PETITION FOR SPECIAL HEARING 83-112-5PH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Beltimore County and which is described in the description and pist stisched hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Beltimore County Zoning Regulations, to determine whe 1/30/8 where or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

amendment to the site plan in Case #81-123-SFHA to permit an increase in the size

of the proposed building and lot area to revise the parking layout; for a use permit for off street parking in a residential zone and to determine whether the proposed parking areas (new & previously granted) are subject to Bills Nos. 124-81 and 109-82 concerning residential transition areas

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solumnly 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 Petition.

ha .		
Contract Purchaser:	Legal Owner(s): Sheha	ina.
	Leonard Stulman	
(Type or Print Name)	(Type or Print Name)	
	Haller R Strile	
	Track N 3	
Signature	Signature	
	Helen R. Stulman	
Address	(Type or Print Name)	- ta
	0.0000000000000000000000000000000000000	2.4.1
y and State	Signature	4
		1
Attorney for Petitioner:		1
R. Rogers Harrison	1147 Donnington Circle	/ }
(Rame or Print Name)	Addrex	Phone No.
	Towson, MD 21204 82	8-6800
Q Kitchest Hees		0.000
Charture)	City and State	
306 Rest Joppa Road	Name, address and phone number of leg	ral owner, con-
300	tract purchaser or representative to be	contacted
~ 3.E.,		
200 n, MD 21204		
gry and State	Name	
020_1335		
Attorney's Telephone No.:828-1335	Address	Pione No.
₩		
	TEC 16 26-250 198-260	549,000
ORDERED By The Zoning Commissioner of	Fultimore County, thisist	day
the state of the s		1219.11210.217.22
of October 19 82, that th	e subject matter of this petition be	agverused, as
required by the Zoning Law of Baltimore County	r, in two newspapers of general circula	ition through-
out Baltimore County, that property be posted, a	nd that the public hearing be had befo	re the Zoning
out Baltimore County, that property be poster, a	no dist the passe seeming to the Torre	Daltimore
Commissioner of Baltimore County in Room 1		
County, on the4th day of _	November 19 82 at 1	1:15 o'clock
County, on the day or .		
AM.		
	1 (1/1	
	de Total	 J.
	The Eddin	
Y	Zanina Orana Indones of Date	Imore County
	Zoning Commissioner of Bait	more county.

RECEIVE

BALTIMORE COUNTY

ZONNO PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO Zoning Commissioner Date October 19, 1982
Norman E. Gerber, Director

FROM Office of Planning and Zaning
SUBJECT Zoning Petition No. 83-112-SpH
Leonard Stulman, et ux

i a fin Define y Ciff Chair, we de debut de Central Chair de 11 de 12 de 12

This office does not believe that the proposed parking areas are permitted in the residential transition areas. Further, it would appear that the prior variance would be valid for the specific building proposed on the site plan for Petitions No. 81-123-ASpH and not for the subject proposal.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGHalc

cc: Arlene January Shirley Hess BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1982

COUNTY OFFICE BLOG.
ILI W Chesapeake Arr.,
Towaco, Maryland 21204

icholas B. Commode.

MEMBERS

State Roads Commissi

Health Department Project Planning

Building Department Board of Education

Zoning Administration

Bureau of

Bureau of Fire Prevention

Development

Engineering

T. Rogers Harrison, Esquire 306 West Jopp Road Towson, Maryland 21204

RF: Item No. 21 - Case No. 83-112-SPH

Petitioner - Leonard Stulman, et ux Special Hearing Petition

Dear Mr. Harrison:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This currently vacant property is located between Waltham Woods Road and Clement Avenue east of Joppa Road in the 9th Election District. A shopping center and apartments exist to the west and north, while individual dwellings and a dwelling and restaurant exist to the south.

This property was the subject of a previous hearing (Case No. 81-123-SPHA) in which a variance for front yard setback to construct an office building and a special hearing for off-street parking were granted. In view of your client's present proposal to alter the size and layout of the proposed building and parking area, this hearing is now required. Also included with this hearing are requests to utilize an additional parcel of land to the southeast along Clement Avenue for parking and a determination whether this proposed parking and the revised parking layout are subject to Bill Nos. 124-81 and 109-82, concerning residential transition areas.

For further information on the comments of the Department of Permits and Licenses, you may contact Mr. Charles Burnham at 494-3987.

Item No. 21 - Case No. 83 *12-SPH Petitioner - Leonard Stulman, et ux Special Hearing Petition Page 2

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the late of the enclosed filing certificate and a hearing scheduled accordingly.

Nicholas B. Commodate
NICHOLAS B. COMMODARI

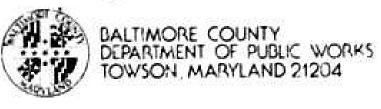
Zoning Advisory Committee

Chairman

Enclosures

NBC:bsc

cc: Kidde Consultants, Inc. 1020 Cromwell Bridge Road Baltimore, Maryland 21204



HARRY , PISTEL P E.

August 19, 1982

Mr. William E. Hammond Zoning Commissioner Courty Office Building Towson, Maryland 21204

Re: Item #21 (1982-1983)
Property Owner: Leonard & Helen R. Stulman
S/ES Waltham Woods Rd. 423' N. from centerline of Joppa Rd.
Acres: 0.82 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this site in connection with Item 42 (1980-1981) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 21 (1982-1983).

BOBERT A. MORTON, P.E., Chief

RAM: FAM: FWR: 88

cc: Jack Wimbley

Attachmencs

N-NE Key Sheet 38 NE 15 Pos. Sheet NE 10 D Topo 71 Tax Map December 23, 1980

Mr. William E. Hamsond Ecning Commissioner County Office Building Townon, Maryland 21204

Stem 042 (1900-1981)
Property Owner: Leonard & Helen R. Stelmes
N/MS Clement Avenue 400' N/S of Juppa Road
Acres: 0.7173 Acres District: 9th

ear Mr. Mannoad:

40 July 1

The following comments are furnished in regard to the plat exhaitted to this office for review by the Soning Advisory Committee in connection with the subject item.

The Highway Comments sugplied September 26, 1980 for this Item 42 (1980-1981) are smended only in regard to the future improvement of Clement Avenue.

Clement Avenue, an existing recorded street, now approximately 450 feet in length, is proposed to be improved in the future as a 30-feet closed section readway on a minimum 40-feet right-of-way, with a standard type readway termination restorly of the present quard rail barricade.

very truly yours,

BURNET A. HORROW, P.E., Chief

RAH | SAM | PHR : 00

J. Minhley

P. Roch D. Grise S. Bellestri

J. Trentor H-ME Key Shoot 30 ME 15 Pcc. Shoo

30 ME 15 Pos. She ME 10 D Topo 71 Year Map

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Bailding
UL V. Guesspaake Avenue
Toward, Maryland 21204

Rese Festivation have received and accepted for filling this 188

1986

icholas B. Commodari

Chairman, Zoning Plans

Advisory Committee

- 1. The petitioners herein seek to amend the site plan filed in Case No. 81-123-SPHA to permit an increase in the size of the 'ot area and proposed building and a revision in the layout of the parking area, to secure a use permit ion additional off-street parking in a residential zone, and to determine whether the proposed and previously granted parking areas are subject to Bill Nos. 124-81 and 109-82 concerning reside itial transition areas
- 2. Testimony presented in behalf of the petitioners indicated that the lot configuration and its increased size resulted from the exchange of land requested by Baltimore County.
- 3. To approve the amendment would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28/6 day of March. 1983, what the amendment to the site plan filed in Case No. 81-123-SPHA to increase the size of the lot area and proposed building and to revise the layout of the park-" ing area, in accordance with the site plan prepared by Kidde Consultants, Inc., dated June 21, 1982, and marked Petitioners' Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The site plan, under General Notes, No. 5.D, shall indicate the revised number of parking spaces; No. 17, shall eliminate the verbage "...and the parking area contiguration has changed."
- 2. The easternmost row of parking shall not encroach on the 20' x 54' southeast parcel released by Baltimore County. Parking shall not be permitted along the southern property line and shall be only for the use of the office building tenants.
- 3. Compliance with Restrictions 2, 3, and 5 of the Order dated April 29, 1981, Case No. 81-123-SPHA.
- 4. A revised site plan, incorporating the restrictions set forth above shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including a detailed landscaping plan required for approval by the Current Planning and Development Division.

It is FURTHER ORDERED that since the site plan filed in Case No. 81-123-SPHA, dated November 3, 1980, and herein marked Petitioners' Exhibit 1, indicates sufficient parking for

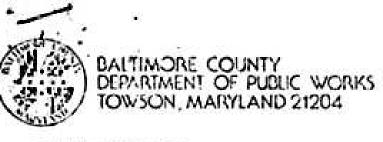
the proposed increased building size and protects the arjacent residence from head-in parking

aloge that property line, the request for a use permit for additional off-street parking in a residential zone is hereby DENIEL and, FURTHER ORDERED, that since the parking areas

read Red in Case No. 81-123-SPHA were approved prior to the effective date of Bill Nos.

and 109-82, they are not subject to RTA regulations.

eputy Zoning Commissioner of Baltimore County



HARRY J PISTEL P. E. LATALION

September 26, 1980

Mr. William F. Hammond Zoning Commissioner County Office Puilding Towson, Maryland 21204

> Ro: Item #42 (1980-1981) Property Owner: Leonard & Helen k. Stulman N/WS Clement Avenue 400' N/E of Joppa Road Acres: 0.7173 Acres District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

"his property is a postion of the apartment complex "Kenilworth at Perring Park", recorded O.T.G. 31, Polic 30. Baltimore County highway and utility improvements were constructed in connection with the apartment development per Public Works Agreements #96502 and #96511.

Highways:

Waltham Woods Road is an existing County road, improved as indicated; no further highway improvements are proposed at this time.

The roadway indicated as proposed access for the requested parking area is a private road. Clement Avenue, an existing public road was terminated and barricaded as indicated in connection with the development of the "Yenilworth at Perring Park" apartments. Clement Avenue is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way with standard type roadway termination if Clement Avenue is to remain a dead-end .treet. No vehicular access to this proposed office building and parking lot is to be provided from Clement Avenue. However, the entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Controlt

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. J. grading permit is, therefore, necessary for all grading, including the stripping of top soil.

com #42 (1980-1981) Property Owner: Leonard & Helen R. Stulman enptember 26, 1980

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Sterm drains as required in connection with any further development of this property are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sever:

As indicated, there is a public 12-inch water main in Waltham Woods Road and there is 8-inch public sanitary sewerage in Waltham Woods Road and within a 10-foot drainage and utility easement through this property. The Petitioner is cautioned that no encreachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements. During the course of construction on this property, protection must be afforded by the contractor for the sanitary sewerage and storm drains; any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 55

71 Tax Map

- cc: R. Morton J. Wimbley
- P. Koch
- D. Grise S. Bellestri

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES

Mr. William E. Hosmond, Zoning Commissioner

Existing Coning: B.L. & D.R. 16

The items chucked below are applicables

and other applicable Coder.

classification of Table LO1.

Comments on Item # 21 Zoning Advisory Committee Meeting

Leonard & Helen L. Stulman

X A. All structure shall conform to the Saltimore County Building Code 1981/

Council Bill 4-82 State of Maryland Code for the Handicapped and Aged;

X D. Commercial: Three sets of construction drawings with a Maryland Registered

Y. Requested variance conflicts with the Baltimore County Building Code,

Architect or Engineer shall be required to file a permit application.

and other miscellaneous

X b. A building/____permissabili be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

E. In wood frame construction an exterior wall erected within 6'0 of an adjacent lot line shall be of me neur fire resistive construction, to opening permitted

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required nets of drawings indicating how the structure

within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 101, line 2, Section 1107 and Table 1402.

will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Mar, and Architect or Engineer certify to thir

office, that, the structure for which a proposed change in use is proposed can

comply with the height/area requirements of Table 505 and the required construction

cuts, signs, building access, etc., for State Handicapped Code.

submitted to the office of Planning and Joning and are not intended to

if desired additional information may be obtained by visiting Room [122]

handicapped are not compelled to pass behind parked vehicles, show curb

X I. Comments Fundicapped spaces shall be designed in such a manner, the

NOTE: These comments reflect only on the information provided by the drawings

be construed as the fall extent of any permit.

(Plans Review) at 111 West Chesapeake Ave., foweum.

10W50N MARYLAND 21204

Office of Planning and Zoring

County Office Building

Towson, Maryland

are as follows:

Property Owner:

Proposed Tonings

Districts

TED ZALESAL JA

N-NE Key Sheet 38 NE 15 Pos. Sheet NE 10 D Topo

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 212C4 494-3550

STEPHEN E COLLINS DIRECTOR

August 25, 1982

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

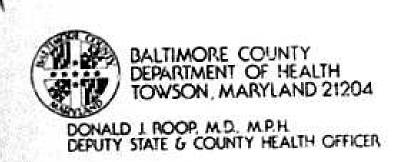
RE: ZAC Meeting of July 27, 1982

Dear Mr. Hammond

The Department of Traffic Engineering has no comments for items number 16. 17, 18, 19, 21) and 22.

Michael S. Planiyan Engineering Associate II

MSF/rlj



September 27, 1982

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Offic Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #21, Zoning Advisory Committee Meeting of July 27, 1962, are as follows:

> Property Owner: Location:

Leonard & Helen R. Stulman SE/S Waltham Woods Road 423' N. from centerline

Existing Zoning: Proposed Zoning:

of Joppa Road B.L. & D.k. 16

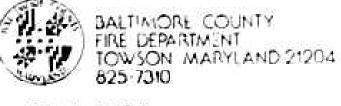
Special Hearing to approve an amendment to the Order of the Zoning Commissioner on Case #81-123-SPHA to permit an increase in the size of the building and to revise the parking area config-

Metropolitan water and sever are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

> Very thuly yours. Ian J. Forrest, Director RURRAU OF ENVIRONMENTAL SERVICES

IJF/als cc: David Filtert



PAUL H REINCKE

September 1, 1982

Mr. William Hammond Coming Commissioner Office of Planning and Zoning Baltimore County Of " on Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

PE: Property (Amer: Leonard and Helen R. Stulman

Location: SE/S Waltham Woods Road 423' N. from centerline of Joppa Road Zoning Agenda: Meeting of July 27, 1982 Item No.: 21

Gentlemen:

JK /mb/ cm

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below arked with an "X" are applicable and required to be connected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A record means of "chicle access is required for the site.

() 3. The vehicle dead end condition shown at ______

EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

(N) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life S-fety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Pire Prevention Lureau has no comments, at this time.

REVIEWER (. Tf () Planning Group Special Inspection Division

and more and _____ Fire Prevention Bureau

Very truly yours, Charles E. Burnham, Chie. Plans Review

August 16, 1982

SE/S Waltham Woods Road 423'N. from centerline of Joppa Road

July 27, 1982

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dube! Superintendent

Towson, Maryland - 21204

Date: July 23, 1982

Mr. William E. Hammond 7 ming Commissioner Raltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: July 27, 1982

RE: Item No: 16, 17, 18, 19, 20, (21) 22 Property Owner: Location: Pr sent Zoning: Proposed Zening:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Wm. Nick Petrovich, Assistant Department of Planning

Very truly yours

hNP/bp

0.82

uration.

Acres: District:

: BEFORE THE ZONING COMMISSIONER RE: PETITION FOR SPECIAL HEARING S/S of Waltham Woods Rd., 422" East of Joppa Rd. & N/S of Clement Ave., 350' East of Joppa Rd., 9th District

OF BALTIMORE COUNTY

LEONARD STULMAN, et ux, Petitioners: Case No. 83-112-SPH

111111

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, 1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

/ emmanor Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 15th day of September, 1982, a copy of the foregoing Order was mailed to T. Rogers Harrison, Esquire, 306 W. Joppa Road, Towson, Maryland 21204, Attorney for Petitioners.

LAW OFFICES

MUDD & HARRISON

306 WEST JOPPA ROAD

TOWSON, MARYLAND 21204

AREA CODE 301-626-1335

Desember 1, 1982

for Special Hearing was held before Your Honor on

issue a prompt decision in this matter.

Thursday, November 4, 1982. As a result of the conveyances of land between the Petitioners and Baltimore County, Maryland, to which there was testimony at the

hearing, Mr. Strlman has been delayed a long time in developing the subject property. Because of the delay already suffered, we would appreciate it if you would

Re: Leonard Stulman, et ux

A hearing on the above referenced Petition

Thank you very much for your consideration.

Petitioners, 83-112-SPH

Inle-Te Dealer II John W. Hessian, III

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

> WILLIAM E. HAMMOND ZONING COMMISSIONER

> > March 28, 1983

T. Rogers Harrison, Esquire 306 West Joppa Road Towson, Maryland 21204

> RE: Petition for Special Hearing S/S of Waltham Woods Road, 423' E of Joppa Road and N/S of Clement Avenue, 350' E of Joppa Road - 9th Election District Leonard Stulman, et ux - Petitioners NO. 83-112-SPH (Item No. 21)

Dear Mr. Harrison:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

JEÁN M.H. JUNG

cc: John W. Hessian, III, Esquire People's Counsel

Deputy Zoning Commissioner

Attachments

JOHN E MUCO T. BOGGES HARRISON DOUGLAS W. BISER H. PAIRICK STRINGER.

MUDD & HARRISON 306 WEST JOPPA ROAD TOWSON, MARYL, ND 71204 TEA CODE 301-828-1335

900 MARYLAND TRUTT BUILDING 14 SOUTH CALVERT STREET BALTIMORE, MARYLAND 21202 301-333-0266

Ms. Jean Jung Deputy Zoning Commissioner County Office Building Chesapeake Avenue Towson, Maryland 21204

Re: Leonard and Helen Stulman, www.

Dear Ms. Jung:

I am enclosing a photostatic copy of our check #2421, which was issued on June 30, 1982 for a filing fee. This is evidence that the pending petition was filed prior to the effective date of the bills mentioned in the report of the Planning Commission.

I am also enclosing a copy of the paid receipt for advertising costs in the amount of \$99.04.

Very truly yours,

cc: Leonard Stulmen

Cable: MIDDENGR Toler: 07769 1020 Cromwell Bridge Road Battimore, Maryland 21204 (301) 321-5500

> **Direct Dial Number** 321-5512

DESCRIPTION

0.82 ACRE PARCEL, PART OF "KELILWORTH AT PERRING PARK", SOUTHEAST SIDE OF WALTHAM WOODS ROAD, NORTHWAST OF JOPPA ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is to Modify Existing Zoning Order.

51-123

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Beginning on the southeast side of Waltham Woods Road, eighty feet wide, and at the point shown and designated "1803" on the plat of "Kenilworth at Perring Park" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31. Page 30, said beginning point being distant 423 feet, more or less, as measured northeasterly along the southwest side of said Waltham Woods Road from its intersection with the northeast side of Joppa Road, 80 feet wide, running thence binding on the southeast side of Waltham Woods Road, as shown on said plat, two courses: (1) northeasterly, by a curve to the right with the radius of 660.00 feet, the arc distance of 82.82 feet, the chord of said arc being N 51° 44' 54" E 82.77 feet, and (2) N 55° 20' 35" E 63.00 feet, thence six courses: (3) S 43° 49' 10" E 83.93 feet, (4) southeasterly, by a curve to the left with the radius of 107.00 feet, the arc distance of 97.04 feet, the chord of said arc being S 69° 48' 05" 2 93.75 feet, (5) N 84° 13' 00" E 27.55 feet, (6) southeasterly,

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc. Description June 18, 1982

Page 2.

by a curve to the right with the radius of 10.00 feet, the arc distance of 15.71 feet, the chord of said arc being S 50° 47" 00" E 14.14 feet, (7) S 05° 47' 00" E 36.79 feet, (8) southerly, by a curve to the right with the radius of 48.00 feet, the arc distance of 13.83 feet, the chord of said arc being S 02° 28' 05" W 13.78 feet, thence two courses: (9) S 31° 05' 00" W 4.70 feet, and (10) N 58° 55' 07" W 5.00 feet, thence binding on said northwest side of Clement Avenue, (11) S 31° 05' 00" W 127.27 feet to a point on the southwest outline of the land shown on the plat first herein referred to, thence binding on the outlines of said land four courses: (12) N 50° 55' 00" W 142.99 feet, (13) N 30" 43' 35" E 57.45 feet, (14) northwesterly, by a curve to the right with the radius of 300.00 feet, the arc distance of 131.33 feet, the chord of said arc being N 71° 48' 52" W 130.28 feet, and (15) N 59° 16' 25" W 17.57 feet to the place of beginning.

Containing 0.82 acres of land. Special Hearing for off street parking includes the above property saving and excepting that portion covered by Case #81-123-SPH

RWB:rjm

J.O. 1-59178A

June 18, 1982



ENGINEERS . PLANNERS . SURVEYORS

83-110-SPH

LAW OFFICES

November 9, 1982

H. Patrick Stringer, Jr.

HPS: cmw

Enclosures: 2

1147 Donnington Circle Towson, Maryland 21204

CRA 102,958

HPS:1fc

JOHN E. MUDD

T. ROGERS HARRISON

DOUGLAS W. BISER

H. PATRICK STRINGER, JR.

Ms. Jean Jung

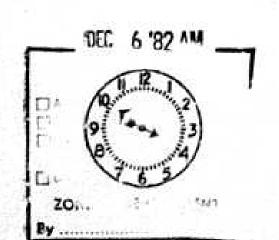
Deputy Zoning Commissioner

County Office Building

Towson, Maryland 21204

Chesapeake Avenue

Dear Ms. Jung:



H. Batrick Stringer, fr.

H. Patrick Stringer, Jr.

900 MARYLAND TRUST BUILDING

14 SOUTH CALVERT STREET

BALTIMORS, MARYLAND 21202

301-323-0266

KW 81-375-1 Item 1B

THIS DEED OF MILEASE, Made this 6 th day of October , in the year 1352, by and between BALTIMOFE COUNTY, MARYLAND, a body corporate and politic, party of the first part; and LECNARD STULMAN and HELEN R. STULMAN, his wife, of Baltimore County, State of Maryland, parties of the second part.

WHEREAS, by a Deed dated December 18, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4838, folio 398, Leonard Stulman and Helen R. Stulman, his wife, granted and conveyed unto Baltimore County, Maryland, a parcel of land 25° by 54° as therein described and as laid on: and shown on a plat entitled "RESUBDIVISION OF A PORTION OF KENILWORTH AT PERRING PARK", which Plat is recorded among the Plat Records of Baltimore County in Liber O.T.G. No. 31, folio 80; and

WHEREAS, Baltimore County, Maryland is desirous of obtaining for the party of the first part two parcels of land for the widening of CLEMENT AVENUE and a drainage and utility easement as shown on Baltimore County Bureau of Land Acquisition Drawing No. RW 81-375-1, and the said parties of the second part have agreed to convey unto Baltimere County, Maryland said parcels of land and drainage and utility easement in exchange for the parcel of land hereinafter described, which is a portion of the 12.00 parcel of land above mentioned; and 23 TO T 15.30

WHEREAS, Baltimore County, Maryland, is authorized by Section 30-1, Subsection: ::50

. 5, of the Baltimore Courty Code, 1978 Ed tion to make such exchange of property. NOW, THEREFORE, THIS DEED OF RELEASE WITNESSETH, that in consideration of the sum of Five (\$5.00) bollars, and grant to it by the parties of the second part of two parcels of land and a drainage and utility easement as shown on Baltimore County Sureau of Land Acquisition Drawing No. KW 81-375-1 by a Deed and a Deed and Agreement recorded simultaneously herewith, Baltimore County, Maryland, does grant and convey unto LEONARD STULMAN and HELEN R. STULMAN, his wife, their personal representatives and wassigns, in fee simple, all that lot of ground situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland, and described as follows,

FIRST: BEING a parcel of land 20' by 54' containing 0.025 acre, more or less, (1,080 square feet, more or less) as shown crosshatched and indicated "IN FEE AREA TO BE RELEASED" on Baltimore County Bureau of Land Acquisition Drawing No. RW 81-375-1, which is attached here. o and made a part hereof.

LISEF 6 4 4 4 FESS 2 8 0 TRANSFER TAX NOT REQUITED

Par County MAPY AND

Date 10/19/12 Sec 11:85-

RESERVING, unto the parties of the first part, its successors and assigns, the right to lay, construct and maintain severs, drains, water pipes and other municipal

RW 81-375

TEIS DEED AND AGREEMENT made this 39 day of trade, in the year

and BALTIMORE COURTY, MARYLAND, a body corporate and politic, party of the second

WHEREAS, the part, of the second part desires to construct and maintain

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar,

the receipt whereof is hereby acknowledged, and the agreement by Baltimore County,

"IN FEE AREA TO BE FELEASED" on Baltimore County Eureau of Land Acquisition Drawing

No. RW 81-375-1, the said parties of the first part do hereby grant and convey unto

Baltimo : County, Maryland, a body corporate and politic, its successors and assigns,

the right to lay, construct and maintain sewers, drains, water pipes and other municipal

utilities and services in, on, through and across the land of the parties of the first

pipes and other municipal utilities and services to be laid in the easement which is

said easement containing 0.019 acre, more or less (839 square feet, more or less) as shown shaded and indicated "DRAINAGE & UTILITY CASEMENT" on Baltimore County

FOR TITLE: See the following instruments, viz: (1) Deed dated October 3,

forther agreed that no buildings or sim'lar structures of any kind shall be erected

Bureau of Land Acquisition Drawing No. kw 81-375-1, which is attached hereto and

1963 and recorded in Liber R.R.G. No. 4211, folio 555 from James J. Houck and

BEING on easement 5' wide across the property of the parties of the first part,

part, situate in Baltimore County, State of Marylana, said severs, drains, water

Situare in the Ninth Election District of Baltimore County.

Maryland to convey to them a parcel of land is shown crosshatched and indicated

sewers, drains, water pipes and other municipal utilities and services in and

across the land hereirafter described, and the parties of the first part are

Nineteen Hundred and Eighty-Two, between LEONARD STULMAN and HELEN R. STULMAN,

his wife, of Baltimore County, State of Maryland, parties of the first part,

Item 1A

一一样 性然下。

willing to grant such right.

described as follows:

made a part hereof.

16-

SSESSMENTS & TAXATION Briefer 18/10/er CLEPX

TATE DEPARTMENT OF

DATE

LIECAG 4 4 4 TASS 2 8 1

utilities and services in an easement 10' wide containing 0.005 acre, more or

less (200 square feet more or less), as shown shaded and indicated "DRAINAGE

BEING a portion of the property which by Deed dated December 18, 1967 and

TOGETHER with the appurtenances and advantages to the same belonging or in

TO HAVE AND TO HOLD the above granted property unto Leonard Stulman and

Helen R. Stulman, his wife, their personal representatives and assigns, in fee simple,

subject however, to the reservation of the drainage and utility easement as aforexaid.

Maryland, .ts successors and assigns, shall have the right and privilege of entering

upon the aforesaid land over which the said Drainage and Utility easement hereinabove

reserved runs whatever it may be necessary, to make openings and excavations, and to

lay, construct and maintain said municipal utilities and appurtenances, provided,

however, that the ground shall be restored and left in good .ondition; and it is

further agreed that no building or similar structures of any kind shall be erected

in, on or over the said easement by the parties of the second part, their personal

of DONALD P. HUTCHINSON, County Executive, attested by its Secretary, -

AS WITNESS the corporate acal of Baltimore County, Maryland, and the signature

I HEREBY CERTIFY that on this . To day of (e Tofe. . in the year Nineteen

Hundred and Eighty-Two, before me, the subscriber, a Notary Public of the State of

Maryland, in and for the County aforesaid, personally appeared DONALD P. HUTCHINSON,

County Executive, and he acknowledged the foregoing Deed of Release to be the act

BALTIMORE COUNTY, MARTINE

County Executive 10-6-02

AND the said parties of the second part do hereby agree that Baltimore County,

recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4838, folio

398 was granted and conveyed by Leonard Stulman and Heien R. Stulman, his wife, to

6 UTILITY EASEMENT AREA TO BE RETAINED" on Baltimore County Bureau of Land Acquisition Drawing No. RW 61-375-1, which is attached hereto and made a part

Baltimore County, Maryland.

representatives, successors or assigns.

STATE OF MARYLAND, BAL IMORE COUNTY, to wit:

AS WITNESS my Hand and Notarial Seal.

of said body corporate and politic.

anywise appertaining.

in, on or over the said easement by the parties of the first part, their personal representatives, successors and assigns; nor shall the existing grade be changed without prior approval of Baltimore County Bureau of Engineering.

AS WITNESS the due execution hereof by the aforenamed parties of the first part.

STATE OF MARYLAND, BALTIMOLE COLARY, to wit:

I HEREBY CERTIFY that on this 7774 day of -27 Forder , in the year Nineteen Hundrad and Lighty-Two, before to, the subscriber, a Notary Public of the State of Maryland, in and for the Courty aforesaid, personally appeared LEONARY STULMAN and HELEN R. STULMAN, his wife, and they acknowledged the same to be their act. AS WITNESS my Hand and Notarial Seal.

Maca Calven della rely Connaison Lycus july 1.198

Approved as to form and legal sufficiency this / st day of October, 1982.

9/28/82

JBS:vf Index: 6/22/82

1 mm 2.5

wife to Leonard Stulman and Helen R. Stulman, his wife (2) eed dated October 3, 1963 and recorded in R.R.G. No. 4211, folio 557 from R sa J. Kolker, etal Trustees, to Leonard Stulman and Helen R. Stulman, his wife. AND the parties of the first part do hereby agree that Paltimore County, Maryland, its successors and assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary, to make openings and excavations, and to lay, construct and maintain said municipal utilities and appurtenances, provided, however, that the ground shall be restored and left in good condition; and it is

BALTIMORE COUNTY
DEPARTMENT OF PUBLICATIONS ON MARYLAND DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204 HARRY J PISTEL P E

WALTER J. RASMUSSEN, CHIEF

BUREAU OF LAND ACQUISITION

No. 112327

R+01-615-000

C GliennessBinic Fires

MICROFILMED

BALTIMOPE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT

OFFICE OF FINANCE - REVENUE DIVISION

MECEIVED T. Rogers Harrison, Escuire

(Leonard Stulman, et us)

Advertising & Posting Case #53-112-SPH

VALIDATION OF SIGNATURE OF CASHIER

October 15, 1982

Mr. Leonard Stulman 1147 Donnington Circle Towson, Maryland 21204

Subject: North Plaza Mall Office Building RW 81-375 J. C. 5-1-4535 Item 1

Dear Mr. Stulman:

The three instruments for the above mentioned exchange were recorded among the Land Records of Baltimore County today. The references are: E.H.K. Jr. No. 6444, folios 275, 280 and 284 respectively.

Enclosed pleas: find a copy of the receipt for \$19.00 for the recording of the Deed of 'elease.

> Very truly yours. Assistant Title Examination Supervisor

Enclosure.

RW 81-375

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16:56444 11: 279

116.56444 6 278 A TEMPORARY FAREMENT AREA TO BE UTER SHA QUEING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF CASETING THE MELITERAT ELEPTRICITY RECOVER AND BLA DISTRIBUTIONS CONTINUES TO SELECT TO THE MARYLAND SHALL THEN TERMINATE AND RESERVED TO THE DEAD PERSONS TO BE LIBERAD POLICE BURNESS AND BU MOST MECELOGRAPH REFER TO THE MESTIGNA BADWA MESTER HAS BO THET MART A ELEMENT BURNES OF BAID PROFESSIVE LIM-LESS BO MESTER. DRAINAGE SUPLITY EASEMENT . 839 SGFT: (C.C.C.KC.I) RESUDDIVISION OF PORTION OF "KENILWORTH AT PERRING PARK" OTG 31-80 LEONARD STULMAN! HELEN R. R.R.C. 4211-555 557, 4117-599 W FEL AREA -TO BE RELEASED 1080 34 FT (0.025 45) N 58 35 00'W DRANAGE EASE SENT AREA - N3/105'00'E - 2523' -- NEA 13'CO'L -12 50' ~32.73' CLEMENTS AVE. CISTING BALTO COUNTY RIM HIGHWAY WICENING PIG -AREA . 20059.FT. " ALL RW 67 301,0164638-390 AREA = 373 SQFT 8 1 42 אם ליפונינים פונים TOTAL HIGHWAY WIDEKING PERTIEN OF KENILWORTH AT PERRING PARK AREA: 663 56 FT : . 00 5Ac. 1 STING BALTO COUNTY UTILITY RIM. XN 45-250 0.16 4440-503 BUREAU OF LAND ACQUISITION DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY DISTRICT NO. 964 SCALE: 1'- 50' SHEET 1 OF 1 PLAT TO ACCOMPANY ACQUIT! FON OF POSITION SHEET NO. HIGHWAY WIDENING 38 NE 15 IN FEE AREA TO BE RELEASED 1/2/1/22 or se 6728, CONSTRUCTION PLAN NC. EBISTING COUNTY B W AREA TO BE PELEASED BUREAU OF LAND ACCOMISITION TENTONANT COLETPUCTION AND FEDERAL PROJECT NO. Willed beamuses MARYLAND PROJECT NO. ... 9.27.82 5-1-4535

W.O. A)7/30/84 . J.D. A . 30.82 (------

tem 1A O	ffice of Finance - Reve	nue Division	
REAL PRO	PLATY TRANSFER CONSI	DERATION AFFIDAVIT	
function affidists on	arteinal and I copy	for each instrumen.	other than
complete allieur.	(with or without consi	deration). Sign and	return both copies.
In compliance with Baltim	ere County Code Title 1	l, Article IX, Secti	ons 11-69 through
11-82 as amended to is	corrected that an incti	ment des ribed belo	w. representing a
executor of roal economic	the juding but not 1.1	to, fee simple	e tate, leasenois
ectate limited estate an	d leval or equitable in	terests in real pror	erty, is offered
for record in Baltimore C	ounty. The subject prop	erty is identified a	s follows:
Proper'y		Prior Deud Referenc	e:
Account # easement		Liber REG 4211	Folio 555
Account + easement		RKG 4211	557
Date of Instrument		Amount of Mortgage	
5		Other (Cash, etc.)	5
Documents Presented	- Dead 6	the factor of the second secon	
	Agreement	Total Consideration	s Nove +
Deed L	71 Vêree-eur	OR	
Deed of Trust	Mortgage	Assessed Factor	5*
F	Lease over 7 yrs.	Exempt Status Claim	ed Fer Baltimore
Cortract	Tease over / yes.	County Code 11-85	
	Right-of-way or	county code	V * * * * * * * * * * * * * * * * * * *
Other	Easement Agreement	*Total consideration	on is transfer tax
Person offering instrumer	. for recording:	Transferred propers	w knows se:
Person offering instrumen	it for recording.		370 AN (1915 PACE THE SEC. 1916)
Name J. M. Shaffer	S	parcel of land cont	. 0.019 acre, more
Title Co Bureau of Land Ac		or less for drainur	e and intility cases
or Fire Bureau of Land Ac	· 9 •	CA ACRE AND BUBLISHED	
Phor	se .		
		Grantee Bultimor	e county Marcland
Address		Marchage Balthadle	Thurst rathrant
Grantor:			
		Mailing Address	
Leonard Stulman as	nd Helen h/v	0.7551751V	
I HERELY CERTIFY under th	he panalties of perjury	that the informatio	n given above is to
to the best of my person.	al knowledge and beliet	(i)	
Signed State	Date 9/6	35/83 I	HPORTANT!
arguer - Anthrope			MUST BE RECORDED WI
// 10	Francisco (Salatana)		F TRUE CONSIDERATIO
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Comments			
Commence			

BALTIMORE COUNTY, MARYLAND

MULTIPLE

MICROFILMED

AW 81-375-1

Al'D the said Grantors hereby covenant that they have not done or suffered

to be done any act, matter or thing whatsoever, to ensumber the property hereby

conveyed; that they will warrant specially property granted; and that they will

execute such further assurances of the same as may be requisite.

his wife, and they acknowledged the foregoing Deed to be their act.

AS WITNESS the due execution hereof by the aforenamed Grantors.

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ENTITIES LETTERING DEMOTER BOTTOM PROPERTY LIMES.	(Bearing	TIESTES BEWOTES PROPOSES TO PROPERTICA.	@ #####	
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N SE SS OO 'W JO OO' RANAGE ! PILITY AREA BE RETAINED DO SQ FTI DOOSACT JUINT BE RENGT CITISTING B SEE RWGT ALE: 1' 50' SHEET I	DEPART OF 1 ATION DEPART OF 1 HISTORY DEPART DEPART OF 1 HISTORY DEPART DEPART DEP	MAY WIDENING WAY WIDENING WA	ENNO SELEAS	HIGHWAY WIDEWING AREA - 20050.FT. T ESUBDIVISION OF ERTICN OF KENILWORTH T PERRING PARK O.T.G. 31-80 NI BALTC COUNTY UTILITY R/M. HW 65-250 0 TG 4440-503. JREAU OF LAND ACQUISITION F DISTRICT NO. 264 POSITION SHEET NO. 30 NE /5 CONSTRUCTION PLAN NO. 14510 FEDERAL PROJECT NO.
ALTIMORE COUNTY ALE: 1': 50' SHEET 1 BUREAU OF LAND ACORES BUREAU OF LAND ACORES BUREAU OF LAND ACORES BUREAU OF LAND ACORES 9.27.22	DEPART OF 1 AND DEPART OF 1 NOTAL MICHARIA OF 1 NOTAL MICHARIA	MAT WIDENING WAT WIDENING WA	C WORKS BUT TO BE RELEASE TO B	HIGHWAY WIDEWING AREA - 20050.FT. T ESUBDIVISION OF ERTICN OF KENILWORTH T PERRING PARK O.T.G. 31-80 NI BALTC COUNTY UTILITY R/M. HW 65-250 0 TG 4440-503. JREAU OF LAND ACQUISITION F DISTRICT NO. 264 POSITION SHEET NO. 30 NE /5 CONSTRUCTION PLAN NO. 14510 FEDERAL PROJECT NO.
ALTIMORE COUNTY ALTIMORE COUNTY ALE: 1' 50' SHEET 1 BUREAU OF LAND ACCIDE BUREAU OF DRAFTIN BUREAU OF DRAFTIN BUREAU OF DRAFTIN BUREAU OF DRAFTIN EAGA. J. 1	DEPART OF 1 IN BIBS TOTAL MICHARY ARE TOTAL MIC	MAY WIDENING WAY WIDENING WA	C WORKS BUT TO BE RELEASE TO B	HIGHWAY WIDENING AREA - 2 DOSQ.FT. T EDUBDINISION OF ERTICH OF KENILWORTH T PERRING PARK O.T.G. DI-BO NI BAITC COUNTY UTILITY R/N. IN 65-250 0.16 466-503. JREAU OF LAND ACQUISITION F DISTRICT NO. DCA FOSITION SHEET NO. 30 NE 1.5 CONSTRUCTION PLAN NO. 14110 FEDERAL PROJECT NO.

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U.O. A7750102, J.O. 8-30-82(+++-ca)

RW 81-375-1

81-375	Office of Finance - Rave	nue Division
em 1 A	AL PROPERTY TRANSFER - CONST	THERATION AFFIDAVIT
R£/	L PROPERTY TRANSFER - CONS	for each instrument other than
Complete affiday	rit original and I copy	for each instrument other than
sortgage or deed of	trust (with or without cons	deration). ign and return both copies.
In compliance with	saltimore County Code Title 1	11, Article IX. Sections 11-69 through
		CARROLL CARROLL A CONTROL DOMESTIC DE LA CONTROL DE LA CON
이 등이 있는 경우 이번 경우를 받는 것이 되었다. 그리고 있으면 살아 이 수 있는 것 같아 가지 않는 것 같아.	· · · · · · · · · · · · · · · · · · ·	REPUBLIC AN AUGUST OF STREET
for record in Baltin	nore County. The subject prop	perty is identified as follows:
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Property		Prior Deed Reference:
Account # easement		Liber 070 4838 Folio 398
Account veasemen		
		Amount of Mortgage 5
Date of Instrument		PATE THRESTORY CARDON SHOW
		Other (Cash, etc.) \$
Documents Presented	No-Control	
12/10/23	Agreement	Total Consideration \$ NoNE *
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NAMES OF STREET	. 🗀 💆	Assessed Factor \$*
Deed of Tru	st Mortgage	emperatural and accept to the second
8#7/07/07/07/04	Lease over 7 yrs.	Exempt Status Claimed Per Baltimore
Contract	L J Lease over / yrs.	
(1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		County Code11-85(A'
X Other	Right-of-way or	
	Easement Agreement	*Total consideration is transfer tax b
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Person offering ins	trument for recording:	Transferred property known as:
		1 !!
Name J. H. Sha	ffer	0.02 acre, more or less indicated
Title Co. Burers o	f Land Acq-	In Fee Area to be Released.
or Firm		on baltimore County Drawing No. RV 61-
	Phone	on halfimore Lounty Drawing hu. As he
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214420000		Grantee Leonard Stulman and Helen Stul
Address		his wife
de a procession de ca		
Grantor:		STATES PERCENT
9000 24 1964 CHARLES AND A COMMON TO A	AND AND TRACTOR OF THE CONTROL OF TH	Mailing Address
Baltimore County	y, Maryland	
and the second of the second of the second s		***
		- that the information civen above in tru
I RERLBY CERTIFY U	nder the penalties of perjur	y that the information given above in tro
to the heat of My	personal knowledge and beil-	2
1 4111	often Date 91	39/82 IMPORTANT.
Signed 1	raffer	YELLOW COPY MUST BE RECORDED WIT
0-	P 0	INSTRUMENT IF TRUE CONSIDERATION
	LOUIS TO THE MET	15 1982 IS NOT 556 PED.
	Regid for record UCI	WA 1207 A-1
2.100	POR Elmor H. Echling	Jr. Clerk
OFFICE OF FINANCE	PHE BANGE MA MARKET CONF.	Date
OFFICE OF FINANCE	mount 3	
OFFICE OF FINANCE	Wall 10	
Agent	Mail to	Other Credit
OFFICE OF FINANCE	Wall 10	
Agent	Wall 10	

RW 61-375	SALTIMORE COUNTY.	MARYLAND LESS 6 4 4 4 1- 287	
Item 1			
	Office of Finance - ""	enue Division	
REAL	PROPERTY TRANSFER CONS	IDERATION AFFIDAVIT	
Complete officient	tr orteinal and 1 copy -	- for each instrument other than	
		ideration). Sign and return both	
11-82, as amended, for transfer of real properties.	c is certified ther an inst perty including, but not li to and legal or equitable i	11. Article IX, Sections 11-69 the nument ribed below, representa nited fee simple estate, lease nterests in real property, is offer perty is identified as follows:	nng s chold
anderske i stander en	ore don't in society from		
Property	5.27	Prior Deed Reference: Liber RRG 4117 Folio 599	
Account 0 09-19-716	341	Liber RRG 4117 Fc11c 599	
Date of Instrument _		Amount of Mortgage 5	
Documents Presented		Other (Cash, etc.) \$	
X Deed	Agreement	Total Consideration \$ None	
Deed of Trus	: Mortgage	Assensed Factor 5	•
Contract	Lease over 7 yrs.	Exempt Status Claimed Per Balti	Lore
		County Code11-85(A)	
Other	Right-of-way or	*Total consideration is transfe	r cax b
			Y = 400 G00 G00 F0
	함 가는 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그	Fig. 354 1959	
Person offering inst	rument for recording:	Transferred property known as:	100000000000000000000000000000000000000
		Transferred property known as: parcels of land cont. total of	0.015
Name_ J. H. Shaffer			
Name_ J. H. Shaffer		purcels of land cont. total of acre, more or less for widening of	
Name_ J. H. Shaffer		parcels of land cont. total of	
Name J. B. Shaffer Title Co. or Firm Bureau of La	Phone	purcels of land cont. total of acre, more or less for widening of	»f
Name_ J. H. Shaffer	Phone	purcels of land cont. total of acre, more or less for widening of Clement Avenue.	»f
NameJ_ B. Shaffer Title Co. or Firm_Bureau of La Address	Phone	purcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantes Raltimore County.	Maryl.
Name J. H. Shaffer Title Co. or Firm Bureau of La Address Grantor:	Phone	purcels of land cont. total of acre, more or less for widening of Clement Avenue.	Maryl.
Name J. H. Shaffer Title Co. or Firm Bureau of La Address Grantor:	Phone	purcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantes Raltimore County.	Maryl.
Name J. H. Shaffer Title Co. or Firm Bureau of La Address Grantor:	Phone	purcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantes Raltimore County.	Maryl.
NameJ. H. Shaffer Title Co. or Firm Bureau of La Address Grantor:Lennard Stulman a	Phone	purcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantee Baltimore County. Mailing Address	Maryl.
NameJHShaffer_Title Co. or FirmBureau of La Address Grantor:Lennard_Stulman_a: T_HERESY_CERTIFY_unc	Phonend Helen Stulman	parcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantee Baltimore County, Mailing Address	Maryl.
Name J. H. Shaffer Title Co. or Firm Bureau of La Address Grantor: Leonard Stulman as I HERERY CERTIFY und to the best of my pe	phone The properties of perjurgreenal knowledge and belie	purcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantes Raltimore County. Mailing Address	Maryl.
Name J. H. Shaffer Title Co. or Firm Bureau of La Address Grantor: Lennard Stulman a	Phonend Helen Stulman	parcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantee Baltimore County. Mailing Address that the information given above f. 25/82 IMPORTANT!	Maryl.
Name J. H. Shaffer Title Co. or Firm Bureau of La Address Grantor: Leonard Stulman as I HERERY CERTIFY und to the best of my pe	phone The properties of perjurgreenal knowledge and belie	purcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantes Raltimore County. Mailing Address	Maryl.
Name J. H. Shaffer Title Co. or Firm Bureau of La Address Grantor: Lennard Stulman and to the best of my per Signed Address OFF CE OF FINANCE I	phone	purcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantee Raltimore County, Mailing Address Theorem above The information given above The information giv	Maryl.
Name	phone	parcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantee Baltimore County, Mailing Address IMPORTANT: YELLOW COPY MUST BE PECON INSTRUMENT IF TRUE OF SITE IS NOT RECITED.	Maryl.
Name	Phone The Property of perjure granul knowledge and believed to the party of the pa	parcels of land cont. total of acre, more or less for widening of Clement Avenue. Grantee Baltimore County, Mailing Address IMPORTANT: YELLOW COPY MUST BE PECON INSTRUMENT IF TRUE OF SITE IS NOT RECITED.	Maryl.

CODE: 05-RW-81-375-1 District No. 9 J. O. 5-1-4535 THIS DEED, Made this is a day of white week, in the year 1982, by LEONARD STULMAN and HELEN R. STULMAN, his wife, of Ealtimore County, State of Maryland, Grantors. WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and the agreement by Baltimore County, Maryland, to convey to them a parcel of land shown crosshatched and indicated "IN FEE AREA TO BE RELEASED" on Baltimore County Bureau of Land Acquisition Drawing No. W 81-375-1, the said grantors do grant and convey unto MALTIMORE COUNTY, MARYLAND, a body corporate and politic, its

FIRST: BEING a parcel of land acros- the property of the grantors, said parcel of land containing 290 square feet, more or less, to be used for the widening of CLEMENT AVENUE as shown shaded and indicated "HIGHWAY WIDENING" on Baltimore County Bureau of Land Acquisition Drawing No. RW 8:-375-1, which is attached hereto and made a part hereof.

successors and assigns, in fee simple, for public highway purposes, all those

County, State of Maryland, and described as follows, that is to say:

lots of ground situate, lying and being in the Minth Election District of Baltimore

SECOND : ITING a parcel of lin, across the property of the grantors, said parcel of land containing 373 square feet, more or less, to be used for the widening of CLEMENT AVENUE as shown shaded and indicated "HIGHWAY WIDENING" on the aforesaid Drawing No. Rt 81-375-1, which is attached hereto and made a part hereof.

The said two parcels of land containing a total of 0.015 acre, more or less (663 square feet, more or less).

BEING portions of the property which were granted and conveyed to leonard Stulman and Relen R. Stulman, his wife by the following instruments, viz: (1) Deed dated March 1, 1963 and recorded among the Land Records of Baltimore County in Liber F. K.C. No. 4117, folio 599 from Hudson Construction Co., Inc. (2) Decd dated October 3, 1963 and recorded in aforesaid Land Records in R.R.G. No. 4211, fclio 555, from James J. Houck and wife (3) Deed dated October 3, 1963 and recorded in R.R.G. No. 4211, folio 557 from Rosa J. Kolker, etal Trustees.

TOGETHER with the appurtenances and advantages to the same belonging or in anywise appertaining, especially said easement areas as hereinabove set forth.

TO HAVE AND TO HOLD the above granted property unto Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, for public highway purposes.

MOITAXAT & ETHERESEA

PETITION FOR SPECIAL HEARING

South side of Waltham Woods Road, 423 ft. East of Joppa

Road an North side of Clement Avenue, 350 ft. East of

Room 106, County Office Building, 111 W. Chesapeake

Thursday, November 4, 1982 at 11:15 A.M.

9th Election District

Petition for Special Hearing

Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act

Petition for Special Hearing under Section 500. 7 of the

whether or not the Zoning Commissioner and /or Deputy

increase in the size of the proposed building and lot area to revise the parking layout; for a use permit for off street

parking in a residential zone and to determine whether the

proposed parking areas (new and previously granted) are

Zoning Commissioner should approve an amendment to

Baltimore County Zoning Regulations, to determine

the site plan in Case No. 81-123-SPHA to permit an

subject to Bills Nos. 124-81 and 109-82 concerning

Joppa Road

and Regulations of Baltimore County, will hold a public hearing:

residential transition areas

All that parcel of land in the Ninth District of Baltimore County

TRANSFER TAX NOT REQUIRED BALTIMORE COUNTY, MARYLAND
Per Magazine Sevature

Director of Finance

BALTIMORE COUNTY, MARYLAND

Authorized Sevature

Director of Finance

ACRICULTURAL TRANSFER TAX NOT APPLICABLE

ZONING:

LOCATION:

DATE & TIME:

PUBLIC HEARING:

STATE OF MARYLAND, BALTIMORE (1477) , to wit: I HEREBY CERTIFY that on this 19 TH day of 5 The Total , in the year 1982, before me, the subscriber, a Notary Public of the State of Maryarnd, in and for the live Tyaforesaid, personally appeared LEONARD STULIAN and HELEN R. STULIAN,

Hang lation Allie

AS WITHUSS my hand and Notarial Seal,

AFPROVED and ACCEPTED this ATTROVED as to legal sufficiency: Assistant County Soliciter Caroker BALTIMORE COUNTY, MARYLAND

9/28/82

2015 81

Index: 6/22/82 Tax Account Number: 09-19-716527

HODERY PLANFISON DOUGLA. W BINEN

LAW OFFICES: MUDD & HARRISON 306 WEST JOPPA ROAD

TOWSON, MARYLAND 21204

ANEA CODE 301 686 1335

July 12, 1982

William E. Hammond, Esquire Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: North Mall Office Building Leonard and Helen Stulman

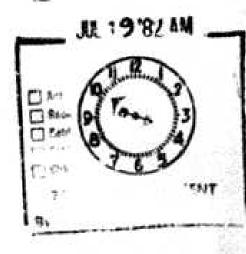
Dear Mr. Hammond:

In view c the fact that there has been an exchange of properties by Baltimore County and Mr. and Mrs. Stulman it has become necessary to apply for a modification of your prior orders.

As a result of an agreement between Baltimore County and the Stulmans, an open ditch storm drain was enclosed with a sixty (60) inch pipe and the ditch was back filled at a cost to the Stulmans of \$100,000.00. In addition, revisions and regulations require that a elevator be installed on this building. Under the circumstances, we feel that it is extremely important that this matter be scheduled for a hearing at the earliest possible time.

Very truly yours,

TRH/djb



Being the property of Leonard Stulman, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, November 4, 1982 at 11:15 A.M. Public Hearing: Room 165, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND CONING COMMISSIONER OF BALTIMORE COUNTY

PETITION	M	APPI	NG	PRO	GRE	SS	SHEE	T		
FUNCTION	Wall Map Or		Orig	iginal Duplicate		Tracing		200 Sheet		
FUNCTION	date	by	date	by	date	Ьу	date	bγ	date	Ьу
Descriptions checked and cutline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: U.S.				A STATE OF THE PARTY OF THE PAR	d Pla e.nou		or des	cripti	on	Yes
Previous case: 8/-/2	5 5 6)H	9	Mar #	30	_	=			No.

CCATION: South side of Waltham Words Road, 42 ft. East of Jopps Book and North side of Clement Lennes, 350 ft. East of Jopps

DATE & TIME: Thursday, November 4, 1972 at 11:15 a.M.
PITPLIC HEARING: Room 164,
Younty Office Building, 111 W.
Tecaposks Avenue, Toward,
A syland

The Poning Commissioner of Bal-chaore County, by authority of the fireing Act and Regr's' one of Bal-timere County will hold a public

Petitien for Special Hearing un-der Section 500.7 of the Baltimore County Zoning Regulations, to Oc-termine whether or not toe Foning Commissioner and/or Deputy Em-ing Commissioner should approve an amendment to the site plan in Care No. 81-121-8Fina to permit an increase in the site of the approve.

screame in the size of the propose-

CERTIFICATE OF PUBLICATION

TOWSON, MD October 14 19 82

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Baltimore County, Md., 8206: hxxxx h day of _____ November 1982 , the \$3.5 publication appearing on the 14th day of _____October___

THE JEFFERSONIAN,

Cost of Advertisement, \$----

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building III W. Chesapeake Avenue Towson, Maryland 21204

Filing Fee \$ 100.00

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIFT . Hammond, Zoning Commissioner No. 107958 Hornison

wed by U Oc the Petition for assignment of a

6 012*****100p0:b 8168A

CERTIFICATE OF POSTING ZOHING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

\$8 <u>00-500-00000</u>	A CONTRACTOR
District9	Date of Fusting
Posted for I liles for Describ the	<u> </u>
Potitioner Learner Tital Man	(1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
Location of property: 25 Malikar Cord	
Ad 1 1/3 General acces 35	
Location of Signs O January Dichthan	11800 Sel Sel Sel
Jacon deminet des	
Remarks:	
Posted by AKA 11 11 12 12 12 12 Da	nie of return.





Number of Signs:



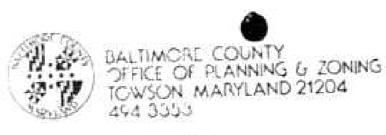
Outober 6, 1982

T. Rogers Harrison, Esquire 306 W. Joppa Road Towson, Maryland 21204

> NOTICE OF HEARING Re: Petition for Special Hearing S/S Waltham Woods Rd., 423' E of Joppa Rd. and N/S of Clement Ave., 350' E of Joppa Rd. Leonard Stulman, et ux - Petitioners Case #83-112-SPH Item #21

TDE: 11:15 A. M. DATE: Thursday, November 4, 1982 PLACE: ROOM 106 COURTY OFFICE BUILDING, 111 W. UHESAPEAKE AVENUE, TOWSON, MARYLAND

BAMILTONE COURTY



WILLIAM E HAMMOND ZOINING ECIMIMISSIONER

October 21, 1982

T. Rogers Harrison, Esquire 306 W. Joppa Rrad Towson, Maryland 21794

Re: Petition for Special Hearing S/S Waltham Woods Rd., 423' E of Joppa Rd. & N/S Clement Ave., 350' E of Jopps Rd. Leonard Stulman, et ux - Petitioners Case #83-112-SPH Item #21

Dear Mr. Harrison:

This is to advise you that \$99.04 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OF ICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 112327

ACCOUNT R-01-615-000 10/29/82

RECEIVED T. Rogers Harrison, Esquire Advertising & Posting Case #83-112-SPE (Leonard Stulman, et ux)

g spleeseesspein Fish

WALIDATION OR SIGNATURE OF CASHIER

Qe Times

was inserted in Oic Times, a newspaper printed

and published in Baltimore County, once in each

This is to Cartify, That the annexed

Petition For Special Hearing

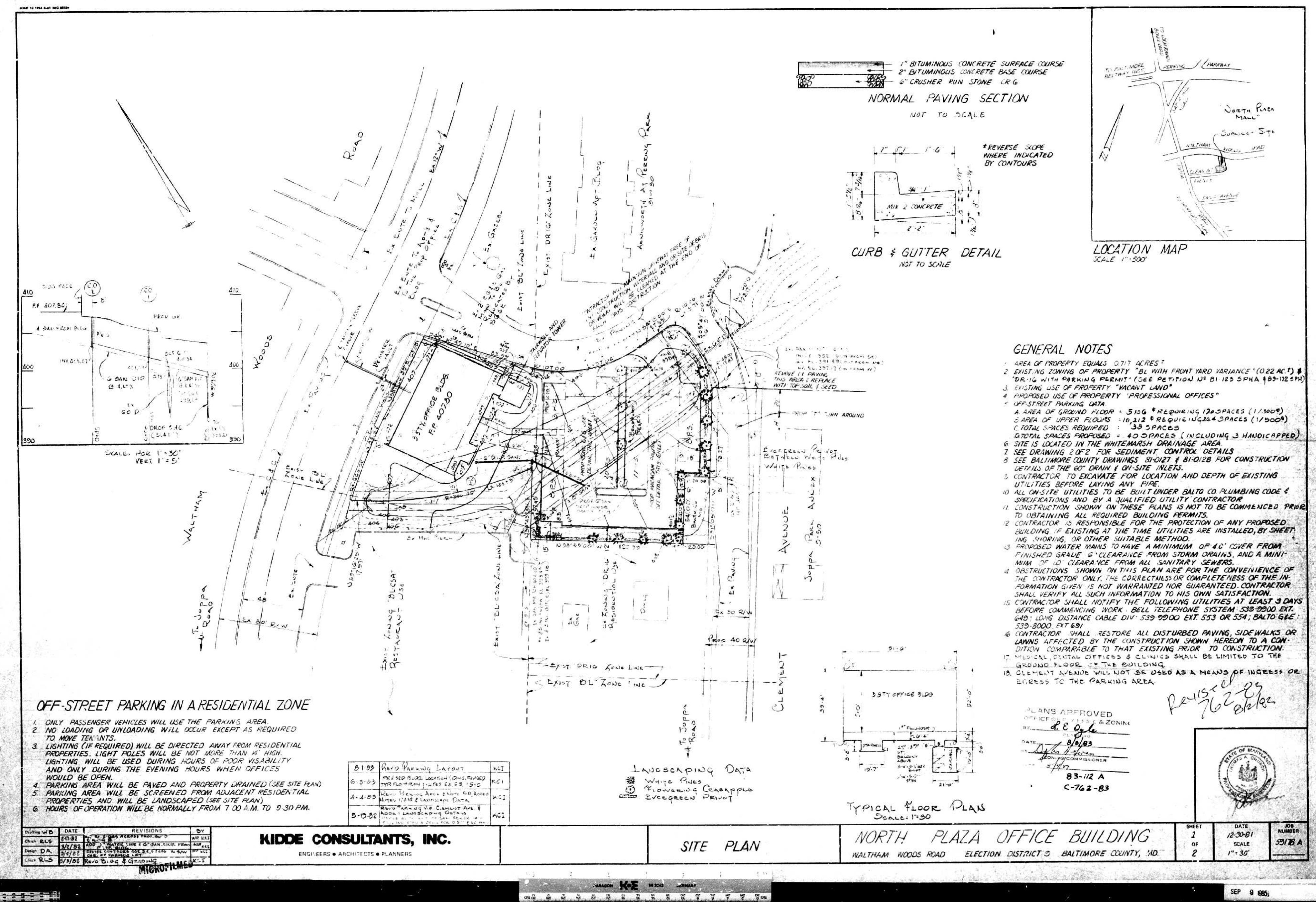
esday, October 13, 198

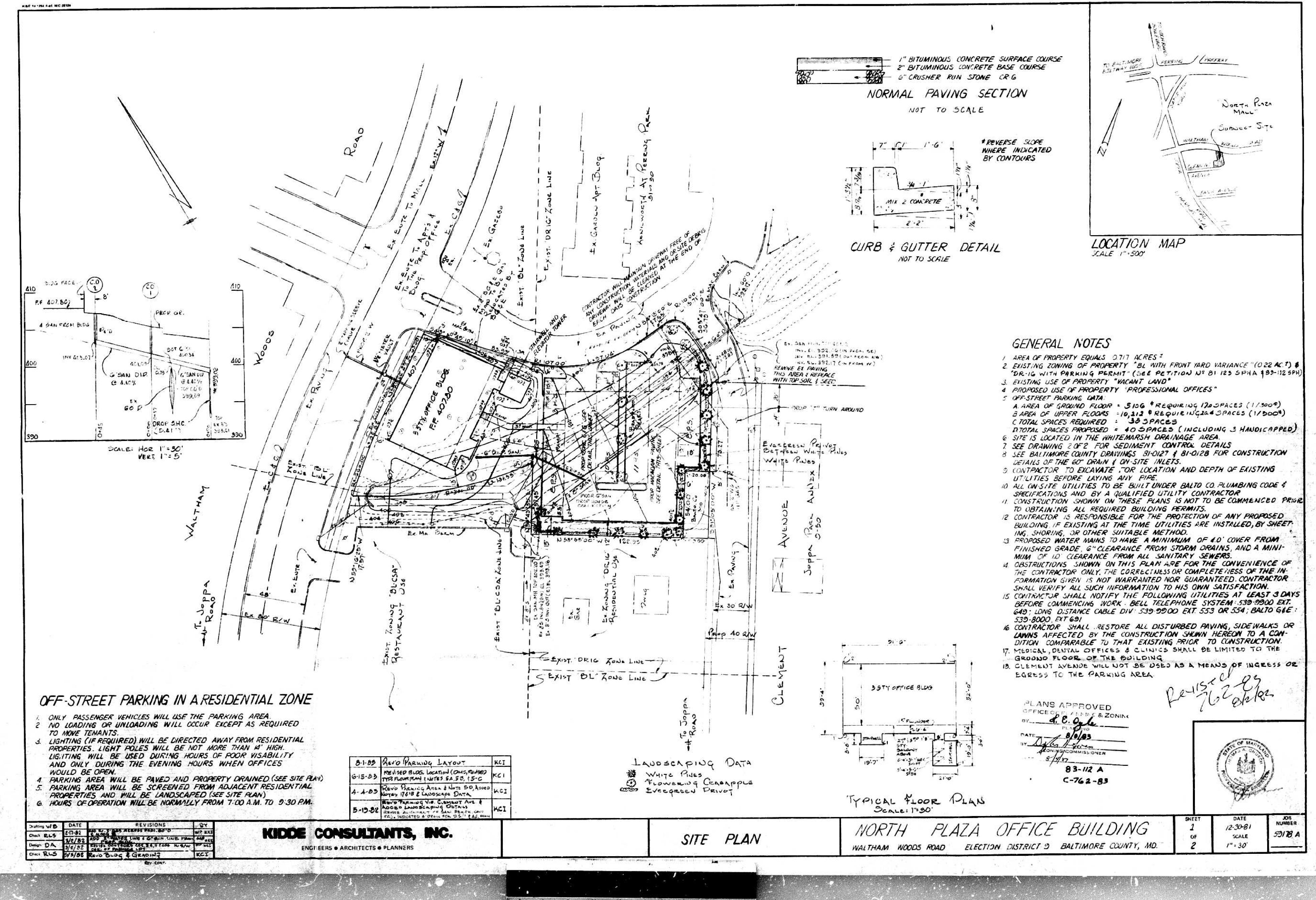
allworth at Perring Pack" recorded among the Less Records of Baltimore O.T.G. 31, Page 5, said beginning point owner dis-tint 413 lest, more or less, as measured northeasterly slong the southwest side of said Walthem Woods-Road from its inserrection with the northeast side of Jop-ps Road, 89 feet wide, youning thence binding of the enuthers; side of Whitem Woods Road, as shown on said plat, two courses; (I) northeaverly, by a curve to the right with the radius of \$50.00 feet, the sey distance of \$1 Hz feet, the chord of said are being N and (2) N 10" 20 30 E 61 80 feet, thency six courses (3) S 43" 13"10" E 80 30 feet, (4) anuthmenter-ly, by a curve to the Lift with the radius at 107 60 feet, the arm distance of 27 64 feet, the chard of said are being S 60" 46" C5" E 82.3 feet, (5) N 54" 13" 50" V 27 54 feet, (5) N 54" 13" 50" ? 27.55 feet, 10) southeastcity, by a curve to the right with the radius of 10.00 feet, the arc fintance of 15.72 feet, the churd of

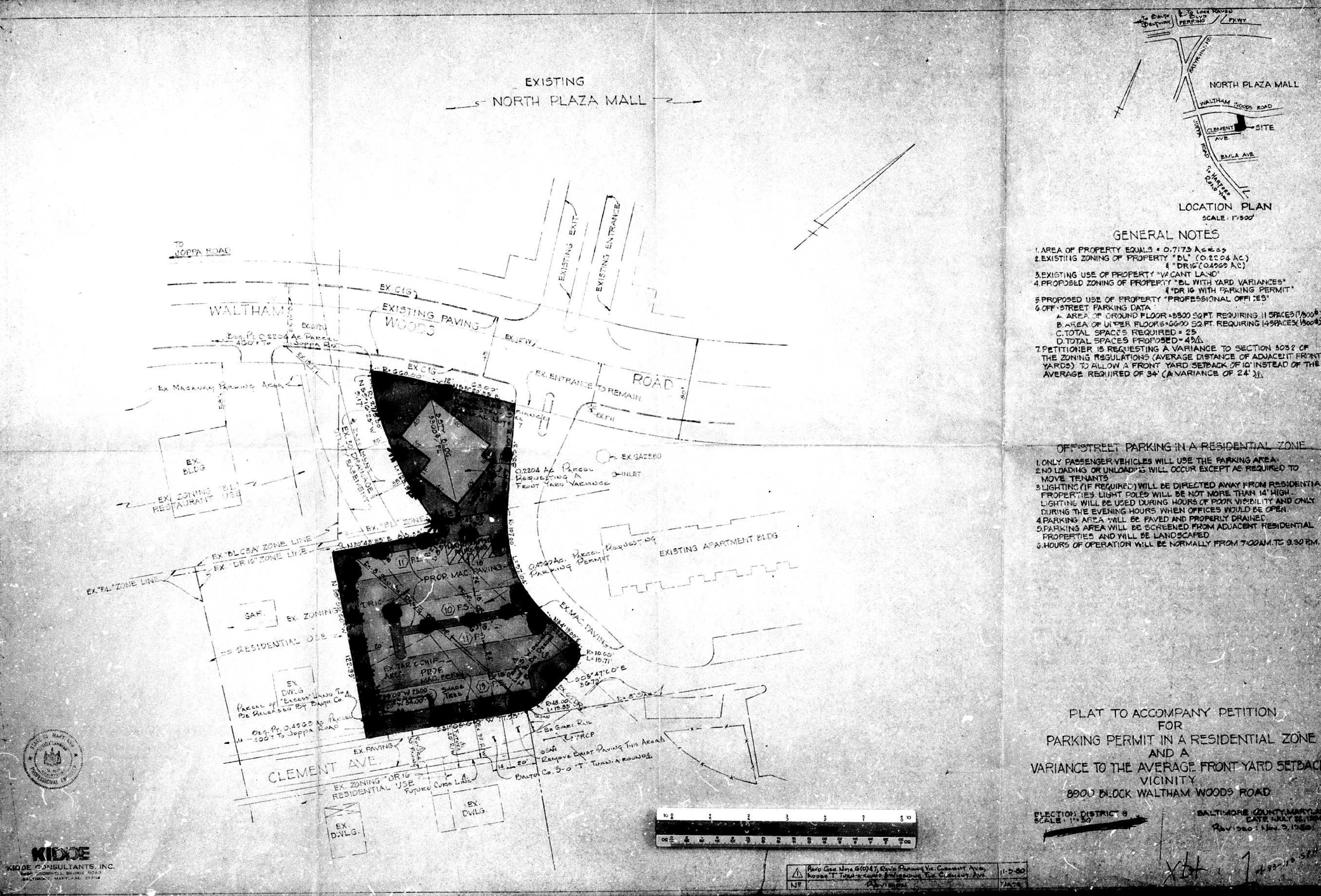
aratherly, by a curve to Longight with the radius of 48.00 feet, the arc classace courses: (%) \$ 31° 88° 60° W
4.76 feet, and (10) N 62° 85°
60° W 5.80 feet, thosen
inding sh seld northwest
side at C meet, Avenue
(11) * 51° 65° 60° W 287.27
fee: 15 a unity 65 the
continuest cading of the
land chosen on the plat land shown on the plat COURSES (12) N 58* 55' 60" W 1.1.59 feet, (14) N 30" 45" 25" E 57 45 feet, (14) north-

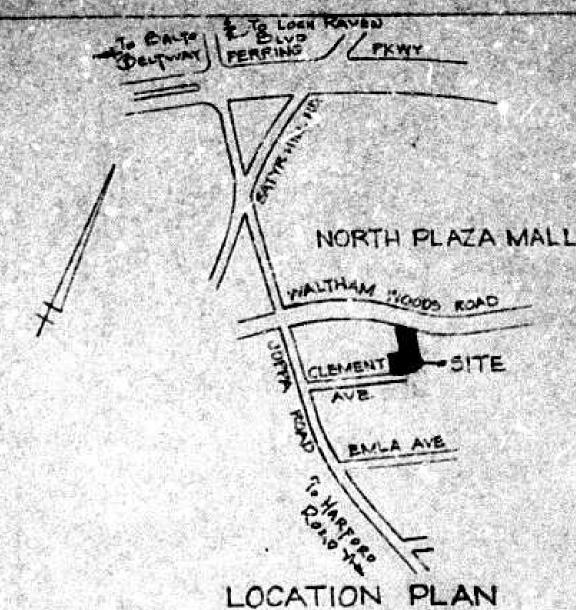
westerly, by a curve to the right with the radius of 300.00 feet, 13 are dis-tance of 131.33 feet the and (15: N 88" 18 26" W 17.57 isst to the place of

Being the property of Leonard Stalmen, et ex-at shows on plat plan their with the Zoning Depart-Hearing Date Thursday, Nov. 4, 1982 as 11/14 Public Hearing: Room, 186 County Office Elife, 111 W Chraspecks Ave., Towson, Md.









4. PROPOSED ZONING OF PROPERTY "BL WITH YARD VARIANCES"

5 PROPOSED USE OF PROPERTY "PROFESSIONAL OFFI :ES"

A AREA OF GROUND FLOOR - 9300 SQFT, REQUIRING II SPACES (1/800) B. AREA OF UTPER FLOORS & GGOO SQ.FT. REQUIRING (45PACES (15000)

7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 3032 CF THE ZONING REGULATIONS (AVERAGE DISTANCE OF ADJACELIT FRONT YARDS) TO ALLOW A FRONT YARD SETBACK OF IQ'INSTEAD OF THE AVERAGE REQUIRED OF 34' (A VARIANCE OF 24' 16)

LONLY PASSENGER VEHICLES WILL USE THE FARKING ANEA 2 NO LOADING OR UNLOADING WILL OCCUR EXCEPT AS REQUIRED TO

SLIGHTING (IF REQUIRED) WILL BE DIRECTED AWAY FROM RESIDENTIAL FROPERTIES LIGHT POLES WILL BE NOT MORE THAN 14' HIGH LIGHTING WILL BE USED DURING HOURS OF POOR VISIBILITY AND ONLY DURING THE EVENING HOURS WHEN OFFICES WOULD BE OPEN.

S. HOURS OF OPERATION WILL BE NORMALLY FROM 7:00 MILTS 9.30 PM.

PLAT TO ACCOMPANY PETITION

VARIANCE TO THE AVERAGE FRONT YARD SETBACK

BOOD BLOCK WALTHAM WOODS ROAD

BALTIMORE COUNTY, MARYLAN CATE IJLLY 82, 1990 REVISEO: NEV. 3, 1260

