

FILE NO: 91-243-SPH  
 DEPT. OF PUBLIC WORKS  
 1111 ELECTION DISTRICT  
 BALTIMORE COUNTY  
 DEPUTY ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 CASE NO. 91-243-SPH  
 Robert E. Dalton, et ux  
 Petitioners

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioners herein request a special hearing to approve the non-density transfer of Farm Tract B, comprising 2.29 acres more or less zoned R.C. 2, as shown on the plat of "Resubdivision of Dalton Property" and being part of Lot 2, "Stoney View", to the adjoining R.C. 2 zoned parcel, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Robert E. Dalton, appeared, testified and were represented by Howard L. Alderman, Jr., Esquire. Also appearing on behalf of the Petition was Mr. Robert Joyce, a nearby property owner. There were no Protestants.

Testimony indicated that the subject property, known as 6526 Mt. Vista Road, consists of approximately 2.29 acres more or less, zoned R.C. 2, and was part of parcel B as identified on a record plat dated October 1, 1976 known as Mount Vista Estates, said plat being recorded among the plat records of Baltimore County in Plat Book 40, at Page 7. The majority of the subject property was labeled as a proposed utility easement in connection with the proposed location of the Perring Freeway as shown on the plat of Mount Vista Estates. Parcel B of Mount Vista Estates was subsequently subdivided into lots 1 and 2 as shown on the plat of Stoney View, dated December 16, 1982 and recorded among the plat records of Baltimore County in Plat Book 49, at Page 105. The subject property is shown on the

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 Date 2/19/91  
 By [Signature]

plat of Stoney View as part of Lot 2. The Petitioners acquired legal title to Lot 2 of Stoney View by deed dated December 22, 1982 recorded among the Land Records of Baltimore County at Liber 6469, Folio 817.

Further testimony indicated that the Petitioners, by plat entitled Resubdivision of Dalton Property, dated June 19, 1986, recorded among the plat records of Baltimore County at Plat Book 51, at Page 141, recorded the subject property as Farm Tract B. The plat known as Resubdivision of Dalton Property was signed by all the parties, including various county agencies, and was recorded. The Petitioners, by deed dated April 20, 1987, transferred the property designated as Farm Tract B to their adjoining neighbors, Robert J. Seidel and Betty A. Seidel, his wife. This deed, recorded among the Land Records of Baltimore County in Liber 7590, at Page 774, was introduced into evidence as Petitioner's Exhibit 2.

Petitioners, in processing approvals for other lands owned by them, were made aware that the transfer of non-density farm tracts required the approval of the Zoning Commissioner for Baltimore County before they were legally effective. Petitioners subsequently filed the instant Petition for Special Hearing to validate this former fee simple transfer of a farm tract containing no density for zoning purposes.

Subsequent to the hearing on this Petition, Mr. and Mrs. Seidel, transferees of the subject property pursuant to the 1987 deed described above, notified the Deputy Zoning Commissioner in writing by letter dated April 11, 1991 that they have joined in Petitioners' request for validation of this former transfer. (See Petitioner's Exhibit A) Mr. & Mrs. Seidel have acknowledged in their letter that they understand that although the transfer of Farm Tract B increases the overall size of their property, it cannot be used now or in the future to calculate additional density on

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 Date 2/19/91  
 By [Signature]

their property beyond that which would be available without the subject transfer.

After due consideration of the testimony and evidence presented, it is clear that the relief requested is appropriate and that practical difficulty would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief will not adversely affect the density. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare. Moreover, the evidence presented indicates that the requested relief can be granted within the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of May, 1991 that the Petition for Special Hearing to approve the non-density transfer of Farm Tract B, comprising 2.29 acres more or less zoned R.C. 2, as shown on the plat of "Resubdivision of Dalton Property" and being part of Lot 2, "Stoney View", to the adjoining R.C. 2 zoned parcel, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The subject 2.29 acres shall contain no density units now and forever and shall be used for agricultural and farm related purposes only.

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 Date 2/19/91  
 By [Signature]

- 3) A confirmatory deed shall be filed by Petitioners and the Seidels referencing this case and the conditions and restrictions contained herein.
- 4) All subsequent ownership transfers of the subject property shall make reference to this case and the conditions and restrictions contained herein.

ANN:bje

ANN H. NASTAPOWICZ  
 Deputy Zoning Commissioner  
 for Baltimore County

ORDER RECEIVED FOR FILING  
 Date 2/19/91  
 By [Signature]

**PETITION FOR SPECIAL HEARING**  
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a special hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the non-density transfer of Farm Tract B, comprising 2.29 acres, as shown on "Resubdivision of Dalton Property" and being part of Lot No. 2 "Stoney View", zoned RC-2, to the adjoining RC-2 zoned parcel, all as more particularly shown on the plat attached hereto.

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

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

I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Robert E. Dalton  
 Signature: [Signature]  
 Address: 6526 Mt. Vista Road, Towson, MD 21284  
 City and State: Towson, Maryland

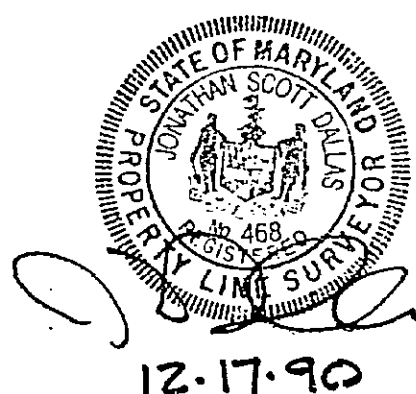
Legal Owner(s): Robert E. Dalton  
 Signature: [Signature]  
 Address: 6526 Mt. Vista Road, Towson, MD 21284  
 City and State: Towson, Maryland

Attorney for Petitioner: Howard L. Alderman, Jr.  
 Signature: [Signature]  
 Address: 305 N. Chesapeake Ave., Suite 113, Towson, Maryland 21204  
 City and State: Towson, Maryland

MAP OF DISTRICT  
 11th Election District  
 200  
 1000  
 2000

**ZONING DESCRIPTION - FARM TRACT "B"**

BEGINNING on the east side of Mt. Vista Road, 60 feet wide, at the distance of 2955 feet, more or less, in a southeasterly direction from the centerline of Harford Road (Md. Rte. 147). Being known and designated as Farm Tract "B" as shown on a plat entitled "Resubdivision of Dalton Property" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 54 folio 141.



ORDER RECEIVED FOR FILING  
 Date 2/19/91  
 By [Signature]

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 11th Date of Posting: 2/16/91  
 Posted for: Robert E. Dalton  
 Petitioner: Robert E. Dalton, et ux  
 Location of property: 6526 Mt. Vista Road, Towson, MD 21284  
 Location of Sign: [Address]  
 Remarks: [Text]  
 Posted by: [Signature] Date of return: 2/19/91  
 Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

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 2-21-91

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke Olson  
 Publisher

\$ 70.74

NOTICE OF HEARING  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21284, at 11:00 a.m. on the following date:  
 Case number: 91-243-SPH  
 Date: 2/21/91  
 Time: 11:00 a.m.  
 Petitioner(s): Robert E. Dalton, et ux  
 Hearing Date/Place: Friday, March 15, 1991 at 11:00 a.m.  
 Special Hearing: to approve the non-density transfer of Farm Tract B, comprising 2.29 (+/-) acres, as shown on "Resubdivision of Dalton Property" and being part of Lot No. 2 "Stoney View", zoned R.C. 2, to the adjoining R.C. 2 zoned parcel.  
 A REQUESTER WISHES Zoning Commissioner of Baltimore County  
 NJ22160 NJ22160 Feb. 21.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 2-27, 1991  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2-21, 1991

THE JEFFERSONIAN,

S. Zeke Olson  
 Publisher

\$ 70.74

NOTICE OF HEARING  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21284, at 11:00 a.m. on the following date:  
 Case number: 91-243-SPH  
 Date: 2/21/91  
 Time: 11:00 a.m.  
 Petitioner(s): Robert E. Dalton, et ux  
 Hearing Date/Place: Friday, March 15, 1991 at 11:00 a.m.  
 Special Hearing: to approve the non-density transfer of Farm Tract B, comprising 2.29 (+/-) acres, as shown on "Resubdivision of Dalton Property" and being part of Lot No. 2 "Stoney View", zoned R.C. 2, to the adjoining R.C. 2 zoned parcel.  
 A REQUESTER WISHES Zoning Commissioner of Baltimore County  
 NJ22160 Feb. 21.

**receipt**

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

Account # 001-6150  
Number  
**91-243-SPH**

Date

Please Make Checks Payable To: Baltimore County, Maryland

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 887-3353

DATE: 3-11-91

Robert E. and Janet M. Dalton  
6526 Mt. Vista Road  
Kingsville, Maryland 21087

RE:  
Case Number: 91-243-SPH  
E/S Mount Vista Road, 2955' S of Harford Road  
11th Election District - 5th Councilmanic  
Petitioner(s): Robert E. Dalton, et ux  
HEARING: FRIDAY, MARCH 15, 1991 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 95.76 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland (fifteen (15) minutes before your hearing is scheduled to begin.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Howard L. Alderman, Jr., Esq.

**receipt**

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

Account # 001-6150  
Number  
**91-243**

Date

Please Make Checks Payable To: Baltimore County, Maryland

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 887-3353

January 31, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-243-SPH  
E/S Mount Vista Road, 2955' S of Harford Road  
11th Election District - 5th Councilmanic  
Petitioner(s): Robert E. Dalton, et ux  
HEARING: FRIDAY, MARCH 15, 1991 at 11:00 a.m.

Special Hearing to approve the necessity transfer of Farm Tract B, comprising 2.29 (+/-) acres, as shown on "Resubdivision of Dalton Property" and being part of Lot No. 2 "Stoney View", zoned R.C.-2, to the adjoining R.C.-2 zoned parcel.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Robert E. and Janet M. Dalton  
Howard L. Alderman, Jr., Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 887-3353

March 7, 1991

Howard Alderman, Esquire  
Levin & Gann, P.A.  
305 N. Chesapeake Avenue, Suite 111  
Towson, MD 21204

RE: Item No. 249, Case No. 91-243-SPH  
Petitioner: Robert A. Dalton, et ux  
Petition for Special Hearing

Dear Mr. Alderman:

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

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

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINKARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Robert E. Dalton  
6526 Mt. Vista Road  
Kingsville, MD 21087

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this 3rd day of January, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:  
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Robert E. Dalton, et ux  
Petitioner's Attorney: Howard L. Alderman

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Robert E. Dalton, Item No. 249

DATE: February 13, 1991

In reference to the petitioner's request for a special hearing, staff offers the following comment:

- This office supports the applicant's proposal provided that no additional development occurs.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM249/ZAC1

**received**  
2/20/91

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500 (301) 887-4500

JANUARY 11, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ROBERT E. DALTON  
Location: E/S MOUNT VISTA ROAD  
Item No.: 249 Zoning Agenda: JANUARY 8, 1991  
Gertlerer:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. PROPOSED PARALLEL DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE COUNTY COUNCIL BILL NO. 172-89 AND RESOLUTION NO. 52-89

Noted and Approved:  
Planning Code  
Special Inspection Division

Fire Prevention Bureau

JP/REK

**received**  
1/15/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 14, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for January 8, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 244, 249, 250, 251, 252, 253, 258, 259 and 259.

For Items 231 revised (Farring Plaza Shopping Center) and 247, the previous County Review Group comments are applicable.

For Items 254 and 275 and 257, County Review Group Meetings may be required.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21284

887-3353

May 15, 1991

Howard L. Alderman, Jr., Esquire  
705 W. Chesapeake Avenue, Suite 113  
Towson, Maryland 21284

RE: PETITION FOR SPECIAL HEARING  
E/S Mt. Vista Road, 2955' S of the c/l of Harford Road  
(6526 Mt. Vista Road)  
11th Election District - 5th Councilmanic District  
Robert E. Dalton, et ux - Petitioners  
Case No. 91-243-SPH

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*Ann M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMW:bjs

cc: People's Counsel

File

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
210 N. BALTIMORE STREET  
BALTIMORE, MARYLAND 21202  
301-321-3000  
TELETYPE: 301-321-3000

LAW OFFICES  
LEVIN & GANN

PROFESSIONAL CORPORATION  
300 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21284  
301-321-0600  
FAX: 301-296-2801

TELEPHONE: 800-319-0900  
CARROLL COUNTY OFFICE  
107 HERRICK ROAD  
WIREVILLE, MD 21784

HOWARD L. ALDERMAN, JR.

February 4, 1991

Elizabeth Healy, President  
The Greater Kingsville Civic Association, Inc.  
P.O. Box 221  
Kingsville, Maryland 21087

RE: Robert and Janet Dalton  
Zoning Hearings  
Case No. 91-243-SPH  
Case No. 91-244-SPH  
Request to Address Association

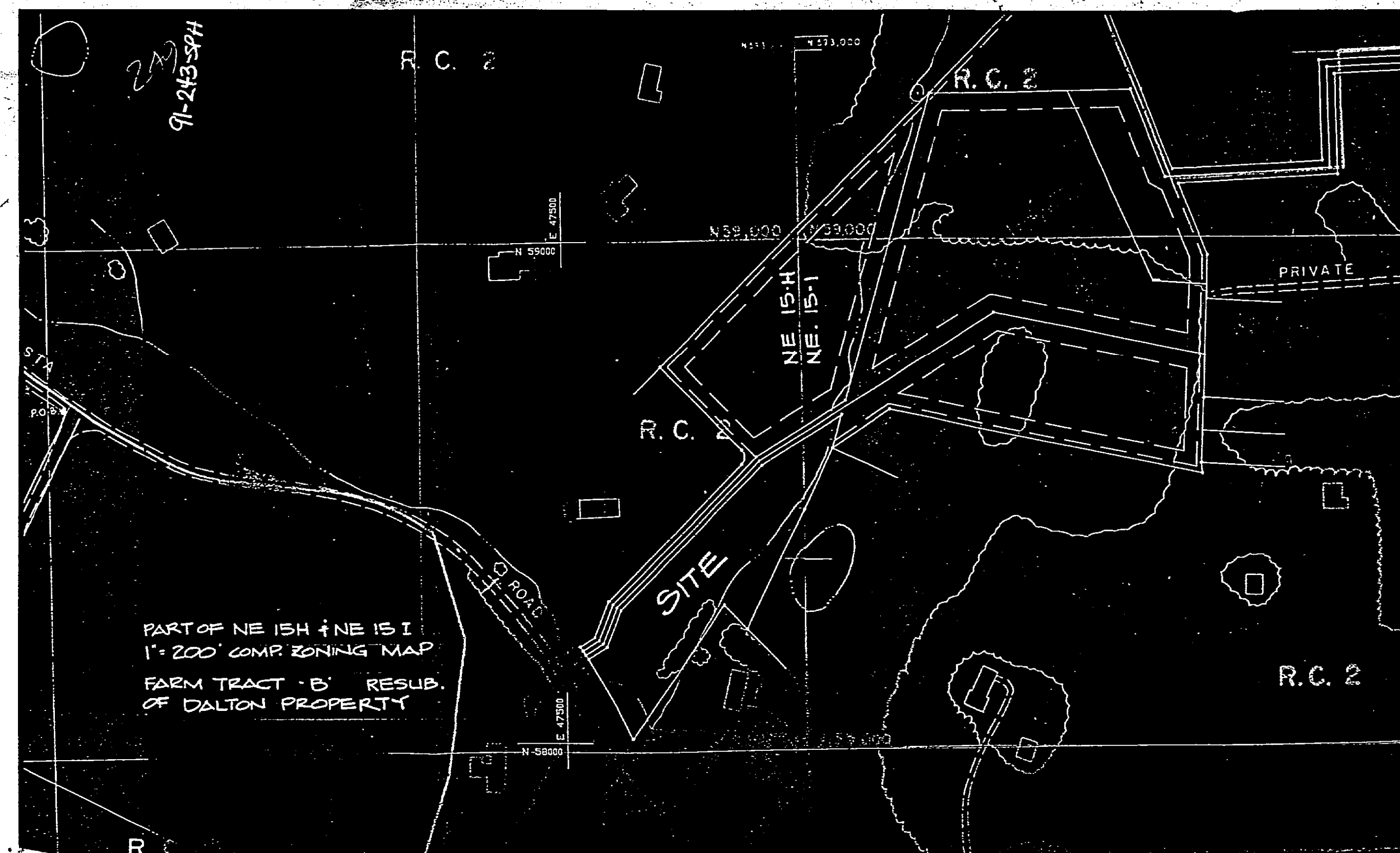
Dear Liz:

I represent Robert and Janet Dalton who live at 6526 Mount Vista Road. The Daltons have previously transferred a portion of land to an adjoining owner for use as a "farm tract" only. In addition, a parcel of land owned by the Daltons, adjacent to their home lot, is to be improved with a home for their daughter. Unfortunately, the parcel to be conveyed to their daughter will not pass perc analysis.

The Zoning Office has advised that the conveyance of a farm tract to an adjoining owner must be approved by the Zoning Commissioner. Thus, the Special Hearing, identified as Case No. 91-243-SPH, has been scheduled to ratify this non-density transfer which occurred several years ago.

The second Special Hearing, identified as Case No. 91-244-SPH, is to transfer a portion of the Dalton's home lot to the lot to be built upon by their daughter. The portion to be transferred will provide an area for the sewage disposal by drainfield or drywell. In the event that the transfer of this land is denied, the Daltons are seeking approval of an easement on a portion of their property to accomplish the same goal.

I have advised the Daltons of the meeting of our Community Association on February 20, 1991. In order to keep the members of our community fully aware of upcoming zoning hearings, I am hereby requesting that a time be allocated on the agenda of that meeting for me to discuss briefly the purposes of the hearings and the intentions of Mr. and Mrs. Dalton.



Ann M. Nastarowicz, Deputy Zoning Commissioner  
Baltimore County Zoning Commissioner's Office  
111 West Chesapeake Avenue  
Towson, Maryland 21284

RE: Zoning Case No. 91-244-SPH

Dear Commissioner Nastarowicz:

We, the undersigned, are aware of the approvals sought from your office pursuant to the above-referenced case. It is our collective understanding that Robert and Janet Dalton are seeking approval by your office of the transfer of a farm tract of land, recorded in County Land Records, to Robert and Betty Seidel.

We, collectively, also understand that as a recorded Farm Tract the subject 2.29 acres has no density associated with it either now or in the future, and its transfer from Dalton to Seidel will add no additional density to the previously owned Seidel parcel. The Seidels agree that any future conveyances of the subject property will reference the above-referenced zoning case and any restrictions contained in an order approving the case and any restrictions contained in an order approving the transfer. Additionally, the Daltons agree to record a Confirmatory Deed to the Seidels referencing the transfer and any order, and restrictions contained therein, approving the transfer.

Please contact the undersigned if you desire further information. Thank you for your consideration of this matter.

Very truly yours,

Robert and Janet Dalton:

*Janet Dalton*  
*Robert Dalton*

6526 Mount Vista Road  
Kingsville, MD 21087

Robert and Betty Seidel:

*Robert Seidel*  
*Betty Seidel*

6534 Mount Vista Road  
Kingsville, MD 21087

*Petitioner's Exhibit A*

April 11, 1991

DEED - FEE SIMPLE - INDIVIDUAL GRANTEE - LONG FORM

7590 PAGE 774

BAY STATE TITLE CO.  
1 East Richmond Street  
Baltimore, MD 21202  
539-8078  
File # 31027/pab

This Deed, Made This 10th day of April

in the year one thousand nine hundred and eighty-seven by and between

ROBERT E. DALTON and JANET M. DALTON, his wife

of Baltimore County, in the State of Maryland, parties of the first part, and

ROBERT J. SEIDEL and BETTY A. SEIDEL, his wife, of Baltimore County, in the State of Maryland, parties of the second part.

Witnesseth, That in consideration of the sum of FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$4,500.00) DOLLARS, the actual consideration paid or to be paid and other good and valuable considerations, the receipt whereof is hereby acknowledged

the said ROBERT E. DALTON and JANET M. DALTON, his wife

do grant and convey to the said ROBERT J. SEIDEL and BETTY A. SEIDEL, his wife, as tenants by the entireties, their assigns, the survivor of them, and unto the survivor's 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 Farm Tract 'B', as shown on a Plat entitled 'Resubdivision of Dalton Property', which Plat is recorded among the Land Records of Baltimore County in Plat Book E.B.K. Jr. No. 55 folio 141; containing 2.288 acres of land, more or less.

BEING part of all that property which by Deed dated December 22, 1982 and recorded among the Land Records of Baltimore County in Liber E.B.K. Jr. No. 5459 folio 817, was granted and conveyed by GLOCK, INC., unto ROBERT E. DALTON and JANET M. DALTON, his wife, the within Grantors.

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

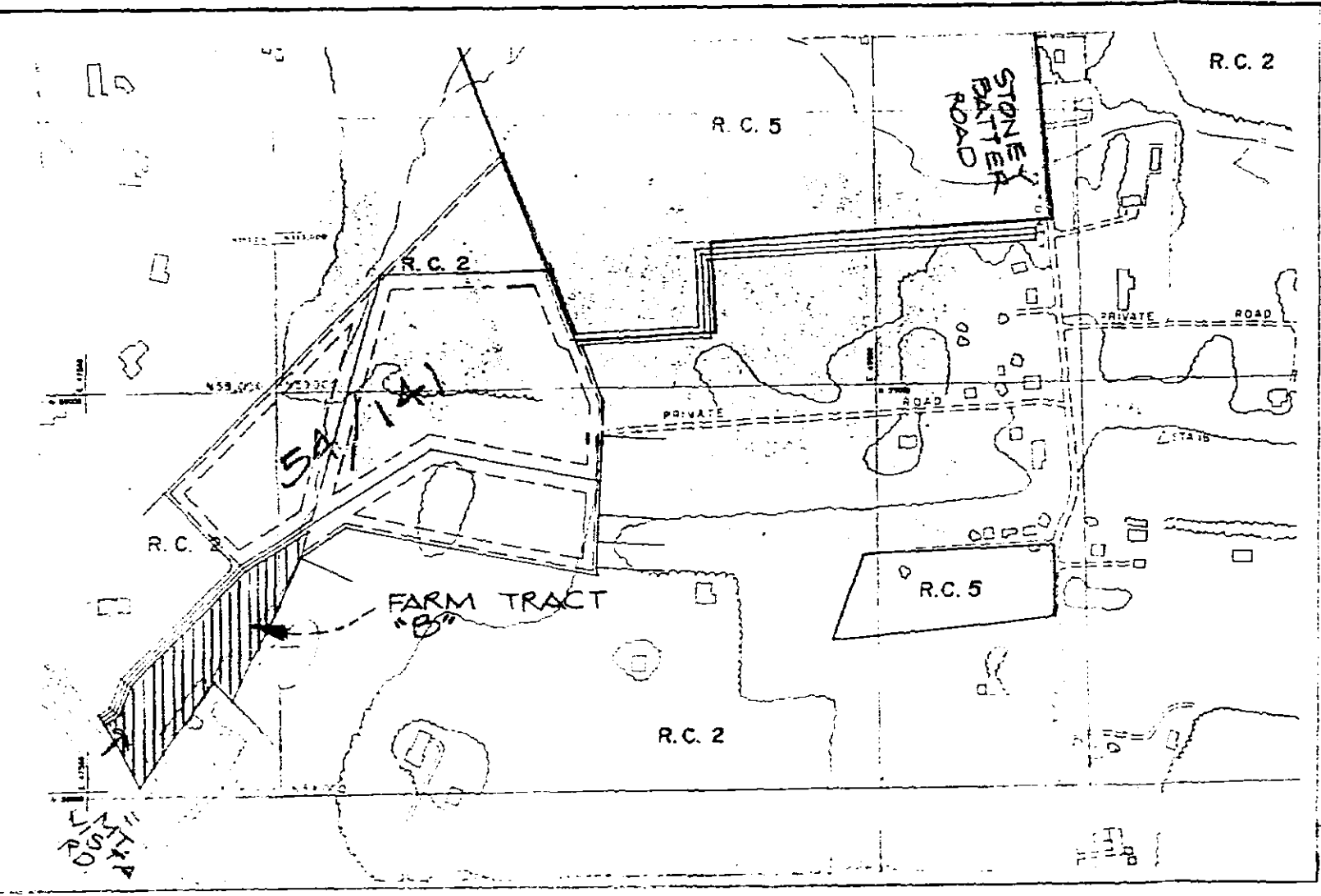
SIGNATURES: *R.E. Dalton* DATE: 4/10/87

*R.J. Seidel* DATE: 4/10/87

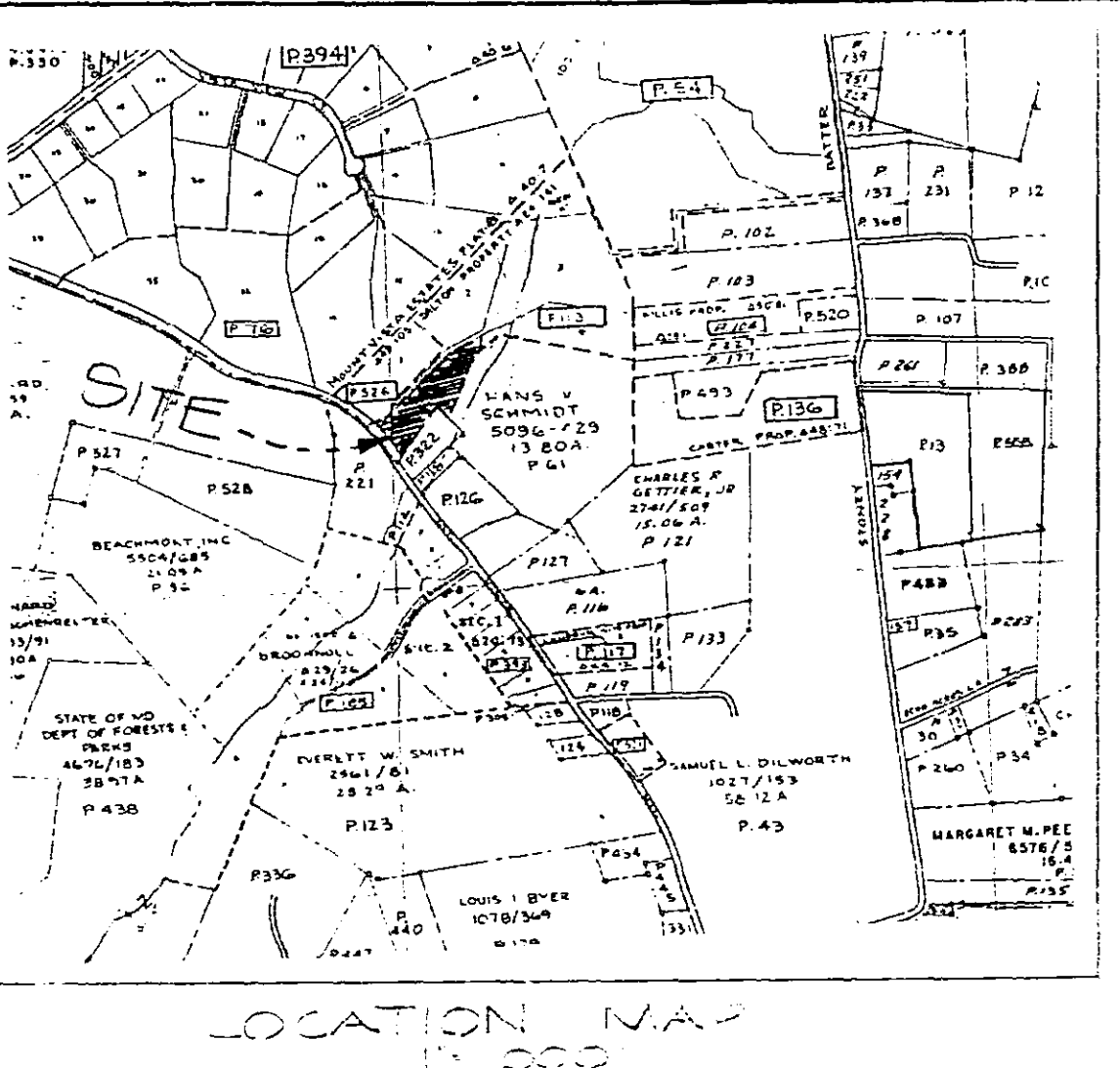
CHIEF CLERK DATE

PETITIONER'S EXHIBIT A

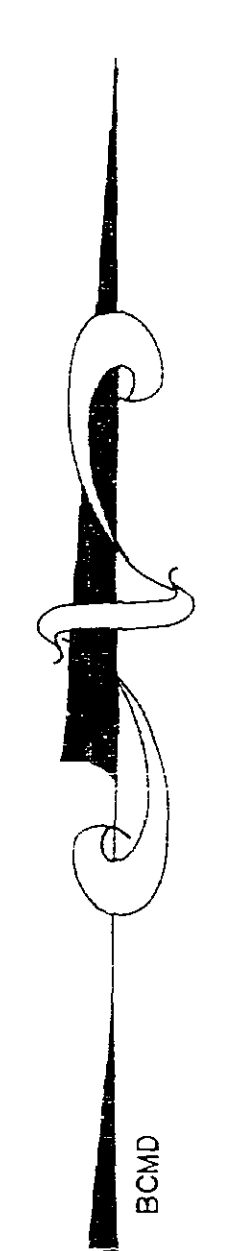
3 3101\*\*\*\*\*7200a 8128A



LOCATION ZONING MAP



LOCATION MAP



MOUNT VISTA ROAD  
160' N.E.P.

E 47500  
N 59000

E 49500  
N 59000

PLAT "B"  
MOUNT VISTA ESTATES  
E.H.K., JR. (40/7)

LOT 1  
"STONEY VIEW"  
E.H.K., JR. (49/105)

LOT 2  
E.H.K., JR. (49/105)  
3.56 AC. ±

LOT 3  
7.42 AC. ±  
(EX.)

LOT 4  
3.39 AC. ±

PARCEL "A"  
2.07 AC. ±  
(EX.)

FORMERLY  
PIETRO MICELLI  
(893/67)

FORMERLY  
CARMELLA MICELLI  
(6210/139)

M.D. BOWLES  
(2589/136)

GEORGE GEORGIOS VELAETIS & WIFE  
(6353/276)

FORMERLY  
"WILLIS PROPERTY"  
JOHN H. WILLIS & WIFE  
(50/81)

ANDREW H. MILLER & WIFE  
(1182/249)

EDYTH FARLOW  
(1918/87)

STANLEY & MARGARET CARTER  
E.H.K., JR. (48/71)

HANS SCHMIDT & WIFE  
(5086/425)

FARM TRACT "B"  
2.29 AC. ±

P.O.B.  
ROBERT J. SEIDEL SR. & WIFE  
E.H.K., JR. (6774/2516)

NOW PART OF LOT 12  
"COUNTRY HILL ESTATES"  
(50/42)

- NOTES:
1. FARM TRACT "B" ZONED R.C. 2 PER (54/141)
  2. NEIGHBORING DWGS HEREON PER 1988 "1200" COM ZONING MAP
  3. OWNER REQUEST IS ALIGNED WITH (SEE 54/141)

SPECIAL HEARING REQUEST

FARM TRACT "B"

THE NONDENSITY TRANSFER OF FARM TRACT B, COMPRISING 2.29 ACRES±, AS SHOWN ON "RESUBDIVISION OF DALTON PROPERTY" AND BEING PART OF LOT NO. "STONEY VIEW", ZONED RC-2, TO THE ADJOINING RC-2 ZONED PARCEL

**PETITIONER'S EXHIBIT 1**

249  
91-243-5A4

**J.S. DALLAS, INC.**  
Surveying & Engineering  
4932 Hazelwood Avenue  
Baltimore, Maryland 21206  
Telephone: (301) 866-2001  
Facsimile: (301) 866-2003

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING  
"DALTON PROPERTY" (E.H.K., JR. 54/141)  
11th ELECTION DISTRICT  
SCALE: 1" = 100'  
BALTO. CO. MD.  
DATE: 12-17-90