

90-531-SPH

EXHIBIT A 18051 PAGE 279

MARCO ANTONIO MURRAY-LASSO
Plaintiff

DANIEL ALEJANDRO MURRAY-LASSO, et al.
Defendants

IN THE
CIRCUIT COURT FOR
BALTIMORE COUNTY

Docket: 189
Folio: 67
Case No.: 84E-1137

CONSENT DECREE

The foregoing Stipulation of the parties having been read and considered by the Court, it is this 21 day of August, 1985, by the Circuit Court for Baltimore County, Maryland, ADJUDGED, ORDERED AND DECREED:

1. Daniel Murray died on December 31, 1925. His Last Will and Testament dated March 8, 1924, as amended by the Codicil thereto dated October 31, 1924, provided that following a life estate for his wife, Lots 86, 88 and 89 in the subdivision known as Cherry Heights, Baltimore County, were to be held in trust for his grandson, Jacques Murray. The remaining real property in the Cherry Heights subdivision belonging to Daniel Murray was to be distributed to Daniel Murray's "living grandchildren" upon the death of the last survivor of his sons. The remainder of the estate, following the wife's life estate and certain specific bequests, was bequeathed to Daniel Murray's sons, George Murray, Nathaniel Murray and Harold Murray. The trust for Jacques Murray, who died on March 18, 1943, was never funded. Upon the death of Harold Murray, the

43 c/c
FILED AUG 31 1987
J. J. [unclear]

LIBER 6041 PAGE 276

90-531-SPH

THIS DEED, Made this 27th day of June, in the year one thousand nine hundred and seventy-nine, by and between Leslie S. Goldstein, Joel A. Hirschman and Mannes F. Greenberg, Personal Representatives for the Estate of H. Lee Brill, Deceased, parties of the first part, Grantors and Michael M. Brill, Susan A. Hirschman and Barbara B. Goldstein, parties of the second part, Grantees.

WHEREAS, the said H. Lee Brill, departed this life testate on or about July 4, 1976, seized and possessed of the properties hereinafter described.

WHEREAS, on or about July 19, 1976, the said Leslie S. Goldstein, Joel A. Hirschman and Mannes F. Greenberg, were appointed the Personal Representatives for the Estate of H. Lee Brill, Deceased, (See Register of Wills of Baltimore City Estate Docket 117, Folio 171, Estate No. A-11142, Wills Liber P.H.D. No. 364, Folio 48).

WHEREAS, it is the intention and desire of the parties of the first part, Personal Representatives as aforesaid, to make a partial distribution of the properties hereto, pursuant to the Last Will and Testament of H. Lee Brill, deceased, wherefore these presents are executed.

NOW, THEREFORE, THIS DEED WITNESSETH: That in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part, Personal Representatives as aforesaid, acting in exercise, by virtue and in pursuance of the power and authority conferred upon them as aforesaid, do hereby grant, convey and assign unto the said parties of the second part, as tenants in common, and not joint tenants, their personal representatives and assigns, all those lots of ground situate in the County of Baltimore, in the State of Maryland, and described as follows, that is to say:-

TRANSFER TAX NOT REQUIRED
RANDOLPH B. ROSENCRANTZ
DIRECTOR OF FINANCE
BALTIMORE COUNTY, MARYLAND
6-29-79

LIBER 8478 PAGE 270

90-531-SPH

DEED

THIS DEED, dated April 11, 1990 by and between HAROLD B. MURRAY, JR., Trustee of the trust created under the Trust Agreement dated as of June 22, 1988 from the Beneficiaries (identified below) (the "Grantor") and KATHOUSE REALTY, INC., a Maryland corporation, (the "Grantee").

RECITALS

1. By Consent Decree by the Circuit Court for Baltimore County dated August 31, 1985 (filed August 31, 1987) ownership of Lots 12, 14, 19, 20, 21, 26, 34, 36, 48, 57, 58, 59, 60, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 89, 96, 97, 98, 99, 100, 102, 104, 106, 108, 114, 116, 118, 120, 126 and 127 (hereinafter collectively referred to as "Lot 1") as shown on the Plat entitled "Cherry Heights" and recorded among the plat records of Baltimore County, Maryland in Plat Book W.P.C. No. 3, Folio 71 (the "Plat") was quieted in the names of the following: Marco Antonio Murray-Lasso, Pauline Murray Garcia, Harold B. Murray, Jr., Daniel Alejandro Murray-Lasso, Maria de Carmen Murray de Bondi, Elisabeth Anne Murray de Flores Gomez, Ann Murray Yencio, Renee Murray de Perda, and Conyance D. Murray (collectively the "Beneficiaries") (hereinafter referred to as the "consent Decree" a copy of which is attached hereto and made a part hereof as EXHIBIT A) By the consent decree, ownership of a one half undivided interest in Lots 1, 4, 5, 44 and 45 (hereinafter collectively referred to as "Lot 2") as shown on the plat was quieted in the names of the Beneficiaries.

2. The Beneficiaries created a Trust by that Certain Trust Agreement dated as of June 22, 1988 for the primary purpose of liquidating the beneficiaries' interest in Lot 1 and 2 and which Trust Agreement named Marco Antonio Murray-Lasso, Pauline Murray Garcia and Harold B. Murray, Jr. as Trustees (The "Trustees") and authorized each individual Trustee to act separately and to exercise all powers and discretions granted to the Trustees without the joinder of the other Trustees or Trustee.

3. By Deed dated as of June 22, 1988 by and between the Beneficiaries, the grantors, and the Trustees, as Grantees, the Beneficiaries granted, conveyed and assigned all of the Lots 1 and 2 to the Trustees in trust for the Benefit of the Beneficiaries.

875
875
30

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
1374...28060004 5112A
DATE 5-11-90

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE [unclear] DATE 5-11-90

LIBER 5947 PAGE 766

90-531-SPH

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

This Deed, MADE THIS 16th day of October
in the year one thousand nine hundred and seventy-eight
JOHN F. ADAMS
by and between

Baltimore County, in the State of Maryland of the first part, and
ISIAH CHESTNUT, SR. and JULIA CHESTNUT, his wife of Baltimore County,
in the State of Maryland, parties
of the second part.

WITNESSETH, That in consideration of the sum of SIX THOUSAND DOLLARS (\$6,000.00), the receipt of which is hereby acknowledged.

the said party of the first part

does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her

personal representatives, and assigns in fee simple, all that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to any:

BEGINNING FOR THE SAME and being known as Lot 33 on the Plat of Cherry Heights, which plat is on file in the office of the Clerk of the Court for Baltimore County; assessed to John Hurst for 1941, fourteenth District. Being the same lot mentioned in Equity Docket No. 45, folio 10.

BEING the the same property which by deed dated March 4, 1946 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2186, folio 59 was granted and conveyed by County Commissioners of Baltimore County unto John F. Adams and Francis F. Adams, as joint tenants.

THE said Francis F. Adams has since departed this life, thereby vesting the fee simple interest in and to the above described property to the said John F. Adams, the grantor herein.

006**** 20568 2 81-81 130
03030**** 10568 2 81-81 130
03042**** 20608 2 81-81 130
03196**** 20568 2 81-81 130

885 3 7 16 9000

90-531-5PH

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1909

1909

1909

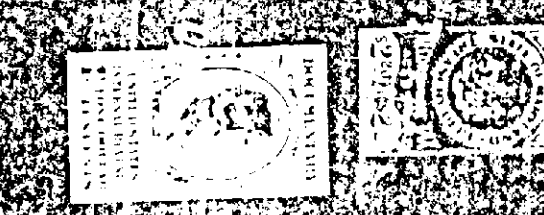
1909

THIS DEED, made this 1st day of May 1909, between JOHN R. JONES and BERTHA JONES, his wife, first part, and Wesley Lee Edmond and Holda Edmond, his wife, second part.

WITNESSETH that in consideration of the sum of five hundred dollars and other good and valuable consideration, the said first part, in and to the said second part, do hereby grant and convey unto the said parties of the second part, their heirs and assigns, the said premises, together with all that tract of land situate in Baltimore County, Maryland, beginning on the East line of the lot shown on the plat of cherry hills, which is on file among the plat records of Baltimore County, Maryland, and is more fully described as follows, to-wit:

TO HAVE AND TO HOLD the said lot of land and premises above described and mentioned, and hereby in full and complete satisfaction of the said debt, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the benefit and benefit of the said parties of the second part, their heirs and assigns, their assigns, the survivor of them, and the heirs and assigns of the survivor of them, in fee simple.

AND the said parties of the first part do hereby covenant that they have no claim or interest in the said premises, and that they have no claim or interest to be done in the matter of them.



THIS DEED, made this 1st day of May 1909, between the said parties of the first part, and the said parties of the second part.

WITNESSETH that in consideration of the sum of five hundred dollars and other good and valuable consideration, the said first part, in and to the said second part, do hereby grant and convey unto the said parties of the second part, their heirs and assigns, the said premises, together with all that tract of land situate in Baltimore County, Maryland, beginning on the East line of the lot shown on the plat of cherry hills, which is on file among the plat records of Baltimore County, Maryland, and is more fully described as follows, to-wit:

TO HAVE AND TO HOLD the said lot of land and premises above described and mentioned, and hereby in full and complete satisfaction of the said debt, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the benefit and benefit of the said parties of the second part, their heirs and assigns, their assigns, the survivor of them, and the heirs and assigns of the survivor of them, in fee simple.

AND the said parties of the first part do hereby covenant that they have no claim or interest in the said premises, and that they have no claim or interest to be done in the matter of them.



THIS DEED, made this 1st day of May 1909, between the said parties of the first part, and the said parties of the second part.

WITNESSETH that in consideration of the sum of five hundred dollars and other good and valuable consideration, the said first part, in and to the said second part, do hereby grant and convey unto the said parties of the second part, their heirs and assigns, the said premises, together with all that tract of land situate in Baltimore County, Maryland, beginning on the East line of the lot shown on the plat of cherry hills, which is on file among the plat records of Baltimore County, Maryland, and is more fully described as follows, to-wit:

TO HAVE AND TO HOLD the said lot of land and premises above described and mentioned, and hereby in full and complete satisfaction of the said debt, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the benefit and benefit of the said parties of the second part, their heirs and assigns, their assigns, the survivor of them, and the heirs and assigns of the survivor of them, in fee simple.

AND the said parties of the first part do hereby covenant that they have no claim or interest in the said premises, and that they have no claim or interest to be done in the matter of them.



NOTICE OF SPECIAL HEARING
 Case No. 90-531-SPH
 by the Zoning Commissioner of Baltimore County
 Subsequent to advertising and posting, the Zoning Commissioner/Deputy Zoning Commissioner will hold a public hearing pursuant to Section 500.6 & 7 of the Baltimore County Zoning Regulations to determine if use as recorded in the Cherry Heights subdivision can be developed with housing on individual and/or combinations of lots in the context of present applicable zoning regulations and policies of the Baltimore County Office of Planning & Zoning. The hearing and decision of the Zoning Commissioner/Deputy Zoning Commissioner will be based upon:
 1) Information available to the Zoning Office including maps, record plats, deeds, and other information submitted by interested persons including but not limited to property owners or contract purchasers prior to the hearing.
 2) Testimony submitted by interested persons including but not limited to residents of the area, property owners, contract purchasers, etc. during the course of the hearing.
 3) Any other information deemed necessary and proper.
 J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 ORDERED BY THE Zoning Commissioner of Baltimore County, this 30th day of MAY, 1990, that the subject matter of this hearing be advertised, as required by the Zoning Law of 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 22nd day of JUNE, 1990, at 1:30 o'clock P. M.

CERTIFICATE OF PUBLICATION

June 13, 1990
 THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 6, 1990.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER
 S. Zare Olson
 Publisher

AD COPY

Notice of Special Hearing

CASE NUMBER: 90-531-SPH
 by the Zoning Commissioner of Baltimore County:
 Subsequent to advertising and posting, the Zoning Commissioner/Deputy Zoning Commissioner will hold a public hearing pursuant to Section 500.6 & 7 of the Baltimore County Zoning Regulations to determine if lots as recorded in the Cherry Heights subdivision can be developed with housing on individual and/or combinations of lots in the context of present applicable zoning regulations and/or development regulations and policies of the Baltimore County Office of Planning & Zoning.

- The hearing and decision of the Zoning Commissioner/Deputy Zoning Commissioner will be based upon:
- 1) Information available to the Zoning Office i.e. zoning maps, record plats, deeds, and other information submitted by interested persons including but not limited to property owners or contract purchasers prior to the hearing.
 - 2) Testimony submitted by interested persons including but not limited to residents of the area, property owners, contract purchasers, etc. during the course of the hearing.
 - 3) Any other information deemed necessary and proper.

J. Robert Haines
 Zoning Commissioner of Baltimore County

ORDERED BY THE Zoning Commissioner of Baltimore County, this 30th day of MAY, 1990, that the subject matter of this hearing be advertised, as required by the Zoning Law of 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 22nd day of JUNE, 1990, at 1:30 o'clock P. M.

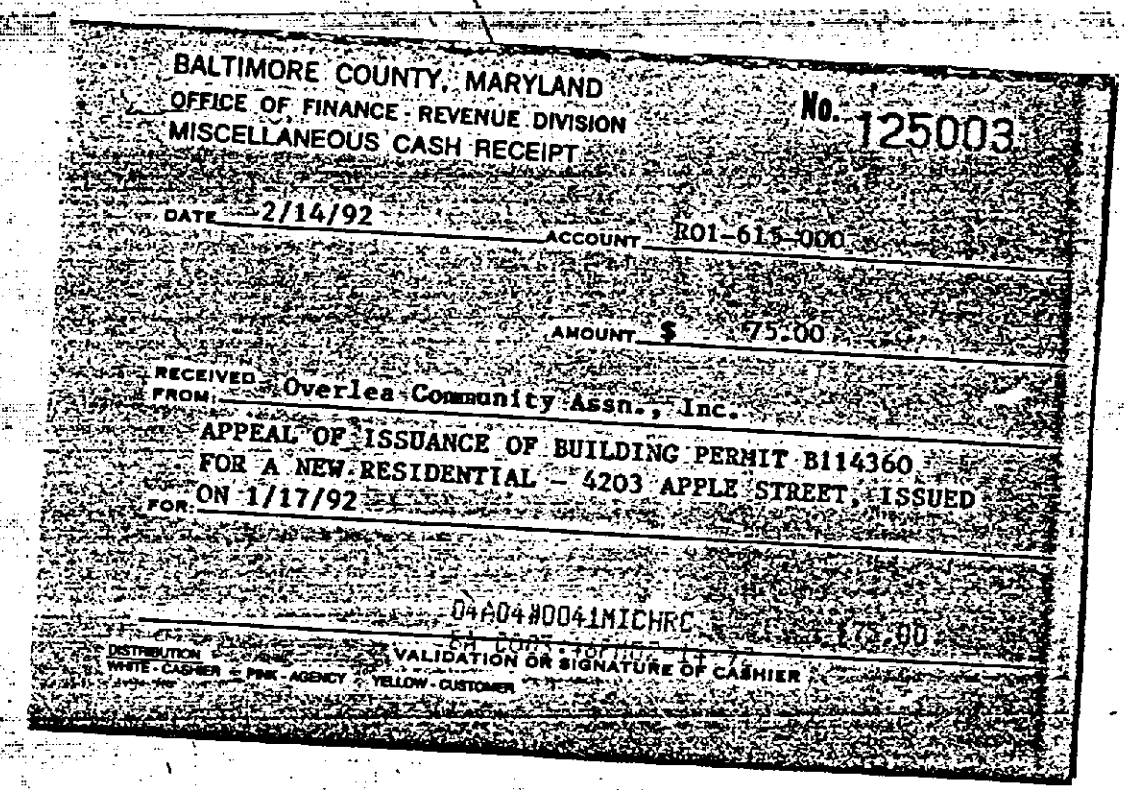
J. Robert Haines
 Zoning Commissioner of Baltimore County

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284

receipt

Date: 5/30/90
 PUBLIC HEARING FEES: 040 - SPECIAL HEARING (OTHER) 1 X \$.00
 LAST NAME OF OWNER: ???
 TOTAL: \$.00

#90-531-SPH
 CHERRY HEIGHTS
 SUBDIVISION



County Board of Appeals of Baltimore County
 OLD COURTHOUSE, ROOM 49
 400 WASHINGTON AVENUE
 TOWSON, MARYLAND 21204
 (410) 887-3180

Hearing Room -
 Room 48, Old Courthouse
 400 Washington Avenue
 March 12, 1992

NOTICE OF ASSIGNMENT

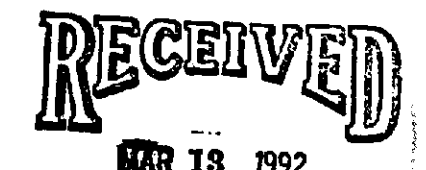
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(B). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(C). COUNTY COUNCIL BILL NO. 59-79.
 CASE NO. CBA-92-105
 APPLE STREET/4203
 (Cherry Heights)

RE: Issuance of Building Permit
 1/17/92 - Building Permit issued.

ASSIGNED FOR: THURSDAY, JUNE 18, 1992 AT 10:00 a.m.

- cc: Mr. John Stewart, Pres. Appellants/Protestants
 Overlea Community Association, Inc.
 Mr. Hugh Arnold Applicant
 Kayhouse Realty
 Mr. and Mrs. Stewart Jung Property Owners
 Ted Zaleski, Jr.
 Nancy C. West, Asst. County Attorney

LindaLee M. Kuszmaul
 Legal Secretary



Handwritten note: "Mover to May 6th 1 PM John Lewis - I want to review with you zoning issues Carol"

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner
 June 18, 1990

Kayhouse Realty, Inc.
 4501 Fitch Avenue
 Baltimore, Maryland 21236

RE: Cherry Heights Subdivision
 Dear Sir or Madam:

As you are aware, the Zoning Office is in the process of reviewing the Baltimore County Zoning Regulations (B.C.Z.R.) as they apply to undeveloped and/or developed lots in the subdivision of Cherry Heights. As a large land holder of vacant lots in this development, you have expressed concern that building permits have not been processed by this office. Specifically, you are particularly concerned about those lots which you have sold to third parties.

I am aware of your attorney's convictions that you are on firm ground insofar as complying with the zoning regulations is concerned; however, the residents who reside in Cherry Heights do not agree and a public hearing has been demanded in accordance with Section 500.7 of the B.C.Z.R. Therefore, until my review has been completed, the hearing held, and a decision rendered in this matter, the Office of Zoning will not issue any permits for single lots.

Very truly yours,
 J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner
 for Baltimore County

JRH:bjs
 cc: Attached List

Kayhouse Realty, Inc. Letter
 June 18, 1990
 Cc's List

cc: Ms. Julia Chestnut, Overlea Community Association, Inc.
 7205 Linden Avenue, Baltimore, Md. 21206

Mr. John R. Stewart, President, Overlea Community Assoc., Inc.,
 7205 Linden Avenue, Baltimore, Md. 21206

S. Eric DiNenna, Esquire
 409 Washington Avenue, Suite 600, Towson, Md. 21204

David A. Rodgers, Esquire
 209 E. Fayette Street, Baltimore, Md. 21202

Dennis F. Rasmussen, County Executive
 Frank Robey, Administrative Officer
 Arnold Jablon, County Attorney
 Senator Thomas Bromwell
 Councilman William F. Evans
 Lenwood Johnson
 Bob Nealy
 James E. Dyer
 File

90-531-SPH

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353
 J. Robert Haines
 Zoning Commissioner

June 20, 1990

S. Eric DiNenna, Esq.
 409 Washington Avenue, Suite 600
 Towson, Maryland 21204

David Rogers, Esq.
 100 West Road, Suite 112
 Towson, Maryland 21204

Re: Cherry Heights
 Case Number: 90-531-SPH
 Hearing Date: June 22, 1990

Gentlemen:
 There have been numerous requests for postponement of the hearing scheduled for June 22, 1990. As a result of these requests from many interested parties, I have agreed to postpone this matter indefinitely to a date to be agreed upon in the future.

Thank you for your anticipated cooperation.

Very truly yours,

/s/

J. ROBERT HAINES
 Zoning Commissioner
 Baltimore County

JRH:gs

cc: Julia Chestnut
 7205 Linden Avenue
 Baltimore, Maryland 21206

P. David Fields
 Office of Planning & Zoning, MS 3402

Handwritten notes: "6/20/90 - 3:53 p.m. Called Mr. DiNenna's office - spoke w/ Claudine; informed her of postponement. Called Mr. Rogers' office - spoke w/ Cheryl - informed her of postponement."

90-531-SPH

LIBER 476 PAGE 001

THIS DEED, made this 30th day of March, in the year 1965 by AUGUSTUS JOHNSON (Widower) of Harford County, State of Maryland

WHEREAS, MAJIE A. STEVENS, late, of Baltimore County, State of Maryland, died testate on the 31st day of July, 1958, and by her Last Will and Testament duly admitted to Probate in the Orphans Court for Baltimore County, and recorded in Wills J.P.C. 56, folio 46, devised all of her property, including the real estate hereinafter described unto the said Augustus Johnson;

and WHEREAS, the said Augustus Johnson has contracted to sell said Real Estate to Thomas E. Hamlin and Irene C. Hamlin, his wife, and desires to convey same, now therefore

WITNESSETH that for and in consideration of the sum of ten dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Augustus Johnson does hereby grant and convey unto THOMAS E. HAMLIN and IRENE C. HAMLIN, his wife, of the aforesaid County and State, all that lot or parcel of ground situate, lying and being in Cherry Heights, 14th Election District, Baltimore County, Maryland, and further described as follows:

BEGINNING for the same on the southeast side of Linden Avenue as laid out on Plat of Cherry Heights in the Clerk's Office of the Circuit Court of Baltimore County, in Plat Book W.P.C. No. 3, folio 71, and one hundred feet northeasterly from the corner formed by the intersection of Linden Avenue and Cherry Avenue as laid out on said mentioned Plat, and running thence southeasterly parallel with Cherry Avenue one hundred thirty-five (135) feet thence, northeasterly parallel with Linden Avenue twenty (20) feet, thence northwesterly parallel with Cherry Avenue one hundred thirty-five feet to the southeast side of Linden Avenue, and thence southwesterly binding on said Linden Avenue twenty (20) feet to the place of beginning, being half of lot No. 43; BEING one-half of lot No. 43 on the Plat of Cherry Heights, Baltimore County, Maryland, recorded in Plat Book W.P.C. No. 3, folio 71, etc.

BEING the same lot of ground conveyed by deed dated March 26, 1946, and recorded among the Land Records of Baltimore County, in Liber R.J.S. No. 1449, folio 172 from Liberty (also known as Library) Permanent Building and Loan Association to Arthur L.

AUG 25 7 24 AM '65 2 22.50 MSC

90-531-SPH

LIBER 5776 PAGE 741

DEED - FEE SIMPLE - INDIVIDUAL GRANTEE - LOAN FORM

NO TITLE EXAMINATION MADE

This Deed, MADE THIS 5th day of July

In the year one thousand nine hundred and seventy-seven by and between TIMOTHY T. GREEN and EDITH GREEN, his wife,

of Baltimore City, State of Maryland, parties of the first part, and ALLEN CURRY and ETHEL MAE CURRY, his wife, of Baltimore County, State of Maryland, parties

of the second part.

WITNESSETH, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged,

the said parties of the first part

do grant and convey to the said parties of the second part, as tenants by the entireties

their personal representatives/successors and assigns, in fee simple, all that parcel of ground situate, lying and being in Baltimore County, State of Maryland and described as follows, that is to say:

BEING known and designated as Lot #121, as shown on the Plat of Cherry Heights, which Plat is recorded among the Land Records of Baltimore County in Plat Book 3 Folio 71.

BEING the same lot of ground described in an Assignment dated November 28, 1961 and recorded among the Land Records of Baltimore County in Liber WJR No. 3976, Folio 413 from Regal Realty Corporation to the Grantors herein.

0001**** #035112 LL-21 M
0007**** #035112 LL-21 M
0009**** #035112 LL-21 M
0022**** #035112 LL-21 M

AUG 9 3 OF JUL 12 21.00 MSC

90-531-SPH

LIBER 5248 PAGE 638

FEE-SIMPLE DEED - INDIVIDUAL GRANTEE AND GRANTEE - 40

This Deed, Made this 1st day of February,

In the year one thousand nine hundred and seventy-two, by and between MARY M. HILL,

of Baltimore County in the State of Maryland, of the first part, and hereinafter referred to as Grantor, and JOHN E. BELFORD, III and JOAN R. BELFORD, his wife, of said County and State, of the second part, and hereinafter referred to as Grantees.

Witnesseth, that in consideration of the sum of five dollars, and other valuable considerations, the receipt whereof is hereby acknowledged,

the said Grantor

do es hereby grant and convey unto the said Grantees, as tenants by the entireties, their assigns, and to the survivor of them and his or her

heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

Beginning for the same on the southeast side of Linden Avenue as laid out on Plat of Cherry Heights in the Clerk's Office of the Circuit Court of Baltimore County, in Plat Book W.P.C. No. 3, folio 71, and one hundred feet northeasterly from the corner formed by the intersection of Linden Avenue and Cherry Avenue as laid out on said mentioned Plat, and running thence southeasterly parallel with Cherry Avenue one hundred thirty-five (135) feet thence, northeasterly parallel with Linden Avenue twenty (20) feet, thence northwesterly parallel with Cherry Avenue one hundred thirty-five feet to the southeast side of Linden Avenue, and thence southwesterly binding on said Linden Avenue twenty (20) feet to the place of beginning, being half of lot No. 43; BEING one-half of lot No. 43 on the Plat of Cherry Heights, Baltimore County, Maryland, recorded in Plat Book W.P.C. No. 3, folio 71, etc.

BEING known and designated as Lot number sixty-nine (69) on the Plat of Cherry Heights which Plat is duly recorded among the Land Records of Baltimore County in Plat Book No. 3, folio 71.

The improvements thereon being known as No. 7406 Beech Avenue.

BEING the same lot of ground which by Deed dated June 5, 1952 and recorded among the Land Records of Baltimore County in Liber C.L.B. No. 2121, folio 347 was conveyed by John W. SESCO and Mary SESCO, his wife to said Grantor and Louis E. Hill, her husband, as tenants by the entireties, said Louis E. Hill having since died.

AUG 6 6 54 AM '72 9 90.00 MSC

90-531-SPH

LIBER 499 PAGE 716

This Deed, Made this 19th day of May

In the year one thousand nine hundred and sixty-nine, by and between H. Lee Brill and Pette Brill, his wife,

of Baltimore County in the State of Maryland, of the first part, and Walter Scott and Brenda L. Scott, his wife, of Baltimore County, State of Maryland, of the second part.

Witnesseth, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said H. Lee Brill and Pette Brill, his wife

do hereby grant and convey unto the said Walter Scott and Brenda L. Scott, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her

heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland, and described as follows, that is to say: Beginning for the same on the southeast side of Linden Avenue as laid out on Plat of Cherry Heights in the Clerk's Office of the Circuit Court of Baltimore County, in Plat Book W.P.C. No. 3, folio 71, and one hundred feet northeasterly from the corner formed by the intersection of Linden Avenue and Cherry Avenue as laid out on said mentioned Plat, and running thence southeasterly parallel with Cherry Avenue one hundred thirty-five (135) feet thence, northeasterly parallel with Linden Avenue twenty (20) feet, thence northwesterly parallel with Cherry Avenue one hundred thirty-five feet to the southeast side of Linden Avenue, and thence southwesterly binding on said Linden Avenue twenty (20) feet to the place of beginning, being half of lot No. 43; BEING one-half of lot No. 43 on the Plat of Cherry Heights, Baltimore County, Maryland, recorded in Plat Book W.P.C. No. 3, folio 71, etc.

BEING one of the lots of ground described in a Deed from William J. Polcy, Collector of State and County Taxes for Baltimore County, to H. Lee Brill, dated April 1, 1956 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1440, folio 337.



AUG 9 4 37 PM '69 4.75 MSC

90-531-SPH

LIBER 5021 PAGE 666

FOR SIMPLE DEED - INDIVIDUAL GRANTOR AND GRANTEE - Form 500

TITLE NOT EXAMINED

This Deed, Made this fourth day of August in the year one thousand nine hundred and sixty-nine, by and between SARA A. SAUER, Single, of Baltimore County in the State of Maryland, of the first part, and INEZ PARKER, of Baltimore County, State of Maryland, of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said SARA A. SAUER, Single does grant and convey unto the said INEZ PARKER, her

heirs and assigns, in fee simple, all that of the ground, situate, lying and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:

Beginning for the same and being known and designated as Lot No. 81, as shown on the Plat of Cherry Heights, which Plat of Cherry Heights is recorded among the Plat Records of Baltimore County in Plat Book WPC, No. 3, Folio 71.

Being the same lot of ground which by deed of even date herewith and recorded or intended to be recorded among the Land Records of Baltimore County, immediately prior hereto, was conveyed by Inez Parker, grantee, to the within grantor.

TRANSFER TAX NOT REQUIRED

8-27-69

Norton W. Wood

Director of Finance

For: [Signature]

Authorized Signature

8-27-69

90-531-SPH

LIBER 7563 PAGE 13

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

This Deed, Made this 1st day of August in the year one thousand nine hundred and eighty-seven by and between INEZ PARKER, of Baltimore County, State of Maryland, party of the first part, and GEORGIA WRICE, party of the second part.

Witnesseth, That in consideration of love and affection and other good and valuable consideration, the receipt whereof is hereby acknowledged,

the said party of the first part

3449/87
A R C F 12.00
0 H
CLED 12.00
SM CLERK
#32310 0034 R01 109424
06/09/87

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

personal representatives/successors and assigns, in fee simple, all that

lot of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say:

BEGINNING FOR THE SAME and being known and designates as Lot No. 81, as shown on the Plat of Cherry Heights is recorded among the Plat Records of Baltimore County in Plat Book WPC No. 3, folio 71.

BEING the same lot of ground which by Deed dated August 4th, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5021, folio 666 was granted and conveyed by Sara A. Sauer unto the Grantor herein, and whereas the said Grantor is exercising her powers as stated in life estate deed dated August 4th, 1969 and is transferring her interest in said property to the Grantee herein.

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

SIGNATURE [Signature] DATE 6-4-87

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

CLERK DATE [Signature]

[Signature]

90-531-SPH

LIBER 5362 PAGE 13

FOR SIMPLE DEED - INDIVIDUAL GRANTOR AND GRANTEE - Form 500

This Deed, Made this 5th day of April in the year one thousand nine hundred and seventy-three and between BERTHA BURRELL, of Baltimore County, State of Maryland party of the first part, and WILLIE HUNT, of Baltimore County, State of Maryland, party of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the

the said party of the first part,

AN-1-73 2314324 ****8585
AN-1-73 2314328 ****3135
AN-1-73 2314310 ****4750
AN-1-73 2314300 ****7600

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

heirs and assigns,

in fee simple, all that lot(s) of ground, situate, lying and being in

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

Beginning for the same on the southeast side of Linden Avenue as laid out on the Plat of Cherry Heights, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3, folio 71, and 80 feet north-easterly from the corner formed by the intersection of Linden Avenue and Cherry Avenue, as laid out on said mentioned plat and running thence southeasterly parallel with Linden Avenue 135 feet, thence northeasterly parallel with Linden Avenue 20 feet, thence northwesterly parallel with Cherry Avenue 135 feet to Linden Avenue and thence southwesterly binding on Linden Avenue 20 feet to the place of beginning. Being and comprising one-half of Lot No. 43 on the aforesaid Plat of Cherry Heights. The improvements thereon being known as No. 7305 Linden Avenue.

BEING the same lot of ground which by Deed dated April 20, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3692, folio 462, was granted and conveyed by Samuel Griffin, unmarried, Walter H. Henson and Essie Henson, his wife, unto the Grantor herein.

APR 19 8 31 AM '73

14250 MSC

90-531-SPH

LIBER 7954 PAGE 359

AND WHEREAS, the aforesaid sale has been duly reported to, and ratified and confirmed by the said Circuit Court for Baltimore County

and whereas the purchase money aforesaid has been fully paid and satisfied to the said TRUSTEE, Attorney Named in Mortgage, he is authorized by the said decree to execute these presents.

NOW THIS DEED WITNESSETH, that the said Alvin M. Lapidus, Attorney Named in Mortgage

as aforesaid for and in consideration of the premises, and of the sum of Thirty Eight Thousand and 00/100 (\$38,000.00) Dollars, current money, to him in hand paid by the said Paul Alan Marshack

at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, do grant unto the said Paul Alan Marshack his personal representatives

heirs and assigns, all the property hereinbefore described, with its appurtenances, and all the right, title, interest and estate of the parties to the aforesaid decree, both at law and in equity, in and to the same.

TO HAVE AND TO HOLD the aforesaid property, with its appurtenances, unto the said

Paul Alan Marshack, his personal representatives heirs and assigns, forever.

WITNESS the hand and seal of the said Attorney Named in Mortgage.

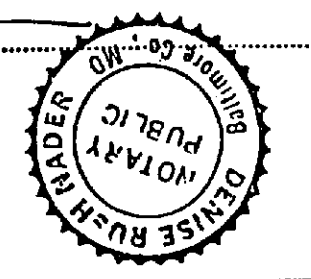
[Signatures and Seals]

STATE OF MARYLAND, COUNTY OF BALTIMORE TO WIT: I Hereby Certify, that on this 00th day of July in the year one thousand nine hundred and eighty-eight before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared

Alvin M. Lapidus, Attorney Named in Mortgage and he acknowledged the foregoing Deed to be his act.

My Commission Expires: July 1, 1990

PLEASE RETURN TO: MARY STATE TITLE COMPANY 1 EAST REDWOOD STREET SUITE 401 BALTIMORE, MD. 21202



90-531-SPH

LIBER 5327 PAGE 906

THIS DEED, Made this 28th day of December, 1972, by and between JOHN E. BOHLEN, JR., Executor of the Last Will and Testament of Mamie Tartar, deceased, and Personal Representative of the Estate of the said Mamie Tartar, deceased, party of the first part, and HARRY E. BROWN and EVA E. BROWN, his wife, of Baltimore County, State of Maryland, parties of the second part.

WHEREAS, by an Order of the Orphans Court of Baltimore County, dated June 8, 1971, the said John E. Bohlen, Jr. was appointed Personal Representative of the Estate of the said Mamie Tartar, deceased; and

WHEREAS, in exercise of the power and authority conferred upon him by the said Last Will and Testament of Mamie Tartar, deceased, which Will is recorded among the Records of the Register of Wills for Baltimore County in Wills Liber J.L.D. No. 126, folio 255, the said John E. Bohlen, Jr., Executor and Personal Representative as aforesaid, has sold the hereinafter described fee simple property at private sale unto the said Harry E. Brown and Eva E. Brown, his wife, at and for the sum of Nine Thousand Five Hundred Dollars (\$9,500.00); and

WHEREAS, the said purchase money has been fully paid and satisfied unto the said Executor and Personal Representative.

NOW, THEREFORE, THIS DEED WITNESSETH, That for and in consideration of the premises and the said sum of \$9,500.00 this day paid, the receipt whereof is hereby acknowledged, the said John E. Bohlen, Jr., Executor and Personal Representative as aforesaid, in exercise of the power and authority conferred upon him by the aforesaid Last Will and Testament, does hereby grant and convey unto the said Harry E. Brown and Eva E. Brown, his wife, as tenants by the entireties, their personal representatives, heirs and assigns, in fee simple, all those two (2) lots of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows:

BEGINNING for the first thereof at the northwest side of Linden Avenue at the distance of eighty feet southerly from Hazel Street, and running thence fronting on Linden Avenue southwesterly forty feet, and thence running northwesterly, parallel to Hazel Street, one hundred and thirty feet; thence northeasterly, parallel to Linden Avenue forty feet, and thence southeasterly by a straight line to the place of beginning.

BEING known as Lot Number Seventeen (17) on the Plat of the Cherry Heights Realty Company, as recorded among the Plats of Record of Baltimore County, in Plat Book W.P.C. No. 3, folio 71.

LIBER 5327 JAN 9 14250 MSC

90-531-SPH

LIBER 7495 PAGE 048

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

MARQUIS TITLE GROUP
312 W. CHESAPEAKE AVENUE
TOWSON, MD 21204

This Deed, Made This 19th day of February

in the year one thousand nine hundred and eighty-seven by and between WALTER SCOTT and BRENDA L. SCOTT, his wife

of Baltimore County, State of Maryland, parties of the first part, and HUGH ARNOLD and DAVID KAHN, parties of the second part.

WITNESSETH, That in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED AND 00/100THS (\$7,500.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

the said parties of the first part do grant and convey to the said parties of the second part, as tenants in common and not as joint tenants, their personal representatives/EXECUTORS and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 71 as shown on the Plat of Cherry Heights, which plat is recorded among the Land Records of Baltimore County in Plat Book No. 3, folio 71. The improvements thereon being known as No. 71 Beech Avenue.

BEING the same lot of ground by Deed dated May 19, 1969 and recorded among the Land Records of Baltimore County in Liber No. 4991, folio 716; which was granted and conveyed by H. Lee Brill and Bette Brill, his wife unto the within named Grantors.

STATE DEPARTMENT OF AGRICULTURE, TRANSFER TAX NOT APPLICABLE
SIGNATURE JR DATE 3-13-87
CLERK JR DATE 3-13-87

B 0146*****12000:a 6136A

3750
3730
14-

90-531-SPH

LIBER 6860 PAGE 422

THIS DEED, made this 25th day of January, 1985, by and between ALFRED POWELL of Baltimore County, State of Maryland, party of the first part, MINNIE POWELL, party of the second part, and BANNING E. TUNNELL, BURLEY C. TUNNELL, LILA E. POWELL, TERESA A. STEWART, ALFRED L. POWELL, and ANDRE R. POWELL, parties of the third part, Grantees.

WITNESSETH, that the Grantor, for no consideration other than the Grantor's love and affection for the Grantees, grants and conveys unto the said MINNIE POWELL for and during the term of her natural life, reserving unto himself an estate for and during the term of his natural life, and also reserving unto the Grantor the full power and authority during his lifetime to sell, convey and dispose of the property (but not to devise the property in fee simple and to retain absolutely as his own all the proceeds thereof, and with remainder over as hereinafter provided, the lot of ground located in Baltimore County, Maryland, and described as follows:

Being known and described as Lot No. 67 as shown on the plat of Cherry Heights, which plat of Cherry Heights is recorded among the Land Records of Baltimore County in Plat Book No. 3, Folio 71. The improvements thereon being known as 7410 Beech Avenue.

Being the same lot of ground which by Deed dated August 10, 1984, and recorded among the Land Records of Baltimore County in Liber 6763, Folio 830, was granted and conveyed by ALFRED POWELL to BANNING E. TUNNELL, BURLEY C. TUNNELL, LILA E. POWELL, TERESA A. STEWART, ALFRED L. POWELL, and ANDRE R. POWELL, reserving unto the said ALFRED POWELL a life estate with full power to convey said property.

Together with all buildings and improvements thereon and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

To have and to hold the property hereby conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said MINNIE POWELL for and during the term of her natural life, with NO power in her to convey, encumber, lease or otherwise dispose of said lot of ground, and reserving unto the Grantor herein an estate for and during the term of his natural life with full power and authority during his lifetime to convey, encumber or otherwise dispose of the property (but not to devise the property) in fee simple and retain the proceeds thereof, thereby divesting the life estate and remainder granted by this Deed, and upon the death of the Grantor herein, his not having disposed of said property, and the death of MINNIE POWELL, unto the said BANNING E. TUNNELL, BURLEY C. TUNNELL, LILA E. POWELL, TERESA A. STEWART, ALFRED L. POWELL and ANDRE R. POWELL, joint tenants and not tenants in common, the survivor of them, his or her personal representatives, heirs and assigns, in fee simple.

And the Grantor covenants to warrant specially the property and to execute such further assurances of the property as may be requisite.

WITNESS the hand and seal of the Grantor.
WITNESS:
Signature: Alfred Powell (SEA)
Signature: Minnie Powell (SEA)

AGRICULTURAL TRANSFER TAX NOT APPLICABLE
SIGNATURE JR DATE 2-18-85
CLERK JR DATE 2-18-85

STATE DEPARTMENT OF AGRICULTURE, TRANSFER TAX NOT APPLICABLE
SIGNATURE JR DATE 2-18-85
CLERK JR DATE 2-18-85

TRANSFER TAX NOT REQ
PLAT: 90-531-SPH
Date: 2-18-85 Sec.

18-

90-531-SPH

LIBER 7098 FOLIO 11

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY that on this 17th day of February, in the year one thousand nine hundred and eighty-six, before me, the subscriber, a Notary Public, of the State aforesaid, personally appeared JAMES SAMUEL, known to me or satisfactorily proven to be the person whose name is subscribed to within instrument and acknowledged that he executed the same for the purposes therein contained and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
My Commission Expires:
JEROME TIMOTHY LAMBDIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 1988
Signature: Jerome Timothy Lambdin
Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY that on this 17th day of February, in the year one thousand nine hundred and eighty-six, before me, the subscriber, a Notary Public, of the State aforesaid, personally appeared HATTIE FIRMS, known to me or satisfactorily proven to be the person whose name is subscribed to within instrument and acknowledged that she executed the same for the purposes therein contained and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
My Commission Expires:
JEROME TIMOTHY LAMBDIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 1988
Signature: Jerome Timothy Lambdin
Notary Public

Signature: Jerome Timothy Lambdin (LAMBDIN)
426 Canton Ave.
Baltimore, Md. 21221

*Cherry Heights
Mailings List*

Cora Lee Bostick
7200 Beech Avenue
Baltimore, Maryland 21206

Randolph L. Price
7205 Beech Avenue
Baltimore, Maryland 21206

Clarence W. Burrell
7212 Beech Avenue
Baltimore, Maryland 21206

Inez Parker
7216 Beech Avenue
Baltimore, Maryland 21206

Susie Barro
7304 Beech Avenue
Baltimore, Maryland 21206

William C. Strouhan
7307 Beech Avenue
Baltimore, Maryland 21206

E. L. Karmasek, Jr.
7309 Beech Avenue
Baltimore, Maryland 21206

William Banks
7313 Beech Avenue
Baltimore, Maryland 21206

Allen Curry
7401 Beech Avenue
Baltimore, Maryland 21206

James Keller
7405 Beech Avenue
Baltimore, Maryland 21206

Carl N. Thompson
7412 Beech Avenue
Baltimore, Maryland 21206

Isaiah Maith
7413 Beech Avenue
Baltimore, Maryland 21206

Wilbur J. Thomas
7418 Beech Avenue
Baltimore, Maryland 21206

George M. Cockrell
4217 Fullerton Avenue
Baltimore, Maryland 21236

William A. Younger
4303 Fullerton Avenue
Baltimore, Maryland 21236

Avery N. Penn
4401 Fullerton Avenue
Baltimore, Maryland 21236

Isiah Chestnut, Sr.
7205 Linden Avenue
Baltimore, Maryland 21206

Julia Chestnut
7205 Linden Avenue
Baltimore, Maryland 21206

Willy J. Flowers
7206 Linden Avenue
Baltimore, Maryland 21206

S. Eric DiNenna, Esq.
409 Washington Avenue, Suite 600
Towson, Maryland 21284

Collie Williams
7208 Linden Avenue
Baltimore, Maryland 21206

Bernard Burley
7212 Linden Avenue
Baltimore, Maryland 21206

John Jackson
7314 Linden Avenue
Baltimore, Maryland 21206

Resident
7401 Linden Avenue
Baltimore, Maryland 21206

John Maith, Jr.
5408 Nelson Avenue
Baltimore, Maryland 21215

Gary Gabris
7402 Linden Avenue
Baltimore, Maryland 21206

Carson Baker
Ruth Harman
7406 Linden Avenue
Baltimore, Maryland 21206

Caldwell Priestley
7408 Linden Avenue
Baltimore, Maryland 21206

William Morrison
4409 Fullerton Avenue
Baltimore, Maryland 21236

Mary Enea
4305 Fullerton Avenue
Baltimore, Maryland 21236

Albert McCauley
4301 Fullerton Avenue
Baltimore, Maryland 21234

E. J. Wilson
4200 Apple Street
Baltimore, Maryland 21206

Grace Aye
7308 Beech Avenue
Baltimore, Maryland 21206

Helena Edmonds
7213 Linden Avenue
Baltimore, Maryland 21206

Donnette Bellamy
7214 Linden Avenue
Baltimore, Maryland 21206

Moses Chestnut
7217 Linden Avenue
Baltimore, Maryland 21206

L. House
7301 Linden Avenue
Baltimore, Maryland 21206

Emery G. Hamlin
7307 Linden Avenue
Baltimore, Maryland 21206

Fornell W. Maith
7312 Linden Avenue
Baltimore, Maryland 21206

Emmanuel Baptist Church
7400 Linden Avenue
Baltimore, Maryland 21206

James M. Samuel
7403 Linden Avenue
Baltimore, Maryland 21206

William Riley
7404 Linden Avenue
Baltimore, Maryland 21206

Resident
7312 Beech Avenue
Baltimore, Maryland 21206

Joe Aston
5211 Bush Street
White Marsh, Maryland 21162

Resident
7406 Beech Avenue
Baltimore, Maryland 21206

P. A. Marahack
5739 Greenspring Avenue
Baltimore, Maryland 21209

Alfred Powell
7410 Beech Avenue
Baltimore, Maryland 21206

Resident
7420 Beech Avenue
Baltimore, Maryland 21206

Howard Caldwell
4905 Ivanhoe Avenue
Baltimore, Maryland 21212

Resident
7305 Linden Avenue
Baltimore, Maryland 21206

William Hunt
5004 Litchfield Avenue
Baltimore, Maryland 21215

Harry Brown
7308 Linden Avenue
Baltimore, Maryland 21206

John Jackson

7314 Linden Avenue
Baltimore, Maryland 21206

*Additional
Parties To be Mailed to:*

*Date Mailed
6/4/90 - David Rogers, Esq.
100 West Road, Ste. 112
Towson, MD 21284 phone 825-4002*

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: May 17, 1990

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Proposed Issuance of Building Permits
Cherry Heights Subdivision - Overlea

On Monday evening, 14 May, 1990, Community Planner, Lenwood Johnson of this Office attended a community meeting at Emmanuel Baptist Church to discuss proposed development in the Cherry Heights Area. Approximately 75 people attended (see list attached). The meeting was called to discuss the proposed sale of lots in Cherry Heights as advertised by Kayhouse Realty in their filler (see copy attached). The community expressed serious concerns as to whether the proposed lots, some less than 6000 sq. ft. and many only 40 ft. in width did, in fact, meet Baltimore County Zoning Regulations. Some community members stated that they had been refused building permits on similar sized lots in the area and requested an explanation from County officials.

Subsequent to that meeting I have been approached in person and by phone by area residents, all of whom politely but firmly requested clarification of the issue by County officials. Although I have no reason to believe that the proposed sale of lots does contravene County Zoning Regulations, it is my considered opinion that a public hearing should be held by your Office to address the residents' concerns and to ensure that all BCZR are met.

*JOHN
PLEASE KEEP
WITH
CHERRY HILL
FILE!*

Mr. J. Robert Haines
Page 2
May 17, 1990

I am requesting that pursuant to Section 500.6 and 500.7 of the BCZR the Zoning Commissioner conduct a public hearing to determine that the possible development of any or all of the lots shown on the attached list would be consistent with the BCZR.

I thank you for your consideration of this matter.

P. David Fields
P. David Fields
Director

PDF:pat

Attachments

cc: Hon. Dennis F. Rasmussen
Hon. William Evans
Mr. Frank C. Robey, Jr.
Mr. Robert Nealy
Mr. Jim Dyer
Mr. Lenwood Johnson

90-531-SPH

RECEIVED

MAY 21 1990

ZONING OFFICE

LOTS FOR SALE IN "CHERRY HEIGHTS" FULLERTON

LOT	STREET ADDRESS	PRICE	SIZE
13-14	4213 HAZEL ST.	39,900	91 X 160
26	APPEL ST.	22,500	38 X 182
34	7207 LINDEN AVE (sold, Cook)	22,500	40 X 130
36	7211 LINDEN AVE	22,500	40 X 130
48	7405 LINDEN AVE	19,900	40 X 155
57-58	4377 FULLERTON AVE	42,900	80 X 153
59-60	4377 FULLERTON AT BEECH	42,900	70 X 164
68	7408 BEECH AVE	22,500	40 X 155
70	7404 BEECH AVE (sold, Cook)	22,500	40 X 135
74	4301 CHERRY ST.	22,500	40 X 120
76	7310 BEECH AVE	22,500	40 X 135
78	7306 BEECH AVE	22,500	40 X 155
80	7302 BEECH AVE	22,500	40 X 155
82	7214 BEECH AVE	22,500	40 X 155
88-89	4405 3rd STREET	42,900	113 X 259
118	4407 1st ST.	19,900	40 X 160
120	4404 1st ST.	22,500	63 X 121
120-127	4111 BEECH AVE (on hold see Butch)	42,900	80 X 199

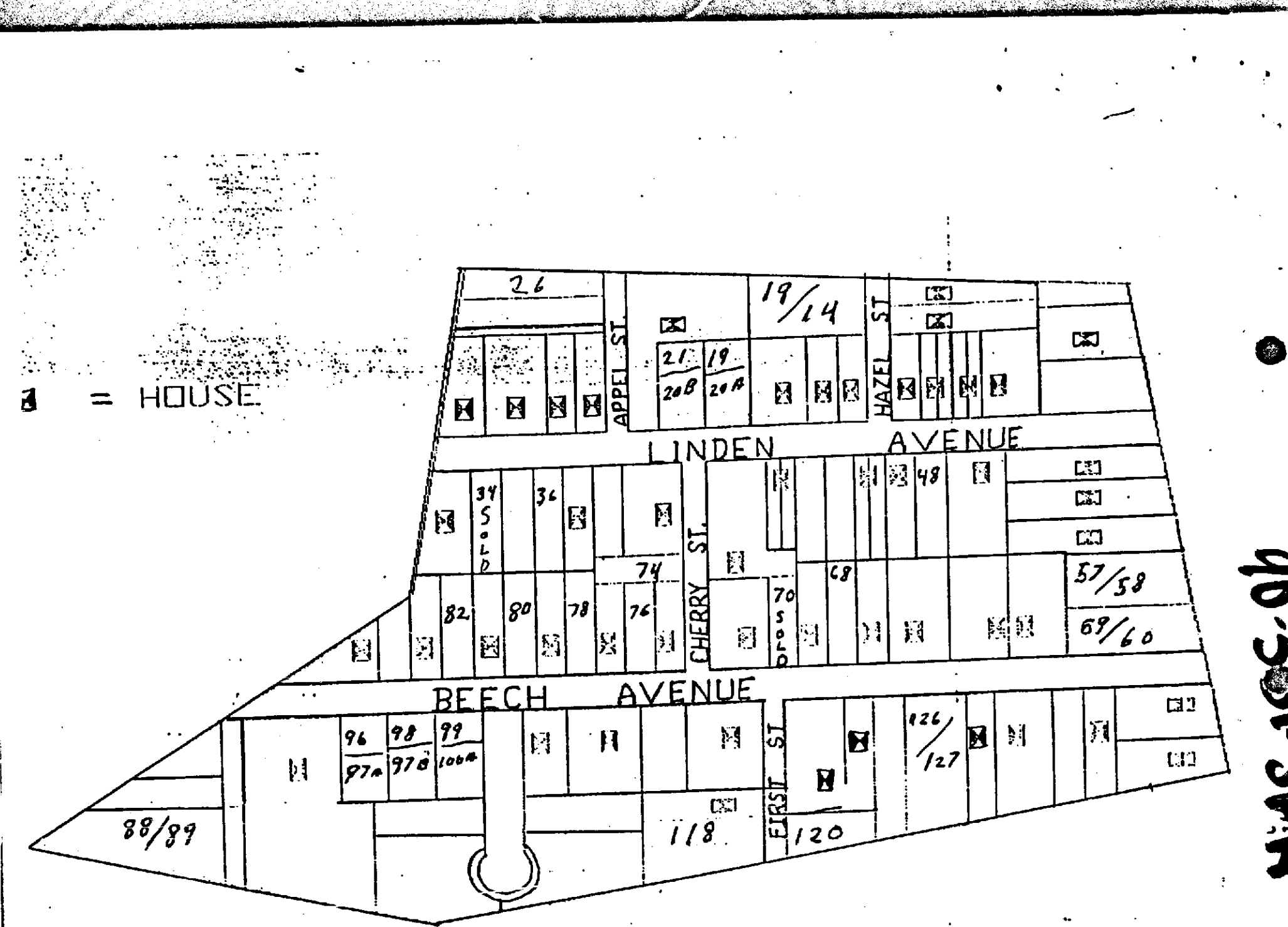
All contracts are to show "KAYHOUSE REALTY" as the seller.
 ALL LOTS ARE BUILDABLE no contingencies will be accepted.
 PUBLIC WATER & SEWER is available for all lots.
 BUYER TO PAY ALL CLOSING COSTS.
 30 DAY SETTLEMENT PREFERRED.
 ALL CONTRACTS GO TO BUTCH ARNOLD
 BUTCH CAN ANSWER ANY QUESTIONS

90-531-SPH

LOTS FOR SALE SUBJECT TO MINOR SUBDIVISION

LOT	STREET ADDRESS	PRICE	SIZE
19-20A	7304 LINDEN AVE	39,900	60 X 130
21-20B	7302 LINDEN AVE	39,900	60 X 130
96-97A	7209 BEECH AVE	39,900	60 X 130
98-97B	7211 BEECH AVE	39,900	60 X 130
99-100A	7213 BEECH AVE	39,900	60 X 130

All contracts are to show "KAYHOUSE REALTY" as the seller.
 ALL LOTS ARE BUILDABLE no contingencies will be accepted.
 PUBLIC WATER & SEWER is available for all lots.
 BUYER TO PAY ALL CLOSING COSTS.
 CHECK WITH BUTCH BEFORE WRITING ANY CONTRACT
 BUTCH CAN ANSWER ANY QUESTIONS



90-501-SPH

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: June 20, 1990

FROM: P. David Fields, Director
Office of Planning & Zoning

SUBJECT: Proposed Zoning Commissioner's Hearing
for Cherry Heights

Pursuant to my conversation with the County Attorney, who has had discussions with the attorney representing the Cherry Heights community, I am requesting a continuance of the hearing scheduled for Friday, June 22, 1990 regarding the above.

Will you please take the necessary formal steps to notify all parties.

With thanks,

P. David Fields
P. David Fields

PDF:pat

cc: The Hon. Dennis F. Rasmussen
The Hon. William Evans
Arnold Jablon, County Attorney
Eric DiWenna, Esquire
Mrs. Julia Chestnut
Mr. Robert Nealy
Mr. Lenwood Johnson

RECEIVED

JUN 20 1990

ZONING OFFICE

LINDEN AVE 2126

- 4300 Edward Bernard W Jr 660-2121
- 4302 Richard Williams 660-2121
- 4304 Thomas Williams 660-2121
- 4306 William Williams 660-2121
- 4308 John Williams 660-2121
- 4310 Paul Williams 660-2121
- 4312 Charles Williams 660-2121
- 4314 Robert Williams 660-2121
- 4316 James Williams 660-2121
- 4318 George Williams 660-2121
- 4320 Frank Williams 660-2121
- 4322 Edward Williams 660-2121
- 4324 William Williams 660-2121
- 4326 Charles Williams 660-2121
- 4328 Robert Williams 660-2121
- 4330 James Williams 660-2121
- 4332 George Williams 660-2121
- 4334 Frank Williams 660-2121
- 4336 Edward Williams 660-2121
- 4338 William Williams 660-2121
- 4340 Charles Williams 660-2121
- 4342 Robert Williams 660-2121
- 4344 James Williams 660-2121
- 4346 George Williams 660-2121
- 4348 Frank Williams 660-2121
- 4350 Edward Williams 660-2121
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- 4354 Charles Williams 660-2121
- 4356 Robert Williams 660-2121
- 4358 James Williams 660-2121
- 4360 George Williams 660-2121
- 4362 Frank Williams 660-2121
- 4364 Edward Williams 660-2121
- 4366 William Williams 660-2121
- 4368 Charles Williams 660-2121
- 4370 Robert Williams 660-2121
- 4372 James Williams 660-2121
- 4374 George Williams 660-2121
- 4376 Frank Williams 660-2121
- 4378 Edward Williams 660-2121
- 4380 William Williams 660-2121
- 4382 Charles Williams 660-2121
- 4384 Robert Williams 660-2121
- 4386 James Williams 660-2121
- 4388 George Williams 660-2121
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- 4418 Frank Williams 660-2121
- 4420 Edward Williams 660-2121
- 4422 William Williams 660-2121
- 4424 Charles Williams 660-2121
- 4426 Robert Williams 660-2121
- 4428 James Williams 660-2121
- 4430 George Williams 660-2121
- 4432 Frank Williams 660-2121
- 4434 Edward Williams 660-2121
- 4436 William Williams 660-2121
- 4438 Charles Williams 660-2121
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- 4450 William Williams 660-2121
- 4452 Charles Williams 660-2121
- 4454 Robert Williams 660-2121
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- 4458 George Williams 660-2121
- 4460 Frank Williams 660-2121
- 4462 Edward Williams 660-2121
- 4464 William Williams 660-2121
- 4466 Charles Williams 660-2121
- 4468 Robert Williams 660-2121
- 4470 James Williams 660-2121
- 4472 George Williams 660-2121
- 4474 Frank Williams 660-2121
- 4476 Edward Williams 660-2121
- 4478 William Williams 660-2121
- 4480 Charles Williams 660-2121
- 4482 Robert Williams 660-2121
- 4484 James Williams 660-2121
- 4486 George Williams 660-2121
- 4488 Frank Williams 660-2121
- 4490 Edward Williams 660-2121
- 4492 William Williams 660-2121
- 4494 Charles Williams 660-2121
- 4496 Robert Williams 660-2121
- 4498 James Williams 660-2121
- 4500 George Williams 660-2121
- 4502 Frank Williams 660-2121
- 4504 Edward Williams 660-2121
- 4506 William Williams 660-2121
- 4508 Charles Williams 660-2121
- 4510 Robert Williams 660-2121
- 4512 James Williams 660-2121
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- 4524 Robert Williams 660-2121
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- 4534 William Williams 660-2121
- 4536 Charles Williams 660-2121
- 4538 Robert Williams 660-2121
- 4540 James Williams 660-2121
- 4542 George Williams 660-2121
- 4544 Frank Williams 660-2121
- 4546 Edward Williams 660-2121
- 4548 William Williams 660-2121
- 4550 Charles Williams 660-2121
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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
County Attorney
DATE: June 19, 1990

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Cherry Heights

Please find attached the map of the Cherry Heights subdivision as requested at our meeting with Councilman Evans.

- (i) The lots colored in yellow are, to the best of our knowledge, owned by Kayhouse Realty.
- (ii) The areas bounded by the red line have been determined to be invalid by the Department of Public Works. (See memo from Oscar Keys dated June 6, 1990, copy attached.)
- (iii) Lots 1 and 84 may well be incapable of being developed due to inadequate setback/site area.
- (iv) Lot 72 has a swale across it and may be difficult to develop.
- (v) Lots 74 and 76 are adjacent and in the same ownership. We may wish to enforce the minimum 6000 sq. ft. lot area requirement.
- (vi) The lots with a circle are all less than current BCZR requirements, are adjacent to existing homes and in the opinion of this office, should be purchased to prevent their development. If necessary, Section 22-18 of the Regulations should be invoked.

If you have any questions, please call me.

David Fields
P. David Fields

PDF:pat
Attachment
cc: Hon. Dennis F. Rasmussen
Hon. William Evans
Ms. Shirley Murphy, Land Acquisition

CHERRYHT/TXTPAT

RECEIVED
JUN 20 1990
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Esquire
DATE: June 6, 1990

FROM: Oscar M. Keys, Jr. *OK*

SUBJECT: Cherry Heights - Plat Book 7 Folio 71

Two sections of the subject plat are found to be invalid plans for development in accordance with the Subdivision Regulations of Baltimore County.

There is no "First Street", "Second Street", "Third Street" or "Appel Street" in the public road inventory of Baltimore County.

None of the lots in these sections have the benefit of Public Water and Sewer.

Those lots south of the paper street known as "Third Avenue" are severely impacted by a natural drainage way with attendant environmental problems, and are not "free from the perils of flooding".

All paper streets outlined above were originally plotted 30' wide. The County Code authorizes the County to accept a proposed road if offered on a 40' right-of-way. At this time we know of no way to open these paper streets as public roads.

As there is no developer or Public Works Agreement in process, the issue of "significant improvement" is not relevant. Implied in all questions of "significant improvement" is the anticipation that "he who invested and made significant improvement will continue and complete that which he has started". There is no future anticipation of a continuance of improvements by "he who has invested".

It, therefore, appears that in accordance with our test for plat validity, the two sections of Cherry Hill indicated on Exhibit 1 to this memo are clearly invalid.

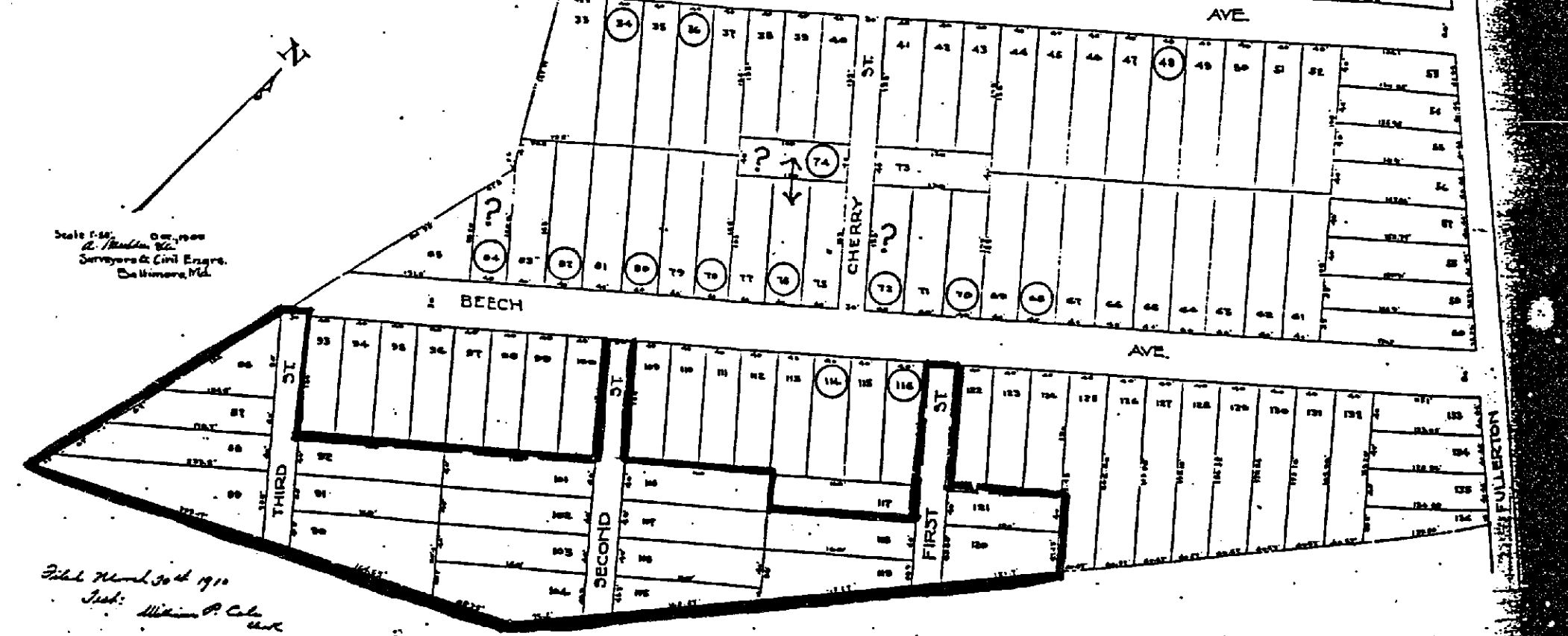
OKK/enc

Attachment: Exhibit 1

CHERRYHT/DASGEN

#424
90-531-SPH

CHERRY HEIGHTS
BELAIR ROAD
OFFICE OF
THE CHERRY HEIGHTS REALTY & DEVELOPMENT CO.
BUILDING LOTS
SOUTH CARVER



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
County Attorney
DATE: June 19, 1990

FROM: P. David Fields, Director
Office of Planning and Zoning

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David Fields
P. David Fields

PDF:pat
Attachment
cc: Hon. Dennis F. Rasmussen
Hon. William Evans
Ms. Shirley Murphy, Land Acquisition

CHERRYHT/TXTPAT

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JUN 20 1990
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Frank Fisher
Chief, Current Planning
DATE: June 21, 1990

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Cherry Heights - Building Permits

As you may know, the Zoning Commissioner's hearing set for June 22, 1990 has been postponed to allow continuing negotiations between the County, Kayhouse Realty and the Cherry Heights community.

Until outstanding issues are resolved, this office will not sign-off on any Building permits within the area covered by the attached plat, without my personal review and authorization.

Please notify me at once of any permit request and I shall make time available to review the application with you.

David Fields
P. David Fields
Director

PDF:pat
cc: Hon. Dennis F. Rasmussen
Hon. William Evans
Arnold Jablon, County Attorney
J. Robert Haines, Zoning Commissioner
Ted Zaleski, Director, Permits & Licenses
Eric DiNenna, Esquire
Mrs. Julia Chestnut
Mr. Robert Nealy
Mr. Lenwood Johnson

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RECEIVED
JUN 21 1990
ZONING OFFICE

RONALDI MAHER
CARROLL HOLZER
CARLOS DOMALLO
THOMAS LEE

LAW OFFICES
HOLZER, MAHER, DEMILIO & LEE
300 W. CHESAPEAKE AVENUE
SUITE 102
TOWSON, MARYLAND 21284
(410) 835-4964
FAX (410) 835-4964
DIRECT DIAL

CARROLL COUNTY OFFICE
1314 LIBERTY ROAD
ELDENSBURG, MARYLAND 21144
(410) 796-8556
FAX (410) 796-8556

SUITE 200
1743 INSALES STREET, N.W.
WASHINGTON, D.C. 20036

FILE NO:

January 17, 1992
#6613

Arnold Jablon, Esquire
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

RE: Building Permit No. B-114360
4203 Apple Street, Lot No. 27
Mr. Stewart Jung

Dear Mr. Jablon:

Please be advised that I have been contacted by Mr. Stewart Jung in respect to the issuance of a building permit for the above captioned lot. I have been retained by him to seek the permit from Baltimore County. He has authorized me and I presented to you on January 16, 1992, a possible Notice of Appeal to the refusal of Baltimore County to issue the permit. However, you advised me that if you received the appropriate authorization by letter, you would release the permit to me on behalf of Mr. Jung.

Please be advised that I am authorized to receive the permit on behalf of Mr. Jung, 4203 Apple Street, Lot No. 27. You also indicated to me that Baltimore County might entertain the sale of an adjacent lot to Mr. Jung in order for him to acquire said lot and place the building envelope straddling the property line which would bring the lot into total compliance with Baltimore County Zoning Regulations. I have advised that the sum of \$2,000.00 was suggested and Mr. Jung and I will entertain that possible resolution of this problem as a viable alternative.

Arnold Jablon, Esquire
January 17, 1992
Page Two

In the meantime, however, I would appreciate your releasing Building Permit No. B-114360 to me in order that this matter may proceed as authorized by Baltimore County law.

Thank you very much for your cooperation and assistance in this regard.

Very truly yours,
John
J. Carroll Holzer

JCH:mlg
Enclosure
cc: Mr. Stewart Jung

RECEIVED
JAN 17 1992
ZONING OFFICE

NOTICE OF SPECIAL MEETING

BY THE BOARD OF ZONING ADJUSTMENT OF BALTIMORE COUNTY

1. Information available to the Board of Zoning Adjustment...
2. Information available to the Board of Zoning Adjustment...
3. Any of the information deemed necessary and proper.

OFFICE OF THE BOARD OF ZONING ADJUSTMENT OF BALTIMORE COUNTY, 1111 CHESAPEAKE AVENUE, TOWSON, MARYLAND 21284

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 8, 1992

Mr. and Mrs. Stewart P. Jung, Sr.
2613 Matthews Drive
Baltimore, MD 21234

RE: Building Permit #B-114360
4303 Apple Street, Lot No. 27

Dear Mr. and Mrs. Jung:

I am in receipt of your letter, dated January 7, 1992.
Please be advised that I need a response to my letter to you dated
December 30, 1991.

The letter received this date is not acceptable. The offer contained
in my letter to resolve the concerns raised by the community and the
County is still available to you. Please let me know.

Sincerely,
13/
ARNOLD JABLON
Director

AJ:soh

STEWART P. JUNG, SR.
2613 Matthews Drive
Baltimore, Maryland 21234

January 7, 1992

Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
Office of Planning

Re: Building Permit # B-114360
4303 Apple Street, Lot No. 27

Dear Mr. Jablon,

In response to your letters dated December 20, 1991 and
December 30, 1991, concerning Building Permit No. B-114360,
4203 Apple St., Lot 27, please be advised that as owners of
Lot 27, we duly authorize Mr. Hugh Arnold to act on our behalf
to obtain said building permit.

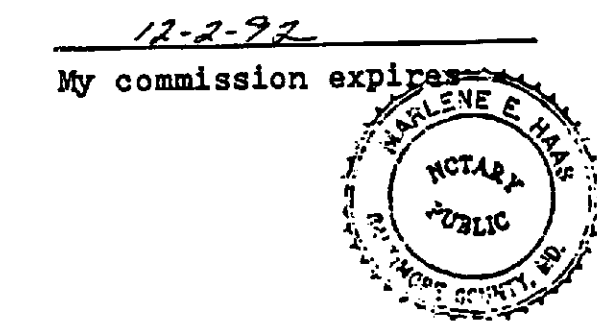
Please give Mr. Arnold your full cooperation in this
matter.

Melrose E. Adams
Witness

Stewart P. Jung Sr.
Stewart P. Jung, Sr.

Helene M. Jung
Helene M. Jung

Melrose E. Adams
Notary



The Baltimore County Master Plan 1989-2000 stresses the need to conserve and
manage the County's older communities. The introduction to the Master Plan states:

Special attention must be given to the older
communities in the County (p. 3)

A community development policy objective is to protect the "quality of life
in existing communities...by active, considerate and cooperative efforts of County
government and community improvement organizations" (p. 37) The Master Plan
specifically mentions "historic African American communities in Baltimore County
represent a valued part of the heritage of many Black residents as well as the
heritage of the County." (p. 42)

With regard to new development in older communities, the Master Plan clearly
states that "New development should be compatible with its surroundings" and that
"The use of traditional local house designs should be encouraged, particularly
where compatibility of design is an issue." (p. 78) The Master Plan further states
that:

"To ensure that new development is compatible with the existing residential
community, establish and adopt criteria for compatibility and procedures for review
and approval which are acceptable to both development and community interests. A
compatibility review should be required for infill development in community conser-
vation areas." (p. 40)

The intent of the Master Plan is that building permits for lots in older, estab-
lished communities should be carefully reviewed to assure that the new house will
be compatible and help preserve the community.

Legislation pending includes revisions to the Development Regulations which
would require evaluation of compatibility as part of the review process in
residential development. The Planning Board is also recommending that Council
adopt special development standards for undersized lots in existing subdivisions
(Final Report of the Baltimore County Planning Board, November 7, 1991)

(Final Report of the Baltimore County Planning Board, November 7, 1991)

RECEIVED
JAN 6 1992
ZONING OFFICE

111 West Chesapeake Avenue
Towson, MD 21204

December 30, 1991

(410) 887-3353

Mr. and Mrs. Stewart Jung
2613 Matthews Street
Baltimore, Maryland 21234

RE: Building Permit No. B-114360
4203 Apple Street, Lot No. 27

Dear Mr. and Mrs. Jung:

As a result of my telephone conversation with Mr. Hugh Arnold of
Keyhouse Realty on Friday, December 27, 1991, and at his demand, I write
this letter to you. Mr. Arnold has insisted that I deny your request for a
building permit, cited above, so that you may file an appeal to the Board
of Appeals of Baltimore County. Therefore, please treat this letter as a
denial of said permit, from which you may file an appeal within thirty days.

However, I do want to point out that your permit has not been denied.
The County's approval of the permit has been delayed in order that it be
reviewed for the reasons cited below. The suggested resolution, which I
set out herein, is only a suggestion, to satisfy the Office of Planning's
concern. I have insisted that the Office of Planning very carefully, and
quickly, justify its determination that the proposed home to be built on
lot 27 violates the County Master Plan. If the Office of Planning
determines that there is no violation, and if Section 304 of the Baltimore
County Zoning Regulations (BCZR) is satisfied, your building permit will
be issued.

After our meeting, and as a result of my meeting with Mr. Arnold and
our telephone conversations, the county would be willing to consider a sale
to you of lot 26, which is owned by Baltimore County, and is contiguous to
lot 27, owned by you. This sale would be contingent on your willingness to
shift the envelope of the proposed house to be built on lot 26 to encompass
both lots 26 and 27. If you are agreeable, the county would be amenable to
selling lot 27 to you below market value, at a mutually agreeable price.
However, this can only be accomplished if the County Council agrees, and
the subject sale would require public notice. This should take
approximately three months. This sale could be consummated pursuant to
Section 2-1(b) (7), of the Baltimore County Code, which permits the
county to sell surplus property to the adjoining property owner if the
surplus property is unbuildable; lot 27 is unbuildable. The county
requests that you consider this as an alternative and as a means to resolve
the Office of Planning's concern that there is a violation of the Master
Plan.

Mr. and Mrs. Stewart Jung
Page 2
December 30, 1991

The cause of this problem resides in the Master Plan, as adopted by the
County Council on February 5, 1990. The Master Plan requires that historic
African-American communities be preserved and protected from encroachment.
The Office of Planning has requested that this office delay your permit
approval until it can determine whether the construction of the proposed
house on lot 26 is in contravention of the Master Plan. One way to resolve
the concern of the Office of Planning is to shift the envelope of the house
and to use both lots, which will then bring the size of the lot into
conformity with the BCZR, and the Master Plan.

The BCZR requires a lot width of at least 55', and lot 26 is only 40'
wide. Although not in conformity with the law, the BCZR does permit the
use of a narrower lot if there is no contiguous ownership. The two issues
are entwined. The possible violation of the Master Plan has been raised
because the proposed house is to be built on a 40' lot, which requires it
to be extremely narrow and long. The Office of Planning believes that this
encroaches on the integrity of this very old community, leading to its
destruction as an historical entity. If, however, lots 26 and 27 could be
combined, and a house shifted as to utilize both lots, the objection of the
Office of Planning would be withdrawn.

While you have owned only lot 27, and have not owned contiguous lots,
this lot and contiguous lots were owned by the same entity at one time.
Inasmuch as Section 304 of the BCZR was adopted in 1955, it was, and is,
the clear intention of the County Council to require the combination of
otherwise illegal lots into conforming lots. Indeed, you purchased an
unbuildable lot. The person from whom you purchased this lot, or the
person who in 1955 and after may have owned lots 26 and 27, should have
been responsible for making them conform to the law, i.e., Section 304.
This issue, however, is secondary to the issue raised by the Office of
Planning and Zoning, and which caused the permit approval process to be
delayed.

I recognize that time is of the essence to you. Therefore, please be
advised that you should treat this letter as a denial of your permit. You
then may appeal this decision to the Board of Appeals within thirty days
from the date of this letter.

However, I also want to make it clear that we are still reviewing the
position of the Office of Planning, and would still be willing to discuss
this situation with you.

Sincerely,

ARNOLD JABLON
Director

AJ:ls

cc: Mr. Hugh Arnold, Keyhouse Realty

less than the average depth of the front yards of all
lots within 100 feet on each side thereof which are
improved as described above. (B.C.Z.R., 1955.)

Section 304--USE OF UNDERSIZED SINGLE-FAMILY LOTS (B.C.Z.R.,
1955.)

A one-family dwelling may be erected on a lot having an area
or width at the building line less than that required by the
height and area regulations, provided: (B.C.Z.R., 1955.)

- That such lot shall have been duly recorded either by
deed or in a validly approved subdivision prior to adop-
tion of these Regulations; and (B.C.Z.R., 1955.)
- That all other requirements of the height and area
regulations are complied with; and (B.C.Z.R., 1955.)
- That the owner of the lot does not own sufficient
adjoining land to conform substantially to the width and
area requirements. (B.C.Z.R., 1955.)

Section 305--REPLACEMENT OF DESTROYED OR DAMAGED DWELLINGS
(B.C.Z.R., 1955.)

In case of complete or partial casualty loss by fire, wind-
storm, flood, or otherwise of an existing dwelling that does not
comply with height and/or area requirements of the zone in which
it is located, such dwelling may be restored provided area and/or
height deficiencies of the dwellings" before the casualty are
not increased in any respect. (B.C.Z.R., 1955.)

Section 306--MINOR PUBLIC UTILITY STRUCTURES (B.C.Z.R.,
1955.)

Minimum lot area regulations in any zone shall not apply to
repeater, booster, or transformer stations, or small community
dial offices. (B.C.Z.R., 1955; Resolution, November 21, 1956.)

Section 307--VARIANCES (B.C.Z.R., 1955; Bill No. 107, 1963.)

307.1--The Zoning Commissioner of Baltimore County and the
County Board of Appeals, upon appeal, shall have and they are
hereby given the power to grant variances from height and area
regulations, from offstreet parking regulations and from sign
regulations, only in cases where strict compliance with the
Zoning Regulations for Baltimore County would result in practical
difficulty or unreasonable hardship. No increase in residential

3-3

APPROVED JUL 01 1989

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 20, 1991

Mr. & Mrs. Stewart Jung
2613 Matthew Street
Baltimore, Maryland 21234

Dear Mr. & Mrs. Jung:

Re: Building Permit B-114360
4203 Apple Street

I have been directed by Mr. Arnold Jablon, Director of Zoning
Administration and Development Management, to inform you that
zoning approval for the above referenced building permit is being
withheld pending further review by this office.

The reason for this review is neighborhood concern over a
possible conflict with Section 304 of the Baltimore County Zoning
Regulations (copy attached). Mr. Jablon has suggested that a possible
method of correcting any conflict would be the acquisition of the
adjacent lot #261 which would increase the 40' lot width of lot #27
to comply with the minimum 55' lot width requirement of the D.R. S. 5
zone.

Please be aware that this letter concerns zoning approval only
and does not address any review issues for any other agency.

Very truly yours,

John L. Lewis
Planner

JLL/jat
cc: Mr. Hugh Arnold, Keyhouse Realty
4501 Eight Aweo Ct.
Baltimore, Md. 21236

ltr out 12/20/91
JL's file.

Lot 27
BANK TO JUNE 1979

111-21 ME151
Planner for Baltimore County use items authorized to search
a deed, conveying said property to the Stewart P. Jung, Sr. and
Helene M. Jung, his wife, as tenants by the entirety, in fee simple.
The deed, therefore, will have effect, but its construction
of the premises and extent of the premises prior to 1955, for
the heretofore described property and portion of all taxes and
other charges thereon, the records thereof in the Baltimore County
Records Office, Baltimore, Maryland, are hereby granted unto
Stewart P. Jung, Sr. and Helene M. Jung, his wife, as tenants by the
entirety, their heirs, and assigns of them, the survivors,
before and after, in fee simple, all that parcel of ground situate,
lying and being in the Precinct of Election District of Baltimore
County, State of Maryland, and more particularly described as
follows: that to-wit:
Being known as Property No. 111-05625, Lot 27, Apple St.
Precinct 7, Falls Pt. Cherry Heights, being the same lot 27, Cherry
Heights, Precinct 7, Baltimore County, Maryland, as shown on the
plat of said lot, dated June 27, 1979, filed 684, Falls 378,
a subdivision of said lot, being the same lot 27, as
being also lot 27, Cherry Heights, Precinct 7, Baltimore
County, State of Maryland, as shown on the plat of said
lot, dated April 8, 1964, filed 1046, Falls 378.

90-531-SPH

Meeting notes 5/18/90 Cherry Heights Subdivision

JRH. Rev'd letter dated 5/17/90 from Dave Fields requesting public hearing.

In this file: Multiple Deeds, letter from Donna Lane PE. (representing Mrs Butch Arnold of Kayhorne Realty) explaining lots & plat & requesting zoning information, copies of 2 bldg permits lots (34+70) shown on hold still outcome of hearing. 5/22/90 told by JED that JRH states that individually owned lots will be removed without hearing including lots 34+70.

To Be Notified
Different letters to:
Permits + Service: John Rensinger, RENSINGER PERMITS + SERVICE, MS. 3373
Mr Cook applicant for bldg permit lots 34+70
Dave Fields on tent hearing date. CC Leonard Johnson
Mr Arnold formal (written) notice of hearing.

* Deed # 8478-270
Deeds lots 1+2
Collectively to Harris
and 8051-279.
Current donee
9/11/90
UNDER 1989 WAC 22
agreement between
Kayhorne Realty
and 8051-279.

90-531-SPH

90-531-SPH

Cherry Heights.

Send Letter Hold

157 Leonard Johnson.

Butch Arnold.

questions on Swap.
+ Bill must to lot 70

5/22/90
Saw Mr. Cook
15 Provenby New Reeds
+ original. Date 70+34.
Old deeds under 1925

MR COOKS Lot
INFO. Lots 34+70
PERMITS ON HOLD

90-531-SPH

MTD see copy
BOOK CLAIM Deed. (included under from Mr Arnold)

Per J D public hearing will give formal notice
copy documentation which we would decide so necessary
is presentable. will not require check list information.

* Per JED. Whatever Mr Arnold says we will include
in a hearing file for the zoning commission.

- 3 Found letter to Mr Arnold.
- 4 Ltr to Dave Fields re: zoning hearing date.
- 1 Contact Bldg Permit Division
Individual lot permits
on hold. FY INFO.
- 2 Ltr to John Rensinger
re: zoning please hold off any issuance
of permits in cherry heights subdivision
pending a tentative hearing date.
No further permits will be processed
or should be reviewed.

90-531-SPH

5/25/90

JRH HAS INTER-OFFICE REPLY TO DAVE FIELDS REQUEST
FOR HEARING NOW WITH FORMAL NOTICE TO MR ARNOLD.
FOR SIGNATURE.

90-531-SPH 5/22/90

JOHN LEWIS,

HERE IS A
COPY OF MY NEWLY
RECORDED DEED FOR
LOTS 34 & 70 PER
OUR 5/22/90 CONVERSATION.
THANK YOU.

DAVE COOK

* JLL
ISAAC CHALICE
get zoning PERMITS
LEONARD JOHNSON
486-5693
* BUTCH Arnold
254 1972
CHERRY HEIGHTS
COMPATIBILITY WITH
MISTAKE PLAN HISTORIC
AREA QUESTIONS.
AFTER DISCUSSING
MATTER
JED
JUST ISSUED.
PUT ON HOLD
90-531-SPH 5-16-90

90-531-SPH

Called 254 1972 (BUTCH) LEFT MSG REQUESTING MET
BETWEEN JD & MYSELF + BUTCH
ON 5/17/90 AT 9:30 AM.
BPR. 351 4836

The information furnished is inadequate as
is not furnished with valuation of lots but with
the apparent checkerboarding (see policy) there
multiple lots require a history (see cc 2 subdivisions policy)
of ownership with adjacent properties.

Color coded with status of sale/purchase/cond/transfer
to and color coded copies of deeds.

For access question concerning lots 84/89, lot 86 refers to
public records.
ignore lot 86 with 89 and 87 refer to proposed lots.

See note B. on Kayhouse. ?!

SPH Required in my opinion

Butch
Got Name + Address

* have little
on hand party.

Short letter about what
needed + not complete are
needed to address the
with you and address the
from the you receipt of this
letter.

evolution of title. (PC-2)
will be reviewed.

3 PM. then out with wed OK
2:30 PM. then out with wed OK
Chow will verify

90-531-SPH

Clay Hts 5/7/90

Reviews for
Adjacent Ownership
Deeds Included
Lots 34+70

CHERRY HTS. FILE.

LOT 26 PURCHASED BY KAYHOUSE FROM HAROLD
MURRAY DEED 84 78 PAGE 27 APRIL 11, 19 90 WHICH REFRANGES
CONCENT DECREE. 1988
BO 51 PAGE 2 60
LOT 27 (SUBJECT OF THIS APPEAL) 1988
NO COMMUNITY OWNERSHIP
BACK TO 1977.
DEED
PURCHASED AT TAX SALE FROM BALTO CO BY JUNG. 84 23 PAGE 653
OWNERSHIP BACK TO 1979 BY BELL, HIRSCHMAN + GOLDSTEIN.

LATEST ACTION. 10/1/92.
APPELLANT REQUESTED
DISMISSAL WITH PREJUDICE
GRANTED BY BOA

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner

June 18, 1990



Dennis F. Rasmussen
County Executive

Mrs. Audrey M. O'Keefe
7136 Willowdale Avenue
Baltimore, Maryland 21206-1245

RE: Cherry Heights
Case # 90-531-SPH

Dear Mrs. O'Keefe:

I am in receipt of your letter concerning the above captioned case.
Please be advised that I conduct more than 350 hearings a year and I am
very well aware of the issues involved. As a matter of practical experi-
ence, I know this case can be properly reviewed in a matter of weeks. This
case will proceed to the scheduled hearing on June 22, 1990.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn
cc: David Rogers, Esquire
cc: S. Eric DiNenna

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner

June 18, 1990



Dennis F. Rasmussen
County Executive

Mrs. Eleanor Whitecavage
7126 Willowdale Avenue
Baltimore, Maryland 21206-1245

RE: Cherry Heights
Case # 90-531-SPH

Dear Mrs. Whitecavage:

I am in receipt of your letter concerning the above captioned case.
Please be advised that I conduct more than 350 hearings a year and I am
very well aware of the issues involved. As a matter of practical experi-
ence, I know this case can be properly reviewed in a matter of weeks. This
case will proceed to the scheduled hearing on June 22, 1990.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn
cc: David Rogers, Esquire
cc: S. Eric DiNenna

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner

June 18, 1990



Dennis F. Rasmussen
County Executive

Mr. and Mrs. Howard Zeller
7134 Willowdale Avenue
Baltimore, Maryland 21206-1245

RE: Cherry Heights
Case # 90-531-SPH

Dear Mr. and Mrs. Zeller:

I am in receipt of your letter concerning the above captioned case.
Please be advised that I conduct more than 350 hearings a year and I am
very well aware of the issues involved. As a matter of practical experi-
ence, I know this case can be properly reviewed in a matter of weeks. This
case will proceed to the scheduled hearing on June 22, 1990.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn
cc: David Rogers, Esquire
cc: S. Eric DiNenna

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner

June 18, 1990



Dennis F. Rasmussen
County Executive

Mrs. Ann M. Duva
7137 Willowdale Avenue
Baltimore, Maryland 21206-1245

RE: Cherry Heights
Case # 90-531-SPH

Dear Mrs. Duva:

I am in receipt of your letter concerning the above captioned case.
Please be advised that I conduct more than 350 hearings a year and I am
very well aware of the issues involved. As a matter of practical experi-
ence, I know this case can be properly reviewed in a matter of weeks. This
case will proceed to the scheduled hearing on June 22, 1990.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn
cc: David Rogers, Esquire
cc: S. Eric DiNenna

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3333
J. Robert Haines
Zoning Commissioner

June 18, 1990



Dennis F. Rasmussen
County Executive

Mrs. Pearl M. Zakrzewski
7121 Willowdale Avenue
Baltimore, Maryland 21206-1245

RE: Cherry Heights
Case # 90-531-SPH

Dear Mrs. Zakrzewski:

I am in receipt of your letter concerning the above captioned case.
Please be advised that I conduct more than 350 hearings a year and I am
very well aware of the issues involved. As a matter of practical experi-
ence, I know this case can be properly reviewed in a matter of weeks. This
case will proceed to the scheduled hearing on June 22, 1990.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn
cc: David Rogers, Esquire
cc: S. Eric DiNenna

5-14-90
90-531-SPH

Overlea Community Association - Cherry Heights
Tried to receive building permit for a 40ft Lot and refuse.

1. John Jackson, 7314 Linden Ave - 665-8618
2. Brenda + Walter Scott.

I will forward
or call you and
give you Brenda
Scott address.

Mr. Johnson 5-7-90
40-531-SPH

This is the notice
Butch Arnold has
been giving the
Neighbors in the
community on Sunday
Julia Chestnut

WHEREAS, Pursuant to the "CONSENT DECREE" dated August 21, 1985 and filed on August 31, 1988 with regards to Docket: 189, Folio: 67 Case No.: 84E-1137 IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, and as recorded in Liber 8051, Folio 282 paragraph 2 as follows:

...and all other persons unknown are permanently enjoined from asserting any estate, right, title, claim or interest in or to said lots enumerated in Paragraph 6 above or any part thereof adverse to the said heirs at law of Daniel Murray...

AND WHEREAS, The said heirs passed title to "KAYHOUSE REALTY" in a DEED recorded among the Land Records of Baltimore County on May 11, 1990.

AND WHEREAS, The above deed conveys clear title to lots 13, 14, 19, 20, 21, 26, 34, 38, 48, 57, 58, 59, 60, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 89, 96, 97, 98, 99, 100, 102, 104, 105, 108, 114, 116, 118, 120, 126, and 127, along with the specified interest in lots 1, 4, 5, 44, and 45 as shown in plat book 3, Folio 71 "CHERRY HEIGHTS".

THEREFORE, LET ALL PERSONS BE ADVISED THAT NOTICE IS HERE BY GIVEN TO REMOVE ALL CHATTELS FROM THE ABOVE LOTS OF GROUND WITHIN 30 DAYS OF THE DATE HERE TO SUBSCRIBED.

If you would like assistance relocating items please do not hesitate to ask and I will arrange any help necessary. If you have any questions, or want information on the sale of the property, please call me at 882-7000 or at my home at 254-1972.

Sincerely
Hugh M. "BUTCH" Arnold
Vice President

OVERLEA COMMUNITY ASSN., INC.
1 WILLOW AVENUE
BALTIMORE, MD. 21206

February 13, 1992

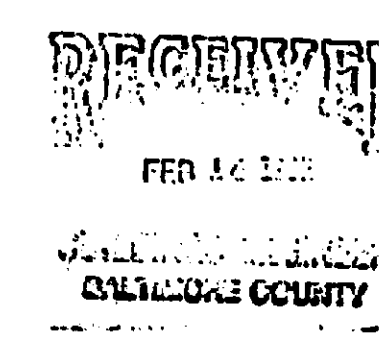
RE: Cherry Heights Zoning Permit # B114360

To the Baltimore County Board of Appeals:

The Overlea Community Association, in conjunction with the residents of the Cherry Heights neighborhood, formally notify the Honorable Board of their opposition to the issuing of the building permit for the property located at 4203 Apple Street, Overlea, Maryland. The permit, #B114360 was applied for on 12-11-91 and was approved and issued 1-17-92.

The Association and residents of Cherry Heights oppose the building of any dwelling on this lot for the following reasons:

1. The lot's width is only 40 feet, current zoning regulations require 55 feet of frontage for the construction of a single family dwelling. Permitting the building of a dwelling on this lot would place the new dwelling entirely too close to existing housing.
2. Allowing this irregular infill development will destroy the existing character of the neighborhood. Cherry Heights is a Historic African-American community which has been a homogeneous black community as far back as the turn of the century. The home which will be built on this lot will not "blend" with the homes already there.
3. Allowing a building on such an irregular lot will violate the intent of the 1989 Master Plan adopted by Baltimore County which promotes the preservation of existing communities and calls for "intelligent" planning for future infill into such communities.
4. The building of a new dwelling on this lot (along with the additional building which has already taken place in this community) will increase property tax assessments and other taxes. Many of the existing homeowners in this community are elderly third or fourth generation landowners who are on fixed incomes, thus any increase in taxes will be unduly burdensome.
5. This permit also violates the Master Plan in that the Plan calls for the preservation of historic black enclaves. This building will diminish one of those enclaves.



6. By permitting building on this 40 foot lot the County sets a dangerous precedent for allowing such permits anywhere in the County. Logically, once an exception is allowed for one lot it becomes easier for the next petitioner to obtain one. Our entire legal system is based on the premise of cases which establish legal precedent. The system for hearing cases of zoning appeals is a quasi judicial system and precedent is considered when you make decisions regarding building on these irregular lots. Once the Board establishes a course of conduct which grants an exception that conduct will serve as a guide for future conduct both on the part of the petitioner and the Hearing Board.

7. Closely connected to the concept of precedent described above, a member of the Cherry Heights community was denied a permit by your Board 12 years ago to build on a 40 foot lot. This community member, a black, was told he could not build because the lot did not meet county regulations. Now a caucasian applies for a permit for a 40 foot lot and it is granted; at the least there appears to be disparity in the treatment of the two cases.

8. In 1990 Baltimore County spent \$350,000.00 to acquire a number of 40 foot lots in the Cherry Heights community. It seems that such effort by the County was futile if it allows individuals or builders to purchase any remaining irregular lots and obtain exceptions to the zoning regulations with relative ease. Bluntly speaking, the County should have saved its money if it allows said exception to survive this protest.

For the above cited reasons the Overlea Community Association and the Cherry Heights community respectfully request that the Board overturn said exception and not allow ANY exceptions for 40 foot lots in the Cherry Heights community in the future.

Sincerely,
Julia Chestnut
Chairman, Cherry Heights Committee
John Stewart
President, Overlea Community Association

cc: file
jsw/jc,js

3791-92
Baltimore County, Maryland
Date February 24, 1992
To: Arnold
From: Adrienne

- Please Note & File
- For Your Information
- Please Note & Return
- Please Handle
- Please answer, Sending me Copy of your letter
- Please Prepare reply for my Signature
- To be Signed
- Please Comment
- Please See Me
- Investigate & Report

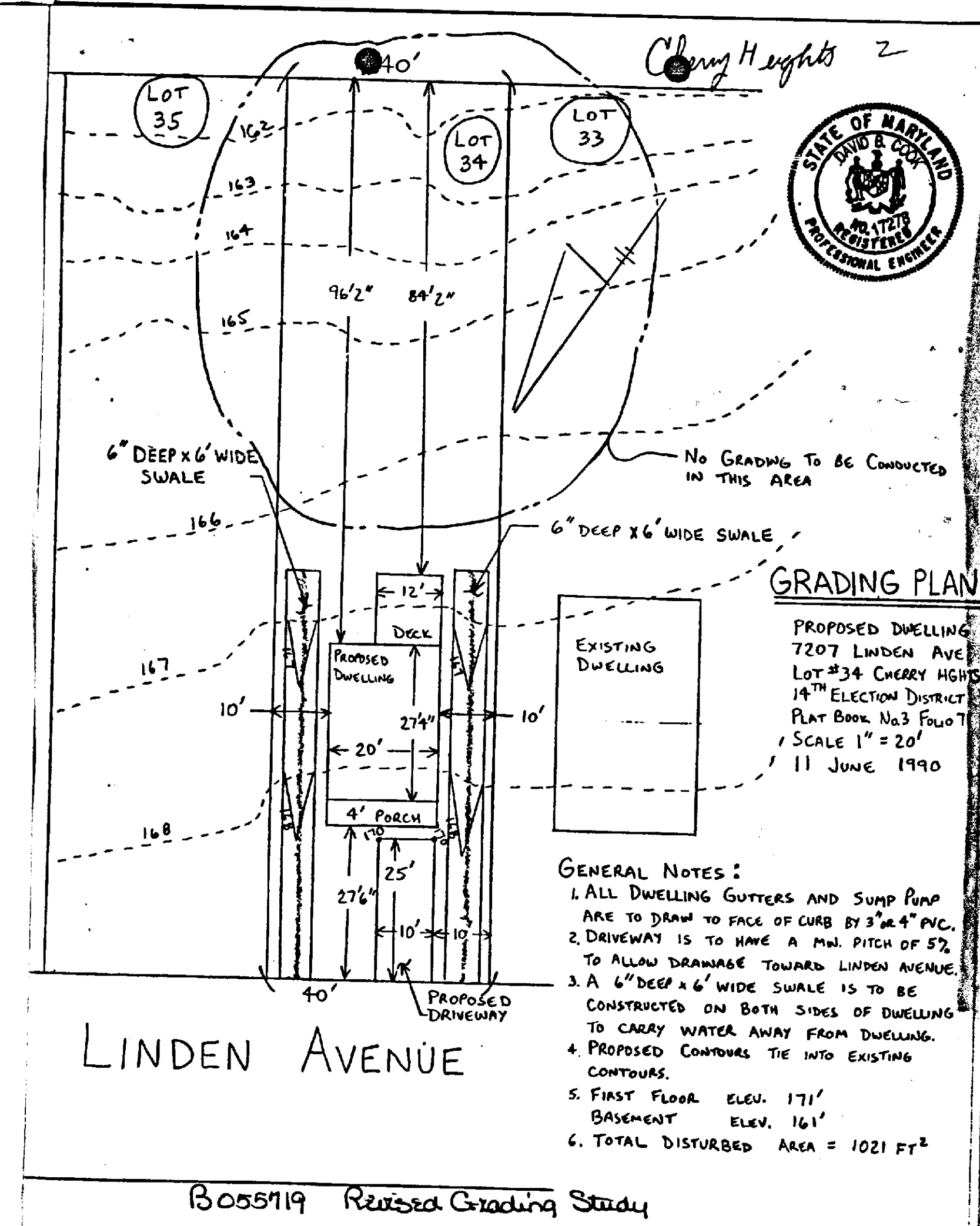
RECEIVED
FEB 25 1992
ZONING OFFICE
CHERRY HTS FILE. 90-531-SPH

June 14, 1990

TO: Baltimore County Dept. of Public Works
FROM: David B. Cook
SUBJECT: Building Permit Application
#B055719, 7207 Linden Avenue

I agree to furnish Baltimore County Dept. of Public Works two copies of the "as built" survey showing the final contours, finished first floor and basement elevations at least two weeks prior to the requesting of occupancy permits.

David B. Cook
David B. Cook

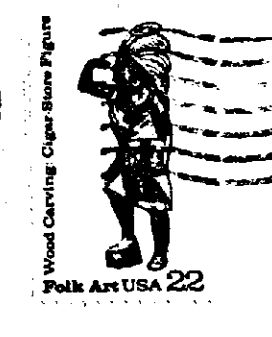


7137 Willowsdale Ave
Baltimore, Md. 21204

Zoning Commissioner of Balt. Cty.
111 W. Chesapeake Ave
Baltimore, Md. 21204

Dear Commissioner:
I wish to protest against the building of houses on lots purchased by Realtors in the Cherry Heights Section during on same 6/22/90 @ 1:30 pm. See, we didn't want the Senior Center on the School's Recreational Lot because the S.C. Bldg. would be too small. Now that it has been erected most Senior Citizens have gone over & complained it's too small. Parking was taken away because of the Center, consequently, individuals that come to the ball game

June 3, 1990
Dear Mr. Harris,
I am writing in reference to the zoning hearing for the Cherry Heights area scheduled for June 22, 1990. As a resident of the Overlea Community, I am concerned about what happens in my community, and the new dates. I don't give you the time needed to gather the facts and adequately examine this concern. I urge you to please schedule the Cherry Heights zoning hearing back to the original date of July 15, 1990. Thank you very much.
Sincerely,
Mrs. Howard Jolley
7137 Willowsdale Ave.
Baltimore, Md. 21204



June 1, 1990

Mr. Robert Haines
Zoning Commissioner's Office
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

RE: NOTICE OF SPECIAL HEARING CASE NUMBER: 90-531-SPH

Dear Mr. Haines:

I called your office today at 9:01 a. m. to protest the captioned hearing being changed from July 18, 1990 to June 22, 1990 at 1:30 p. m. in Room 106 of the County Office Building in Towson.

This hearing is about the lots in the Cherry Heights section of Baltimore County being developed by Kayhouse Realty.

I implore you to reconsider the date of this hearing and move it back to its original date of July 18, 1990 in order for those of us in the Overlea Community Association to be properly prepared for it.

I thank you for your cooperation and prompt attention to this matter.

Sincerely,

Audrey M. O'Keefe

Audrey M. O'Keefe (Mrs.)
7136 Willowdale Avenue
Baltimore, Maryland 21206-1245

amc/

CC: Overlea Community Association
Audrey M. O'Keefe

RECEIVED
JUN 6 1990
ZONING OFFICE

7128 Willowdale Avenue
Baltimore, Maryland 21206
June 2, 1990

Mr. Robert Haines
Zoning Commissioner's Office
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Dear Mr. Haines:

As a resident of the Overlea community, I am requesting that the zoning hearing for the Cherry Heights area scheduled for June 22, 1990 please be rescheduled back to its original date of July 18, 1990.

This new June date just recently set does not give the Overlea community the time needed to adequately examine the situation and gather facts about this zoning concern. I am concerned about what happens in my community. I'm sure you can appreciate the fact that a community, Baltimore County and its government are all strengthened when community members are aware of the details of events happening in that community. Finding out needed information from Baltimore County officials is important and takes time prior to this hearing.

I urge you to please schedule the Cherry Heights zoning hearing back to July 18, 1990. Thank you very much.

Sincerely,

Mrs. Mrs. Edward J. Wanzel
7128 Willowdale Ave
Baltimore, Md. 21206

RECEIVED
JUN 11 1990
ZONING OFFICE

7126 Willowdale Avenue
Baltimore, Maryland 21206
June 2, 1990

Mr. Robert Haines
Zoning Commissioner's Office
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Dear Mr. Haines:

As a resident of the Overlea community, I am requesting that the zoning hearing for the Cherry Heights area scheduled for June 22, 1990 please be rescheduled back to its original date of July 18, 1990.

This new June date just recently set does not give the Overlea community the time needed to adequately examine the situation and gather facts about this zoning concern. I am concerned about what happens in my community. I'm sure you can appreciate the fact that a community, Baltimore County and its government are all strengthened when community members are aware of the details of events happening in that community. Finding out needed information from Baltimore County officials is important and takes time prior to this hearing.

I urge you to please schedule the Cherry Heights zoning hearing back to July 18, 1990. Thank you very much.

Sincerely,

Marilyn M. Fisher
Marilyn M. Fisher

RECEIVED
JUN 11 1990
ZONING OFFICE

7126 Willowdale Avenue
Baltimore, Maryland 21206
June 2, 1990

Mr. Robert Haines
Zoning Commissioner's Office
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Dear Mr. Haines:

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I urge you to please schedule the Cherry Heights zoning hearing back to July 18, 1990. Thank you very much.

Sincerely,

George Stiles Goler

RECEIVED
JUN 8 1990
ZONING OFFICE

7126 Willowdale Avenue
Baltimore, Maryland 21206
June 2, 1990

Mr. Robert Haines
Zoning Commissioner's Office
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Dear Mr. Haines:

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I urge you to please schedule the Cherry Heights zoning hearing back to July 18, 1990. Thank you very much.

Sincerely,

Edward R. Whitecarriage

RECEIVED
JUN 8 1990
ZONING OFFICE

7126 Willowdale Avenue
Baltimore, Maryland 21206
June 2, 1990

Mr. Robert Haines
Zoning Commissioner's Office
111 West Chesapeake Avenue
Room 109
Towson, Maryland 21204

Dear Mr. Haines:

As a resident of the Overlea community, I am requesting that the zoning hearing for the Cherry Heights area scheduled for June 22, 1990 please be rescheduled back to its original date of July 18, 1990.

This new June date just recently set does not give the Overlea community the time needed to adequately examine the situation and gather facts about this zoning concern. I am concerned about what happens in my community. I'm sure you can appreciate the fact that a community, Baltimore County and its government are all strengthened when community members are aware of the details of events happening in that community. Finding out needed information from Baltimore County officials is important and takes time prior to this hearing.

I urge you to please schedule the Cherry Heights zoning hearing back to July 18, 1990. Thank you very much.

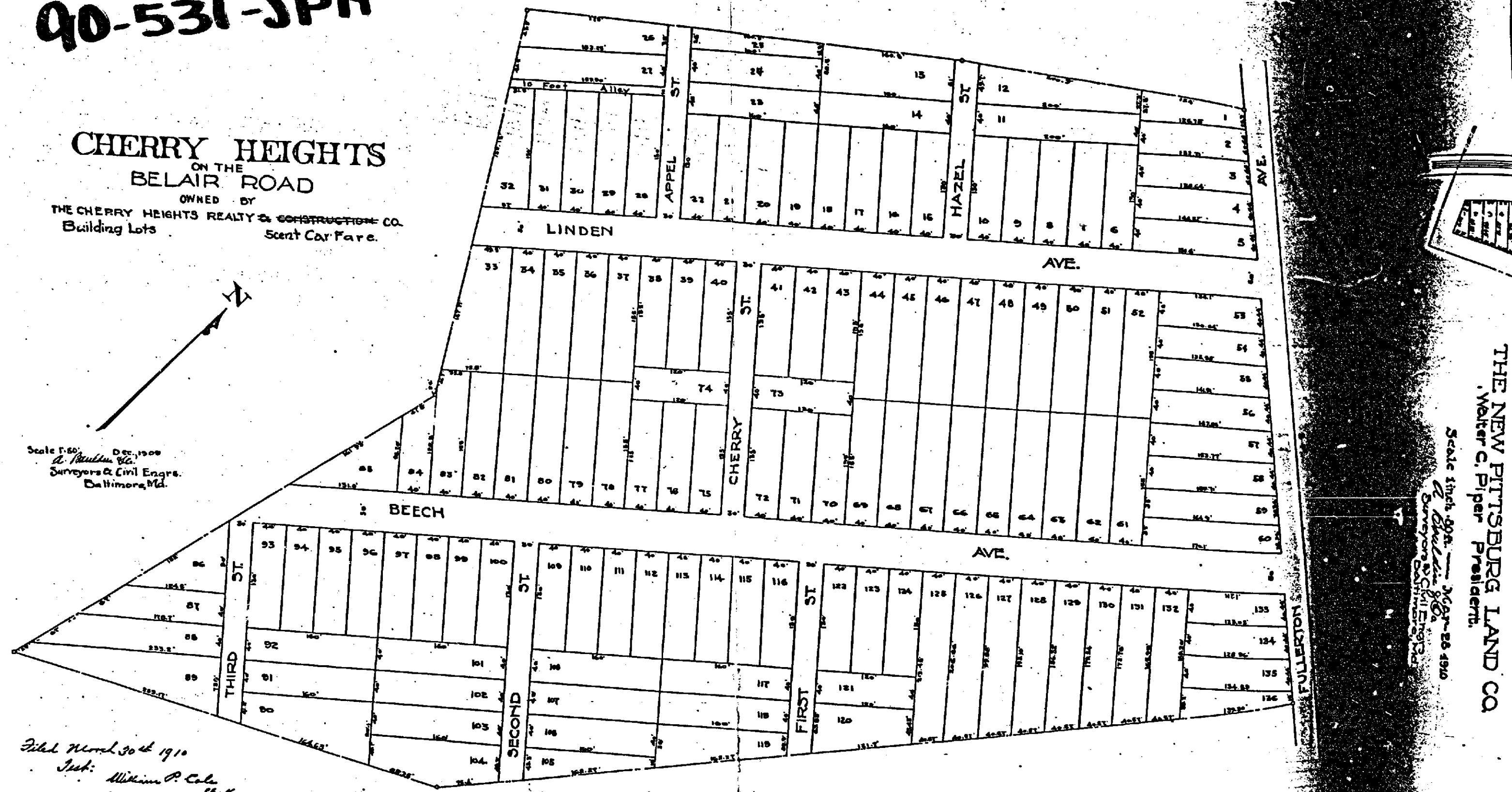
Sincerely,

David M. Jankowski

RECEIVED
JUN 8 1990
ZONING OFFICE

#424
90-531-SPH

CHERRY HEIGHTS
ON THE BELAIR ROAD
OWNED BY
THE CHERRY HEIGHTS REALTY & CONSTRUCTION CO.
Building Lots



Scale 1/4" = 100'
Surveyors & Civil Engs.
Baltimore, Md.

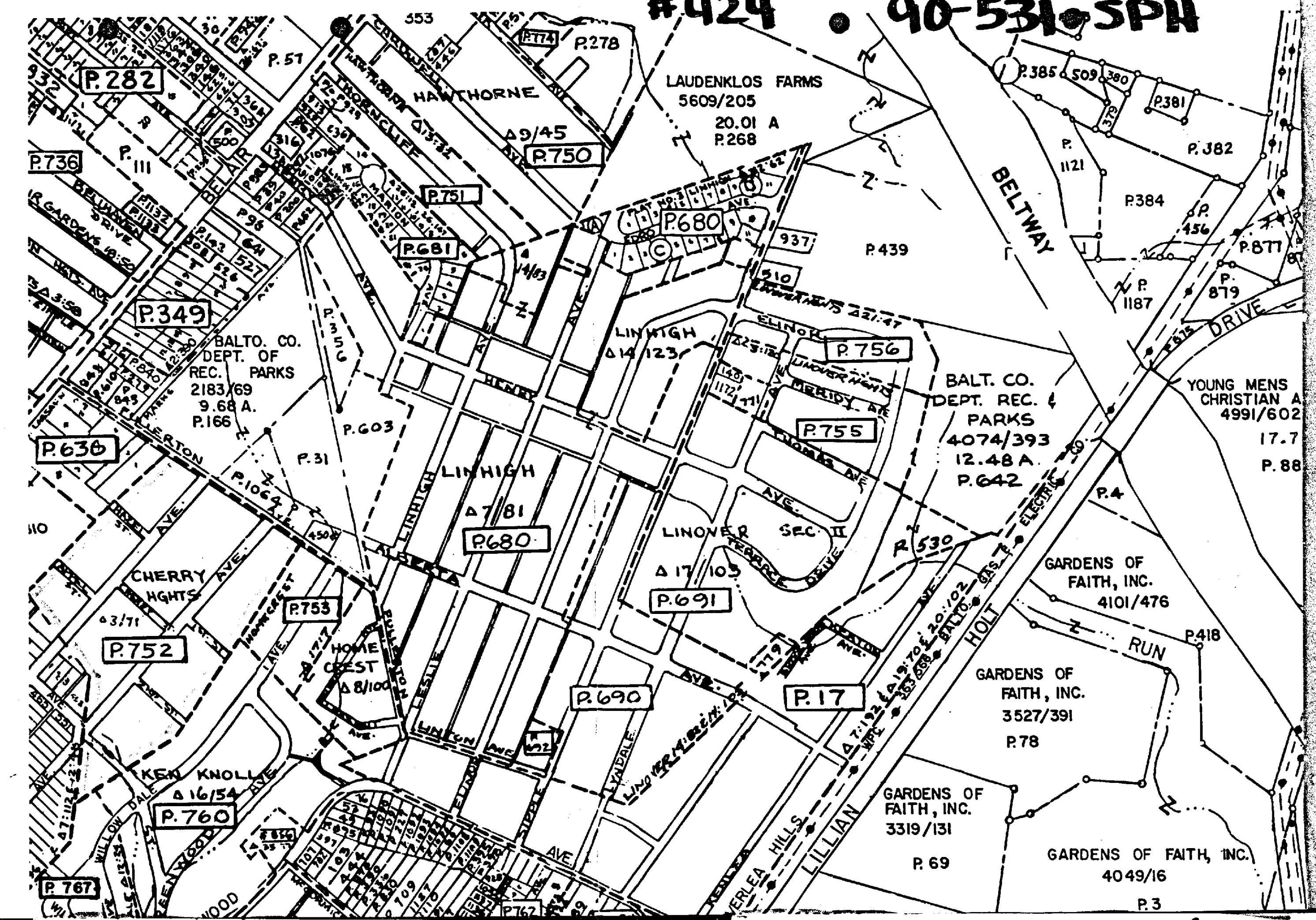
Subd. Record Book 91
Subd. William P. Clark

636

W.P.C.N.

THE NEW PITTSBURGH LAND CO.
Master of Plans

#424 90-531-SPH



APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

PROPERTY ADDRESS 1207 LINDEN AVENUE BALTIMORE, MD 21206
RECEIPT # 8-055719
CONTROL # 122

TAX ACCOUNT # 141308154 DISTRICT/PRECINCT 12 4
NAME: DAVID B. COOK
ADDRESS: 8811 CHESAPEAKE AVE. BALTO MD 21214

APPLICANT INFORMATION
NAME: DAVID B. COOK
COMPANY: N/A
ADDRESS: 8811 CHESAPEAKE AVE. BALTO MD. 21214
PHONE #: 477-9288 MHC LICENSE #: N/A

APPLICANT SIGNATURE: David B. Cook
PLANS: CONST 2 PLOT 7 PLAT 1 DATA C BLOCK: EL 1 PL 1
CONTR: David Cook

DESCRIBE PROPOSED WORK:
CONSTN CT 20x27' 2-STORY SWIMMING POOL

TYPE OF USE
RESIDENTIAL
01. ONE FAMILY
02. TWO FAMILY
03. CHURCH, OTHER RELIGIOUS BUILDING
04. FIVE OR MORE FAMILY
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE OF IMPROVEMENT
1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF FOUNDATION
1. SLAB
2. BLOCK
3. CONCRETE

TYPE OF CONSTRUCTION
1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REIN. CONCRETE

TYPE OF HEATING FUEL
1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL
1. PUBLIC SEWER
2. PRIVATE SYSTEM
3. SEPTIC

TYPE OF WATER SUPPLY
1. PUBLIC SYSTEM
2. PRIVATE SYSTEM

APPROVAL SIGNATURES
DATE

BUILDING SIZE
FLOOR 18447
WIDTH 11'4"

LOT SIZE AND SETBACKS
FRONT SETBK 27'4"

APPROVAL SIGNATURES
DATE

BUILDING SIZE
FLOOR 18447
WIDTH 11'4"

LOT SIZE AND SETBACKS
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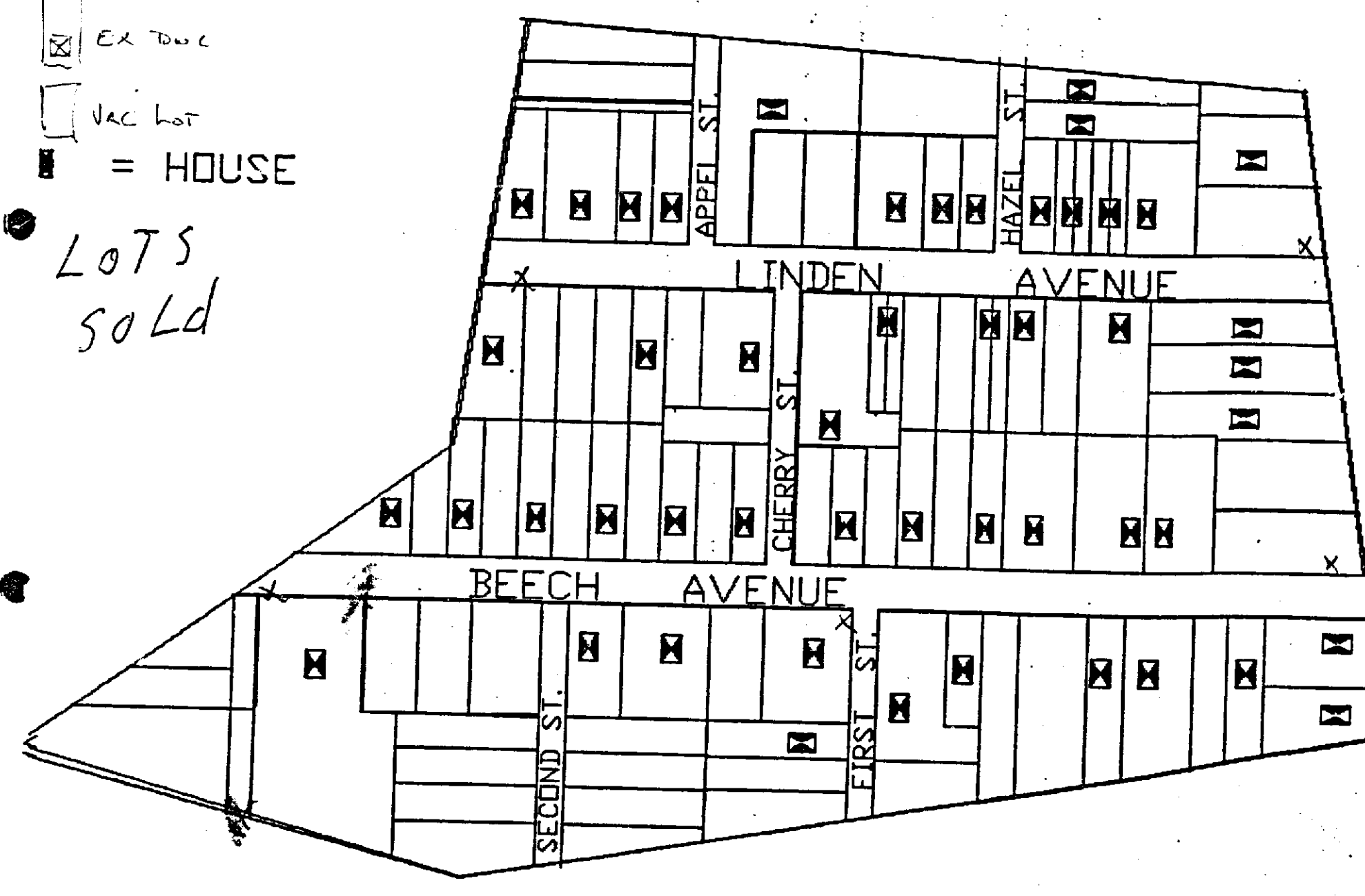
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BUILDING SIZE
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LOT SIZE AND SETBACKS
FRONT SETBK 27'4"

APPROVAL SIGNATURES
DATE

#424
90-531-SPH



EX. DOW
Vac. Lot
= HOUSE
LOTS
SOLD

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

PROPERTY ADDRESS 1207 LINDEN AVENUE BALTIMORE, MD 21206
RECEIPT # 8-055719
CONTROL # 122

TAX ACCOUNT # 141308154 DISTRICT/PRECINCT 12 4
NAME: DAVID B. COOK
ADDRESS: 8811 CHESAPEAKE AVE. BALTO MD 21214

APPLICANT INFORMATION
NAME: ISAAC GAELER
COMPANY: RRIIG Corporation
ADDRESS: 3403 Old Post Rd. Baltimore, 21208

APPLICANT SIGNATURE: Isaac Gaeler
PLANS: CONST 2 PLOT 7 PLAT 1 DATA C BLOCK: EL 1 PL 1
CONTR: I. Gaeler - R.R.I.G. Corp.

DESCRIBE PROPOSED WORK:
CONSTRN CT 20x27' 2-STORY SWIMMING POOL

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APPROVAL SIGNATURES
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BUILDING SIZE
FLOOR 18447
WIDTH 11'4"

LOT SIZE AND SETBACKS
FRONT SETBK 27'4"

APPROVAL SIGNATURES
DATE

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

PROPERTY ADDRESS 7404 BEECH AVENUE BALTIMORE, MD 21206
RECEIPT # 8-055719
CONTROL # 122

TAX ACCOUNT # 141308154 DISTRICT/PRECINCT 12 4
NAME: DAVID B. COOK
ADDRESS: 8811 CHESAPEAKE AVE. BALTO MD 21214

APPLICANT INFORMATION
NAME: DAVID B. COOK
COMPANY: N/A
ADDRESS: 8811 CHESAPEAKE AVE. BALTO MD. 21214
PHONE #: 477-9288 MHC LICENSE #: N/A

APPLICANT SIGNATURE: David B. Cook
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BUILDING SIZE
FLOOR 18447
WIDTH 11'4"

LOT SIZE AND SETBACKS
FRONT SETBK 27'4"

APPROVAL SIGNATURES
DATE

PERMIT # B114360 CONTROL # NR DIST: 14 PREC: 04

LOCATION: 4203 APPLE ST
SUBDIVISION: CHERRY HEIGHTS
TAX ASSESSMENT #: 1402066425

OWNERS INFORMATION
NAME: JUNG, STEWART & HELENE
ADDR: 2613 MATTHEW ST 21234

APPLICANT INFORMATION
NAME: HUGH ARNOLD
COMPANY: KAYHOUSE REALTY
ADDR1: 4501 EIGHT AVENUE CTR
ADDR2: BALTO., MD 21236
PHONE #: 892-7000 LICENSE #:

NOTES
VLC/DLS

TRACT: 4405 BLOCK: 320
PLANS: CONST 02 PLOT 7 R PLAT 0 DATA 0 ELEC YES PLUM YES

TENANT:
CONTR: JFL BLDRS
ENGR:
SELLR:
WORK: CONSTRUCT SINGLE FAMILY DWELLING, NO FIREPLACE.
3 BEDROOMS, 20'X36'X35'±2,089SF

PROPOSED USE: SINGLE FAMILY DWELLING
EXISTING USE: VACANT

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED
ESTIMATED COST OF MATERIAL AND LABOR: 45,000.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
USE: ONE FAMILY
FOUNDATION: CONCRETE BASEMENT: FULL
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST
CONSTRUCTION: WOOD FRAME FUEL: ELECTRICITY
CENTRAL AIR: YES

SINGLE FAMILY UNITS
TOTAL 1 FAMILY BEDROOMS 03
MULTI FAMILY UNITS
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

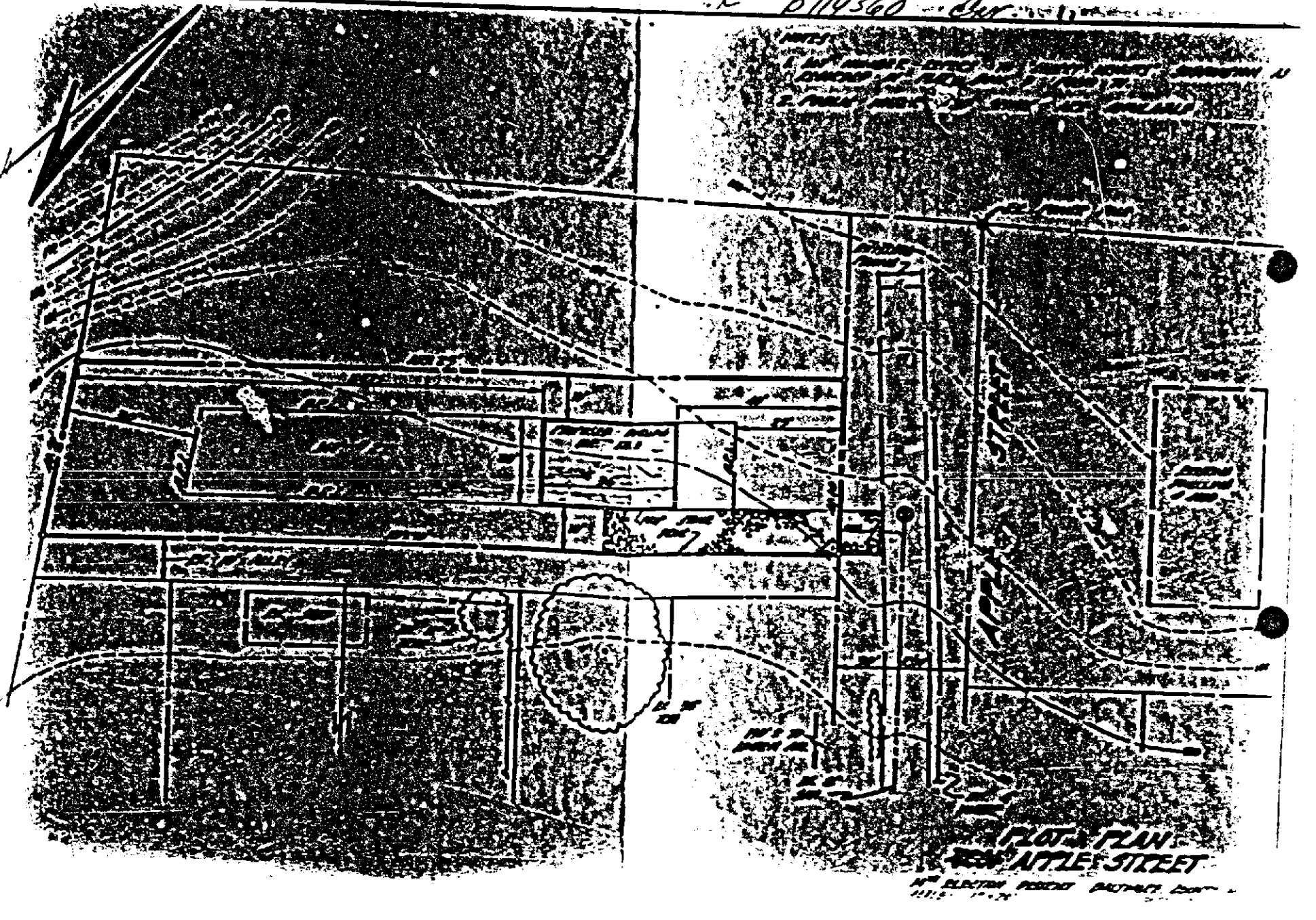
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21286

BUILDING PERMIT

PERMIT # B114360 CONTROL # NR DIST: 14 PREC: 04
DATE ISSUED: 01/17/92 CONTROL # NR DIST: 14 PREC: 04
CLASS OF PERMIT: RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED
LOCATION: 4203 APPLE ST, BALTO., MD 21234
SUBDIVISION: CHERRY HEIGHTS
OWNER INFORMATION
NAME: JUNG, STEWART & HELENE
ADDR: 2613 MATTHEW ST 21234
APPLICANT INFORMATION
NAME: HUGH ARNOLD
ADDR: 4501 EIGHT AVENUE CTR
ADDR2: BALTO., MD 21236
PHONE #: 892-7000 LICENSE #:

PLANS: CONST 02 PLOT 7 R PLAT 0 DATA 0 ELEC YES PLUM YES

WORK: CONSTRUCT SINGLE FAMILY DWELLING, NO FIREPLACE.
3 BEDROOMS, 20'X36'X35'±2,089SF



TIME: 10:13:37 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/02/92
DATE: 01/17/92 GENERAL PERMIT APPLICATION DATA PLN 08:51:09

PERMIT #: B114360 PROPERTY ADDRESS: 4203 APPLE ST
RECEIPT #: A142336 SUBDIV: CHERRY HEIGHTS
CONTROL #: NR TAX ACCOUNT #: 1402066425 DISTRICT/PRECINCT 14 04
XREF #: B114360 OWNERS INFORMATION (LAST, FIRST)
NAME: JUNG, STEWART & HELENE
ADDR: 2613 MATTHEW ST 21234

FEE: 105.00 NAME: HUGH ARNOLD
PAID: 105.00 COMPANY: KAYHOUSE REALTY
PAID BY: APPLICANT ADDR1: 4501 EIGHT AVENUE CTR
ADDR2: BALTO., MD 21236

ISSUED: 01/17/92 APPLICANT INFORMATION
NAME: HUGH ARNOLD
COMPANY: KAYHOUSE REALTY
ADDR1: 4501 EIGHT AVENUE CTR
ADDR2: BALTO., MD 21236
PHONE #: 892-7000 LICENSE #:

INSPECTOR: PH NOTES: VLC/DLS; CHANGE IN WORDING TO CHANGE BLDG FROM JFL BLDR TO HALLMARK HOMES 3-2-92, A143131 \$10.00 CB

ENTER - NEXT PERMIT PF4 - PRINT PERMIT CLEAR - MENU

APPLICATION FOR BUILDING PERMIT

PERMIT #: B114360 CONTROL #: NR DIST: 14 PREC: 04

LOCATION: 4203 APPLE ST
SUBDIVISION: CHERRY HEIGHTS
TAX ASSESSMENT #: 1402066425

OWNERS INFORMATION
NAME: JUNG, STEWART & HELENE
ADDR: 2613 MATTHEW ST 21234

APPLICANT INFORMATION
NAME: HUGH ARNOLD
COMPANY: KAYHOUSE REALTY
ADDR1: 4501 EIGHT AVENUE CTR
ADDR2: BALTO., MD 21236
PHONE #: 892-7000 LICENSE #:

NOTES
VLC/DLS

TRACT: 4405 BLOCK: 320
PLANS: CONST 02 PLOT 7 R PLAT 0 DATA 0 ELEC YES PLUM YES

TENANT:
CONTR: JFL BLDRS
ENGR:
SELLR:
WORK: CONSTRUCT SINGLE FAMILY DWELLING, NO FIREPLACE.
3 BEDROOMS, 20'X36'X35'±2,089SF

PROPOSED USE: SINGLE FAMILY DWELLING
EXISTING USE: VACANT

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED
ESTIMATED COST OF MATERIAL AND LABOR: 45,000.00

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
USE: ONE FAMILY
FOUNDATION: CONCRETE BASEMENT: FULL
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST
CONSTRUCTION: WOOD FRAME FUEL: ELECTRICITY
CENTRAL AIR: YES

SINGLE FAMILY UNITS
TOTAL 1 FAMILY BEDROOMS 03
MULTI FAMILY UNITS
EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B114360

DIMENSIONS - INSTALL FIXTURES
GARAGE DISP: Y BUILDING SIZE: 2080
POWDER ROOMS: 000 WIDTH: 20'
BATHROOMS: 001 DEPTH: 36'
KITCHENS: 001 HEIGHT: 35'
STORIES: 2+BASE

LOT SIZE AND SETBACKS
SIZE: 040/040X189/163
FRONT STREET: 40'
SIDE STREET: 10/10
SIDE STR SETB: 107'
REAR SETB: 107'

ZONING INFORMATION
DISTRICT: DR 5.5 BLOCK: 320
PETITION: SECTION: 03
DATE: LIBER: 071
HAP: FOLIO: 071
CLASS: 04

ASSESSMENTS
LAND: 0003720.00
IMPROVEMENTS: 0000000.00
TOTAL ASS.: 0003720.00

PLANNING INFORMATION
MASTER PLAN AREA: 3 SUBSEWERSED: 76 CRITICAL AREA: F

DATE APPLIED: 12/11/91 INSPECTOR INITIALS: PH
FEE: \$105.00 PAID: \$105.00 RECEIPT #: A142336
PAID BY: APPLICANT

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER _____ DATE _____

ADDRESS _____

SIGNATURE OF APPLICANT _____ AGENT OWNER _____ PHONE _____

TIME: 09:29:42 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 01/17/92
DATE: 07/02/92 APPROVALS DETAIL SCREEN PLO 12:13:03

PERMIT #: B114360

AGENCY	DATE	CODE	COMMENTS
BLD PLAN	12/13/91	01	JPP
SEDI CTL	12/23/91	01	JMB/CK
ZONING	01/17/92	01	JJS PER AJ. AJ IS SENDING A LETTER.
PUB SERV	12/12/91	01	WDD
ENVRHNT	12/23/91	01	WW/12-12/EIRD-12/23/91
PLANNING	12/11/91	01	FW/DLS
PERMITS	01/17/92	01	DAS/HR-P

LIST FROM MR. ARNOLD, MTC 5/13/90 with JFL

90-531-SPH

lot address street	LOTS IN "CHERRY HEIGHTS" OWNED BY KAYHOUSE REALTY	building lots sq feet	front
1	FULLERTON NOT B U I L D A B L E		
4-5	FULLERTON half interest	11600	80
13-14	HAZEL	14560	91 +/-
19	LINDEN 19, 20 & 21	5200	40
20-21	LINDEN see above	10400	80
26	APPLE small house	7500	38 IR
34	LINDEN	6200	40
36	LINDEN	6200	40
44	LINDEN 44 & 45	6200	40
45	LINDEN half interest see above	6200	40
48	LINDEN	6200	40
57-58	FULLERTON	12000	80
59-60	FULLERTON	11000	70
68	BEECH	6200	40
70	BEECH	5400	40
72	BEECH NOT B U I L D A B L E	5400	40
74	CHERRY	5400	40
76	BEECH	5400	40
78	BEECH	6200	40
80	BEECH	6200	40
82	BEECH	6200	40
84	BEECH	4800 +/-	40 IR
86	3RD NOT B U I L D A B L E	5580	90 IR
88-89	3RD	19000	100 +/-
96-98	BEECH	15600	120
99-100	BEECH	10400	80
102	4403 2ND	6400	40
104	4403 2ND	6400	40
106	4405 2ND	6400	40
108	4402 2ND	6400	40
113-114	BEECH swap with Banks	7150	55
116	BEECH NOT B U I L D A B L E	6400	40
118	4407 1ST	6400	40
120	4404 1ST	6200	63
126-127	BEECH	16000	80

1 Out of the 45 lots we own we have 31 building sites.
2 Wherever it is possible to have a 55' frontage we do.
3 There has been no transfer of title on these lots, other than our purchase, in the past 20 years nor has the same owner at any time owned any adjacent lots.
4 Lots 1, 72, 86, and 116 are not buildable due to setback requirements.
5 We own a "undivided 1/2 interest" in lots 1, 4, 5, 44 & 45. All lots on Apple Street, 2nd Street and 1st Street DO NOT have public water and sewer at them. It is AVAILABLE. The "UNDER SIZED LOT REQUIREMENTS" apply on lots 26, 34, 36, 48, 68, 70, 74, 76, 78, 80, 82, 84, 102, 104, 106, 108 and 118.
6 The history of the above lots is spelled out in the in case 84E-1137 in the Circuit Court of Baltimore County and further recorded in Liber 8051 Folio 282. in the Baltimore County Land Records.

90-531-SPH

lot	address	street	building	sq feet	front
1	FULLERTON	NOT BUI LDABLE		11600	23
4-5	FULLERTON	half interest		14560	91 +/-
13-14	HAZEL			5200	40
19	7304	LINDEN	19, 20 & 21	10400	80
20-21	7302	LINDEN	see above	7500	38 IR
26	4201	APPLE	small house	6200	40
34	7207	LINDEN		6200	40
36	7211	LINDEN		6200	40
44	7309	LINDEN	44 & 45	6200	40
45	7311	LINDEN	half interest see above	6200	40
48	4705	LINDEN		12000	80
57-58	FULLERTON			11000	70
59-60	FULLERTON			6200	40
68	7408	BEECH		5400	40
70	7404	BEECH		5400	40
72	7400	BEECH	NOT BUI LDABLE	4800	40
74	7310	BEECH		5400	40
76	7310	BEECH		6200	40
78	7306	BEECH		6200	40
80	7302	BEECH		6200	40
82	7214	BEECH		6200	40
84	7204	BEECH		4800 +/-	40 IR
86	3RD	NOT BUI LDABLE		19000	100 +/-
88-89	3RD			15600	120
96-98	BEECH			10400	80
99-100	BEECH			6400	40
102	4403	2ND		6400	40
104	4407	2ND		6400	40
106	4406	2ND		6400	40
108	4402	2ND		6400	40
113-114	BEECH	swap with Banks		7150	55
116	4407	BEECH	NOT BUI LDABLE	6400	40
118	4407	1ST		6200	63
120	4404	1ST		16000	80
126-127	BEECH				

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90-531-SPH

IND DATE 05/10/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 12:19:35

PROPERTY NO.	DIST	GROUP	CLASS	ACC.	AREA	CARD-NO	DEL	F/M DATE
14-01-097025	14	3 PH3	04	HA	03332			11/10/87

0730B BEECH AVE
 BALTIMORE MD 21206

FRIMRY DESC... D CHERRY HEIGHTS
 SUPPLEMENTAL DESC...
 IMPRV ADDRESS 0730B BEECH AV WS
 NEAREST INTER... SW COR CHERRY ST
 STRUCTURE... X41-150--A STATE CODE..

LOT	MAP	FRONT	TRANSFER DATE
0077	081	40.00	/ /
BLOCK	16	BACK.. .00	TRANSFER NO.....
SECTION	00752	SIDE1. 135.00	PURCHASE PRICE
PLAT	LIBER..	SIDE2. .00	GROUND RENT.....
BOOK	03	FORMER OWNER.	
FOLIO	071	50 FT LOT...	5,400 (M)

FULL VALUE	LAND	IMPRV	PREF-LAND	CURTILAGE	EX LAND	EX IMPRV	BLIND
CURRENT	7,760	27,750	0	0	0	0	0
PROPOSED	8,100	30,670	0	0	0	0	0

BASIS YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL

90/91 ASSESMT 8911	0	15,940	15,940	0	0	0	0
89/90 ASSESMT 8811	0	16,010	16,010	0	0	0	0
88/89 ASSESMT 8708	0	15,810	15,810	0	0	0	0

CERTIFIED TRUE COPY

Kathy Phillips date

I also certify that this account was in the name in 1955.

90-531-SPH

IND DATE 05/10/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 12:34:27

PROPERTY NO.	DIST	GROUP	CLASS	ACC.	AREA	CARD-NO	DEL	F/M DATE
14-19-064280	14	3 PH3	04	HA	03352A			11/10/87

FERGUSON OSCAR A
 BALTIMORE MD 21206

FRIMRY DESC... D CHERRY HEIGHTS
 SUPPLEMENTAL DESC...
 IMPRV ADDRESS 07304 BEECH AV WS
 NEAREST INTER... SECOND AV SS
 STRUCTURE... STATE CODE..

LOT	MAP	FRONT	TRANSFER DATE
0101	081	40.00	01/18/82
BLOCK	16	BACK.. .00	TRANSFER NO..... 055906
SECTION	00752	SIDE1. 160.00	PURCHASE PRICE
PLAT	LIBER..	SIDE2. 160.00	GROUND RENT.....
BOOK	03	FORMER OWNER. BURRELL	BERTHA
FOLIO	071	50 FT LOT...	6,400 (M)

FULL VALUE	LAND	IMPRV	PREF-LAND	CURTILAGE	EX LAND	EX IMPRV	BLIND
CURRENT	2,020	0	0	0	0	0	0
PROPOSED	3,200	0	0	0	0	0	0

BASIS YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL

90/91 ASSESMT 8911	0	1,300	1,300	0	0	0	0
89/90 ASSESMT 8811	0	1,190	1,190	0	0	0	0
88/89 ASSESMT 8708	0	1,040	1,040	0	0	0	0

CERTIFIED TRUE COPY

Kathy Phillips date

I also certify that this account was in the name in 1955.

90-531-SPH

IND DATE 05/10/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 12:53:19

PROPERTY NO.	DIST	GROUP	CLASS	ACC.	AREA	CARD-NO	DEL	F/M DATE
14-08-003375	14	3 PH3	04	HA	03334			11/10/87

BARCO EDDIE
 BALTIMORE MD 21206

FRIMRY DESC... D CHERRY HEIGHTS
 SUPPLEMENTAL DESC...
 IMPRV ADDRESS 07304 BEECH AV WS
 NEAREST INTER...
 STRUCTURE... X41-100--A STATE CODE..

LOT	MAP	FRONT	TRANSFER DATE
0079	081	40.00	/ /
BLOCK	16	BACK.. .00	TRANSFER NO.....
SECTION	00752	SIDE1. 155.00	PURCHASE PRICE
PLAT	LIBER..	SIDE2. 155.00	GROUND RENT.....
BOOK	03	FORMER OWNER.	
FOLIO	071	50 FT LOT...	6,200 (M)

FULL VALUE	LAND	IMPRV	PREF-LAND	CURTILAGE	EX LAND	EX IMPRV	BLIND
CURRENT	8,030	24,730	0	0	0	0	0
PROPOSED	9,100	26,910	0	0	0	0	0

BASIS YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL

90/91 ASSESMT 8911	0	14,710	14,710	0	0	0	0
89/90 ASSESMT 8811	0	14,320	14,320	0	0	0	0
88/89 ASSESMT 8708	0	14,630	14,630	0	0	0	0

CERTIFIED TRUE COPY

Kathy Phillips date

I also certify that this account was in the name in 1955.

90-531-SPH

IND DATE 05/10/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 12:55:00

PROPERTY NO.	DIST	GROUP	CLASS	ACC.	AREA	CARD-NO	DEL	F/M DATE
14-02-059530	14	3 PH3	04	HA	03340A			11/10/87

BDSTICK CDRA L
 BALTIMORE MD 21206

FRIMRY DESC... D CHERRY HEIGHTS
 SUPPLEMENTAL DESC...
 IMPRV ADDRESS BEECH AV WS
 NEAREST INTER...
 STRUCTURE... X41-100--A STATE CODE..

LOT	MAP	FRONT	TRANSFER DATE
0085	081	131.00	/ /
BLOCK	16	BACK.. 161.93	TRANSFER NO.....
SECTION	00752	SIDE1. 95.70	PURCHASE PRICE
PLAT	LIBER..	SIDE2. .00	GROUND RENT.....
BOOK	03	FORMER OWNER.	
FOLIO	071	50 FT LOT...	6,662 (M)

FULL VALUE	LAND	IMPRV	PREF-LAND	CURTILAGE	EX LAND	EX IMPRV	BLIND
CURRENT	7,040	41,430	0	0	0	0	0
PROPOSED	9,430	49,310	0	0	0	0	0

BASIS YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL

90/91 ASSESMT 8911	0	21,960	21,960	0	0	0	0
89/90 ASSESMT 8811	0	22,090	22,090	0	0	0	0
88/89 ASSESMT 8708	0	21,700	21,700	0	0	0	0

CERTIFIED TRUE COPY

Kathy Phillips date

I also certify that this account was in the name in 1955.

90-531-SPH

IND DATE 05/10/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 12:42:13

PROPERTY NO.	DIST	GROUP	CLASS	ACC.	AREA	CARD-NO	DEL	F/M DATE
14-13-021800	14	3 PH3	04	HA	03306			11/10/87

HAITH JOHN JR
 BALTIMORE MD 21215

FRIMRY DESC... D CHERRY HEIGHTS
 SUPPLEMENTAL DESC...
 IMPRV ADDRESS 07401 LINDEN AV SS
 NEAREST INTER...
 STRUCTURE... X41-200--A STATE CODE..

LOT	MAP	FRONT	TRANSFER DATE
0046	081	40.00	05/10/82
BLOCK	16	BACK.. .00	TRANSFER NO..... 058273
SECTION	00752	SIDE1. 155.00	PURCHASE PRICE
PLAT	LIBER..	SIDE2. 155.00	GROUND RENT.....
BOOK	03	FORMER OWNER. HAITH	JOHN T
FOLIO	071	50 FT LOT...	0 ()

FULL VALUE	LAND	IMPRV	PREF-LAND	CURTILAGE	EX LAND	EX IMPRV	BLIND
CURRENT	3,020	32,420	0	0	0	0	0
PROPOSED	3,100	33,000	0	0	0	0	0

BASIS YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL

90/91 ASSESMT 8911	0	11,890	11,890	0	0	0	0
89/90 ASSESMT 8811	0	12,360	12,360	0	0	0	0
88/89 ASSESMT 8709	0	12,570	12,570	0	0	0	0

CERTIFIED TRUE COPY

Kathy Phillips date

I also certify that this account was in the name in 1955.

90-531-SPH

IND DATE 05/10/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 12:37:53

PROPERTY NO.	DIST	GROUP	CLASS	ACC.	AREA	CARD-NO	DEL	F/M DATE
14-08-064875	14	3 PH3	04	HA	03338			11/10/87

BURRELL CLARENCE W
 BALTIMORE MD 21206

FRIMRY DESC... D CHERRY HEIGHTS
 SUPPLEMENTAL DESC...
 IMPRV ADDRESS BEECH AV WS
 NEAREST INTER...
 STRUCTURE... X41-150--A STATE CODE..

LOT	MAP	FRONT	TRANSFER DATE
0083	081	40.00	/ /
BLOCK	16	BACK.. 35.80	TRANSFER NO.....
SECTION	00752	SIDE1. 155.00	PURCHASE PRICE
PLAT	LIBER..	SIDE2. 155.80	GROUND RENT.....
BOOK	03	FORMER OWNER.	
FOLIO	071	50 FT LOT...	5,610 (M)

FULL VALUE	LAND	IMPRV	PREF-LAND	CURTILAGE	EX LAND	EX IMPRV	BLIND
CURRENT	7,670	39,270	0	0	0	0	0
PROPOSED	5,710	43,510	0	0	0	0	0

BASIS YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL

90/91 ASSESMT 8911	0	21,330	21,330	0	0	0	0
89/90 ASSESMT 8811	0	21,450	21,450	0	0	0	0
88/89 ASSESMT 8708	0	21,070	21,070	0	0	0	0

CERTIFIED TRUE COPY

Kathy Phillips date

I also certify that this account was in the name in 1955.

90-531-SPH

IND DATE 05/10/90 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 12:36:58

PROPERTY NO.	DIST	GROUP	CLASS	ACC.	AREA	CARD-NO	DEL	F/M DATE
14-03-067375	14	3 PH3	04	HA	03296			11/10/87

CROCKETT FRELL
 BALTIMORE MD 21206

FRIMRY DESC... D CHERRY HGTS
 SUPPLEMENTAL DESC...
 IMPRV ADDRESS LINDEN AV ES
 NEAREST INTER...
 STRUCTURE... STATE CODE..

LOT	MAP	FRONT	TRANSFER DATE
0035	081	40.00	/ /
BLOCK	16	BACK.. .00	TRANSFER NO.....
SECTION	00752	SIDE1. 155.00	PURCHASE PRICE
PLAT	LIBER..	SIDE2. .00	GROUND RENT.....
BOOK	03	FORMER OWNER.	
FOLIO	071	50 FT LOT...	6,200 (M)

FULL VALUE	LAND	IMPRV	PREF-LAND	CURTILAGE	EX LAND	EX IMPRV	BLIND
CURRENT	2,030	0	0	0	0	0	0
PROPOSED	3,100	0	0	0	0	0	0

BASIS YRMO TAX LAND TAX IMPRV ADVAL EX LAND EX IMPRV EX ADVAL

90/91 ASSESMT 8911	0	1,260	1,260	0	0	0	0
89/90 ASSESMT 8811	0	1,310	1,310	0	0	0	0
88/89 ASSESMT 8708	0	1,330	1,330	0	0	0	0

CERTIFIED TRUE COPY

Kathy Phillips date

I also certify that this account was in the name in 1955.

Lot 69

90-531-SPH

This Deed, Made this 20th day of Feb in the year one thousand nine hundred and eighty-eight between ALVIN M. LAPIDUS,

Attorney Named in Mortgage ~~XXXXXX~~, as hereinafter mentioned, of the one part and PAUL ALAN MARSHACK, of the second part.

WITNESSETH, Whereas by a decree of the Circuit Court for Baltimore County dated on the 29th day of January in the year one thousand nine hundred and eighty-six and passed in a cause in said Court, between Hopkins Savings and Loan Association

Complainant, and Joan R. Belford

Defendant, the above named

Alvin M. Lapidus, Attorney Named in Mortgage possessed ~~xxx~~ ~~appointed~~ ~~with~~ authority to sell the real estate in the proceedings in said cause mentioned; and the Attorney Named in Mortgage said/Trustee, after complying with all the previous requisites of the decree, did on or about the 27th day of April, in the year one thousand nine hundred and eighty-eight sell unto the said Paul Alan Marshack

at and for the sum of Thirty Eight Thousand and 00/100 (\$38,000.00) Dollars, current money, the aforesaid property, situate in Baltimore County and State of

Maryland, thus described: Beginning for the same and being known and designated as Lot Number Sixty Nine (69) on the Plat of Cherry Heights which Plat is duly recorded among the Land Records of Baltimore County in Plat Book No. 3, folio 71. The improvements thereon being known as No. 7406 Beech Avenue.

BLOCK

D RC/F 12.00
D T YX 170.00
D DOCS 170.00

DEED 392
SH CLERK 44
#72948 0002 R02 08/11/53

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

SIGNATURE JR DATE 8-25-88

RECEIVED FOR TRANSFER State Department of Assessments & Taxation for Baltimore County

JR 8-25-88

B 013*****60800:a 5248A

Lot 69

90-531-SPH

This Deed, Made this 1st day of February, in the year one thousand nine hundred and seventy-two, by and between MARY M. HILL,

of Baltimore County in the State of Maryland, of the first part and hereinafter referred to as Grantor, and JOHN E. BELFORD, III and JOAN R. BELFORD, his wife, of said County and State, of the second part, and hereinafter referred to as Grantees.

Witnesseth, that in consideration of the sum of five dollars, and other valuable considerations, the receipt whereof is hereby acknowledged,

the said Grantor

do es hereby grant and convey unto the said Grantees, as tenants by the entireties, their assigns, and to the survivor of them and his or her

heirs and assigns,

in fee simple, all that lot(s) of ground, situate, lying and being in the Fourteenth Election District of Baltimore County

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

Beginning for the

BEING known and designated as Lot number sixty-nine (69) on the Plat of Cherry Heights which Plat is duly recorded among the Land Records of Baltimore County in Plat Book No. 3, folio 71.

The improvements thereon being known as No. 7406 Beech Avenue.

BEING the same lot of ground which by Deed dated June 5, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2121, folio 347 was conveyed by John W. SESCO and Mary SESCO, his wife to said Grantor and Louis E. Hill, her husband, as tenants by the entireties, said Louis E. Hill having since died.

PAID 606 FEB 9

90.00 MS

Lot 71

90-531-SPH

This Deed, MADE THIS 19th day of February in the year one thousand nine hundred and eighty-seven by and between WALTER SCOTT and BRENDA L. SCOTT, his wife

of Baltimore County, State of Maryland, parties of the first part, and HUGH ARNOLD and DAVID KAHN, parties of the second part.

WITNESSETH, That in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED AND 00/100THS (\$7,500.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

the said parties of the first part

D RC/F 14.00
D T YX 37.50
D DOCS 37.50
DEED 0
SH CLERK 89.00
#33491 0002 R02 110:30 04/22/87

do grant and convey to the said parties of the second part, as tenants in common and not as joint tenants, their

personal representatives/successors and assigns, in fee simple, all

that lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 71 as shown on the Plat of Cherry Heights, which plat is recorded among the Land Records of Baltimore County in Plat Book No. 3, folio 71. The improvements thereon being known as No. 71 Beech Avenue.

BEING the same lot of ground by Deed dated May 19, 1969 and recorded among the Land Records of Baltimore County in Liber No. 4991, folio 716; which was granted and conveyed by H. Lee Brill and Bette Brill, his wife unto the within named Grantors.

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

SIGNATURE JR DATE 3-13-87

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

JR 3-13-87 CLERK DATE

B 146*****12000:a 6136A

3750
3750
14-

Lot 71

90-531-SPH

This Deed, Made this 19th day of May

in the year one thousand nine hundred and sixty-nine by and between H. Lee Brill and Bette Brill, his wife,

of Baltimore County in the State of Maryland, of the first part, and Walter Scott and Brenda L. Scott, his wife, of Baltimore County, State of Maryland of the second part.

Witnesseth, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said H. Lee Brill and Bette Brill, his wife

do grant and convey unto the said Walter Scott and Brenda L. Scott, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her

heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in 14th Election District of Baltimore County, aforesaid, and described as follows, that is to say:— Beginning for the being known and designated as Lot No. 71, as shown on the Plat of Cherry Heights, which plat is recorded among the Land Records of Baltimore County in Plat Book 5, folio 71.

BEING one of the lots of ground described in a Deed from William J. Roley, Collector of State and County taxes for Baltimore County, to H. Lee Brill, dated April 4, 1969 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1440, folio 337.



PAID 4948 MAY 20

4.75 MSC

LOT 33 90-531-SPH

LIBER 5947 PAGE 766

This Deed, Made This 18th day of October 1978 by and between JOHN F. ADAMS

of Baltimore County, in the State of Maryland of the first part, and ISIAH CHESTNUT, SR. and JULIA CHESTNUT, his wife of Baltimore County, in the State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of SIX THOUSAND DOLLARS (\$6,000.00), the receipt of which is hereby acknowledged. the said party of the first part

does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her

personal representatives, assigns and assigns in fee simple, all that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME and being known as Lot 33 on the Plat of Cherry Heights, which plat is on file in the office of the Clerk of the Court for Baltimore County, assessed to John Hurst for 1941, fourteenth District. Being the same lot mentioned in Equity Docket No. 45, folio 10.

BEING the same property which by deed dated March 4, 1946 and recorded among the Land Records of Baltimore County in Liber C.L.B. No. 2186, folio 59 was granted and conveyed by County Commissioners of Baltimore County unto John F. Adams and Francis F. Adams, as joint tenants.

THE said Francis F. Adams has since departed this life, thereby vesting the fee simple interest in and to the above described property to the said John F. Adams, the grantor herein.

036**** 205618 2 81-81 122
070**** 205618 2 81-81 122
072**** 205618 2 81-81 122
073**** 205618 2 81-81 122

What occurred between 47-78?

283 3 16 9000

Lot 35 90-531-SPH

Liber 1532

conveyed that they will warrant specially the property granted and that they will execute such further assurances as may be requisite As Witness the hands and seals of said grantors

TEST Martha Ellen Smith Albert J. Niggel (Seal) Maude E. Niggel (Seal)

STATE OF MARYLAND BALTIMORE COUNTY TO WIT I HEREBY CERTIFY That on this 7th day of February 1947 before me the subscriber a Notary Public of the State of Maryland in and for the county aforesaid personally appeared Albert J. Niggel and Maude E. Niggel his wife the within named grantors and they each acknowledged the foregoing deed to be their act and deed

As Witness my hand and notarial seal (notarial seal) Martha Ellen Smith Notary Public

Recorded Feb 13 1947 at 10:30 A.M. & exd per John W. Bishop Clerk

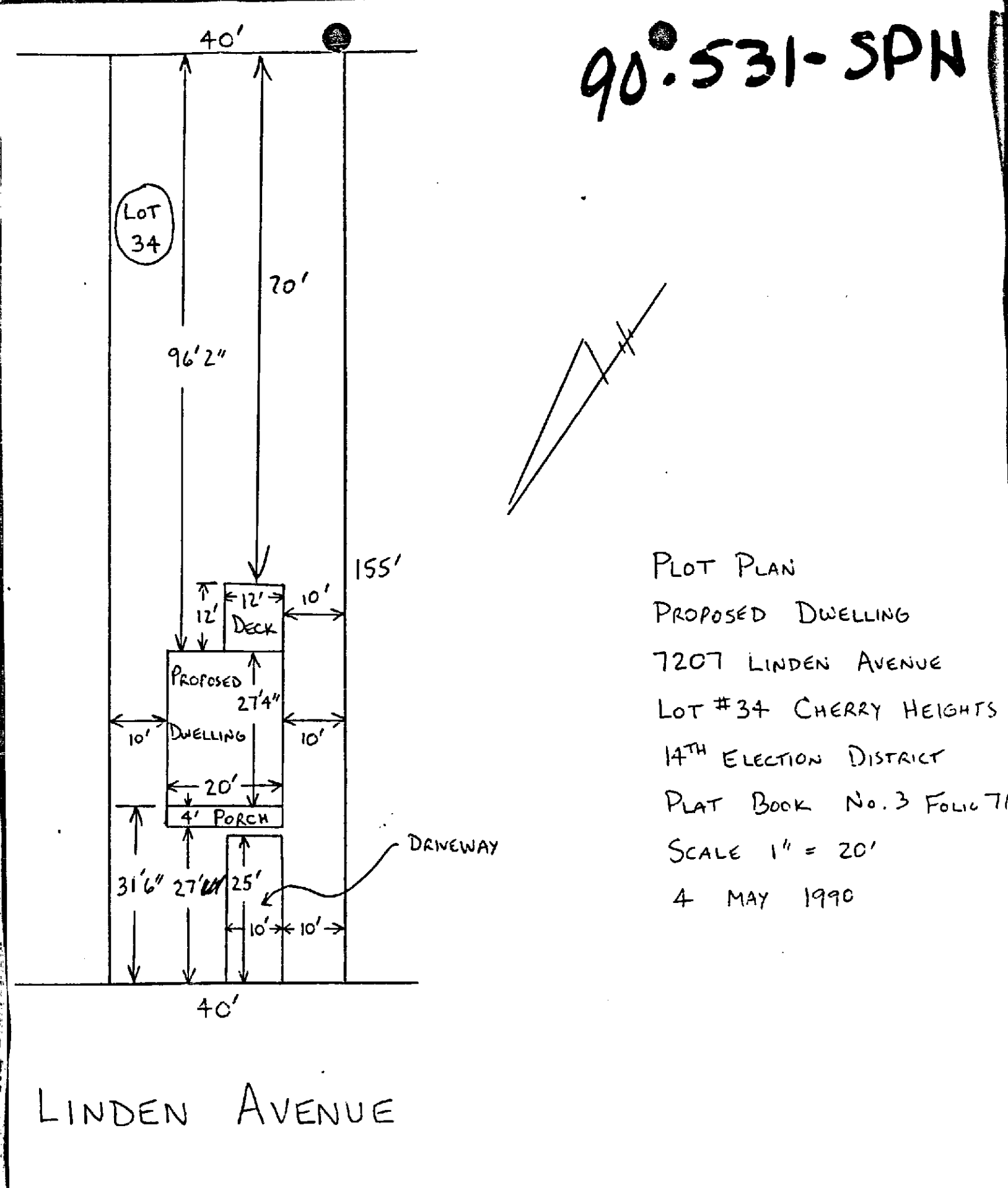
(Rec by BLS) Exd B K & R 3808 This deed made this 5th day of February in the year one thousand H Lee Brill & Wf nine hundred and forty seven by and between H Lee Brill and Bette Brill his wife of the City of Baltimore in the State of Maryland of the first part and Frell Crockett and Flora Crockett his wife of the second part

Witnesseth that in consideration of the sum of five dollars (\$5.00) and other good and valuable considerations the receipt whereof is hereby acknowledged the said H Lee Brill and Bette Brill his wife do grant and convey unto the said Frell Crockett and Flora Crockett his wife as tenants by the entireties their assigns the survivor of them and the survivor's heirs and assigns in fee simple all that lot of ground situate lying and being in the fourteenth election district of Baltimore County State of Maryland known as Lot No 35 as shown on the plat of Cherry Heights which plat is recorded among the plat records of Baltimore County in plat book No 3 folio 71

Being part of the parcel of ground and premises which by deed dated April 4 1946 and recorded among the land records of Baltimore County in Liber B.S. No 1440 folio 337 do was granted and conveyed by William J. Foley Treasurer et c to the said H Lee Brill

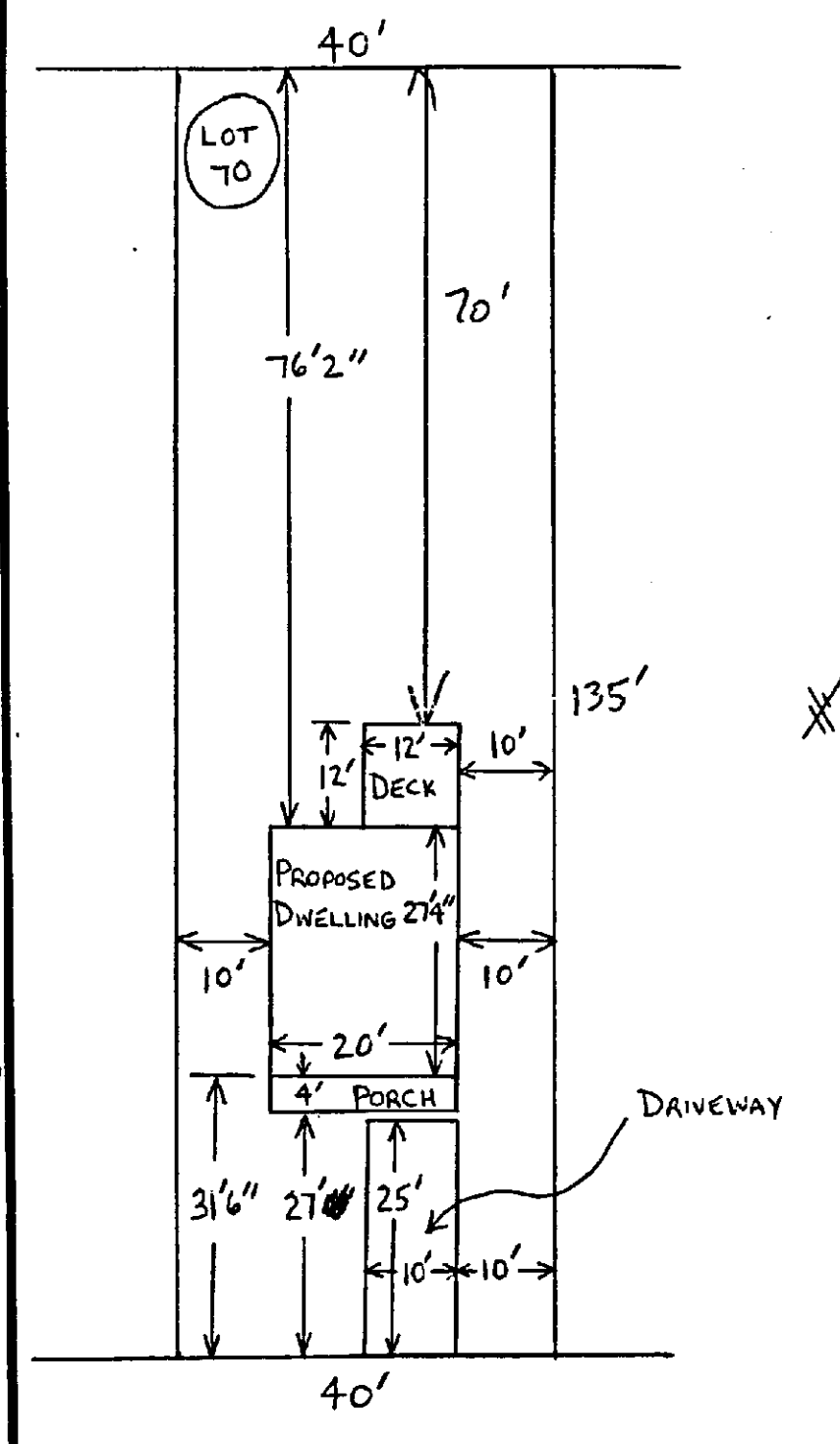
Together with the buildings and improvements thereupon erected made or being and all every the rights appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Frell Crockett and Flora Crockett his wife their assigns the survivor of them and the survivor's heirs and assigns in fee simple

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



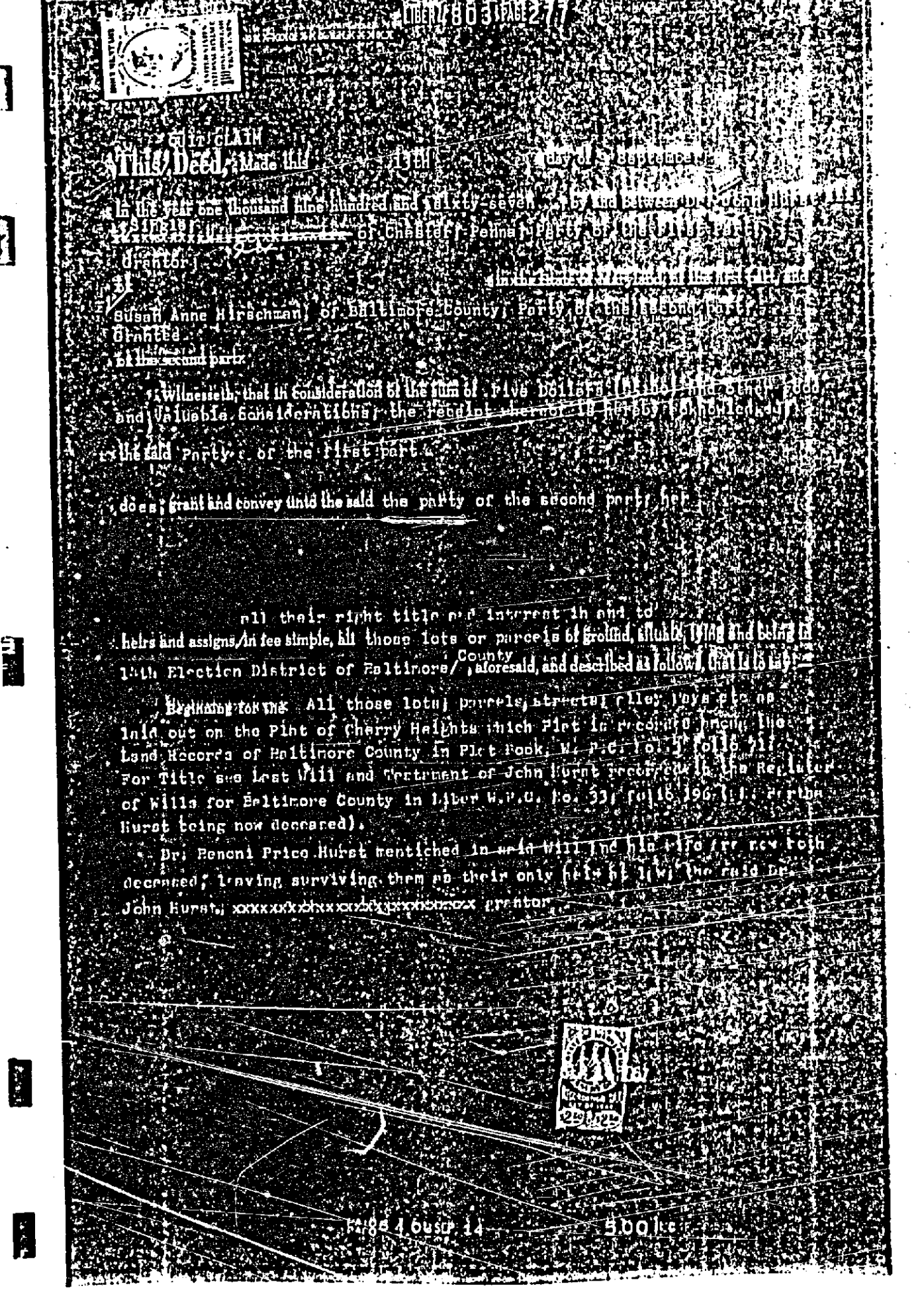
PLOT PLAN PROPOSED DWELLING 7207 LINDEN AVENUE LOT #34 CHERRY HEIGHTS 14TH ELECTION DISTRICT PLAT BOOK No. 3 FOLIO 71 SCALE 1" = 20' 4 MAY 1990

90-531-SPH



PLOT PLAN PROPOSED DWELLING 7404 BEECH AVENUE LOT #70 CHERRY HEIGHTS 14TH ELECTION DISTRICT PLAT BOOK No. 3 FOLIO 71 SCALE 1" = 20' 4 MAY 1990

90-531-SPH 1967 date Copy of deed obtained from Mrs. Arnold on 5/18/90



90-531-SPH

DEED NO CONSIDERATION NO TITLE SEARCH

THIS DEED is made as of JUNE 22, 1988 by and between MARCO ANTONIO MURRAY-LASSO, PAULINE MURRAY-GARCIA, HAROLD B. MURRAY, JR., DANIEL ALEJANDRO MURRAY-LASSO, MARIA DE CARMEN MURRAY DE BONDI, ELIZABETH ANNE MURRAY DE FLORES GOMEZ, ANA MURRAY YENEIC, EDISE MURRAY DE PARDO, and CONSTANCE R. MURRAY (the "Grantors"), and MARCO ANTONIO MURRAY-LASSO, PAULINE MURRAY-GARCIA, and HAROLD B. MURRAY, JR., Trustees of the trust created under the Trust Agreement dated as of JUNE 22, 1988 from the Grantors (the "Grantees").

1. The Grantors, as tenants in common, own absolutely in fee simple Lots 13, 14, 15, 20, 21, 28, 34, 38, 48, 57, 58, 59, 60, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 89, 96, 97, 98, 99, 100, 102, 104, 106, 108, 114, 116, 118, 120, 126, and 127 (collectively "Lot I"), as shown on the Plat entitled "Cherry Heights" and recorded among the Plat Records of Baltimore County, Maryland in Plat Book W.P.C. No. 3, folio 71 (the "Plat"). The Grantors, as tenants in common, own absolutely in fee simple a one-half undivided interest in Lots 1, 4, 5, 44 and 45 (collectively "Lot II") as shown on the Plat. (Lot I and Lot II as shown on the Plat are hereinafter sometimes referred to as the "Property").

2. The Property's marketability would be impaired if distributed in individual fractional interests to the Grantors.

RECEIVED FOR TRANSFER State Department of Assessments & Taxation BALTIMORE COUNTY, MARYLAND for Baltimore County AUTHORIZED SIGNATURE DATE 12-12-88