

MEMORANDUM

DATE: September 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0349-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on September 5, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: / Case File
Office of Administrative Hearings

IN RE: **PETITION FOR SPECIAL HEARING** * BEFORE THE
(4502 Ridge Avenue) *
13th Election District * OFFICE OF
1st Council District *
William G. Pearce * ADMINISTRATIVE HEARINGS
Legal Owner *
Petitioner * FOR BALTIMORE COUNTY
* **Case No. 2017-0349-SPH**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of William G. Pearce, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a non-conforming use for a two apartment building located at this site.

William G. Pearce and professional engineer Rick Richardson appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the county reviewing agencies.

The subject property is approximately 6,250 square feet in size and zoned D.R. 5.5. The property is improved with a single-family dwelling constructed in 1930. Petitioner purchased the home in 1977 from Elsie L. Fowler, at which time the dwelling was divided into a two-unit apartment, one over the other. Petitioner presented a deed from 1953 wherein the dwelling was conveyed to Elsie L. and Dorothy V. Fowler, mother and daughter. Ex. 2. Petitioner stated Elsie Fowler (a widow) and her daughter Dorothy lived in the home together with separate living units.

ORDER RECEIVED FOR FILING

Date 8/4/17

By Sen

Petitioner also presented an affidavit from neighbor Joseph Antoszewski, who testified the subject property has been a two-unit apartment since June 1967, at which time he lived directly across the street. The affiant also stated the apartments "have been occupied by renters every year since June, 1967." Exhibit 5.

In addition, Petitioner presented extracts from the Suburban Baltimore "Criss-Cross Directory," from the years 1966, 1970 and 1971. Exhibit 4. Those directories contain two "land-line" telephone numbers for the subject property. Each of the entries contain a listing for a Dorothy Fowler, who owned the property until it was sold to Petitioner in 1977, and a second entry for a tenant who occupied the second apartment. In these circumstances I believe Petitioner has established the two apartment dwelling as a lawful nonconforming use, and the petition will be granted.

THEREFORE, IT IS ORDERED this 4th day of **August, 2017** by this Administrative Law Judge, that the Petition for Special Hearing to approve a lawful non-conforming use for a two apartment building located at this site, be and is hereby GRANTED.

Any appeal of this decision must be filed within thirty (30) days of the date of this Order.


JOHNE. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 8/14/17
By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 4502 Ridge Avenue which is presently zoned DR 5.5
 Deed References: 5743/448 10 Digit Tax Account # 1306450220
 Property Owner(s) Printed Name(s) William G. Pearce

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. **X** a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a non-conforming use for a two apartment building located at this site

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Legal Owners:

William G. Pearce /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

5663 Ringwood Drive, Baltimore MD
 Mailing Address City State

21227 / (410)242-1749 / bilpearce@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC, Rick Richardson

Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium, MD
 Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
 Zip Code Telephone # Email Address

CASE NUMBER 2017-0349-304 Filing Date 8/27/17

Do Not Schedule Dates:

Reviewer JA

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 8/14/17

By Sen

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION
4502 RIDGE AVENUE
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the north side of Ridge Avenue which is 50 feet wide at a distance of 75 feet west of the centerline of the nearest improved intersecting street (Woodside Avenue) which is 50 feet wide. Being lot 243 in the subdivision of the "Halethorpe", recorded in the land records of Baltimore County in Plat Book 1 Folio 60;

Containing a net area of 6,250 square feet, or 0.14 acres of land, more or less.

#5

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Director of Department of Permits, Approvals and Inspections (PAI), as follows:

That the information herein given is with the personal knowledge of the Affiant and the Affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Joseph D. Antoszewski
Affiant (Handwritten Signature)

Joseph D. Antoszewski

Affiant (Printed Name)

321 ORLEA AVE 21228
Address

443-540-1930
Phone Number

BASED ON YOUR PERSONAL KNOWLEDGE, PLEASE ANSWER THE FOLLOWING:

1. Can you verify by this affidavit and/or testify in court, if necessary, that the home located at 4502 Ridge Ave., 21227, has been a 2 apartment dwelling every year since

June 1967 Yes
(Month) (Year) (Answer)

2. Can you also verify and testify, if necessary, that said apartments have been occupied by renters every year since June 1967 Yes

(Month) (Year) (Answer)

3. Will you realize any gain from the sale of this property? NO*

(Answer)

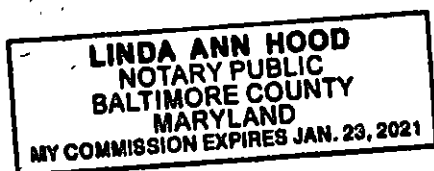
*If the answer is yes, this form cannot be approved.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I hereby certify this, 17th day of July, 2017, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Joseph D. Antoszewski,

The Affiant herein, personally known or satisfactorily identified to me as such Affiant.

AS WITNESS my hand and Notarial Seal.



Linda A. Hood
NOTARY PUBLIC
My Commission Expires Jan. 23, 2021



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5064989

Sold To:

William Pearce - CU00608590
5663 Ringwood Dr
Halethorpe, MD 21227-3845

Bill To:

William Pearce - CU00608590
5663 Ringwood Dr
Halethorpe, MD 21227-3845

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jul 13, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2017-0349-SPH
4502 Ridge Avenue
N/s Ridge Avenue, 75 ft. W/of centerline of Woodside Avenue
13th Election District - 1st Councilmanic District
Legal Owner(s) William Pearce

Special Hearing: to determine whether or not the Administrative Law Judge should approve a non-conforming use for a two apartment building located at this site.

Hearing: Thursday, August 3, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/048 July 13 5064989

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

2017-0349-SPH

RE: Case No.: _____

Petitioner/Developer: _____

William Pearce

August 3, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

4502 Ridge Avenue

July 13, 2017

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,



(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
4502 Ridge Avenue; N/S Ridge Avenue, *
75' W of c/line of Woodside Avenue * OF ADMINISTRATIVE
13th Election & 1st Councilmanic Districts *
Legal Owner(s): William G. Pearce * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-349-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUL 07 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of July, 2017, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 5, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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4502 Ridge Avenue

N/s Ridge Avenue, 75 ft. W/of centerline of Woodside Avenue

13th Election District – 1st Councilmanic District

Legal Owners: William Pearce

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Hearing: Thursday, August 3, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: William Pearce, 5663 Ringwood Drive, Baltimore 21227
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 13, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 13, 2017 Issue - Jeffersonian

Please forward billing to:
William Pearce
5663 Ringwood Drive
Baltimore, MD 21227

410-242-1749

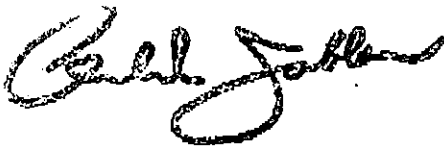
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2017-0349-SPH

Petitioner: WILLIAM PEARCE

Address or Location: 4502 RIDGE AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM PEARCE

Address: 5663 RINGWOOD DRIVE
BALT. MD 21227

Telephone Number: 410-242-1749

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

NO 154789

Date: 6/27/17

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	804	0000		6152				75.00

Total: 75.00

Rec From: WILLIAM PEARCE

For: Portion L Special Hearing 2017-0349-2014
4502 RIDGE AVE

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/27/2017 6/27/2017 10:18:39 I
REG 0501 WALKIN LJR
>>RECEIPT # 727628 6/27/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 154789
Recpt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 27, 2017

William G Pearce
5663 Ringwood Drive
Baltimore MD 21227

RE: Case Number: 2017-0349 SPH, Address: 4502 Ridge Avenue

Dear Mr. Pearce:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 27, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richardson Engineering, 30 E Padonia Road, Suite 500, Timonium MD 21093

Date: 7/5/17

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0349-SPH

*Special Hearing
William G. Pearce
4502 Ridge Avenue*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-349

DATE: 7/20/2017



INFORMATION:

Property Address: 4502 Ridge Avenue
Petitioner: William G. Pearce
Zoning: DR 5.5
Requested Action: Special Hearing

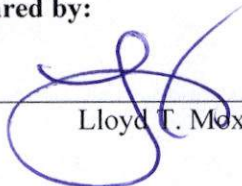
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use for a two apartment building.

A site visit was conducted on 7/11/2017.

The Department of Planning has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Patrick C. Richardson, Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 10 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 10, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0349-SPH
Address 4502 Ridge Avenue
(Pearce Property)

Zoning Advisory Committee Meeting of **July 10, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 7-10-2017

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 10, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0349-SPH
Address 4502 Ridge Avenue
(Pearce Property)

Zoning Advisory Committee Meeting of **July 10, 2017.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 7-10-2017

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 7/20/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-349

INFORMATION:

Property Address: 4502 Ridge Avenue
Petitioner: William G. Pearce
Zoning: DR 5.5
Requested Action: Special Hearing

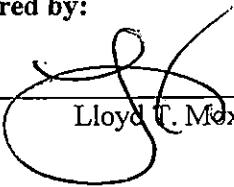
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Patrick C. Richardson, Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME 4502 RIDGE AVE
CASE NUMBER 2017-0349 SPH
DATE 8/3/17

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7/10</u>	DEPS (if not received, date e-mail sent _____)	<u>no comment</u>
_____	FIRE DEPARTMENT	_____
<u>7/25</u>	PLANNING (if not received, date e-mail sent _____)	<u>no obj</u>
<u>7/5/17</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 7/13/17

SIGN POSTING Date: 7/13/17 by SGG Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1306450220			
Owner Information					
Owner Name:	PEARCE WILLIAM GEORGE		Use:	RESIDENTIAL	
Mailing Address:	5663 RINGWOOD DR BALTIMORE MD 21227		Principal Residence:	NO	
			Deed Reference:	/05743/ 00448	
Location & Structure Information					
Premises Address:	4502 RIDGE AVE 0-0000		Legal Description:	HALETHORPE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0001/0060
0108	0012	0594		0000	243 2016
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1930	1,648 SF		6,250 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2016	07/01/2017	
Land:	67,700	67,700			
Improvements	95,300	113,000			
Total:	163,000	180,700	168,900	174,800	
Preferential Land:	0			0	
Transfer Information					
Seller: FOWLER ELSIE L		Date: 04/19/1977		Price: \$40,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05743/ 00448		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

Case No.:

2017-0349

Exhibit Sheet

Petitioner/Developer

PD
9-16-17

Protestant

Sen
8-4-17

No. 1	Chronology	
No. 2	Title History	
No. 3	Plan	
No. 4	Cross Cross directory	
No. 5	Affidavit -	
No. 6	Photos	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

#1

4502 Ridge Ave. Chronology

1929: Lot transferred to William and Elsie Fowler as sole owners 904/452

1930: House built

1953: House sold to Daniel Brewster by Elsie Fowler (widow) 2318/188

1953: House sold to Elsie L. Fowler & Dorothy V. Fowler (mother & daughter) 2318/190

1953 (Projected): House converted to accommodate mother and daughter as joint owners with separate living spaces.

1975: Current tenant begins residence

1977: April; House sold to current owner, William Pearce by Elsie and Dorothy Fowler.

1996: Lead registration for each unit begins with Maryland Dept. of the Environment. Renewed annually.

2011: July; rental licensing of each unit begins with Baltimore County.

2014: July, Baltimore County licenses renewed.

William G. Pearce

5663 Ringwood Drive

Baltimore, MD 21227

410-242-1749 (cell/text)

billpearce@gmail.com

#2

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1306450220			
Owner Information					
Owner Name:		PEARCE WILLIAM GEORGE		Use:	RESIDENTIAL
Mailing Address:		5663 RINGWOOD DR BALTIMORE MD 21227		Principal Residence:	NO
				Deed Reference:	/05743/ 00448
Location & Structure Information					
Premises Address:		4502 RIDGE AVE 0-0000		Legal Description:	
				HALETHORPE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0108	0012	0594		0000	
					Block:
					243
					Lot:
					2016
					Assessment Year:
					Plat No:
					0001/
					Plat Ref:
					0060
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1930		1,648 SF		6,250 SF	
				Property Land Area	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full	1 Detached
Last Major Renovation					
Value Information					
		Base Value		Value	
				As of	
				01/01/2016	
				As of	
				07/01/2016	
				As of	
				07/01/2017	
Land:		67,700		67,700	
Improvements		95,300		113,000	
Total:		163,000		180,700	
Preferential Land:		0		168,900	
				174,800	
				0	
Transfer Information					
Seller:		FOWLER ELSIE L		Date:	
Type:		ARMS LENGTH IMPROVED		04/19/1977	
				Price:	
				\$40,000	
				Deed1:	
				/05743/ 00448	
				Deed2:	
Seller:				Date:	
Type:				Price:	
				Deed1:	
				Deed2:	
Seller:				Date:	
Type:				Price:	
				Deed1:	
				Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2016	
				07/01/2017	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
				0.00 0.00	
Tax Exempt:				Special Tax Recapture:	
Exempt Class:				NONE	
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

904

Rupert L Rumpf & Wife Et Al
Deed To
William E Fowler & Wife

This Deed Made this 26th day of April in the year one thousand and nine hundred and twenty nine by and between Rupert L Rumpf and Anna E Rumpf his wife and Irvin B Spittel and Ruth F Spittel his wife all of Baltimore County State of Maryland parties of the first part and William E Fowler and Elsie L Fowler his wife of said County and State parties of the second part

Witnesseth that in consideration of the sum of Five Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said Rupert L Rumpf and Anna E Rumpf his wife and Irvin B Spittel and Ruth F Spittel his wife do grant and convey unto the said William E Fowler and Elsie L Fowler his wife as tenants by the entireties their assigns the survivor of them and the heirs and assigns of such survivor in fee simple all that lot of ground situate in the Thirteenth Election District of Baltimore County (Halethorpe) and particularly described as follows

Beginning for the same on the north side of Ridge Avenue at the distance of Fifty feet westerly from the northwest corner of Ridge and Woodside Avenues ^{running} thence westerly binding on the north side of Ridge Avenue Fifty feet thence northerly parallel with Woodside Avenue One Hundred and Twenty five feet thence easterly parallel with Ridge Avenue Fifty feet and thence southerly parallel with Woodside Avenue One Hundred and twenty five feet to the place of beginning Being Lot No 243 as laid out on the Plat of Halethorpe recorded among the Plat Records of Baltimore County in Liber J W S No 1 folio 60

Being a part of the lot of ground which by Deed dated January 24 1929 and recorded among the Land Records of Baltimore County in Liber W H M No 812 folio 14 was granted and conveyed by Charles Mensing and wife to the said Rupert L Rumpf and Anna E Rumpf his wife and Irvin B Spittel and Ruth F Spittel his wife in fee simple

Together with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or otherwise appertaining

To Have And To Hold the said lot of ground and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the use and benefit of the said William E Fowler and Elsie L Fowler his wife as tenants by the entireties their assigns the survivor of them and the heirs and assigns of such survivor in fee simple

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite

Witness the hands and seals of the said grantors

Test

Rudolph M Winterling

Rupert L Rumpf (Seal)

Anna E Rumpf (Seal)

Irvin B Spittel (Seal)

Ruth F Spittel (Seal)

State of Maryland Baltimore City To Wit

I Hereby Certify that on this 26th day of April 1929 before me the subscriber a Notary Public of the State of Maryland in and for Baltimore City aforesaid personally appeared Rupert L Rumpf and Anna E Rumpf his wife and Irvin B Spittel and Ruth F Spittel his wife the above named grantors and each acknowledged the foregoing Deed to be their respective act

As Witness my hand and Notarial Seal
(Notarial Seal)

Rudolph M Winterling

Notary Public

Recorded April 26 1929 at 3 P M and Exd For Louis McL Marryman Clerk

905

William E Fowler & Wife

Mortgage To

South Fremont St Loan & Svcs Co

This Mortgage Made this twenty sixth day of April in the year nineteen hundred and twenty nine between William E Fowler and Elsie L Fowler his wife of Baltimore County in the State of Maryland Mortgagees and South Fremont Street Loan and Savings Company of Baltimore City of the second part a body corporate duly incorporated Mortgagee

Whereas the said William E Fowler and Elsie L Fowler his wife being members of said body corporate have received therefrom towards the purchase price of the property hereinafter described an advance of Five Thousand Dollars on Fifty (50) shares of its stock the execution of this mortgage having been a condition precedent to the granting of said advance

Now Therefore This Mortgage witnesseth that in consideration of the premises and of the sum of one dollar the said William E Fowler and Elsie L Fowler his wife do grant assign and convey unto the said Mortgagee its successors and assigns all that lot of ground situated and lying in the 13th Election District of Baltimore County (Halethorpe) and described as follows

Beginning for the same on the north side of Ridge Avenue at the distance of Fifty feet westerly from the northwest corner of Ridge and Woodside Avenues running thence westerly binding on the north side of Ridge Avenue Fifty feet thence northerly parallel with Woodside Avenue One hundred and twenty five feet thence easterly parallel with Ridge Avenue Fifty feet and thence southerly parallel with Woodside Avenue One Hundred and Twenty five feet to the place of beginning Being Lot No 243 as laid out on the Plat of Halethorpe recorded among the Plat Records of Baltimore County in Liber J W S No 1 folio 80

Being the same lot of ground which by Deed dated of even date herewith and recorded among the Land Records of Baltimore County prior hereto was granted and conveyed by Rupert L Rumpf and Anna E Rumpf his wife and Irvin B Spittel and Ruth F Spittel his wife to the said William E Fowler and Elsie L Fowler his wife in fee simple

Together with the improvements thereon and all the privileges and appurtenances thereto belonging

To Have And To Hold the said described lot of ground with the improvements and appurtenances aforesaid unto the said South Fremont Street Loan and Savings Company of Baltimore City its successors and assigns in fee simple

Provided that if the said Mortgagees their heirs personal representatives or assigns shall make the payments and perform the covenants as herein provided then this mortgage shall be void

And the said William E Fowler and Elsie L Fowler his wife for themselves their heirs personal representatives and assigns covenant with the said Mortgagee its successors and assigns to pay and perform as follows that is to pay weekly to the said mortgagee its successors or assigns the sum of Twenty five cents on each of said fifty shares of stock as dues until the said sum of Five Thousand (\$5000.00) Dollars shall be repaid and also to pay weekly at the time and place specified by the mortgagee the sum of Twelve Cents on each of said fifty shares of stock as interest until the sum of One Hundred Dollars shall be repaid in weekly dues when the said weekly payments of interest shall be reduced Twelve Cents and so on and as often as One Hundred dollars shall be so repaid in dues the weekly

(The Plat See 12.15-269)

LIBER 2318 PAGE 188

THIS DEED, Made this 26th day of June,

in the year one thousand nine hundred and fifty-three, by and between ELSIE L. FOWLER, widow, of Baltimore County, State of Maryland, party of the first part; and DANIEL B. BREWSTER, unmarried, of said County and State, party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, the said ELSIE L. FOWLER, widow, does grant and convey unto the said DANIEL B. BREWSTER, unmarried, his heirs and assigns forever, in fee-simple, all that lot of ground situate in the Thirteenth Election District of Baltimore County (Halethorpe) and particularly described as follows:

BEGINNING for the same on the north side of Ridge Avenue at the distance of Fifty feet westerly from the northwest corner of Ridge and Woodside Avenues, running thence westerly binding on the north side of Ridge Avenue, Fifty feet; thence northerly parallel with Woodside Avenue, One Hundred and Twenty-five feet; thence easterly parallel with Ridge Avenue, Fifty feet and thence southerly parallel with Woodside Avenue, One Hundred and Twenty-five feet to the place of beginning. Being Lot No. 243 as laid out on the Plat of Halethorpe, recorded among the Plat Records of Baltimore County in Liber J. W. S. No. 1, folio 60.

BEING part of the lot of ground which by Deed dated January 24, 1929 and recorded among the Land Records of Baltimore County in Liber W. S. S. No. 612, folio 14, was granted and conveyed by Charles Mensing and wife, to Rupert L. Rumpf

ELSIE FOWLER
TO DANIEL BREWSTER

LIBER 2318 PAGE 190

THIS DEED, Made this 28th day of June,
in the year one thousand nine hundred and fifty-three, by
and between DANIEL B. BREWSTER, unmarried, of Baltimore County,
State of Maryland, party of the first part; and ELSIE L. FOWLER
and DOROTHY V. FOWLER, both of said County and State, parties
of the second part.

WITNESSETH, that in consideration of the sum
of Five Dollars and other good and valuable considerations,
receipt whereof is hereby acknowledged, the said DANIEL B.
BREWSTER, unmarried, does grant and convey unto the said
ELSIE L. FOWLER and DOROTHY V. FOWLER, as joint tenants and
not as tenants in common, their assigns, the survivor of
them, and the heirs and assigns of the survivor, in fee-simple,
all that lot of ground situate in the Thirteenth Election
District of Baltimore County (Halethorpe) and particularly
described as follows:

BEGINNING for the same on the north side of
Ridge Avenue at the distance of Fifty Feet westerly from the
northwest corner of Ridge and Woodside Avenues, running thence
westerly binding on the north side of Ridge Avenue, Fifty feet;
thence northerly parallel with Woodside Avenue, One Hundred and
Twenty-five feet; thence easterly parallel with Ridge Avenue,
Fifty feet and thence southerly parallel with Woodside Avenue,
One Hundred and Twenty-five feet to the place of beginning.
Being Lot No. 243 as laid out on the Plat of Halethorpe, recorded
among the Plat Records of Baltimore County in Liber J. N. S.
No. 1, folio 80.

BEING part of the lot of ground which by Deed
dated January 24, 1929 and recorded among the Land Records of
Baltimore County in Liber W. H. N. No. 812, folio 14, was granted
and conveyed by Charles Mensing and wife to Rupert L. Rumpf

DANIEL BREWSTER TO
ELSIE FOWLER AND DOROTHY FOWLER

LIBER 5743 PAGE 48

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

This Deed, MADE THIS 15th day of April

in the year one thousand nine hundred and Seventy-Seven

by and between

ELSIE L. FOWLER and DOROTHY V. FOWLER

of Baltimore County, in the State of Maryland

of the first part, and

WILLIAM GEORGE PEARCE

TA 19-77 294664E ***358.00

TA 19-77 294664E ***150.00

of the second part.

TA 19-77 294663E ***200.00

TA 19-77 294662E *****8.00

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said parties of the first part

do grant and convey to the said party of the second part, his

personal representatives, assigns and assigns

, in fee simple, all

that lot of ground situate in Baltimore County

and described as follows, that is to say:

BEGINNING FOR THE SAME on the north side of Ridge Avenue at the distance of Fifty feet westerly from the northwest corner of Ridge and Woodside Avenues, running thence westerly binding on the north side of Ridge Avenue, Fifty feet; thence northerly parallel with Woodside Avenue, One Hundred and Twenty-Five feet; thence easterly parallel with Ridge Avenue, Fifty Feet and thence southerly parallel with Woodside Avenue, One Hundred and Twenty-five feet to the place of beginning. Being Lot No. 243 as laid out on the Plat of Halethorpe, recorded among the Plat Records of Baltimore County in Liber J.W.S. No. 1, folio 60. The improvements thereon being known as No. 4502 Ridge Avenue.

BEING the same lot of ground which by Deed dated June 28, 1953, recorded among the Land Records of Baltimore County in Liber G.L.S. No. 2318, folio 190, was granted and conveyed by Daniel D. Brewster unto the parties of the first part.

TA 19 97-NR 19

600.00 MSC

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

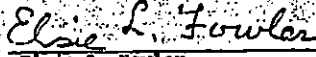
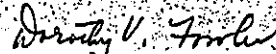
TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, his

personal representatives/assigns and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be required.

WITNESS the hand and seal of said grantor

Test:

 J. William Stromberg

 Elsie L. Fowler (SEAL)

 Dorothy V. Fowler (SEAL)

STATE OF MARYLAND, County of Baltimore wit:
 I HEREBY CERTIFY, That on this 11th day of April in the year one thousand nine hundred and seventy-seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ELSIE L. FOWLER and DOROTHY V. FOWLER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument; and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.
 IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:


 J. William Stromberg, Notary Public

1978



Rec'd for record APR 19 1977 at 9:41
 Per Elmer E. Williams, Jr. Clerk
 Mail to Richard N. Hess
 Receipt No. 800

#4

The
**COUNTY CRISS-CROSS
DIRECTORY**

SUBURBAN BALTIMORE

1966 EDITION

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 979 Farrell Ferdinand 242-1667
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 1003 Keller Robt A Jr 242-1336
 1005 Neal Helen E Mrs 242-0591
 1007 Bosch Dorothy Mrs 242-7525
 1007 Bosch Harry P 242-7525
 1009 Mengele Chas H 247-0645
 1013 Heiliger Wm 242-6941
 1015 Wilson Dennis L 242-6741
 1017 Hohman Robt E 242-3930
 1019 Moltz Carl L Jr 242-7473
 1025 Rehfeld Blanche B Mrs 242-7823
 1025 Rehfeld Kenneth R 242-7823
 1027 Atkinson Jno L 242-5712
 1031 Davis Robt 242-5597
 1033 Hughes Wm L 247-0789
 1035 Kimbrough Harold E 242-8129
 1101 Jordan Harry D 242-6027
 1105 Easton Gerald L 247-1056
 1109 Disney Wm A Mrs 242-8603
 1109 Huesman Jas J 242-8603
 1111 Angelozzi Frank R 242-8933
 1113 Pindell Vincent D 242-1359
 1115 Geffert J Robt 242-4685
 1117 Longo Janet V Mrs 242-4025
 1117 Longo Jos J 242-4025
 1119 MacDaniel Edw P 242-3059
 1121 Stump Agnes M 242-8749
 1125 Pirchalski Jno S 242-3122
 1129 Olsen Eva M Mrs 242-6040
 1129 Peters G Alfred Jr Mrs 242-6040
 1131 Wynne Edw J 242-7521
 1133 Schmidt Kenneth A 242-4334
 1135 Marshall G Oren 242-6876
 1136 Hunt Ethel L Mrs 242-6598
 1136 Linthicum Edgar L Sr 242-0631
 1136 Marsch J B 242-9144
 1136 Willey Jas F 242-3576
 1138 Becker Harry 242-8820
 1138 Green Jno G 242-0898
 1138 Hart Kenneth D 242-9624
 1138 Haupt Martha F 242-0334
 1138 Homberg Alfred R 242-2465
 1138 Hurst Warren C 242-7251
 1138 Itzel Rosemarie 242-2465
 1138 Martin Richard D 247-1644
 1138 Rice Jay P 242-1967

REGIS CT 27

w fr 4000 blt Hollins Ferry Rd

800 Mondshour Melvin J 242-2784
 800 Mondshour Violet I Mrs 242-2784
 801 Suther Jerrold H 242-5427
 807 Foltzer Jos L plmbr 242-6122
 808 Chapman W E 242-7812
 809 Miller Theodore A 247-1194
 810 Lawton Boyd W 242-6072
 812 Steigerwalt Curtis H 247-0921
 814 Twamley Chester P 242-2265
 815 Manion Thos N 242-4988
 816 Menikheim Millie Mrs 242-5184

REHBAUM AVE 27

e fr Potomac Ave, n fr 4600 blk Ridge Road

4500 Chambers A R 242-2718
 4501 Sadler Lillian Mrs 247-0530
 4503 Cain Richard 247-0821
 4503 Garvey Leo J Sr 242-0397
 4504 Carl Theo 242-9266
 4505 Brannen Geo Nelson 242-7348
 4507 Scholz Donald P 242-7862
 4511 Allen Jos R 242-6213
 4511 Scholz Frank H 242-9161
 4600 Kidd Henry J 242-2457
 4600 Wooden Adelaide V 242-2457
 4603 Hamson Fred 242-0448
 4604 Hildebrandt Artur E 242-5412
 4607 Piekarski Henry A 242-0588

REINHARDT LN (Rt 2 Glen Burnie) 21061

-- Everheart Walter J 761-2193

RELAY HILL HOSPITAL 27

See Viaduct Avenue

-- Reynolds N Edmundson 242-8180
 -- Joseph E & Sons Inc 247-1000
 -- St... 242-8755

RENNE AVE 25

38 Waggoner Lester J 789-3741
 42 Bennett Jas F 789-3296
 46 Ensor Walter C 789-2663
 48 Whalen Jno M 789-0576

RENSHAW RD (Pasadena) 21122

Rockview Beach

-- Stephens Ronald G 255-2860

RESEARCH AVE 27

w fr 3100 blk Hammonds Ferry Rd

2340 Bliffen Melvin E 242-3864
 2341 Friia Wm A 242-1499
 2342 Cullum Chas Lee 242-9622
 2345 Latham Jno R 242-2623
 2347 Metz Grover C Jr 242-6084
 2348 Fleck Carl 242-7086
 2349 Yesko Fredk F 242-9166
 2352 Drouin Maurice J 242-2315
 2356 Welden Chas G 242-3547
 2358 McClanahan Frank J 242-4899
 2359 Beall Nellie Mrs 242-3719
 2360 DuDonis Robt L 242-0207
 2361 March Edw A Jr 242-1202
 2362 Brooks Calvin D 242-6103

RICKER RD (Severn) 21144

n fr Severn Rd, w fr Fort Meade Rd

-- Tester Jeanette A Mrs 969-4149

RIDGE AVE 27

e fr 2300 Hammonds Ferry Rd

6 Harold Wm F 242-4834
 7 Ebley Walter H 242-6282
 7 Harris Owen J Jr 242-6282
 8 Burns Chas W 242-7908
 104 Smith Jas E 242-2975
 104½ Engle Jas F 242-7617
 105 Ciesielski Dorothy M Mrs 242-6872

108 Hamer Jas F 247-0179
 109 Vanskiver Wm H Jr 242-9156
 111 Mand Bertha 242-6362
 111 Mand Rudolph D 242-6362
 112 Juskelis Martin P 242-0046
 113 Buckley Regina C Mrs 242-0530

RIDGE AVE 27

w fr 4300 Washington Blvd

4300 Chisley Mary A 242-2327
 4302 Schwartz Chas J 242-4784
 4304 Pfeiffer Henry 242-6053
 4314 Rock Carl G 242-4733
 4318 Davidson Jno J 242-7934
 4320 Harding Mildred M Mrs 242-2630
 4321 Rice Frank Jr 242-7130
 4323 Jennings Harry F 242-5774
 4325 Resgan Gorman W 242-7550
 4333 Wisner Nettie Mrs 242-7888
 4337 Tauber Julie 247-0185
 4400 Kick Margaret 242-6385
 4401 Hayes Paul 242-0012
 4402 Snyder Edw J 242-0487
 4403 Blackert Frank H 242-6048
 4404 Jahnigen Philip L 242-3539
 4407 B & B Television Service 242-0822
 4411 Schwartz Alexis N 242-3084
 4412 Owens Jos H 242-7405
 4413 Harthousen Geo J 242-9106
 4416 Gore Wm J 242-9084
 4416 Pritchett Donald R 247-0889
 4418 Brannock Carlton Mrs 242-7133
 4418 Hollowood W E 242-6924
 4420 Kirby Geo R 242-0484
 4420 Kirby Robt T 242-1120
 4422 Moore Douglas C 242-4161
 4422 Moore Geo S Mrs 242-4161
 4422 Swann Eugene J 242-0056
 4500 Billings Lucy C Mrs 242-5306
 4500 Burleson Miriam B Mrs 242-5306
 4500 Malone Wm J 242-1535
 4501 Rullman The Misses 242-6679
 4502 Bricker David C 242-6781
 4502 Fowler Dorothy V 242-2231
 4503 Antoszewski Stanley F 242-1258
 4504 Deibert Wm E 242-8196
 4504 Mensing Jno K 242-2367
 4505 Summers Norman F atty 247-0326
 4506 Halethorpe Methodist Church study 242-1255
 4506 Hall Winfield Rev 242-1255
 4507 Moyer Jack A Capt 242-0548

4601 Ferriell Eleanor P Mrs 247-1183
 4601 Fleming Jos W 247-0956
 4601 Hood Nellie 242-6374
 4601 Pfeifer Amelia Mrs 247-0965
 4601 Warthen Bernard W 247-0519
 4604 Keilholtz Jerry A 247-0725
 4605 White Frank M 247-0272
 4606 Baker Clyde E 242-1662
 4606 Baker Margaret M 242-1662
 4606 Riggins Arthur G Jr 242-4358
 4606 Riggins Doris E 242-4358
 4606 Wyatt Jno W 242-8488
 4607 Gates Mattie D 242-1932
 4609 Albright Edw S 242-7234
 4609 Bassett Ronald L 242-2994
 4610 Hammock Richard 242-3735
 4611 Maholchic Thos W 242-7216
 4612 Slavotinek Leo F 242-5208
 4612 Spittel Geo W 242-9164

RIDGE DR 29

n fr 1200 Elmridge Ave, w fr 4400 blk Leeds Avenue

4200 Zerhusen Leo J 242-0562
 4301 Dangelo Frank S 242-5073
 4303 Robertson W J Mrs 242-2912
 4305 Crandall Chas A 242-4221
 4401 Fertitta Rosemary 242-3023
 4403 O'Leary Jos F 242-6421
 4405 Harding Lawrence R 247-1393
 4407 Clark Willard A Jr 242-5038
 4409 Franz Carl A 242-9263
 4411 Parmentier Edw H 242-6375
 4413 Gernuth Donald F 247-0480
 4522 Vernon Kenneth R 242-7085
 4524 Parks Robt E 242-5199
 4527 King Mitchell L 247-7691
 4531 Wurmser Leo 242-3588

RIDGE DR (Pasadena) 21122

-- Brannon Jno A 255-6248

RIDGE RD (Hanover) 21076

s fr Stoney Run Rd, w fr Fort Meade Rd

7382 Roberts Fredk H 796-2564
 7382 Robinhood Dell Mobile Homes Inc 796-3111
 -- Agema Bruce A 796-2249
 -- Bast Hubert J 796-1822
 -- Bealmear H Shipley 796-1074
 -- Beckenheimer Benj 796-1211
 -- Bolyard David R 796-2382
 -- Brehm Vernon R 796-3057
 -- Brockett Clarence R 796-3119
 -- Browne Lillie M Mrs 796-0655
 -- Burns Wilbert C 796-0278
 -- Chandler Nolton R 796-3143
 -- Chandler Willene 796-3143
 -- Chivaler Carl E 796-2835
 -- Clark Saml J Jr 796-2573
 -- Cole Gordon L 796-1108
 -- Collier Brooks 796-3251
 -- Corame Harry M 796-0747
 -- Davis Arthur W 796-2016
 -- Davis Raymond V 796-0852
 -- Diffendall Donald C 796-2776
 -- Donnack Frank C Sr 796-1669
 -- Donnack Frank M Jr 796-0869
 -- Duckworth Hatchery & Feed Co 796-0650
 -- Fisher Wm A 796-2567
 -- Fritz Louisa Mrs 796-3069
 -- Furches Haskell K 796-3161
 -- Gamber Wilson D 796-3124
 -- German Jos L Jr 796-0217
 -- German T Albert 796-1205
 -- Geyer Calvin 796-2506
 -- Geyer Doris M Mrs 796-3052
 -- Geyer Geo H 796-2526
 -- Golas Leonard 796-2487
 -- Gustafson Wm H 796-0777
 -- Hardesty Austin 796-1503
 -- Harman Isabelle Mrs 796-1896
 -- Harman Jas B 796-1830
 -- Harris Ella J 796-0848
 -- Hattal Kenneth S 796-0762
 -- Hebron Emerson 796-2018
 -- Heger Wilhelm A 796-1127
 -- Heger Wilhelm A Jr 796-2759
 -- Henson Nervin F 796-1266
 -- Hill Chas S 796-2328
 -- Holtman Theodore J 796-1410
 -- Howard Harold F 796-2537
 -- Huyra Geo R 796-0803
 -- Ivey Olin C 796-0516
 -- Johnson Clarence L 796-3194
 -- Kaczanowski Paul L 796-0789
 -- Kelly Jno C 796-1658
 -- Klein Elmer F 796-2268
 -- Klein Nicholas 796-1625
 -- Lorenz Richard K 796-2044

-- Matthews P W 796-0
 -- Miller Douglas F 796-0
 -- Millford Roger J 796-2
 -- Mytych Alex W 796-3
 -- Mytych Anthony 796-1
 -- Nay Norman E 796-1
 -- Parks Edgar L 796-2
 -- Pittzinger Chas W Mrs 796-2
 -- Potts Violet E 796-1
 -- Reimanider Arthur R 796-1
 -- Ringler Wilson E 796-1
 -- Rogers Russell R 796-1
 -- Roth Lavinia I Mrs 796-0
 -- Rowe's Drive In Variety Shop 796-2

-- Rowe Wilbur S 796-2
 -- Ruggles Elmer 796-2
 -- Sacker Henry F 796-2
 -- Sadler Rosalie P Mrs 796-2
 -- Schaeffer Ralph E 796-0
 -- Schierzka Ethel Mrs 796-1
 -- Schmidt Jos Sr Mrs 796-0
 -- Sewell Francis 796-0
 -- Shpak Auto Parts Co 796-1
 -- Slavotinek Louis J 796-2
 -- Smith Bill 796-0
 -- Smith Wm B 796-0
 -- Stevenson I E 796-1
 -- Stup Jno S Jr 796-2
 -- Textron Inc-Dalmo Victor Div 796-0
 -- Utz Jno B 796-2
 -- Vermillion Gordon E 796-1
 -- Vickie's Beauty Salon 796-1
 -- Wilderson Beverly F 796-1
 -- Wilt Emmit 796-0
 -- Yopp Frank M 796-1

RIDGE RD (Glen Burnie) 21061

s fr Summit Ave, e fr 100 blk Old Annapolis Rd, Marley

2 McDevitt Wm B 766-1
 17 Hawes Jno W Rev 796-0
 18 Sawyer Kitty 761-1
 104 Merriman Chas E 766-1
 108 Berkebile Jack N 766-0
 117B Curran Henry B 796-1

RIDGE RD (Pasadena) 21122

-- Smith Oliver K 255-1

RIDGE RD (Severn) 21144

s fr Dorsey Rd, w fr Fort Meade Rd

-- Bailey Leroy T 969-1
 -- Dell Jno R 969-1
 -- Edwards Franklin A 969-1
 -- Eldridge Wm M 799-1
 -- Ft Meade Gulf Service Station 969-1
 -- Gamertsfelder Howard R 969-1
 -- Greek Jas E 969-1
 -- Harris Gertrude Mrs 969-1
 -- Harris Willie L 799-1
 -- Hendrix L Dail 969-1
 -- Henson Edgar H 969-1
 -- Higdon Chas L 969-1
 -- Hyman Jos L 969-1
 -- Kotowski John J Capt 969-1
 -- Leisner Jean Mrs 799-1
 -- Owens Geo E 969-1
 -- Pasternak Luna H Mrs 969-1
 -- Ridge Esso Service Station 969-1
 -- Rose Atwell 969-1
 -- Rykiel Theresa K 969-1
 -- Schroeder Albert W 969-1
 -- Scott Harvey J 969-1
 -- Shipley Irvin E 969-1
 -- Squibb Grover L 969-1
 -- Steele Wm Jr 969-1
 -- Warfel Hilda R Mrs 969-1
 -- Wiscott Mary C Mrs 969-1

RIDGE CHAPEL RD (Hanover) 2

w fr Ridge Rd, s fr Dorsey Rd

-- CHESAPEAKE TRAILER CT
 See Chesapeake Trailer Ct 796-
 -- Armstrong Morris L 796-
 -- Collins Evans 796-
 -- Cumby Eugene 796-
 -- Dahlheimer Dale D 796-
 -- Eye Lawrence F 796-
 -- Fairman Bruce G 796-
 -- Fesler Wesley H 796-
 -- Foley Robt H 796-
 -- Gaffney Jno C CWO 796-
 -- Gray Ronald W 796-
 -- Kemmer Leo P 796-
 -- McGaugh Jimmie R 796-
 -- Myers Franklin 796-

1966

STEWART

DIRECTORIES, INC.

SUBURBAN BALTIMORE CRISS-CROSS DIRECTORY

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1970 EDITION

Copy Number B 4017

Published by
STEWART DIRECTORIES, INC.
304 West Chesapeake Ave.
Towson, Maryland 21204

1970

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Published by
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304 West Chesapeake Ave.
Baltimore, Maryland 21204

008	Chisolm Gwyndell G	789-1133	957	Atkinson Edw D	242-6931	--	Fox Charles H Mrs	768-0549		
009	Benesch Michael V	789-0829	958	Cooper Sam	247-1521	--	Murphy Lois L Mrs	7		
011	Tormollan Vernon G	636-1847	959	Scheihing J	242-5093	RELAY MARYLAND 21227				
012	Ross Edward A	789-1143	960	Bawroski Thomas G	242-6246	--	Calvert Distilling Co	247-1000		
013	Greek Joseph	789-5682	962	Wagner Muller L	242-7831	--	Parks James F	242-8180		
014	Hughes Jno P	789-4988	963	Chaney Gerald J	242-3929	--	Seagram Joseph E & Sons Inc	247-1000		
016	Evans Lee Marvin	789-7654	964	Mahoney Brian J	247-3288	--	Calvert plant			
018	Gagliardi Frank Jr	789-3250	965	Lewis Jas S Jr	242-7625	RENE AVE 25				
020	McLaughlin Edward J	789-8293	966	Usher Desma I	242-9473	11	Boothe James E	788-7609		
022	Banzhoff Jos L	789-6780	967	Hennick George J Jr	242-2530	18	Dent George F	636-4487		
024	Perry Gordon A	636-2267	969	North Stanley L Jr	242-4349	24	Malone Lisa	636-3662		
026	Akehurst Leroy D	789-5742	972	Mikolaymas Michael J	242-4423	26	Noyes Irene K	789-1737		
GATTA AVE 25					973	Anderson Robt W	789-3296	RIDGE DR 29 n fr 1200 Elmridge A Leeds Ave 54-887-520		
001	Brocato George V	636-3525	974	Jones Chas M	242-0356	42	Bennett Jas F			
002	Palmer Frances	636-2591	975	Stielper Leonard J	242-6302	44	Peacor Robert W	789-6232		
003	Prim M B	789-4797	976	Werner Jerzy	242-2682	46	Ensor Walter C	789-2663		
005	Schaible John R	636-2439	977	O'Connor Wm A	242-5053	48	Whalen Jno M	789-0576		
006	Mandrin John J	636-0595	978	Hamil Harold E	242-6203	RENSHAW RD (Pasadena) 21122				
007	Reisner Isadore	636-3195	979	Farrell Ferdinand	242-1667	ROCKVIEW BEACH				
011	Hess Carl A	636-0981	981	Granese Calvin E	242-0080	--	Beard Kenneth S	255-1776		
013	Carland Roger Frank	789-3760	983	Winkler F Glenn weldg	242-7343	--	Lucke Walter G	255-7664		
014	Hammon Betty J Mrs	789-4081	983	Winkler's Welding Serv	242-7343	--	Stach Larry J	255-0218		
016	Padgett Winford W	789-7592	989	Brose Dennis R	247-3610	--	Wheeler William M	437-0977		
018	Wideman Mary D	636-3908	991	Pluschke L M	242-3329	RESEARCH AVE 27				
019	Wise Ronald W	789-2413	1003	Keller Robt A Jr	242-1336	w fr 3100 blk Hammonds Ferry Rd				
021	Miller B E	789-6561	1005	Neal Helen E Mrs	242-0591	56-894-511				
023	Lohr F H	789-0180	1007	Bosch Dorothy Mrs	242-7525	2340	Bliffen Melvin E	242-3864		
024	Vinton Bennie W	636-1929	1007	Bosch Harry P	242-7525	2344	Hanley T E	242-4901		
GENCNY CIR (Linthicum Hgts) 21090					1013	Heiliger Wm	242-2623	RIDGE DR (Pasadena) 1161 Ingram Chas E -- Bankey George -- Brannon Jno A -- Cassell Charle -- Cline Teddie J -- Paul William J -- Walters Robert		
fr Hampton Rd, s fr 200 Nursery Rd					1015	Fitez George R	242-9166			
8	LeGrone J T	789-7759	1017	Hohman Robt E	242-5930	2345	Latham Jno R	242-2315		
10	Hopkins Delos M Lt Col	789-8162	1019	Moltz Carl L Jr	242-7473	2349	Yesko Fredk F	247-2522		
12	Weeks Edgar P	789-1512	1025	Rehfeld Blanche B Mrs	242-7823	2352	Drouin Maurice J	242-4899		
00	Crafton Richard J	789-4394	1025	Rehfeld Kenneth R	242-7823	2355	Graziano Alfred J	242-3719		
06	Squire Jon S	636-1726	1027	Dolan Jos Wm	242-2723	2358	McClanahan Frank J	242-0207		
00	Behrendt James H	636-0573	1031	Marcus Jerome D	247-2468	2359	Beall Nellie Mrs	242-1202		
02	Wald Bernard A	789-6807	1033	Hughes S L	247-1251	2362	Brooks Calvin D	242-6103		
03	Costa Jno V	789-2335	1033	Hughes Wm L	247-0789	RIDGE AVE 27				
04	Breeden Leroy E Jr	789-1506	1101	Dabney Paul M	242-1104	e fr 2300 Hammonds Ferry Rd				
05	Friendship Church of the Brethren		1109	Huesman Jas J	242-8603	56-895-516				
	Eshbach Warren M Rev	789-2422	1115	Geffert J Robt	242-4685	3	Pindell Don Howard	242-5440		
06	Keating Thos P Jr	789-1794	1119	MacDaniel Edw P	242-3059	6	Harold Wm F	242-4834		
07	Ector Joseph F	636-4518	1121	Reitz Frederick J	242-7793	7	Ebly Walter H	242-6282		
08	Miller Chas F	789-5494	1125	Ray Ernest D	242-5948	7	Harris Owen J Jr	242-6282		
10	Balinsky Edw C	789-6155	1127	Whiteleather James C	242-2427	8	Burns Chas W	242-7908		
11	Burns Neil E	789-9271	1129	Olsen Eva M Mrs	242-6040	104	Finazzo Blanche E	247-2518		
95	Aulthouse Robert R	789-4788	1129	Peters G Alfred Jr Mrs	242-6040	104 1/2	Kirby Dennis T	242-2432		
99	Johnson Calvin E	789-7002	1131	Wynne Edw J	242-7521	104 1/2	Engle Jas F	242-7617		
00	Redding A H	789-6650	1133	Schmidt Kenneth A	242-4334	105	Ciesielski Dorothy M Mrs	242-6872		
01	Saunders Donald A	789-6498	1135	Marshall G Oren	242-6876	107	Miller Paul A	242-1376		
02	Sweet Philip C	789-0043	1136	Griffith Carroll S	242-5370	108	Hartman Henry J	242-8140		
05	Wood Opal Y	789-6145	1136	Lepson Charles H	247-3483	109	Vanskiver Wm H Jr	242-9156		
06	Clark William Y 2d	789-1114	1136	Linthicum Edgar L Sr	242-0631	111	Mand Bertha	242-6362		
08	Brusberg Robert L	636-1205	1136	Maksel Edward V	247-3785	111	Mand Rudolph D	242-6362		
11	Holthaus William A	789-8204	1136	Petrowsky Rosemarie	242-0674	112	Juskells Martin P	242-0046		
15	Burns Wm C	789-3132	1136	Quarles Frank W Mrs	247-0781	113	Buckley J Gibbons	242-0530		
17	Albert Clara A Mrs	636-0264	1136	Rullman E E	242-6679	114	Blockston James W Jr	242-2937		
21	Pridemore Kenneth	789-0317	1136	Worsham Wayne W	247-3135	RIDGE AVE 27				
23	Winterstein August C Jr	789-1362	1138	Calabrese John V	242-0767	w fr 4300 W Washington Blvd				
25	McDermott John G Jr	636-0849	1138	Griffin J M	247-2266	56-887-511				
31	Spurrier Robt J Jr	789-1417	1138	Hill Robert G	242-7547	4300	Chisley Mary A	242-2327		
GINA DR 27					1138	Homborg Alfred R	242-6053	RIDGE RD (Pasadena) 335 Evans Wm H 342 Daniels James 346 Smith Oliver J 354 Gable Geo A 355 Gable Geo A 364 Clemens C -- Bullis Michael		
fr 1100 blk Circle Dr, w fr 5100 Leeds					1138	Hurst Warren C	242-1376			
venue					1138	Itzel Rosemarie	242-8140	RIDGEFIELD CT (WOODSIDE WEST) fr Summit Ave, e Annapolis Rd, Mar 15-914-482		
6-883-519					1138	Myers Nancy E	242-9156			
					1138	Terry Jay	242-6362	RIDGE RD (Glen B) w fr Old Stage Rd, 13-901-477		
					REGIS CT 27					
05	Simmons Robert W	242-4715	w fr 4000 blk Hollins Ferry Rd		57-898-512			RIDGE RD (Glen B) w fr Old Stage Rd, 13-901-477		
07	Moore Myrtle E	242-5973								
09	Butterworth Louis A	242-3511	800	Mercer S B Mrs	242-6367	4304	Pfeiffer Henry	242-7550		
11	Witte Clarence W Jr	242-0086	801	Cope Harry P	242-9555	4333	Greaves Archie L	242-8731		
13	McCormick William J	242-8072	803	Booker George C	242-3908	4337	Tauber Julius	242-4505		
17	Raver Gary A	242-7055	806	Sensibaugh Walter N	242-4970	4400	Kick Margaret	242-6385		
19	Thuss C Wm	242-4149	808	Chapman W E	242-1912	4401	Hayes Paul	242-0012		
21	Guentler Albert L	242-5288	809	Miller Theodore A	247-1194	4403	Blackert Frank H	242-6048		
23	Gleason Patrick	242-9442	810	Johns Maureen E Mrs	242-2113	4404	Jahnigen Philip L	242-3539		
25	Bahr Lester R	242-8683	812	Steigerwalt Curtis H	247-0921	4406	Maylee Cobus T	242-5177		
26	Thomas Edith Mrs	242-2161	814	Twamley Chester P	242-6745	4411	Schwartz Alexis N	242-3084		
27	Moore Jno M	242-3206	815	Manion Thos N	242-4988	4412	Anderson Chas A	242-3041		
28	Watts Geo D	242-9539	816	Menikheim Millie Mrs	242-5184	4413	Harthousen Geo J	242-9106		
29	Jefferson L Dale	242-7509	REHBAUM AVE 27			4418	Knowles Donald W	247-1397		
31	Hutzler Raymond J	242-2778	e fr Potomac Ave, n fr 4600 blk Ridge					RIDGE RD (Glen B) w fr Old Stage Rd, 13-901-477		
32	Brown Carl E Mrs	247-1431	Road		56-887-513					
33	Bingham Harry E Sr	242-2904	4500	Chambers A R	242-2718	4420	Kirby Martha A	242-0484		
34	Quinn Wm D	242-1686	4501	Sadler Shelton D	247-0530	4420	Kirby Robt T	242-1120		
35	Karak C E	242-1926	4503	Garvey Leo J Sr	242-0397	4422	Moore Douglas C	242-4161		
36	Fleming Jos W	242-6079	4504	Carli Theo	242-9266	4422	Moore Geo S Mrs	242-4161		
37	Zimmerman M A	242-0428	4505	Bramen Geo Nelson	242-7348	4422	Tribbitt James Edward	242-3328		
40	Klinedinst George R	247-2988	4507	Scholz Donald P	242-7862	4500	Holley H Preston Jr	242-0153		
41	Mathews E Mardell	242-6483	4511	Allen Jos R	242-6213	4500	Malone Wm J	242-1535		
42	Barranco Joseph S	247-2478	4600	Kidd Henry J	242-2457	4501	Bloom Chas R	242-8046		
44	Crook Thos K	242-8516	4603	Hamson Fred	242-0448	4502	Fowler Dorothy V	242-2231		
45	Hafner Calvin G	242-3960	4604	Hildebrandt Artur E	242-5412	4502	Kallas Michael D	247-2258		
46	McCarty Lewis W Jr	242-5799	4607	Piekarski Henry A	242-0588	4503	Antoszewski Stanley F	242-1258		
47	Vehouc Wallace J	242-5460				4504	Mastromini B M	242-4037		
48	Weyer John H	247-0208				4504	Vaughn B E	242-8897		
49	Luttrell M E	247-0416				4505	Summers Norman F atty	247-0326		
50	Rattell Robt P	242-4668				4506	Halethorpe Methodist Church study	242-1255		
51	Peters Alfred A	242-0889				4506	Steadman Richard L Rev	242-1255		
								4507	Stachowski Raymond J	247-1226

4513	Hall Winfield B
4600	Grace Francis W
4601	Fleischman Dor
4601	Plitt Thomas E
4601	Starr James C
4604	Duckworth Rich
4604	Turner Jack
4605	White Frank M
4607	Gates Mattie D
4607	Savina Alex Jr
4607	Wilson Walter J
4610	Hammock Rich
4611	Maholchic Tho
4612	Slavotinek Leo
4612	Spittell Geo W
RIDGE DR 29	
n fr 1200 Elmridge	
Leeds Ave	
54-887-520	
4200	Zerhusen Leo J
4301	Dangelo Frank
4303	Robertson Walt
4305	Crandall Chas
4401	Fertitta Rosem
4403	O'Leary Jos F
4405	Harding Lawren
4407	Clark Willard J
4409	Bryan Elizabeth
4522	Vernon Kennet
4524	Parks Robt E
4529	Rode Ronald E
RIDGE DR (Pasade	
1161	Ingram Chas E
--	Bankey George
--	Brannon Jno A
--	Cassell Charle
--	Cline Teddie J
--	Paul William I
--	Walters Robert
RIDGE RD (Glen B	
s fr Summit Ave, e	
Annapolis Rd, Mar	
15-914-482	
6	Fox Geraldine
18	Sawyer Kitty
104	McCracken T
108	Berkebile Jack
301	Myers Henry B
RIDGE RD (Pasade	
335	Evans Wm H
342	Daniels James
346	Smith Oliver I
354	Gribble Geo A
355	Grable Geo A
364	Clemens C
--	Bullis Michael
RIDGEFIELD CT (	
WOODSIDE WEST	
646 Ryland Hmes	
RIDGELY RD (Gle	
w fr Old Stage Rd,	
13-901-477	
1	Wilson Robt L
2	Stephens Wm
3	Hesson Bruley
5	Thorn Elmer E
6	Pompanio Bob
102	Fries Frank P
103	Krout Erwin W
104	De Salvo Wm
105	Ross Richard
106	Groff Lawrenc
107	Ng Richard A
108	Salomon Enzi
109	Gibbons Saml
110	Shaw Robt M
111	Carrick Howa
112	Ware Robt P
113	Riggie Edward
114	Schueler Leon
201	Lord John F
202	Jones Jno W
203	Fitzhugh Edw
207	Stratton Holly
207	Stratton Holly
208	Claytor Jos M
213	Johansen Vict
214	Fowler Charli
216	Bressler Dever
218	Smith Jay Re
300	Larche Morto



Front of house 4502 Ridge Avenue





Rear of house 4502 Ridge Avenue



Entrance to second floor apartment 4502 Ridge Avenue



FROM LOWER APARTMENT UP INTERIOR
STAIRS CLOSED OFF



ENTRANCE TO SECOND FLOOR APARTMENT
AT TOP OF STAIRS (AS SHOWN LEFT)

SAME MOULDING AS REST OF HOUSE



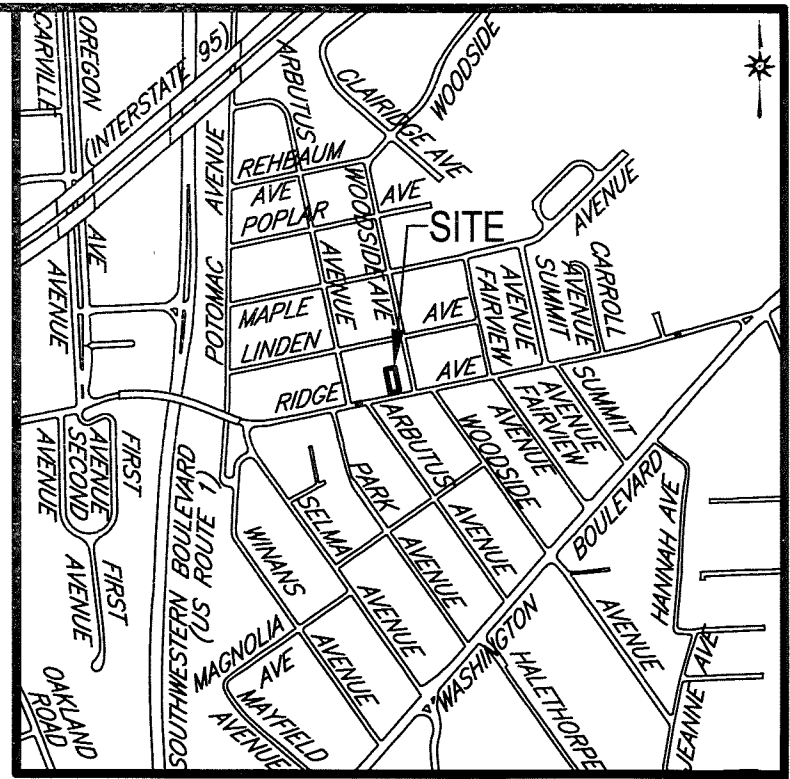
Under kitchen sink on upstairs apartment. Cast steel waste pipe



Multiple gas mains with original steel piping



C:\Users\jacob2017\Documents\17058-4439 Ridge Avenue\Drawings\17058-4439.dwg, 6/23/2017, 7:30:25 AM



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER:
WILLIAM GEORGE PEARCE
5663 RINGWOOD DRIVE
BALTIMORE, MARYLAND 21227
- SITE AREA:
GROSS: 7,500 SF or 0.17 Ac.±
NET: 6,250 SF or 0.14 Ac.±
- EXISTING BUILDING AREA: 1,648 SF
- UTILITIES
PUBLIC WATER.
PUBLIC SEPTIC.
- DEED REF: 5743/448
- TAX ACCOUNT: #1306450220
- EXISTING ZONING: DR 5.5
(PER 200 SCALE GIS TILE # 108C1)
- TAX MAP #108, GRID #12, PARCEL #594, LOT #243
- PLAT REF: 1-60 "HALETHORPE"
- NO KNOWN PREVIOUS PERMITS ON FILE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- BASIC SERVICE MAPS (2017)

TYPE	DEFICIENT (Y/N)	NOTE
WATER	N	-
SEWER	N	-
TRANSPORTATION	N	-
- NO KNOWN PREVIOUS ZONING CASES ON FILE.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

PEARCE PROPERTY

4502 RIDGE AVENUE
BALTIMORE, MARYLAND 21227-4439

BALTIMORE COUNTY MARYLAND
13TH ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

REVISIONS			DRAWN BY:	CHECKED BY:	SCALE:
#3			CND	PCR	1" = 20'
DATE:			JOB NO.:	SHEET NO.:	
06-12-17			17058	1 OF 1	