

271
87-390-A
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit a detached garage in the side yard with a side yard setback of 6 inches in lieu of the required 2.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. To place garage within 6" of property line.
2. To place garage 5' further out from rear of house.

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

I, or we, agree to pay expenses of above Variance 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 solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of February, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of April, 1987, at 10:00 o'clock.

By: [Signature]
Zoning Commissioner of Baltimore County.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

April 30, 1987

Mr. & Mrs. Arthur M. McCauley
8211 Rider Avenue
Towson, Maryland 21204

Dennis F. Rasmussen
County Executive

RE: Petition for Zoning Variance
E/S Rider Avenue, 495' N of
the c/l of Essex Farm Road
8th Election District
3rd Councilmanic District
Case No. 87-390-A

Dear Mr. & Mrs. McCauley:

Enclosed please find a copy of the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjjs

Enclosures

cc: Mr. & Mrs. John Layman
8215 Rider Avenue, 21204

Mr. Al Shinkaveg
8209 Rider Avenue, 21204

People's Counsel

Mr. James H. Thompson

File

ZONING DESCRIPTION

BEGINNING on the East side of Rider Avenue 50 feet wide, at the distance of 495 feet north of the centerline of Essex Farm Road.

BEING Lot 6, Block B, in the subdivision of Thornleigh. Book No. GLB 25, Folio No. 53. Also known as 8211 Rider Avenue in the 10th Election District.

IN RE: PETITION FOR ZONING VARIANCE
E/S Rider Avenue, 495' N of
the c/l of Essex Farm Road
(8211 Rider Avenue)
8th Election District
3rd Councilmanic District
Arthur M. McCauley, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-390-A

The Petitioners herein request a variance to permit a detached garage in the side yard and a side yard setback of 6 inches in lieu of the required 2.5 feet for a detached garage.

Testimony by the Petitioners indicated that they propose the construction of a 10' x 16' detached garage in the side yard to replace an existing storage shed in disrepair. Between the existing concrete driveway and the house is a flower garden and a sidewalk to the rear yard and patio. To locate the proposed garage in accordance with the Baltimore County Zoning Regulations (BCZR) would necessitate the removal of a major tree and extensive changes to existing landscaping. In addition, access to the rear yard would be less aesthetically pleasing, in the opinion of the Petitioners. The Petitioners and a partner have been operating a lawn business from the residence and storage shed on a part-time basis for the last two years, unaware that such business operation in a residential area zoned DR 3.5 was a violation of the BCZR. If the instant variance were granted, the Petitioner would provide access for an inspector from the Zoning Office to inspect the inside of the garage for verification that it is not being used to operate a business or as habitable space.

Two neighbors appeared and testified in protest. Primarily they are opposed to the operation of the lawn business, which involves testing and storage of equipment and supplies. In addition, they revealed the existence of covenants applicable to the site and subsequently submitted a copy of those covenants for the review of the Deputy Zoning Commissioner. Page 3, Item No. 8.

February 18, 1987

Mr. Arthur M. McCauley
Mrs. Germaine M. McCauley
8211 Rider Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S Rider Ave., 495' N of the c/l of Essex Farm Rd. (8211 Rider Ave.)
8th Election District - 3rd Councilmanic District
Arthur M. McCauley, et ux - Petitioners
Case No. 87-390-A

TIME: 10:00 a.m.

DATE: Wednesday, April 8, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

Attest:

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

No. 30412

DATE 12/22/86 ACCOUNT R-01-615-000

AMOUNT \$ 35.00

RECEIVED FROM [Signature]

FOR ZONING VARIANCE ITEM # 271

8 8030*****350010 2732F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 1, 1987

Mr. Arthur M. McCauley
Mrs. Germaine M. McCauley
8211 Rider Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
E/S Rider Ave., 495' N of the c/l of Essex Farm Rd. (8211 Rider Ave.)
8th Election District - 3rd Councilmanic District
Arthur M. McCauley, et ux - Petitioners
Case No. 87-390-A

Dear Mr. and Mrs. McCauley:

This is to advise you that \$88.72 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 33176

county, Maryland, and remit \$, Towson, Maryland

DATE 4/8/87 ACCOUNT R-01-615-000

SIGN & POST
RETURNED Mr. A.M. McCauley, 8211 Rider Ave.,
Towson, Md. 21204

RECEIVED FROM [Signature]

FOR ADVERTISING & POSTING COSTS RE CASE #87-390-A

8 8030*****887210 8086F

VALIDATION OR SIGNATURE OF CASHIER

Paragraph (b), specifically states that "Any one side yard shall not be less than ten (10) feet wide and the sum total of the width of both side yards shall not be less than twenty-five (25) feet. This side yard restriction shall apply to any individual dwelling structure erected on any of said lots and also to any garage which is an integral part of such dwelling structure." (emphasis added)

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of April, 1987, that a detached garage in the side yard and a side yard setback of 6 inches, in accordance with the plan submitted, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

The Petitioners agree to permit an inspector from the Baltimore County Zoning Enforcement Office to make periodic internal inspections of the detached garage to assure that it is not being used to operate a business or as habitable space.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-390-A

District 8th Date of Posting 3/20/87

Posted for: Variance

Petitioner: Arthur M. McCauley, et ux

Location of property: E/S Rider Ave., 495' N of Essex Farm Rd.

Location of Sign: 8211 Rider Ave.

Remarks: [Signature]

Posted by [Signature] Date of return: 3/24/87

Number of Signs: 1

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Rider Ave., 495' N of C/L of
Essex Farm Rd. (8211 Rider Ave.): OF BALTIMORE COUNTY
8th District

ARTHUR M. McCauley, et ux, Case No. 87-390-A
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Arthur M. McCauley, 8211 Rider Ave., Towson, MD 21204, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE
8th Election District - 3rd Councilmanic District
Case No. 87-390-A

LOCATION: East Side of Rider Avenue, 495 feet North of the Centerline of Essex Farm Road (8211 Rider Avenue)
DATE AND TIME: Wednesday, April 8, 1987, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a detached garage in the side yard with a side yard setback of 6 inches in lieu of the required 2.5 feet

Being the property of Arthur M. McCauley, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

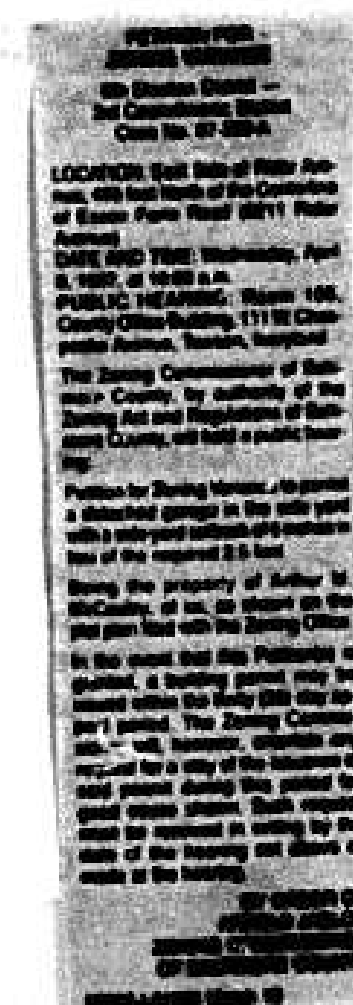
TOWSON, MD., March 18, 1987.

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 18, 1987.

TOWSON TIMES,

Susan Linder O'Brien
Publisher

44.76



CERTIFICATE OF PUBLICATION

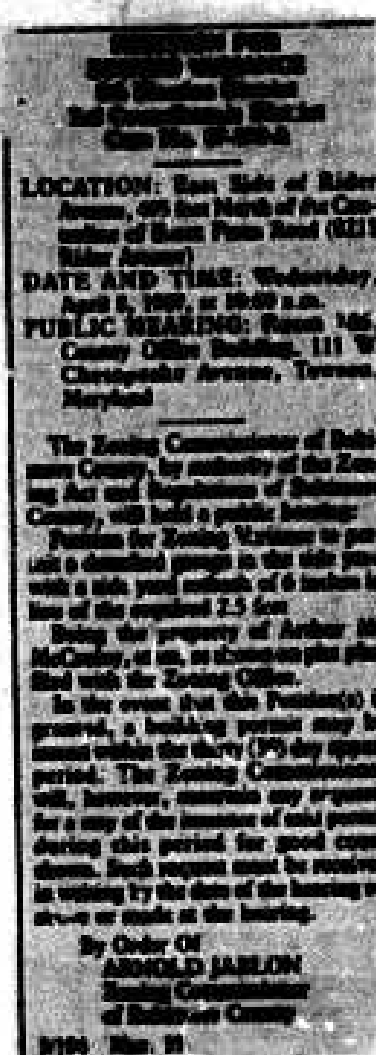
TOWSON, MD., March 12, 1987.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 12, 1987.

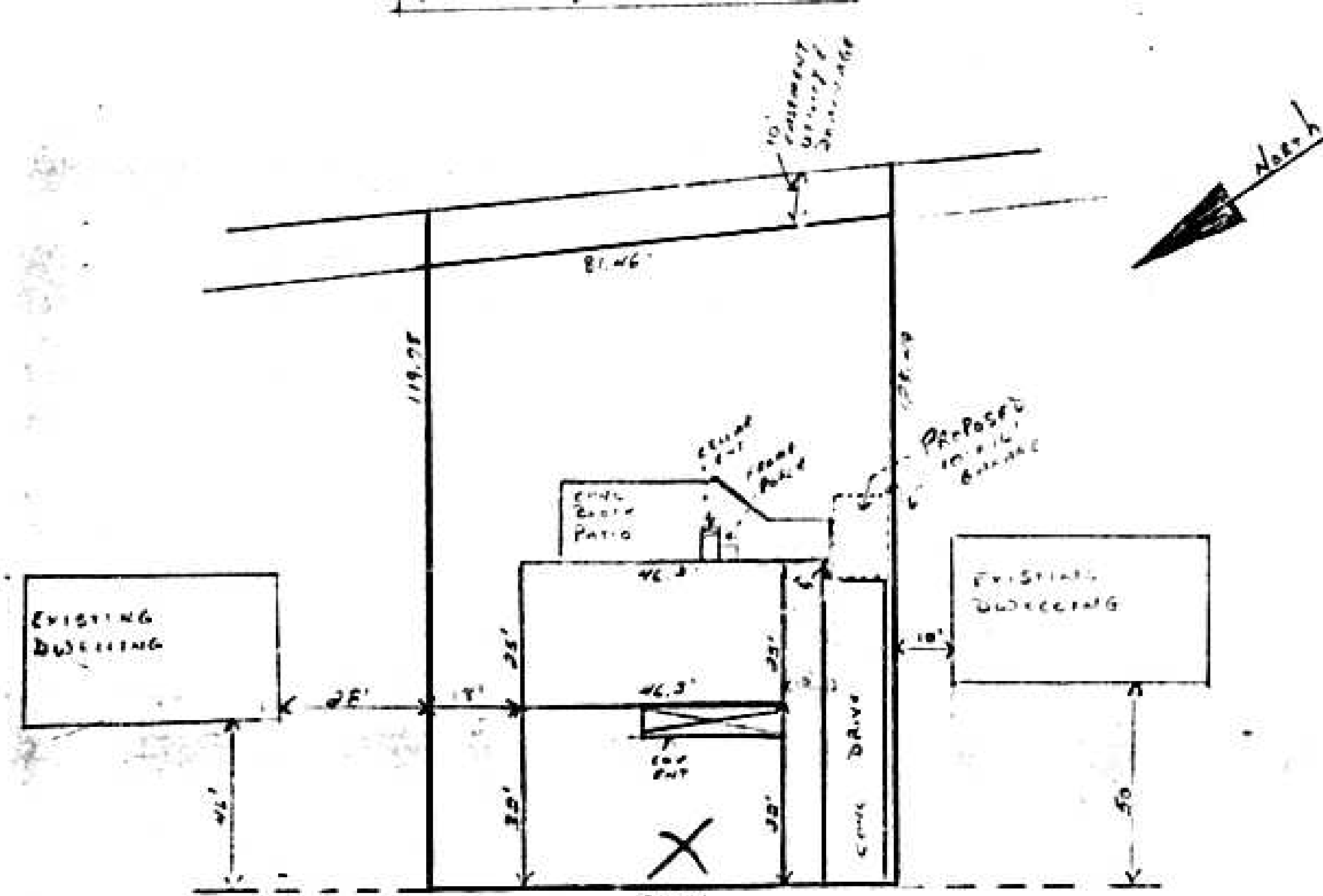
THE JEFFERSONIAN,

Susan Linder O'Brien
Publisher

28.96



VICINITY MAP



8211 RIDER AVENUE (50' R/W 36' PAVING)

PLAT FOR ZONING VARIANCE

OWNER: MICHAEL FREEMAN MCCOULEY

DISTRICT: 8th ZONED D.R. 3.5

SUBDIVISION: THORNLEIGH

LOT: 6 BLD. B. BOND GIB 25. FOLIO 53

SCALE: 1" = 30' EXISTING UTILITIES: WATER, GAS, IN RIDER, 40'. ELECTRIC REAR

LOT SIZE: 10,000 SQ. FT.

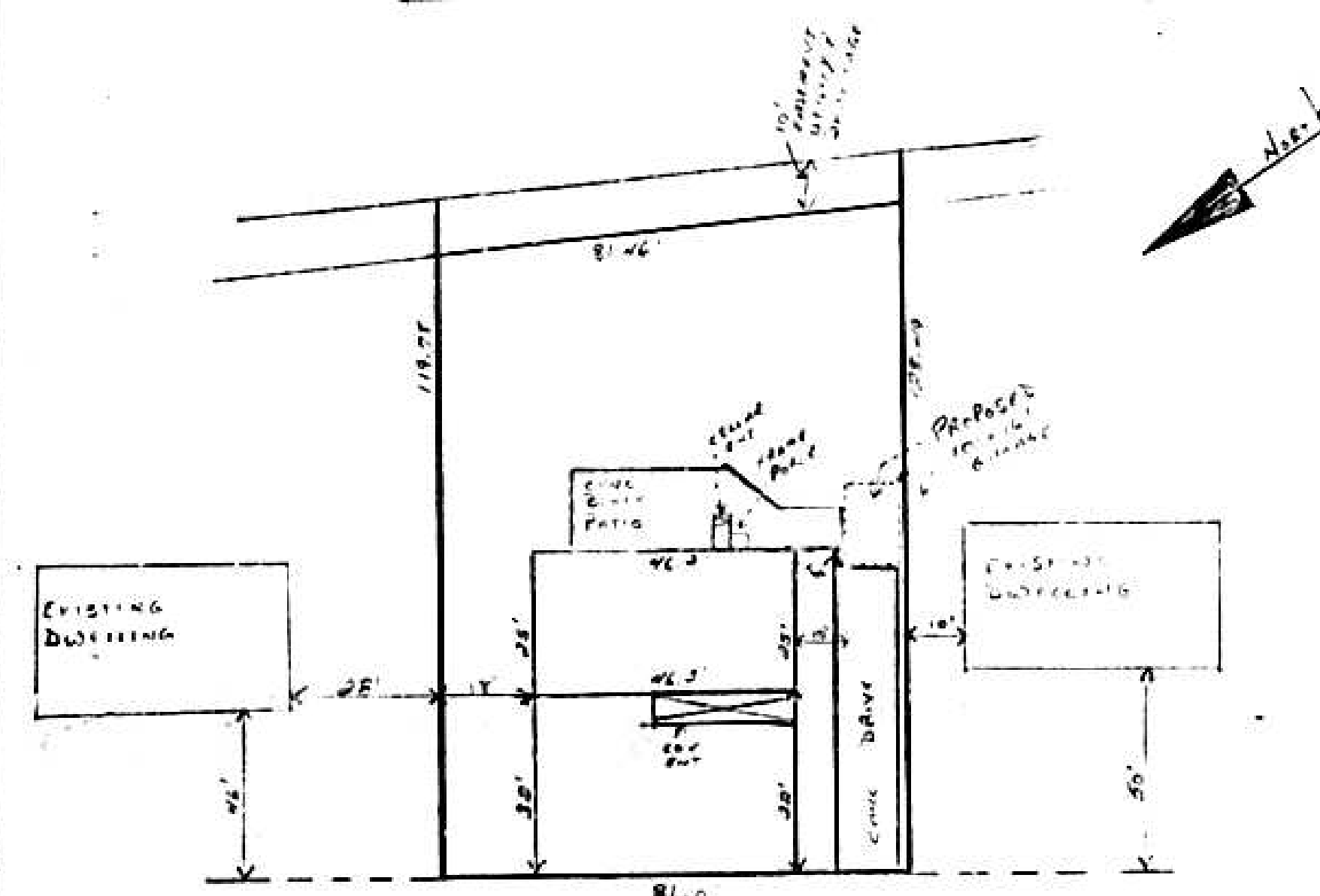
ACRES: 1/4 ACRES

OFFICE COPY

271
87-390-A

E/S Rider Ave 495' N of
C/L of Essex Farm Rd.

VICINITY MAP



8211 RIDER AVENUE (50' R/W 36' PAVING)

PLAT FOR ZONING VARIANCE

OWNER: MICHAEL FREEMAN MCCOULEY

DISTRICT: 8th ZONED D.R. 3.5

SUBDIVISION: THORNLEIGH

LOT: 6 BLD. B. BOND GIB 25. FOLIO 53

SCALE: 1" = 30' EXISTING UTILITIES: WATER, GAS, IN RIDER, 40'. ELECTRIC REAR

LOT SIZE: 10,000 SQ. FT.

ACRES: 1/4 ACRES

271
87-390-A

THIS DECLARATION, Made this 31st day of January, in the year one thousand nine hundred and sixty-two, by JAMES KEELTY & CO., INC., a corporation of the State of Maryland, and GUARANTEE TITLE HOLDING CORPORATION, a corporation of the State of Maryland.

WHEREAS, the said James Keelty & Co., Inc. is the owner, in fee simple, of the following lots of ground situate in the Eighth Election District of Baltimore County, State of Maryland, all as laid out on Plat entitled: "Resubdivision, Section Four, Thornleigh", which Plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 25 - folio 53: Lots Numbers 1 - 2 - 3 - 4 - 5 - and - 6, in Block A, and Lots Numbers 3 - 4 - 5 - 6 - 7 - 8 - 9 - and - 10, in Block B; and

WHEREAS, the said James Keelty & Co., Inc. is the owner of the leasehold interest and the said Guarantee Title Holding Corporation is the owner of the reversionary interest of Lots Numbers 1 and 2, in Block B, on the aforesaid Plat; and

WHEREAS, the said James Keelty & Co., Inc. and Guarantee Title Holding Corporation, for the purpose of creating and maintaining a general scheme of development, desire that the above mentioned lots of ground shall be subject to the covenants, conditions, restrictions and reservations hereinafter set forth; and

WHEREAS, James H. Mitchell, Jr. and William B. Rafferty are Trustees under a Mortgage Deed of Trust from James Keelty & Co., Inc., dated June 9, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3851 - folio 51, covering the leasehold interest in and to Lots Numbers 1 and 2, Block B, on the aforesaid Plat; and

WHEREAS, the said James H. Mitchell, Jr. and William B. Rafferty, Trustees, have agreed to join in this Declaration in order to evidence their consent to the imposition of the covenants, conditions, restrictions and reservations hereinafter set forth upon the aforesaid two lots of ground comprising a part of the Resubdivision, Section Four, Thornleigh.

NOW, THEREFORE, THIS DECLARATION WITNESSETH: That the

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for such alterations of the contour of the land as may be necessary or desirable to effect surface drainage, and to grant said easements to any person, firm or corporation, private or municipal, to erect and maintain public utilities in or upon said easements.

10. Invalidation by adjudication of any of the provisions of the restrictions, covenants and agreements herein expressed shall in no wise affect any of the other provisions which shall remain in full force and effect.

That all of the restrictions, covenants and agreements herein set forth shall be held and construed to run with and bind the lots hereinbefore referred to and all subsequent owners and occupants thereof. All of said restrictions, covenants and agreements shall inure to the benefit of and be enforceable by James Keelty & Co., Inc., its successors and assigns, and by any person or party then owning or having any recorded interest or estate in any part of the lots hereinbefore referred to, against anyone violating or attempting to violate any of said restrictions, covenants or agreements. At any time after December 31, 1992 any of the provisions of the foregoing restrictions numbered 1, 2, 3, 4, 5, 6, 7 and 8 may be cancelled, annulled or abrogated in whole or in part insofar as it is legally permissible, by the recording in the proper public Land Records of Baltimore County of an appropriate instrument or instruments in writing, executed by the then record owners (not including mortgagees or ground rent owners) of at least sixty per cent (60%) of the lots hereinbefore referred to exclusive of beds of streets or land devoted to any of the uses set forth in paragraph 1 (c) hereof or any other public use, which instrument or instruments shall specifically set forth which of the provisions of the foregoing restrictions are thereby cancelled, annulled or abrogated.

(a) James Keelty & Co., Inc. hereby reserves unto itself, its successors and assigns, the bed in fee of all roads, streets or public highways shown on said Plat and further reserves unto itself, its successors and assigns, the right to relocate, change or modify from time to time within the discretion herein reserved all roads, streets, alleys, or public highways shown on said Plat. Reference to roads, streets, alleys or public highways is for the purpose of description only and not dedication. In addition, James Keelty & Co., Inc. expressly reserves the right unto itself, its successors or assigns, at or after the time of grading of any road, street or public highway or any part thereof, to enter upon any abutting lot and grade the portion of such lot adjacent to such road, street or public highway; but shall not be under any obligation or duty to do such grading, or to maintain any slope.

(b) Any or all of the rights and powers (including discretionary powers and rights) herein reserved by or conferred upon James Keelty & Co., Inc. herein may be assigned or transferred by James Keelty & Co., Inc., its successors or assigns, to any one or more corporations or associations agreeing to accept same. Any such assignment or transfer shall be evidenced by an appropriate instrument recorded among the Land Records of Baltimore County and upon recordation thereof, the grantee or grantees of such rights and powers shall thereupon and thereafter have the right to exercise and perform all the rights and powers reserved by or conferred upon James Keelty & Co., Inc. by this Declaration.

FOR TITLE, see Deed, dated March 15, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2454 - folio 100, from John M. Dennis, Jr. and Miriam S. Dennis, his wife, to James Keelty & Co., Inc.

said James Keelty & Co., Inc. and Guarantee Title Holding Corporation, for themselves, their successors and assigns, in consideration of the premises and the benefits to be derived, hereby impose upon the aforesaid lots of ground the following covenants, conditions, restrictions and reservations, to wit:

1. All of the aforesaid lots of ground, and any building or structure of any kind whatsoever, now or hereafter erected thereon, shall be used, occupied and maintained for residential purposes only, except and provided as follows:

(a) Real estate sales, management and construction offices and signs may be erected, maintained and operated thereon and in any building or structure now or hereafter erected thereon, provided such offices and signs are used and operated in connection with the development of said lots or the construction of improvements on said lots or the management, rental, or sale of any part of the premises, or any improvements which may be now or hereafter erected on said lots of ground.

(b) Any part of any dwelling house now or hereafter erected thereon may be used as a physician's office or dentist's office, without hospital facilities, for the practice of such professions, provided that the physician or dentist using such office resides in the same dwelling house in which such office is located.

(c) Any of said lots of ground and any improvements now or hereafter erected thereon may be used for the purposes of a church, school, library, playground, park or community building.

None of said lots, nor any improvements now or hereafter erected thereon shall be used for any of the purposes set forth in sub-paragraphs (a), (b) or (c) hereof without the written consent and approval of James Keelty & Co., Inc., its successors and assigns, being first had and obtained.

(d) No dwelling now or hereafter erected on any of said lots shall be occupied by more than two (2) families.

(e) A garage for not more than a total of two (2) automobiles, for the usual private, non-commercial purpose, may be erected on any of said lots. Such garage if erected shall be subject to the provisions of paragraph 6 hereof.

2. No chickens, ducks, geese, pigeons or fowl of any kind, and no horses, ponies, cows, swine, sheep, goats or livestock of any kind, or any other animal, shall be kept or allowed to remain on any of said lots or in the improvements thereon, except not more than two (2) domestic pets for non-breeding purposes.

3. No noxious or offensive trade or activity shall be carried on upon any of said lots nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.

4. No fences, either temporary or permanent, shall be erected, placed or maintained on any lot between the front lot line and the front foundation wall of the main building. No fence shall be erected except in compliance with paragraph 6, and when erected shall not exceed three and one-half (3-1/2) feet in height, and shall not interfere with underground or surface drainage structures, pipes or ditches.

(e) Nothing herein contained shall be construed as

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prohibiting the erection, placing or maintaining of a fence not exceeding 8 feet in height located along the Northwesternmost line of the Northern Central Branch of the Pennsylvania Railroad right-of-way as shown on the Plat of Resubdivision, Section Four, Thornleigh, hereinbefore referred to or any amendment to or resubdivision thereof.

5. No trailer, tent, shack, garage, which is not an integral part of a dwelling house, nor any other type of out-building permitted to be erected on any of said lots shall at any time be used as a place of abode, temporarily or permanently, nor shall any building of a temporary character be permitted to be used for a place of abode.

6. No building, fence, wall, sign, tank or structure of any kind shall be commenced, erected or maintained on any of said lots, nor shall any addition to (including awnings and screening) or change or alteration therein (including any re-treatment by painting or otherwise of any exterior part thereof) be made until plans and specifications in duplicate, showing the nature, kind, shape, height, colors, materials, location and approximate cost of such building, fence, wall, sign, tank, structure, addition, change or alteration shall have been submitted to and approved in writing by James Keelty & Co., Inc., its successors and assigns, who shall have the absolute right to refuse to approve any such plans or specifications which it deems unsuitable or undesirable whether based on aesthetic or other reasons. In so passing upon such plans or specifications, it shall have the right to take into consideration the use and suitability of the proposed building, fence, wall, sign, tank, structure, addition, change or alteration, the location thereof, the materials of which it is to be built or made, and the color and design thereof, with relation to the site upon which it is proposed to erect or keep the same harmony with its surroundings, and the effect on the outlook from adjacent or neighboring property.

7. No dwelling structure shall be erected on any lot of ground, the area of which is less than eight thousand (8,000) square feet.

8. SETBACK AREAS -

(a) No portion of any building, except open porches, bay windows and steps attached to a dwelling, shall be erected or permitted within the front and/or side street setback areas provided for on Plat of Resubdivision, Section Four, Thornleigh, dated July 3, 1958 and recorded among the Land Records of Baltimore County in Plat Liber G.L.B. No. 25 - folio 53, or any amendment to or resubdivision thereof.

(b) Any one side yard shall not be less than ten (10) feet wide and the sum total of the width of both side yards shall not be less than twenty-five (25) feet. This side yard restriction shall apply to any individual dwelling structure erected on any of said lots and also to any garage which is an integral part of such dwelling structure.

An encroachment into the aforesaid setback areas of not more than twelve (12) inches shall not constitute a violation of these restrictions.

9. James Keelty & Co., Inc., its successors and assigns, hereby expressly reserves unto itself, its successors and assigns, easements along the rear and side lot lines as shown on the aforesaid plat or any amendment to or resubdivision thereof for the purpose of proper surface water drainage and for the installation and maintenance of sanitary and storm water sewers, poles for electric power and telephone lines, lines for water and other utilities and

- 3 -

WITNESS the corporate seal of James Keelty & Co., Inc. and the signature of Joseph S. Keelty, the Vice-President thereof.

WITNESS ALSO the corporate seal of Guarantee Title Holding Corporation and the signature of A. E. Kernan, the Vice-President thereof.

WITNESS ALSO the hands and seals of James H. Mitchell, Jr. and William B. Rafferty, Trustees.

TEST: JAMES KEELTY & CO., INC.
By /s/ Richard J. Boecker Vice-President
GUARANTEE TITLE HOLDING CORPORATION
By /s/ A. E. Kernan Vice-President
/s/ (SEAL) James H. Mitchell, Jr. - Trustee
/s/ (SEAL) William B. Rafferty - Trustee

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I HEREBY CERTIFY, That on this 31st day of January, in the year one thousand nine hundred and sixty-two, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Joseph S. Keelty who acknowledged himself to be the Vice-President of James Keelty & Co., Inc., a body corporate, and that he, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

/s/ Richard J. Boecker
Notary Public
My commission expires May 6, 1963

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I HEREBY CERTIFY, that on this 31st day of January, in the year one thousand nine hundred and sixty-two, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared A. E. Kernan who acknowledged himself to be the Vice-President of Guarantee Title Holding Corporation, a body corporate, and that he, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice-President.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

/s/ James W. Leyko
Notary Public