

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 22, 1993

Mr. Robert L. Haynie
Design Engineer
APR Associates, Inc.
7427 Harford Road
Baltimore, MD 21234-7160

94-202-X

RE: Parcels 76-7-377
76-7-376
76-8-215
Furman Lane
2nd Election District

Dear Mr. Haynie:

Your letter of April 2, 1993 has been forwarded to me for response. A review of the information submitted by you and located in our file 90-349-MP clearly reveals that the original 24 acre[±] parcel owned by Adam L. Furman (parcel 25 on enclosed 1983 tax map) was subdivided into 3 lots (total) after November 25, 1979.

Section 1A01.3.B.1 of the Baltimore County Zoning Regulations (BCZR) clearly states "... No such lot having a gross area between 2 and 100 acres may be subdivided into more than 2 lots (total), ...". The subdivision(s) that were created in 1988 do not comply with the BCZR and can not be considered valid by this office.

In 1988 there was no procedure in place for minor subdivisions to be reviewed and approved by county agencies that need to review building permits. Rather, at the time all that was needed was an approval of the Department of Environmental Protection and Resource Management for their agency's concerns. They were not expected to review for compliance with zoning or other agency requirements.

The Baltimore County Code that was in effect at the time of the subdivision would have granted a limited exemption for a 3 lot subdivision. Sections 22-51 and 22-45 clearly indicate that it is the responsibility of the person who records a limited exemption plat to insure that all laws, rules and regulations have been met. Again, this subdivision was not and is not in compliance with the BCZR. Notwithstanding the previous erroneous approval of an expired building permit, this office cannot approve a building permit on an illegal lot.

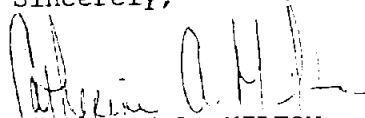


Printed on Recycled Paper

Mr. Robert L. Haynie
Furman Lane
April 23, 1993
page 2

I trust the above is sufficient to your request. If you should disagree with this opinion, be advised that you have the right to petition for a special hearing before the zoning commissioner.

Sincerely,



CATHERINE A. MILTON
Planner I

CAM/jaw

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 22, 1993

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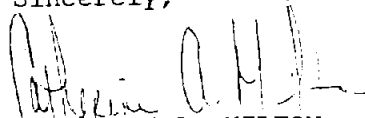


Printed on Recycled Paper

Mr. Robert L. Haynie
Furman Lane
April 23, 1993
page 2

I trust the above is sufficient to your request. If you should disagree with this opinion, be advised that you have the right to petition for a special hearing before the zoning commissioner.

Sincerely,

A handwritten signature in dark ink, appearing to read "Catherine A. Milton", is written over the typed name.

CATHERINE A. MILTON
Planner I

CAM/jaw

IN RE: PETITION FOR SPECIAL EXCEPTION
N/S Furman Lane, 1430' W of the
1st of Herwood Road
(10820 Furman Lane)
2nd Election District
1st Councilmanic District
Ellwood R. Snyder, et al
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 94-202-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a petition for Special Exception filed by the owners of the subject property, Ellwood R. and Marcellene Snyder. The Petitioners seek approval to use a portion of the subject property as a kennel in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Marcellene Snyder, property owner, and Robert Haynie, Professional Engineer. The Petitioner was represented by Arnold Fleischmann, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 10820 Furman Lane, consists of approximately 10 acres, zoned R.C. 2 and is improved with a single family dwelling and a residential trailer. Said property is located adjacent to the Herwood Landfill in northern Baltimore County. The Petitioners are desirous of establishing a kennel on their property and constructing a one story kennel building with accessory parking area in the location shown on Petitioner's Exhibit 1. Mrs. Snyder testified that she and her husband wish to breed German Shepherd dogs on their property and operate a boarding kennel at this location. Further testimony and evidence presented indicated that this property is heavily wooded with a quarry on one side and the landfill on the other, and as such, is an ideal location for a kennel. Testimony indicated that the use

proposed meets all setback and special exception requirements set forth in the Baltimore County Zoning Regulations (B.C.Z.R.) and that the relief requested will not result in any detriment to the surrounding locale.

It is clear that the B.C.Z.R. permits the use proposed in an R.C.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

- 2 -

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of December, 1993 that the Petition for Special Exception seeking approval to use a portion of the subject property as a kennel in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 relief granted herein shall be rescinded.

Timothy M. Kofroco
TIMOTHY M. KOFROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21201

(410) 887-4300

December 22, 1993

Arnold Fleischmann, Esquire
408 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
N/S Furman Lane, 1430' W of the 1st of Herwood Road
(10820 Furman Lane)
2nd Election District - 1st Councilmanic District
Ellwood R. Snyder, et al - Petitioners
Case No. 94-202-X

Dear Mr. Fleischmann:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception 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 the Zoning Administration and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kofroco
TIMOTHY M. KOFROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Ellwood R. Snyder
10820 Furman Lane, Woodstock, Md. 21163

Mr. Robert Haynie
APR Associates, Inc., 7427 Harford Road, Baltimore, Md. 21234
People's Counsel; File

Petition for Special Exception to the Zoning Commissioner of Baltimore County for the property located at 10820 - 10910 Furman Lane Woodstock, Maryland 21163 which is presently zoned R.C. 2

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a kennel:

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser / Assessor

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Arnold Fleischmann

Type or Print Name

Signature

408 Bosley Avenue 337-7600

Towson, Maryland 21204

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

Legal Owner(s)

Ellwood R. Snyder/Marcellene Snyder

Type or Print Name

Signature

(Type or Print Name)

Signature

10820 Furman Lane 750-2807

Address

Woodstock, Maryland 21163

City State Zip

Name, Address and phone number of legal owner, contact purchaser or representative to be contacted.

Arnold Fleischmann

408 Bosley Avenue 337-7600

Towson, MD 21204

Office Use Only

ESTIMATED LENGTH OF HEARING

Indicate by Marking

the following dates

ALL OTHER

REVIEWED BY: R.T. DATE: 11-9-93

ITEM# 202

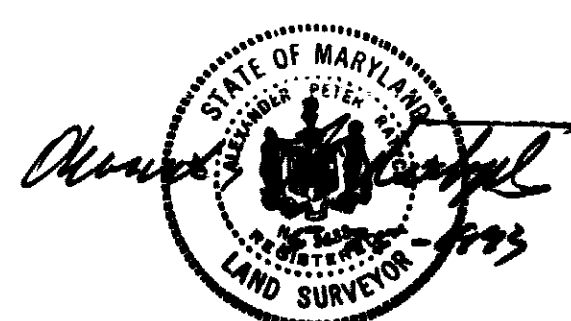
APR
APR ASSOCIATES, INC.
Alexander P. Rayner, Pres. L.S.
Paul A. Rayner, Jr. P.E.
Robert L. Rayner

94-202-X

ZONING DESCRIPTION

BEGINNING FOR THE SAME at a point on the Northerly side of Furman Lane, 60 feet wide, at a distance of 1,430 feet more or less West of the centerline of Herwood Road and being at the beginning of a parcel of land which by deed dated October 5th 1988 and recorded among the Land Records of Baltimore County in Liber 7995, Page 583 was conveyed by Adam L. Furman et al to Ellwood R. Snyder and Marcellene Snyder, his wife, thence running from said point of beginning and binding along the Northerly side of Furman Lane the following two courses and distances: (1) by a curve to the left having a radius of 480.00 feet for an arc length of 347.48 feet and a chord of South 62 degrees 36 minutes 18 seconds West - 339.95 feet, and (2) South 41 degrees 51 minutes 57 seconds West - 6.50 feet, thence leaving Furman Lane and running North 48 degrees 08 minutes 03 seconds West - 696.90 feet, thence North 43 degrees 22 minutes 20 seconds East - 643.02 feet, thence South 48 degrees 07 minutes 29 seconds East - 440.41 feet and thence South 06 degrees 39 minutes 20 seconds East - 480.57 feet to the point of beginning as recorded in deed Liber 7995, Pages 583-591 containing 10.00 acres more or less and also known as 10820 Furman Lane and located in the Second Election District.

furm.spk



7427 Harford Road
Baltimore, Maryland 21234-7100
(410) 444-4312
Fax: (410) 444-1647

ITEM# 202

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: 11/19/93
Posted for: Special Exception
Petitioner: Arnold Fleischmann, Esquire
Location of property: 10820 Furman Lane, 1430' W of Herwood Rd
Location of Sign: Heavy canopy at entrance to post. road
leading to property
Remarks: _____
Posted by: [Signature] Date of return: 11/26/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 25, 1993

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 Nov. 25, 1993

THE JEFFERSONIAN,

A. Harrison
LEGAL AD. - TOWSON

Baltimore County
Zoning Administration &
Development Management
311 West Chesapeake Avenue
Towson, Maryland 21206

receipt

Account: R-001-0180

Number: 202

R.T.

Date: 11-9-93
10820 FURMAN LA
WOODSTOCK, MD 21163

050 - SPX - \$ 300.00

080 - POSTING - \$ 35.00

TOTAL - \$ 335.00

01A0180073N1CWRG
BA 0010150411-09-93
Please Make Checks Payable To Baltimore County

\$335.00

ORDER RECEIVED FOR FILING
Date: 12/22/93
By: [Signature]

ORDER RECEIVED FOR FILING
Date: 12/22/93
By: [Signature]

12/22/93
[Signature]

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

74-202-X

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 202
Petitioner: *Marcelene Snyder & Elwood Snyder*
Location: *10820 Furman Lane, Woodstock MD 21093*
PLEASE FORWARD ADVERTISING BILL TO:
NAME: *Arnold Fleischmann*
ADDRESS: *408 Bosley Ave*
Towson, MD 21204
PHONE NUMBER: *(410) 337-7600*

AJ:ggg (Revised 04/09/93)

TO: PUPPETRY PUBLISHING COMPANY
11/25/93 Issue - Jeffersonian

Please forward billing to:
Arnold Fleischmann, Esq.
408 Bosley Avenue
Towson, Maryland 21204
410-337-7600

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-202-X (Item 202)
10820 Furman Lane
N/S Furman Lane, 1430' +/- W of c/l Herwood Road
2nd Election District - 1st Councilmanic
Petitioner: Elwood R. Snyder and Marcelene Snyder
HEARING: FRIDAY, DECEMBER 10, 1993 at 2:00 p.m. in Rm. 106, County Office Building.

Special Exception for a kennel.

LAWRENCE E. SCHWEDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOVEMBER 19, 1993

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-202-X (Item 202)
10820 Furman Lane
N/S Furman Lane, 1430' +/- W of c/l Herwood Road
2nd Election District - 1st Councilmanic
Petitioner: Elwood R. Snyder and Marcelene Snyder
HEARING: FRIDAY, DECEMBER 10, 1993 at 2:00 p.m. in Rm. 106, County Office Building.

Special Exception for a kennel.

Arnold Jablon
Arnold Jablon
Director

cc: Elwood and Marcelene Snyder
Arnold Fleischmann, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

November 19, 1993

Arnold Fleischmann, Esquire
408 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 94-202-X, Item No. 202
Petitioner: Elwood R. Snyder, et al;
Petition for Special Exception

Dear Mr. Fleischmann:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 November 9, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-22-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 74-202 (RT)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for DAVID N. RAMSEY, ACTING CHIEF
John Conestabile, Chief
Engineering Access Permits
Division

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 29, 1993

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 200, 202, 204, 205, 206, 207, 208, 209, 210, 213, 216 and 217.

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 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Ernest L. Kenna*

PK/JL:lw

ZAC. 202/PZONR/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

December 15, 1993

Arnold Fleischmann, Esquire
408 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 94-202-X, Item No. 202
Petition for Special Exception
10820 Furman Lane

Dear Mr. Fleischmann:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on December 15, 1993 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,
Charlotte Minton
Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

December 15, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #202 - Snyder Property
10820 Furman Lane
Zoning Advisory Committee Meeting of November 22, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

This site must comply with the Forest Conservation Act (Article X).

Groundwater Management

Kennels must be maintained in a sanitary manner with proper storage of foods and wastes so as not to become a source of harborage or food supply to rodents.

If any type of drain system is planned for the floor surface of the kennels, soil percolation tests will be required prior to approval of a construction permit. Information about such testing may be obtained by contacting the Groundwater Management Program at 887-2762.

JLP:MK:TE:sp
SNYDER/DEPRM/TXTSPB

ARNOLD FLEISCHMANN
PROFESSIONAL ASSOCIATION
409 BOSLEY AVENUE
TOWSON, MARYLAND 21204
(410) 337-7880

ARNOLD FLEISCHMANN
KEVIN J. LEONARD

TELEPHONE
(410) 337-7881

December 10, 1993

Timothy Kotroco
Deputy Zoning Commissioner
113 Court House
Towson, Maryland 21204

Re: Case No.: 94-202-X
Petitioners: Ellwood R. Snyder and Marcelle Snyder
Property: 10820 Furman Lane

Dear Mr. Kotroco:

Enclosed, pursuant to the request which you made at this afternoon's hearing in the above referenced case, are copies of the following documents:

1. The Deed from Tracy A. Snyder and Rachelle L. Snyder, his wife, to the Petitioners. The original of this Deed was recorded on October 27, 1993 among the Land Records of Baltimore County in Liber S.M. 10100, Folio 3.
2. The Confirmatory Deed from the Petitioners to themselves, combining their original lot and the lot deeded to them by Tracy and Rachelle Snyder into a single parcel. The original of this Confirmatory Deed was recorded on October 27, 1993 among the Land Records of Baltimore County in Liber S.M. 10100, Folio 9.

Please do not hesitate to contact this office if you should have any questions concerning this matter.

Very truly yours,

Arnold Fleischmann

AF:me
Enclosures (as stated)

cc: Mr. and Mrs. Ellwood R. Snyder

NO CONSIDERATION

NO TITLE EXAMINATION

DEED

THIS DEED is made this first (1st) day of October, 1993, from TRACY A. SNYDER and RACHELLE L. SNYDER, his wife (formerly known as RACHELLE L. HALL), as joint tenants, Grantors, to ELLWOOD R. SNYDER and MARCELLENE SNYDER, his wife, Grantees.

WHEREAS, Tracy A. Snyder is Grantees' son, and his wife, Rachelle L. Snyder, is Grantees' daughter-in-law; and

WHEREAS, the actual consideration for this Deed is NONE.

NOW, THEREFORE, THIS DEED WITNESSETH:

Grantors, in consideration of Five Dollars (\$5.00) and other good and valuable considerations, the receipt, adequacy, and sufficiency of which are hereby acknowledged, grant and convey to the Grantees, as tenants by the entirety, their assigns, the survivor of them, and the survivor's personal representatives, heirs, and assigns, in fee simple, all that lot of ground located in Baltimore County, Maryland, and more particularly described as follows:

SEE Exhibit A, attached hereto, for description of Lot 1, Furman Property, containing 4.9721 acres of land, more or less; and as shown on plat attached as Exhibit B, "Subdivision of Property of Adam L. Furman, Alice L. Furman and Jean S. Furman, Herwood Road, Second Election District, Baltimore County, MD."

BEING the same lot of ground which by Deed dated October 3, 1988, and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 7995, folio 587, was granted and conveyed by Adam L. Furman, Alice L. Furman and Jean S. Furman to Tracy A. Snyder and Rachelle L. Hall, as joint tenants. The said Tracy A. Snyder and Rachelle L. Hall have since married, and the said Rachelle L. Hall is now known as Rachelle L. Snyder.

TOGETHER with the improvements thereupon and the rights, alleys, ways, waters, easements, privileges, appurtenances, and advantages belonging or appertaining thereto.

TO HAVE AND TO HOLD the property hereby conveyed to the Grantees, as tenants by the entirety, their assigns, the survivor of them, and the survivor's personal representatives, heirs, and assigns, in fee simple, forever.

The Grantors covenant (a) that the Grantors are seized of the title to the property hereby conveyed; (b) that the Grantors have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; (c) that the Grantors will warrant specially the property hereby conveyed; and (d) that the Grantors will execute such further assurances thereof as may be requisite.

WITNESS the hands and seals of the Grantors.

WITNESS:

GRANTORS:

Tracy A. Snyder

Tracy A. Snyder (SEAL)

Rachelle L. Snyder

Rachelle L. Snyder (SEAL)
RACHELLE L. SNYDER (formerly known as RACHELLE L. HALL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, SS:

I HEREBY CERTIFY that on this 1st day of October, 1993, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared TRACY A. SNYDER, known to me or satisfactorily proven to be one of the persons whose names are subscribed to the foregoing Deed, and acknowledged that he executed the same as his own act and deed.

AS WITNESS my hand and Notarial Seal.

Kevin J. Leonard
Notary Public

My commission expires: 8/1/97

STATE OF MARYLAND, COUNTY OF BALTIMORE, SS:

I HEREBY CERTIFY that on this 1st day of October, 1993, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared RACHELLE L. SNYDER, known to me or

- 2 -

satisfactorily proven to be one of the persons whose names are subscribed to the foregoing Deed, and acknowledged that she executed the same as her own act and deed.

AS WITNESS my hand and Notarial Seal.

Kevin J. Leonard
Notary Public

My commission expires: 8/1/97

I HEREBY CERTIFY that this instrument has been prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

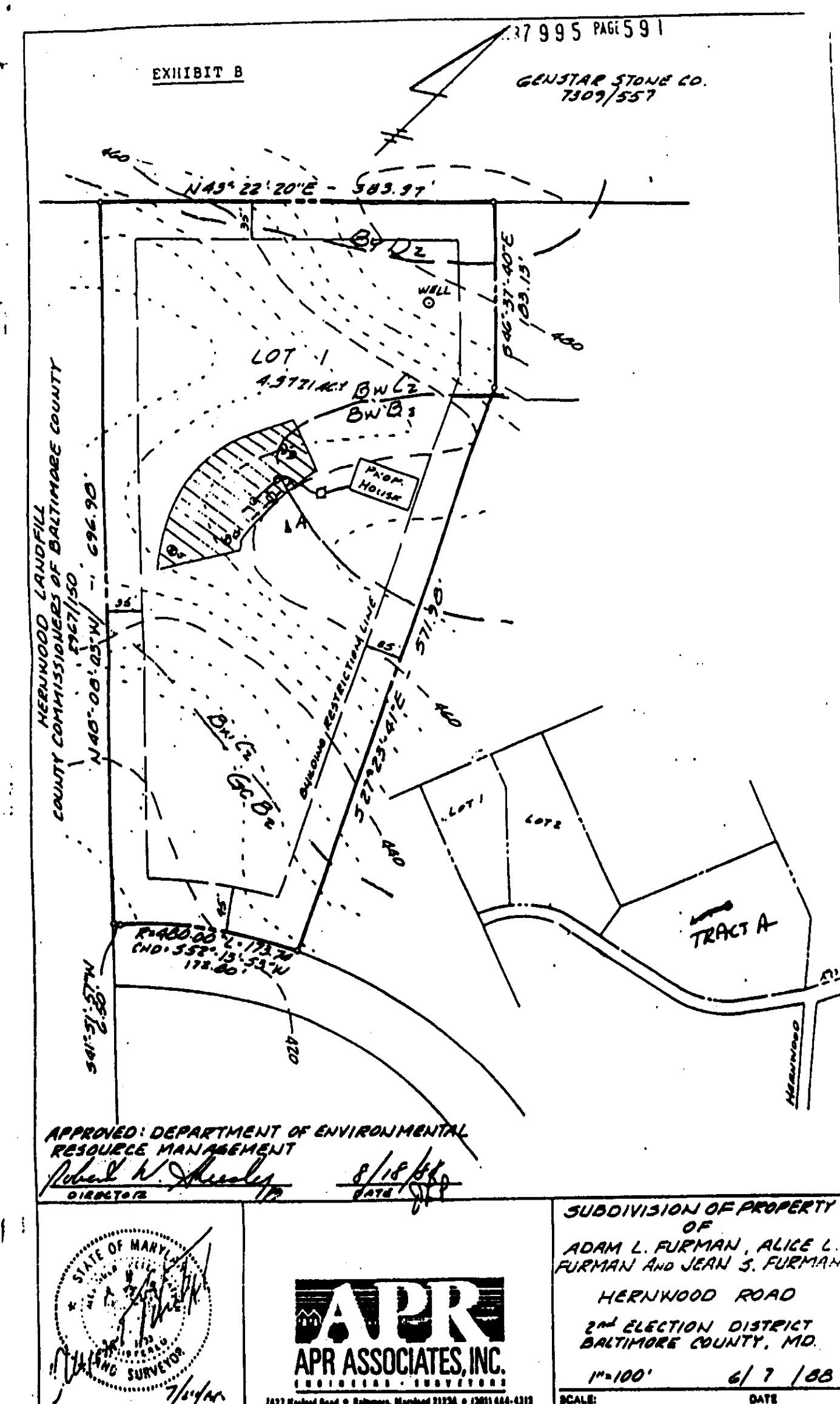
Kevin J. Leonard
Notary Public

After recording, please mail to: Arnold Fleischmann, P.A.
409 Bosley Avenue
Towson, Maryland 21204

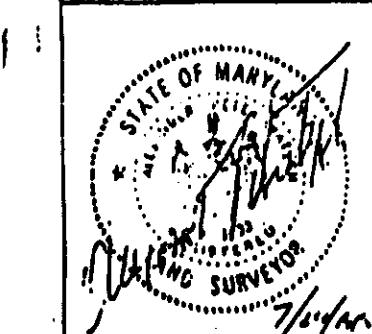
- 3 -

DESCRIPTION OF PROPERTY
TO BE CONVEYED BY ADAM L. FURMAN, ET AL.
HERWOOD ROAD
SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

LOT 1
BEGINNING FOR THE SAME at a point on the Northerly side of a 60 foot wide right-of-way leading from Herwood Road to the Baltimore County Sanitary Fill Area and known as Furnace Lane; said point being situate at the beginning of the last line of land which by Deed dated August 13, 1965 and recorded among the Land Records of Baltimore County in Liber 4506, page 144 was conveyed by Frederick Scott to Adam L. Furman and wife; thence leaving said Furman Lane and binding along said last line, as now surveyed, North 48 degrees 08 minutes 03 seconds West 696.98 feet to a concrete monument at the beginning of the first line of said Deed; thence binding along a part of said first North 43 degrees 22 minutes 20 seconds East 383.97 feet to an iron pipe now set; thence leaving the outlines and running for new lines of division the following two courses and distances: 1) South 46 degrees 37 minutes 40 seconds East 183.13 feet and, 2) South 27 degrees 23 minutes 41 seconds East 571.98 feet to intersect the Northerly side of Furman Lane; thence binding thereon by a curve to the left having a radius of 480.00 feet for an arc length of 173.74 feet and a chord of South 52 degrees 13 minutes 55 seconds West 172.80 feet and South 41 degrees 51 minutes 57 seconds West 6.50 feet to the point of beginning; containing 4.9721 acres more or less.



APPROVED: DEPARTMENT OF ENVIRONMENTAL
RESOURCE MANAGEMENT
8/18/93
8/18/93



APR
APR ASSOCIATES, INC.
1911 Rutland Road • Towson, Maryland 21204 • (410) 337-7880

SUBDIVISION OF PROPERTY
OF
ADAM L. FURMAN, ALICE L. FURMAN AND JEAN S. FURMAN
HERWOOD ROAD
2ND ELECTION DISTRICT
BALTIMORE COUNTY, MD.
1"=100' 6/7/93
DATE

NO CONSIDERATION

NO TITLE EXAMINATION

CONFIRMATORY DEED

THIS CONFIRMATORY DEED is made this sixth (6th) day of October, 1993, from ELLWOOD R. SNYDER and MARCELLENE SNYDER, his wife, Grantors, to ELLWOOD R. SNYDER and MARCELLENE SNYDER, his wife, Grantees.

WHEREAS, the Grantors and the Grantees are the same persons; and

WHEREAS, the purpose of this Confirmatory Deed is to cure an allegedly illegal property subdivision by combining two adjacent parcels of land into a single parcel of record; and

WHEREAS, the actual consideration for this Deed is NONE.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH:

Grantors, in consideration of Five Dollars (\$5.00) and other good and valuable considerations, the receipt, adequacy, and sufficiency of which are hereby acknowledged, grant and convey to the Grantees, as tenants by the entirety, their assigns, the survivor of them, and the survivor's personal representatives, heirs, and assigns, in fee simple, all that lot of ground located in Baltimore County, Maryland, and more particularly described as follows:

SEE THE ATTACHED EXHIBIT A

FOR TITLE, SEE THE FOLLOWING DOCUMENTS:

1. Deed dated October 3, 1988, and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 7995, folio 581, from Adam L. Furman, Alice L. Furman and Jean S. Furman to Ellwood R. Snyder and Marcelleene Snyder, his wife.
2. Deed dated October 1, 1993, and recorded (or intended to be recorded) immediately prior hereto among the Land Records of Baltimore County, Maryland, from Tracy A. Snyder and Rachelle L. Snyder, his wife, to Ellwood R. Snyder and Marcelleene Snyder, his wife.

TOGETHER with the improvements thereupon and the rights, alleys, ways, waters, easements, privileges, appurtenances, and advantages belonging or appertaining thereto.

TO HAVE AND TO HOLD the property hereby conveyed to the Grantees, as tenants by the entirety, their assigns, the survivor of them, and the survivor's personal representatives, heirs, and assigns, in fee simple, forever.

The Grantors covenant (a) that the Grantors are seized of the title to the property hereby conveyed; (b) that the Grantors have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; (c) that the Grantors will warrant specially the property hereby conveyed; and (d) that the Grantors will execute such further assurances thereof as may be requisite.

WITNESS the hands and seals of the Grantors.

WITNESS:

GRANTORS:

Ellwood R. Snyder

Ellwood R. Snyder (SEAL)

Marcelleene Snyder

Marcelleene Snyder (SEAL)
MARCELLENE SNYDER

STATE OF MARYLAND, COUNTY OF BALTIMORE, SS:

I HEREBY CERTIFY that on this 6th day of October, 1993, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared ELLWOOD R. SNYDER, known to me or satisfactorily proven to be one of the persons whose names are subscribed to the foregoing Confirmatory Deed, and acknowledged that he executed the same as his own act and deed.

AS WITNESS my hand and Notarial Seal.

Kevin J. Leonard
Notary Public

My commission expires: 9/1/96

STATE OF MARYLAND, COUNTY OF BALTIMORE, SS:

I HEREBY CERTIFY that on this 6th day of October, 1993, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared MARCELLENE SNYDER, known to me or

- 2 -

satisfactorily proven to be one of the persons whose names are subscribed to the foregoing Confirmatory Deed, and acknowledged that she executed the same as her own act and deed.

AS WITNESS my hand and Notarial Seal.

Kevin J. Leonard
Notary Public

My commission expires: 9/1/96

I HEREBY CERTIFY that this instrument has been prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

Arnold Fleischmann
Kevin J. Leonard

After recording, please mail to: Arnold Fleischmann, P.A.
408 Bosley Avenue
Towson, Maryland 21204

EXHIBIT A

APR
APR ASSOCIATES, INC.
REGISTERED PROFESSIONAL SURVEYOR

Assessor: Paul J. Hays, P.E., L.S.
Paul J. Hays, P.E., L.S.
Paul J. Hays, P.E., L.S.

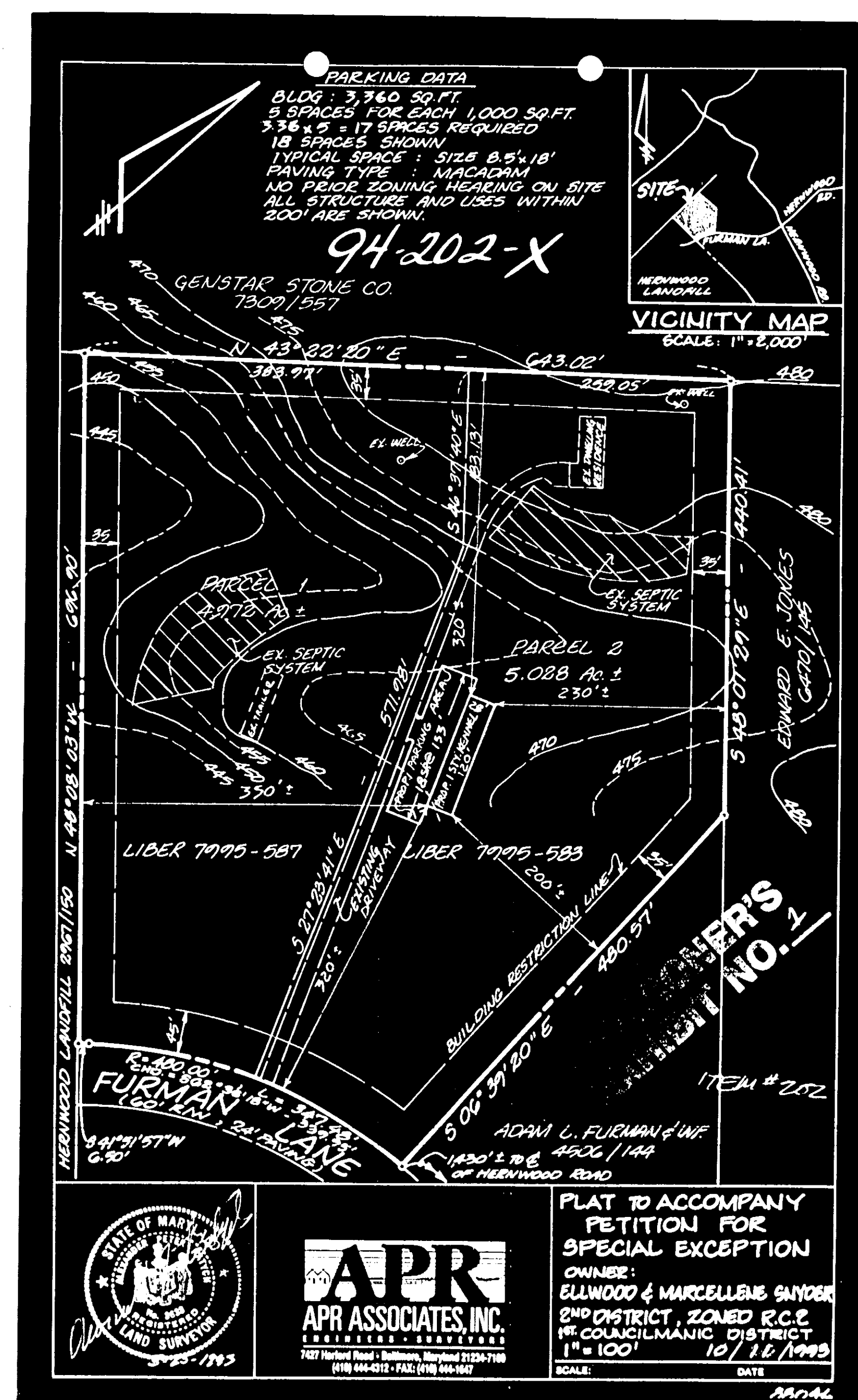
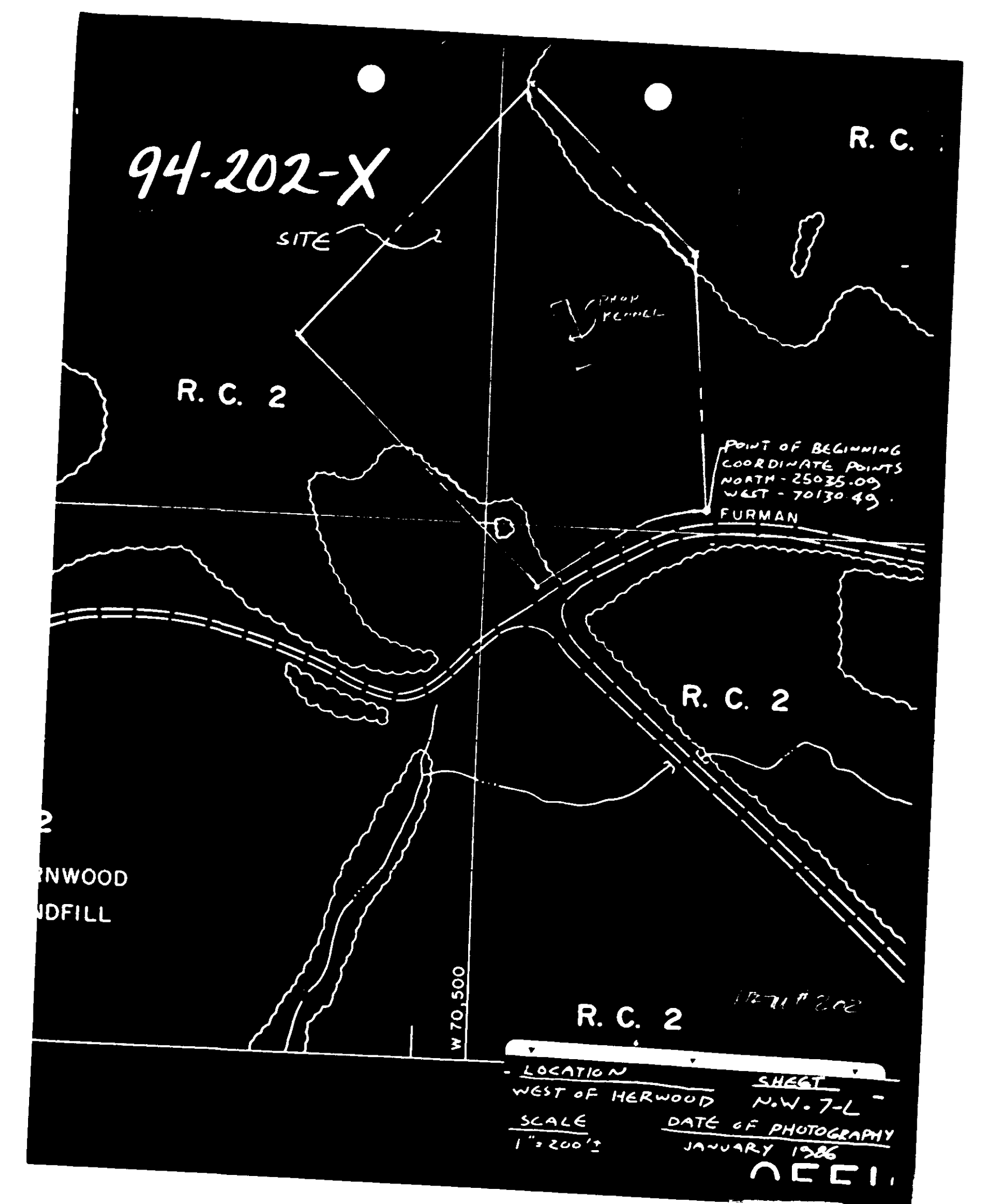
ZONING DESCRIPTION

BEGINNING FOR THE SAME at a point on the Northerly side of Furman Lane, 60 feet wide, at a distance of 1,430 feet more or less West of the centerline of Herwood Road and being at the beginning of a parcel of land which by deed dated October 5th 1988 and recorded among the Land Records of Baltimore County in Liber 7995, Page 583 was conveyed by Adam L. Furman et al to Ellwood R. Snyder and Marcellene Snyder, his wife; thence running from said point of beginning and binding along the Northerly side of Furman Lane the following two courses and distances: (1) by a curve to the left having a radius of 480.00 feet for an arc length of 347.48 feet and a chord of South 62 degrees 36 minutes 19 seconds West - 339.95 feet, and (2) South 41 degrees 51 minutes 57 seconds West - 6.50 feet, thence leaving Furman Lane and running North 48 degrees 08 minutes 03 seconds West - 696.90 feet, thence North 43 degrees 22 minutes 20 seconds East - 643.02 feet, thence South 48 degrees 07 minutes 29 seconds East - 440.41 feet and thence South 06 degrees 39 minutes 20 seconds East - 480.57 feet to the point of beginning as recorded in deed Liber 7995, Pages 583-591 containing 10.00 acres more or less and also known as 10820 Furman Lane and located in the Second Election District.

Furm.spx



7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-6112
Fax: (410) 444-1047



COORDINATES					
NO.	NORTH	WEST	NO.	NORTH	WEST
1	25,617.10	70,592.02	4	25,034.09	70,130.47
2	25,805.40	70,514.12	5	24,963.50	70,295.72
3	25,511.42	70,186.19	6	25,491.34	70,550.90

CURVE DATA							
FROM	TO	RADIUS	LENGTH	Δ	TANGENT	CHORD BEARING	DISTANCE
4	5	400.00	173.74	20° 44' 20"	67.83'	S 72° 58' 30" W	112.80



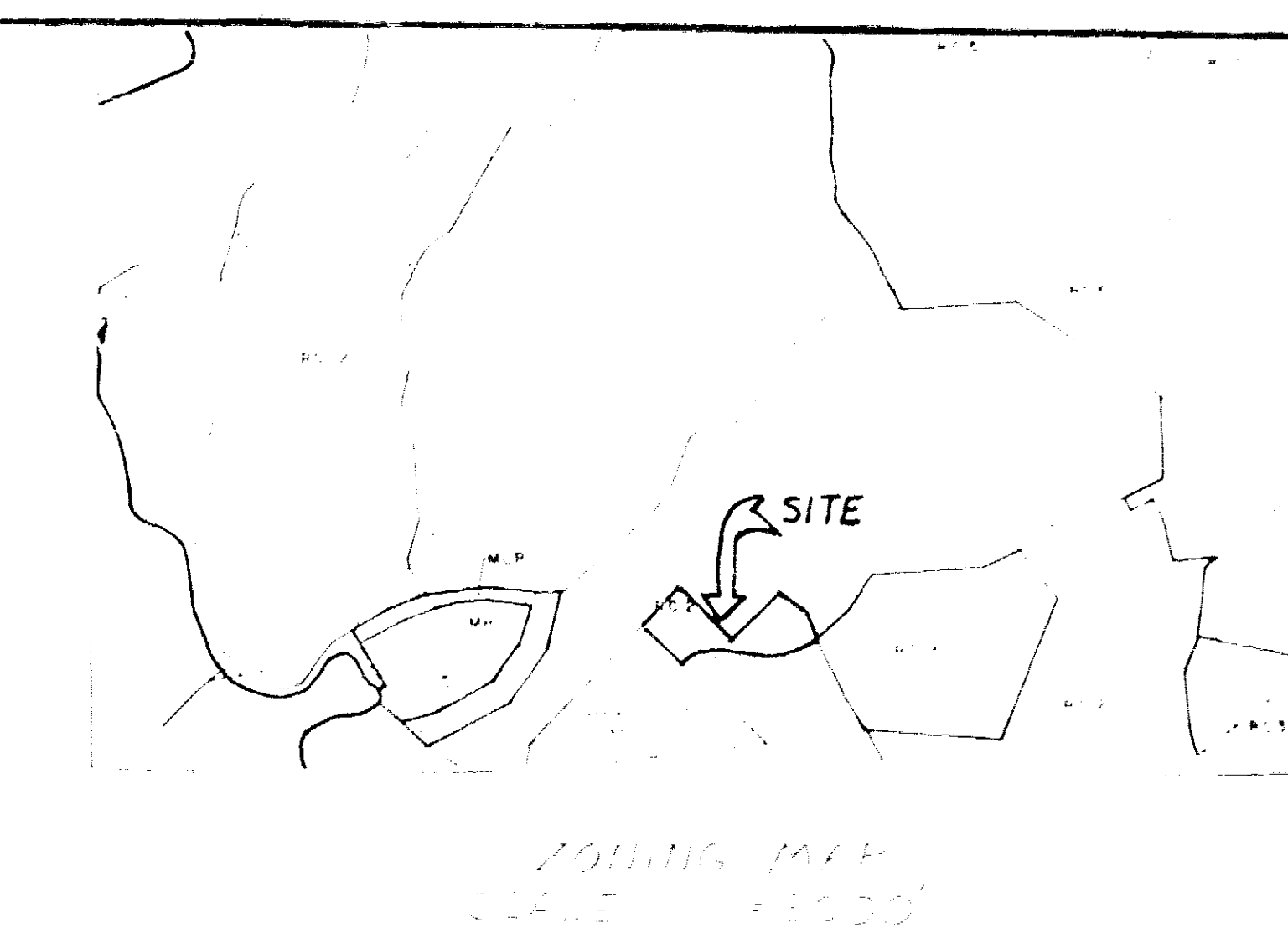
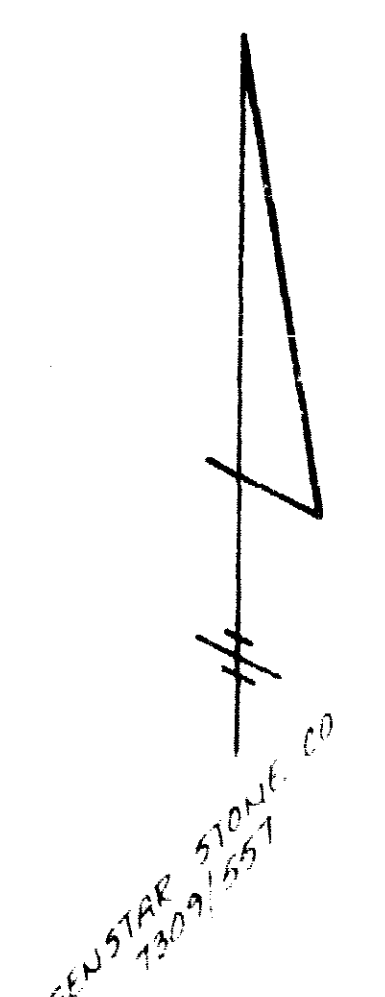
- NOTES:
1. AREA OF PLAT 5.028 AC.
 2. EXISTING ZONING RC2
 3. NUMBER OF LOTS 2
 4. DEED REFERENCE T995/583
PROPERTY TAX ACCOUNT NO. 2100007546

- 1) THE FORMAL IRREVOCABLE OFFER OF DEDICATION HAVE BEEN MADE
- 2) RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- 3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-60 BALTIMORE COUNTY CODE.
- 4) THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- 5) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- 6) ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
- 7) STREETS AND/OR ROADS SHOWN HEREON AND MENTIONED THEREOF IN DEED ARE FOR PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

SUBDIVISION OF PROPERTY
OF
ELLWOOD R. SNYDER
2nd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' AUG. 8, 1990

OWNER AND DEVELOPER
ELLWOOD R. SNYDER
8370 OLD MONTGOMERY RD.
COLUMBIA, MD. 21046

APPROVED: DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS _____ DATE _____	COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON TRANSVERSE STATIONS HUB NO. 13320 N 25 148.23 W 62 775.46 HUB NO. 13321 N 25 417.32 W 62 163.68	OWNER'S CERTIFICATE THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS. OWNER _____ DATE _____
APPROVED: DIRECTOR OF THE OFFICE OF PLANNING AND ZONING _____ DATE _____	HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS SHALL CONVEY SAID AREAS, BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.	SURVEYOR'S CERTIFICATE THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS. _____ REG. LAND SURVEYOR NO. 36233 DATE 8-9-90
APPROVED: DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT _____ DATE _____	APR ASSOCIATES, INC. ENGINEERS - SURVEYORS 7427 HARFORD ROAD BALTIMORE, MARYLAND 21234 PHONE 444-4312	



HERNWOOD LANDFILL
COUNTY COMMISSIONERS OF
BALTIMORE COUNTY
2967/150

RONALD D. ENDZEL
7665/342

	RECEIVED - JUNE 15, 1968	SUBDIVISION OF PROPERTY OF ADAM L. FURMAN, ALICE L. FURMAN AND JEAN S. FURMAN HERNWOOD ROAD 2 ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE: 1" = 100' APRIL 20, 1968
	 APR ASSOCIATES, INC. 201 North Point • Baltimore, Maryland 21201 • (410) 644-4242	