

M E M O R A N D U M

DATE: April 20, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0213-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on April 17, 2019. 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
(433 52nd Street)		
15 th Election District	*	OFFICE OF
7 th Council District		
William H. Fink, Jr.	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Michael J. Fink,	*	FOR BALTIMORE COUNTY
<i>Contract Purchaser</i>		
Petitioners	*	Case No. 2019-0213-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 H. Fink, Jr., legal owner and Michael J. Fink, contract purchaser ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve a non-conforming use of a 2 unit dwelling. A site plan was marked and admitted as Petitioners' Exhibit 1.

Michael Fink, William Fink 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 BCZR. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning ("DOP"). That agency did not oppose the request.

The subject property is 4,605 square feet in size and zoned DR 10.5. The property is improved with an end-of-group row house constructed in 1943. Photos were submitted (Ex. 4) showing two entrance doors at the front of the dwelling, and Petitioners stated the door on the left accesses a second floor apartment while the door on the right accesses a first floor/basement apartment. Affidavits were submitted (Ex. 6) from two long-time residents of the community, both of whom recall this property having two (2) front doors and functioning as an apartment/rental

ORDER RECEIVED FOR FILING

Date 3/18/19

By Sen

property since the 1960s. Finally, Petitioners submitted an order in a 1997 zoning case (Case No. 1997-554-SPH) wherein former Zoning Commissioner Schmidt determined, under similar circumstances, the property at 435 52nd Street—which is located across the street from the subject property—was a lawful nonconforming two-unit dwelling. *See* Ex. 5.

THEREFORE, IT IS ORDERED this 18th day of **March, 2019** by this Administrative Law Judge, that the Petition for Special Hearing to approve a non-conforming use of a 2 unit dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 3/18/19

By slh



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 433 52nd Street which is presently zoned DR-10.5
Deed References: 7425/ 685 10 Digit Tax Account # 1519640061
Property Owner(s) Printed Name(s) William H. Fink, Jr.

(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 of a 2 unit dwelling.
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:

Michael J. Fink

Name- Type or Print

Michael J. Fink

Signature

433 52nd Street Baltimore MD

Mailing Address City State

21224 / 410-245-3776 /

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 H. Fink, Jr.

Name #1 - Type or Print

Name #2 - Type or Print

William H. Fink, Jr.

Signature #1

Signature #2

433 52nd Street Baltimore MD

Mailing Address City State

21224 / /

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 2019-0213-SPH Filing Date 1/18/19

Do Not Schedule Dates: Reviewer JCM

**ZONING DESCRIPTION FOR
433 52nd Street
William H Fink, Jr.
15TH ELECTION DISTRICT
7RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of 52nd Street (60' R.O.W.) at a distance of 52'+/- North of the centerline the intersection of 52nd Street and Bank Street (50' R.O.W.) thence point of beginning (1) North 65 degrees 22 minutes 4 seconds East 120.00 feet, (2) South 24 degrees 37 minutes 56 seconds East 39.65 feet, (3) South 70 degrees 13 minutes 52 seconds West 105.43 feet, (4) arc with radius 16.14 feet and arc length of 24.34 feet with chord North 67 degrees 12 minutes 26 seconds West 22.1, (5) North 24 degrees, 37 minutes, 56 seconds West 14.44 feet to the point of beginning.

Being lot 8 in the Subdivision known as Defense Heights, as recorded in the land records of Baltimore County in Plat Book 12, folio 117.

Containing a net area of 4,100 square feet, or 0.09 acres of land, more or less.

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/22/2019

Order #: 11700834
Case #: 2019-0213-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0213-SPH



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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 NUMBER: 2019-0213-SPH

433 52nd Street

West corner of the intersection of South 52nd Street and Bank Street

15th Election District - 7th Councilmanic District

Legal Owners: William Fink, Jr.

Contract Purchaser/Lessee: Michael Fink

Special Hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use of a 2 unit dwelling.

Hearing: Friday, March 15, 2019 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

122

Sherry Nuffer

From: Sherry Nuffer
Sent: Monday, March 11, 2019 9:08 AM
To: Kristen L Lewis
Subject: RE: Recertification's For 2019-0213-SPH

Thank you!!!!!! ☺

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Monday, March 11, 2019 9:01 AM
To: Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: FW: Recertification's For 2019-0213-SPH



Good morning Sherry,

Please see attached recerts for the case for this week. Thanks and have a good day.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: SGT ROBERT BLACK [<mailto:1opie@comcast.net>]
Sent: Sunday, March 10, 2019 5:36 PM
To: Rick Richardson <rick@richardsonengineering.net>; Kristen L Lewis <klewis@baltimorecountymd.gov>;
Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Recertification's For 2019-0213-SPH

CERTIFICATE OF POSTING

2019-0213-SPH

RE: Case No.: _____

Petitioner/Developer: _____

William Fink, Jr.
Michael Fink

March 15, 2019

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:

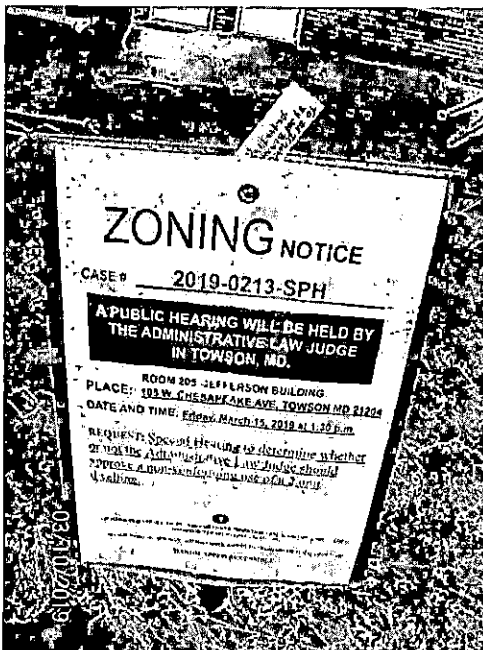
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

433 52nd Street

SIGN 1 Recertification

February 22, 2019

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



Sincerely,

 March 10, 2019
(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)

CERTIFICATE OF POSTING

2019-0213-SPH

RE: Case No.: _____

Petitioner/Developer: _____

William Fink, Jr.
Michael Fink

March 15, 2019

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:

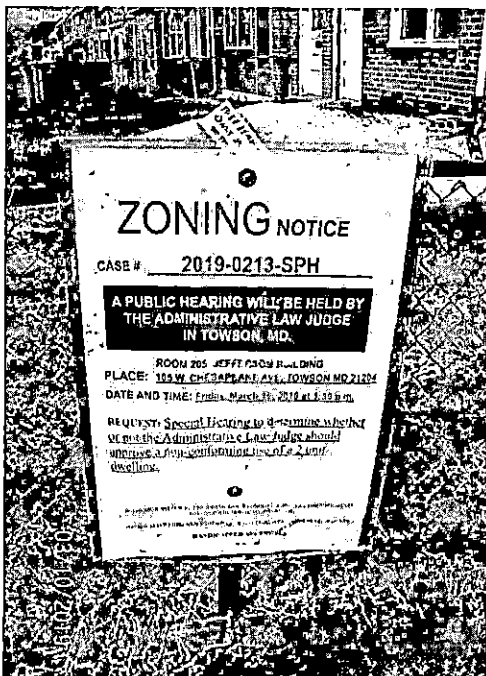
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

433 52nd Street

SIGN 2 Recertification

February 22, 2019

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



Sincerely,

 March 10, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

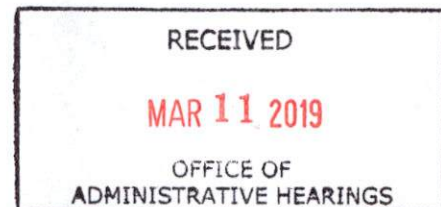
(410) 282-7940

(Telephone Number)

JB 3-15-19
1:30 PM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, March 10, 2019 5:36 PM
To: Rick Richardson; Kristen L Lewis; Administrative Hearings
Subject: Recertification's For 2019-0213-SPH
Attachments: RE-Cert 1 2019-0213-SPH.doc; RE-Cert 2 2019-0213-SPH.doc



CERTIFICATE OF POSTING

2019-0213-SPH

RE: Case No.: _____

Petitioner/Developer: _____

William Fink, Jr.
Michael Fink

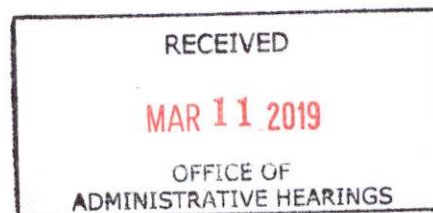
March 15, 2019

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:



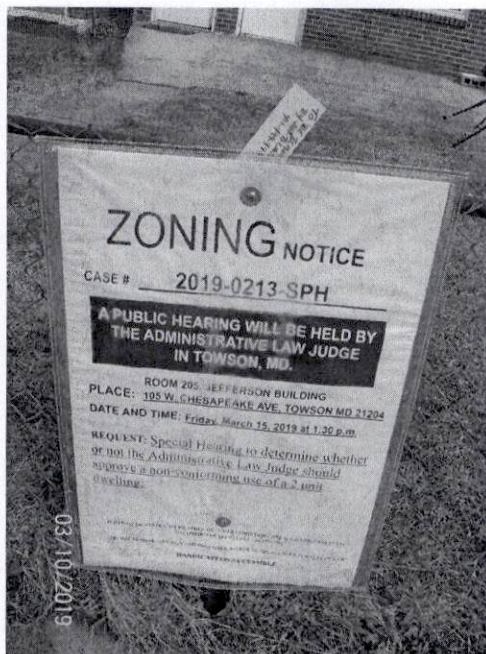
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

433 52nd Street

SIGN 1 Recertification

February 22, 2019

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



Sincerely,

A handwritten signature in black ink, appearing to read "Robert Black".

March 10, 2019

(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)

CERTIFICATE OF POSTING

2019-0213-SPH

RE: Case No.: _____

Petitioner/Developer: _____

William Fink, Jr.
Michael Fink

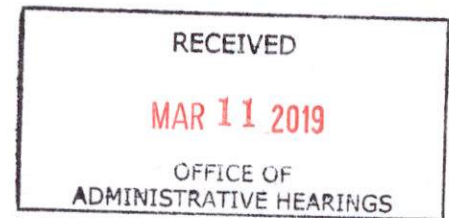
March 15, 2019

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: _____

433 52nd Street

SIGN 2 Recertification

February 22, 2019

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



Sincerely,

 March 10, 2019
(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)

JB 3-15-19
1:30 PM

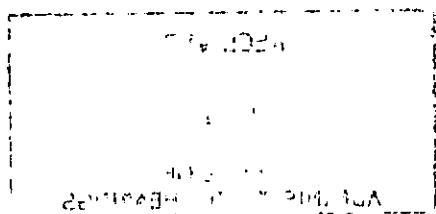
Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, March 10, 2019 5:39 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2019-0213-SPH
Attachments: RE-Cert 1 2019-0213-SPH.doc; RE-Cert 2 2019-0213-SPH.doc

Recertification's for 433 52nd Street. Thanks.

SENT TWICE.





CERTIFICATE OF POSTING

2019-0213-SPH

RE: Case No.: _____

Petitioner/Developer: _____

William Fink, Jr.
Michael Fink

March 15, 2019

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:

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433 52nd Street

SIGN 1 Recertification

February 22, 2019

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



Sincerely,

March 10, 2019

(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)

CERTIFICATE OF POSTING

2019-0213-SPH

RE: Case No.: _____

Petitioner/Developer: _____

William Fink, Jr.
Michael Fink

March 15, 2019

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: _____

433 52nd Street

SIGN 2 Recertification

February 22, 2019

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



Sincerely,

 March 10, 2019
(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)

CERTIFICATE OF POSTING

2019-0213-SPH

RE: Case No.: _____

Petitioner/Developer: _____

William Fink, Jr.
Michael Fink

March 15, 2019

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: _____

433 52nd Street

SIGN 1

February 22, 2019

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



Sincerely,

February 22, 2019

(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)

CERTIFICATE OF POSTING

2019-0213-SPH

RE: Case No.: _____

Petitioner/Developer: _____

**William Fink, Jr.
Michael Fink**

March 15, 2019

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:

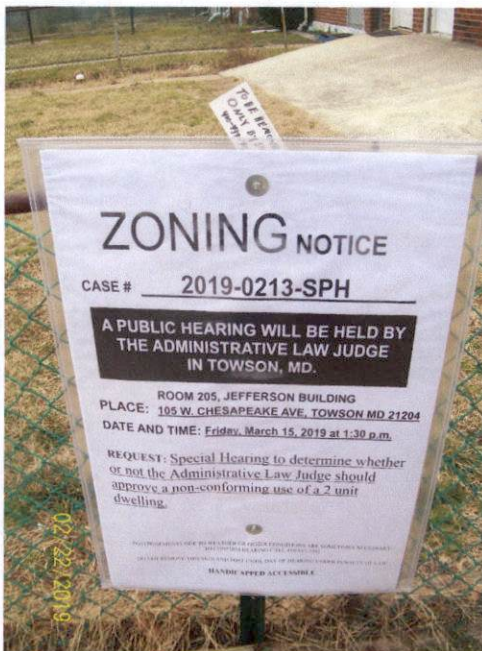
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

433 52nd Street

SIGN 2

February 22, 2019

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



Sincerely,



February 22, 2019

(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)

CERTIFICATE OF POSTING

2019-0213-SPH

RE: Case No.: _____

Petitioner/Developer: _____

William Fink, Jr.
Michael Fink

March 15, 2019

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:

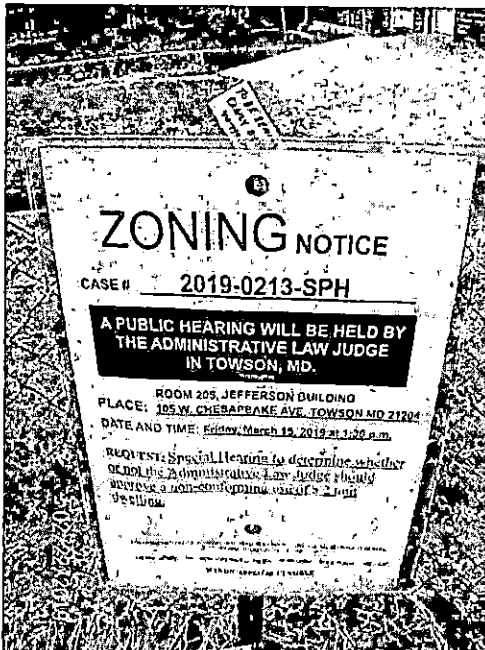
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

433 52nd Street

SIGN 2

February 22, 2019

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



Sincerely,

February 22, 2019

(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)

CERTIFICATE OF POSTING

2019-0213-SPH

RE: Case No.: _____

Petitioner/Developer: _____

William Fink, Jr.
Michael Fink

March 15, 2019
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:

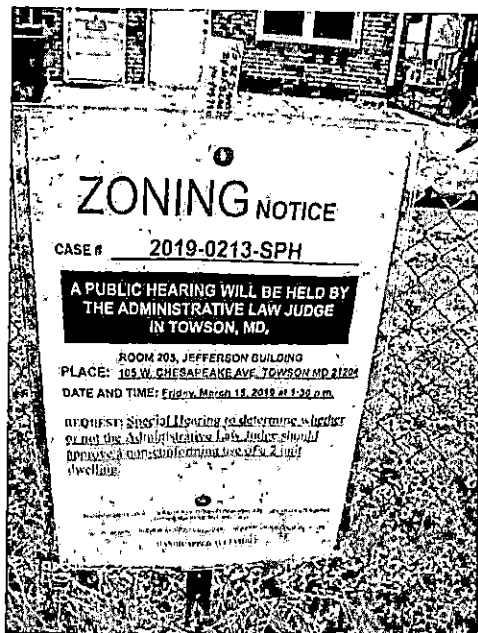
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February 22, 2019

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(Month, Day, Year)



Sincerely,

February 22, 2019

(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)



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 13, 2019

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 NUMBER: 2019-0213-SPH

433 52nd Street

N/east corner of the intersection of South 52nd Street and Bank Street

15th Election District – 7th Councilmanic District

Legal Owners: William Fink, Jr.

Contract Purchaser/Lessee: Michael Fink

Special Hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use of a 2 unit dwelling.

Hearing: Friday, March 15, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Mike Mohler".

Mike Mohler
Director

MM:kl

C: Michael Fink, 433 52nd Street, Baltimore 21224

William Fink, Jr., 7815 Bank Street, Baltimore 21224

Richardson Engineering, LLC, 30 E. Padonia Road, Ste. 500, Towson 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 23, 2019.**
- (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: THE DAILY RECORD
Friday, February 22, 2019 - Issue

Please forward billing to:

Mike Fink
433 52nd Street
Baltimore, MD 21224

410-245-3176

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 NUMBER: 2019-0213-SPH

433 52nd Street

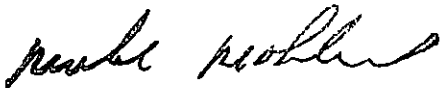
N/east corner of the intersection of South 52nd Street and Bank Street
15th Election District – 7th Councilmanic District

Legal Owners: William Fink, Jr.

Contract Purchaser/Lessee: Michael Fink

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105 West Chesapeake Avenue, Towson 21204



Mike Mohler

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.

RE: PETITION FOR SPECIAL HEARING
433 52nd Street; NE corner of South
52nd Street and Bank Street
15th Election & 7th Councilmanic Districts
Legal Owner(s): William H. Fink, Jr.
Contract Purchaser(s): Michael J. Fink
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-213-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
JAN 28 2019

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 28th day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 East Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2019-0213-SPH

Property Address: 433 S. 52ND STREET

Property Description: _____

Legal Owners (Petitioners): ~~WILLIAM~~ FINK

Contract Purchaser/Lessee: MIKE FINK

PLEASE FORWARD ADVERTISING BILL TO:

Name: MIKE FINK

Company/Firm (if applicable): _____

Address: 433 52ND ST

BALT, MD 21224

Telephone Number: 410-245-3176

Revised 7/9/2015

BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET AND FINA
MISCELLANEOUS CASH RECEIPT

No. **1777**

Date: **1/18/19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

1/18/2019 1/18/2019 09:12:00 1

REG USD1 WALKIN LJR

>>RECEIPT # 830227 1/18/2019 OFLN

Dept 5 528 ZONING VERIFICATION

177785

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.-

Recpt Tot \$ 75.00
 .00 CK 100.00 CA
 25.00- CG

Baltimore County, Maryland

Total: **75.-**

Rec From: **RICK RICHARDSON**

For: **2019-0213-SAH**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

March 7, 2019

William H. Fink Jr.
7815 Bank Street
Baltimore MD 21224

RE: Case Number: 2019-0213-SPH, 433 52nd Street

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 18, 2019. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

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

Michael J. Fink 433 52nd Street Baltimore MD 21224

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-213

DATE: 2/19/2019



INFORMATION:

Property Address: 433 52nd Street
Petitioner: William H. Fink, Jr.
Zoning: DR 10.5
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 of a 2 unit dwelling.

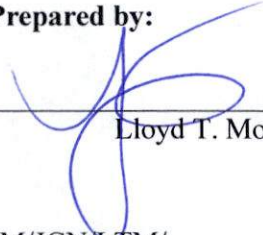
A site visit was conducted on February 4, 2019.

The Department of Planning has no objection to granting the petitioned zoning relief. The Department recommends that if it has not already taken place, the units should be made a part of the Baltimore County rental housing registration program. Information is at:

<https://www.baltimorecountymd.gov/.../rentalregistration/index.html>

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

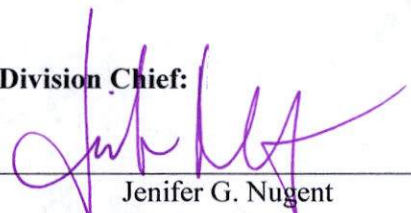
Prepared by:



Lloyd T. Moxley

JM/JGN/LTM/

Division Chief:

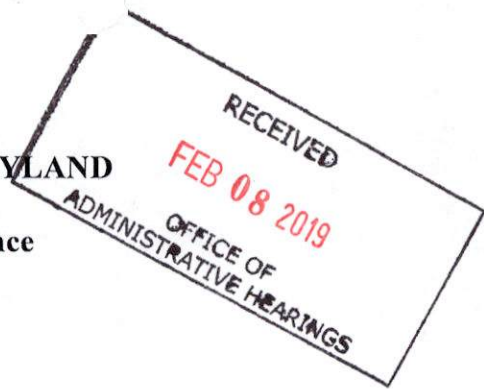


Jenifer G. Nugent

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

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: February 8, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0213-SPH
Address 433 52nd Street
(Fink, Jr. Property)

Zoning Advisory Committee Meeting of **February 4, 2019**.

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

Reviewer: Steve Ford

11-10-78
11-10-78
11-10-78

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 1/28/19

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

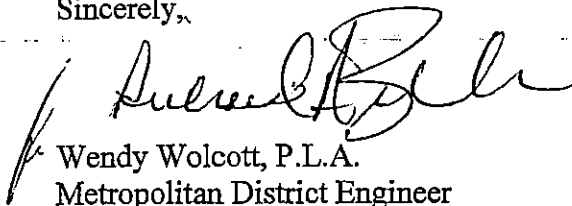
Dear Ms. Lewis:

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. 2019-0213-SPH

*Special Hearing
William H. Fink, Jr.
433 52nd Street*

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

CASE NAME 433 52ND ST
CASE NUMBER _____
DATE 3/15/19

2019-0213

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
2/8	DEPS (if not received, date e-mail sent _____)	N/c
_____	FIRE DEPARTMENT	_____
2/19	PLANNING (if not received, date e-mail sent _____)	No Obj w/comment
1/28	STATE HIGHWAY ADMINISTRATION	No Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/22/19

SIGN POSTING (1st) Date: 2/22/19

by SSG Black

SIGN POSTING (2nd) Date: 3/10/19

by SSG Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

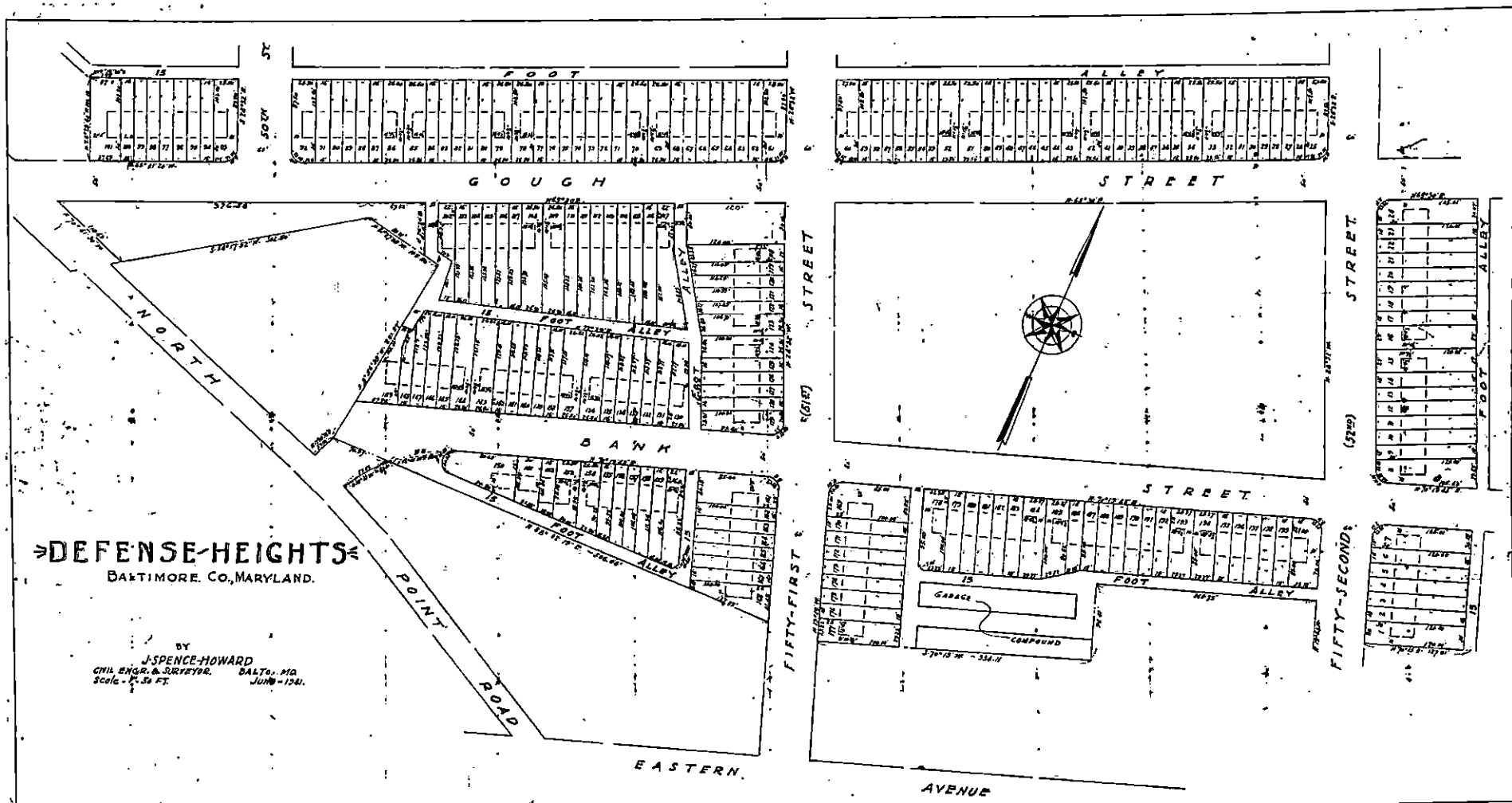
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 15 Account Number - 1519640061							
Owner Information									
Owner Name:		FINK WILLIAM H JR				Use:		RESIDENTIAL	
Mailing Address:		441 S 52ND ST BALTIMORE MD 21224-2133				Principal Residence:		NO	
						Deed Reference:		/07425/ 00685	
Location & Structure Information									
Premises Address:		433 S 52ND ST 0-0000				Legal Description:			
						29 NE BANK ST DEFENSE HEIGHTS			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0096	0016	0165		0000			8	2018	0012/ 0117
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1943		1,008 SF		200 SF		3,927 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation		
2	YES	END UNIT	BRICK	2 full					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2018		As of 07/01/2018		As of 07/01/2019	
Land:		42,000		42,000					
Improvements		47,700		56,800					
Total:		89,700		98,800		92,733		95,767	
Preferential Land:		0						0	
Transfer Information									
Seller: MROZ JOSEPH W				Date: 12/04/1986			Price: \$50,000		
Type: ARMS LENGTH IMPROVED				Deed1: /07425/ 00685			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
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:**





PET. 4





IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
SEC 52nd Street and Bank Street	* ZONING COMMISSIONER
435 52nd Street	
15th Election District	* OF BALTIMORE COUNTY
7th Councilmanic District	
William Fink, et ux, Petitioners	* Case No. 97-554-SPH
* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 435 52nd Street in the Eastpoint community of Baltimore County. The Petition was filed by William Fink and Charlotte Fink, his wife, property owners. Special Hearing relief is requested to approve a nonconforming use of two apartments in a dwelling located in the front yard of the subject property and to amend the previously approved plan and Order in zoning case No. 88-294-SPH. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Special Hearing marked as Petitioners' Exhibit No. 1.

Appearing at the requisite public hearing held for this case were William Fink and Charlotte Fink, property owners. Also present was Rose Lancaster, a neighbor who has resided in the area for many years. The Petitioners were represented by Michael Gilbert, Esquire. There were no Protestants or other interested persons present.

Proffered testimony and evidence offered on behalf of the Petitioners was that they have owned the subject property for approximately 11 years. The subject property is a residential lot, zoned D.R.10.5, located in the Eastpoint community of Baltimore County. The property is improved with two structures, both of which are used as residential dwellings. Mr. and Mrs. Fink reside in a structure located in the rear yard. A second struc-

ORDER RECEIVED FOR FILING
 Date 11/29/97
 By M. Gilbert

ture is located in the front yard, containing 2 apartments and is the subject of the Petition. It is of note that in a prior case No. 88-294-SPH, special hearing relief was granted to permit two dwelling buildings on the subject lot.

The Petitioners produced a series of affidavits which collectively indicate that the front building has been used as a two apartment dwelling continuously and uninterruptedly for many years. Additionally, the testimony of Rose Lancaster was offered. Mrs. Lancaster has lived in the community for many years. She has a recollection of the subject property and use thereof dating to the years during World War II, prior to 1945. She indicated that she has resided in the neighborhood for many years and that her family owned a grocery store in the community. She recalls working in the grocery store and the fact that the front dwelling on the subject property was utilized as a two apartment building prior to 1945. She testified that many of the tenants in the building were customers of the family grocery store in which she was employed. She also indicated that the two apartment use of the subject structure has been continuous and interrupted since that time.

Based upon the testimony and evidence offered, I am persuaded that the Petition for Special Hearing should be granted. The property is clearly nonconforming, as that term is defined in Section 101 of the BCZR and regulated by Section 104. Essentially, those sections allow a use which is otherwise impermissible under the zoning regulations to continue if the use existed prior to the adoption of the legislation which prohibits the use. In this case, it is clear that the front dwelling has been used as a two apartment unit since prior to 1945, the date that first zoning regulations were adopted in Baltimore County. Clearly, the use has continued uninterruptedly since that time. For this reason, the Petition for Special Hearing shall be granted.

ORDER RECEIVED FOR FILING

Date

By

12/29/97
[Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of July 1997 that, pursuant to the Petition for Special Hearing, approval to allow a nonconforming use of two apartments in a dwelling located in the front yard of the subject property, and to amend the previously approved plan and Order in zoning case No. 88-294-SPH, be and is hereby GRANTED, subject, however, to the following restriction:

- erty to its original
- 
LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES : mm

DATE 1/29/97 BY On 97ack

7817 Bank Street
Baltimore, MD 21224
410-302-4783
March 11, 2019

RE: Property at 433 52nd Street
Baltimore, MD 21224

To Whom It May Concern,

I am writing on behalf of my neighbor, Michael Fink, regarding the upcoming Zoning Hearing for the property located at 433 52nd Street.

My parents, Joseph and Bernadine Klapka, purchased the newly built home at 7817 Bank Street in 1954. Bank Street runs East/West and intersects 52nd Street at the corner where 433 52nd Street is located. I am now 60 years old and as a little girl growing up in the 1960s, I can distinctly recall that there have always been two private entrances to the home. The original owners, who are now deceased, occupied the first floor and basement of the home, and the second floor was rented out.

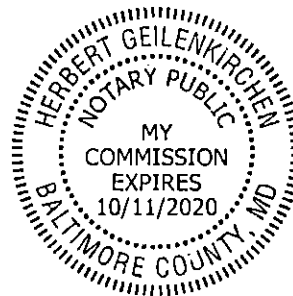
I hope this information is useful at the hearing.

Sincerely,

Marcella A. (Klapka) Bishop

Marcella A. (Klapka) Bishop

City/County of BALTIMORE
State of Maryland
The foregoing instrument was acknowledged before me
this 11th day of MARCH, 2019
by MARCELLA A. (KLAPKA) BISHOP
Herbert Geilenkirchen Notary Public
My commission expires 10-11-2020



PET. 6

March 8, 2019

To Whom It May Concern:

My family and I purchased a home on 420 Scarsdale Road in June, 1973, the street just below 52nd Street. At that time, we noticed that the corner home at 433 52nd Street had 2 doors, and had been used as 2 apartments with two separate doorways. There hasn't been any changes since then to our knowledge.

Sincerely,



William M. Fiorito, Sr.
420 Scarsdale Road
Baltimore, MD 21224-2109
410-282-1231

City/County of Baltimore
State of Maryland
The foregoing instrument was acknowledged before me
this 12 day of March, 2019
by William M. Fiorito, Sr.
[Signature] Notary Public
My commission expires 02/17/2021



Borrower FINK, William H. Jr.		Census Tract 4523	Map Reference BC36P12
Property Address 433 FIFTY SECOND STREET BALTIMORE CITY, MARYLAND 21224		County Baltimore	State Maryland
City Baltimore		Zip Code 21224	
Legal Description # 1			
Sale Price \$ 50,000		Date of Sale 8/4/86	Loan Term 25 yrs
Actual Real Estate Taxes \$ 760		(yr) Loan charges to be paid by seller \$ -0-	Other sales concessions Being sold unfurnished
Lender/Client Madison and Bradford Savings and Loan		Address 6721 Harford Rd., Balto., Md. 21234	
Occupant Tenant occupied: (long term)		Appraiser H.P. Kimball	
Instructions to Appraiser Fee appraisal of market value for prospective mortgagee			
Location ☐ Urban ☒ Suburban ☐ Rural		Employment Stability ☐ Good ☒ Avg ☐ Fair ☐ Poor	
Built Up ☒ Over 75% ☐ 25% to 75% ☐ Under 25%		Convenience to Employment ☒ ☐ ☐ ☐	
Growth Rate ☒ Fully Dev. ☐ Rapid ☐ Steady ☐ Slow		Convenience to Shopping ☒ ☐ ☐ ☐	
Property Values ☐ Increasing ☒ Stable ☐ Declining		Convenience to Schools ☐ ☒ ☐ ☐	
Demand/Supply ☐ Shortage ☒ In Balance ☐ Over Supply		Adequacy of Public Transportation ☐ ☒ ☐ ☐	
Marketing Time ☐ Under 3 Mos. ☒ 4-6 Mos. ☐ Over 6 Mos.		Recreational Facilities ☐ ☒ ☐ ☐	
Present Land Use 80% 1 Family 10% 2-4 Family 10% Apts		Adequacy of Utilities ☐ ☒ ☐ ☐	
Change in Present Land Use ☒ Not Likely ☐ Likely (*) ☐ Taking Place (*)		Property Compatibility ☒ ☐ ☐ ☐	
Predominant Occupancy ☒ Owner ☐ Tenant ☐ None		Protection from Detrimental Conditions ☐ ☒ ☐ ☐	
Single Family Price Range \$40,000 to \$55,000		Police and Fire Protection ☐ ☒ ☐ ☐	
Single Family Age 20 yrs to 30 yrs		General Appearance of Properties ☐ ☒ ☐ ☐	
Predominant Val \$47,000		Appeal to Market ☒ ☐ ☐ ☐	
Single Family Age 25 yrs			
Note: FHLMC/FNMA do not consider race or the racial composition of the neighborhood to be reliable appraisal factors.			
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) Subject is located in the Eastpoint Area of Northeastern Baltimore County. The immediate neighborhood is comprised of single family tract homes that have been attractively maintained. Close to all metropolitan conveniences. No adverse factors noticed.			
Dimensions Rectangular (approximately) 27 x 118		Sq. Ft. or 3,186	
Zoning classification Single Family Residential		Present improvements ☒ do ☐ do not conform to zoning regulations	
Highest and best use: ☒ Present use ☐ Other (specify)			
Public ☒ Other (Describe)		OFF SITE IMPROVEMENTS	
Elec. ☒ 60/100 amps		Street Access: ☒ Public ☐ Private	
Gas ☒ Natural		Surface Asphalt with base	
Water ☒ Public		Maintenance: ☒ Public ☐ Private	
San. Sewer ☒ Public		☒ Storm Sewer ☒ Curb/Gutter	
☐ Underground Elect. & Tel.		☒ Sidewalk ☒ Street Lights	
		Topo Level	
		Size Larger than typical - End Lot / Corner	
		Shape Rectangle	
		View Average - typical of neighborhood	
		Drainage No drainage problems apparent	
		Is the property located in a HUD identified Special Flood Hazard Area? ☒ No ☐ Yes	
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) No adverse easements or apparent encroachments noted during inspection of subject property.			
Subject is located at corner of 52nd Street and Bank Street. Service alley at rear.			
☒ Existing ☐ Proposed ☐ Under Constr.		No. Units 2	Type (det, duplex, semi-det, etc.) Townhouse
Yrs. Age: Actual 40 Effective 20 to 25		No. Stories 2	Design (rambler, split level, etc.) End of Group
Roof Material Flat		Gutters & Downspouts ☐ None	Window (Type) Double-Hung
b/u Composition Alum / Galvanized		☐ Storm Sash ☐ Screens ☒ Combination	Insulation ☐ None ☐ Floor
☐ Manufactured Housing		☒ 100% Basement ☐ Floor Drain	Finished Ceiling Drywall
Foundation Walls Concrete Block		☒ Outside Entrance ☐ Sump Pump	Finished Walls stucco
☐ Slab on Grade ☐ Crawl Space		☒ Concrete Floor 70 % Finished	Finished Floor vinyl / carpet
		Evidence of: ☐ Dampness ☐ Termites ☐ Settlement	
Comments Subject is set up as two units with in-law apartment on second floor. Separate front entrance and two electrical meters.			
Room List		Foyer	Living
Basement			X
1st Level		X	
2nd Level			X
Finished area above grade contains a total of 5 rooms 3 bedrooms 2 baths. Gross Living Area 1288 sq. ft. Bsmt Area 570 sq. ft.			
Kitchen Equipment: ☒ Refrigerator ☒ Range/Oven ☐ Disposal ☐ Dishwasher ☐ Fan/Hood ☐ Compactor ☐ Washer ☐ Dryer			
HEAT: Type H.W./Rad Fuel Oil Cond. Adequate AIR COND: ☐ Central ☒ Other Window A/C ☐ Adequate ☒ Inadequate			
Floors ☒ Hardwood ☒ Carpet Over Hardwood ☒ Tile		Quality of Construction (Materials & Finish) ☐ Good ☒ Avg ☐ Fair ☐ Poor	
Walls ☐ Drywall ☒ Plaster ☐		Condition of Improvements ☐ ☒ ☐ ☐	
Trim/Finish ☐ Good ☒ Average ☐ Fair ☐ Poor		Room sizes and layout ☐ ☒ ☐ ☐	
Bath Floor ☐ Ceramic ☒ Carpet		Closets and Storage ☐ ☒ ☐ ☐	
Bath Wainscot ☐ Ceramic ☒ Plastic Tile		Insulation ☐ ☒ ☐ ☐	
Special Features (including energy efficient items) Storm equipped and metal awnings.		Plumbing ☐ ☒ ☐ ☐	
ATTIC: ☐ Yes ☒ No ☐ Stairway ☐ Drop-stair ☐ Scuttle ☐ Floored		Electrical ☐ ☒ ☐ ☐	
Finished (Describe) No attic area		Kitchen Cabinets ☐ ☒ ☐ ☐	
CAR STORAGE: ☒ Garage ☐ Built-in ☐ Attached ☒ Detached ☐ Car Port		Compatibility to Neighborhood ☐ ☒ ☐ ☐	
No. Cars 2 ☒ Adequate ☐ Inadequate Condition Fair		Overall Livability ☐ ☒ ☐ ☐	
		Appeal and Marketability ☐ ☒ ☐ ☐	
		Yrs Est Remaining Economic Life 30 25 Explain if less than Loan Term	
FIREPLACES, PATIOS, POOL, FENCES, etc. (describe) Covered front and rear porch, rear patio, fenced rear yard, and finished lower level.			
COMMENTS (including functional or physical inadequacies, repairs needed, modernization, etc.) The following deferred maintenance was noted during the inspection of the subject: kitchen sink 2nd floor will not shut off, bath ceiling 2nd floor water damaged, and exterior wood trim and gutters need painting.			
*** Recommend certification of Roof. Estimate of value based on roof certification and repairs to ceiling of bathroom. Painting considered cosmetic and not made conditional repair.			

PET. 2

[REDACTED]

[REDACTED]

VALUATION SECTION

Purpose of Appraisal is to estimate Market Value as defined in Certification & Statement of Limiting Conditions (FHLMC Form 439/FNMA Form 1004B). If submitted for FNMA, the appraiser must attach (1) sketch or map showing location of subject, street names, distance from nearest intersection, and any detrimental conditions and (2) exterior building sketch of improvements showing dimensions.

Measurements	No. Stories	Sq. Ft.	Mtrs
20 x 28.5 x 2	* 1,140	[106]	
18.5 x 8 x 1	* 148	[14]	
20 x 20 x Garage	400	[37]	

Total Gross Living Area (List in Market Data Analysis below) **1,288**

Comment on functional and economic obsolescence: **The floor area estimate above should be considered an approximation only with minor deviations in actual square footage being of little or no value consequence (because imperceptible). Functional utility is diminished due to room design, layout, and closet space. However, this is considered typical for competitive properties**

ESTIMATED REPRODUCTION COST - NEW - OF IMPROVEMENTS:

Dwelling	1288	Sq. Ft. @ \$ 40	= \$ 51,520
Extras	570	Sq. Ft. @ \$ 8	= 4,560
	finished lower level		= 4,000
Special Energy Efficient Items	storm equip		= 1,500
Porches, Patios, etc.	patio, porch, awning		= 5,000
Garage/Car Port	400	Sq. Ft. @ \$ 12	= 4,800
Site Improvements (driveway, landscaping, etc.)			= 2,620
Total Estimated Cost New			= \$ 74,000
Less	Physical	Functional	Economic
Depreciation \$	30000	\$ 7000	\$ 0 = \$ (37,000)
Depreciated value of improvements			= \$ 37,000
ESTIMATED LAND VALUE			= \$ 15,000
(If leasehold, show only leasehold value)			
INDICATED VALUE BY COST APPROACH			= \$ 52,000

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

(122136-02 PK 1061)

(120839-2 P1097 FHA)

(122593-2)

ITEM	Subject Property	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	433 52nd St. 21224 BC36F12	429 52ND STREET 21224 BC 36 F12	424 53rd Street 21224 BC36G12	8040 Lansdale 21224 BC36G12
Proximity to Subj.		Eastwood/Colgate	Colgate	Eastwood/Colgate
Sales Price	\$ 50,000	\$ 49,900	\$ 51,500	\$ 52,500
Price/Living area	\$ 38.82 [7]	\$ 43.39 [7]	\$ 45.18 [7]	\$ 46.05 [7]
Date Source	Inspt	MLS/BROKER/Lusk	Inspt#16522/Lusk	MLS / Lusk
Date of Sale and Time Adjustment	DESCRIPTION 08/22/86	DESCRIPTION 05/15/86	DESCRIPTION 06/15/86	DESCRIPTION 06/15/86
Location	Eastwood	Eastwood	Eastwood	Eastwood
Site/View	27x118, End	Terr/Good	Level/End	Level/End
Design and Appeal	EOG/Good	IOG/Good	EOG/Good	EOG/Good
Quality of Const.	Brick	Brick	Brick	Brick
Age	40	44	29	29
Condition	Average	Good	Excellent	Very Good
Living Area Room Count and Total	Total: 5 B-rms: 3 Baths: 2	Total: 6 B-rms: 3 Baths: 1	Total: 6 B-rms: 3 Baths: 1	Total: 6 B-rms: 3 Baths: 1
Gross Living Area	1,288 Sq.Ft.	1,150 Sq.Ft.	1,140 Sq.Ft.	1,140 Sq.Ft.
Basement & Bsmt. Finished Rooms	Kit/LR	Unfinished	Unfinished	Rec Rm, .5Bat
Functional Utility	Typical	Typical	Typical	Typical
Air Conditioning	Window unit	None	None	Central air
Garage/Car Port	2 car garage	1 car garage	None/on st.	Parking pad
Porches, Patio Pools, etc.	Cov. Porch Cov. Patio	Enclo. Porch	Porch Patio area	Cov. Patio fenced rear
Special Energy Efficient Items	Storm Equip.	Storm Equip.	Storm Equip.	Storm Equip. Some Stm. Eq
Other (e.g. fireplaces, kitchen equip., remodeling)	W/W Carpet In-law Apt 2nd floor	Modern Kitch some remodel	Modern Kitch	Modern Kitch W/W Carpet some appl.
Sales or Financing Concessions	Conventional	FHA	FHA	FHA
Net adj. (Total)		Plus: Minus: \$ 3,500	Plus: Minus: \$ -1,500	Plus: Minus: \$ -1,500
Indicate Value of Subject		\$ 53,400	\$ 50,000	\$ 51,000

Comments on Market Data: Recent market appreciation is accrued at .4% per month. All sales are considered to be equally comparable to the subject property and are weighted equally in the value estimate below. This estimate excludes the value of personal property such as furniture.

INDICATED VALUE BY MARKET DATA APPROACH: Indicated value range: \$50,000 - \$53,400. **\$51,000**

INDICATED VALUE BY INCOME APPROACH: (If applicable Economic Market Rent \$ /Mo. x Gross Rent Multiplier = \$n/a)

This appraisal is made ☐ "as is" ☒ subject to the repairs, alterations, or conditions listed below ☐ completion per plans and specifications.

Comments and Conditions of Appraisal: As certified and conditioned herein and on the attached. The cost approach (alone) is an inappropriate measure of market value because of the subject's age and the difficulty of accurately estimating accrued depreciation existing in the subject improvements. The income approach is not considered applicable to amenity property.

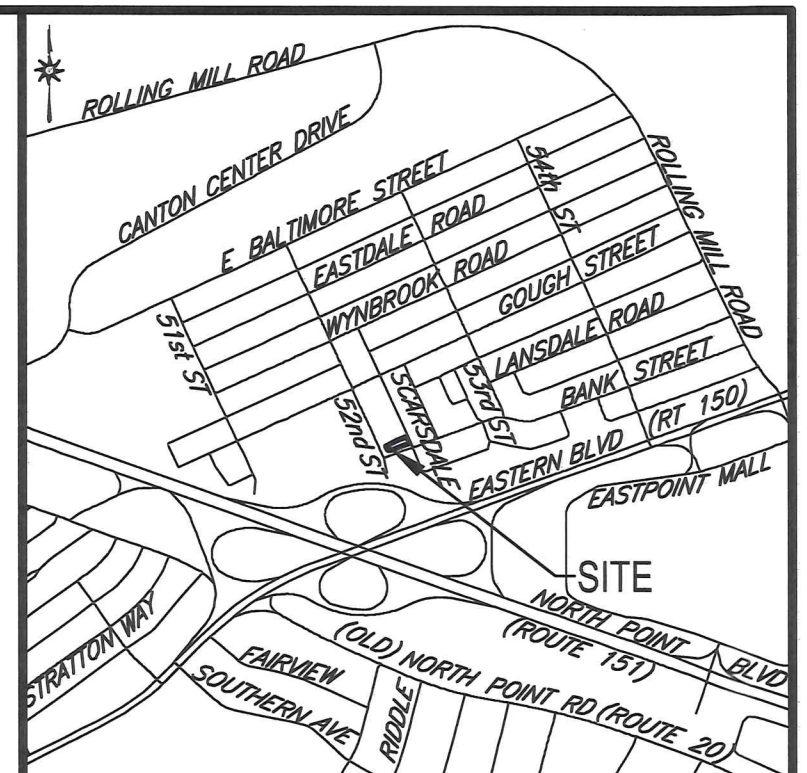
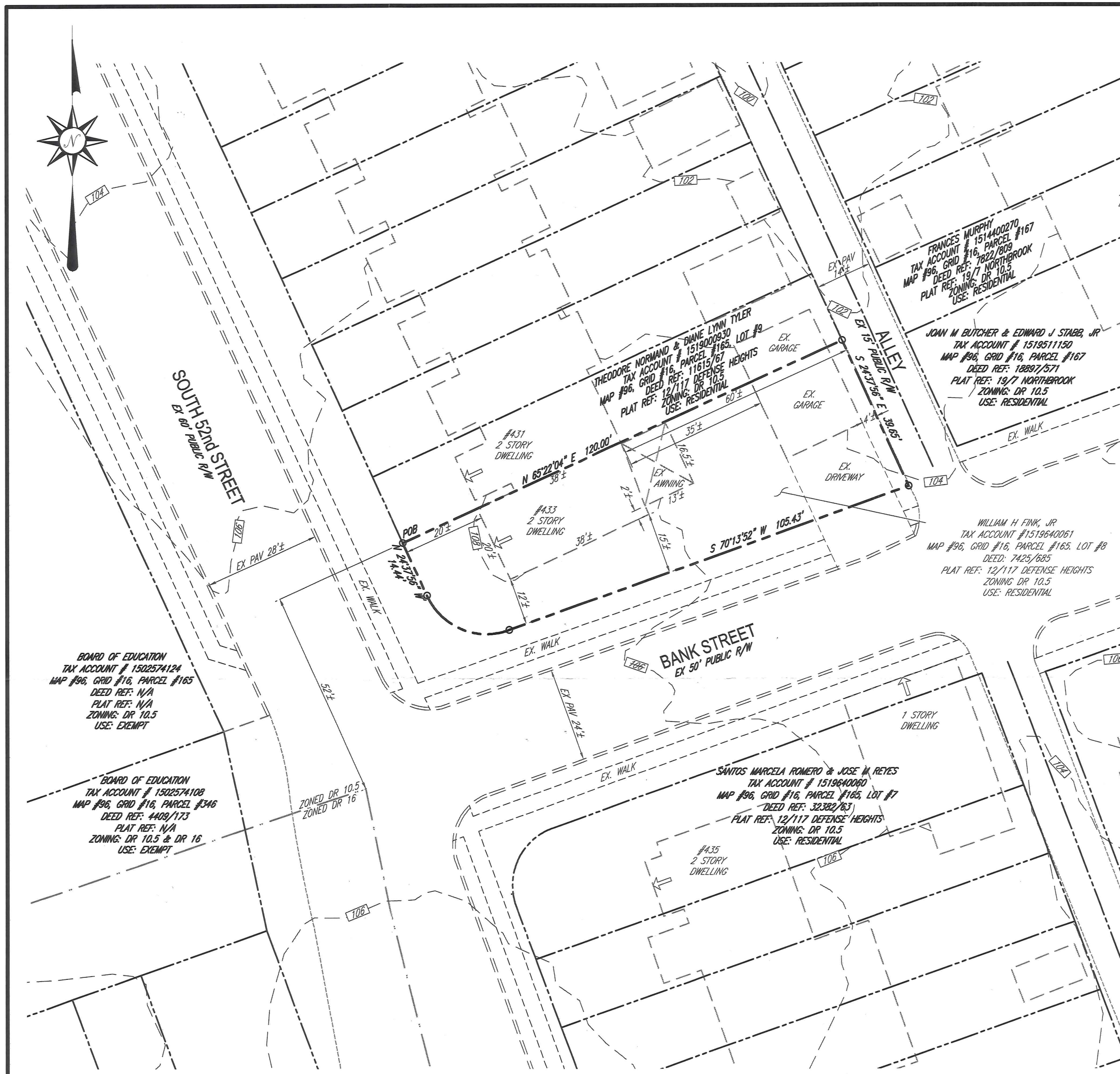
Final Reconciliation: The market data approach provides the best estimating technique. Proximity of Sales: Sale #1 - same block, Sale #2 and #3 - 1 block. Sales cited adjusted to In Fee Value. Estimate of value based on single family use with in-law apartment as presently zoned.

Construction Warranty ☐ Yes ☒ No Name of Warranty Program No warranty program Warranty Coverage Expires N/A

This appraisal is based upon the above requirements, the certification, contingent and limiting conditions, and Market Value definition that are stated in FHLMC Form 439 (Rev. 10/78)/FNMA Form 1004B (Rev. 10/78) filed with client August 22, 1986 ☐ attached.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF August 22, 1986 to be \$51,000 In Fee

Appraiser(s) H. Page Kimball / Earl T. Dolan, Jr., Review Appraiser (if applicable) SRA/CRA ☐ Did ☒ Did Not Physically Inspect Property



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER/DEVELOPER:
WILLIAM H FINK, JR
441 SOUTH 52ND STREET
BALTIMORE, MD 21224
2. TAX ID: 1519840061
3. TAX MAP:
GRID: 16
PARCEL: 165
LOT: 8
4. DEED REF: 7425/685
5. PLAT REF: 12/117
6. SUBDIVISION: DEFENSE HEIGHTS
7. SITE AREA:
GROSS: 4,605 SF or 0.11 Ac.±
NET: 4,100 SF or 0.09 Ac.±
8. ZONING: DR 10.5
9. ELECTION DISTRICT: 15
10. COUNCILMANIC DISTRICT: 7
11. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
12. SITE IS NOT LOCATED IN THE FLOOD ZONE PER FEMA FIRM MAP FM2400100420G.
13. UTILITIES:
PUBLIC WATER & SEWER
14. PREVIOUS ZONING CASES:
R-1943-0328: PETITION FOR ZONING RE-CLASSIFICATION FROM COTTAGE TO GROUP HOUSE USE, GRANTED JULY 6, 1943.
R-1954-2809-SPH: PETITION FOR ZONING RE-CLASSIFICATION FROM 'A' RESIDENTIAL TO 'E' COMMERCIAL ZONE TO BUILD A CONFECTIONERY STORE, DENIED APRIL 12, 1954.

Richardson Engineering, LLC

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

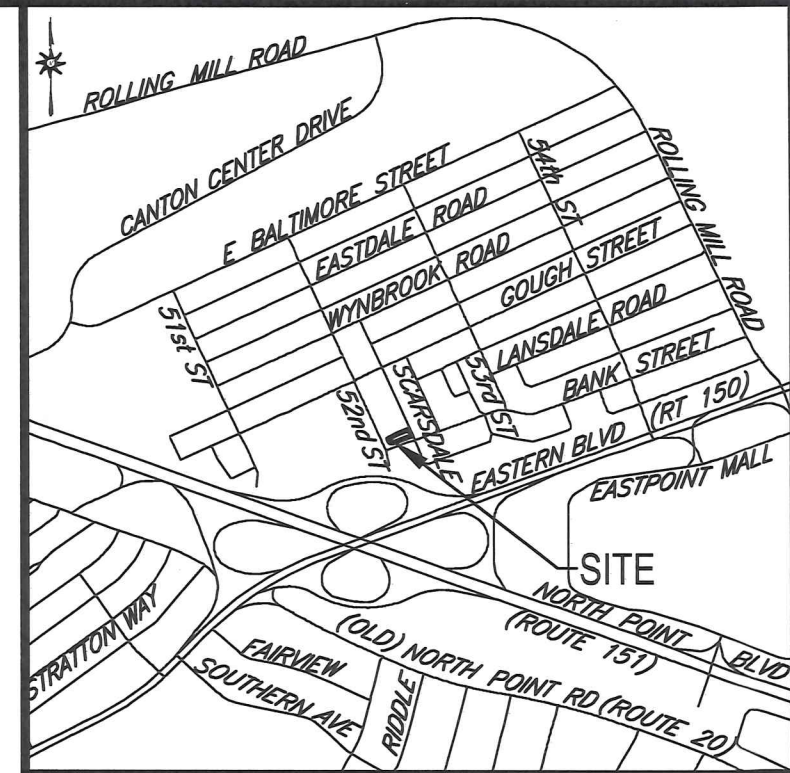
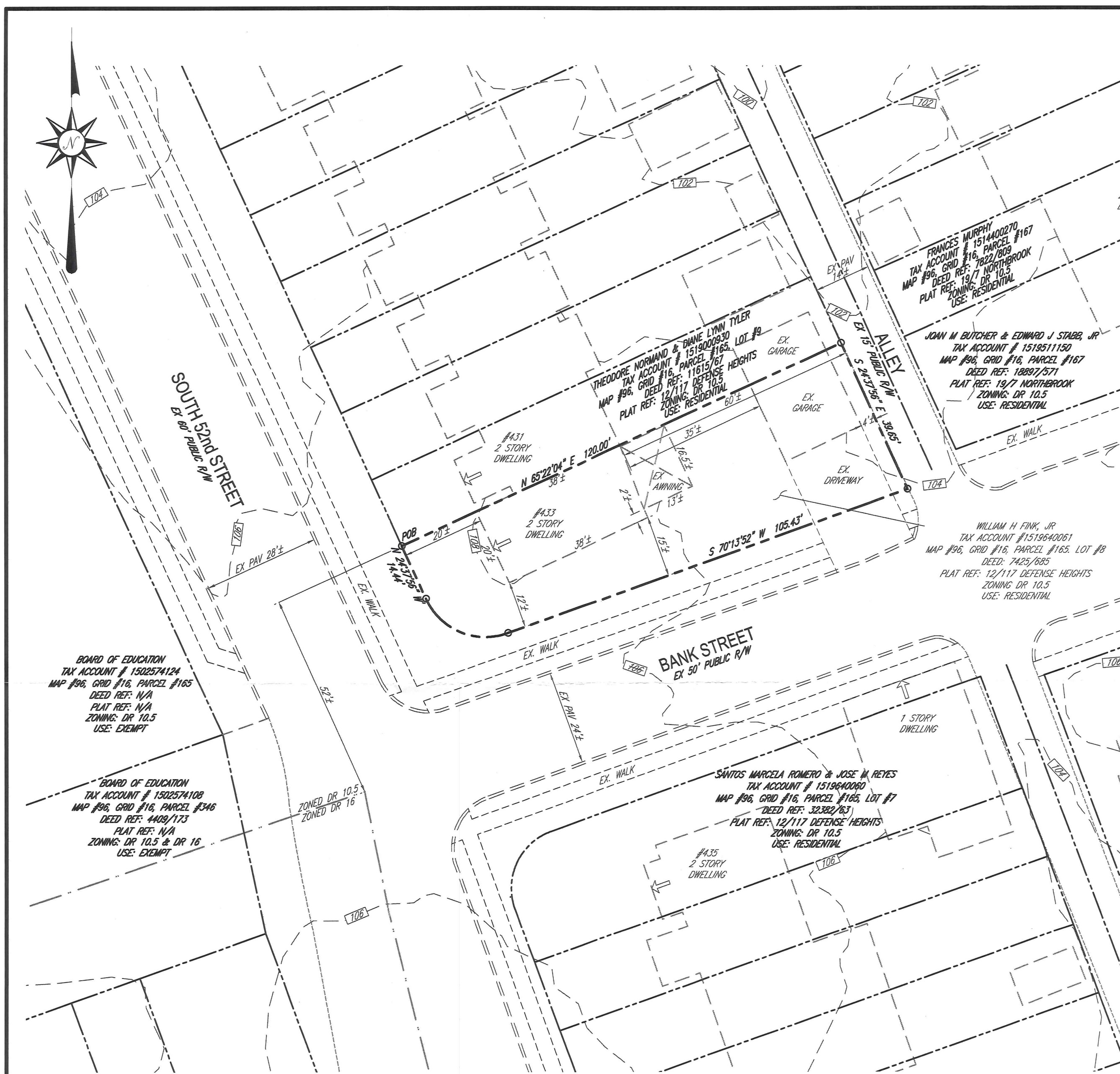
PLAN TO ACCOMPANY ZONING PETITION
FOR

EXISTING RESIDENCE

433 SOUTH 52nd STREET
BALTIMORE, MD 21224

BALTIMORE COUNTY MARYLAND
15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	AAR	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:	
	1/10/19	19003 1 OF 1	



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER/DEVELOPER:
WILLIAM H. FINK, JR.
441 SOUTH 52ND STREET
BALTIMORE, MD 21224
2. TAX ID: 1519640061
3. TAX MAP: 96
GRID: 16
PARCEL: 165
LOT: 8
4. DEED REF: 7425/685
5. PLAT REF: 12/117
6. SUBDIVISION: DEFENSE HEIGHTS
7. SITE AREA:
GROSS: 4,605 SF or 0.11 Ac.±
NET: 4,100 SF or 0.09 Ac.±
8. ZONING: DR 10.5
9. ELECTION DISTRICT: 15
10. COUNCILMANIC DISTRICT: 7
11. SITE IS NOT HISTORIC
12. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
13. SITE IS NOT LOCATED IN THE FLOOD ZONE PER FEMA FIRM MAP FM2400100420G.
14. UTILITIES:
PUBLIC WATER & SEWER
PREVIOUS ZONING CASES:
R-1943-0328; PETITION FOR ZONING RE-CLASSIFICATION FROM COTTAGE TO GROUP HOUSE USE, GRANTED JULY 6, 1943.
R-1954-2908-SPH; PETITION FOR ZONING RE-CLASSIFICATION FROM 'A' RESIDENTIAL TO 'E' COMMERCIAL ZONE TO BUILD A CONFECTIONERY STORE, DENIED APRIL 12, 1954.

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PLAN TO ACCOMPANY ZONING PETITION FOR

EXISTING RESIDENCE

433 SOUTH 52nd STREET
BALTIMORE, MD 21224

BALTIMORE COUNTY
15TH ELECTION DISTRICT

MARYLAND
7TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: AAR	CHECKED BY: PCR	SCALE: 1" = 20'
	DATE: 1/10/19	JOB NO.: 19003	SHEET NO.: 1 OF 1