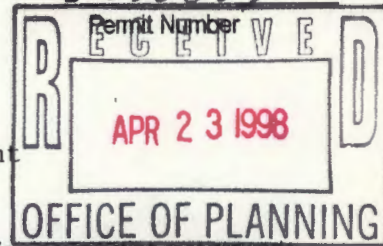


INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

NEEDS FOR THIS AND ADJ LOTS  
BACK TO 91 SHOWING- NO ADJACENT  
OWNERSHIP.

B 330823



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

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:

Gerald P. Rutkowski 7012 Sunshine Ave 410-592-3331  
Print Name of Applicant Address Telephone Number

Lot Address 1426 GALENA RD Election District 15 Council District 5 Square Feet 1500  
Lot Location: N E (S)W (side) corner of GALENA RD 250 feet from N E (S)W corner of CRAWFORD RD.  
(street) (street)

Land Owner Gerald P. Rutkowski Tax Account Number 15-08-303060

Address 7012 Sunshine Ave Telephone Number 410-592-3331

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)	<input checked="" type="checkbox"/>	___
2. Permit Application	<input checked="" type="checkbox"/>	___
3. Site Plan	<input checked="" type="checkbox"/>	___
Property (3 copies)	<input checked="" type="checkbox"/>	___
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	___
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	___
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	___
Adjoining Buildings	<input checked="" type="checkbox"/>	___
Surrounding Neighborhood	<input checked="" type="checkbox"/>	___

Residential Processing Fee Paid  
Codes 030 & 080 (385)

Accepted by J. Lewis  
ADMIN

Date 4/22/98

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: Ervin McDaniel  
for the Director, Office of Planning & Community Conservation

Date: 5/4/98

SCHEDULED 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

The application for your proposed Building Permit Application has been accepted for filing by JOHN LEWIS on 4/22/98 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 5/4/98 D (15 Days Before C)  
DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 5/19/98 C (B-3 Work Days)  
TENTATIVE DECISION DATE 5/22/98 B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

# CERTIFICATE OF POSTING

BUILDERS PERMIT APPLICATION

RE: Case No.: ~~FENCIBLE ROADSIDE SIGN~~

Petitioner/Developer: \_\_\_\_\_

JERRY RUTKOWSKI

Date of Hearing/Closing: 5/19/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at \_\_\_\_\_

1426 GALENA RD

The sign(s) were posted on 5/3/98  
(Month, Day, Year)

BUILDING PERMIT APPLICATION



1426 GALENA ROAD

POSTED 5/3/98

Richard E. Hoffman 5/3/98

Sincerely,

Richard E. Hoffman 5/3/98  
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN  
(Printed Name)

904 DELLWOOD DR.  
(Address)

FALLSTON, MD 21047  
(City, State, Zip Code)

(410) 879-3122  
(Telephone Number)

Exhibit C

Date to be posted: Anytime before but no later than 5/4/98.

Request for Use Permit: Class A Child Care, Parking, Undersized Lot, Farmer's Roadside Stand

Format for Use Permit Sign, Black Letters on White Background:

## ZONING NOTICE

### BUILDING PERMIT APPLICATION

TO APPROVE AN UNDERSIZED LOT FOR A RESIDENTIAL DWELLING 

---

---

---

## PUBLIC HEARING ?

**PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST  
IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

5/19/98

**REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.  
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS  
AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST  
CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.**

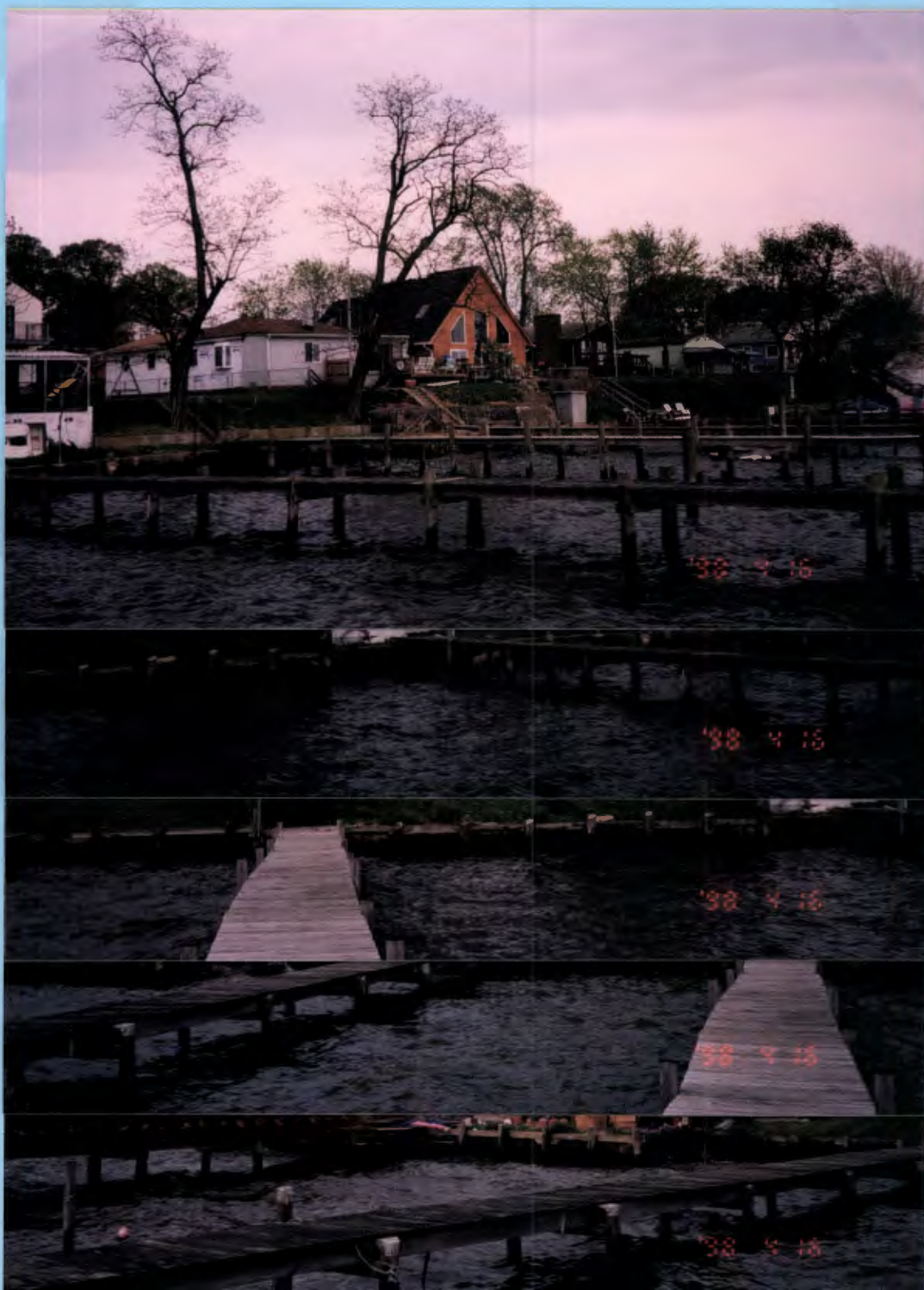
**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

# EXISTING Site Before Demo



END of Pier looking @ existing houses "After Demo"



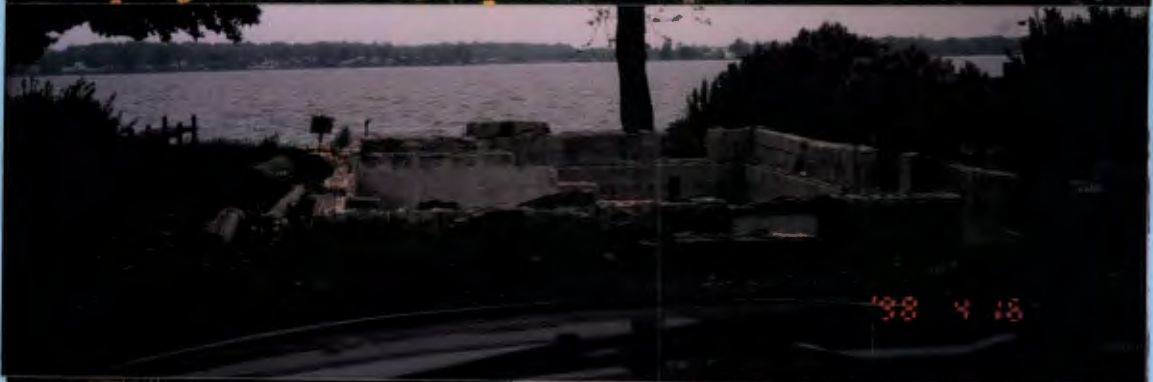
Road Side looking Away from Crawford



Roadside looking Toward Crawford



Roadside of house looking @ WATER "AFTER Demo"



Waterside of house looking @ Road "AFTER Demo"



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **053702**

DATE 4/22/98 ACCOUNT R0016150  
AMOUNT \$ 50.00

RECEIVED FROM: RUTKOWSKI

FOR: Underage of lot filing

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS	ACTUAL	TIME
4/23/1998	4/22/1998	14:30:51
REG 4802	CASHIER JRIC JHR	DRAWER
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	042356	0FLH
CR NO.	053702	
		50.00 CASH
Baltimore County, Maryland		

**CASHIER'S VALIDATION**

# This Deed

15-08-650420  
Tax Account No./Parcel Identifier

Made this 10th day of August, 19 87, by and between

JOHN G. BERGER, Sole Owner  
party(ies) of the first part, and

ARTHUR E. RHOMBERG  
party(ies) of the second part:

**Witnesseth**, that in consideration of the sum of \$ 105,500.00 receipt of which is hereby acknowledged, and which 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 all that property situate in Baltimore County, State of Maryland, described as:

BEING KNOWN AND DESIGNATED as Lot No. 232, as outlined on the Plat of Hyde Park, which Plat is recorded among the Land Records of Baltimore County in Plat Book L.Mc.L.M. 9, folio 59. The improvements thereon being known as No. 1424 Galena Road (also known as No. 7004 Galena Road).

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION

SIGNATURE [Signature] DATE 8-18-87 [Signature] 8-18-87  
CLERK [Signature] [Signature]  
14.00  
227.50  
1067.00  
1067.00  
1067.00

which has an address of 1424 Galena Road, Essex, MD 21221

**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 behalf forever of said party(ies) of the second part in fee simple.

Being the same property described in Liber 6549 folio 637, among the said Land Records.

And the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

**In Testimony Whereof**, the said party of the first part has set its hand(s) and seal(s) the year and day first above written.

\_\_\_\_\_  
(SEAL)

[Signature] (SEAL)  
JOHN G. BERGER

\_\_\_\_\_  
(SEAL)

12.00  
227.50  
1067.00  
1067.00  
1067.00  
08/25/87

State of Maryland, County of ANNE ARUNDEL ss:

I Hereby Certify that on this 10th day of August, 19 87,

before me, the undersigned subscriber, did personally appear JOHN G. BERGER

known to me or satisfactorily proved to be the person(s) whose name(s) are set forth in the within deed, and did further acknowledge that he executed the foregoing deed for the purposes therein contained.

**Witness My Hand And Notarial Seal.**

My commission expires July 1, 1990

[Signature]  
Sheila M. Butler  
Notary Public

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Princeton Title Co.  
114 Ritchie Hwy.  
Pasadena, MD 21122

522  
1022

92.145

This Deed, MADE THIS 2nd day of NOVEMBER

in the year one thousand nine hundred and ninety-two by and between

ARTHUR E. RHOMBERG

of Baltimore County, Maryland, party of the first part, and

JEAN S. SPOTTS, party

of the second part.

WITNESSETH, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the actual consideration paid or to be paid is \$140,000.00,

the said Arthur E. Rhomberg

does grant and convey to the said Jean S. Spotts, solely, her

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

that lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

BEING known and designated as Lot No. 232, as outlined on the Plat of Hyde Park, which Plat is recorded among the Land Records of Baltimore County in Plat Book L.Mc.L.M. 9, Folio 59. The improvements thereon being known as No. 1424 Galena Road (also known a No. 7004 Galena Road).

BEING the same property described in a Deed dated August 10, 1987 and recorded among the Land Records of Baltimore County in Liber SM No. 7651 at Page 741 which was granted and conveyed by John G. Berger unto Arthur E. Rhomberg, the within named Grantor.

C RC/F 18.00  
C T TX 5.00  
C DGS 0.00  
CC IMP 5.00

DEED 0  
SM CLERK 1273.00  
#41216 0001 R02 T14:  
11/19/

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

AGRICULTURAL TRANSFER TAX  
NOT A.P.

01A91H0032TLTRTX \$2,240.00

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said JEAN S. SPOTTS, solely, her

personal representatives/successors and assigns, in fee simple.

AND the said party of the first part hereby covenant s that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor .

Test:

*Diane M. Benick*

*Arthur E. Rhomberg*  
ARTHUR E. RHOMBERG (SEAL)

(SEAL)

STATE OF MARYLAND, Baltimore County , to wit:

I HEREBY CERTIFY, That on this 2nd day of November, in the year one thousand nine hundred and ninety-two, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Arthur E. Rhomberg

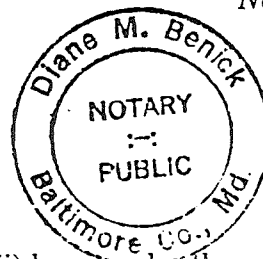
known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

*Diane M. Benick* (SEAL)  
Notary Public

My Commission expires:

10/01/95




This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

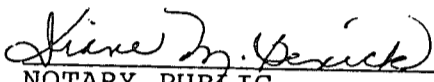
*Timothy F. Umbreit*  
(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)  
TIMOTHY F. UMBREIT

STATE TRANSFER TAX AFFIDAVIT  
OWNER OCCUPIED PROPERTY

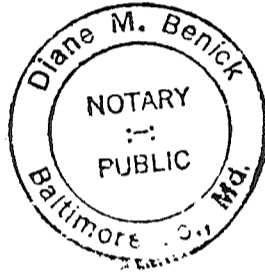
Pursuant to the provisions of Ch. 197 of The Laws of Maryland, 1988, effective July 1, 1988, (Annotated Code of Maryland, Article-Tax-Property, Section 13-203(b) ), the undersigned Grantee(s) hereby make(s) oath that the residence on the property described in the Deed to which this Affidavit is made a part, will be occupied by the Grantee(s).

  
\_\_\_\_\_  
JEAN S. SPOTTS

SWORN and subscribed to before me this 2nd day of November, 1992, by the above named Affiant(s): Jean S. Spotts

  
\_\_\_\_\_  
NOTARY PUBLIC (SEAL)

My Commission Expires: 10/01/95



This Deed, MADE THIS 13th day of July

in the year one thousand nine hundred and eighty-four by and between  
TATJANA HEINZ and HELEN IRELAND

of Baltimore County, State of Maryland, parties of the first part, and  
RICHARD C. PLETTENBERG and KATHRYN S. PLETTENBERG, husband and wife, parties  
of the second part.

WITNESSETH, That in consideration of the sum of THIRTY EIGHT THOUSAND and 00/100ths (\$38,000.00)

the said parties of the first part

C RC/F	14.00
C T TX	190.00
C DOCS	190.00
DEED	0 #
EHK JR T	394.00
TOTAL	394.00
	0 #
#14615 0001 R02 T10:11	
07/24/84	

do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and 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:

All that lot of ground situate in Baltimore County, State of Maryland and described as follows: Beginning for the same and being known and designated as Lot No. 231 as shown on the Plat of Hyde Park, which plat is recorded among the Plat Records of Baltimore County in Plat Book WHM No. 9, folio 59. The improvements thereon are known as No. 1426 Galena Road (Formerly No. 321 Galena Road).

Being the same lot of ground described in a Deed dated April 15, 1983 and recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 6525, folio 488, was granted and conveyed from Alexander Heinz and Tatjana Heinz, his wife unto Alexander Heinz and Tatjana Heinz, his wife and Helen Ireland, daughter. The said Alexander Heinz departed this life on or about September 30, 1983 thereby vesting title in Tatjana Heinz and Helen Ireland, the Grantors herein.

Subject to any restrictions of record.

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

CLERK

DATE

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

SIGNATURE

DATE

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said

parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's

personal representatives/~~successors~~

and assigns, in fee simple.

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

WITNESS the hand and seal of said grantor

Test:

*Abel Jacob Savage*  
Abel Jacob Savage  
(as to both)

*Tatjana Heinz* (SEAL)  
TATJANA HEINZ

*Helen Ireland* (SEAL)  
HELEN IRELAND

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 13th day of July, in the year one thousand nine hundred and eighty-four, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared

Tatjana Heinz and Helen Ireland known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

My Commission expires:

7/1/86

*Abel Jacob Savage*  
Abel Jacob Savage



Rec'd for record JUL 24 1984 at 10:11 AM  
Per Elmer H. Kahline, Jr., Clerk  
Mail to Fidelity Title Co Inc  
Receipt No. \$ 14.00

**This Deed,** MADE THIS \_\_\_\_\_ day of \_\_\_\_\_

in the year one thousand nine hundred and ninety-two by and between

Richard C. Plettenberg of Baltimore County and Kathryn S. Plettenberg

of Iowa City, Iowa parties of the first part, and

Richard C. Plettenberg, party

of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration, pursuant to the Separation agreement signed July 31, 1991 which was incorporated but not merged into a divorce decree.

the said Richard C. Plettenberg and Kathryn S. Plettenberg, parties of the first part

do grant and convey to the said Richard C. Plettenberg, 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:

All that lot of ground situate in Baltimore County, State of Maryland and described as follows: Beginning for the same and being known and designated as Lot No. 231 as shown on the Plat of Hyde Park, which plat is recorded among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 59. The improvements thereon are known as No. 1426 Galena Road (formerly No. 321 Galena Road).

Being the same lot of ground described in a Deed dated July 31, 1984 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 6752, folio 170, was granted and conveyed from Tatjana Heinz and Helen Ireland unto Richard C. Plettenberg and Kathryn S. Plettenberg the within named grantors.

Subject to any restrictions of record.

The within instrument was prepared under the direction of an attorney admitted to practice in the Court of Appeals for the State of Maryland.

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

11 10 92  
BY \_\_\_\_\_ DATE

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE \_\_\_\_\_ DATE 11 10 92

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said Richard C. Plettenberg, his

personal representatives/~~SUCCESSORS~~

and assigns . in fee simple.

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

WITNESS the hand and seal of said grantor

Test:

Blonda Gillespie  
Blonda Gillespie

Richard C. Plettenberg (SEAL)  
Richard C. Plettenberg

Kathryn S. Plettenberg (SEAL)  
Kathryn S. Plettenberg

STATE OF MARYLAND, Baltimore County, to wit:

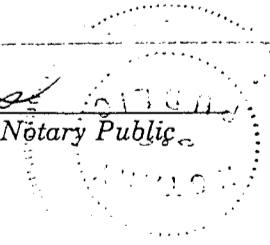
I HEREBY CERTIFY, That on this 24<sup>th</sup> day of July, in the year one thousand nine hundred and ninety-two, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Richard C. Plettenberg and ~~Kathryn S. Plettenberg~~ known to me (or satisfactorily proven) to be the persons whose name & IS are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

My Commission expires:

March 1, 1995

Shirley M. Myers  
Shirley M Myers  
Notary Public



After recording, return to:  
 PATRICK L. SULLIVAN  
 17 West Courtland Street  
 Bel Air, Maryland 21014  
 1-410-838-4700

**DEED**

THIS DEED, made this 12 day of MAY, 1997,  
 by RICHARD C. PLETTENBERG, Grantor, and GERALD P. RUTKOWSKI and  
 SUSAN Y. RUTKOWSKI, his wife, Grantees.

WITNESSETH, that for and in consideration of the sum of SIXTY  
 THREE THOUSAND DOLLARS AND NO/100 (\$63,000.00), and other good and  
 valuable considerations, the receipt of which is hereby  
 acknowledged, the said Richard C. Plettenberg does hereby grant and  
 convey unto Gerald P. Rutkowski and Susan Y. Rutkowski, his wife,  
 as tenants by the entireties, their personal representatives,  
 successors and assigns, forever, in fee simple, all that lot or  
 parcel of land situate, lying and being in Baltimore County, State  
 of Maryland, beginning for the same and being known and designated  
 as Lot No. 231 as shown on the Plat of Hyde Park, which Plat is  
 recorded among the Land Records of Baltimore County in Plat Book  
 WHM No. 9, folio 59. The improvements thereon being known as No.  
 1426 Galena Road (formerly No. 321 Galena Road).

BEING the same and all the land conveyed by and described in  
 a Deed dated September 22, 1992, from Richard C. Plettenberg and  
 Kathryn S. Plettenberg to Richard C. Plettenberg and recorded among  
 the Land Records of Baltimore County in Liber No. 9504, folio 014.

AGRICULTURAL TRANSFER TAX  
 NOT APPLICABLE  
 SIGNATURE [Signature] DATE 5/13/97

RECEIVED FOR TRANSFER  
 State Department of  
 Assessments & Taxation  
 for Baltimore County  
 By [Signature] Date 5/13/97

TOGETHER WITH the buildings and improvements thereon and all the rights, ways, roads, waters, water courses, easements, privileges, advantages and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described lot of land unto the said Gerald P. Rutkowski and Susan Y. Rutkowski, his wife, Grantees, as tenants by the entireties, their personal representatives, successors and assigns, forever, in fee simple.

AND the said Richard C. Plettenberg, Grantor, does hereby covenant that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the lands and premises above described and hereby intended to be conveyed, and to execute such other and further assurances of the same as may be requisite and necessary.

AS WITNESS the hand and seal of the Grantor herein, the day and year first above written.

WITNESS:

*Richard C. Plettenberg*

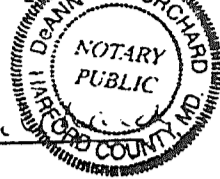
*Richard C. Plettenberg* (SEAL)  
RICHARD C. PLETTENBERG

0012176 421

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I HEREBY CERTIFY, that on this 17<sup>th</sup> day of May, 1997, before me, the subscriber, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared RICHARD C. PLETTENBERG, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

AS WITNESS my hand and notarial seal.



Dennis J. Sullivan  
Notary Public

My Commission Expires: 1/14/99

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.

Patrick L. Sullivan  
PATRICK L. SULLIVAN

058543 MAY 13 5

0012176 422

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

FD SURF \$ 5.00
RECORDING FEE 29.00
REGISTRATION 315.00
TAX STATE 315.00
TOTAL 655.00
Rpt # 29479
Blk # 1627
03:04 pm

Form section for Type(s) of Instruments, Conveyance Type, and Tax Exemptions.

Table for Consideration and Tax Calculations, including Purchase Price/Consideration, Mortgage, and Transfer Tax.

Table for Fees, listing Recording Charge, Surcharge, State Recording Tax, State Transfer Tax, and County Transfer Tax.

Form section for Description of Property, including District, Property Tax ID No., and Address (1426 Galena Road).

Form section for Partial Conveyance, including Residential/Non-Residential and Description/Amt. of SqFt/Acreage Transferred.

Form section for Transferred From, listing Dec. 1 - Grantor(s) Name(s) as RICHARD C. PLETTEBERG.

Form section for Transferred To, listing Dec. 1 - Grantee(s) Name(s) as GERALD P. RUTKOWSKI and SUSAN Y. RUTKOWSKI.

Form section for Other Names to Be Indexed, including Dec. 1 - Additional Names to be Indexed (Optional).

Form section for Contact/Mail Information, including Name: PATRICK L. SULLIVAN and Firm: SULLIVAN & SULLIVAN.

Form section for Assessment Information, including questions about principal residence and personal property.

Table for Assessment Use Only, including Transfer Number, Date Received, and Assigned Property No.

Final administrative text and stamps, including 'Clerk's Office' and 'Office of Finance'.

FEE SIMPLE DEED

This Deed, Made this 30th day of June in the year one thousand nine hundred and sixty-one, between Leroy E. Brandt and Iola Mae Brandt, his wife,

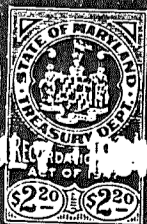
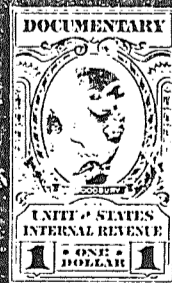
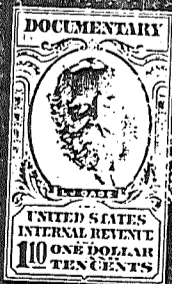
of Baltimore County, in the State of Maryland, of the first part, and Nicholaus J. Krepner and Margaret Krepner, his wife, of the City of Baltimore, State of Maryland, of the second part.

Witnesseth, That in consideration of the sum of Five Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do 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, State of Maryland, now known as No. 1428 Galena Road, and described as follows, that is to say:

BEING known and designated as Lot Numbered Two Hundred Thirty (230), as shown on the Plat of Hyde Park, said Plat being recorded among the Land Records of Baltimore County in Plat Book W.H.M. No. 9, folio 59.

BEING the same lot of ground which, by deed dated February 16, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3811, folio 541, was granted and conveyed by Edward Paul Swiss and wife to the herein named Grantors.



Together, with the buildings and improvements thereupon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

To have and to hold, the lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, forever, in fee simple.

And the said grantors 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 that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

WITNESS:

*Antoinette M. Granese*  
Antoinette M. Granese

*Leroy E. Brandt* [SEAL]  
Leroy E. Brandt  
*Iola Mae Brandt* [SEAL]  
Iola Mae Brandt

7-7-61 9564 • 13864 PPG-- 10750  
7-7-61 9564 • 13864 PPG-- 10750

State of Maryland, Baltimore City, to wit:

I hereby certify, that on this 30th day of June in the year one thousand nine hundred and sixty-one, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Leroy E. Brantt and Iola Mae Brandt, his wife, the herein named Grantors,

and they acknowledged the foregoing deed to be their act.

As witness my hand and Notarial Seal.



Rec'd (San Record) JUL 7 1961  
Per Walter J. Rasmussen, Clerk  
*Antoinette M. Granese*  
Antoinette M. Granese Notary Public.

Mail to *Holloman & Associates* My commission expires May 6, 1963.  
Receipt No. 17729 \$ 6.00

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

DATE: 2-13-98

OEA: JB  
HISTORIC DISTRICT/BLDG.

PERMIT #: B-330823  
RECEIPT #: A-345526  
CONTROL #: NRFP  
XREF #:

PROPERTY ADDRESS 1426 Galena Rd.  YES  NO  
SUITE/SPACE/FLOOR \_\_\_\_\_  
SUBDIV: HYDE PARK  DO NOT KNOW  
TAX ACCOUNT #: 15-08-303060 DISTRICT/PRECINCT \_\_\_\_\_  
OWNER'S INFORMATION (LAST FIRST) 15 5  
NAME: Jerry Rutkowski, GERALD & SUSAN  
ADDR: 7012 SunShine Ave Kingsville, MD 21089

FEE: 149.00+5.00  
PAID: 154.00  
PAID BY:

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

BUILDING 1 or 2 FAM.   
CODE \_\_\_\_\_  
BOCA CODE \_\_\_\_\_  
TYPE OF IMPROVEMENT  
1.  NEW BLDG CONST  
2. \_\_\_\_\_ ADDITION  
3. \_\_\_\_\_ ALTERATION  
4. \_\_\_\_\_ REPAIR  
5. \_\_\_\_\_ WRECKING  
6. \_\_\_\_\_ MOVING  
7. \_\_\_\_\_ OTHER \_\_\_\_\_

TYPE OF USE  
RESIDENTIAL  
01.  ONE FAMILY  
02. \_\_\_\_\_ TWO FAMILY  
03. \_\_\_\_\_ THREE AND FOUR FAMILY  
04. \_\_\_\_\_ FIVE OR MORE FAMILY (ENTER NO UNITS) \_\_\_\_\_  
05. \_\_\_\_\_ SWIMMING POOL  
06. \_\_\_\_\_ GARAGE  
07. \_\_\_\_\_ OTHER \_\_\_\_\_

TYPE FOUNDATION  
1. \_\_\_\_\_ SLAB  
2.  BLOCK  
3. \_\_\_\_\_ CONCRETE

TYPE OF CONSTRUCTION  
1. \_\_\_\_\_ MASONRY  
2.  WOOD FRAME  
3. \_\_\_\_\_ STRUCTURE STEEL  
4. \_\_\_\_\_ REINF. CONCRETE  
CENTRAL AIR: 1.  2. \_\_\_\_\_  
ESTIMATED COST: \$ 75,000  
OF MATERIALS AND LABOR

OWNERSHIP  
1.  PRIVATELY OWNED 2. \_\_\_\_\_ PUBLICLY OWNED 3. \_\_\_\_\_ SALE 4. \_\_\_\_\_ RENTAL  
RESIDENTIAL CATEGORY: 1.  DETACHED 2. \_\_\_\_\_ SEMI-DET. 3. \_\_\_\_\_ GROUP 4. \_\_\_\_\_ TOWNHSE 5. \_\_\_\_\_ MIDRISE  
EFF: #1BED: \_\_\_\_\_ #2BED: \_\_\_\_\_ #3BED: \_\_\_\_\_ TOT BED: \_\_\_\_\_ TOT APTS/CONDOS: \_\_\_\_\_ 6. \_\_\_\_\_ HIRISE  
FAMILY BEDROOMS \_\_\_\_\_  
WASTE DISPOSAL 1. Y 2. N BATHROOMS \_\_\_\_\_ CLASS 34  
POWDER ROOMS \_\_\_\_\_ KITCHENS \_\_\_\_\_ LIBER 9 FOLIO 59

BUILDING SIZE  
FLOOR 5160  
WIDTH 30  
DEPTH 72  
HEIGHT 34'6"  
STORIES 2+crawl  
LOT #'S 231  
CORNER LOT  
1. \_\_\_\_\_ Y 2. \_\_\_\_\_ N ZONING DR-5.5

LOT SIZE AND SETBACKS  
SIZE 7950 SF  
FRONT STREET \_\_\_\_\_  
SIDE STREET \_\_\_\_\_  
FRONT SETBK 33  
SIDE SETBK 10/10  
SIDE STR SETBK \_\_\_\_\_  
REAR SETBK 100

APPROVAL SIGNATURES \_\_\_\_\_ DATE \_\_\_\_\_  
BLD INSP : \_\_\_\_\_ : \_\_\_\_\_  
BLD PLAN : \_\_\_\_\_ : \_\_\_\_\_  
FIRE : \_\_\_\_\_ : \_\_\_\_\_  
SEDI CTL : \_\_\_\_\_ : \_\_\_\_\_  
ZONING : \_\_\_\_\_ : \_\_\_\_\_  
PUB SERV : 11/6/98 to file : \_\_\_\_\_ : \_\_\_\_\_  
ENVRMNT : 11/6/98 to file 2-13-98 : \_\_\_\_\_ : \_\_\_\_\_  
PERMITS : \_\_\_\_\_ : \_\_\_\_\_

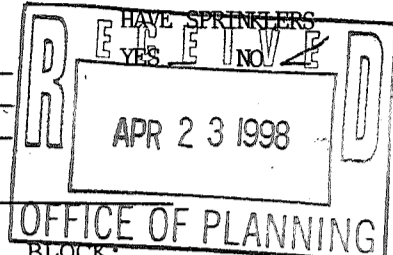
APPLICANT INFORMATION  
NAME: Jerry Rutkowski  
COMPANY: Owner  
STREET: 7012 SunShine Ave  
CITY, ST, ZIP: Kingsville MD, 21087  
PHONE #: 410-8592-3331 MHIC LICENSE #: \_\_\_\_\_  
APPLICANT: Jerry Rutkowski  
SIGNATURE: \_\_\_\_\_ TRACT: \_\_\_\_\_  
BLOCK: \_\_\_\_\_  
PLANS: CONST 2 PLOT 7 PLAT \_\_\_\_\_ DATA \_\_\_\_\_ EL / PL /  
TENANT \_\_\_\_\_  
CONTR: Not Selected To Be Determined  
ENGR: \_\_\_\_\_  
SELLR: \_\_\_\_\_

DESCRIBE PROPOSED WORK:  
CONST SFD w/ FIREPLACE (OUTSIDE PROJ NOT TO EXCEED 4'x10')  
FRONT & REAR DECKS, UNFINISHED STORAGE ON 2ND FL &  
3 BDRMS.  
30'x72'x34'6" = 5160SF. SEE B 330821  
FOR RAZING

NON-RESIDENTIAL  
08. \_\_\_\_\_ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY  
09. \_\_\_\_\_ CHURCH, OTHER RELIGIOUS BUILDING  
10. \_\_\_\_\_ FENCE (LENGTH \_\_\_\_\_ HEIGHT \_\_\_\_\_)  
11. \_\_\_\_\_ INDUSTRIAL, STORAGE BUILDING  
12. \_\_\_\_\_ PARKING GARAGE  
13. \_\_\_\_\_ SERVICE STATION, REPAIR GARAGE  
14. \_\_\_\_\_ HOSPITAL, INSTITUTIONAL, NURSING HOME  
15. \_\_\_\_\_ OFFICE, BANK, PROFESSIONAL  
16.  PUBLIC UTILITY  
17.  SCHOOL, COLLEGE, OTHER EDUCATIONAL  
18. \_\_\_\_\_ SIGN  
19. \_\_\_\_\_ STORE \_\_\_\_\_ MERCANTILE \_\_\_\_\_ RESTAURANT  
SPECIFY TYPE \_\_\_\_\_  
20. \_\_\_\_\_ SWIMMING POOL \_\_\_\_\_  
SPECIFY TYPE \_\_\_\_\_  
21. \_\_\_\_\_ TANK, TOWER  
22. \_\_\_\_\_ TRANSIENT HOTEL, MOTEL (NO. UNITS \_\_\_\_\_)  
23. \_\_\_\_\_ OTHER \_\_\_\_\_

TYPE OF HEATING FUEL  
1.  GAS 3. \_\_\_\_\_ ELECTRICITY 1.  PUBLIC SEWER  EXISTS \_\_\_\_\_ PROPOSED  
2.  OIL 4. \_\_\_\_\_ COAL 2. \_\_\_\_\_ PRIVATE SYSTEM  
SEPTIC \_\_\_\_\_ EXISTS \_\_\_\_\_ PROPOSED  
PRIVY \_\_\_\_\_ EXISTS \_\_\_\_\_ PROPOSED  
TYPE OF WATER SUPPLY  
1.  PUBLIC SYSTEM  EXISTS \_\_\_\_\_ PROPOSED  
2. \_\_\_\_\_ PRIVATE SYSTEM \_\_\_\_\_ EXISTS \_\_\_\_\_ PROPOSED

PROPOSED USE: SFD  
EXISTING USE: FOUNDATION

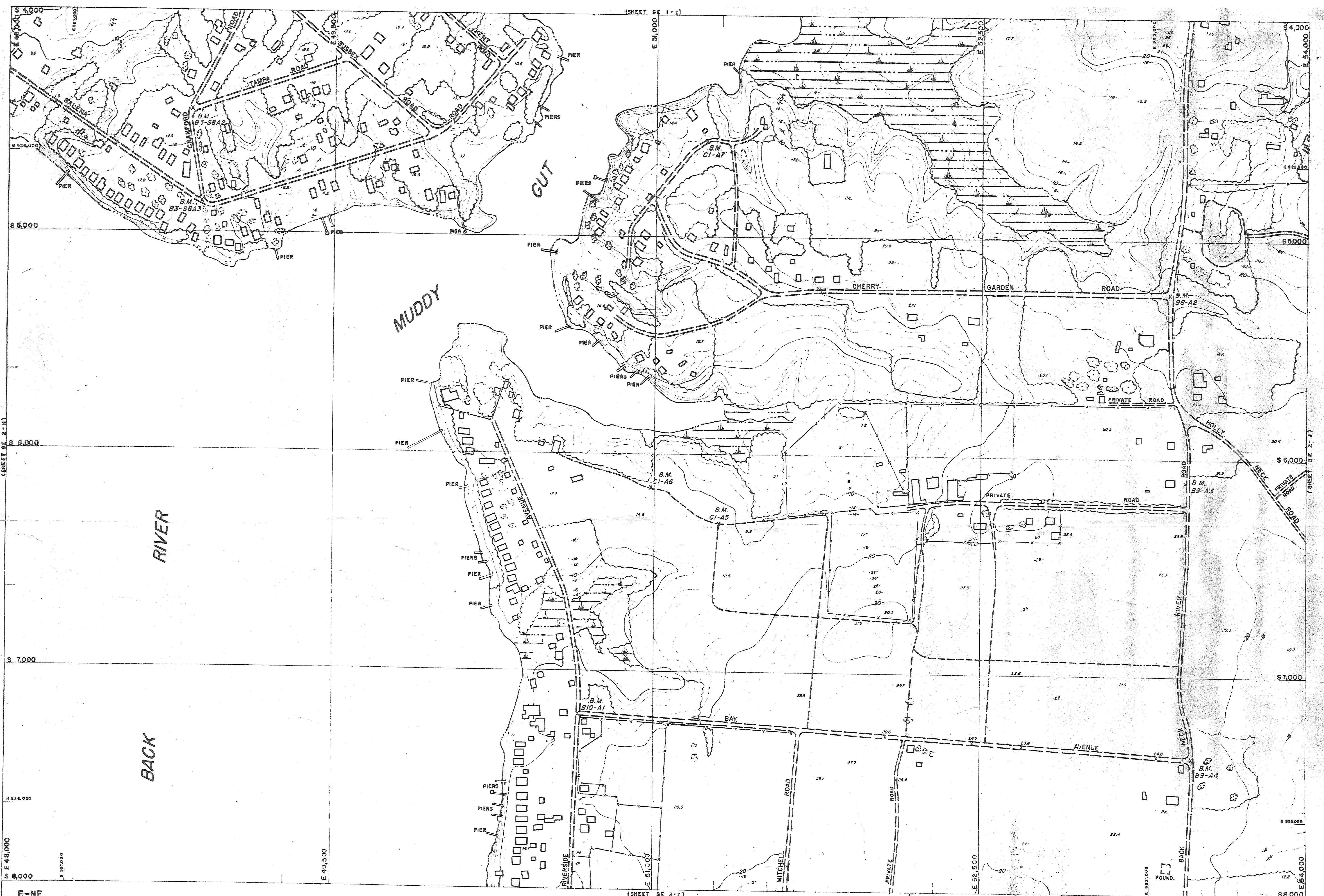


FEMA MAP #440

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Provide Cert. of Achmt. CPCA





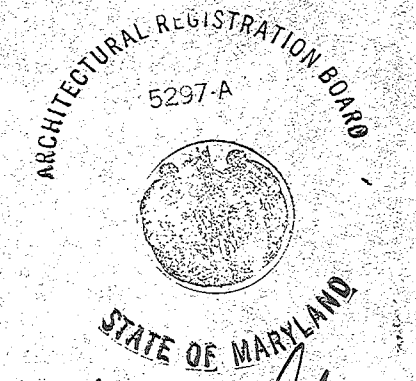
PHOTGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	BACK RIVER NECK	S. E. 2-I
		DATE OF PHOTOGRAPHY DEC. 1954		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP LANSING MICH.				

RECEIVED  
MAR 23 1958  
OFFICE OF PLANNING

REVISIONS

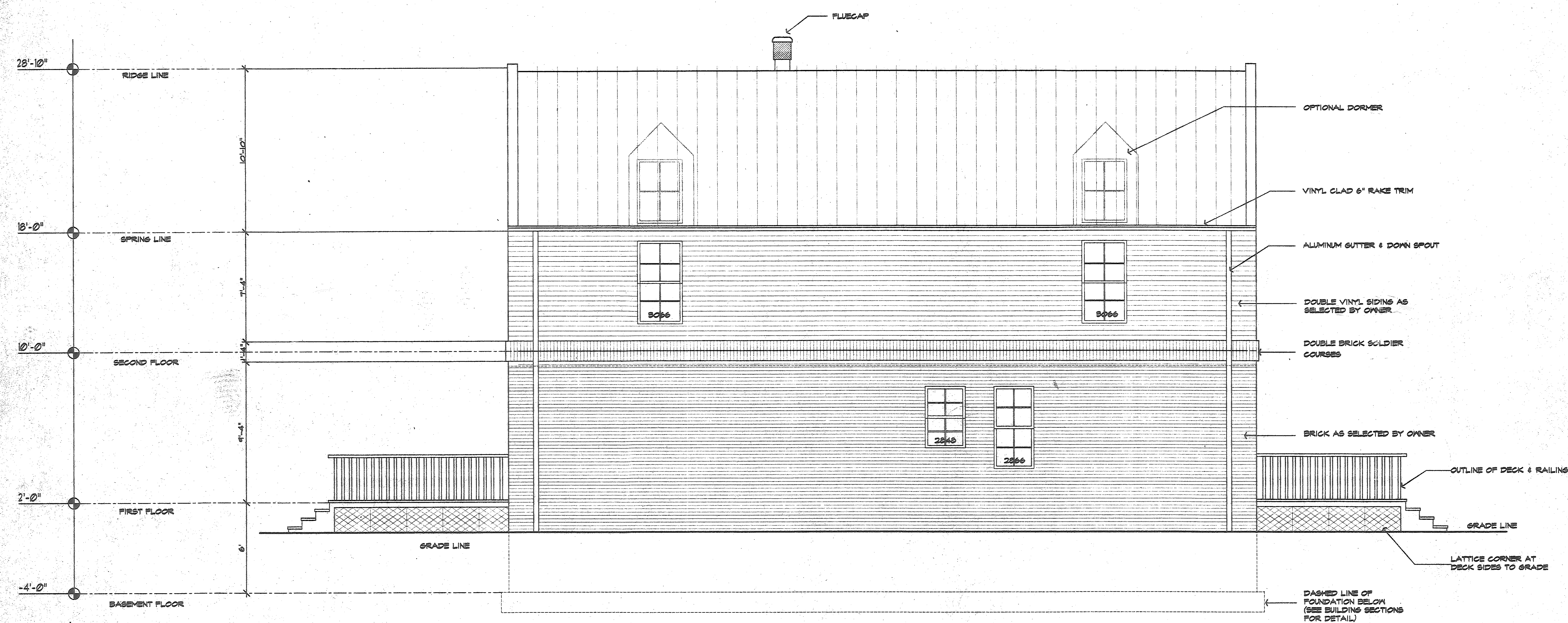
Number	Description	Date



Rutkowski Residence

1426 Galena Road · Essex, Maryland 21221

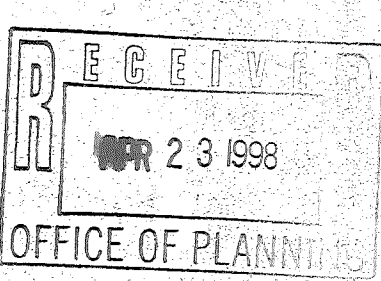
JPC Architects



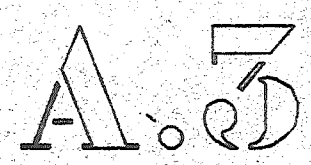
1 Left Side Elevation  
Scale: 1/4" = 1'-0"

7 Allspice Court · Owings Mills, Maryland 21117-1329  
410.581.0271 Fax 410.581.3684 EMail JPCArch@home.net

Sheet Title:  
LEFT SIDE ELEVATION



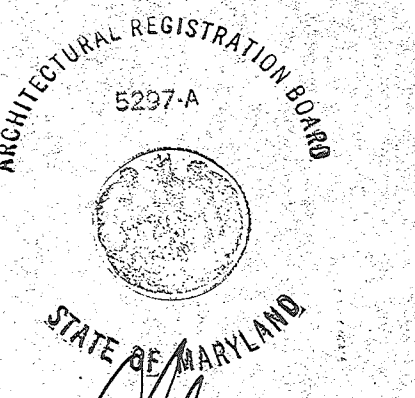
Scale: 1/4" = 1'-0"  
Date: January 31, 1998  
Project Number: 9720  
Drawn By: ALJ  
Sheet Number:



Total Sheets This Project: 9

DR9720AS.DWG

REVISIONS		
Number	Description	Date

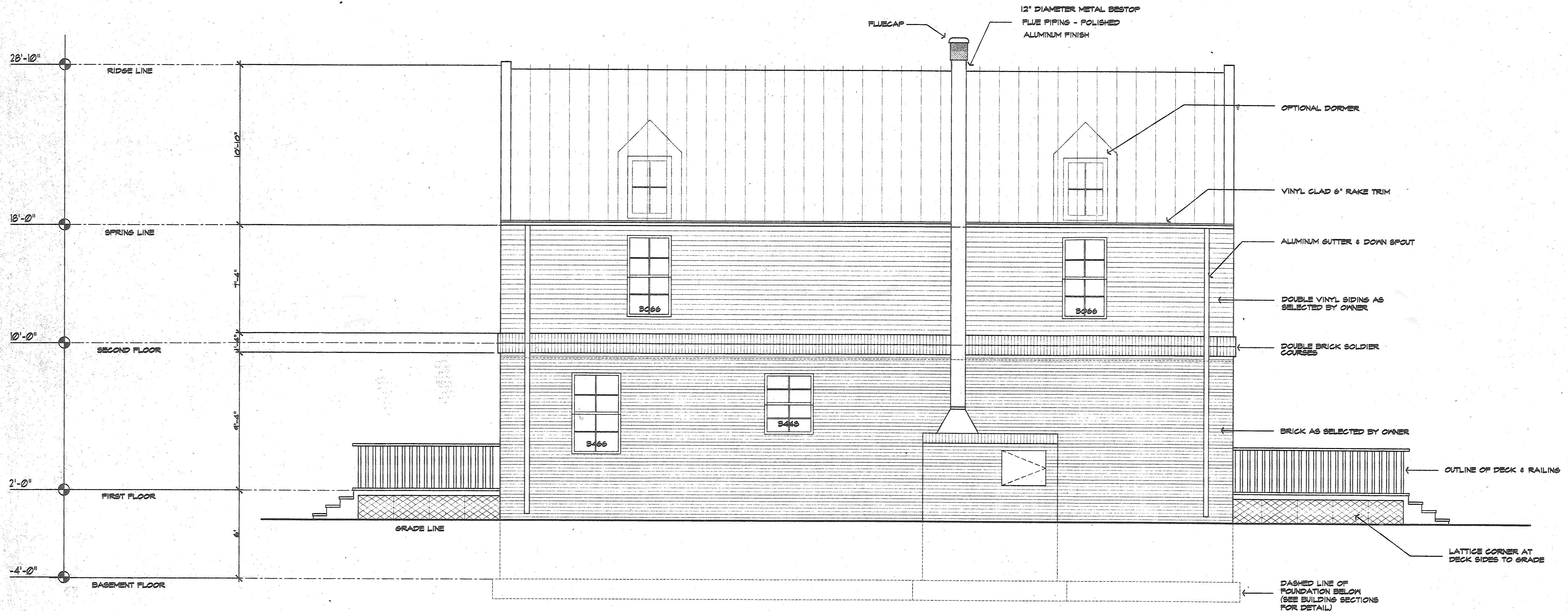


*[Handwritten Signature]*

# Rutkowski Residence

1426 Galena Road, Essex, Maryland 21221

**JPC Architects**

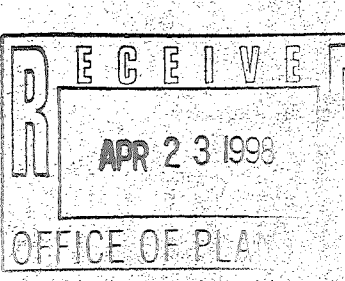


**1 Right Side Elevation**  
Scale: 1/4" = 1'-0"

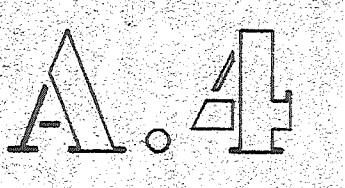
7 Allspice Court, Owings Mills, Maryland 21117-1329  
410.581.0271 Fax 410.581.3684 EMail JPCArch@home.net

Sheet Title:

**RIGHT SIDE ELEVATION**



Scale: 1/4" = 1'-0"  
Date: January 31, 1998  
Project Number: 9720  
Drawn By: AL  
Sheet Number:



REVISIONS

Number Description Date

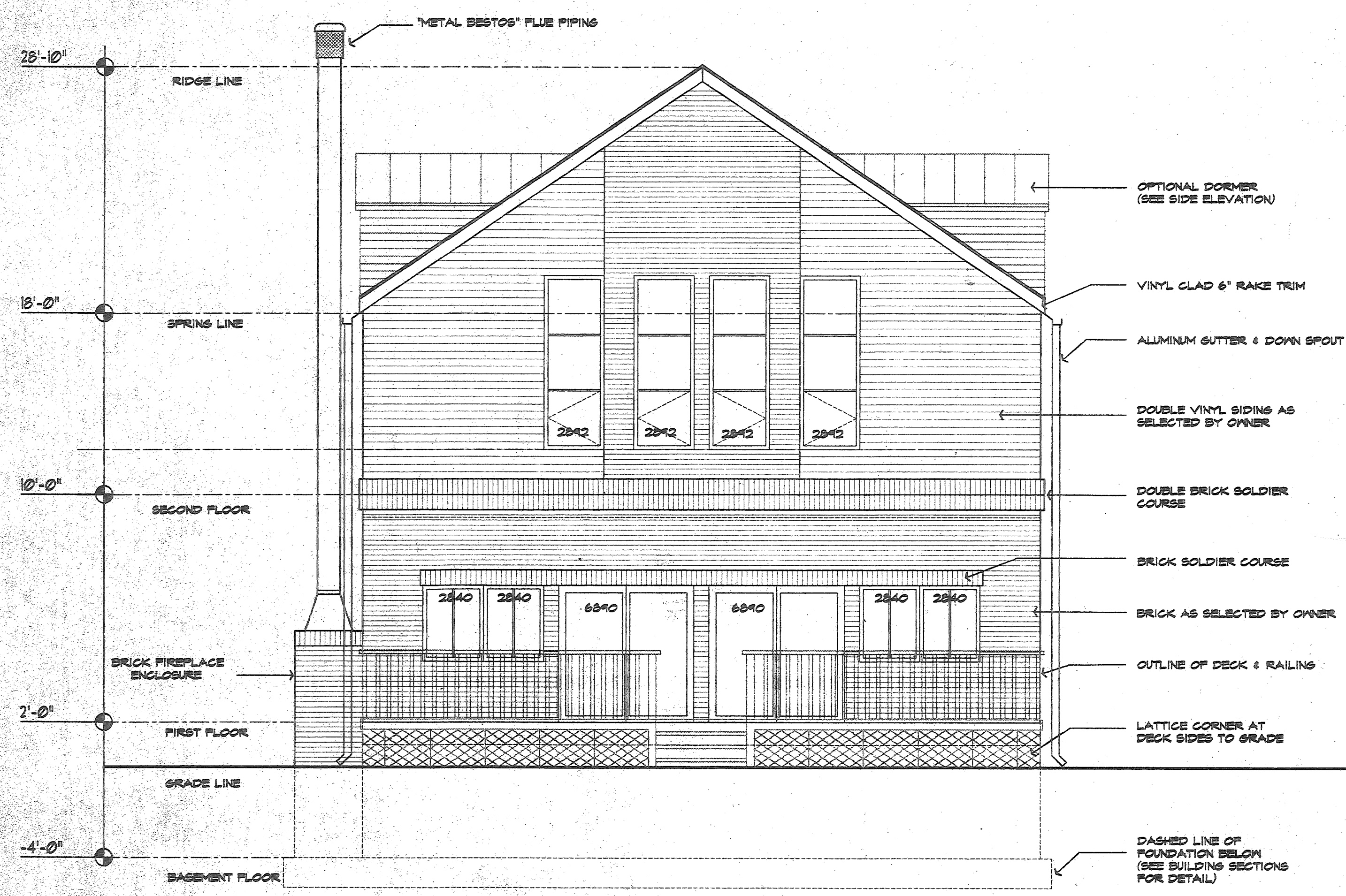
Number	Description	Date



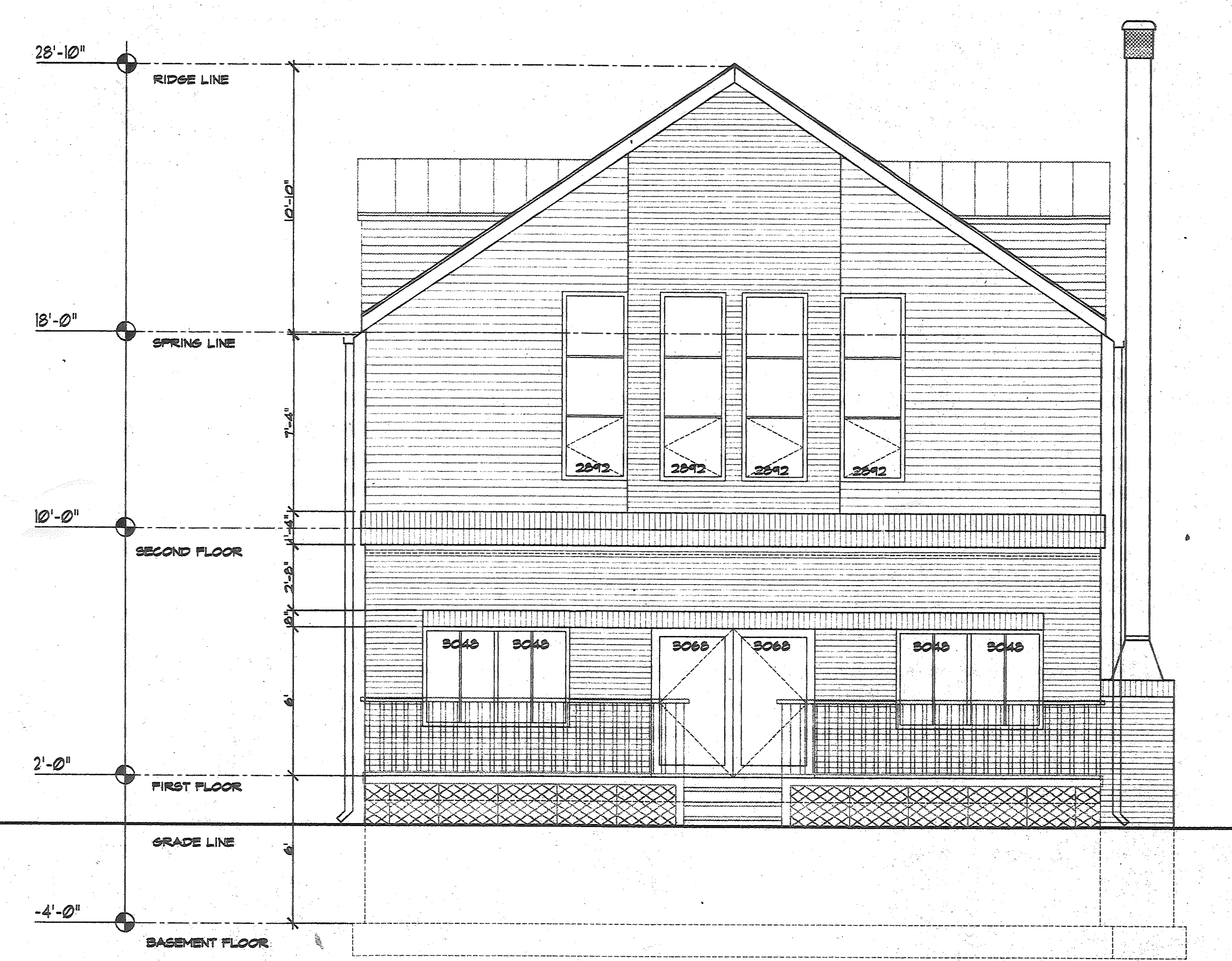
Rutkowski Residence

1426 Galena Road . Essex, Maryland 21221

JPC Architects



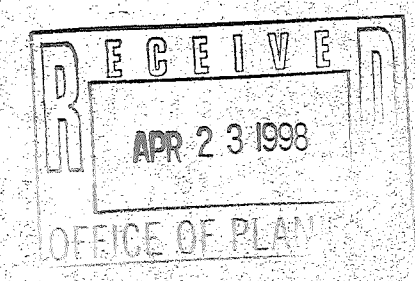
Elevation Looking From Water  
Scale: 1/4" = 1'-0"



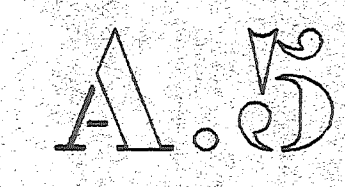
Entrance Elevation  
Scale: 1/4" = 1'-0"

7 Allspice Court . Owings Mills, Maryland 21117-1329  
410.581.0271 Fax 410.581.3884 E-Mail JPCArch@home.net

Sheet Title:  
EXTERIOR ELEVATIONS



Scale: 1/4" = 1'-0"  
Date: January 31, 1998  
Project Number: 9720  
Drawn By: AL  
Sheet Number:



Total Sheets This Project: 9



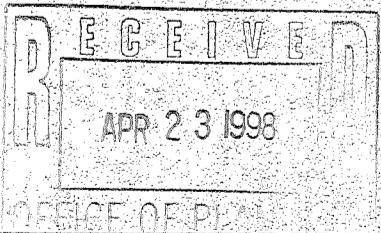
*[Handwritten Signature]*

**Rutkowski Residence**  
 1426 Galena Road · Essex, Maryland 21221

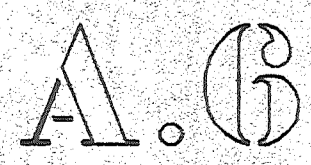
**JPC Architects**

7 Allspice Court · Owings Mills, Maryland 21117-1329  
 410.581.0271 Fax 410.581.3684 E-Mail JPCArch@home.net

Sheet Title:  
**BUILDING SECTIONS**  
**SECTION DETAILS**



Scale: 1/4" = 1'-0"  
 Date: JANUARY 31, 1998  
 Project Number: 9720  
 Drawn By: ALJ  
 Sheet Number:



Total Sheets This Project: 9

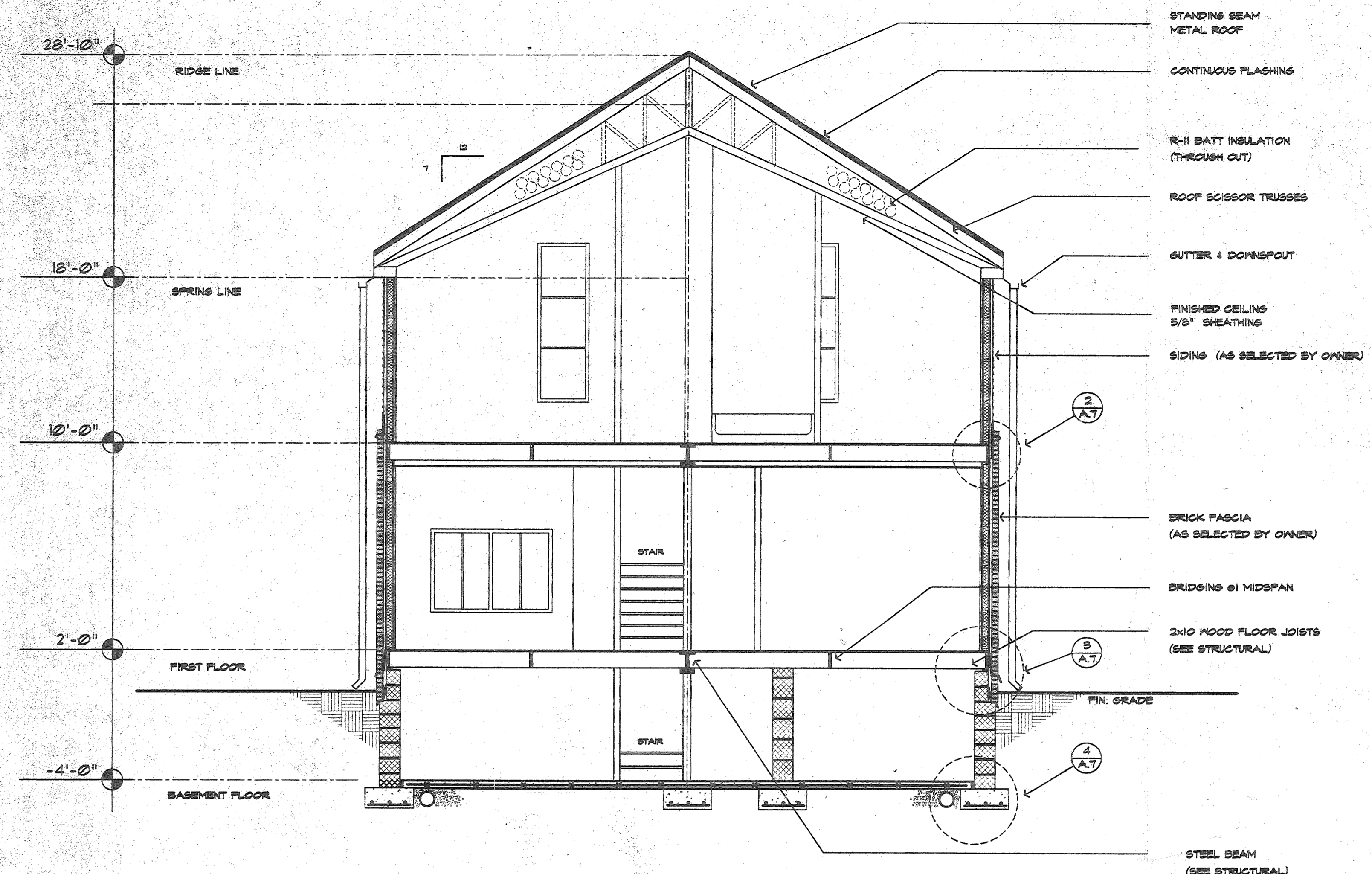
**STRUCTURAL SPECIFICATIONS**

**TRUSS WOOD RAFTERS:**

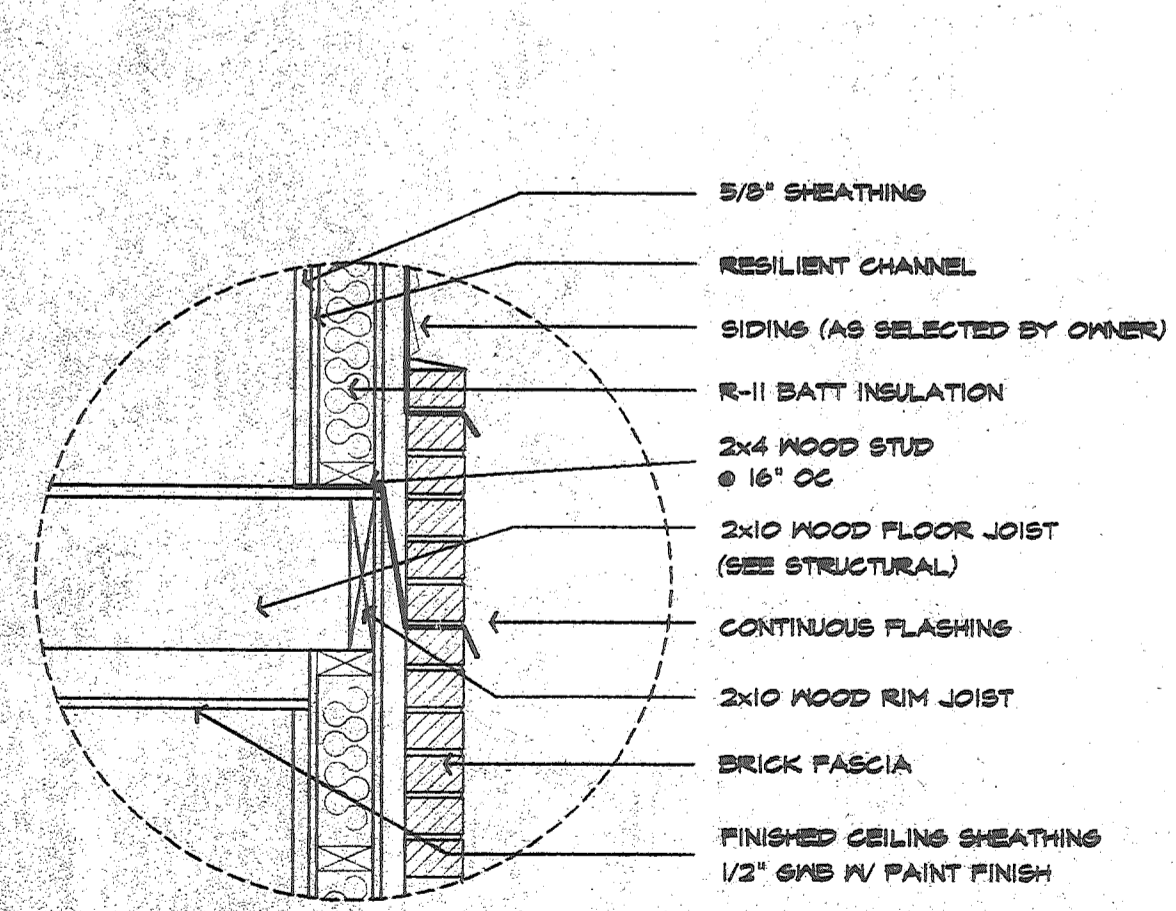
**LOADS:**

TOP CHORD = 80 P.L.F.  
 BOTTOM CHORD = 20 P.L.F.

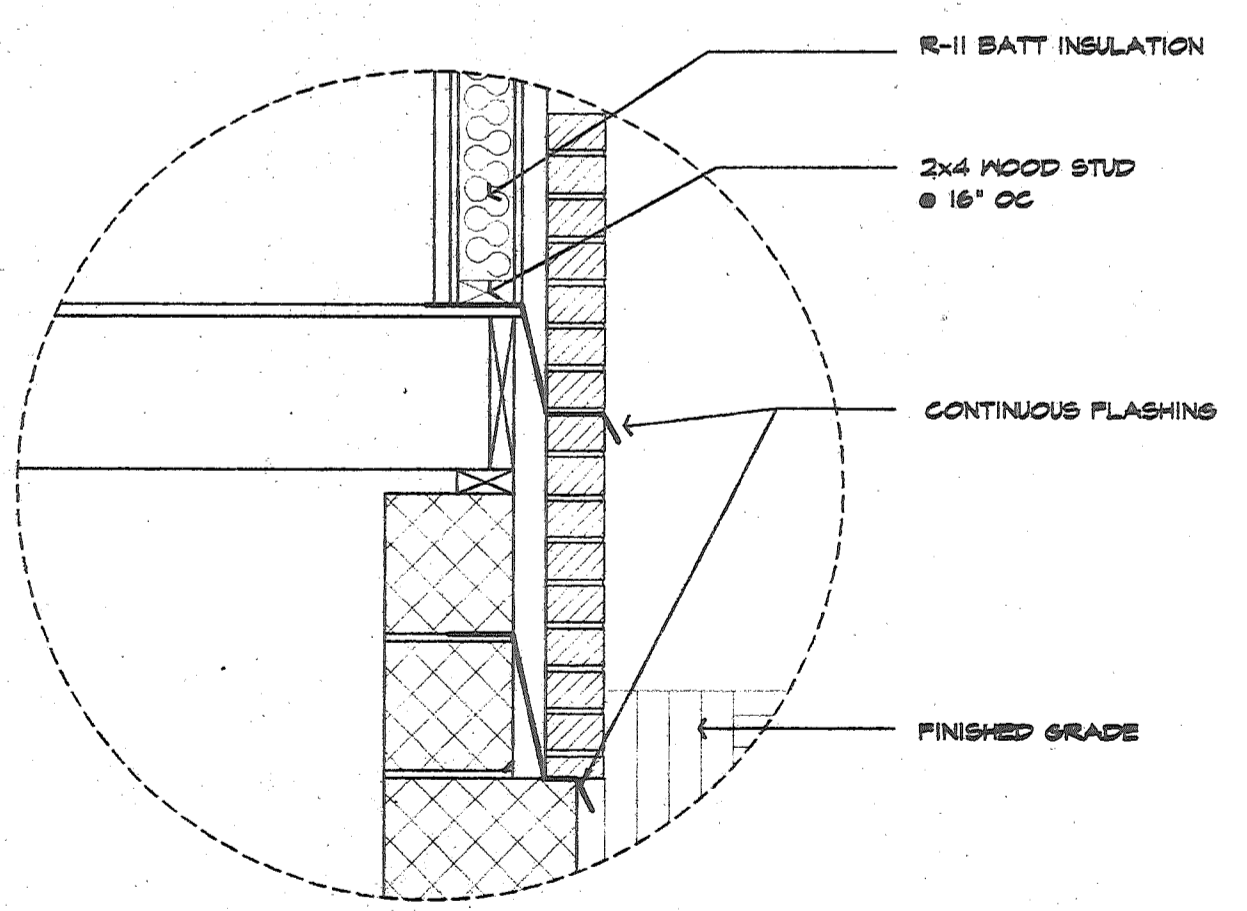
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION AND ERECTION OF THE WOOD TRUSSES
- ALL CONNECTIONS TO FULLY DEVELOP STRESSES AS INDICATED ( NO ALLOWANCE FOR END BEARING OF END MEMBERS WILL BE PERMITTED ) PLUS ANY ECCENTRICITIES CAUSED BY CONNECTIONS. ADDITIONAL TRUSS MEMBERS TO BE SUPPLIED AS REQUIRED TO DEVELOP JOINTS. CONNECTIONS TO BE GRIP-L-PLATE, GANG NAIL, AS MANUFACTURED BY SANFORD TRUSS, INC., TARGET TRUSSPLATE SYSTEM AS MANUFACTURED BY MARSH PRODUCTS CORPORATION OR APPROVED EQUAL. APPROVED EQUAL CONNECTORS TO RECEIVE APPROVAL OF ARCHITECT PRIOR TO SUBMISSION TO BIDS. APPROVAL OF ARCHITECT TO BE SUBJECT TO SUBMISSION AND APPROVAL OF DETAILS AND DESIGN CRITERIA FOR CONNECTORS. ALL CONNECTORS TO BE USED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. TRUSSES TO BE CONNECTED AT STUD WALLS WITH TRIP-L-GRIP CONNECTORS, ONE CONNECTOR EACH SIDE. ALL CONNECTORS SHALL BE GALVANIZED.
- ALL LUMBER FOR TRUSSES SHALL CONFORM TO THE REQUIREMENTS OF THE 'TIMBER CONSTRUCTION MANUAL' PREPARED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION. MAXIMUM ALLOWABLE STRESS INCREASE FOR LOADING CONDITIONS SHALL BE 100% THE CHORD MEMBERS SHALL BE DESIGNED FOR COMBINED AXIAL AND BENDING STRESS. SINGLE AND DOUBLE SPAN CHORD MEMBERS SHALL BE DESIGNED FOR A MOMENT OF  $WL^2/8$ . THE ALLOWABLE DIRECT STRESS IN COMPRESSION MEMBERS SHALL BE GOVERNED BY L/D RATIO PER NATIONAL FOREST PRODUCTS ASSOCIATION DESIGN SPECIFICATIONS FOR WOOD COLUMNS.
- LUMBER SELECTED FOR USE FOR TRUSSES SHALL BE FREE OF KNOTS, SPLITS AND SHAKES WITHIN AREA OF CONNECTOR AND EXTENDING SIX INCHES BEYOND CONNECTOR IN ALL DIRECTIONS.
- SHOP DRAWINGS SHALL BE SEALED, SIGNED AND CERTIFIED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND. THE CERTIFICATION SHALL STATE THAT THE STRUCTURAL PORTION OF THE TRUSSES COMPLIES WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY BUILDING CODE AND THAT THE MANUFACTURER ASSUMES THE RESPONSIBILITY FOR THEIR DESIGN AND THE INSPECTION OF THEIR FABRICATION AND ERECTION.
- PROVIDE TRUSS HOLD DOWN CLIPS, TYP.



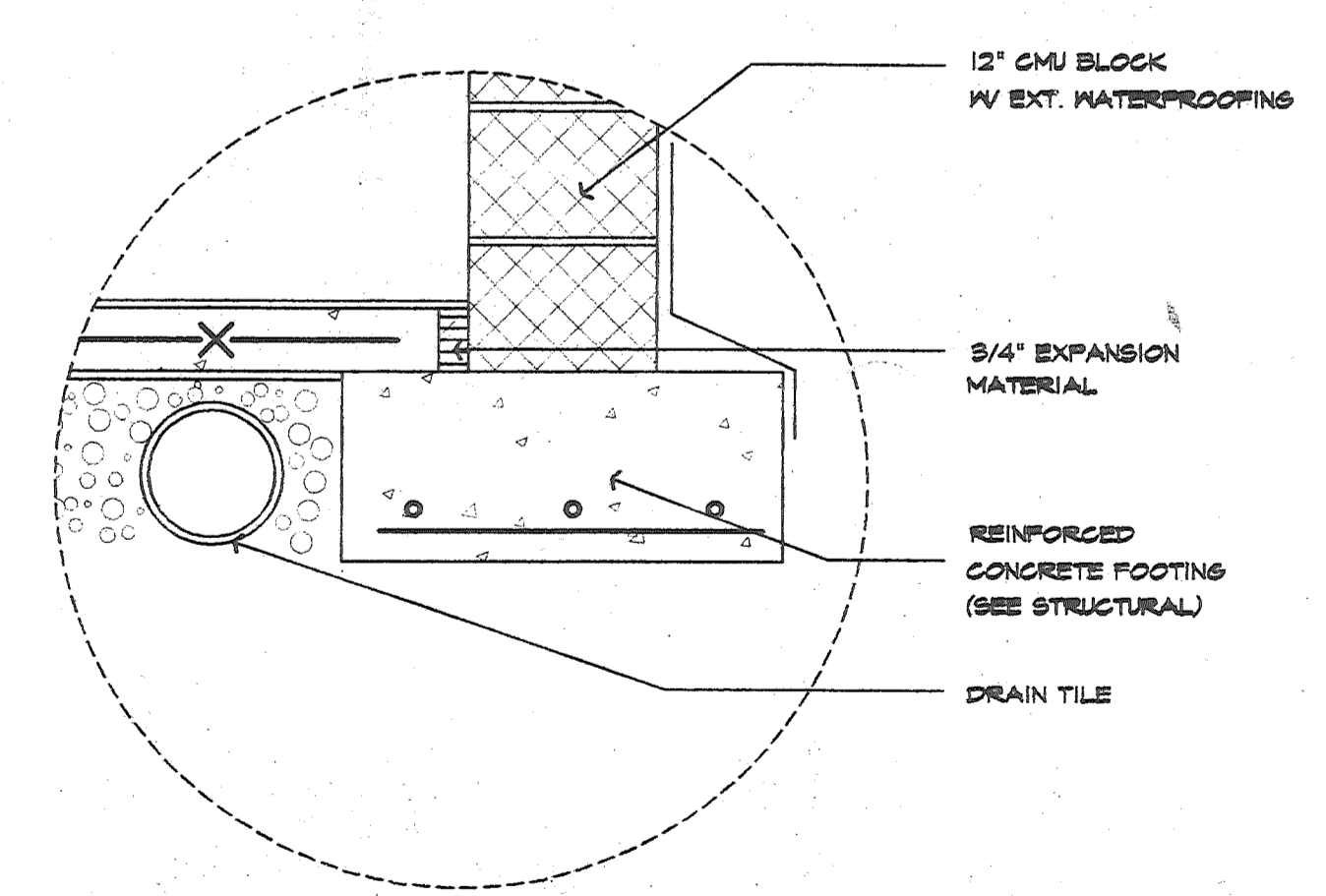
**A.1 Section Looking Towards Entrance**  
 Scale: 1/4" = 1'-0"



**2 Detail A.2**  
 Scale: 1" = 1'-0"



**3 Detail A.3**  
 Scale: 1" = 1'-0"



**4 Detail A.4**  
 Scale: 1" = 1'-0"