

IN RE: HEARING ON UNDERSIZED LOT
(5945 Prince George Street)
1st Election District
1st Councilmanic District

Stephanie Matarazzo, Owner;
R. Craig Rogers, Applicant

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner on a request for public hearing to determine the appropriateness of a building permit application filed by the owner of the subject property, Stephanie Matarazzo. The request was filed by the adjoining property owner, Jeffrey Hinegardner, pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.). Specifically, a hearing has been requested to determine the appropriateness of the application filed by the Owner/Applicant to develop the subject property with a single family dwelling. The subject property and proposed improvements are more particularly described on the the site plan and front elevation drawings submitted with the application and marked into evidence as Petitioner's Exhibits 1 and 2, respectively.

The hearing on this matter was held on July 10, 1996 at 11:00 AM in Room 118 of the Old Courthouse. Appearing at the hearing on behalf of the Owner/Applicant were Joseph Matarazzo and R. Craig Rogers, the Contract Purchaser. Appearing in opposition to the application were several residents from the surrounding community, including Mr. Hinegardner, all of whom signed the Protestant's Sign In Sheet.

As noted above, this matter comes before me, pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) which regulates development of undersized lots. Unlike the vast majority of cases which

ORDER RECEIVED FOR FILING

Date

By

8/2/96
HBo

are heard by the Zoning Commissioner's Office, the matter is not before this Deputy Zoning Commissioner as a Petition for Special Hearing, Special Exception or Variance. Thus, none of the requirements and standards which regulate those zoning Petitions as found within the B.C.Z.R. are applicable. Pursuant to Section 304.4 of the B.C.Z.R., I am only required to make a determination as to whether a proposed dwelling on the subject undersized lot is appropriate.

Testimony and evidence offered revealed that the subject property consists of 5,000 sq.ft., or, 0.1148 acres, more or less, zoned D.R. 5.5. The property, which is 40 feet wide by 125 feet deep, has a street address of 5945 Prince George Street and is located in the vicinity of Ingleside Avenue in the subdivision known as Catonsville Manor. The owner of the property, Stephanie Matarazzo, has contracted to sell the property to R. Craig Rogers, who wishes to develop the property with a single family dwelling, 20 feet in width by 44 feet in length. Testimony revealed that all setback requirements will be maintained by the proposed development. Further testimony revealed that plans for the proposed dwelling were submitted to the Office of Planning and Community Conservation for review and that approval was granted by that Office, through Mr. Irvin McDaniel. Apparently, the proposed dwelling is in character and keeping with the other houses in the Catonsville Manor community.

Further testimony revealed that Ms. Matarazzo has owned the subject lot for the past 40 years. In addition to this lot, she owned property immediately east of the subject site, which is now owned by Jeffrey Hinegardner, the Protestant in this matter who requested the public hearing.

Mr. Hinegardner and other neighbors in this community, appeared at the hearing in opposition to the permit application. These neighbors believe that the size of the proposed dwelling is not desirable in this community and asserted that a 20' x 44' home is similar in shape to a mobile home. These neighbors object to any home being built on this property and would prefer that the property remain vacant. Further testimony indicated that Mr. Hinegardner has offered to purchase the subject property from Ms. Matarazzo, but at a much lower purchase price than Ms. Matarazzo could sell the property, could it be sold as a building lot.

The standard of review that applies to a hearing for an undersized lot is dictated by Section 304.4 of the B.C.Z.R. That Section specifically states that the Zoning Commissioner shall make a determination as to whether the dwelling proposed for this lot is appropriate, given the character and nature of the surrounding community. In making this determination, this Office looks upon the recommendation of the Office of Planning and Community Conservation, which has the responsibility to review the house plans for the proposed dwelling and make a determination as to whether that house is compatible with other homes in the surrounding community. Mr. Irvin McDaniel has recommended approval of the proposed dwelling, and believes that the proposed dwelling meets with the character and keeping with the surrounding community. Petitioner's Exhibit 4, a small diagram of Catonsville Manor, indicates that there are other similar type homes located on Prince George Street, St. Mary Street, and Kent Avenue. Many of the lots in this development are 40 feet wide with houses built thereon which are 20 feet in width. Therefore, in my opinion, the proposed dwelling is similar to other houses in this community

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Date

By

and the issuance of a building permit on this particular lot is appropriate and should be approved.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of August, 1996 that the building permit application for the proposed development of the subject undersized lot, known as 5945 Prince George Street, with a single family dwelling, meets the requirements of Section 304.4 of the B.C.Z.R., and as such, should be APPROVED, subject to the following restrictions:

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.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

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Date 8/2/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 5, 1996

(410) 887-4386

Ms. Stephanie Matarazzo
715 Maiden Choice Lane
Baltimore, Maryland 21228

RE: HEARING ON UNDERSIZED LOT
(5945 Prince George Street)
1st Election District - 1st Councilmanic District
Stephanie Matarazzo - Owner/Applicant

Dear Ms. Matarazzo:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The building permit application has been approved 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 Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. R. Craig Rogers
4 Joppawood Court, T-2, Baltimore, Md. 21236

Mr. Jeffrey Hinegardner
5943 Prince George Street, Baltimore, Md. 21207

Mr. & Mrs. Raymond A. Pfeifer
5944 Prince George Street, Baltimore, Md. 21207

Mr. John Arthur, 5947 Prince George Street, Baltimore, Md. 21207

People's Counsel; Case File





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

JUNE 19, 1996

**NOTICE OF REQUEST FOR
HEARING AND HEARING DATE
FOR UNDERSIZED LOT PERMIT**

Please note that a formal request for a public hearing to be held before the Zoning Commissioner has been filed with this office. Pursuant to Baltimore County Zoning Regulations, such hearing has been scheduled and will take place as follows:

HEARING ON UNDERSIZED LOT
Permit Number: n/a
5945 Prince George Street
1st Election District - 1st Councilmanic
Legal Owners: Stephanie Matarazzo
Applicant: R. Craig Rodgers

Hearing to determine whether the Zoning Commissioner should approve the proposed improvements on an undersized lot.

HEARING: WEDNESDAY, JULY 10, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: R. Craig Rodgers
Stephanie Matarazzo
Jeffrey Lynn Hinegardner



REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: undersized lot
Petitioner(s): R. Craig Rodzo
Location: 5945 PRINCE GEORGE ST
***** BALT. 21207

I/WE, JEFFREY LYNN HINEGARDNER
(Name(s)) (TYPE OR PRINT)

() Legal Owners () Residents, of

5943 PRINCE GEORGE ST
Address

BALT., MD. 21207 410 719 9694
City/State/Zip Code Phone
W: 410 747 0459

which is located approximately 7 feet from the
property which is the subject of the above petition, do hereby formally
request that a public hearing be set in this matter.

[Signature] 6/17/96
Signature Date

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

No. 022838

DATE 6/17/96 ACCOUNT 01-615

AMOUNT \$ 40.05

RECEIVED FROM: Hinegardner, Jeffrey

FOR: Undersized Lot Protest

02A9180272/110480

BA 00021138006-17-96

\$40.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ R. CRAIG RODGERS 4 JOPPAWOOD CT. T-2 21236 529-7033
Print Name of Applicant Address Telephone Number

☐ Lot Address 5945 PRINCE GEORGE ST. Election District 1 Council District 1 Square Feet 5000

Lot Location NE S W / side / corner of PRINCE GEORGE ST. 125 feet from NE S W corner of KENT AVENUE
(street) (street)

Land Owner STEPHANIE MATARAZZO Tax Account Number 0113204430

Address 715 MAIDEN CHOICE LANE Telephone Number 536-4266
BALTIMORE, MD. 21228

CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>/</u>	
2. Permit Application	<u>—</u>	
3. Site Plan		
Property (3 copies)	<u>/</u>	
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<u>/</u>	
4. Building Elevation Drawings	<u>/</u>	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>/</u>	
Surrounding Neighborhood	<u>/</u>	

Residential Processing Fee Paid
Codes 030 & 080 (\$25)

Accepted by ZADM

Date

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by:

for the Director,

Office of Planning & Community Conservation

Date:

6/12/96

SCHEDULE DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

86434

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE June 10 D (15 Days Before C)

DATE POSTED Jan 8, 1996

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) June 25 C (B-3 Work Days)

TENTATIVE DECISION DATE July 7 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 1st

Location of property: 5945 Crinco Road

Posted by: [Signature]
Signature

Date of Posting: 6/8/96

Number of Signs: 1

ZONING DESCRIPTION FOR 5945 PRINCE GEORGE STREET

Beginning at a point on the Southwest side of PRINCE GEORGE STREET which is 40 feet wide at the distance of 145 feet Southeast of the centerline of the nearest improved intersecting street, Kent Avenue which is 40 feet wide.

Being Lots 13 and 14, Block 2, Plat # 1 in the subdivision of Catonsville Manor as recorded in Baltimore County Plat Book # 6, Folio # 109, containing 5000 Square Feet. Also Known as 5945 PRINCE GEORGE STREET and located in the First Election District, First Councilmanic District.

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

No. 019966

DATE 5-28-96 ACCOUNT ROD 6150

AMOUNT \$ 85⁰⁰

RECEIVED FROM: R CRAIG Reddick

UNDERSEED LOT APP 50⁰⁰
1 SIGN 35⁰⁰
TOTAL 85⁰⁰

02A91ND308K1CHRC
PA 0010-00AND5-28-96

\$85.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

5A

PROTESTANTS

EXHIBIT NO. 1

WE, THE UNDERSIGNED PETITION AGAINST A

BUILDING PERMIT FOR THE UNDERSIZED LOT KNOWN AS

5945 PRINCE GEORGE ST. BALTIMORE, MD. 21207

NAME	ADDRESS	PHONE
Jeff Hingjahn	5943 Prince George St. 21207	719 9694
Donald & Alicia Smith	5946 St Marys St 21207	747-67B
Paul Bruff Sr.	5940 St Marys St 21207	-744-9000
Ann Klein Byrd	5940 St. Mary's St 21207	744-9008
Adrienne Rogers	5950 St. Marys St 21207	747-1330
David Rogers	5950 St. Marys St 21207	747-1330
John Lawler	5952 St. Mary's St 21207	744-3619
William Lawler	5952 St. Mary's St 21207	744-3619
Anthony C. Williams	5949 St. Marys 21207	788-5452
John Arthur	5947 Prince George 21207	747-2857
Linda Ciarpello	5947 Prince George St 21207	747-2857
Andrew Ciarpello	5947 Prince George St 21207	747-2857
Roland Richardson	5940 Prince George St 21207	747-6900
JETTY & Ray Pfeifer	5944 PRINCE GEORGE St 21207	744-5160

NAME	ADDRESS	PHONE
Carlett D Coke	1215 KENT AVENUE Baltimore 21207	455-0992 Work# 368-3210
ERTHA Stalking-Smith	6004 PRINCE GEORGE ST BALTO. MD. 21207	455-0903
Ella Hammon	6005 Prince George St	488-3553
Ed Bonten	5942 Prince George St	747-4432
Paul S Rhur	5933 Prince George St	744-4171
MINU BASU	5938 Prince George St	744-1622
June Walsh	5936 Prince George St	788-1921
James Bright	5931 Prince George St	719-8904
Walter & Deborah Benkel	5929 PRINCE GEORGE ST	747-8081
Michelle Anderson	5925 Prince George St	747-3752

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

JEFF HINEGARDEN

5943 PRINCE GEORGE ST

RAYMOND A. PFEIFER

5944 PRINCE GEORGE ST

John Arthur

5947 PRINCE GEORGE ST

Mrs. Linda Carpello

5947 Prince George St

Mrs Elizabeth Pfeifer

5944 Prince George St



This Deed, Made this 31st day of July

in the year one thousand nine hundred and Seventy-nine , by and between

KENNETH G. STEDDING and PATRICIA E. STEDDING, his wife,

of Baltimore County

in the State of Maryland, of the first part, and

KENNETH G. STEDDING

of the second part.

Witnesseth, That in consideration of the sum of Three Thousand (\$3,000.00) Dollars, receipt of which is hereby acknowledged,

the said KENNETH G. STEDDING and PATRICIA E. STEDDING, his wife,

do grant and convey unto the said KENNETH G. STEDDING, his

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

Beginning for the first and being known and designated as Lots 9, 10, 11 and 12, Block 2 as shown on Plat 1 of Catonsville Manor, which Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. 6, folio 109.

BEING the same lots of ground which by deed dated August 29, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3408, folio 624, was granted and conveyed by William Bernhard, Widower, unto Salvatore S. Lamagro and Verna E. Lamagro, his wife. The said Salvatore S. Lamagro died on or about the 19th day of July, 1960.

BEGINNING for the second and being known and designated as Lots 7 and 8 in Block 2, Plat No. 1 of Catonsville Manor, which Plat is recorded among the Plat Records of Baltimore County in Plat Book WPC 6, folio 109.

BEING the same lots of ground which by deed dated March 5, 1963 and recorded among the Land Records of Baltimore County in Liber 4115, Page 061, were granted and conveyed by Verna E. Lamagro, Widow, unto Kenneth G. Stedding and Patricia E. Stedding, his wife.

0066**** 26945002 67-42 907
0051**** 26941012 67-42 907
0051**** 26942002 67-42 907
0073**** 26942002 67-42 907

TRANSFER TAX NOT REQUIRED
RANDOLPH B. ROSENCRANTZ
DIRECTOR OF FINANCE
BALTIMORE COUNTY, MARYLAND

Per. *[Signature]*

AUTHORIZED SIGNATURE *[Signature]*

0053**** 26945002 67-42 907
0053**** 26945002 67-42 907

DEED

This Deed, made this day, June 17, 1994, by and between Lee R. Garrison, party of the first part, and Jeffrey L. Hinegardner, party of the second part:

Witnesseth, that in consideration of Eighty Two Thousand Five Hundred Dollars (\$82,500.00) the said party of the first part does grant and convey unto Jeffrey L. Hinegardner, party of the second part, such party of the second part's heirs and assigns, in fee simple forever as Sole Owner all piece or parcel of land, including improvements thereon if any, situate, lying and being in Baltimore County, State of Maryland, commonly referred to as 5943 Prince George Street, Baltimore, Maryland 21207, described as follows to wit:

BEING KNOWN AND DESIGNATED as Lots numbered 15, 16, 17, 18, 19 and 20, Block 2, as shown on a Plat entitled Catonsville Manor and recorded among the Land Records of Baltimore County in Plat Book 6, folio 109. (Each fronting on Prince George Street 25 feet and having a depth of 125 feet).
The improvements thereon being known as No. 5943 Prince George Street.
(Reference to Block 2, mistakenly omitted on previous Title Deed)

BEING the same property which by Deed dated June 16, 1989 and recorded among the Land Records of Baltimore County in Liber 8341, folio 081 was granted and conveyed by Rose Marie Hurd, Personal Representative of the Estate of Robert M. Baker unto Lee R. Garrison.

And the said party of the first part covenants that such party of the first part will warrant specially the property hereby conveyed; and said party of the first part will execute such further assurances of said land as may be requisite.

Witness, my hand and seal

TEST:

Lee R. Garrison [SEAL]
Lee R. Garrison

[SEAL]

State of Maryland
Baltimore County

ss:

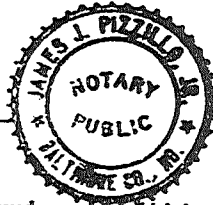
On this day, June 17, 1994, before me, the undersigned Notary Public, personally appeared Lee R. Garrison, known to me (or satisfactorily proven) to be the person(s) whose name(s) subscribed to the within instrument and acknowledged that such person executed the same for the purposes therein contained.

In Witnesseth Whereof, I hereunto set my hand and official seal.

My Commission Expires:

5-1-98

Notary Public



I, Jeffrey L. Hinegardner, hereby certify under penalties of perjury that the residentially improved property which is located at 5943 Prince George Street, Baltimore, Maryland 21207 is my owner occupied residence.

Jeffrey L. Hinegardner 6/17/94
Jeffrey L. Hinegardner

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Freddie D. Leffler, Esquire

Mail to

Vantage Title Group, Inc., 10320 Little Patuxent Pkwy, Ste 600, Columbia, Maryland 21044
Our File Number: 94-7739

UNIFORM TRANSFER TAX
NOT APPLICABLE

SIGNATURE VE DATE 6-23-94

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

VE 6-23-94



10925
ARS, 740-4000

THIS DEED

ited Title, Inc.
79 Jumpers Hole Road
Severna Park, MD 21146

Made this 16th day of June 19 89 by and between

✓ Rose Marie Hurd, Personal Representative of the Estate of Robert M. Baker

party(ies) of the first part, and

✓ Lee R. Garrison

party(ies) of the second part:

Witnesseth, that in consideration of the sum of \$ 79,000.00 receipt of which is hereby acknowledged, and which the party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as Sole Owner, his heirs, personal representatives and assigns, all that property situate in Baltimore County, State of Maryland, described as:

BEING known and designated as set forth on Exhibit A attached hereto and made a part hereof.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

JR 12-4-89

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

By

Date

which has the address of 5943 Prince George Street
Catonsville, MD 21207

Subject to covenants, easements and restrictions of record.

To Have and to Hold said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behoof forever of said parties of the second part in fee simple.

Being the same property described in Liber 7931 folio 807, among the said Land Records.

And said party(ies) of the first part do hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as may be requisite.

Witness my (our) hand(s) and seal(s) on the day and year first hereinbefore written.

Signed, sealed and delivered in presence of:

Rose Marie Hurd (SEAL)
Rose Marie Hurd, P R of the Estate
of Robert M. Baker

(SEAL)

(SEAL)

STATE OF MARYLAND

:

: ss

COUNTY OF Anne Arundel

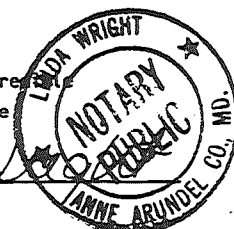
:

I, the undersigned, a Notary Public (or other officer authorized) in and for the jurisdiction aforesaid, do hereby certify that on this 16th day of June, 19 89 personally appeared before me in said jurisdiction Rose Marie Hurd, P R of the Estate of Robert M. Baker

party(ies) to the hereto annexed instrument bearing date on the 16th day of June, 19 89, who is/are personally well-known to me as (or after being proved by the oath of credible witnesses to be) the person(s) who executed the said instrument, acknowledged the same to be his/her/their act and deed for the purposes therein contained.

My commission expires: July 1, 1990

Notary Public



103****126400^a 048A

395-
395-
1350

7931 PAL 07

This Deed, MADE THIS 21ST day of JULY

in the year one thousand nine hundred and eighty eight by and between
STEPHANIE M. MATARAZZO

of THE STATE OF MARYLAND, party of the first part, and
ROBERT M. BAKER, party

of the second part.

WITNESSETH, That in consideration of the sum of EIGHTY THOUSAND & 00/100
(\$80,000.00)

the said party of the first part

C RC/F 14.00
C T TX 275.00
C DOCS 400.00
DEED 0
SM CLERK 689.00
#68932 0001 R02 T12:0
09/02/88

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

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

that lot of ground situate in BALTIMORE COUNTY

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED AS LOTS NUMBERED 15, 16, 17, 18, 19 AND 20 (EACH FRONTING ON PRINCE GEORGE STREET 25 FEET AND HAVING A DEPTH OF 125 FEET). THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 5943 PRINCE GEORGE STREET (ALSO KNOWN AS NO. 5943 PRINCE GEORGE ROAD).

BEING SOME OF THE LOTS OF GROUND AND PREMISES WHICH BY A DEED DATED MAY 14, 1951 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 1968, FOLIO 244 WAS GRANTED AND CONVEYED BY JOHN R. LANSINGER AND RUTH C. LANGSINGER, HIS WIFE UNTO JOSEPH P. MATARAZZO AND STEPHANIE M. MATARAZZO. THE SAID JOSEPH P. MATARAZZO HAVING SINCE DEPARTED THIS LIFE ON OR ABOUT THE 10TH DAY OF FEBRUARY, 1987, THEREBY VESTING ABSOLUTE TITLE UNTO STEPHANIE M. MATARAZZO, THE WITHIN GRANTOR.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE AT DATE 7-28-88

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

By

L. e

The Rockland Realty Company, of Baltimore County

SUBJECT

TEST:

William B. Rafferty

Samuel Helfrich (Seal)

William B. Rafferty

Samuel Helfrich Sole surviving

director of the Rockland Realty Company

STATE OF MARYLAND, CITY OF BALTIMORE TO WIT:

I HEREBY CERTIFY that on this 14th day of May, 1951 before me, the undersigned officer, a Notary Public of the State of Maryland, in and for the City of Baltimore, personally appeared Samuel Helfrich who made oath in due form of law that he is the sole surviving director of The Rockland Realty Company a dissolved body corporate of the State of Maryland, and who acknowledged that he, as sole surviving director, and being duly authorized so to do, executed the foregoing deed for the purposes therein contained by signing his name as the sole surviving director of the said The Rockland Realty Company of Baltimore County.

WITNESS my hand and Notarial Seal

(Notarial Seal)

Helen M. Alban

Helen M. Alban

Notary Public

My commission expires May 4, 1953.

Rec May 22 1951 at 8:30 AM & exd per George L Byerly Clerk rec map

Exd by AM&EH -----

22630 John Lansing & Wf) THIS DEED made this 14th day of May in the year
Deed to) one thousand nine hundred and fifty-one by and
Jos. P Matarazzo & Wf) between JOHN R. LANSINGER AND RUTH C. LANSINGER,
USS \$8.25 ST \$8.25) his wife, of Baltimore County, State of Maryland
-----) parties of the first part, and JOSEPH P. MATARAZZO
and STEPHANIE M. MATARAZZO, his wife of Baltimore County, State of Maryland, parties of
the second part.

WITNESSETH that for and in consideration of the sum of five dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged the said JOHN R. LANSINGER AND RUTH C. LANSINGER, his wife, hereby grant and convey unto JOSEPH P. MATARAZZO and STEPHANIE M. MATARAZZO, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, all those lots or parcels of ground situate and lying in Baltimore County, State of Maryland and described as follows:

Lot fronting twenty feet on the southwest side of Prince George Street with a depth of one hundred twenty five feet being Lot #13 block 2 plat 1 on the plat of Catonsville Manor.

Lot fronting forty feet on the southwest side of Prince George Street with a depth of one hundred twenty five feet being lots 14 and 16 block 2 plat 1 on plat of Catonsville Manor.

Lot fronting twenty feet on the southwest side of Prince George Street with a depth of one hundred twenty five feet being lot 15 block 2 plat 1 on the Plat of Catonsville Manor.

Lot fronting twenty feet on the southwest side of Prince George Street with a depth of one hundred twenty five feet being lot 17 block 2 Plat 1 on Plat of Catonsville Manor

Lot fronting forty feet on the southwest side of Prince George Street with a depth of

RECORDED NOV 27 1951

one hundred twenty-five feet being lots 18 and 19 Block 2 Plat 1 on the plat of Catonsville Manor.

Lot 20 block 2 Plat 1 of Catonsville Manor (erroneously referred to in Tax Sale Advertisement as Caton Manor)

Lots 13, 14, 15, 16, 17, 18 and 19, being those same lots described in a deed dated June 16, 1941 and recorded among the land records of Baltimore County in Liber CWB Jr No. 1170 folio 216 from the County Commissioners of Baltimore County to the within grantors.

Lot 20, being that same lot of ground described in a Deed dated September 3, 1946 and recorded among the land records of Baltimore County in Liber JWB No. 1630, folio 422 from County Commissioners of Baltimore County to the within grantors.

See also Confirmatory Deed dated October 14, 1950 and recorded among the land records of Baltimore County in Liber TBS No. 1905 folio 154 from Percival S. Whipple, sole surviving Director of The Holloway Company, to the within grantors with respect to Lots 17, 18, 19 and 20 above described.

See also Quit Claim Deed dated October 23, 1950 and recorded among the land records of Baltimore County in Liber TBS No. 1905 folio 152 from Campbell Carter, single, to the within grantors with respect to lots 17, 18, 19 and 20 above described.

See also Deed from Samuel Helfrich sole surviving director of The Rockland Realty Company of Baltimore County to the within grantors of even date herewith and recorded immediately prior hereto, or so intended to be among the land records of Baltimore County.

TOGETHER with the improvements thereon erected, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lots of ground and premises unto and to the use of the said JOSEPH P. MATARAZZO and STEPHANIE M. MATARAZZO, his wife, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns in fee simple.

AND the said JOHN R. LANSINGER AND RUTH C. LANSINGER his wife, hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed that they will warrant specially the property hereby granted, and they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said grantors

TEST:

William B. Rafferty

John R. Lansinger (Seal)

William B. Rafferty

John R. Lansinger

Ruth C. Lansinger (Seal)

Ruth C. Lansinger

STATE OF MARYLAND CITY OF BALTIMORE, TO wit:

I HEREBY CERTIFY that on this 14th day of May, 1951, before me, the undersigned officer, a Notary Public of the State of Maryland, in and for the city of Baltimore, personally appeared JOHN R. LANSINGER AND RUTH C. LANSINGER, his wife, the within grantors, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained and further acknowledged said instrument to be their respective act.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

(Notarial Seal)

Helen M. Alban

Helen M. Alban

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

G20308-0463

This Deed, MADE THIS 31st day of May, 1911, in the year one thousand nine hundred and ninety-one, by and between

Emma Wilke Stedding, Personal Representative of the estate of Kenneth G. Stedding
of Baltimore County, State of Maryland, Grantor and party of the first part, and

✓ Andrew J. Ciarpello, Jr. and Marie K. Ciarpello, Grantees and parties

of the second part.

WITNESSETH, That in consideration of the sum of \$86,000.00, the actual consideration paid or to be paid, and other good and valuable consideration, the receipt of which is hereby acknowledged

the said party of the first part

RC/F 14.00

170X 250.00

4 14109 Δ 50.00

DEED OF

24 MEPA	724.00
---------	--------

4714-2 0005 RD1 T10:48

do es grant and convey to the said parties of the second part as joint tenants and not tenants in common, their assigns, the survivor of them and unto the survivor's

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

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

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 7 in Block 2, Plat No. 1 of Catonsville Manor, which Plat is recorded among the Plat Records of Baltimore County in Plat Book WPC 6, folio 109. The improvements thereon being known as No. 5947 Prince Georges Street.

BEING the same lot of ground which by Deed dated July 31, 1979 and recorded among the Land Records of Baltimore County in Liber No. 6066, folio 685 was granted and conveyed by Kenneth G. Stedding and Patricia E. Stedding unto Kenneth G. Stedding. The said Kenneth G. Stedding having since departed this life on or about December 7, 1990.

SEE estate No. 71058 in the office of Register of Wills for Baltimore County, wherein the said Emma Wilke Stedding, was appointed Personal Representative of the Estate of Kenneth G. Stedding on January 22, 1991, the Grantor herein.

We, the Grantees, hereby certify under penalty of perjury that the residentially improved property which is located at 5947 Prince Geroges Street is the owner-occupied residence of the undersigned.

Witness:

Andrew J. Ciarpello, Jr.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

RECEIVED FOR TRANSFER
State Department of
Agriculture & Taxation
for Hall County

Marie K. Ciarpello

SIGNATURE [Signature] DATE 1-12

02A02#0091TLTRTX \$1,376.00
BA C012:36PM06/11/91



PETITIONER'S
EXHIBIT 3A



3B









1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 12, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
John J. P. ...
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 163-92, 164-92, 165-92, 166-92, 167-92, 168-92, 169-92
William A. Howard IV
Chairman, County Council

SCALE 1" = 200' ±	LOCATION CATONSVILLE
DATE OF PHOTOGRAPHY JANUARY 1986	

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



PLAT NO. 1.

TONSVILLE MANOR

BALTIMORE COUNTY - MARYLAND

SURVEYED & LAID OUT BY
J. SPENCE HOWARD

CIVIL & CONSULTING ENGR. BALTIMORE MD.

SCALE 1"=100'

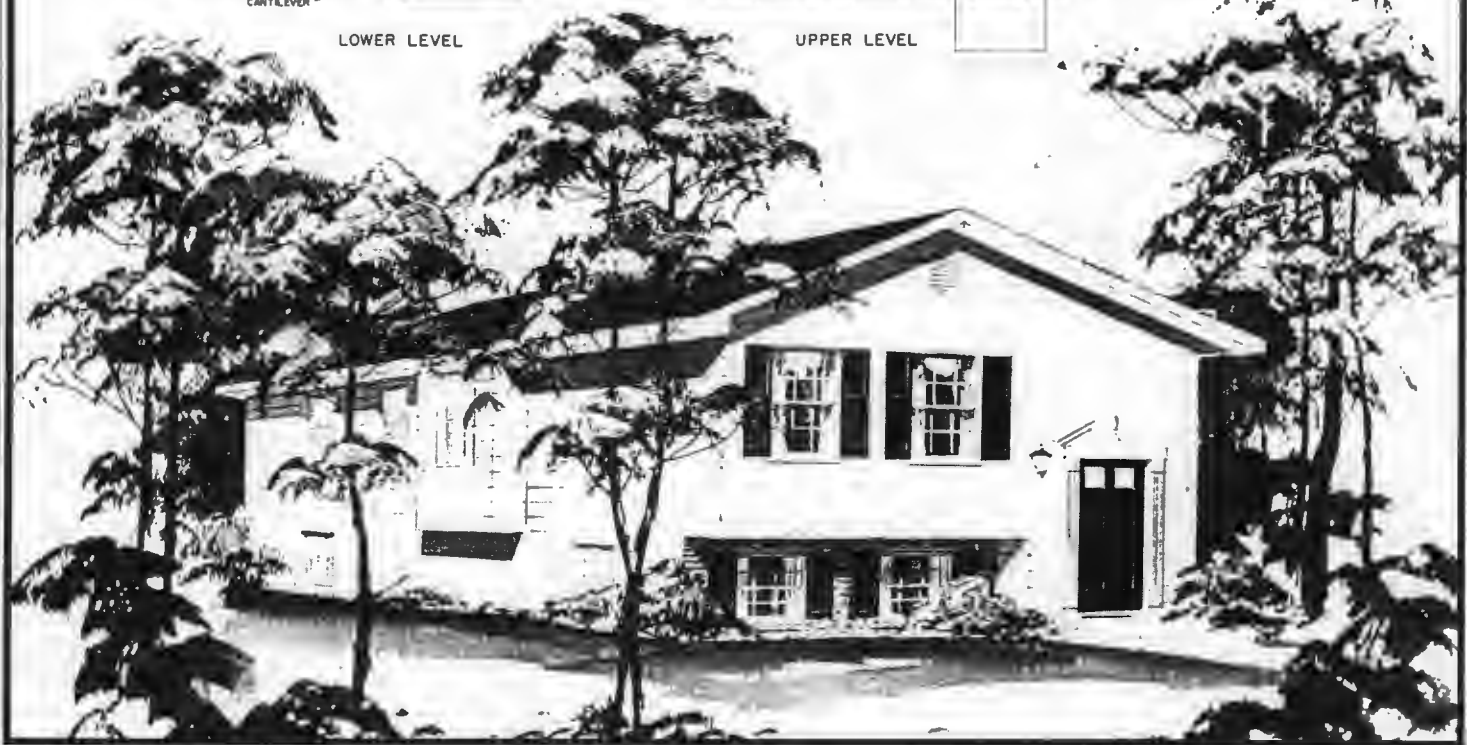
APRIL 1917.

Filed for Record
May 25 1917.

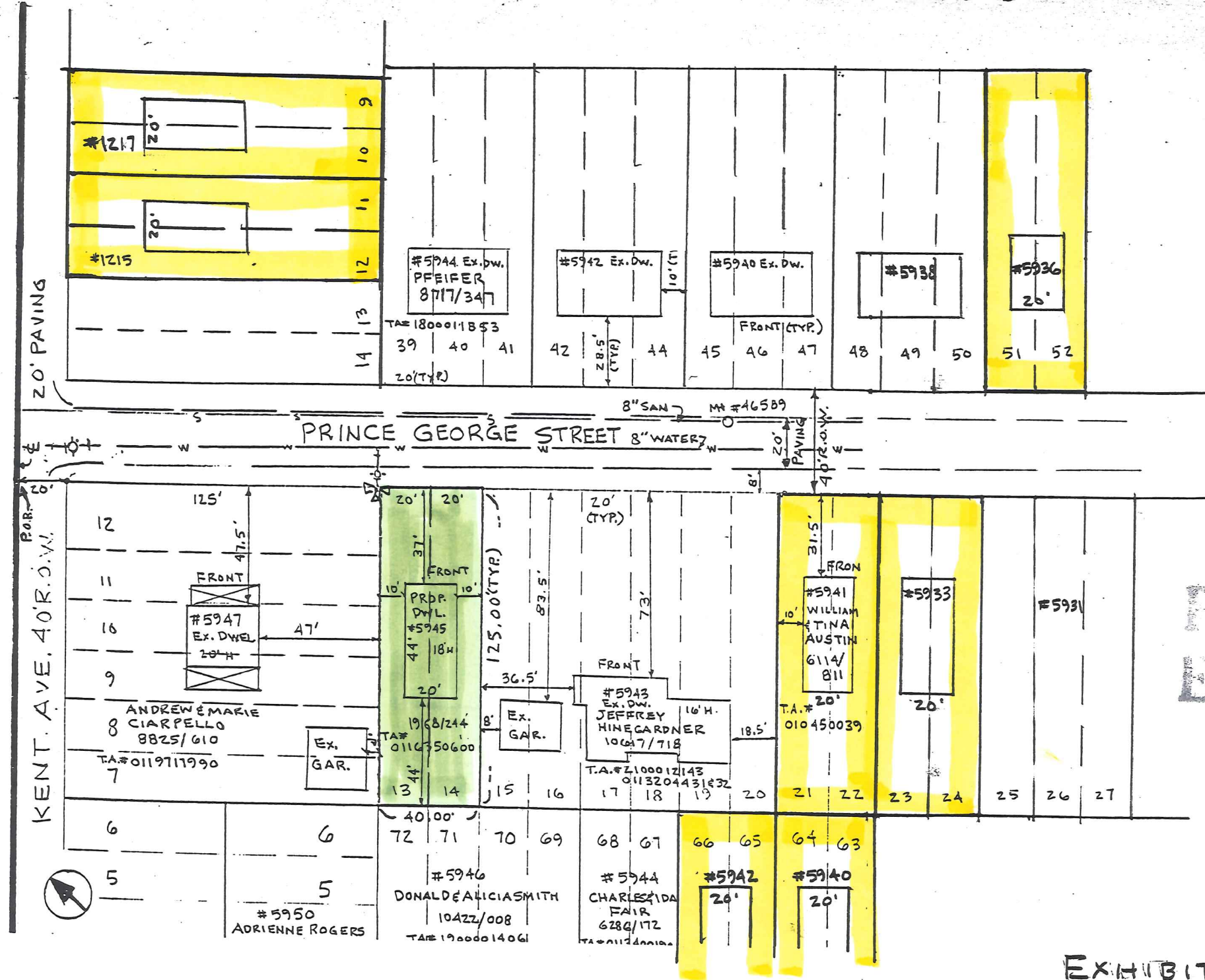
Test:

Wm. Cole

PETITIONER'S
EXHIBIT
2
31
TOTAL HOUSE S.F. 89



ELEVATION DRAWING
SCALE: $\frac{1}{8}" = 1'-0"$



PETITION
EXHIBIT

ST. MARY'S STREET

EXHIBIT "A"

SCALE: 1" = 50'

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

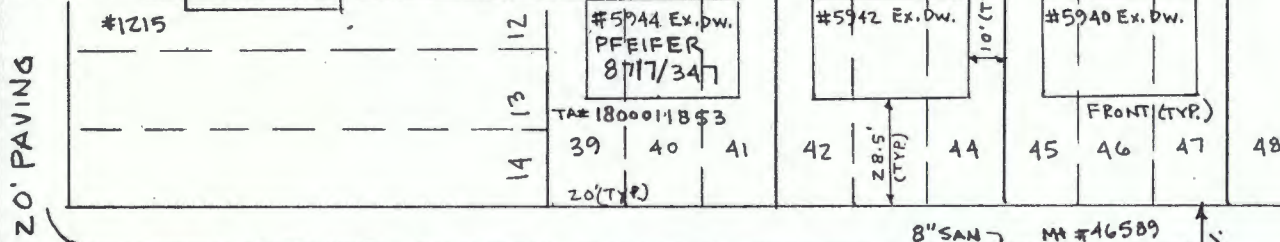
PROPERTY ADDRESS: 5945 PRINCE GEORGE STREET

see pages 5 & 6 of the CHECKLIST for additional required information

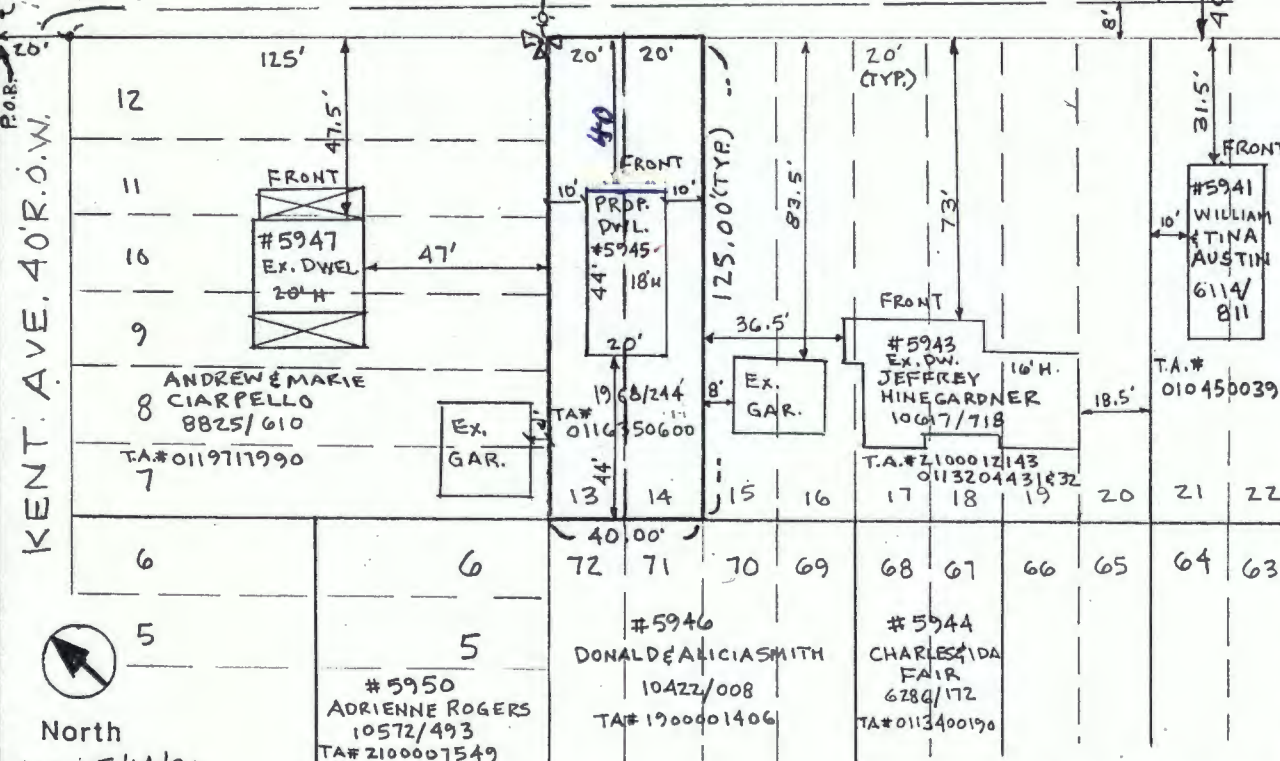
Subdivision name: CATONSVILLE MANOR

plat book# 6, folio# 109, lot# 13, 14, section# 2

OWNER: STEPHANIE MATARAZZO



PRINCE GEORGE STREET 8" WATER 8" SAN



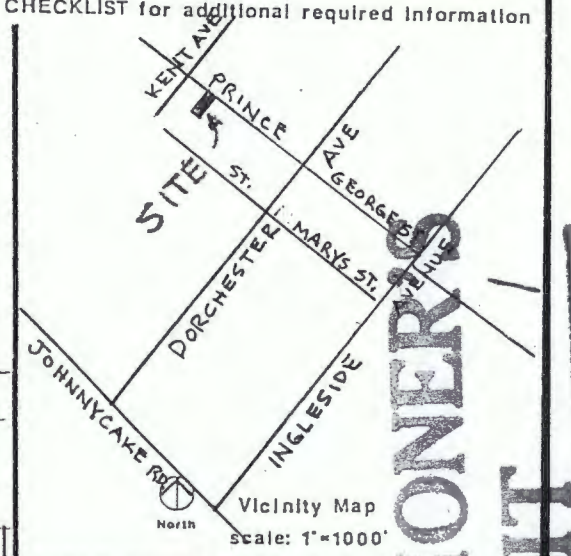
KENT AVE. 40' R.O.W.



North
date: 5/14/96
prepared by: R. CRAIG, INC.

Scale of Drawing: 1" = 50'

NO STREAMS OR FLOOD PLAINS WITHIN 50' OF SITE



LOCATION INFORMATION

Election District: FIRST
Councilmanic District: FIRST
1"=200' scale map#: NW-1F
Zoning: DR 5.5
Lot size: 0.1148± 5000
acres square feet

public private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

PETITIONER'S EXHIBIT