



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

September 22, 2023

Lawrence E. Schmidt, Esquire – lschmidt@sgs-law.com
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petition for Special Hearing
Case No. 2023-0136- SPH
Property: 118 Beaumont Avenue

Dear Mr. Schmidt:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in cursive script that reads "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

C: Beaumont 118, LLC
Robert Neale – rob@robnweb.net
Susan Neale – suzi@robnweb.net

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(118 Beaumont Avenue)		
1 st Election District	*	OFFICE OF
1 st Council District		
Robert & Susan Neale	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2023-0136-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Special Hearing filed by Beaumont 118, LLC for the property located at 118 Beaumont Avenue, Catonsville. The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) § 500.7: to approve an existing building containing five (5) apartments as a legal non-conforming use pursuant to BCZR, § 104. To approve a reduction in the land area of a non-conforming use due to an approved 1993 minor subdivision (Macari Property MS No. 93102M); for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and Development Plans Review/Rec and Parks (“DPR”). They did not oppose the requested relief. A letter and supporting Exhibits was submitted by People’s Counsel. The letter points out the strict proof required to substantiate a nonconforming use and further argues that a sub-division of the property in 1993 effectively “discontinued, disqualified and/or terminated the nonconforming use.”

RECORD EVIDENCE

Robert and Susan Neale appeared at the hearing on behalf of their limited liability corporation, Beaumont 118, LLC. Lawrence Schmidt, Esquire of Smith, Gildea & Schmidt, LLC represented the Petitioner. There were no protestants or interested persons in attendance. Mr. Schmidt was therefore allowed to present the case by way of a proffer, although the Neales also briefly testified to clarify several points. The material facts are as follows.

The subject property is 0.328 acres and is zoned DR 2. It is located in “Olde Catonsville.” A single-family dwelling was built on this lot in 1887, which is Lot 17 on a plat that was recorded in 1919. (Petitioners’ Exhibit 1). The Neales purchased the property in 2011 as an investment property. It had five apartments at the time of purchase, as it had for many decades. The Neales have leased these apartments ever since their purchase and have properly equipped and registered each of the five apartments under the County’s rental registration regulations. However, when they went to renew the registrations this year the Permits office pointed out that this multi-family dwelling was a non-conforming use in this DR 2 zone. By letter dated March 24, 2023 the Director of Permits, Approvals, and Inspections (“PAI”) informed the Neales that their rental licenses would not be renewed unless they could establish via a Special Hearing that this is a valid non-conforming use under BCZR § 104. *See*, Gutwald Letter, admitted as Petitioners’ Exhibit 18.

The letter erroneously states that the Neales would only have to establish this continuous nonconforming use from 1955 forward. However, as People’s Counsel correctly asserts in his letter, the use actually must date back to 1945, the year the first Baltimore County Zoning Regulations were adopted, and under which only single-family homes were permitted on this site. Mr. Schmidt conceded this point at the hearing.

The Neales submitted 18 exhibits in support of their case, including sworn affidavits from

four long-time Catonsville residents. These affidavits definitively attest to the continuing use of these five apartments as far back as 1955. Further, the affidavit of John Dewart, who grew up in his parents' home at 114 Beaumont Avenue from 1950 to 1973, states that, if still alive, his parents would attest that the five apartments were already in use when they bought their 114 Beaumont Avenue home in 1942.

Mr. Neale testified that he and his wife bought 111 Beaumont Avenue in 1976 and sold that home and moved to 107 Beaumont in 1987, where they still reside. He explained that when they first moved onto the block their next-door neighbors were an elderly couple, Elizabeth and John Henry. The Henrys told them that the subject dwelling was purchased by the Phillips family in the 1920s and that they had converted it into five apartments during the Great Depression in the mid-1930s in order to generate income. The Chain of Title submitted as Petitioners' Exhibit 7b shows that a T. Charles Phillips purchased the subject property on May 17, 1922 and that it stayed in the family until his daughter Myrtle Robinson sold it in on April 22, 1957. Mr. Neale explained that the Henrys were friends with the Robinsons and that the Robinsons had always used 118 Beaumont as a five-apartment rental property.

Mr. Neale further testified that when he and his wife remodeled one of the apartment's bathrooms in 2012, they found old newspapers that had been used as insulation when the bathroom for that apartment was originally built. Photos of those newspaper remnants were admitted as Petitioners' Exhibit 14, and are from a local paper from a date sometime in 1934. (The remnants from the paper clearly show the year as 1934 but the exact day of the year is cut off. However, one of the advertisements in the paper is for a sale at a grocery store and states that the sale is "effective September 14th, 15th."). In sum, these photos support the premise that 118 Beaumont Avenue was retrofitted from a single-family home into a five apartment rental property in 1934.

People's Counsel urges that there is another thing to consider in the analysis. Namely, that the property was subdivided by a prior owner in 1993 and a new single family home was built on the newly created lot. As part of the application for that minor subdivision the notes on the approved plat state, among other things, that the "lots are for residential use *single family dwellings*." (emphasis added). People's Counsel contends that this subdivision would not have been approved if the application had accurately noted that there were already five apartments on the lot – which already exceeded the permitted density, which at the time was DR 3.5. People's Counsel further notes that the prior owner sold the newly created lot for \$62,500.00 and a new single family home was built on that smaller lot facing Edmondson Avenue. Counsel contends that this series of actions – the misstatement in the plat notes, and the resulting subdivision approval and financial windfall – legally terminated the nonconforming apartments in the original dwelling.

At the conclusion of the hearing I gave Mr. Schmidt the opportunity to submit a post-hearing memorandum in response to the arguments raised by People's Counsel. He did so, and that memorandum has been fully considered. No response was submitted by People's Counsel.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

SPECIAL HEARING

Pursuant to BCZR §500.7:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And

“the administrative practice in Baltimore County has been to determine whether the proposed “Special Hearing [relief] would be compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion No. 1485 Md. App. (Sept. Term 2016).

In Baltimore County, the law regarding nonconforming uses is set forth in BCZR §104.2, which provides that:

A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these regulations, provided that upon any change from such nonconforming use to any other use whatsoever or any abandonment or discontinuance of such nonconforming use for a period of one year or more, the right to continue or resume such nonconforming use shall terminate.

The definition of a non-conforming use in BCZR §101.1 is as follows:

NONCONFORMING USE — A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use.

Therefore, the two questions to be resolved in this case are: (1) Whether or not the use of the property as a multi-family apartment existed prior to the inception of the 1945 zoning regulation prohibiting that use; and (2) if so, whether that use continued uninterrupted and was not abandoned, discontinued, or legally terminated for a period of one year or more.

Based on the record evidence recounted above I find that the Petitioners have established that 118 Beaumont Avenue has been used as a multi-apartment¹ rental property since the mid 1930s. Sworn affidavits attest to this use back as far as the early 1950s. I realize that the proof of

¹ The evidence tends to show that the current five apartment layout has been in existence since the dwelling was originally reconfigured from a single family home to apartments. However, even if there were originally only three or four apartments I find that the addition of one or two apartments over the years would constitute a lawful “intensification” of the use. *See, e.g., County Comm’rs of Carroll County v. Zent*, 86 Md. App. 745 (1991) (increase in the number of disabled trucks stored at repair facility was a lawful intensification).

the multi-family use prior to 1945 is based in part on the hearsay testimony of one of the affiants, John Derwart, who asserts that, if alive, his parents would confirm that the multi-family use was in existence when they bought their house at 114 Beaumont Avenue in 1942. However, the testimony of the Neales concerning the 1934 newspaper they found while remodeling one of the bathrooms is strong circumstantial support for that hearsay evidence. People's Counsel is correct that the burden of proof is strict in nonconforming use cases. *Prince George's County v. E.L. Gardner*, 293 Md. 259 (1982). But the law also recognizes that vested rights are constitutionally protected and therefore the continuing existence of a nonconforming use should not be *impossible* to prove. *Id.*

The legal framework for this analysis was aptly stated in *McKemy v. Baltimore County*, 39 Md. App. 257 (1978), where the Court instructed that, "[i]n deciding whether the current activity is within the scope of the non-conforming use, the Board should have considered the following factors:

- (1) to what extent does the current use of these lots reflect the nature and purpose of the original non-conforming use;
 - (2) is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind;
 - (3) does the current use have a substantially different effect upon the neighborhood;
 - (4) is the current use a "drastic enlargement or extension" of the original non-conforming use."
- Id.* 39 Md. App. at 269–70.

All of these factors weigh in the Neales' favor in this case. This is the same nonconforming use that has existed since 1934. It does not have any different effect on the neighborhood. The Neales explained that the age of their tenants ranges from 59 to 79 and they

are quiet and considerate neighbors. Further, photos of the apartment house (Petitioners' Exhibit 4) show that the property has been meticulously maintained. Finally, over the years there may not have been *any* increase in the number of apartments in use, but if there has been any it certainly has not been a "drastic" increase.

The distinction between a permissible "intensification," and an unlawful "extension" has been described as follows: "Maryland case law permits continuing a non-conforming use, but does not permit the *transmogrification* of an approved non-conforming use into a *new and different use*. The latter constitutes an unlawful extension, even if there is no outward change in the appearance of the facility being used." *N.I.H. Fed. Credit Union v. Hawk*, 47 Md. App. 189, 200, 422 A.2d 55 (1980) (emphasis added) (conversion of a scientific laboratory into a credit union was an unlawful extension or intensification). *See also, Jahnigen v. Staley*, 245 Md. 130 (1967) (construction of additional piers at nonconforming marina was an unlawful extension but increase in the number of rental rowboats was a permissible intensification).

It is fair to say that this case law does not provide any bright lines in distinguishing between a lawful intensification and an unlawful extension or intensification. However, in the instant case, even if, over the years, the number of apartments increased from three or four up to the current five, that would be a mere intensification of the use, not an unlawful extension under the controlling authorities.

Nor do I believe that the subdivision of the original lot and the construction of a new home extinguished the nonconforming apartment use. As Mr. Schmidt correctly states, the subdivision of the property by a prior owner – even if it involved dishonesty and should not have been approved – did *not* change the nonconforming apartment *use* of the original dwelling in any way – and it is the *use* that matters. Indeed, People's Counsel acknowledges this point by

referencing a Board of Appeals decision, and explaining that “In *Leong*, for the 3-apartment request on .38 acres zoned DR 5.5 the CBA wrote “the operative word here is ‘use.’” *See*, People’s Counsel’s letter at p. 8.

Mr. Schmidt reasons as follows in his memorandum: “As with the *Leong* case, this case is about the use. The property did not become “more non-conforming” when it was subdivided in 1993. Its use as an apartment building was non-compliant before the subdivision and it continued afterward. There is simply no authority for the proposition that a change in lot size (under the theory that one can ‘add’ to the non-compliance of a use) somehow alters the non-conforming use of a property. The use of this property was not ‘kinda’ non-conforming in 1945, and ‘really’ became non-conforming in 1993.” (emphasis in original).

I believe that, at least on the facts of this case, he is correct. The reduction of the lot size of 118 Beaumont and the construction of a new home on the new lot did increase the density of the site - and as People’s Counsel notes this should not have been approved, because had the existing five apartments been accurately noted on the plat it would have been clear to the County’s reviewers that there was no density left for the original 118 Beaumont lot. However, in my view the increased density is analogous to the increase in rental boats that was deemed a lawful intensification in *Jahnigen v. Staley, supra*.

Further, as also argued by Mr. Schmidt, “[i]f the minor subdivision plan was improperly approved, then that is an issue within the purview of the County’s development / subdivision regulations; and not related to the zoning regulation that governs non-conforming uses. As stated in *People’s Counsel v. Elm Street*, 172 Md. App. 690, 705 (2007), ‘Maryland courts treat the review of zoning matters and of development plans as separate matters which may be subjected

to a separate development and approval procedure because they each have an independent purpose.”

Finally, Mr. and Mrs. Neale have clean hands. They did not engineer or profit from the 1993 subdivision of the property. They purchased the property as an existing nonconforming apartment building in 2011 and have been lawfully operating it as such ever since. The only reason these issues even came to light was because the Neales were attempting to renew their County rental registrations and during that process it was flagged by PAI. If this nonconforming use were terminated it would cause great hardship for the Neales and their tenants. Further, the cost of converting these apartments back to a single family home would likely be prohibitive. But those considerations are really not relevant because the existence of a lawful nonconforming use was established in this case.

THEREFORE, IT IS ORDERED, this **22nd** day of **September, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing under BCZR § 500.7: to approve an existing building containing five (5) apartments as a legal non-conforming use pursuant to BCZR, § 104; and to approve a reduction in the land area of a non-conforming use due to an approved 1993 minor subdivision (Macari Property MS No. 93102M); is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- 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 made within thirty (30) days of the date of this
Order.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 7/20/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0136-SPH

INFORMATION:

Property Address: 118 Beaumont Avenue
Petitioner: Robert R. Neale, Jr. & Susan Neale
Zoning: DR 2
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for the following:

Special Hearing -

1. To determine whether the Zoning Commissioner should approve a legal non-conforming use pursuant to BCZR section 104 for a single family dwelling which was converted to a five family dwelling prior to 1955 and has been continuously used as a five-apartment dwelling since that conversion.

The proposed site is a 14,280sf property zoned DR 2. The existing land use is currently residential and it is surrounded by predominantly residential uses. The proposed site has no previous zoning actions/relief.

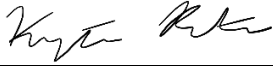
The requested non-conforming use relief, as said in above request, does not impose adverse impacts on adjacent properties or the public right of way. It is understood that the current dwelling and use has been intact since 1955 and will remain consistent. The property is located in the "Old Catonsville" National Register Historic District. The property is not listed as a County Landmark, or within a County Historic District. Any alterations are outside of the Landmarks Preservation Committee's (LPC) purview.

The Department has no objections in granting the relief subject to the following conditions.

1. The applicant confirms/demonstrates that there is adequate parking to support the request.
2. The site complies with all other use/setback regulations and guidelines for DR 2 zoned property.
3. The applicant shall comply with any additional conditions set forth by the Administrative Law Judge.

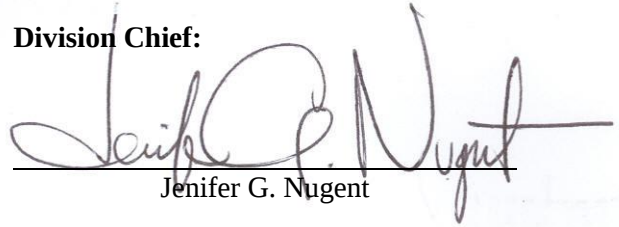
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

Lawrence E. Schmidt
Sophie Kotzker, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/4/2023

Case Number: 2023-0136-SPH

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~
MR. & MRS. NEALE, JR.

Date of Hearing: AUGUST 24, 2023

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

The sign(s) were posted on: AUGUST 4, 2023

ZONING NOTICE

CASE # 2023-0136-SPH

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

DATE AND TIME: THURSDAY, AUGUST 24, 2023
AT 10:00 A.M.

SPECIAL HEARING TO APPROVE AN EXISTING BUILDING CONTAINING FIVE (5) APARTMENTS AS A LEGAL NON-CONFORMING USE PURSUANT TO BCZR, SEC. 104. TO APPROVE A REDUCTION IN THE LAND AREA OF A NON-CONFORMING USE DUE TO AN APPROVED 1993 MINOR SUBDIVISION (MACARI PROPERTY MS NO. 93102M); FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY. 118 BEAMONT AVENUE

For information on how to participate in the hearings Go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number above. You may also call 410-887-3868, ext. 0

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Background Photo 1st Sign

Background Photo 2nd Sign

Posted @ 118 Beamont Avenue ~ 8/4/2023

CASE # 2023-0136-SPH

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: July 21, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0136-SPH
Address: 118 BEAUMONT AVE
Legal Owner: Robert & Susan Neale

Zoning Advisory Committee Meeting of July 17, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

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: 2023-0136-SPH
Property Address: 118 Beaumont AVE, Catonsville, MD 21228
Legal Owners (Petitioners): Robert and Susan Neale
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Robert and Susan Neale
Address: 118 Beaumont AVE, Catonsville MD 21228

Telephone Number: 410-913-5846

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

2023-0136-SPH

Revised 3/2022

SUPPLEMENT FOR PETITION FOR SPECIAL HEARING TO CONFIRM NON-CONFORMING USE

The residential improvements located at 118 Beaumont Avenue were initially constructed in 1887. The residence was converted into a dwelling for 5 apartments prior to 1945. The five apartment units located within the building consists of 2 first floor apartments, 2 second floor apartments and 1 third floor apartment. All 5 apartments have private entrances accessed from a common interior hallway. The 2 first floor apartments also have an additional exterior private entrance to their apartments. All 5 apartments have individually assigned locked storage lockers in the basement. A laundry room located in the basement is shared by all tenants. There is an asphalt surfaced parking lot on the north side of the subject property which can accommodate parking for 8 automobiles.

The following information provided by the petitioners Robert R. Neale, Jr. and Susan E. Neale, who are the present owners of 118 Beaumont Avenue, details their personal knowledge of the history of the conversion of the property located at 118 Beaumont Avenue, from a single-family home into a 5-apartment dwelling prior to 1945 and its continual use as such up until the present.

In 1976, we, the petitioners, purchased 111 Beaumont Avenue, Catonsville, Md 21228. 118 Beaumont Ave. was a 5-apartment rental property at that time.

Our neighbors, John and Elizabeth Henry, at 113 Beaumont were an older couple who told us the story that 118 Beaumont Ave. had been converted into apartments in the late 1930's to 1940's as many owners of the large old Catonsville homes had done for economic reasons during the Great Depression and WWII years. Sadly, the Henry's have since deceased as have our other neighbors of their generation.

Two former residents of Beaumont Avenue, John Derwart and former Baltimore County Executive Donald Mohler III, and one present resident of Beaumont Avenue, Mary Linantud, have personal knowledge that the property was used as a multi-family dwelling prior to 1955.

EXHIBITS 8, 9, 10

In 1982 we, the petitioners, sold 111 Beaumont Avenue and purchased and resided at 107 Beaumont Avenue, next door to 111 Beaumont Avenue. Over the next 32 years of residency at 107 Beaumont Avenue we personally witnessed the turnover of tenants at 118 Beaumont many times.

EXHIBIT 4

In 2011, my husband and I were both ready to retire from our jobs. We purchased 118 Beaumont Ave. on the second day the FOR SALE was posted. It has been our main source of income in our retirement years. We improved the property, and our main goal was for it to be as well maintained and attractive as the other homes in the neighborhood. We have always been proud of the property and our ability to provide clean and desirable housing for many tenants over the past 12 years. Our current tenants have all been long-term tenants at 118 Beaumont Avenue with tenancy ranging from 5 and 11 years. Many are retired elderly women. We feel that their housing security on their present income would be greatly jeopardized if they were forced to vacate the property.

There is physical evidence of the conversion of 118 Beaumont Ave. into a multi-family dwelling in the 1930s. To create 2 additional bathrooms, one on the first floor and one on the second floor, a 2-story bump out was built on the north side of the house extending over a portion of the original porch. While making repairs in the first-floor bathroom we found sections of newspaper attached to the crawl space interior walls below the bathroom. Most likely used for some insulation. They are dated 1934.

EXHIBIT 12

After believing that our property has been used as 5 apartments continually for approximately 78 years, we never suspected it was not "grandfathered" into being compliant with zoning laws. We hope this Special Hearing will settle this issue in our favor and return peace of mind to us and those of our tenants.

Thank you for your thoughtful consideration in this matter.

2023-0136-SP17

SUPPLEMENT FOR PETITION FOR SPECIAL HEARING TO CONFIRM NON-CONFORMING USE

The residential improvements located at 118 Beaumont Avenue were initially constructed in 1887. The residence was converted into a dwelling for 5 apartments prior to 1945. The five apartment units located within the building consists of 2 first floor apartments, 2 second floor apartments and 1 third floor apartment. All 5 apartments have private entrances accessed from a common interior hallway. The 2 first floor apartments also have an additional exterior private entrance to their apartments. All 5 apartments have individually assigned locked storage lockers in the basement. A laundry room located in the basement is shared by all tenants. There is an asphalt surfaced parking lot on the north side of the subject property which can accommodate parking for 8 automobiles.

The following information provided by the petitioners Robert R. Neale, Jr. and Susan E. Neale, who are the present owners of 118 Beaumont Avenue, details their personal knowledge of the history of the conversion of the property located at 118 Beaumont Avenue, from a single-family home into a 5-apartment dwelling prior to 1945 and its continual use as such up until the present.

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2023-0136-SPH

SUPPLEMENT FOR PETITION FOR SPECIAL HEARING TO CONFIRM NON-CONFORMING USE

The residential improvements located at 118 Beaumont Avenue were initially constructed in 1887. The residence was converted into a dwelling for 5 apartments prior to 1945. The five apartment units located within the building consists of 2 first floor apartments, 2 second floor apartments and 1 third floor apartment. All 5 apartments have private entrances accessed from a common interior hallway. The 2 first floor apartments also have an additional exterior private entrance to their apartments. All 5 apartments have individually assigned locked storage lockers in the basement. A laundry room located in the basement is shared by all tenants. There is an asphalt surfaced parking lot on the north side of the subject property which can accommodate parking for 8 automobiles.

The following information provided by the petitioners Robert R. Neale, Jr. and Susan E. Neale, who are the present owners of 118 Beaumont Avenue, details their personal knowledge of the history of the conversion of the property located at 118 Beaumont Avenue, from a single-family home into a 5-apartment dwelling prior to 1945 and its continual use as such up until the present.

In 1976, we, the petitioners, purchased 111 Beaumont Avenue, Catonsville, Md 21228. 118 Beaumont Ave. was a 5-apartment rental property at that time.

Our neighbors, John and Elizabeth Henry, at 113 Beaumont were an older couple who told us the story that 118 Beaumont Ave. had been converted into apartments in the late 1930's to 1940's as many owners of the large old Catonsville homes had done for economic reasons during the Great Depression and WWII years. Sadly, the Henry's have since deceased as have our other neighbors of their generation.

Two former residents of Beaumont Avenue, John Derwart and former Baltimore County Executive Donald Mohler III, and one present resident of Beaumont Avenue, Mary Linantud, have personal knowledge that the property was used as a multi-family dwelling prior to 1955.

EXHIBITS 8, 9, 10

In 1982 we, the petitioners, sold 111 Beaumont Avenue and purchased and resided at 107 Beaumont Avenue, next door to 111 Beaumont Avenue. Over the next 32 years of residency at 107 Beaumont Avenue we personally witnessed the turnover of tenants at 118 Beaumont many times.

EXHIBIT 4

In 2011, my husband and I were both ready to retire from our jobs. We purchased 118 Beaumont Ave. on the second day the FOR SALE was posted. It has been our main source of income in our retirement years. We improved the property, and our main goal was for it to be as well maintained and attractive as the other homes in the neighborhood. We have always been proud of the property and our ability to provide clean and desirable housing for many tenants over the past 12 years. Our current tenants have all been long-term tenants at 118 Beaumont Avenue with tenancy ranging from 5 and 11 years. Many are retired elderly women. We feel that their housing security on their present income would be greatly jeopardized if they were forced to vacate the property.

There is physical evidence of the conversion of 118 Beaumont Ave. into a multi-family dwelling in the 1930s. To create 2 additional bathrooms, one on the first floor and one on the second floor, a 2-story bump out was built on the north side of the house extending over a portion of the original porch. While making repairs in the first-floor bathroom we found sections of newspaper attached to the crawl space interior walls below the bathroom. Most likely used for some insulation. They are dated 1934.

EXHIBIT 12

After believing that our property has been used as 5 apartments continually for approximately 78 years, we never suspected it was not "grandfathered" into being compliant with zoning laws. We hope this Special Hearing will settle this issue in our favor and return peace of mind to us and those of our tenants.

Thank you for your thoughtful consideration in this matter.

2023-0136-SPH

PROPERTY DESCRIPTION: 118 Beaumont Ave, Catonsville Maryland 21228

COUNCIL DISTRICT 01 ELECTION DISTRICT 01

10 DIGIT TAX ID #2200017235

LOT NUMBER: 1

EXHIBIT LIST

EXHIBIT #	DESCRIPTION	
1	6/3/1919 Plat Book WPC 5, Folio 71 MSA-C2136-4670	
2	Property Map Source is SDAT data	
3	Front facing photo of 118 Beaumont Avenue, Catonsville, MD	
4	5/9/2023 List of possible past tenants with respective Apartment numbers Source is www.NeighborWho.com	
5	Zoning Property description	
6	4/13/2011 Deed to Property	
7	Property survey	
8	Donald I. Mohler III - Affidavit	
9	John T. Derwart - Affidavit	
10	Mary E. Linantud - Affidavit	
11	Baltimore County Map – Property highlighted in yellow Source is HTTPS:// BCGIS.BaltimoreCountyMD.gov/MyNeighborhood/	
12	1934 Newspaper pieces	

2023-0136-SPH

AFFIDAVIT

I, Donald I. Mohler III, am 73-years old and competent to testify and provide this Affidavit on personal knowledge. I reside at 301 Montrose Ave, Catonsville, MD, 21228. It is my understanding that this Affidavit is being used in a proceeding in Baltimore County, Maryland to establish the use of 118 Beaumont Avenue for the period from 1955 and thereafter.

I resided at 112 Beaumont Avenue during the 1960s. Two of my Great Aunts, Dorothy Mohler and Julia Waldron, resided in the 5-apartment dwelling located at 118 Beaumont Avenue., Catonsville, MD, 21228 during the early 1960s.

I recall visiting both of my Great Aunts in their apartments at 118 Beaumont Avenue during these years in the early 1960s.

I know that that the property at 118 Beaumont Avenue was in use as a multifamily dwelling at that time.

I solemnly affirm under the penalties of perjury and upon personal knowledge, that the contents of this Affidavit are true.



Donald I. Mohler III

5/28/23

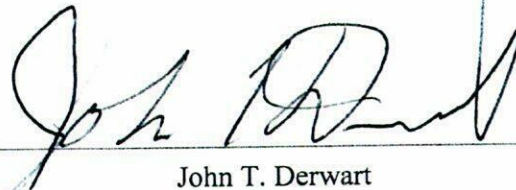
Date

2023-0136-SPH

Exhibit
8

AFFIDAVIT

1. I, John T. Derwart, am 73 years of age and competent to testify and provide this Affidavit on personal knowledge. I currently reside at 9190 Twiford Court, Ellicott City, Maryland. It is my understanding that this Affidavit is being used in a proceeding in Baltimore County, Maryland to establish the use of 118 Beaumont Ave. for the period from 1955 and thereafter.
2. I had resided at 114 Beaumont Ave. from 1950 to 1973. My parents, Herbert Derwart, Sr. and Alma Derwart purchased 114 Beaumont Ave. in 1942 and resided there for 63 years until it was sold in 2005.
3. My recollection goes back to the period when Myrtle Robinson owned 118 Beaumont Ave. Our family was acquainted with the Robinsons. The Robinsons lived in a property located at 100 Edmondson Ave. The Robinsons rented out the 5 apartments to tenants at 118 Beaumont Ave. I know that from at least 1955 to the present the property at 118 Beaumont Ave. has been in continuous use as a 5-apartment dwelling. If my parents were still alive they could testify to the fact that 118 Beaumont was used as a 5-apartment dwelling as early as 1942.
4. I solemnly affirm under the penalties of perjury and upon personal knowledge, that the contents of this Affidavit are true.


John T. Derwart


Date

2023-0136-SPH

Exhibit
9

AFFIDAVIT

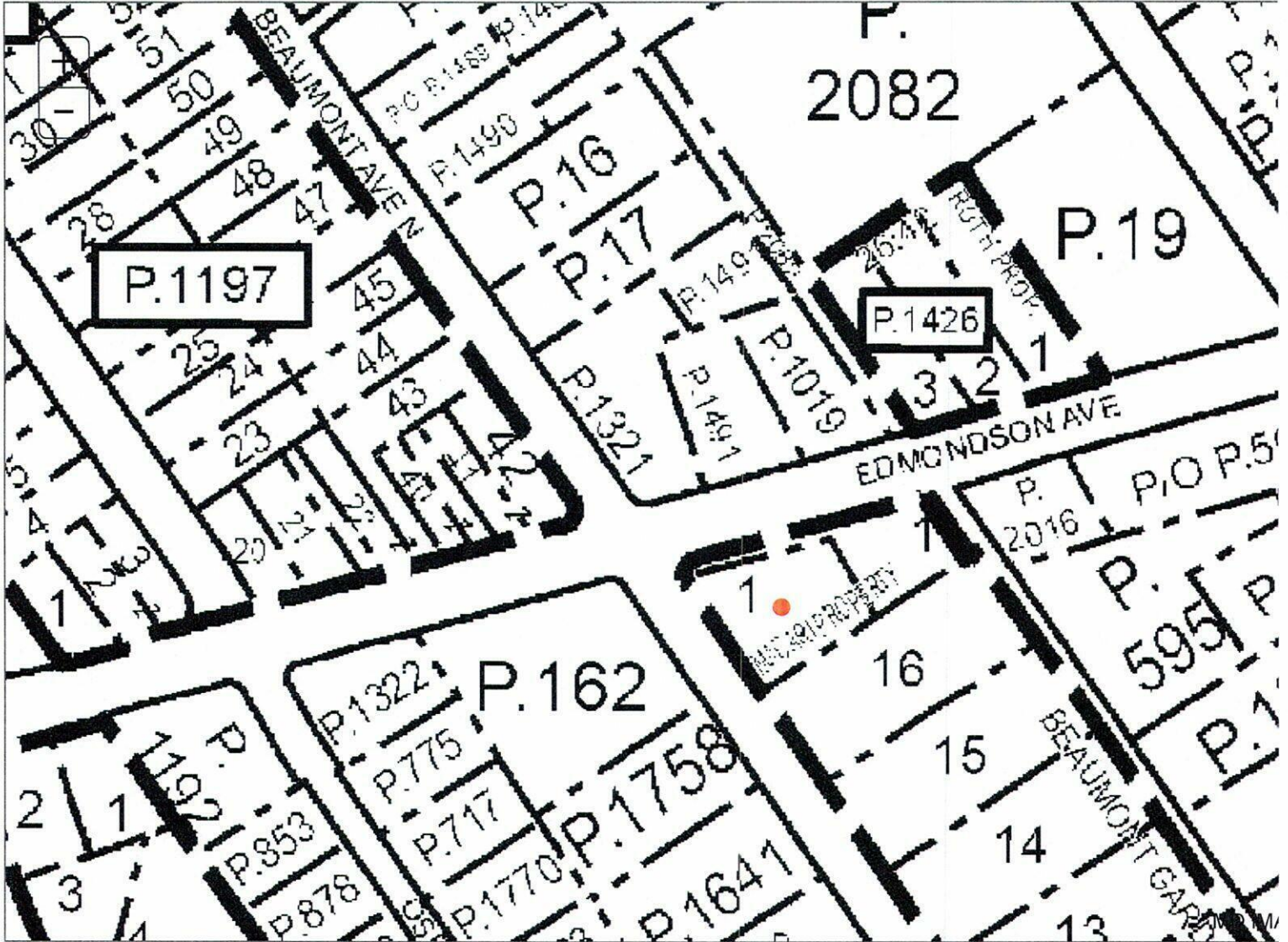
1. I, Mary Linantud am 80 years old and competent to testify and provide this Affidavit on personal knowledge. I reside at 101 Beaumont Ave., Catonsville, MD 21228. It is my understanding that this Affidavit is being used in a proceeding in Baltimore County, Maryland to establish the use of 118 Beaumont Ave. for the period from 1955 and thereafter.
2. I resided at 46 Melvin Ave. Catonsville, MD 21228 from 1942 to 1966. I have personal knowledge that 118 Beaumont Ave. was used as a multiple family dwelling as early as the 1950s and was used continuously as such during that time period. In 1971, I moved to 101 Beaumont Ave. and have lived there continuously until the present. During this time, 118 Beaumont Ave. has been used as a multi-family dwelling continuously up until the present.
3. My Mother, Katherine Schiaffino, lived at 46 Melvin Ave., Catonsville, MD 1936-2006. She knew that Dorothy Mohler was a neighbor who lived in an apartment at 118 Beaumont Ave. in the late 1950s to early 1960s.
4. I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this Affidavit are true.


Mary Linantud
Date June 10, 2023

2023-0136-SFH

Exhibit
10

District: 01



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

2023-0136-5917

Exhibit
2



2023 Photo Of 118 Beaumont Ave, 21228

2023-0136-SPH

Exhibit
3

Your email was found on the Dark Web! Review what details may have been leaked



Access NeighborWho property and owner data on other websites. [Download](#) the NeighborWho Chrome extension.

44 Possible Residents



Learn more

Maribeth Cortina (/app/generate/person?bvid=N_MDAwNTE4MTk0NTk5)

May also go by MARIBETH A CORTINA

Current location 118 N Beaumont Ave. Apt 4 Catonsville, MD 21228

Phone (717) 334-9441 (/app/generate/phone?phone=7173349441)

Dates seen 1993 - 2023

[View person report \(/app/generate/person?bvid=N_MDAwNTE4MTk0NTk5\)](#)

Is this accurate?

Dana W Gruber (/app/generate/person?bvid=N_MDAxMDA4NjE4Njcz)

Current location 118 N Beaumont Ave. Apt 2 Catonsville, MD 21228

Dates seen 2015 - 2023

[View person report \(/app/generate/person?bvid=N_MDAxMDA4NjE4Njcz\)](#)

Is this accurate?

Anne A Zielinski (/app/generate/person?bvid=N_MDAwODc5NzY0MTQ4)

May also go by ANNIE R ZIELINSKI, R AMME ZIELINSKI, R ANNE ZIELINSKI, RUTH A ZIELINSKI, A ZIELINSKI RUTH

Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228

Phone (410) 455-0902 (/app/generate/phone?phone=4104550902)

Dates seen 2018 - 2023

[View person report \(/app/generate/person?bvid=N_MDAwODc5NzY0MTQ4\)](#)

Is this accurate?

Ruth A Fahnestock (/app/generate/person?bvid=N_MDAwNzcxNzYxOTU2)

May also go by A FAHNESTOCK RUTH, RUTH WEBB

Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228

Phone (410) 747-7256 (/app/generate/phone?phone=4107477256)

Dates seen 1999 - 2002

[View person report \(/app/generate/person?bvid=N_MDAwNzcxNzYxOTU2\)](#)

Is this accurate?

Overview

2023-0136-SQA
Exhibit
4

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Dan P Kuhn (/app/generate/person?bvid=N_MDAxNDMzNzczNzA0)

May also go by DANIEL P KUHN

Current location 118 N Beaumont Ave. Apt 3 Catonsville, MD 21228

Dates seen 2012 - 2020

Access NeighborWho property and owner

data on other websites. [Download](#) the

NeighborWho Chrome extension.

[View person report \(/app/generate/person?bvid=N_MDAxNDMzNzczNzA0\)](#)

Is this accurate?

Brian M Cardinal (/app/generate/person?bvid=N_MDAwMzc0OTc2MzQ2)

Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228

Phone (301) 317-5368 (/app/generate/phone?phone=3013175368)

Dates seen 2010 - 2016

[View person report \(/app/generate/person?bvid=N_MDAwMzc0OTc2MzQ2\)](#)

Is this accurate?

Tammy O Gary (/app/generate/person?bvid=N_MDAwOTAyODk5MDA1)

May also go by TAMMY O GRAY, TAMMY O MELLEMA

Current location 118 N Beaumont Ave. Apt 4 Catonsville, MD 21228

Dates seen 2014 - 2016

[View person report \(/app/generate/person?bvid=N_MDAwOTAyODk5MDA1\)](#)

Is this accurate?

J Ammann (/app/generate/person?bvid=N_MDAwMDU0NDY0MjAz)

May also go by JEFFREY AMMANN, JEFFREY R AMMANN

Current location 118 N Beaumont Ave. Apt 4 Catonsville, MD 21228

Dates seen 2012 - 2014

[View person report \(/app/generate/person?bvid=N_MDAwMDU0NDY0MjAz\)](#)

Is this accurate?

Elizabeth C Crimi (/app/generate/person?bvid=N_MDAwNTM4MTY5NDUz)

May also go by E CRIMI

Current location 118 N Beaumont Ave. Apt 5 Catonsville, MD 21228

Phone (410) 455-9438 (/app/generate/phone?phone=4104559438)

Dates seen 1999 - 2013

2023-0136-SPH

[Overview](#)

Your email was found on the Dark Web! View person report (/app/generate/person?bvid=N_MDAwNTM4MTY5NDUz)



Is this accurate?

Access NeighborWho property and owner data on other websites. [Download](#) the NeighborWho Chrome extension.

Rebecca Good (/app/generate/person?bvid=N_MDAwOTY4NTY1NDg4)

May also go by REBECCA L GOODS, REBECCA L HOUGH
Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228
Dates seen 2010 - 2010

[View person report \(/app/generate/person?bvid=N_MDAwOTY4NTY1NDg4\)](#)

Is this accurate?

Carla Anne Fazi (/app/generate/person?bvid=N_MDAwNzgZNTYxOTEy)

May also go by CARLA-ANNE FAZI
Current location 118 N Beaumont Ave. Apt C Catonsville, MD 21228
Dates seen 2008 - 2009

[View person report \(/app/generate/person?bvid=N_MDAwNzgZNTYxOTEy\)](#)

Is this accurate?

L L Laun (/app/generate/person?bvid=N_MDAxNDc2OTE1NDMz)

Current location 118 N Beaumont Ave. Apt 3 Catonsville, MD 21228
Phone (410) 795-2582 (/app/generate/phone?phone=4107952582)
Dates seen 2002 - 2008

[View person report \(/app/generate/person?bvid=N_MDAxNDc2OTE1NDMz\)](#)

Is this accurate?

Mike G Landavere (/app/generate/person?bvid=N_MDAxNDYwMjA2Nzk2)

May also go by M LANDAVERE
Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228
Phone (410) 869-1366 (/app/generate/phone?phone=4108691366)
Dates seen 1994 - 2006

[View person report \(/app/generate/person?bvid=N_MDAxNDYwMjA2Nzk2\)](#)

Is this accurate?

2023-013C-59H

Mary M Barksdale (/app/generate/person?bvid=N_MDAwMTM3MzY1NDQz)

May also go by MARY M LANDAVERE, MARY M LANDAVARE, M LANDAVERE

Current location 118 N Beaumont Ave. Apt 3 Catonsville, MD 21228
Your email was found on the Dark Web! Review what details may have been leaked
Phone (410) 869-1366 (/app/generate/phone?phone=4108691366)

Dates seen 1998 - 2000

Access NeighborWho property and owner
data on other websites. [Download](#) the

View person report (/app/generate/person?bvid=N_MDAwMTM3MzY1NDQz)

Is this accurate?

Joanne Kerr (/app/generate/person?bvid=N_MDAxMzgWMTcyNDQ3)

Current location 118 N Beaumont Ave. Apt 5 Catonsville, MD 21228

Dates seen 1990 - 1994

View person report (/app/generate/person?bvid=N_MDAxMzgWMTcyNDQ3)

Is this accurate?

Erry Kerr (/app/generate/person?bvid=N_MDAxMzc5ODM3NDcz)

May also go by JERRY D KERR

Current location 118 N Beaumont Ave. Apt 5 Catonsville, MD 21228

Phone (410) 744-3202 (/app/generate/phone?phone=4107443202)

Dates seen 1990 - 2004

View person report (/app/generate/person?bvid=N_MDAxMzc5ODM3NDcz)

Is this accurate?

Leslie A Coe (/app/generate/person?bvid=N_MDAwNDc3MTE5NDA0)

May also go by LESLIE A COE

Current location 118 N Beaumont Ave. Apt 4 Catonsville, MD 21228

Dates seen 2004 - 2004

View person report (/app/generate/person?bvid=N_MDAwNDc3MTE5NDA0)

Is this accurate?

Rebekah M Kirk (/app/generate/person?bvid=N_MDAxNDAwODM2OTI5)

Current location 118 N Beaumont Ave. Catonsville, MD 21228

Dates seen 2003 - 2004

View person report (/app/generate/person?bvid=N_MDAxNDAwODM2OTI5)

Is this accurate?

2023-0136 SPH

Lloyd Emerson (/app/generate/person?bvid=N_MDAxMTc5MTk1NDk1)

May also go by R EMERSON JR, R EMERSON SR, EMERSON LLOYD, EMERSON R LLOYD JR, EMERSON R LLOYD SR
Your email was found on the Dark Web! Review what details may have been leaked
Current location 118 N Beaumont Ave. Catonsville, MD 21228

Phone (410) 747-1348 (/app/generate/phone?phone=4107471348)

Dates seen 1980 - 2003

Access NeighborWho property and owner
data on other websites. [Download](#) the
NeighborWho Chrome extension.

View person report (/app/generate/person?bvid=N_MDAxMTc5MTk1NDk1)

Is this accurate?

Cathy Anne Beedenbender (/app/generate/person?bvid=N_MDAwMTcyMzgxODY3)

May also go by CATHERINE WILEY, CATHY B WILEY

Current location 118 N Beaumont Ave. # 6 Catonsville, MD 21228

Phone (410) 242-3441 (/app/generate/phone?phone=4102423441)

Dates seen 1984 - 2002

View person report (/app/generate/person?bvid=N_MDAwMTcyMzgxODY3)

Is this accurate?

Angela E Burns (/app/generate/person?bvid=N_MDAwMzI5NjI0ODkw)

Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228

Dates seen 1996 - 2000

View person report (/app/generate/person?bvid=N_MDAwMzI5NjI0ODkw)

Is this accurate?

Carlos E Gonzalez (/app/generate/person?bvid=N_MDAwOTU4Nzg0OTQ3)

Current location 118 N Beaumont Ave. Apt 5 Catonsville, MD 21228

Phone (410) 576-9045 (/app/generate/phone?phone=4105769045)

Dates seen 1988 - 2000

View person report (/app/generate/person?bvid=N_MDAwOTU4Nzg0OTQ3)

Is this accurate?

Leo Stepp John (/app/generate/person?bvid=N_MDAxMTk4NDkxMzAw)

May also go by JOHN STEPP, JOHN L STEPP III

Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228

Dates seen 1997 - 1999

View person report (/app/generate/person?bvid=N_MDAxMTk4NDkxMzAw)

Is this accurate?

Overview

2023-0136-SPB

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Robert J Clark (/app/generate/person?bvid=N_MDAwNDU1NzcwNzgX)

May also go by ROBERT J CLARK JR

Current location 118 N Beaumont Ave. Apt 4 Catonsville, MD 21228

Dates seen 1987 - 1998

Access NeighborWho property and owner data on other websites. [Download](#) the NeighborWho Chrome extension.

[View person report \(/app/generate/person?bvid=N_MDAwNDU1NzcwNzgX\)](/app/generate/person?bvid=N_MDAwNDU1NzcwNzgX)

Is this accurate?

Philip John Clark (/app/generate/person?bvid=N_MDAwNDU1NTI4OTY1)

May also go by PHILIP J DOGGETT

Current location 118 N Beaumont Ave. Apt 4 Catonsville, MD 21228

Dates seen 1994 - 1995

[View person report \(/app/generate/person?bvid=N_MDAwNDU1NTI4OTY1\)](/app/generate/person?bvid=N_MDAwNDU1NTI4OTY1)

Is this accurate?

Clark Jane Beh (/app/generate/person?bvid=N_MDAwMTczMTg4OTAy)

May also go by JANE E BEH, JANE BEH CLARK, JANE B CLARK, JANE BEH GABRIEL, CLARK JANE BEH, JANE E CLARK

Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228

Dates seen 1996 - 1999

[View person report \(/app/generate/person?bvid=N_MDAwMTczMTg4OTAy\)](/app/generate/person?bvid=N_MDAwMTczMTg4OTAy)

Is this accurate?

Hillary A Banachowski (/app/generate/person?bvid=N_MDAwMTI1MDU2NDQ2)

May also go by HILLARY ANN CLARK

Current location 118 N Beaumont Ave. # 6 Catonsville, MD 21228

Phone (301) 865-5404 (/app/generate/phone?phone=3018655404)

Dates seen 1989 - 1995

[View person report \(/app/generate/person?bvid=N_MDAwMTI1MDU2NDQ2\)](/app/generate/person?bvid=N_MDAwMTI1MDU2NDQ2)

Is this accurate?

Kallie Sue Busby (/app/generate/person?bvid=N_MDAwMzM1MTM3MTk5)

May also go by KALLIE WILBOURN

Current location 118 N Beaumont Ave. Apt 3 Catonsville, MD 21228

Phone (410) 788-4242 (/app/generate/phone?phone=4107884242)

Dates seen 1998 - 1998

[Overview](#)

2023-0136-SPH

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Is this accurate?

Access NeighborWho property and owner data on other websites. [Download](#) the NeighborWho Chrome extension.

Sam J Falise (/app/generate/person?bvid=N_MDAwNzczMTgxNzkx)

May also go by SAMUEL J FALISE JR

Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228

Dates seen 1998 - 1998

[View person report \(/app/generate/person?bvid=N_MDAwNzczMTgxNzkx\)](/app/generate/person?bvid=N_MDAwNzczMTgxNzkx)

Is this accurate?

Francis J Collins (/app/generate/person?bvid=N_MDAwNDg3NjQ5NzYx)

Current location 118 N Beaumont Ave. Apt 4 Catonsville, MD 21228

Dates seen 1990 - 1997

[View person report \(/app/generate/person?bvid=N_MDAwNDg3NjQ5NzYx\)](/app/generate/person?bvid=N_MDAwNDg3NjQ5NzYx)

Is this accurate?

A Collins (/app/generate/person?bvid=N_MDAwNDg2MzM1NjM4)

May also go by ANNE M COLLINS

Current location 118 N Beaumont Ave. Apt 4 Catonsville, MD 21228

Phone (410) 313-2856 (/app/generate/phone?phone=4103132856)

Dates seen 1990 - 1998

[View person report \(/app/generate/person?bvid=N_MDAwNDg2MzM1NjM4\)](/app/generate/person?bvid=N_MDAwNDg2MzM1NjM4)

Is this accurate?

Matthew G Collins (/app/generate/person?bvid=N_MDAwNDg4Njc3OTc0)

May also go by G COLLINS MATTHEW

Current location 118 N Beaumont Ave. Catonsville, MD 21228

Phone (410) 254-3371 (/app/generate/phone?phone=4102543371)

Dates seen 1994 - 1996

[View person report \(/app/generate/person?bvid=N_MDAwNDg4Njc3OTc0\)](/app/generate/person?bvid=N_MDAwNDg4Njc3OTc0)

Is this accurate?

2023-0136-SPH

Colleen Moore McGuire (/app/generate/person?bvid=N_MDAxMTA3OTQzMzI3)

Current location 118 N Beaumont Ave. Apt 6 Catonsville, MD 21228

Dates seen 1996 - 1997

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View person report (/app/generate/person?bvid=N_MDAxMTA3OTQzMzI3)

Access NeighborWho property and owner data on other websites. [Download](#) the NeighborWho Chrome extension.

Is this accurate?

Patricia J Feick (/app/generate/person?bvid=N_MDAwNzg0ODE3NTI2)

May also go by PATTY FEICK

Current location 118 N Beaumont Ave. Apt 4 Catonsville, MD 21228

Dates seen 1984 - 1995

View person report (/app/generate/person?bvid=N_MDAwNzg0ODE3NTI2)

Is this accurate?

Kristin B Davis (/app/generate/person?bvid=N_MDAwNTgzNTAwNTU4)

May also go by CHRISTEN B RICASA, KRISTIN B RICASA

Current location 118 N Beaumont Ave. Catonsville, MD 21228

Dates seen 1992 - 1995

View person report (/app/generate/person?bvid=N_MDAwNTgzNTAwNTU4)

Is this accurate?

Julie Markward (/app/generate/person?bvid=N_MDAwMTU3OTA3MTk1)

Current location 118 N Beaumont Ave. Apt 3 Catonsville, MD 21228

Dates seen 1995 - 1995

View person report (/app/generate/person?bvid=N_MDAwMTU3OTA3MTk1)

Is this accurate?

Candace L Heisey (/app/generate/person?bvid=N_MDAxMDk3NDYzNjQ0)

May also go by CANDACE L HERMAN

Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228

Phone (410) 747-1348 (/app/generate/phone?phone=4107471348)

Dates seen 1990 - 1994

View person report (/app/generate/person?bvid=N_MDAxMDk3NDYzNjQ0)

Is this accurate?

Timothy Sean Harman (/app/generate/person?bvid=N_MDAxMDU3OTgzOTYx)

Overview

Current location 118 N Beaumont Ave. Catonsville, MD 21228

[https://www.neighborwho.com/app/report/property?address=118 N Beaumont Ave&city=Catonsville&permalink=8374104fdbad6697aa8295054bff7f...](https://www.neighborwho.com/app/report/property?address=118+N+Beaumont+Ave&city=Catonsville&permalink=8374104fdbad6697aa8295054bff7f...)

2022 0136-3810

Dates seen 1993 - 1994

Your email was found on the Dark Web! Review what details may have been leaked



View person report (/app/generate/person?bvid=N_MDAxMDU3OTgzOTYx)
Access neighbor who property and owner data on other websites. [Download](#) the NeighborWho Chrome extension.

Is this accurate?

Michele L Harris (/app/generate/person?bvid=N_MDAxMDY2NTY2NTc0)

May also go by MICHELE A LINDSAY

Current location 118 N Beaumont Ave. Apt 1 Catonsville, MD 21228

Dates seen 1992 - 1994

View person report (/app/generate/person?bvid=N_MDAxMDY2NTY2NTc0)

Is this accurate?

B Dillman (/app/generate/person?bvid=N_MDAwNjQzOTU4Mzly)

May also go by DEAN B DILLMAN

Current location 118 N Beaumont Ave. Apt 5 Catonsville, MD 21228

Phone (410) 549-2535 (/app/generate/phone?phone=4105492535)

Dates seen 1992 - 1993

View person report (/app/generate/person?bvid=N_MDAwNjQzOTU4Mzly)

Is this accurate?

Michael A Giroux (/app/generate/person?bvid=N_MDAwOTMxMDc3MDIw)

Current location 118 N Beaumont Ave. Catonsville, MD 21228

Dates seen 1985 - 1985

View person report (/app/generate/person?bvid=N_MDAwOTMxMDc3MDIw)

Is this accurate?

John Baumbach (/app/generate/person?bvid=N_MDAwMTU2OTA1MTcw)

Current location 118 N Beaumont Ave. Apt 2 Catonsville, MD 21228

Dates seen 1984 - 1984

View person report (/app/generate/person?bvid=N_MDAwMTU2OTA1MTcw)

Is this accurate?

Mark A Coates (/app/generate/person?bvid=N_MDAwNDY2Njg0NDY2)

Current location 118 N Beaumont Ave. Catonsville, MD 21228

2023-0136-6914

Phone (207) 315-6138 (/app/generate/phone?phone=2073156138)

* Your email was found on the Dark Web! Review what details may have been leaked

Dates seen 1983 - 1984



Access NeighborWho property and owner

View person report (/app/generate/person?bvid=N_MDAwNDY2Njg0NDY2)

NeighborWho Chrome extension.

Is this accurate?

Jeffrey Lynn Hinegardner (/app/generate/person?bvid=N_MDAxMTM2MTQwMDc1)

Current location 118 N Beaumont Ave. Apt 6 Catonsville, MD 21228

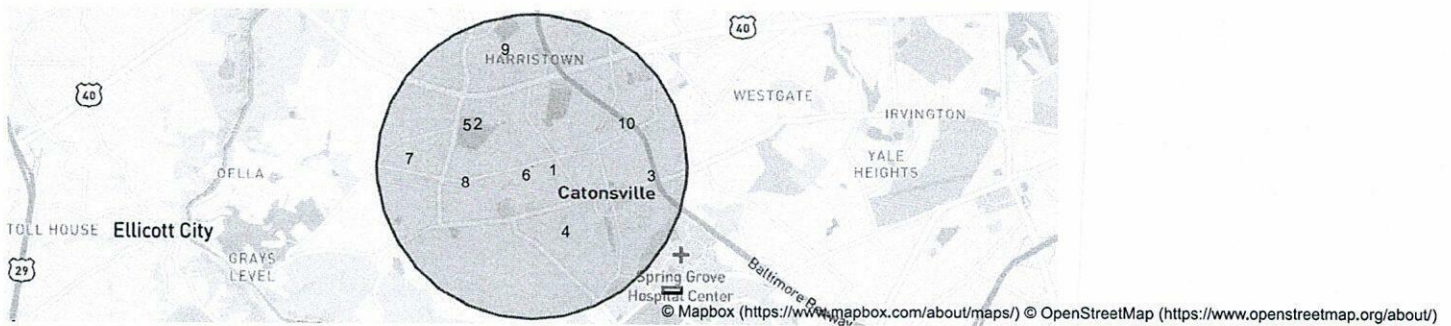
Dates seen 1982 - 1982

View person report (/app/generate/person?bvid=N_MDAxMTM2MTQwMDc1)

Is this accurate?

Comparable Homes

Learn more



1	2	3	4	5
\$665,000 Sold: 04/2023	\$655,000 Sold: 03/2023	\$550,000 Sold: 03/2023	\$515,000 Sold: 03/2023	\$635,000 Sold: 03/2023
1103 Frederick Rd. (0.41 miles away)	216 Rosewood Ave. (0.43 miles away)	8 Holmehurst Ave. (0.93 miles away)	422 S Rolling Rd. (0.93 miles away)	125 Oakdal (0.5 miles away)
Sq. Ft. 36,000	Sq. Ft. 6,900	Sq. Ft. 11,250	Sq. Ft. 33,541	Sq. Ft.
Beds -	Beds -	Beds -	Beds -	Beds
Baths 3	Baths 2	Baths 1	Baths 2	Baths
Built 1925	Built 1937	Built 1930	Built 1924	Built
Sale vs Valuation +18.01%	Sale vs Valuation +7.18%	Sale vs Valuation -2.4%	Sale vs Valuation -8.61%	Sale vs Valuation

Related Properties

There is currently no related property information associated with 118 N Beaumont Ave. Catonsville, MD 21228, but that may change in the future.

Overview

#6

DEED - FEE SIMPLE - CORPORATE GRANTOR
Lakeview Title Company
File No. 11-19966
Tax ID # 01 2200017235

This Deed, made this 13th day of April, 2011, by and between BAY BANK, FSB, GRANTOR, and BEAUMONT 118, LLC, GRANTEE.

- Witnesseth -

That in consideration of the sum of TWO HUNDRED NINETY FIVE THOUSAND DOLLARS 00/100 (\$295,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said BEAUMONT 118, LLC, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a stone found on the east side of Beaumont Avenue, 50 feet wide, beginning of the first of North 29-1/4 degrees west 153 and 8/12 foot line of that piece or parcel of land which by Deed dated February 21, 1990 and recorded amongst the Land Records of Baltimore County, Maryland in Liber S.M. No. 8428, folio 500 was conveyed by Brian G. Macari, Joan Macari, George P. Misulia, and Jane A. Misulia unto Brian G. Macari, Joan Macari, George P. Misulia, and Jane A. Misulia and running thence, as now surveyed, on the east side of Beaumont Avenue, 50 feet wide, and with part of the said first line, (1) North 33 degrees 47 minutes 45 seconds West 124.00 feet to the curved right of way line connecting the east side of Beaumont Avenue with the south side of Edmondson Avenue as previously widened to be 60 feet wide and shown on the Baltimore County Right of Way Plat H.R.W. 56118, which widening was by Deed dated April 22, 1957 and recorded amongst the Land Records of Baltimore County in Liber G.L.B. No. 3182, folio 225, was conveyed by Myrtle B. Robinson unto Baltimore County, Maryland and running thence and binding on said right of way line (2) 28.40 feet in a northeasterly direction along the arc of a curve to the right having a radius of 15.00 feet and being subtended by a chord bearing North 20 degrees 27 minutes 16 seconds East the distance of 24.35 feet to the point of tangency on the south right of way line of Edmondson Avenue, 60 feet wide, thence leaving said right of way line and running in, through, over and across the land described in the herein first mentioned Deed, the following three (3) courses and distances, viz: (3) South 15 degrees 17 minutes 45 seconds East 14.85 feet, (4) North 74 degrees 42 minutes 15 seconds East 125.40 feet, (5) South 29 degrees 49 minutes 19 seconds East 84.95 feet to intersect the fourth or South 60-3/4 degrees west 238 and 1/12 foot line of said herein first mention Deed at a point located 110.0 feet from the beginning thereof, thence running with and binding on the remainder said line, (6) South 56 degrees 12 minutes 15 seconds West 128.08 feet to the end thereof and to the place of the beginning, containing 0.328 of an acre of land, more or less. Also being shown and designated as Lot no. 1 on an approved plat entitled, "MINOR SUBDIVISION PLAT-MACARI PROPERTY" dated 10/15/1993 and recorded amongst the Land Records of Baltimore County in Liber 10104 Folio 543.

The improvements thereon being known as 118 BEAUMONT AVENUE.

TOGETHER with the right to use and maintain the existing water service line leading from Edmondson Avenue across a portion of Lot 2 to the existing house on the herein above-described Lot 1. Together with the buildings thereon, and the rights, alleys, ways, water, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

BEING the fee simple property which, by Deed-In-Lieu dated November 18, 2010, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 30361, Folio 001, was granted and conveyed by KEITH W. WILSON unto BAY BANK, FSB, formerly known as Bay National Bank.

2023-0136-SPA

Exhibit
6

Subject to Covenants, Easements and Restrictions of record.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract 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 proper use and benefit of the said BEAUMONT 118, LLC, in fee simple.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

BAY BANK, FSB

By:

Jeffrey M. Plank
Jeffrey M. Plank, Assistant Vice President

STATE OF MARYLAND

COUNTY OF BALTIMORE

} ss

I hereby certify that on this 11th day of April, 2011 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jeffrey M. Plank, who acknowledged himself/herself to be the Assistant Vice President of the Grantor corporation, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the Corporation, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

G. Claudia Madison
Notary Public

My commission expires: 8/18/2013



THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Kevin S. Yungmann, Attorney

2023-0136-SPH

14, 1934

mate.

re!

Jean Rouchard

MISS BELL changes her mind, the Virginia Ho-
list, listed next week at the new Mount Pleas-
without a defending champion. She said today she
to enter the event. Mrs. Jerome Sloman, runner-up to Mrs.

Clifton Park also is a
stant.
that the linkswomen de-
with favor upon the new
Hillen road. They claim it is
too long.
with shorter tees, Mount Pleas-
measure more than 6,000 yards
Holzderber competition. With
long course, it will take plenty
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four hours and more, there
fun in playing. At least,
women think.

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Steps were taken last night at Clifton
Park to form the group, but since
various representatives were without
power to act the actual setting up of
the body will not be effected until
September 27.

The association will fill a long-felt
need. The parks associations were at
odds frequently, and if nothing else
the new body will serve to aid the
municipal linksmen in many respects.
But the association will not be con-
fined to the parks alone; all clubs
using public links are eligible for
membership and the group will affiliate
with the United States Golf Associa-
tion.

Open Tourney Listed Sunday On The Sho'

CHESTERTOWN WILL bid for the
golfing spotlight Sunday. The
Chester River Yacht and Golf Co.
will sponsor the annual Eastern
open championship on that day. Andy
Gibson and Laurence Wisner plan to
match strokes with other pros in the
professional division. However, a State
handicap also is listed for Sunday at
Rodgers Forge, and the clubswingers
likely will take in this affair, rather
than the one on the Sho'.

Mrs. E. Boyd Morrow, Elkridge Hunt
Club, and who will play in the national
women's championship, plans to play
some practice rounds over the White
Marsh Valley course this weekend.

Entries will close tomorrow at the
State Association headquarters for the
seniors' championship, to be played
Tuesday at Green Spring Valley Hunt

NEW YORK
permitting,
intersectional po-
away to a delay
with the West si-
favorite's role, b-
youngsters still
In their final w-
four of Mike Ph-
Winston West and
a team "Whites,"
two golfers behind in
terday

Spare For O

the team opposing
Ebbby Gerry and E-
ing, both spares on
quad, and Seymour
Bobby Strawbridge.

The West—Eric Pedley, Cecil Smith,
Aidan Roark and Elmer Boeske—
was to finish its preparatory work
with a light bit of pony practice to-
day.

KEEP YOUR NEIGHBOR
AT WORK!
USE SCHENUIT
TIRES
Made Right In
Baltimore

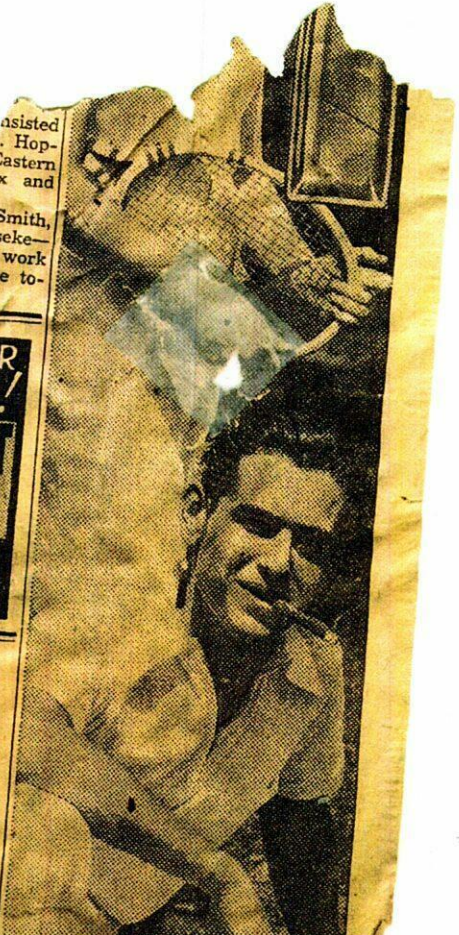


Exhibit
12
①

2023-0136-584

enter the event. Mrs. Jerome Stoman, runner up in the tournament, which is held at Clifton Park, also is a contestant. That the linkswomen do with favor upon the new Hillen road. They claim it is not too long. With shorter tees, Mount Pleasant measure more than 6,000 yards. Holzderber competition. With long course, it will take plenty of time to get around. When matches over the 18-hole four hours and more, there is fun in playing. At least, women think.

Move Group

ABLE mission-links golfers and soon to supervise Golf Association name only.

Stop ent

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Steps were taken last night at Clifton Park to form the group, but since various representatives were without power to act the actual setting up of the body will not be effected until September 27.

The association will fill a long-felt need. The parks associations were at odds frequently, and if nothing else the new body will serve to aid the municipal linksmen in many respects. But the association will not be confined to the parks alone; all clubs using public links are eligible for membership and the group will affiliate with the United States Golf Association.

Open Tourney Listed Sunday On The Sho'

CHESTERTOWN WILL bid for the golfing spotlight Sunday. The Chester River Yacht and Golf Club will sponsor the annual Eastern open championship on that day. Gibson and Laurence Wisner, in the match strokes with other pros in the professional division. However, a State handicap also is listed for Sunday at Rodgers Forge, and the clubswingers likely will take in this affair, rather than the one on the 'Sho'.

Mrs. E. Boyd Morrow, Elkridge Hunt Club, and who will play in the national women's championship, plans to play some practice rounds over the White Marsh Valley course this week. Entries will close tomorrow at the State Association headquarters for the seniors' championship, to be played Tuesday at Green Spring Valley Hunt

NEW YORK

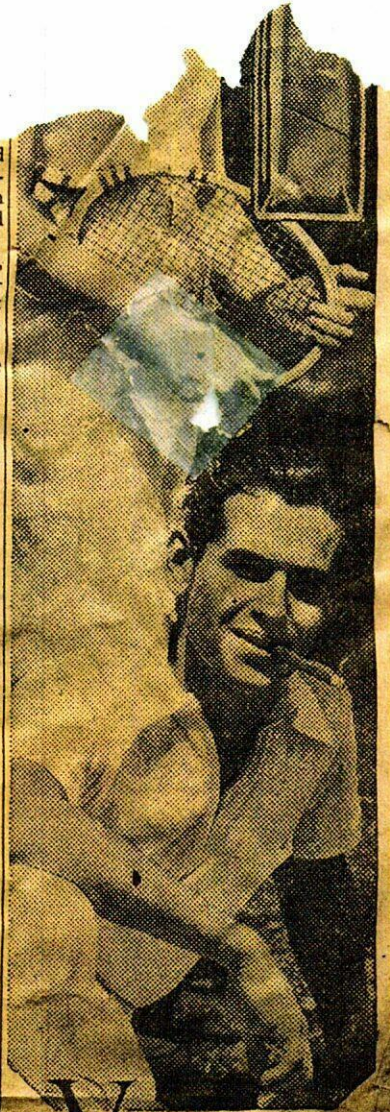
permitting, intersectional power away to a delay with the West side favorite's role, but youngsters steadily. In their final four of Mike Ph. Winston guest and a team, "Whites," two goals behind yesterday.

Spare For O

the team opposing Ebby Gerry and Ed. Hop- ing, both spares of squad, and Seymour Bobby Strawbridge.

The West—Eric Pedley, Cecil Smith, Aidan Roark and Elmer Boeseke—was to finish its preparatory work with a light bit of pony practice today.

KEEP YOUR NEIGHBOR AT WORK!
USE SCHENUIT TIRES
Made Right In Baltimore



YEARS

You can depend upon
 ...Havan
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THE E

ng B GRIDDERS

Strikingly Inexperienced,
—Two Veterans Remain
vers Getting Chance

Paul Broderick

awfully green young fellows down here this
enty green, and only time will tell whether we
to them. That's about all I can say about our set-up
we're no v off than we were at this time last

Severn School
as speaking, and
he feels about foot-
erna Park.

nder way just this
faron, and from a
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gradually grown to

Two Veterans

er's lads haven't had
otball before although
their way about fairly
tasted battle in under-
l. No matter how, he
Hoover can see only
veterans in 1933 and even
haven't yet arrived at school.

The two gridders in question are
Linville Higgins, captain and guard
back. That gives Severn just one
proven lineman and one back of the
same quality. Higgins and Jolley are
due to get on the scene over the
week-end.

Although impeded by poor weather,
Hoover and his assistant, Mose Mac-
Hammer, have been able to get in a
few licks.

Drilling Fundamental

Severn has had the usual funda-
mentals and Hoover has drilled the
backs and ends in simple rudiments,
and MacHammer, producer of mighty
good linemen, has been spending
lengthy periods with the candidates
for the line.

Scrimmage has a place on the pro-
gram next week, but even without the
bodily contact Hoover has a fair line
on his men.

Three reserve backs, Sherman, Stone
and Brockmeyer, have been coming
along nicely, and one newcomer,
James, seems to have better possibi-
lities than most of the aspirants for
berths. James may eventually turn up
a fullback, leaving the veteran Jolley
to handle a wing back job, the kind
of work he relishes most.

Selection Uncertain

Miller, Magruder, Brenner and Ad-
doms are in there making a bid for
backfield recognition, too, but it's

Boo

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FORMATION of the
sions in the Gr
Soccer League for the
opens October 7 will be
night at the annual meet
meet at Hollins Hall. The
start at 7.30 o'clock.

Seventy-eight aggrega-
franchises in the league
and it is expected that
majority of the clubs will
represented in the

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Today in
SPORTS

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8 P. M.
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Riva Beach, 8.30 P. M.
endale golf championship, quality-
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these odds have been
for a week as a resul
flashy gymnasium workouts.

Jimmy Benefitting

It was not that Ross appeared to
have lost any of his razor-edge condi-
tion by the ten-day delay, caused by
heavy rains the latter part of last
week, but rather that Jimmy seemed
to have benefitted the more by it.

Not since those palmy days of a few
years ago when his right was labeled
sheer poison and his left dynamite
was McLarnin punching so viciously
and effectively he did yesterday in
his final drill before the fight he hopes
will regain for him the 147-pound title
he lost to Ross last May.

Encouraged perhaps by an audience
of 2,000, the Irishman opened up wide
in a three-round workout with his
clever Philadelphia sparring partner,
Calvin Reed.

Reed Hung On Ropes

He snapped Reed's head back with
jolting left jabs, bent him almost dou-
ble with port-side hooks and, at the
finish, had him draped over the ropes,
out on his feet after a right-hander
had exploded on his chin. It was an
amazing demonstration of punching
power with the big gloves.

After it was all over, Jimmy hopped
on the scales, which registered at 146½
pounds, a half pound under the class
limit.

Ross, meanwhile, traveled through
four rounds of boxing against Al Cas-
simini, Jimmy Murray and Phil Raf-
ferty at top speed without drawing a
deep breath. His punching was not so
impressive as it had been the day be-
fore, but Barney obviously was taking
things easy so far as hitting was con-

2027 0136-8P 12

④

THE

Field

POT O'

This One, How

for approximately Jimmy Jones tonight k into action before the eting Ray Bowen, Wash- rweight, in the eight- e of the Sponsler Gym rogram at Carlin's arena. eible erstwhile amateur e Felix Bochenik, an who at one time held hree Corps Area and ic lightweight champion- e other eight-round fray en accorded nature billing.

ing Streak Broken

ran afoul of Tay Domin- e night of Aug. 3, Jones piled a record of fourteen victories. Benefited by a long rest, Jimmy has hopes of using Bowen as a stepping stone to a new sequence of triumphs.

Bowen, however, may prove a head nut for Jones to crack. Ray has been fighting with a good measure of success around the Capital and is credited with wins over Frankie Petrolle and Pete Gullotta. In his last start here Bowen knocked out Pete Bevans.

Bochenik Rules Choice

Not long out of amateur ranks, Weible will be scrapping to maintain a place in the pugilistic sun. His brilliant record among the amateurs failed to awe his foes who battle for coin of the realm and he has been beaten by Angelo Meola and Bucky Taylor.

Bochenik, on the strength of his two-round knockout over Jake Scherer, likely will be installed the fans' choice over Weible. Felix is a tough hombre, like most army scrappers, and he packs a knockout wallop in either hand.

Unless Weible's boxing ability prevails over Bochenik's acknowledged punching power, it is probable that the former henceforth will have to be content with less lucrative engagements.

Newcomers Billed

Several newcomers will appear the supporting bouts. Lou Yon billed as a Floridian, will meet Mike Ryan, and Jose Obregon, reput-

Pulling For The Endeavour

THIS PROBABLY WILL be looked upon as treason in many quarters, but I find my sympathies with the English challenger, Endeavour, in the America's Cup races, the first of which will be run tomorrow.

England is enjoying its best year in sports in something like a quarter of a century and it would be a magnificent accomplishment for it to take the America's Cup over there for the first time in history.

Further, I cannot help thinking the Yankee should be the defender instead of the Rainbow, and I believe others feel the same way.

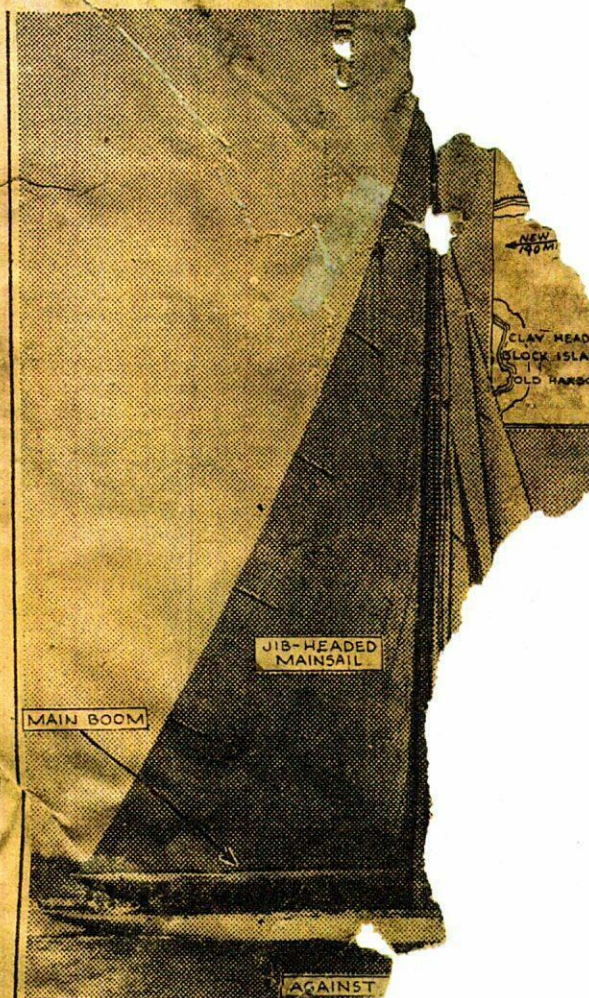
The opinion is rather widespread, at least among the "land" sailors, that had the trials been held anywhere except under the supervision of the New York Yacht Club, old Skipper Adams and the Yankee would have been selected or, at least, the races would have continued for several more days for a more decisive test.

o—☆—o

Golfers Just Play In The Rain

ONE OF THE MOST exciting golf tournaments in the history of the National Amateur comes to a close tomorrow at Brookline, regardless of the weather.

The Amateur and the Open have been played in some of the worst rains imaginable. The downpour plays havoc with the gate receipts, but



NEW DOGS TO RUN AT VALLEY TR

2023-0136-SPH

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The Amateur and the Open have been played in some of the worst rains imaginable. The downpour plays havoc with the gate receipts, but never seems to bother the players.

The ever-changing picture caused the string of 18-hole rounds kept excitement high all week, but at the end was a young unknown Texas divot-lifter who supplied the big thrills by the remarkable triumphs he earned in extra-hole matches round after round.

His name is Reynolds Smith and among his victims was Ernie Caldwell, Baltimore's best bet in the tournament. No one in Maryland ever heard of Smith when he downed the Baltimorean in 20 holes, but today he is known by all the golfers in the land.

There's always a new star bobbing up in golf, but few can remain long at the top.

Kees Face Toughest Part

MEMBERS OF the Yankees are excited over the cut-throat lead in the tournament because they have seen the Yankees flounder before this was

for approximately Jimmy Jones tonight into action before the meeting Ray Bowen, Washington, in the eight- of the Sponsler Gym program at Carlin's arena. Weible, erstwhile amateur, will face Felix Bochenik, an ex-fighter at one time held Third Corps Area and light-weight champion. The other eight-round fray will be an accorded feature billing.

Big Streak Broken

After a run of four of his Dominions the night of August 3, Jones compiled a record of fourteen victories. Benefited by a long rest, Jimmy has hopes of using Bowen as a stepping stone to a new sequence of triumphs.

Bowen, however, may prove a hard nut for Jones to crack. Ray has been fighting with a good measure of success around the Capital and is credited with wins over Frankie Petrolle and Pete Gullotta. In his last start here Bowen knocked out Pete Bevens.

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Newcomers Billed

Several newcomers will appear in the supporting bouts. Lou Young, billed as a Floridian, will meet Mickey Ryan, and Jose Obregon, reputedly a Cuban, will tackle Bobby Carson. Young and Obregon will be appearing here for the first time.

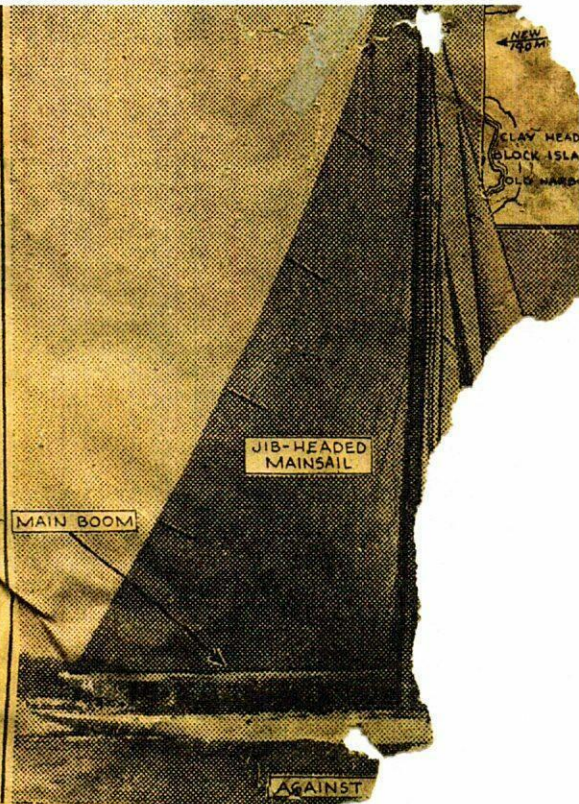
All the other battlers on the card are home talent, the majority former amateurs.

The complete card:

Jimmy Jones vs. Ray Bowen, eight rounds.
Mannie Weible vs. Felix Bochenik, eight rounds.
Augie Kroll vs. Sammy Wise, four rounds.
Mickey Ryan vs. Lou Young, four rounds.
Sam Camarota vs. Benny Keaton, four rounds.
Bobby Carson vs. Jose Obregon, four rounds.
Earl Chaney vs. Henry Meyers, four rounds.
Eddie Cooper vs. Battling Chin, four rounds.
Time of First Bout—8.30 P. M.

Postpone Tourney Of Assistant Pro

Owing to the heavy condition of the Five Farms, the Middle Atlantic Professional Golfers Association assistant's championship, scheduled to be decided today at the Baltimore Country Club's course, was postponed Tuesday.



NEW DOGS TO RUN AT VALLEY TR

the appearance of

2023-0136-SPH

1, 1934

Cream Spice Cake

1/2 cup fat, 1 1/2 cups sugar, 1/2 cup cream, 2 eggs, 2 teaspoons baking powder, 1 teaspoon cloves, 1/4 teaspoon nutmeg, 1/4 teaspoon salt, 1 teaspoon vanilla, 2 1/2 cups flour, 1 teaspoon soda.
Mix fat and sugar. Add rest of ingredients and beat 2 minutes. Pour into 2 layer cake pans which are lined with waxed papers. Bake 25 minutes in moderately slow oven. Cool and frost.

ED STORES

SERVE YOU BETTER

Effective SEPTEMBER 14th, 15th

G. F. S. Coffee, lb. 21c
ATTA Coffee, lb. 25c
GOLD SEAL Coffee, lb. 27c

ARBUCKLE Vacuum Packed COFFEE lb 29c

A GIGANTIC Del Monte SALE

For This Week

Green ASPARAGUS can 19c
Mammoth size, 2 cans 29c
2 cans 25c
APPLE can 19c
JUICE 2 cans 25c
PEACHES can 17c
2 cans 25c
MILK can 15c

2c V. B. FANCY APPLE SAUCE can 10c
7c ARIEL CLUB COFFEE lb. can 21c

31c

FREE lb. 47c

No 3 pkgs. 17c

SPECIAL PURE CANE

Refined In The U. S. A.

1 10

FAVORITE BUTTER

Finest Quality Come In and Taste

2 61c

POST BRAN FLAKES 2 pkgs. 17c
CALUMET BAKING POWDER 8-oz. can 15c lb. can 29c
BAKER'S COCOANUT can 14c
LOG CABIN SYRUP pint can 25c
POST TOASTIES 2 reg. pkgs. 15c
JELLO (Six Fruit Flavors) pkg. 5c

SEMINOLE TISSUE

COTTON SOFT-SNOWY WHITE

Stock Up At This Price

3

1000 SHEET ROLLS

19c

Fully Wrapped

BOSCU COFFEE

SAVINGS BANK FREE WITH EACH POUND

1-lb. can 33c

2023-0136-SPH

19c

ATTA Coffee, lb. 25c
GOLD SEAL Coffee, lb. 27c

ARBUCKLE Vacuum Packed COFFEE lb 29c

A GIGANTIC Del Monte SALE

For This Week
Garden ASPARAGUS can 19c
Mammoth size, 2 cans 29c
2 cans 25c
APPLE can 19c
ORANGE 2 cans 25c
PEACHES can 17c
2 cans 25c
RAIL can 15c

2c V. B. FANCY can 10c
7c APPLE SAUCE
ARIEL CLUB COFFEE lb. can 31c

31c

COFFEE lb. 47c

10 3 pkgs. 17c

SPECIAL
PURE
CANE

Refined
In The
U. S. A.

10

FA
BUTTER

Finest Quality
Come In and Taste

2 61c

POST BRAND FLAKES 2 pkgs. 17c
CALUMET BAKING POWDER 8-oz. can 15c lb. 29c
BAKER'S COCOANUT can 14c
LOG CABIN SYRUP pint 25c
POST TOASTIES 2 pkgs. 15c
JELLO (Six Fruit Flavors) pkg. 5c

SEMINOLE TISSUE

COTTON SOFT-SNOWY WHITE

Stock Up
At This
Price

3

1000
SHEET
ROLLS

19c

Fully
Wrapped

BOSCOL
COFFEE

SAVINGS BANK
FREE WITH EACH
POUND

1-lb.
can

33c

MILD AND MELLOW
EIGHT O'CLOCK
COFFEE

19c
lb.

MILD AND FULL-BODIED
RED CIRCLE
COFFEE

23c
lb.

VIGOROUS AND WINEY
BOKAR
COFFEE

27c
lb.

2023-0136-SPH

8

EAST
EVENINGS AN

CROWTHER

dealers.
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customers
convenient
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and models.
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in at 1310
look over

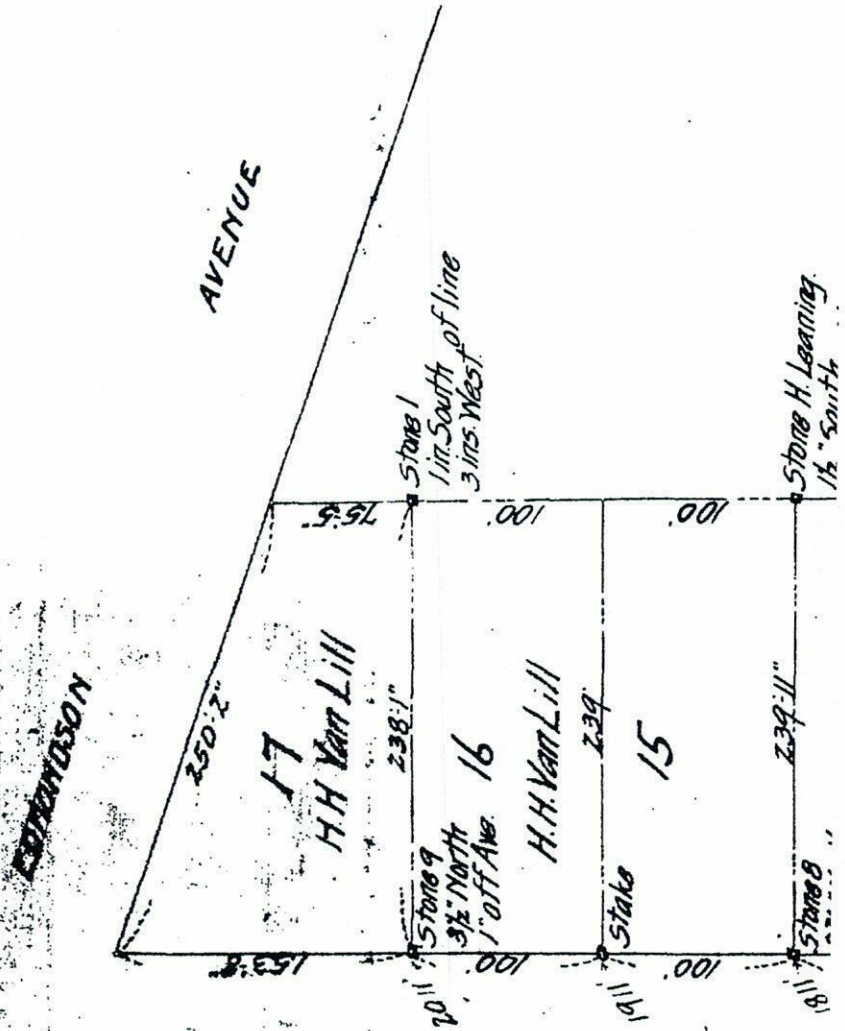
MOTOR CO

AUTHORIZED FORD DEALER

1930 Ford-A Roadster ..	5
1929 Ford-A Roadster	5
1929 Ford-A Coupe	9
1929 Ford-A Business Coup.	5
1928 Ford-A Coupe	5
1928 Ford-A Coupe	5
1928 Ford-A Tudor	5
1929 Ford-A Tudor	5
1928 Ford-A Tudor	5
1928 Chevrolet C	5
1929 Chevrolet	5

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14

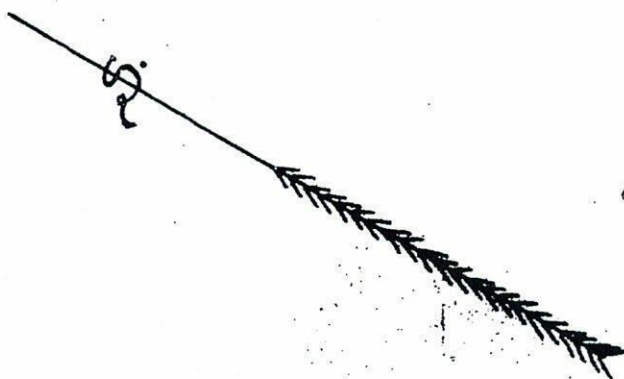
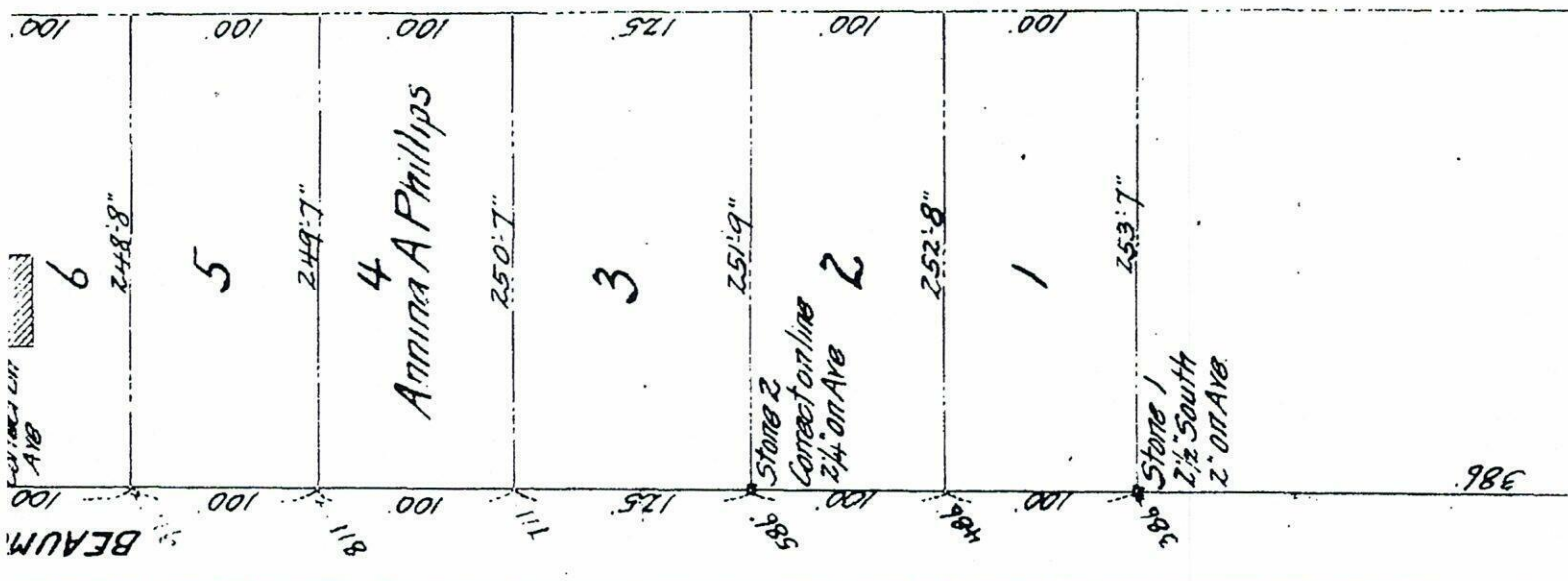
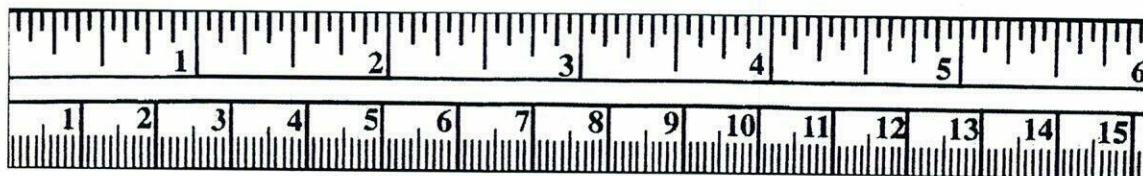


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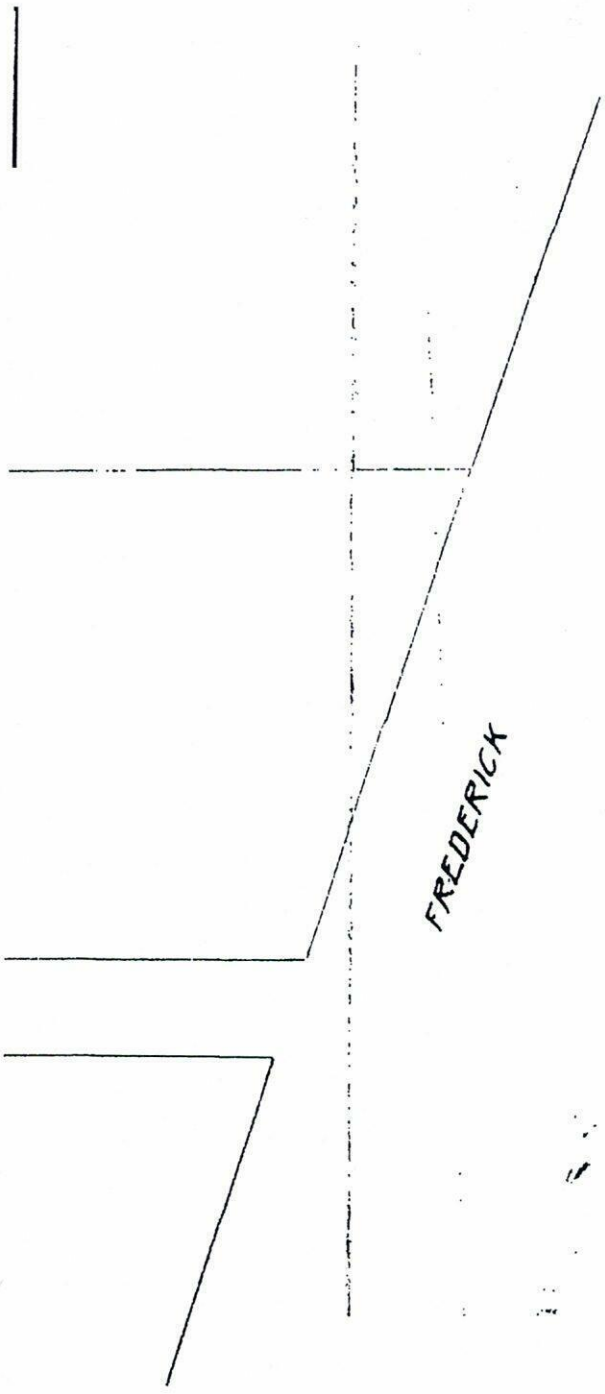


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3



FREDERICK

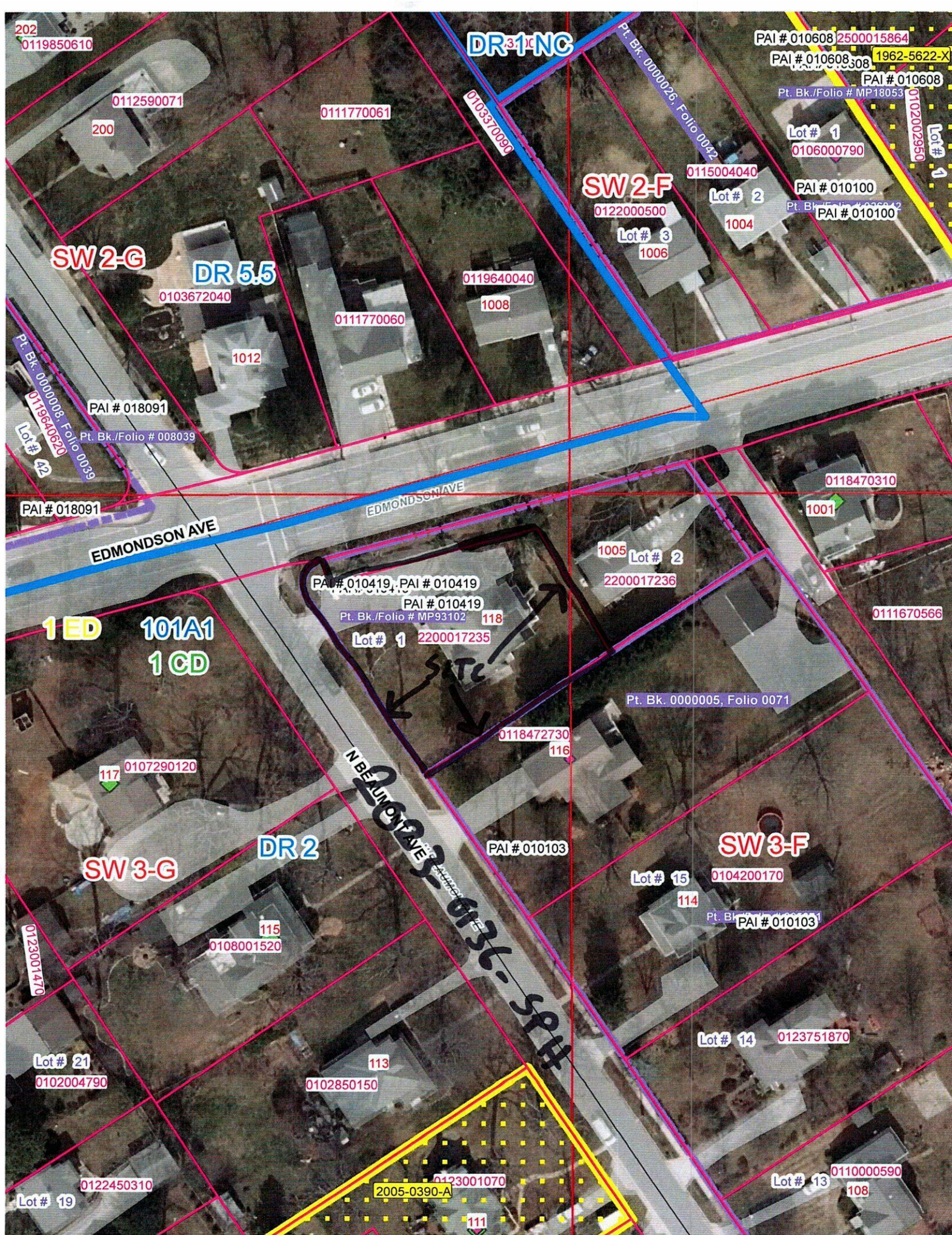
ROAD

Scale - 100 feet to one inch.

*L. J. Martens & Co.,
Surveyors & Civil Engs
Baltimore Jan'y 29-1908*

2023-0136-SPH

(4)



Real Property Data Search ()

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 2200017235		
Owner Information		
Owner Name:	BEAUMONT 118 LLC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	P O BOX 3151 CATONSVILLE MD 21228-	Deed Reference: /30734/ 00036
Location & Structure Information		
Premises Address:	118 BEAUMONT AVE CATONSVILLE 21228-4406	Legal Description: .328 AC PT LT 17 118 BEAUMONT AV ES BEAUMONT AVE PLAT
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS	0101 0007 0221 1050086.04 0000 1 2022 Plat Ref: 0005/ 0071	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1887	3,785 SF	Property Land Area
		14,280 SF
County Use		04
StoriesBasementType	Exterior	QualityFull/Half BathGarageLast Notice of Major Improvements
2 1/2 YES	STANDARD UNITASBESTOS SHINGLE/5	5 full
Value Information		
	Base Value	Value
		As of
		01/01/2022
		Phase-in Assessments
		As of
		07/01/2022
		As of
		07/01/2023
Land:	150,300	150,300
Improvements	280,100	309,700
Total:	430,400	460,000
Preferential Land:	0	0
		440,267
		450,133
Transfer Information		
Seller: BAY BANK FSB	Date: 04/21/2011	Price: \$295,000
Type: NON-ARMS LENGTH OTHER	Deed1: /30734/ 00036	Deed2:
Seller: WILSON KEITH W	Date: 01/10/2011	Price: \$323,800
Type: NON-ARMS LENGTH OTHER	Deed1: /30361/ 00001	Deed2:
Seller: WILSON KEITH W	Date: 02/15/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /21430/ 00323	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2022
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

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