

IN RE: PETITION FOR RESIDENTIAL VARIANCE BEFORE THE
 N/S Michael Lane, 25' E of the c/l of McKenna Court
 (2506 Michaels Lane)
 9th Election District
 6th Councilmanic District
 Richard S. Cook, et ux
 Petitioners

ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 91-389-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 5 feet in lieu of the required 10 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 22-26 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

ORDER RECEIVED FOR FILING
 Date 4/21/91
 By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of May, 1991 that the Petition for Residential Variance to permit a side yard setback of 5 feet in lieu of the required 10 feet for a proposed addition, 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 may apply for their building permit and be granted same upon receipt of this Order; however, 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) Petitioner shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartments. The subject dwelling shall contain only one kitchen.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

[Signature]
 J. ROBERT HAINES
 Zoning Commissioner
 for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
 Date 4/21/91
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



111 West Chesapeake Avenue
 Towson, MD 21204

May 20, 1991

887-3353

Mr. & Mrs. Richard S. Cook
 2506 Michaels Lane
 Baltimore, Maryland 21234

RE: PETITION FOR RESIDENTIAL VARIANCE
 N/S Michaels Lane, 25' E of the c/l of McKenna Court
 (2506 Michaels Lane)
 9th Election District - 6th Councilmanic District
 Richard S. Cook, et ux - Petitioners
 Case No. 91-389-A

Dear Mr. Cook:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance 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,

[Signature]
 J. ROBERT HAINES
 Zoning Commissioner
 for Baltimore County

JRH:bjs

cc: People's Counsel

file

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE
 91-389-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

2506 Michaels Ln, East, MD 21234
 (address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)

To extend existing building line
We need to extend the property line
to accommodate the property line

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

[Signature] Affiant (Handwritten Signature)
[Signature] Affiant (Printed Name)
[Signature] Affiant (Handwritten Signature)
[Signature] Affiant (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of April, 1991, before me, a Notary Public of the state of Maryland, in and for the County aforesaid, personally appeared

Richard S. Cook and Bonnie F. Cook

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

[Signature]
 Notary Public

DATE April 19, 1991
 My Commission Expires: 7-1-92

91-389-A
 We are in need of this additional space to assist with our growing family needs. We also need the office space to accommodate our teaching-related materials and computer.

We need to take the addition in this direction because of the travel flow of our house (kitchen -> dining area -> family area). If we were to go in the opposite direction, we would be required to remove our existing kitchen.

Although we are close to our neighbor's property line, we will have our addition alongside their driveway and not their home. When considering other locations for the addition, we realized that we would need a variance in any direction we went.

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 180A.3.C.1 TO PERMIT A SIDE YARD SETBACK OF 5 FT. IN LIEU OF THE REQUIRED 10 FT.

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

TO EXTEND EXISTING BUILDING LINE BY AN ADDITION TO LESS THAN 10' OF THE PROPERTY LINE. (THE NEW BUILDING LINE WILL BE NO LESS THAN 5' FROM THE PROPERTY LINE. We are in great need of this additional space to assist our growing children. We also need the office space to accommodate our teaching-related materials and computer. We need to take the addition in this direction because of the travel flow of our house (kitchen -> dining area -> family area).

I, or we, agree to pay expenses of the above variance posting and, if necessary, advertising, 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 of Baltimore County.

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioners:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

RICHARD S. COOK

[Signature]

BONNIE F. COOK

[Signature]

2506 MICHELS LANE 661-6158

BALTO, MD 21234

RICHARD S. COOK

2506 MICHELS LA. 661-6158

BALTO, MD 21234

ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of April, 1991, that the subject matter of this petition be posted on the property on or before the 17th day of April, 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the ___ day of ___, 19___, at ___ o'clock.

[Signature]
 ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

91-389-A

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, petition for a Variance from Section 180A.3.C.1 TO PERMIT A SIDE YARD SETBACK OF 5 FT. IN LIEU OF THE REQUIRED 10 FT.

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

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

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, 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 of Baltimore County.

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioners:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of April, 1991, that the subject matter of this petition be posted on the property on or before the 17th day of April, 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the ___ day of ___, 19___, at ___ o'clock.

[Signature]
 ZONING COMMISSIONER OF BALTIMORE COUNTY

We are in great need of this additional space to assist with our growing family needs. We also need the office space to accommodate our teaching-related materials and computer.

We need to take the addition in this direction because of the travel flow of our house (kitchen -> dining area -> family area). If we were to go in the opposite direction, we would be required to remove our existing kitchen.

Although we are very close to our neighbor's property line, we will have our addition alongside their driveway and not their home.

We would need a variance in any direction and an addition would go.

AFFIDAVIT
IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently or upon settlement will reside at
2506 MICHELIS LANE, BALTO, MD 21234
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)
TO EXTENT EXISTING BUILDING LINE TO LESS THAN 10' FROM THE PROPERTY LINE. THE NEW BUILDING LINE WILL BE NO LESS THAN 5' FROM THE PROPERTY LINE.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a repeating and advertising fee and may be required to provide additional information.

[Signature]
AFFIANT (Handwritten Signature)
AFFIANT (Printed Name)
AFFIANT (Handwritten Signature)
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 4 day of April, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
[Signature]
NOTARY PUBLIC
My Commission Expires: _____

352
91-389-A

KNOWN AND DESIGNATED as Lot No. 8, as shown on Plat entitled First Amended Plat of Kings Orchard, which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 43 folio 47. The improvements thereon being known as 2506 Michels Lane.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 4.25.91
Posted for: RICHARD S. COOK
Petitioner: RICHARD S. COOK
Location of property: 2506 MICHELIS LANE, (SUBDIVISION: KINGS ORCHARD)
PLAT BOOK # 43, FOLIO 47, LOT 8
Location of Signs: 18 THIRDS ST. BALTIMORE, SUBDIVISION: KINGS ORCHARD
FOLIO 47, LOT 8
Remarks: _____
Posted by: _____ Date of return: _____
Number of Signs: 1

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account R-001-6150
Number _____
Date _____
TOTAL: \$60.00
Please Make Checks Payable To: Baltimore County
04204003741CHRC
042040037404-03-91 \$60.00
Cashier Validation

111 West Chesapeake Avenue
Towson, MD 21204

May 1, 1991

887-3553

Mr. & Mrs. Richard S. Cook
2506 Michels Lane
Baltimore, MD 21234

RE: Item No. 382, Case No. 91-389-A
Petitioner: Richard S. Cook, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Cook:

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 WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
[Signature]
J. E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

111 West Chesapeake Avenue
Towson, MD 21204

887-3553

Your petition has been received and accepted for filing this 24th day of April, 1991.

[Signature]
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
[Signature]
Chairman,
Zoning Plans Advisory Committee

Petitioner: Richard S. Cook, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: April 24, 1991
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: John Gwiazdowski, Item No. 377
Roland E. Hess, Item No. 356
Richard S. Cook, Item No. 382
Frank Limmer, Item No. 389
David C. Berg, Item No. 391
Marie E. Martin, Item No. 357
Steven G. Hipley, Item No. 374
David G. Rolison, Item No. 376
Timothy C. Seiss, Item No. 378
John Alban, Item No. 383

In reference to the following variance requests, staff offers no comments.
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
MULTI.ITM/ZAC1

received
4/26/91

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

APRIL 24, 1991

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

RE: Property Owner: RICHARD S. COOK
Location: #2506 MICHELIS LANE
Item No.: 382 Zoning Agenda: APRIL 23, 1991

Gentlemen:
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.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/KRK

401 Bosley Avenue, Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

May 14, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

A.Z.C. Meeting Date: April 23, 1991

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 356, 377, 379, 382, 386, 388, 389, 390 and 391.

Very truly yours,
[Signature]
Rahee J. Famill
Traffic Engineer II

RJF/lab

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 26, 1991
FROM: Dennis A. Kennedy, P.E.
RE: Zoning Advisory Committee Meeting
for April 23, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 356, 377, 382, 386, 388, 389, 390 and 391.
For item 379, this site must be submitted through the minor subdivision process for review and comments.

Dennis A. Kennedy
Dennis A. Kennedy, P.E., Acting Chief,
Developers Engineering Division

DAK:s

received
5/10/91

April 9, 1991

Richard S. Cook
Bonnie F. Cook
2506 Michels Lane
Baltimore, MD 21234

91-389-A

RE: Petition Filed in Zoning Office
Item Number 382

Dear Petitioner:

This letter is to inform you that, due to a technical problem, your Petition for Residential Variance has not been placed on the agenda for the week of April 16, 1991. According to our records, this Petition was filed on April 3, 1991 with John R. Alexander.

In order for this Petition to be placed on the next agenda, you must contact John Alexander at 887-3391 to rectify the problem.

Very truly yours,

J. Robert Haines

J. Robert Haines
Zoning Commissioner

JRH:scj

April 22, 1991

Mr. & Mrs. Richard S. Cook
2506 Michels Lane
Baltimore, Maryland 21234

Re: CASE NUMBER: 91-389-A
LOCATION: N/S Michels Lane, 25' E of c/l McKenna Court
2506 Michels Lane

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 1, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is May 16, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens
(301) 887-3391

April 22, 1991

Mr. & Mrs. Richard S. Cook
2506 Michels Lane
Baltimore, Maryland 21234

Re: CASE NUMBER: 91-389-A
LOCATION: N/S Michels Lane, 25' E of c/l McKenna Court
2506 Michels Lane

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 1, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is May 16, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens
(301) 887-3391

FILE NO. 20674

LIBER 6 029 PAGES 54

91-389-A

FEE SIMPLE DEED-TENANCY BY THE ENTIRETY

CONFIRMATORY
This Deed, Made this 31st day of May

in the year one thousand nine hundred and seventy-nine by Richard S. Cook & Bonnie F. Cook of Baltimore, a body corporate

of Baltimore, the State of Maryland, party of the first part, and
RICHARD S. COOK and BONNIE F. COOK, his wife
of Baltimore County, in the State of Maryland, parties of the second part.

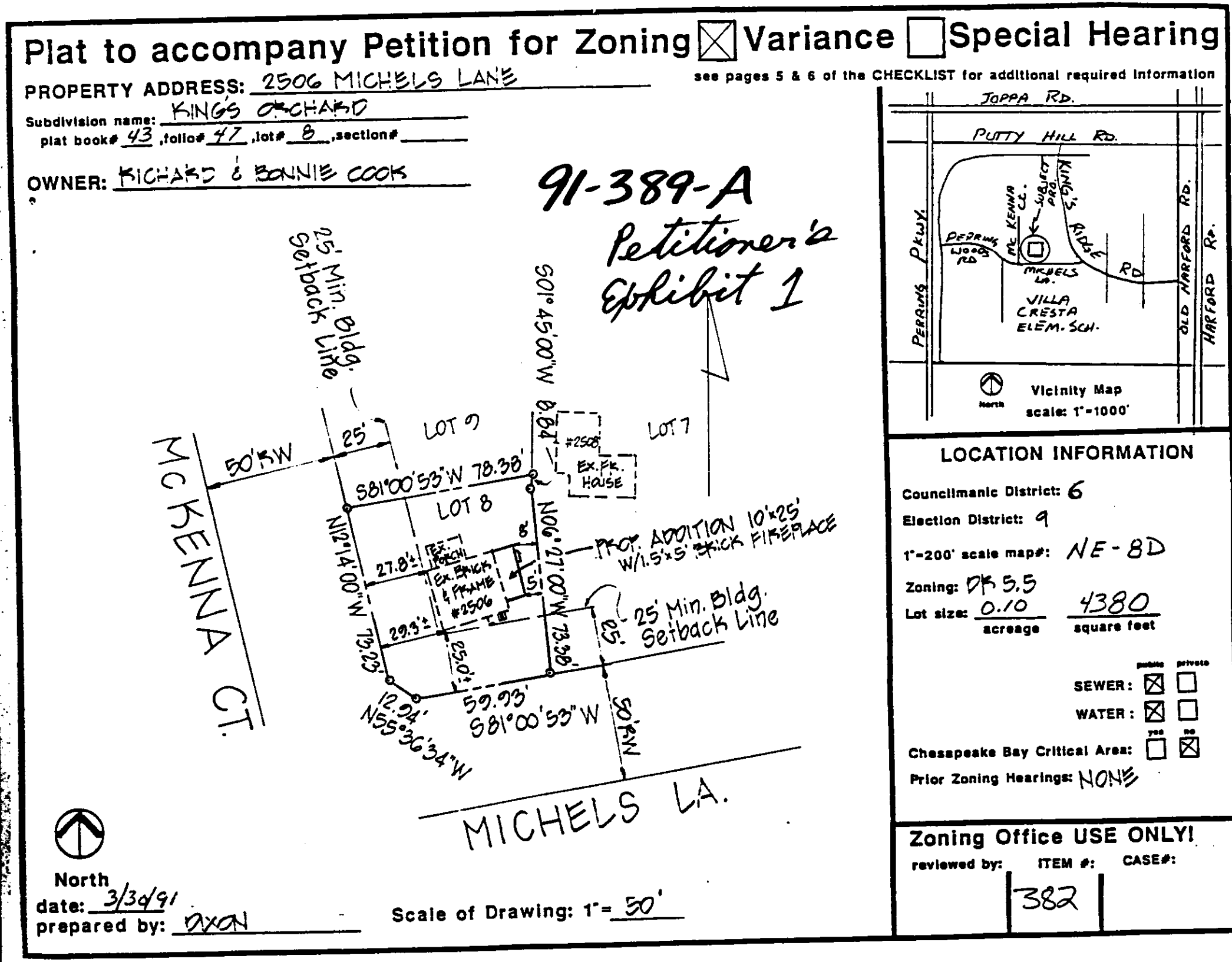
Witnesseth, That in consideration of the sum of \$56,900.00 and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part do as grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns in fee-simple, all that lot of ground situate, lying and being in Baltimore County and described as follows, that is to say:

~~KNOWN AND DESIGNATED AS LOT NO. 8, AS SHOWN ON PLAT ENTITLED~~
First Amended Plat of Kings Orchard, which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. 43 folio 47. The improvements thereon being known as 2506 Michels Lane.

Subject to pole and gas line agreement in Liber E.H.K. Jr. 5666 folio 192.
Subject to building setback line, easements and endorsements as shown on the above referred to plat.

Being one of the lots of ground which by deed dated October 11, 1978, and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5948 folio 380 was granted and conveyed by E.L.S. Enterprises, Inc. unto Gary L. Sperl, Inc. Gary L. Sperl, Inc. now being Sperl Homes, Inc. by change of corporate name filed with the Department of Assessments and Taxation for the State of Maryland on April 4, 1979.
Being also the same lot of ground which by deed dated April 25, 1979, and recorded among the aforesaid Land Records in Liber E.H.K. Jr. 6013 folio 805 was granted and conveyed by Gary L. Sperl, Inc. unto the within named grantees, but by inadvertance the Plat designation and reference thereto was erroneously set forth,

TRANSFER TAX NOT REQUIRED
RANDOLPH B. BOSECRANTZ
DIRECTOR OF FINANCE
BALTIMORE COUNTY, MARYLAND
APR 27 1991



To Whom It May Concern,

10 April, 1991

91-389-A

I, John Rowe, understand that Richard and Bonnie Cook of 2506 Michels Lane, Baltimore (21234), are planning to build an addition onto the side of their house which will be visible from my house. I see no difficulty with their plans for the proposed addition and feel that it will only further improve the community.

Sincerely,

John Rowe
2509 Michels Lane
Baltimore MD 21234

Petitioner's
Exhibit 2

91-389-A

Each by
Mike A. Zy

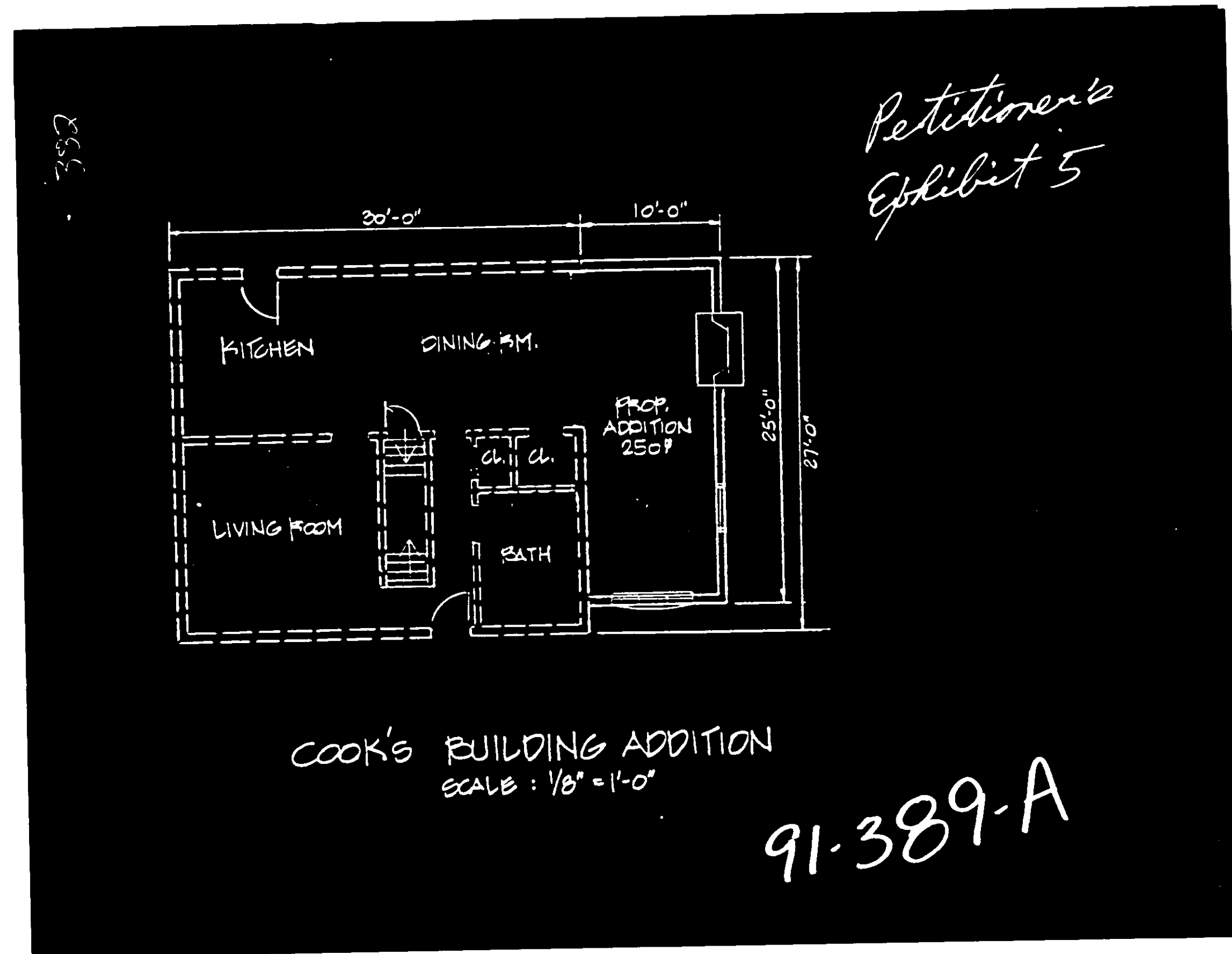
Petitioner's
Exhibit 3

352

S.J. Givole

91-389-A

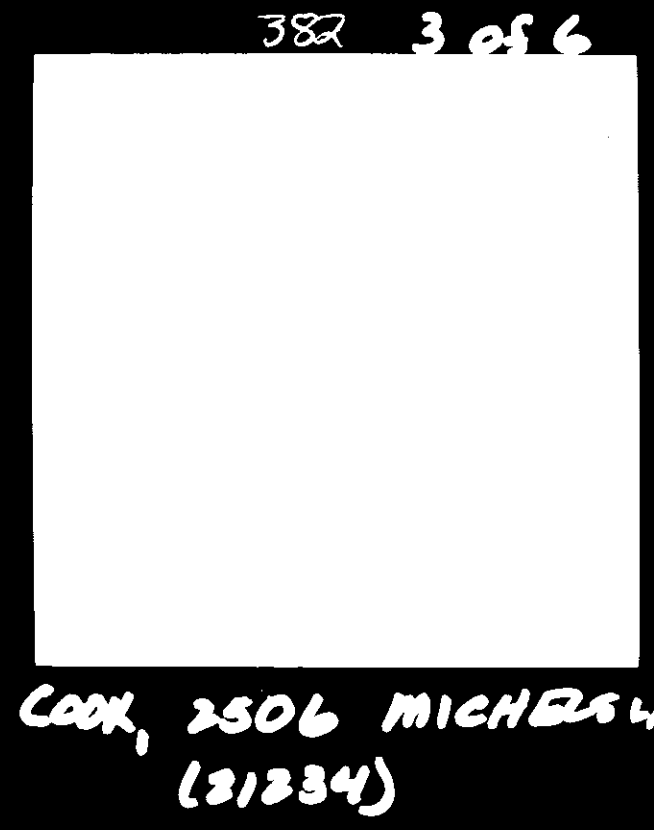
Petitioner's Exhibit 4



Petitioner's Exhibit 5

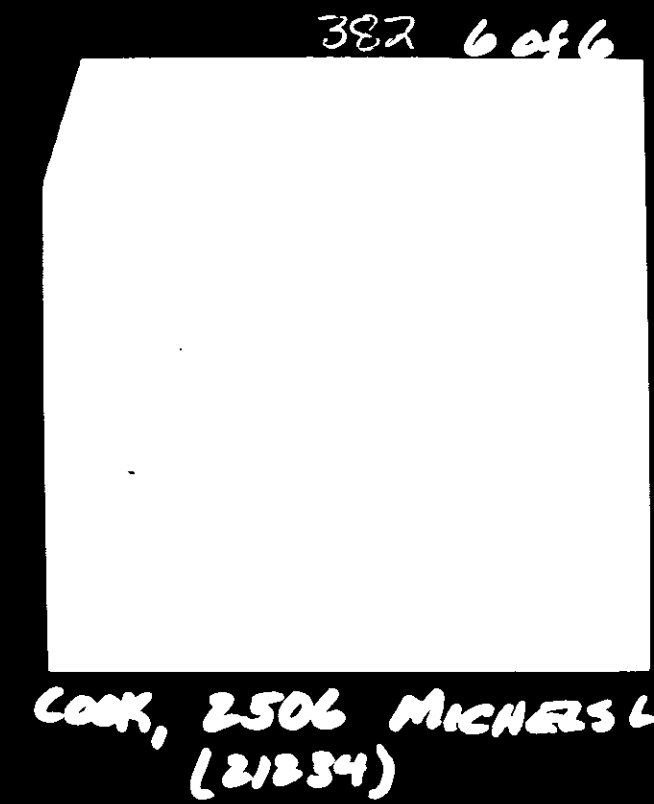
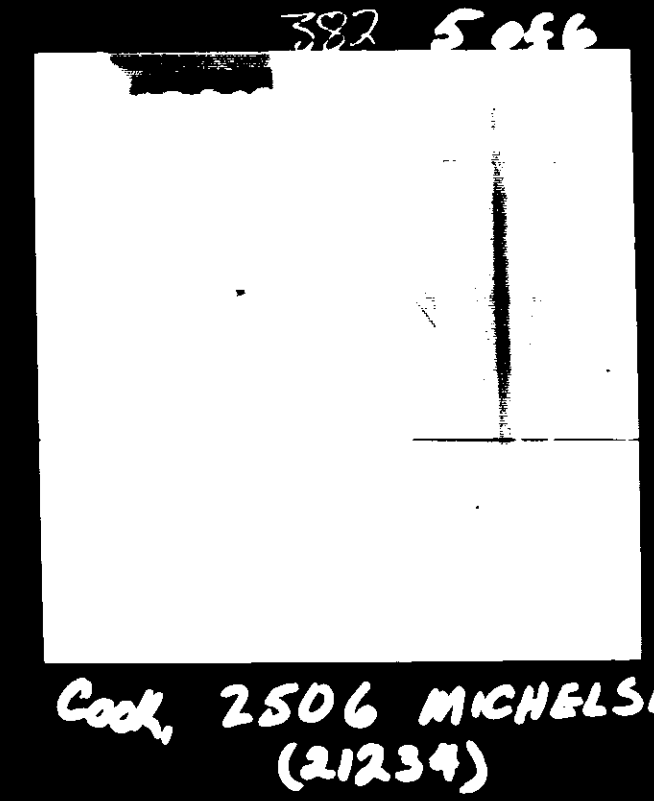
91-389-A

CASE NUMBER 91-389-A



PETITIONER'S EXHIBIT # 6

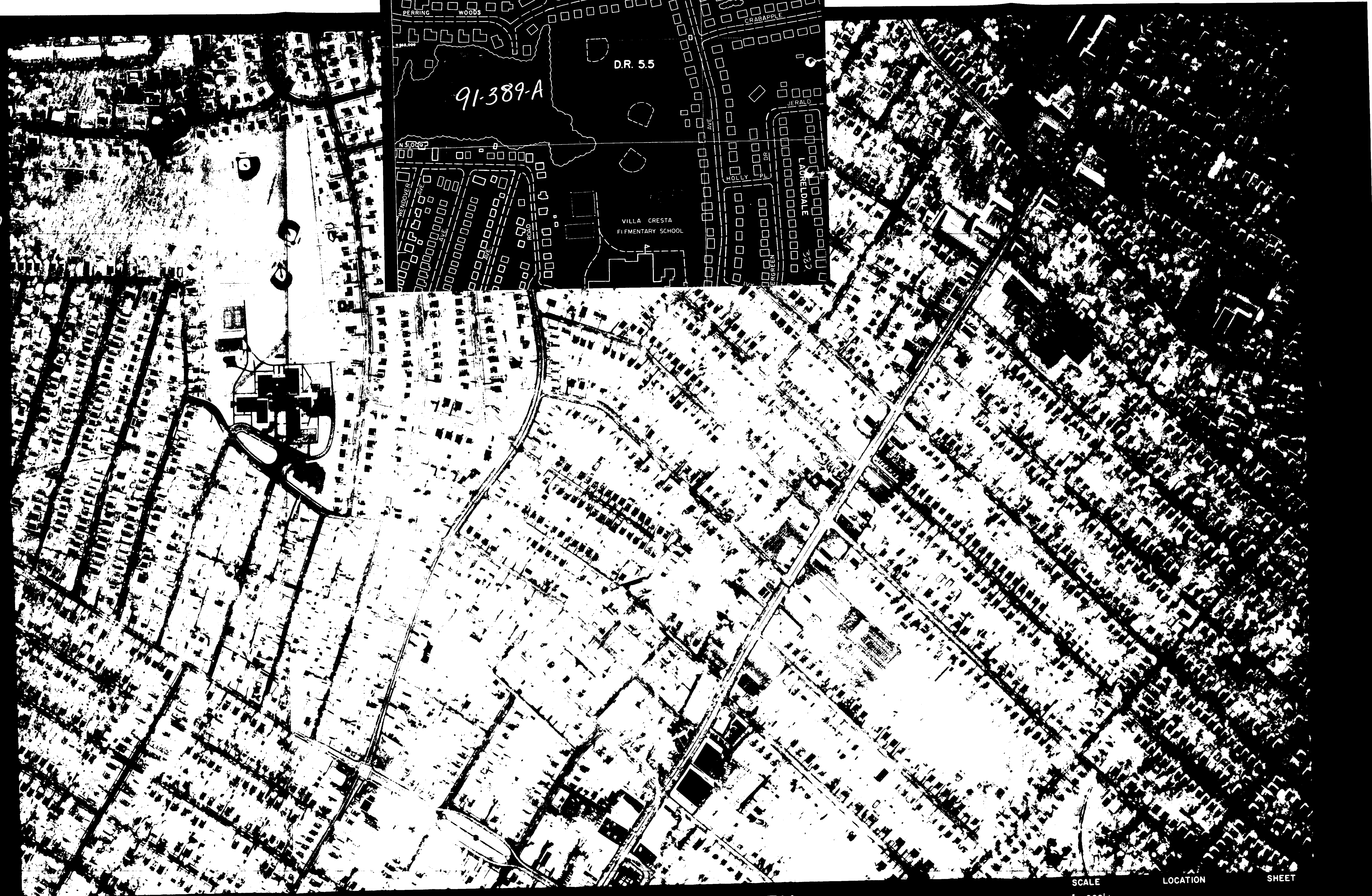
CASE NUMBER 91-389-A



PETITIONER'S EXHIBIT # 7

91-389-A

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**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP**

SCALE	LOCATION	SHEET
1" = 200' ±	PARKVILLE	N.E. 8-D
DATE OF PHOTOGRAPHY		
JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401