



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 15, 1998

William R. Levasseur, Jr., Esquire
Martin and Levasseur
Suite 602, Crestar Building
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Application for Building Permit for Undersized Lot
Property: 231 Fourth Avenue
Applicant/Petitioner: Barry Jung

Dear Mr. Levasseur:

Enclosed please find the decision rendered in the above captioned case. The Application for Building Permit for Undersized Lot has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Barry Jung, 7617 Blue Grass Road, Baltimore, Maryland 21237
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
Mr. and Mrs. Frederick Lippert, 243 4th Ave., Lansdowne, Md. 21227



<IN RE: APPLICATION FOR BUILDING PERMIT * BEFORE THE
 FOR UNDERSIZED LOT * ZONING COMMISSIONER
 231 Fourth Avenue *
 13th Election District * OF BALTIMORE COUNTY
 1st Councilmanic District *
 Land Owner: * Permit No.:
 Barry Jung, Applicant

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner to consider a request for approval of the construction of a single family dwelling on an undersized lot located at 231 Fourth Avenue in Lansdowne. The request for approval was filed by Barry Jung, property owner. The subject property is located in the Lansdowne community of western Baltimore County. The subject property at issue is 50 ft. in width and 100 ft. in depth for a total area of 5,000 sq. ft. The property is zoned D.R.5.5, a zoning classification which requires a minimum lot area of 6,000 sq. ft. and a minimum lot width of 55 ft.

Notwithstanding these requirements, Section 304 of the Baltimore County Zoning Regulations (BCZR) permits the development of an undersized lot with a single family dwelling in certain cases. In order to qualify for relief, pursuant to Section 304, the property owner must demonstrate that the property at issue has been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955; and that all other requirements of the height and area regulations are satisfied; and that the owner of the lot does not own sufficient land to conform to the width and area requirements contained within the regulations.

In addition to these requirements, the Petitioner is required to post a sign on the subject property providing public notice of his application. Within fifteen days of the sign posting, any occupant or owner of property within 1,000 ft. of the lot may file a written request for a

ORDER RECEIVED FOR FILING
 Date 9/6/58
 By M. York

public hearing. In this case, the property was duly posted and a written request for a public hearing was received from Frederick W. Lippert. Mr. Lippert owns adjacent property next door to the subject site. Thus, the matter was scheduled for public hearing. At that hearing, the Applicant, Barry Jung appeared and was represented by William R. Levasseur, Jr., Esquire. Also appearing was Mr. Lippert, who was represented by J. Carroll Holzer, Esquire.

As set out in Section 304.4 of the BCZR, the Zoning Commissioner shall make a determination whether the proposed dwelling is "appropriate". Moreover, at the hearing, the Commissioner must be assured that the Petitioner has met the above mentioned three requirements, as set out in Section 304.1 of the BCZR.

In this regard, Mr. Jung, through his attorney, submitted sufficient testimony to support a finding that the requirements of Section 304.1 of the BCZR are satisfied. Among the written documentation offered was a copy of the original plat for this subdivision which was recorded in the Land Records of Baltimore County on June 5, 1889. This subdivision plan shows that the community was platted in lots that were 25 ft. wide and 100 ft. deep. The subject property is shown on the plan as lots 628 and 629. As two abutting lots, the subject property in its entirety is 50 ft. in width and 100 ft. in depth, or 5,000 sq. ft. in area. Clearly, based upon the deeds and subdivision plats submitted, it is well established that the lot was "duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955", thus the requirements of Section 304.1.A of the BCZR are satisfied.

Second, sufficient proof was offered to show the Petitioner proposes constructing a building which will be 28 ft. in width by 28 ft. in depth. As such, the structure will maintain a 25 ft. front yard setback, a 47 ft.

ORDER RECEIVED FOR FILING
Date 12/15/88
By J. P. [Signature]

rear yard setback and 11 ft. side yard setbacks. These setbacks all meet the height and area requirements for development in a D.R.5.5 zone, thus, I easily find that the requirements of Section 304.1.B of the BCZR are satisfied.

Last, Mr. Jung testified about his acquisition of the property. He testified that he acquired the property from his parents who, in turn, had acquired the property from Baltimore County through a tax sale. Additionally, evidence was offered regarding the ownership of surrounding properties. In sum, it is clear that the Applicant does not own any sufficient adjoining land which would enable him to satisfy the area and/or width requirements.

Based upon the foregoing, I find that the Applicant has satisfied all three of the requirements set forth in Section 304.1 of the BCZR. Thus, the matter turns on whether the proposed building is "appropriate". In this regard, the Applicant had offered copies of building elevation plans to the Office of Planning for review. Those plans are contained within the file and marked as Protestant's Exhibit No. 2. The Office of Planning conditionally approved the plans stating that "Elevation drawings should be modified to show a front porch or vestibule treatment to be compatible with neighboring houses. Revise right side elevation to reflect proposed house revisions that removed the garage." (See Protestant's Exhibit No. 1).

In addition to this information, a number of photographs were submitted of the neighborhood. These photographs show a diversity in terms of the architecture and style of the houses which exist in this community.

Based upon this information, I find that the Applicant's proposed dwelling is appropriate. Thus, I will approve the application. However, in so approving, I shall require that the Applicant submit an amended plan

ORDER RECEIVED FOR FILING
Date 10/15/88
By JR. Brook

to the Office of Planning for further review and consideration. The amended plan should show a modification of the proposed dwelling with a porch and/or vestibule so that same will be appropriate with the neighboring houses. Moreover, the elevation shall be altered to eliminate the garage and show a house with dimensions no larger than 28 ft. x 28 ft. I will also defer to the Office of Planning any other recommendations which they may make to ensure compatibility.

Although I will approve the application, a final comment is in order about Mr. Lippert's remarks at the hearing. As noted above, he resides immediately next door to the subject property and apparently thought he owned much of those lots. In fact, he has erected a shed on a portion of the subject property. Mr. Lippert's claim of ownership of the property obviously cannot be resolved by this Zoning Commissioner. If those claims are, indeed, valid, they must be enforced through an adverse possession proceeding in the Circuit Court of Maryland for Baltimore County. In any event, it is unfortunate that Mr. Lippert was not more vigilant in ascertaining the ownership of the property and perhaps acquiring same through the tax sale under which Mr. Jung's parents acquired the site. Although I am sympathetic with Mr. Lippert's concerns, I believe that the Applicant has satisfied the requirements of Section 304.1 of the BCZR and that the proposed dwelling is appropriate under the guidelines set out in Section 304.4.

Pursuant to the advertising, posting of the property, and public hearing on this Application held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of December 1998 that construction of a single family dwelling at the subject property known as 231 Fourth Avenue, in

ORDER RECEIVED FOR FILING

Date

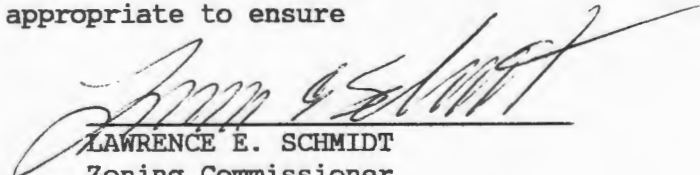
By

12/15/98
Ch. Spink

accordance with the drawings submitted as Petitioner's Exhibit No. 1, and pursuant to Section 304.1 of the BCZR, be and is hereby GRANTED, subject, however, to the following restriction which is a condition pursuant to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall submit an amended plan to the Office of Planning indicating the addition of a vestibule/porch and the elimination of the garage as more fully set forth above. The Office of Planning shall approve such plans and may add the conditions as may be appropriate to ensure compatibility.

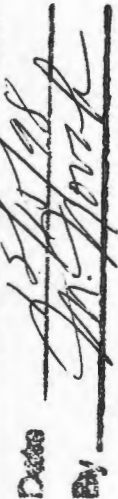

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

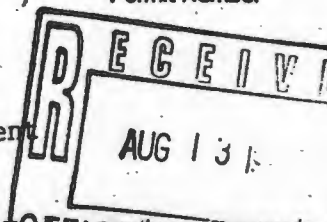


INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

B 348707
Permit Number

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:

BARRY JUNG 7616 BLUE GRASS RD PAWTOW MD 21
Print Name of Applicant Address Telephone Number

Lot Address 231 4th AVE Election District 13 Council District _____ Square Feet 5,000

Lot Location: N E S W side / corner of 4th AVENUE, 75 feet from N E S W corner of CHARLESTON
(street) (street)

Land Owner SAME AS ABOVE Tax Account Number 13-21-450035

Address _____ Telephone Number (410) 866-3890

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)	/	—	Residential Processing Fee Paid Codes 030 & 080 (\$85) Accepted by <u>ZADM</u> Date _____
2. Permit Application	<u>OK to File Pending Outcome of this Recommendation</u>	—	
3. Site Plan	/	—	
Property (3 copies)	/	—	
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	/	—	
4. Building Elevation Drawings	—	—	
5. Photographs (please label all photos clearly)	/	—	
Adjoining Buildings	/	—	
Surrounding Neighborhood	/	—	

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:

Elevation drawings should be modified to show a front porch, vestibule treatment to be compatible with the neighboring houses.
Revise right side elevation to reflect proposed house revisions that removed the garage.

Hand No 1

Signed by: Jeffrey W. Long
for the Director, Office of Planning & Community Conservation

Date: 8/21/98

DEMAND FOR PUBLIC
RE: Case No.: HEARING

Petitioner/Developer: HOLZER & LEE

410-825-4923 1/6 STERLING LEESE, ESQ

Date of Hearing/Closing: 12/14/98
@ 4:00 PM
RM-407
CCB

*Under
for
Jun*

CHALLENGE

823-6961

ZONING FAX
887-3468

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 #231 - 4th STREET.

The sign(s) were posted on 11/28/98
(Month, Day, Year)

Sincerely, Patrick M O'Keefe 12/12/98

Patrick M. O'Keefe, Sr. 12/8/98
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

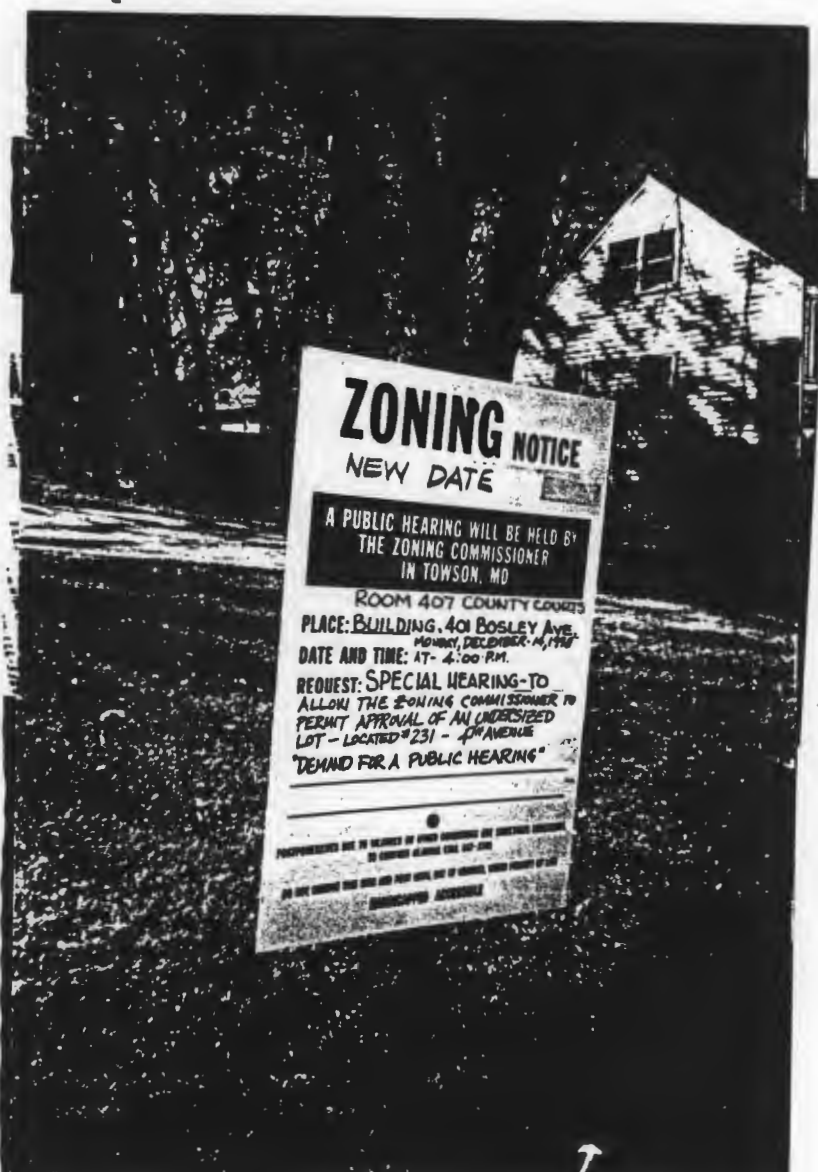
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Page (410) 905-8571

(Telephone Number)



ZONING NOTICE
NEW DATE

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407 COUNTY COURTS

PLACE: BUILDING, 401 BOSLEY AVE.
TOWSON, MARYLAND, 21286

DATE AND TIME: 11- 4:00 P.M.

REQUEST: SPECIAL HEARING-TO
ALLOW THE ZONING COMMISSIONER TO
PERMIT APPROVAL OF AN UNDESIZED
LOT - LOCATED #231 - 4th AVENUE
"DEMAND FOR A PUBLIC HEARING"

FOR INFORMATION ONLY TO BE PLACED ON OTHER PROPERTY OR SIGNAGE
DO NOT REMOVE THIS SIGN AND POST COPY, BUT IF REMOVED, THIS NOTICE IS
REPRODUCED IMMEDIATELY

Exhibit C

Date to be posted: Anytime before but no later than August 24, 1998

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

Undersized Lot - TO APPROVE AN UNDERSIZED LOT PER
SECTION 304.2, for 231 4th AVE.

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**

SEPTEMBER 8, 1998

**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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 19, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

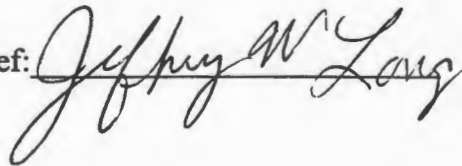
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 32, 55, 57, 59, 62, and 66

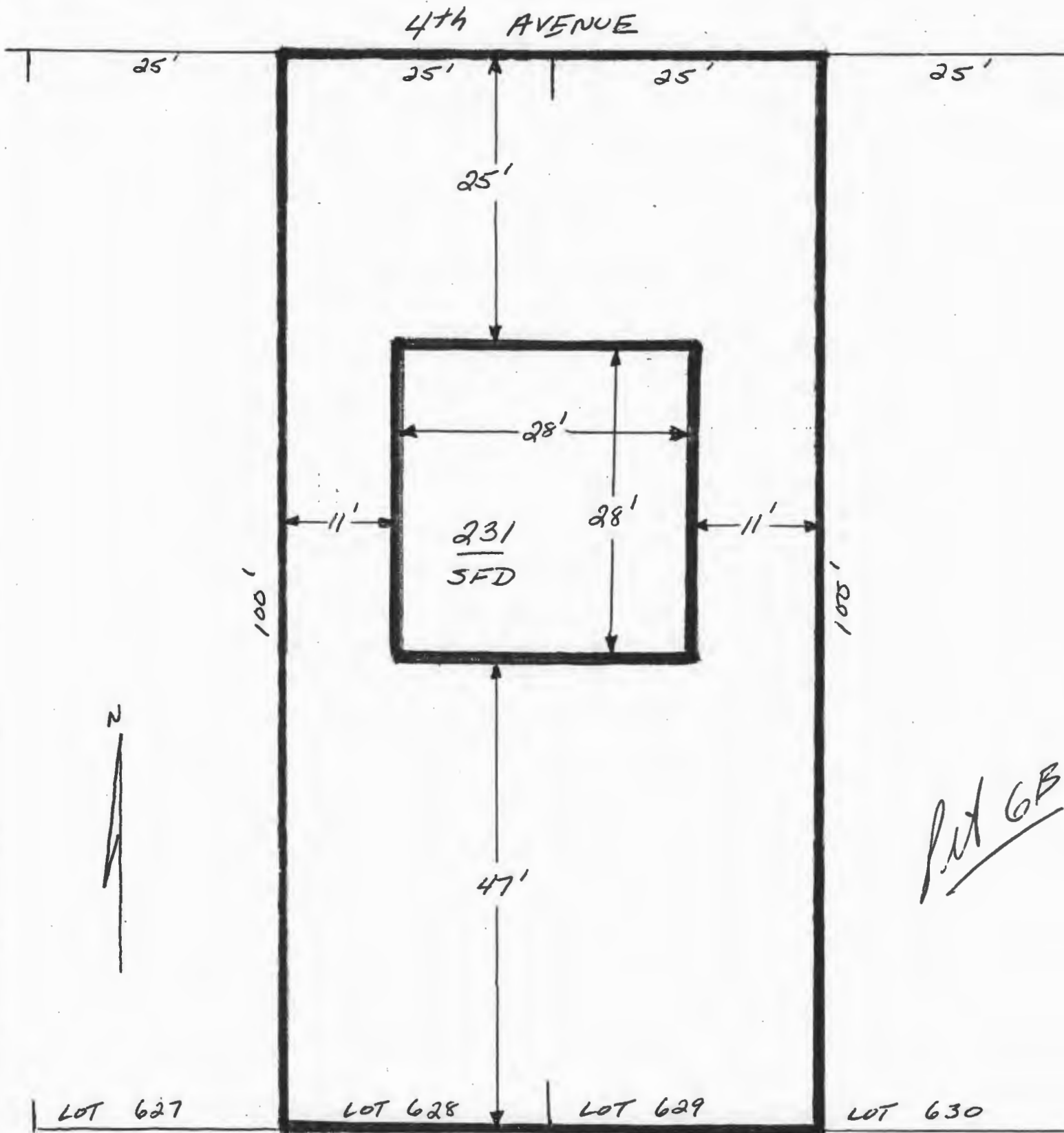
If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:



AFK/JL

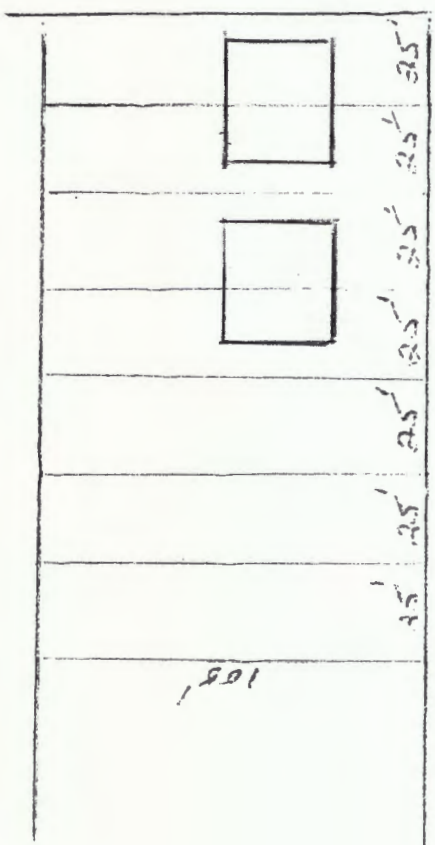
SETBACKS 231 4th AVENUE



OWNER: BARRY JUNG
13-21-450035

ENLARGEMENT:
NOT TO SCALE

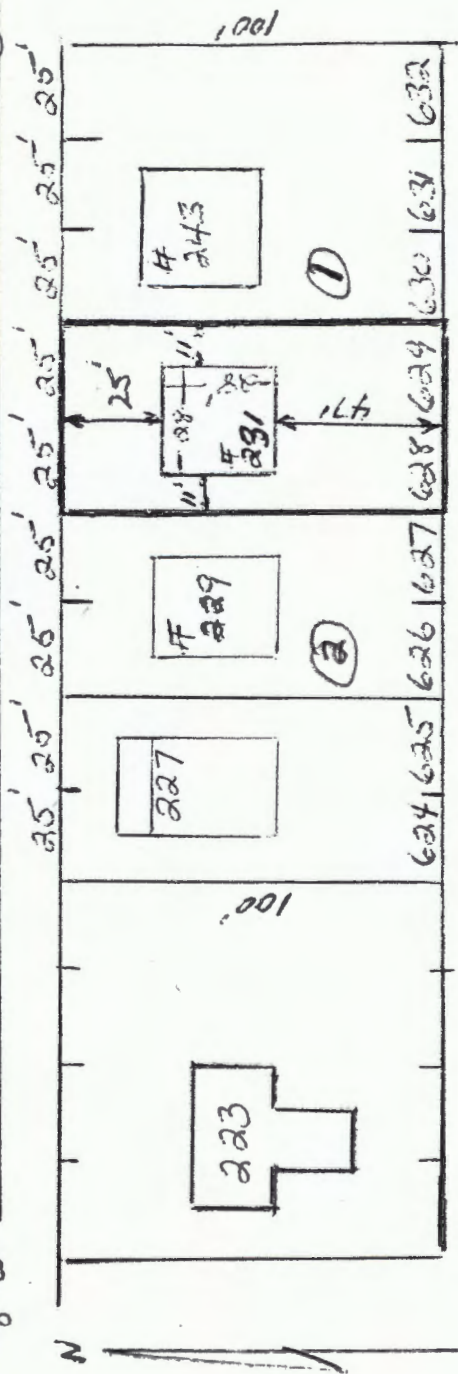
- ① FEDERICK & RUTH LIPPERT 243 4TH AVE
ACCT # 13-13-751490 & 13-13-751491
- ② GEO. W. MILBURN 229 4TH AVE
ACCT # 13-13-550740



CHARLESTON AVENUE

FOURTH AVE

8" S
8" W



* OWNER: BARRY JUNG 8/1/98
ACCT #: 13-31-450035
LOT 50' X 100' - 5,000 SQ FT.

LANDSDOWNE
PLAT 1/49 BLOCK 17
FILED 6/5/1889



243 4th Av.
SUBJECT PROPERTY
TO RIGHT OF EVERGREEN



LOTS 628/629 (W NEIGH-
BOUR'S
231 4th AVE SUCD &
SUBJECT PROPERTY. GARDEN
ON SITE)



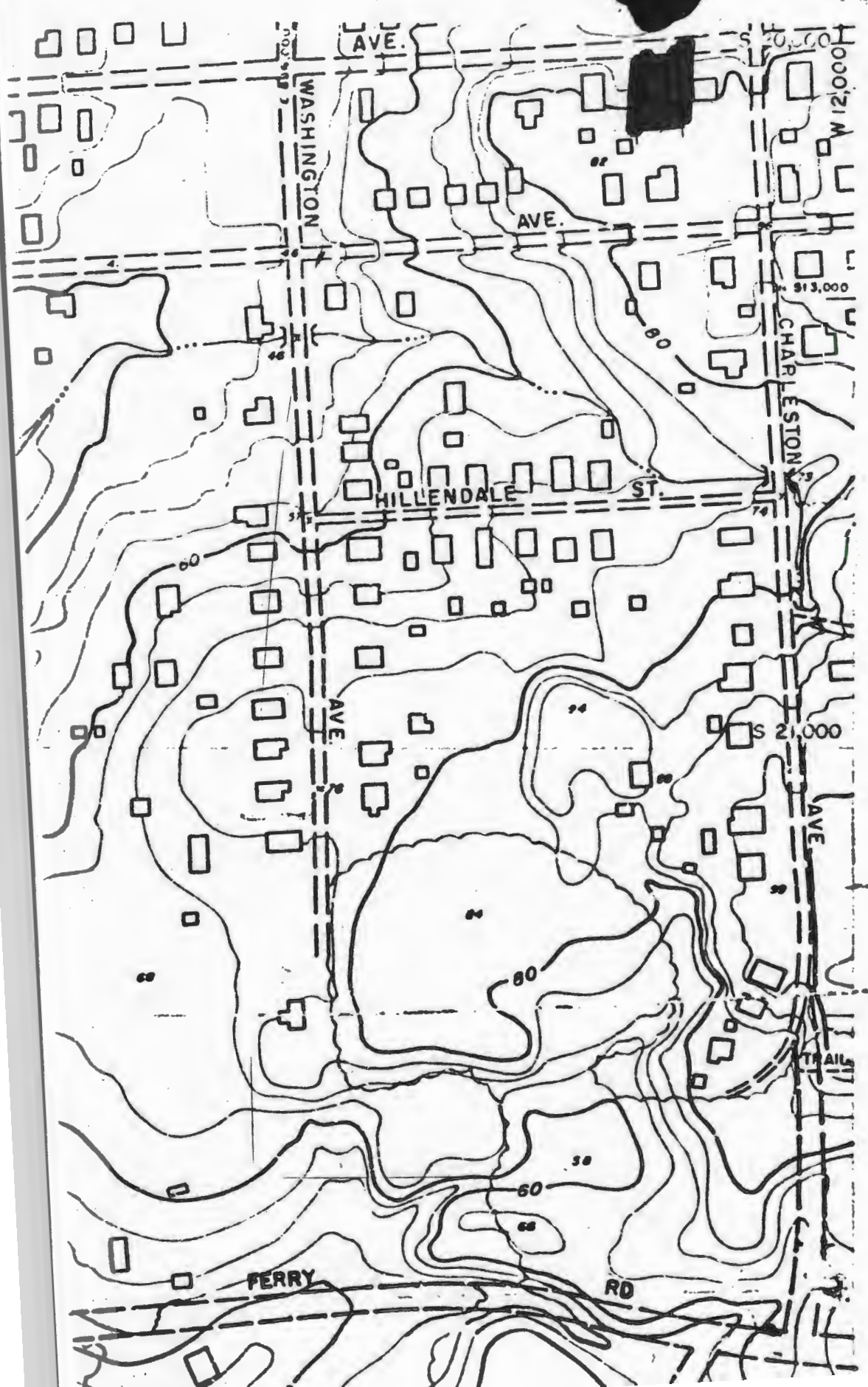
223 4th Avenue



229 4th Av.



↑



DEAR NEIGHBOR,

AS YOU MAY KNOW, SOMEONE IS ATTEMPTING TO ERRECT A TWO STORY HOUSE ON THE LOT NEXT TO ME. THE LOT #S ARE 628 AND 629. BOTH ARE 25 FOOT LOTS, MAKING A TOTAL OF 50 FEET. THE ZONING REQUIREMENTS TO BUILD ARE 55 FEET SINCE 1950 TO PREVENT OVER BUILDING IN THIS AREA. I HAVE APPEARED TWICE IN HEARINGS HELD AT TOWSON AS ONE WHO MAY BE THE ONLY OBJECTOR. IF YOU FEEL THAT YOU ARE NOT IN FAVOR OF ANOTHER HOUSE BEING SQUEEZED IN ON 4TH AVE. BETWEEN 243 AND 229, THEN I URGE YOU TO WRITE A LETTER VOICING YOUR OBJECTION. SINCE TWO MEETINGS HAVE ALREADY BEEN HELD AND NO FURTHER TESTIMONY WILL BE ALLOWED, URGENCY IS A MUST. MR. SCHMIDT INFORMED ME THAT HE WILL TAKE INTO CONSIDERATION ANY MAIL HE RECEIVES BEFORE HE MAKES HIS RULING.

SOME REASONS FOR NOT WANTING THIS BUILDING TO BE ERECTED ARE:

- *LOWERING OF NEIGHBORHOOD PROPERTY VALUES
- *ADDED CROWDING OF PARKING IN OUR STREETS
- *DESTROYING WILDLIFE REFUGES (BIRDS, SQUIRRELS, RABBITS, CHIPMUNKS)
- *HOUSE UNLIKE ANY OTHER IN AREA THEREBY LOWERING ASTHETIC APPEAL.
- *INTRODUCING NEW RENTAL PROPERTY TO NEIGHBORHOOD.
- *A POSSIBLE INCREASE OF TAXATION BASE DUE TO HIGH COST OF NEW CONSTRUCTION.
- *OTHER REASONS THAT YOU MAY HAVE.

PLEASE TAKE ACTION NOW, TODAY, IF YOU SHARE MY CONCERN ABOUT THIS POTENTIAL DANGER TO OUR DAILY WAY OF LIVING HERE IN LANSDOWNE.

WALT LIPPERT,
OWNER & RESIDENT

SAMPLE LETTER BELOW

BALTIMORE COUNTY ZONING COMMISSONER
LAWRENCE SCHMIDT
ROOM 407 COUNTY COURTS BLDG.
401 BOSLEY AVE. TOWSON,MD. 21204

DEAR SIR,

I AM WRITING TO EXPRESS MY CONCERN REGARDING THE PROPOSED ERECTION OF A TWO STORY HOUSE ON THE PROPERTY IDENTIFIED AS LOTS #628 AND #629 WHICH ARE ON FOURTH AVE IN LANSDOWNE.

I DO NOT SUPPORT THIS PROJECT AND WISH MY DISAPPROVAL TO BE SO NOTED IN THE RECORDS CONCERNING THIS MATTER.

YOURS TRULY,

Mary & Harold Hendricks
206 - 4th Ave.

D E P E R T
16

DEAR NEIGHBOR,

AS YOU MAY KNOW, SOMEONE IS ATTEMPTING TO ERRECT A TWO STORY HOUSE ON THE LOT NEXT TO ME. THE LOT #S ARE 628 AND 629. BOTH ARE 25 FOOT LOTS, MAKING A TOTAL OF 50 FEET. THE ZONING REQUIREMENTS TO BUILD ARE 55 FEET SINCE 1950 TO PREVENT OVER BUILDING IN THIS AREA. I HAVE APPEARED TWICE IN HEARINGS HELD AT TOWSON AS ONE WHO MAY BE THE ONLY OBJECTOR. IF YOU FEEL THAT YOU ARE NOT IN FAVOR OF ANOTHER HOUSE BEING SQUEEZED IN ON 4TH AVE. BETWEEN 243 AND 229, THEN I URGE YOU TO WRITE A LETTER VOICING YOUR OBJECTION. SINCE TWO MEETINGS HAVE ALREADY BEEN HELD AND NO FURTHER TESTIMONY WILL BE ALLOWED, URGENCY IS A MUST. MR. SCHMIDT INFORMED ME THAT HE WILL TAKE INTO CONSIDERATION ANY MAIL HE RECEIVES BEFORE HE MAKES HIS RULING.

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YOURS TRULY,

Rev. William A. Herche, Jr.

*Rev. William A. Herche, Jr.
302 4th Ave
Baltimore, MD 21227*



The Lansdowne Improvement Association

November 23, 1998

We the members of the Lansdowne Improvement Assoc. feel that building on undersize lots cause the houses to look as if they're on top of each other - this is an older community and we like to keep it as such.

Jake Miller
President

12-16-98

Lawrence Schmidt
Baltimore County Zoning Commissioner
Room 407, County Courts Building
401 Bosley Avenue
Towson, Md. 21204

18

Dear Sir,

I am writing to let you know of my concerns regarding the proposed building of a two story house on the property identified as lots #628 + #629, which are on Fourth Avenue in Lansdowne.

- This property has been maintained by neighbors for many years.
- It has become a haven for small wildlife. Unfortunately, we seem to destroy these havens in Lansdowne. Not a good record.
- Fourth Avenue parking is already crowded. Another house would add to the crowding.
- There would be insufficient room between the new house and the existing neighboring homes.
- Depending on the use of the new house, it could lower neighborhood property values.
- The high cost of construction could increase taxes in the neighborhood.

All of these ^{impacts} would have a negative effect on the neighborhood.

I don't support the building of a house on lots #628 + #629, and wish to register my disapproval for the record in this matter.

Sincerely,

Sherrill O'Leary
Sherrill O'Leary

BALTIMORE COUNTY ZONING COMMISSONER
LAWRENCE SCHMIDT
ROOM 407 COUNTY COURTS BLDG.
401 BOSLEY AVE. TOWSON,MD. 21204

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I DO NOT SUPPORT THIS PROJECT AND WISH MY DISAPPROVAL TO BE SO NOTED
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YOURS TRULY,

H. R. Reese

BALTIMORE COUNTY ZONING COMMISSONER
LAWRENCE SCHMIDT
ROOM-407 COUNTY COURTS BLDG.
401 BOSLEY AVE. TOWSON,MD. 21204

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I DO NOT SUPPORT THIS PROJECT AND WISH MY DISAPPROVAL TO BE SO NOTED
IN THE RECORDS CONCERNING THIS MATTER.

YOURS TRULY,

William Kurie

227 Fourth Ave
3rd fl md. 21227

Please:

BALTIMORE COUNTY ZONING COMMISSONER
LAWRENCE SCHMIDT
ROOM 407 COUNTY COURTS BLDG.
401 BOSLEY AVE. TOWSON,MD. 21204

DEAR SIR,

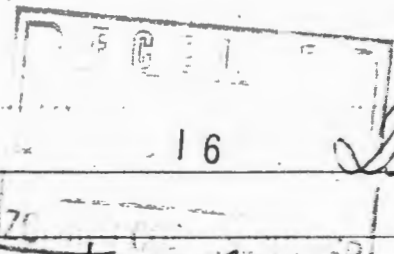
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I DO NOT SUPPORT THIS PROJECT AND WISH MY DISAPPROVAL TO BE SO NOTED
IN THE RECORDS CONCERNING THIS MATTER.

YOURS TRULY,

Daisy Wahberg Purves

12/15/98



16

Dec 12 - 1995

Dear Sir,

We strongly oppose
 the construction of a new
 home on Lot # 628 and
 629 - We really do want a home
 crowded in here on a below
 average lot. Please - we
 have more than our share
 of low income housing -
 sub standard old homes in
 Lansdowne. Give us a break
 and let us have some
 open space.
 Thank you.

Patricia Elaine Perkin
 M. S. Perkin

property owner - tax payor of
 4th Ave Lansdowne -

209 Fourth Ave
Baltimore, MD 21227
Dec 15, 1998

Depto. C. Young Commissioner
Lawrence Schmidt
Rm 407 County Courts Bldg
401 Bosley Ave
Bowson, MD 21204

18

Dear Sir:

I am writing to express my concern re
the proposed erection of a two story house on
the property identified as LOTS # 628 + 629
located on H^{rs} Ave in Lansdowne.

I do NOT support this project and wish
my disapproval to be so noted in the records.

Thank you for your prompt attention
to this matter.

Sincerely,
June D. Engdskrick

305 Fourth Ave.
Baltimore, Md. 21227
December 15, 1998

Mr. Lawrence Schmidt
Baltimore County Zoning Commissioner
Room 407 County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

18

Dear Mr. Schmidt:

I am writing in regards to a proposed variance of the current zoning laws of Baltimore County which is now under your consideration.

The properties are designated as lots 628 and 629 and are located on Fourth Avenue in Lansdowne, 21227.

The community surrounding this proposal is an older, established, permanent residential area comprised of individual homes spaced on lots of at least the currently required 55 feet.

We, the neighboring property owners of this proposed zoning change have for many years strived to maintain our homes and property in what has been until now a suburban area and a secure tax base for the county.

If the decision of your office allows the construction of a home on a smaller lot, does it not mean that we will see in our time the erection of homes jammed against neighbors? Will we then become an urban sprawl of crammed-together homes?

BALTIMORE COUNTY ZONING COMMISSONER
LAWRENCE SCHMIDT
ROOM 407 COUNTY COURTS BLDG.
401 BOSLEY AVE. TOWSON, MD. 21204

DEAR SIR,

I AM WRITING TO EXPRESS MY CONCERN REGARDING THE PROPOSED ERECTION OF A TWO STORY HOUSE ON THE PROPERTY IDENTIFIED AS LOTS #628 AND #629 WHICH ARE ON FOURTH AVE IN LANSDOWNE.

I DO NOT SUPPORT THIS PROJECT AND WISH MY DISAPPROVAL TO BE SO NOTED IN THE RECORDS CONCERNING THIS MATTER.

YOURS TRULY,

George W. Millman
229 Fourth Ave
Nabel Millman
Home Bureau

Dec. 16/1998
220 Fourth ave.
Ballo. Md 21222

Baltimore County zoning Commission
Lawrence Schmidt
Room 407 County Courts Bldg.
401 Basley and Howard Md. 21204

Dear Sir,

I am writing to express
my concern for a two story
building on lots #628 + 629
on Fourth ave.

I don't support this project
and wish my disapproval to be
noted in this matter. The lots are
across from my home and
will block my view. The
trees + wild life, is one of my
pleasures.

your truly
Mary M. Skinner

William L. Grace
244 Fourth Avenue
Lansdowne, Maryland 21227
December 14, 1998

Baltimore County Zoning Commissioner
Lawrence Schmidt
Room 407 County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 212104

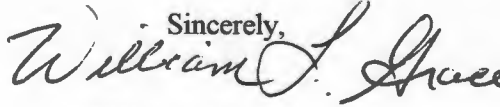
Dear Sir,

I am writing to you on behalf of myself and my community. My neighbors and I are apprised of the pending erection of a new home on lots #628 and #629 in the Lansdowne community. We feel certain that this will diminish our property values by crowding a very pleasant and long established community. Many of the residents of this community are elderly and cannot make the trip to the Towson Court House and feel rather helpless in trying to maintain what has been a very congenial and appealing neighborhood for many many years. Having grown up in the area, I, myself, am unopposed to progress that will enhance the community and perpetuate the longevity of its appeal to future generations. By crowding it however, this will diminish the aesthetic value of the area; and no doubt, in time will lead to a renters community as the elderly (who have long maintained their beautiful homes with great pride) exit the community to areas that will more readily lend themselves to the long term care that they will eventually need as they get on in years.

Indeed, it does seem to us that this proposed erection of another structure will be the beginning of many more like them. We are a small community, but we all care about each other and we look out for each other. Over crowding a well established community with all the elderly here will no doubt tear down that which has taken many a year to build. When the sense of family leaves the community, so does the sense of responsibility. In the course of time, this will lead to alienation of one another by trying to pursue or maintain some privacy. When we no longer look out for each other and only look out for ourselves, crime will rise and we will have yet one more community that requires additional police protection and one that no one wants to live in.

Please help us to preserve our homes, our neighborhoods and our property values which we have worked all our lives for and help us to hold on to something that we can give our children...a decent place to live.

Thank you in advance for hearing our plea.

Sincerely,

William L. Grace

**Baltimore County Zoning Comm.
Lawrence Schmidt
Room 407, County Courts Bldg.
401 Bosley Ave
Towson, Md 21204**

Gentlemen;

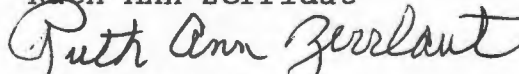
December 16, 1998

I am writing to voice my objections to the proposed erection of a two story building on Fourth Ave. in my Lansdowne neighborhood.

Mr. ~~Dutch~~ Rupersberger promised that he would preserve our older neighborhoods from sprawl and the invasion of Rental properties. As I see this situation on Lots #628 and #629 located between two older homes at 243 and 229 Fourth Ave., the approval of a two story house as proposed will not match other homes in the area.

Please accept this letter as my vote ~~NO~~ for the requested approval.

Ruth Ann Zerrlaut



211 Fifth Avenue
Lansdowne, md 21227

133 Fifth Ave
Lansdowne Md 21227
Dec. 16, 1998

Baltimore Co. Zoning Comm.
Lawrence Schmidt

18

Dear Sir,

I am writing to express my concern regarding the ^{Proposed} construction of a two story house on lots # 628 and 629 on Fourth Ave in Lansdowne.

The Lipperts have beautifully maintained this property for more than 25 years under the assumption that it belonged to them.

The house would be too close to both the Lipperts and their neighbors on the other side of the lots.

There seems to be too much building in this area for our utilities to handle as for the problems faced during bad weather.

Parking also becomes a problem, therefore I do not support this project. This is for the records.

Yours sincerely

Ellen Olagun



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 2, 1998

Mr. Barry Jung
7616 Blue Grass Road
Baltimore, MD 21237

Dear Mr. Jung:

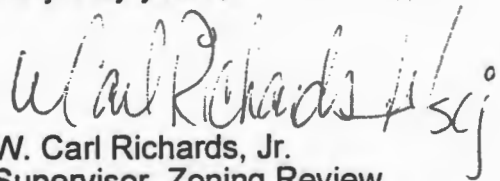
RE: Demand for Public Hearing, Undersized Lot Approval, 231 4th Avenue

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand for a public hearing on September 1, 1998 concerning your proposed undersized lot. I regret to inform you that we are withholding approval of your use permit because it has been superseded by a demand for a public hearing, pursuant to Section 304.4. of the Baltimore County Zoning Regulations (BCZR).

As a result of the above, your hearing for the undersized lot approval is scheduled for Monday, September 28, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:scj

c: Frederick W. Lippert

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on Recycled Paper



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

September 11, 1998

*9/15/98
TO WCR
he must contact
agent owner &
arrive @ mutually
convenient date
for both
J*

Baltimore County Zoning Commissioner
Lawrence Schmidt
Room 407
County Courts Bldg.
401 Bosley Avenue
Towson, MD 21204

**Re: Undersized lot approval, 231 Fourth Avenue
Baltimore County property owner Barry Jung**

Dear Mr. Schmidt:

Please be advised that I represent Mr. Frederick W. Lippert, who has filed a request for a public hearing pursuant to section 304.4 of the Baltimore County zoning regulations for the approval of permits on the above captioned undersized lot. The case has been scheduled for Monday, September 28, 1998 at 9:00 a.m. I am hereby entering my appearance on behalf of Mr. Lippert and requesting a continuance of the above captioned matter in view of a previous commitment which will occupy me for the entire day on September 28th, 1998.

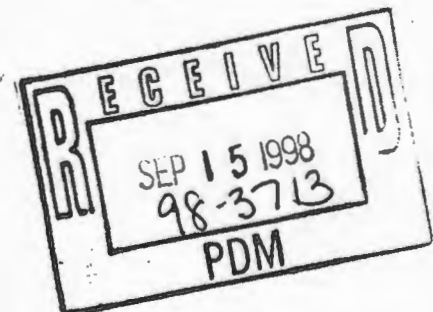
I would hereby request that the case be postponed and I will certainly provide alternative dates in the very near future for a rescheduling of this matter. Thank you very much for your consideration.

Very truly yours,

J. Carroll Holzer

JCH: rls Enclosure
cc: W. Carl Richards Jr.
Barry Jung

c:\underlot





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 17, 1998

J. Carroll Holzer, Esquire
Holzer & Lee
508 Fairmount Avenue
Towson, MD 21286

Dear Mr. Holzer:

RE: Undersized Lot Approval Hearing, 231 4th Avenue

The above matter, previously assigned to be heard on September 28, 1998 has been postponed at your request. Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

You will be notified of a new hearing date as soon as one has been assigned.

If you have any questions concerning this matter, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Barry Jung
Frederick Lippert

Come visit the County's Website at www.co.ba.md.us



LAW OFFICES

MARTIN & LEVASSEUR

SUITE 602

CRESTAR BUILDING

22 W. PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204

9/23/98
8
WCR

TIMOTHY J. MARTIN
WILLIAM R. LEVASSEUR, JR.

TELEPHONE
(410) 321-0400
FAX
(410) 321-7240

September 22, 1998

Arnold Jablon, Director
Baltimore County Department
of Permits & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Subject Property: 231 4th Avenue
Issue: Approval, Undersized Lot

Dear Director Jablon:

Please enter the appearance of undersigned counsel as attorney for property owner Barry Jung. It is my understanding that Mr. Holzer has been granted his request for postponement and that the previously scheduled hearing set for September 28, 1998 has been postponed. Your office will be rescheduling the hearing as soon as possible. Thank you for your attention and assistance.

Very truly yours,


WILLIAM R. LEVASSEUR, JR.

WRL, JR/aj

cc: Mr. Barry Jung

SEP 23 1998
98-4025
FDM



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 19, 1998

J. Carroll Holzer, Esquire
Holzer & Lee
508 Fairmount Avenue
Towson, MD 21286

Dear Mr. Holzer:

RE: Undersized Lot Approval Hearing, 231 4th Avenue

The above matter, previously assigned to be heard on September 28, 1998 has been **rescheduled for Tuesday, November 24, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

The new hearing date and time should be affixed to the hearing notice sign posted on the property as soon as possible.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Barry Jung
Frederick Lippert
William Levasseur, Jr., Esquire

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REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: Underaged Lot
Petitioner(s): JUN 9
Location: 231 4th St.

I/WE, FREDERICK W. LIPPERT
Name(s) (TYPE OR PRINT)

() Legal Owners () Residents, of

243 FOURTH AVE
Address

LANSDOWNE, MD 21227 (410) 242-5200
City/State/Zip Code Phone

which is located approximately 10 FT NEAR DOOR 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.

Frederick W. Lippert 9/1/98
Signature Date

Signature

Date

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

William L. Levasseur Jr.

Ste 602, 22 W. Pennsylvania Ave

Towson MD 21204

BARRY JUNG

7616 BLUE GRASS RD

BALTO. MD 21237



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Frederick J. Lippert
Ruth N. Lippert

243 4th Ave Sweden 21
" " " "

(J. Carroll Holger)

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

No. **056209**

PAID RECEIPT

DATE August 12, 1998 ACCOUNT R-001-615 000

AMOUNT \$ 50.00

PROCESS 8/13/1998 ACTUAL 8/12/1998 TIME 14:23:49

REG 0301 CASHIER CLM CHL TRAWER 1
5 MISCELLANEOUS CASH RECEIPT

Receipt # 063033 OFLH
CR NO. 056209

50.00 CASH

Baltimore County, Maryland

RECEIVED FROM: Barry Jung

030 - Undersized Lot Taken by: JRF

FOR: 231 4th Ave.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

Jan 5, 1999

Director of Permits & Development
111 W. Chesapeake Ave
Towson, Md. 21204

Dear Sir,

This letter is to appeal the decision handed down by zoning Commissioner Lawrence E. Schmidt on property located at 231 4th Ave in Lansdowne, Md 21227.

Attached please find my check # 3410 for two hundred and ten dollars to cover the appeal fee.

Respectfully,

Fredrick H. Lippert
243 4th Ave

Lansdowne, Md 21227
(410) 242-5206

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

No. **062283**

DATE

1/5/99

ACCOUNT

2001-6150

AMOUNT \$

5.00

RECEIVED
FROM:

Mr. Leppert

FOR:

Copies

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
1/06/1999	1/05/1999	14:04:55
REC WS06	CASHIER MWEL MRW	DRAWER 6
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	061929	OFLM
CR. NO.	062283	

5.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 062284

DATE 1/5/99 ACCOUNT R001-6150
AMOUNT \$ 210-

RECEIVED FROM: Mr. Luppert

FOR: Appeal Underused Lot Jurg-231 4th Ave

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
1/06/1999	1/05/1999	14:04:31
REC 0606	CASHIER MUEL MRW	DRAMER 6
MISCELLANEOUS CASH RECEIPT		
Receipt #	061928	0FLN
CR NO.	062284	
		210.00 CHECK: FN
Baltimore County, Maryland		

CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us
410-887-3391

January 6, 1999

Mr. Barry Jung
7617 Blue Grass Road
Baltimore, Maryland 21237

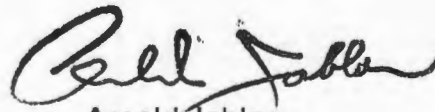
Dear Mr. Jung::

RE: Application for Building Permit for Undersized Lot, 231 Fourth Avenue
13 Election District:

Please be advised that an appeal of the above referenced case was filed in this office on January 5, 1999 by Mr. Frederick Lippert. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call the Board of Appeals at 410-887-3180.

Sincerely,


Arnold Jablon
Director

AJ:cjs

c: People's Counsel
J. Carroll Holzer, Esquire
William Levasseur, Jr., Esquire

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

PDM



WCF
UNDERSIZED LOT
231 4th Avenue
13c1

The Circuit Court for Baltimore County

THIRD JUDICIAL CIRCUIT OF MARYLAND

DANA MARK LEVITZ
JUDGE

COUNTY COURTS BUILDING
TOWSON, MARYLAND 21204
410-887-2830
FAX 410-887-5810

MOTIONS RULING

CASE NO. 99 C 5627

DATE OF RULING 10/25/99

TITLE

HEARING DATE

N/A

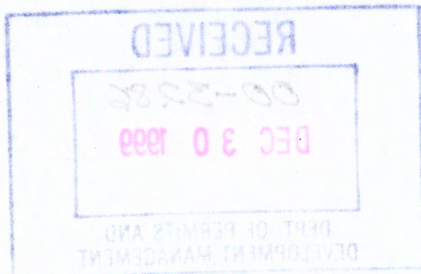
In The Matter Of: Barry Jung

Mr. Clerk:

Please file this ruling and send copies to counsel of record.

RULING

Having considered Respondent Barry Jung's Motion to Dismiss the Appeal from the Board of Appeals Decision of May 7, 1999 (Tab# 3000) and the fact that Petitioner Frederick Lippert does not oppose the Motion, it is the ruling of this Court that the Motion is GRANTED. The Board of Appeal decision of May 7, 1999 is affirmed. Costs are to be paid by Petitioner Frederick Lippert. A hearing in this matter is not necessary.



Dana M. Levitz
DANA M. LEVITZ, Judge

RECEIVED
COUNTY BOARD OF APPEALS
99 NOV 15 PM 12:38

FILED OCT 28 1999

PN cc: Kurt, Grossman, Zimmerman

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 09998

DATE 1-30-02 ACCOUNT 001 006-6150

AMOUNT \$ 10.00

RECEIVED FROM: Barry J. King

FOR: 531 4th Ave. Land.

Spent 9 Dollars

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT: ACTUAL TIME
1/30/2002 1/30/2002 09:34:02
REC. WSO4 CASHIER DIOL THB DRAWER 2
RECEIPT # 173680 OFLN
DEPT 5 528 ZONING VERIFICATION
CR. NO. 009998

Receipt Tot 10.00
10.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

PARTIAL
LTR/PLAN PACK
ORIGINALS TO
JEFF LONG OP. 2/06/02
PER PHONE CALL WITH JEFF
THE ORDER REGARDING
ON P. 4 WILL ALLOW
THEM INTERNAL
REV. REVIEW
WITHOUT NEW
POSTING.
ORIGINAL PACK
TO BE RTND
TO ZONING.

Barry Jung
7616 Blue Grass Rd.
Baltimore, Md, 21237
(410) 866-3890

January 13, 2002

1/29/02
WCR
↓
Call Jeff Long s.r?
DATE 2/2/02
LWC 2/5
MSG TO CALLER 2/0

Arnold Jablon
Director PDM
111 West Chesapeake Ave.
Towson, Md., 21204

RE: SPIRIT AND INTENT LETTER for 231 4th Av. Lansdowne, Md 21227

Dear Mr. Jablon,

I own two undeveloped lots known as 231 4th Avenue in Lansdowne, Baltimore County, Md. I originally filed an application for a building permit (#B348707) on 7/27/98. The two lots make a combined 50' x 100' lot and because it was an undersized lot, a sign was posted giving anyone an opportunity to protest the proposed dwelling to be built.

Unfortunately for me, I had a neighbor who was obsessed with me not building on this property because he had used it for so long and had believed it was his.

He requested a zoning hearing (held on 12/14/98) which I was successful in being granted the request to construct a single family dwelling with conditions. My neighbor then appealed that decision to the County Board of Appeals where I was again successful (case no. CBA-99-100). He again appealed that decision to the Circuit Court of Md (civil action 03-C-99-05627) which was eventually dismissed.

In the meantime, my neighbor filed an adverse possession case against me in the Circuit Court of Baltimore, where I was eventually successful at being granted a Motion for Summary Judgment, where Honorable Judge Wright said the lots did in fact belong to me.

My neighbor not being satisfied with this, appealed the case to the Special Court of Appeals where it was eventually taken over by the Court of Appeals who finally put an end to my neighbors obsession and confirmed the lower courts decision that the lots are in fact mine.

Perhaps you do not need all this background information, but I am writing to you after 3 ½ years of delay and am ready to file a new building permit.

I write this letter of Spirit and Intent to you because I wish to modify the house that was originally to be built. Please find enclosed copies of the original building permit, site plan and drawings of the original proposed dwelling that Zoning approved as well as the "Findings of Facts and Conclusion of Law" by the Zoning Commissioner. Also find enclosed drawings of the new proposed house and site plan.

You will find that the site plan for the new proposed dwelling is the same as the original except for a small front porch which Mr. Schmidt required me to include and a rear areaway and rear exit (which are still well within the county rear setback regulations). The main difference in the dwelling is that instead of a full 2nd floor and roof, the new proposed 2nd floor will be in the Cape Cod style with a front dormer.

02-275

Not only does this house conform to the spirit and intent of what the zoning commissioner granted, it is even more in keeping with the neighborhood since the homes on either side are both Cape Cod style homes.

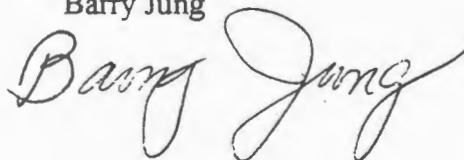
I spoke with the Zoning Office to find out about making these modifications without having to go through the entire zoning procedure again and was told that I needed to write this letter to you, to have you review the changes and get your approval before applying for the new building permit.

I haven't done this before, so if you need more information or wish to speak with me directly about any questions you may have, or things I may need to do, my name and phone # are on the letterhead.

I would appreciate your help in this matter, I have been delayed long enough and wish to begin building this spring as soon as I get your approval to move forward and get my new building permit.

Thanking you in advance for your help,

Barry Jung

A handwritten signature in cursive script that reads "Barry Jung". The signature is written in black ink and is positioned below the typed name.

APPEAL

Application for Building Permit for Undersized Lot
231 Fourth Avenue
13th Election District - 1st Councilmanic District
Barry Jung - Owner/Applicant

Building Permit Application

Certificate of Posting for hearing on 12/14/98-

Zoning Advisory Committee Comments - Planning Office only

Request for Hearing filed by Frederick W. Lippert on 9/1/98

Letter to Barry Jung from W. Carl Richards, Jr. dated 9/2/98 notifying of hearing scheduled for 9/28/98 due to a protest filed

Letter to Baltimore County Zoning Commissioner from J. Carroll Holzer, Esquire dated 9/11/98 requesting postponement of hearing

Letter to J. Carroll Holzer, Esquire from Arnold Jablon dated 9/17/98 confirming postponement of hearing

Petitioner(s) Sign-In Sheet

Protestant(s) Sign-In Sheet

Petitioners' Exhibits:

1. Property Deed dated May 13, 1998
2. Property Deed dated March 2, 1992
3. Property Deed dated September 11, 1895
4. Property Deed dated September 17, 1895
5. Plat of building lots filed June 5, 1889
- 6a. Plat of Block 17 filed June 5, 1889
- 6b. Plat of setbacks for 231 4th Avenue
7. M. D. A. T. Real Property System Baltimore County for 243 4th Avenue
8. M. D. A. T. Real Property System Baltimore County for 229 Fourth Avenue
9. M. D. A. T. Real Property System Baltimore County for 236 Fifth Avenue
10. Not found
11. Property Deed dated July 10, 1973
12. Property Deed dated April 3, 1975

Protestants' Exhibits:

1. Undersized Lot Approval Recommendation from Jeffrey Long, Office of Planning & Community dated Conservation dated 8/21/98
2. Elevation Plans
- 3a.-h Photographs

5 Photographs Not Marked as Exhibits

Findings of Fact and Conclusions of Law from Zoning Commissioner's dated December 15, 1998.

Seventeen Miscellaneous Correspondence in opposition

Notice of Appeal received on January 5, 1999 from Mr. Frederick Lippert.

c:

People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

This Deed

MADE THIS 13th day of May in the year One Thousand Nine Hundred and Ninety Eight by and between Stewart P. Jung, Sr. and Helene M. Jung, his wife, parties of the first part, and Barry S. Jung, party of the second part.

Witnesseth, That in consideration of the sum of Fourteen Thousand Dollars and NO Cents (\$14,000.00), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said party of the second part, as Sole Owner, his personal representatives, heirs and assigns, in fee simple, those parcels of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots Nos. 628 and 629, Section 17, as shown on the Plat entitled, "LANSDOWNE", which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 1, folio 49, S.S. Fourth Avenue.

BEING the same parcels of ground which by deed dated March 2, 1992 and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 9076, folio 790 were granted and conveyed by James R. Gibson, Jr. unto Stewart P. Jung, Sr. and Helene M. Jung, his wife, the Grantors herein.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

F. Michael Grace
F. Michael Grace

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 lots of ground and premises to the said party of the second part as Sole Owner, his personal representatives, heirs 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 hands and seals of said Grantor(s) and Grantee(s).

Test:

[Signature]

Stewart P. Jung, Sr. (SEAL)
STEWART P. JUNG, SR.

[Signature]

Helene M. Jung (SEAL)
HELENE M. JUNG

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I Hereby Certify, That on this 13th day of May in the year One Thousand Nine Hundred Ninety Eight, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore personally appeared Stewart P. Jung, Sr. and Helene M. Jung, known to me (or satisfactorily proven) to be the persons whose names 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

F. Michael Grace
F. Michael Grace

My Commission Expires: December 1, 2000

Red No 1

RECORD AND RETURN TO:
THE FOUNTAINHEAD GROUP
300 FREDERICK ROAD, SUITE 100
CATONSVILLE, MARYLAND 21228
410-744-5252

File Number: 10745CAT

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: Baltimore County

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)

1 Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached			
	1 Deed	2 Mortgage	Other _____	Other _____
2 Conveyance Type Check Box	<input type="checkbox"/> Improved Sale	<input checked="" type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Account	<input type="checkbox"/> Not an Arms-Length Sale[9]
	Arm-Length[1]	Arms-Length[2]	Arms-Length[3]	
3 Tax Exemptions (if applicable)	Recording			
	State Transfer			
4 Cite or Explain Authority	County Transfer			

Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration	\$ 14,000.00	Transfer and Recording Tax Consideration	
Any New Mortgage	\$ 14,000.00	Transfer Tax Consideration	\$	
Balance of Existing Mortgage	\$	X % =	\$	
Other:	\$	Less Exemption Amount	\$	
Other:	\$	Total Transfer Tax	\$	
Full Cash Value	\$	Recording Tax Consideration	\$	
		X () per \$500 =	\$	
		TOTAL DUES	\$	

Fees	Amount of Fees		Agent:
	Doc. 1	Doc. 2	
Recording Charge	\$ 20.00	\$ 20.00	Tax Bill:
Surcharge	\$ 5.00	\$ 5.00	
State Recording Tax	\$ 70.00	\$	C.B. Credit:
State Transfer Tax	\$ 70.00	\$	
County Transfer Tax	\$ 210.00	\$	A.G. Tax/Other:
Other	\$	\$	
Other	\$	\$	

6 Description of Property SDAT Requires Submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-10(g)(3)(i).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOC	
		13-13-21-450035	9076/790			(1)(5)	
	Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)
	Lansdowne			17	1/49		
	Location/Address of Property Being Conveyed (2) Lots 628 & 629 Fourth Avenue, Lansdowne, MD 21227						
Other Property Identifiers (if applicable)					Water Meter Account No.		
Residential [] or Non-Residential [X]		Fee Simple [] or Ground Rent []		Amount: \$			
Partial Conveyance? [] Yes [X] No		Description/Amt. of SqFt/Acreage Transferred:					
If Partial Conveyance, List Improvements Conveyed:							

7 Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
	Stewart P. Jung, Sr. Helene M. Jung	Barry S. Jung
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
	Barry S. Jung	Stewart P. Jung, Sr. and Helene M. Jung
New Owner's (Grantee) Mailing Address		
7616 Blue Grass Road, Baltimore, MD 21237		

9 Other Names To Be Indexed	Doc. 1 - Additional Name(s) to be Indexed (Optional)	Doc. 2 - Additional Name(s) to be Indexed (Optional)

10 Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
	Name: Nancy Drago	FILE: 10745CAT	<input type="checkbox"/> Hold for Pickup
	Firm: The Fountainhead Group		<input type="checkbox"/> Return Address Provided
	Address: 300 Frederick Road Suite 100, Catonsville, MD 21 (410) 744-5252		

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information	Yes <input checked="" type="checkbox"/>	No Will the property being conveyed be the grantee's principal residence?			
	Yes <input checked="" type="checkbox"/>	No Does transfer include personal property? If yes, identify:			
	Yes <input checked="" type="checkbox"/>	No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)			
Assessment Use Only - Do Not Write Below This Line					
II Terminal Verification	II Agricultural Verification	III Whole	II Part	II Trans-Process Verification	
Transfer Number	Date Received	Deed Reference	Assigned Property No.		
Year	19	Geo	Plan	Sub	Block
Land		Zoning	Ordn	Plat	Lot
Priority		Use	Parcel	Section	Doc. Or.
Total		Town Cd.	Ex. St.	Ex. Cd.	
REMARKS:					

Distribution: Clerk's Office
 County - SDAT
 Pmk - Office of Finance
 Goldenrod - Preparer
AOC-CC-300 (8/95)

101000 0100

Baltimore County in Liber 212, folio 432.

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

TO HAVE and to hold the said lots of ground and premises above described and mentioned and hereby intended to be conveyed unto and to the proper use and benefit of the Stewart P. Jung, Sr. and Helene M. Jung, his wife, as tenants by the entireties, their assigns, the survivor of them, the survivors, heirs and assigns in fee simple.

This is to certify that the within deed has been prepared by the Grantees, Stewart P. Jung, Sr. and Helene M. Jung, his wife, said deed to be executed by James R. Gibson, Jr., Director of Finance for Baltimore County, as Grantor.

AS WITNESS the hand and seal of the within named Grantor

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT,

I HEREBY CERTIFY, that on this 27th day of February, 1992, before me, the subscriber, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared James R. Gibson, Jr., and he acknowledged the foregoing deed to be his act.

In testimony whereof, I hereto set my hand and affix my notarial seal.

[Signature]
Witness

[Signature]
Notary

[Signature]
James R. Gibson, Jr., Director of Finance for Balto. Co. and Collector of State and County Taxes.

February 2, 1994
My commission expires

Mail to
Stewart P. Jung, Sr.
2613 Matthews Dr., Balto., Md., 21234

THIS DEED, made this 2ND day of MARCH

in the year nineteen hundred and ninety-two, by and between James R. Gibson, Jr., Director of Finance for Baltimore County and Collector of State and County Taxes for said county, party of the first part and Stewart P. Jung, Sr. and Helene M. Jung, his wife, of Baltimore County, State of Maryland, parties of the second part.

WHEREAS, pursuant to the provisions of Tax Property Article Not 14, and its applicable sections, the hereinafter described fee simple properties were sold on or about May 16, 1991, for delinquent taxes by James R. Gibson, Jr., Director of Finance for Baltimore County, to Stewart P. Jung, Sr. and Helene M. Jung, his wife and

WHEREAS, after the expiration of six months from the tax sale, the Stewart P. Jung, Sr., and Helene M. Jung, his wife, filed, in the Circuit Court for Baltimore County, in Civil Proceedings, a Bill of Complaint to foreclose any equity of redemption, in said hereafter described properties, in accordance with the provisions of said Tax Property Article No. 14, and its applicable sections, said proceedings being entitled Stewart P. Jung, Sr. and Helene M. Jung, his wife, Plaintiffs vs. Lansdowne Improvement Co. of Baltimore City et al, Defendants, said case filed in Docket 8, folio 95 91 CV case 6663, and

5
5
4

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR DATE 3-2-92

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
JR 3-2-92
By _____ Date _____

DEED
SH. CLERK
MESSAGE CONTROL ROOM

\$14.76

02A02#0294TLTRTX
BA C001:13PM03/02/92

Ref No 2

WHEREAS, by a Decree of the Circuit Court for Baltimore County in Civil Proceedings, dated on or about the _____ of _____, 1992, entered in said proceedings an indefeasible title in fee simple was vested in the Stewart P. Jung, Sr. and Helene M. Jung, his wife, and James R. Gibson, Jr., Director of Finance for Baltimore County, was therein authorized to execute a Deed, conveying said properties to the Stewart P. Jung, Sr. and Helene M. Jung, his wife, as tenants by the entireties, in fee simple.

NOW, therefore, said Deed witnesseth, that in consideration of the premises and payment of the purchase price of \$1000.00 for the hereinafter described properties and payment of all taxes and other proper charges, the receipt whereof is hereby acknowledged, James R. Gibson, Jr., Director of Finance for Baltimore County, pursuant to the provisions of said Decree, does hereby grant unto Stewart P. Jung, Sr. and Helene M. Jung, his wife, as tenants by the entireties, their assigns, the survivor of them, the survivors, heirs and assigns, in fee simple, all those parcels of ground situate, lying and being in the Thirteenth Election District of Baltimore County, State of Maryland, and more particularly as follows, that is to say:

Property No. 13-21-450035, Lansdowne, Lots 628, 629
Section 17; Plat Book 1, folio 49, S.S. Fourth Ave.

Said lots assessed as "UNKNOWN" on the assessment records of Baltimore County and being part of those lots of land conveyed to the Lansdowne Improvement Co. of Baltimore City by John J. Hurst by a deed, dated September 18, 1895, recorded in the Land Records of

Baltimore County in Liber 212, folio 432.

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

TO HAVE and to hold the said lots of ground and premises above described and mentioned and hereby intended to be conveyed unto and to the proper use and benefit of the Stewart P. Jung, Sr. and Helene M. Jung, his wife, as tenants by the entireties, their assigns, the survivor of them, the survivors, heirs and assigns in fee simple.

This is to certify that the within deed has been prepared by the Grantees, Stewart P. Jung, Sr. and Helene M. Jung, his wife, said deed to be executed by James R. Gibson, Jr., Director of Finance for Baltimore County, as Grantor.

AS WITNESS the hand and seal of the within named Grantor

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT,

I HEREBY CERTIFY, that on this 27th day of February, 1992, before me, the subscriber, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared James R. Gibson, Jr., and he acknowledged the foregoing deed to be his act.

In testimony whereof, I hereto set my hand and affix my notarial seal.

[Signature]
Witness

[Signature]
Notary

[Signature]

James R. Gibson, Jr., Director of Finance for Balto. Co. and Collector of State and County Taxes.

February 1, 1994
My commission expires

Mail to
Stewart P. Jung, Sr.
2613 Matthews Dr., Balto., Md., 21234

subject to the estate term and interest of the said lessees their representatives and assigns under said lease. And the said Govanstown Land Loan and Building Association of Baltimore County covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of the same as may be requisite, And the said Govanstown Land Loan and Building Association of Baltimore County does hereby appoint and constitute Ernest Hoew, Jr. to be its Attorney in fact for it in its name and as its act to acknowledge this deed before any person authorized by law to take the same. Witness the corporate seal of said body corporate and the signature of Isaac H. Moss its President.

Tert:
Madison E. Lloyd, J



Isaac H. Moss, President.

State of Maryland,

Baltimore City, To Wit,

I hereby certify, that on this 13th day of September 1895 before me the Subscriber, a Notary Public in and for the State of Maryland in and for the City aforesaid, personally appeared Ernest Hoew, Jr. the person mentioned in the foregoing Power of Attorney and as such attorney acknowledged the foregoing deed to be the act of the said Govanstown Land Loan and Building Association of Baltimore County, acknowledged before me this 13th day of September 1895.



Thos. Kell Bradford
Notary Public.

Recorded September 14th 1895, at 8.30 A. M. and examined.

per Lewis M. Bacon, Clerk

6690
Delivered for deposit
December 16th 1895

Samuel Brothers, et al. } This Deed made this 11th day of September, in the year one thousand eight hundred and ninety five, between Samuel Brothers and Marion A. Brothers his wife of the City of Philadelphia and State of Pennsylvania of the First Part and John O. Hurst of Baltimore City in the State of Maryland of the Second Part: Witnesseth that in consideration of Forty thousand dollars of which seven thousand dollars is to be paid in two years from this date and is to be secured by a mortgage upon the property hereinafter described, the said Samuel Brothers and Marion A. Brothers, his wife, do grant and convey unto the said John O. Hurst, his heirs and assigns in fee simple, all those four

12 Nos

hundred and twenty eight lots of ground and premises situate, lying and being in Baltimore County, Maryland, and part of a tract of land called "Lansdowne" formerly called "Brunswick" and being part of the old Luthicum farm property situated on the line of the Baltimore and Ohio Railroad Company and which lots may be more particularly described as Lots number Thirty in section Two.

Lots numbered Ninety four, Ninety five, Ninety six, Ninety seven, one hundred and nineteen and one hundred and twenty in section Four.

Lots numbered one hundred and Thirty four, one hundred and Thirty five, one hundred and Thirty seven, one hundred and Thirty nine, one hundred and Forty, one hundred and Fifty, one hundred and sixty six, one hundred and sixty seven, one hundred and sixty eight, one hundred and sixty nine, one hundred and seventy, one hundred and seventy one, one hundred and seventy four, and one hundred and seventy five in section Five.

Lots numbered one hundred and seventy eight, one hundred and ninety, one hundred and ninety one, one hundred and ninety four, one hundred and ninety five, one hundred and ninety six, one hundred and ninety seven, one hundred and ninety eight, one hundred and ninety nine and Two hundred in section Six.

Lot numbered ^{hundred} Two and Forty four in section Eight.

Lots numbered Two hundred and Ninety one, Two hundred and ninety two, and Three hundred and sixteen in section Nine.

Lots numbered Three hundred and thirty five, Three hundred and Forty, Three hundred and Forty one, Three hundred and Forty two, Three hundred and Fifty three, Three hundred and Fifty eight, Three hundred and Fifty nine, Three hundred and sixty one, Three hundred and sixty two, Three hundred and sixty three, Three hundred and sixty four, Three hundred and sixty five, Three hundred and sixty six, and Three hundred and sixty seven in Section Ten.

Lots numbered Three hundred and seventy one, Three hundred and seventy two, Three hundred and seventy four, Three hundred and seventy five, Three hundred and Eighty, Three hundred and eighty one, Three hundred and Eighty two, Three hundred and Eighty three, Three hundred and Eighty four, Three hundred and Eighty five, Three hundred and Eighty six, Three hundred and ninety, Three hundred and ninety one, Three hundred and ninety five, Three hundred and ninety six, Three hundred and ninety seven, Three hundred and ninety eight, Three hundred and ninety nine, Four hundred, Four hundred and one, Four hundred and

and Eighty two, Five hundred and Eighty three, Five hundred and Eighty seven, Five hundred and Eighty eight, Five hundred and Eighty nine, Five hundred and Ninety, Five hundred and Ninety one, Five hundred and Ninety two, Five hundred and Ninety three, Five hundred and Ninety four, Five hundred and Ninety five, Five hundred and Ninety six, Five hundred and Ninety seven, Five hundred and Ninety eight, Five hundred and Ninety nine, Six hundred, Six hundred and One, Six hundred and Two, Six hundred and Three, Six hundred and Four, Six hundred and Five, Six hundred and six and six hundred and seven in section sixteen.

SEC 16

556 → Lots numbered six hundred and eleven, six hundred and twelve, six hundred and Fourteen, six hundred and Fifteen, six hundred and sixteen, six hundred and Seventeen, six hundred and Twenty, six hundred and Twenty one, six hundred and Twenty two, six hundred and Twenty three, six hundred and Twenty four, six hundred and Twenty five, six hundred and Twenty six, six hundred and Twenty seven, six hundred and Twenty eight, six hundred and Twenty nine, six hundred and Thirty, six hundred and Thirty one, six hundred and Thirty three, six hundred and Thirty four, six hundred and Thirty five, six hundred and Thirty six, six hundred and Thirty seven, six hundred and Thirty eight, six hundred and Thirty nine, six hundred and Forty, six hundred and Forty one, six hundred and Forty two, six hundred and Forty three, six hundred and Forty four, six hundred and Forty five, six hundred and Forty six, six hundred and Forty seven, six hundred and Forty eight, six hundred and Forty nine, six hundred and fifty, six hundred and Fifty one, six hundred and Fifty two, six hundred and Fifty three, six hundred and Fifty four, six hundred and Fifty five, and six hundred and Fifty six in section Seventeen.

Lots numbered six hundred and fifty eight, six hundred and Fifty nine, six hundred and sixty, six hundred and sixty one, six hundred and sixty two, six hundred and sixty three, six hundred and sixty four, six hundred and sixty five, six hundred and sixty six, six hundred and sixty seven, six hundred and sixty eight, six hundred and sixty nine, six hundred and seventy, six hundred and seventy one, six hundred and seventy two, six hundred and seventy three, six hundred and seventy four, six hundred and seventy five, six hundred and seventy six, six hundred and seventy seven, six hundred and seventy eight, six hundred and seventy nine and six hundred and eighty in section Eighteen.

Lots numbered six hundred and ninety two and six hundred

Two, Four-hundred and three, Four-hundred and Four, Four hundred and Five, Four-hundred and six, Four hundred and seven, Four hundred and eight, Four hundred and Nine, Four hundred and Ten, Four hundred and Thirteen, Four hundred and Fourteen, Four hundred and Fifteen and Four hundred and sixteen in section Eleven.

Lots numbered Four hundred and seventeen, Four hundred and Eighteen, Four hundred and nineteen, Four hundred and Twenty, Four hundred and Twenty one, Four hundred and Twenty two, Four hundred and Twenty three, Four hundred and Twenty four, Four hundred and Twenty five, Four hundred and Twenty six, Four hundred and Twenty seven, Four hundred and twenty eight, Four hundred and Twenty nine, Four hundred and Thirty, Four hundred and Thirty one, Four hundred and Thirty two, Four hundred and Thirty three Four hundred and Thirty four, Four hundred and Thirty five, Four hundred and Thirty six, Four hundred and Thirty seven, and Four hundred and Thirty eight in section Twelve.

Lots numbered Four hundred and seventy eight, Four hundred and seventy nine, Four hundred and Eighty one, Four hundred and Eighty seven and Five hundred and Five in section fourteen.

Lots numbered Five hundred and Twenty one, Five hundred and Twenty two, Five hundred and Twenty four, Five hundred and Twenty nine, Five hundred and Thirty two, Five hundred and Thirty five, Five hundred and Thirty nine, Five hundred and Forty, Five hundred and Forty one, Five hundred and Forty two, Five hundred and Forty three, Five hundred and Forty four, Five hundred and Forty five, Five hundred and Forty six, Five hundred and Forty nine, Five hundred and Fifty one, Five hundred and fifty two, Five hundred and Fifty three, Five hundred and fifty eight and Five hundred and Fifty nine in section Fifteen. SEC 15

Lots numbered Five hundred and sixty three, Five hundred and sixty four, Five hundred and sixty five, Five hundred and sixty six, Five hundred and sixty seven, Five hundred and sixty eight, Five hundred and sixty nine, Five hundred and Seventy, Five hundred and Seventy one, Five hundred and Seventy two, Five hundred and Seventy three, Five hundred and seventy four, Five hundred and Seventy five, Five hundred and seventy six, Five hundred and Seventy seven, Five hundred and seventy eight, Five hundred and Seventy nine, Five hundred and Eighty, Five hundred and Eighty one, Five hundred

and Ninety three in Section Nineteen.

Lots numbered Seven hundred and Thirteen, Seven hundred and Fourteen, Seven hundred and Fifteen, Seven hundred and sixteen, Seven hundred and Seventeen, Seven hundred and Eighteen, Seven hundred and Nineteen, Seven hundred and Twenty, Seven hundred and Twenty one, Seven hundred and Twenty two, Seven hundred and Twenty three, Seven hundred and Twenty four, Seven hundred and Twenty five, Seven hundred and twenty six, Seven hundred and Twenty Seven, Seven hundred and twenty eight, Seven hundred and Twenty nine, Seven hundred and Thirty, Seven hundred and Thirty seven, Seven hundred and Thirty eight, Seven hundred and Thirty nine, Seven hundred and Forty, Seven hundred and Forty one, Seven hundred and Forty two, Seven hundred and Forty three, Seven hundred and Forty four, Seven hundred and Forty five, Seven hundred and Forty six, Seven hundred and Forty seven and Seven hundred and Forty eight in Section Twenty.

Lots numbered Seven hundred and fifty four, Seven hundred and Fifty five, Seven hundred and Fifty six, Seven hundred and Fifty seven, Seven hundred and Fifty eight, Seven hundred and Fifty nine, Seven hundred and Sixty, Seven hundred and sixty one, Seven hundred and sixty two, Seven hundred and sixty three, Seven hundred and sixty four, Seven hundred and sixty five, Seven hundred and sixty six, Seven hundred and sixty seven, Seven hundred and sixty eight, Seven hundred and sixty nine, Seven hundred and seventy, Seven hundred and seventy one, Seven hundred and seventy two, Seven hundred and seventy three, Seven hundred and seventy four, Seven hundred and seventy five, Seven hundred and seventy six, Seven hundred and seventy eight, Seven hundred and seventy nine, Seven hundred and Eighty, Seven hundred and Eighty one, Seven hundred and Eighty two, Seven hundred and Eighty three, Seven hundred and eighty four, Seven hundred and Eighty five, Seven hundred and Eighty six, Seven hundred and Eighty seven, Seven hundred and Eighty eight, Seven hundred and Eighty nine, Seven hundred and Ninety, Seven hundred and Ninety one, Seven hundred and ninety two, Seven hundred and Ninety three, Seven hundred and ninety four, Seven hundred and Ninety five, Seven hundred and Ninety six, Seven hundred and Ninety seven, Seven hundred and Ninety eight, Seven hundred and Ninety nine, and Eight hundred in Section Twenty one.

All those forty eight lots in Section twenty two numbered from Eight hundred and one to eight hundred and forty

eight both inclusive. Lots numbered Eight hundred and Fifty eight, Eight hundred and Fifty nine, Eight hundred and sixty, Eight hundred and sixty one, Eight hundred and sixty two, Eight hundred and sixty three, Eight hundred and sixty four, Eight hundred and sixty five, Eight hundred and sixty six, Eight hundred and sixty seven, Eight hundred and sixty eight, Eight hundred and sixty nine, Eight hundred and seventy, Eight hundred and seventy one, Eight hundred and seventy two, Eight hundred and seventy four, Eight hundred and eighty two, Eight hundred and eighty three, Eight hundred and eighty four, Eight hundred and eighty five, Eight hundred and eighty six, Eight hundred and eighty seven, Eight hundred and eighty eight, Eight hundred and eighty nine, Eight hundred and ninety, Eight hundred and ninety one, Eight hundred and ninety two, Eight hundred and ninety three, Eight hundred and ninety four, Eight hundred and ninety five and Eight hundred and ninety six in section Twenty three.

Lots numbered Eight hundred and ninety eight, Nine hundred and one, Nine hundred and two, Nine hundred and three, Nine hundred and four, Nine hundred and five, Nine hundred and six, Nine hundred and sixteen, Nine hundred and seventeen, Nine hundred and eighteen, and Nine hundred and Twenty in section Twenty four.

Lot numbered Nine hundred and Twenty two in section ^{Twenty five} ~~Twenty~~ five. Lots numbered Nine hundred and sixty, Nine hundred and seventy one, Nine hundred and seventy two, Nine hundred and seventy five and Nine hundred and seventy six in section Twenty seven.

Lots numbered Nine hundred and Eighty, Nine hundred and Eighty one, Nine hundred and Eighty two, Nine hundred and Eighty three, Nine hundred and Eighty four, ^{Nine} hundred and Eighty five, Nine hundred and Eighty six, Nine hundred and Eighty seven, Nine hundred and Eighty nine, Nine hundred and Ninety five and nine hundred and ninety six, in section Twenty eight.

And lots numbered Ten hundred and six, Ten hundred and seven, Ten hundred and eight, Ten hundred and nine, Ten hundred and Ten, Ten hundred and Eleven, and Ten hundred and Twelve in section Twenty nine.




As the same are laid down on a plat of the aforementioned property filed for record in the office of the clerk of the Circuit Court for Baltimore County in Plat Book J. W. S. No. 1, folio 49. Being part of the same property which was conveyed by Martha R. Litchcum to the said Samuel

brothers by deed dated the twenty third day of March 1889, and recorded among the lands records of Baltimore County in Liber J. W. S. No. 177 folio 30. etc., Together with the improvements thereon and the rights and appurtenances thereto belonging or appertaining. To Have and To Hold the land and Premises hereby mentioned to be granted and conveyed with the rights and appurtenances aforesaid unto the said John J. Hurst, his heirs and assigns to his and their proper use and benefit forever in fee simple with the understanding and subject to the agreement that the said John J. Hurst, his heirs and assigns, will not erect or suffer any slaughter houses, skin dressing or bone boiling establishment, glue, soap, candle, chemical or starch manufactory, or other building for any offensive operation to be erected or used upon any part of the land hereby granted, also that no part of said ground shall ever be used for the keeping of swine or other animals of like offensive character and further that all privy wells dug on or in the said ground shall be cemented and made and kept water tight and that no house erected on any of said lots of ground shall cost less than Eight hundred dollars: And the said Samuel brothers covenants that he had 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 said property to the said John J. Hurst, his heirs and assigns: And that he will execute such further assurances of the same as may be requisite. And William W. Ingram of the City of Philadelphia in the State of Pennsylvania, in consideration of the sum of five dollars paid to him by the said John J. Hurst, hereby joins in this deed for the purpose of conveying any possible interest he may have in the said property:

Witness the hands and seals of the said grantors.

Test.

Witnessed by
Geo. W. Hunt

Samuel Brothers 
Marion A. Brothers 
W. W. Ingram 

State of Pennsylvania,

City and County of Philadelphia, to-wit:
I hereby certify that on this 11th day of September 1895 before me, the subscriber a commissioner for the State of Maryland, duly appointed and qualified, resident in the City and County of Philadelphia, aforesaid, personally appeared Samuel Brothers and Marion A. Brothers, his wife, and William W. Ingram, the grantors named in the

Rec 9-14-1895

foregoing deed and respectively acknowledged the same to be their act.

On Witness Whereof, I have hereunto subscribed my name and affixed my official seal.



Geo W. Hunt,
Commissioner of Deeds for the State
of Maryland at Philadelphia Pa.
623 Walnut St.

Recorded September 14th 1895 at 8.30 A.M. and examined,
per Lewis M. Bacon, clerk.

6746
Delivered per ticket
Jan 13, 1896

The Dwington Real Estate Company of Baltimore City. } This Deed, Made this Thirtieth
Deed to } day of September in the year of
William Alfred Murray, } our Lord one thousand eight
} hundred and ninety five, be-
} tween the Dwington Real Estate
} Company of Baltimore City, a body corporate, duly incorpo-
} rated of said City, in the State of Maryland, of the first part,
} and William Alfred Murray of said City and State of the se-
} cond or other part: Witnesseth, that in consideration of the
} sum of one thousand Dollars lawful money, in hand paid
} the receipt whereof is hereby acknowledged, the said Dwing-
} ton Real Estate Company of Baltimore City doth grant unto
} the said William Alfred Murray his heirs and assigns sub-
} ject to the conditions and restrictions hereinafter named,
} all that piece or parcel of ground situate lying and being
} in Dwington, Baltimore County in said State, and described
} as follows, viz: Beginning for the same on the south side of
} Massachusetts Avenue at the distance of 145 feet east from
} the southeast corner of Massachusetts and Woodland Avenue,
} which place of beginning is intended to be at the southeast
} corner of Massachusetts Avenue and an alley fifteen feet
} wide there situate, running thence east bounding on the
} south side of Massachusetts Avenue 60 feet thence south paral-
} lel with Woodland Avenue 125 feet to the north side of an
} alley 15 feet wide thence west on the north side of said al-
} ley with the use thereof in common 60 feet to the east
} side of the alley 15 feet wide first above mentioned, and
} thence north on the east side of said alley with the use ^{there}
} of in common 125 feet to the place of beginning. Being a
} part of the land which by Deed dated the 27th day of Sep-
} tember A. D. 1894 and recorded among the Land Records of Bal-
} timore City in Liber of B. No. 1522 folio 325-4c., was conveyed
} by William L. Harworth and wife to the Dwington Real Estate

of the sum of Fifty dollars. in hand paid the receipt whereof is hereby acknowledged the said John H. Lambert doth grant unto Bernard Reithman and Elizabeth Reithman his wife their personal representatives and assigns, the right benefit and privileges of building under against unto and upon the west or westmost gable end wall of a two story brick house build and belonging to said John H. Lambert, situate and being on the south side of Eastern Avenue about one hundred and fifty feet westward from the west side of Fifth Street in the Twelfth District of Baltimore County, Vide Deed from Frank Hettchen to said John H. Lambert dated 7th day of October A. D. 1891 Land Records of Baltimore County Liber J. W. No 188 folio 318 v. of the Extension of said wall through from Eastern Avenue to the end or terminus thereof, with the right of cutting into said wall in all such places as the said Bernard Reithman and wife, may find necessary for their building purposes to the depth of four inches and for using said wall at all times hereafter for all the purposes of a party wall provided however in exercising the rights hereby granted, now wanton or unnecessary damage shall be done to said wall, and any damage or injury which may be done by the said parties or their agents in the erection of said adjoining house shall be forthwith repaired and put in the same order by said parties as before the damage or injury. To have and to hold the same exercise and enjoy all the rights and privileges aforesaid unto the said Bernard Reithman and wife and their representatives or assigns.

Witness the hand and seal of said grantor.

Test. } John H. Lambert (Seal)
 John Keever }
 State of Maryland
 Baltimore County to Wit

I hereby certify that on this thirtieth day of September eighteenth hundred and ninety five before the subscriber a Justice of the Peace of the State of Maryland in and for Baltimore County aforesaid personally appeared John H. Lambert and acknowledged the foregoing deed to be his act.

John Keever J. P.
 Recorded Sept. 17th 1895 at 2.40 P. M. and examined
 per Lewis W. Bacon Clerk

6697 John J. Kurst,
 Deed to
 The Lansdowne Impt. Co. of Balto City
 Recd this Deed Jan 30 1896
 John Kurst
 Sec. & Fund.
 Lansdowne Impt. Co.
 Balto City

This Deed made this 17th day of September in the year one thousand eight hundred and ninety five between

John J. Hurst, unmarried, of Baltimore City in the State of Maryland of the first part and "The Lansdowne Improvement Company" of Baltimore City, a body corporate duly incorporated under the laws of the State of Maryland, of the second part. Witnesseth that in consideration of thirty four thousand and five hundred dollars and the assignment of a mortgage of seven thousand dollars from the said John J. Hurst to Samuel Brothers of the City of Philadelphia in the State of Pennsylvania dated September 12th 1895. The said John J. Hurst doth grant and convey unto "The Lansdowne Improvement Company" of Baltimore City aforesaid, its successors and assigns in fee simple, all those four hundred and twenty eight lots of ground and premises situate lying and being in Baltimore County, Maryland, and part of a tract of land called "Lansdowne" and which lots are more particularly described and the numbers thereof given in a deed from Samuel Brothers, Marion A. Brothers, his wife, and William W. Ingram to the said John J. Hurst dated September 11th, 1895, and duly recorded amongst the land records for Baltimore County, Being the same property which was conveyed to the said John J. Hurst by deed dated the 11th of September 1895 from Samuel Brothers and Marion A. Brothers his wife and William W. Ingram. Together with the improvements thereon and the rights and appurtenances thereto belonging or appertaining, To have and to hold the land and premises hereby mentioned to be granted and conveyed with the rights and appurtenances aforesaid unto and to the use of "The Lansdowne Improvement Company" of Baltimore City, a body corporate aforesaid, its successors and assigns to its profecture and benefit forever in fee simple, subject however, to the legal operation of a mortgage from the said John J. Hurst to the said Samuel Brothers dated September 12th, 1895, to receive the payments of seven thousand dollars and interest on the same in two years from the date thereof, and which mortgage and interest the said party of the second part hereby assumes and agrees to pay and subject to the further agreement that the said "Lansdowne Improvement Company", its successors and assigns, will not erect or suffer any slaughter house, skin dressing or bone boiling establishment, glue, soap, candle, chemical, or starch manufactory or any other building for any offensive operation to be erected or use upon any part of the land hereby granted, also that no part of said grounds shall ever be used for the keeping of swine, or other animals of like offensive character and further that all privy wells dug on or in the said grounds shall be cemented and made

and kept water tight and that no house erected on any of said lots of ground shall cost less than eight hundred dollars. And the said John J. Hurst covenants that he will warrant specially the property hereby granted and that he will execute such further assurances of said land as may be requisite. Witness the hand and seal of the said Grantor.

Test.

Henry Stark } John J. Hurst (Seal)
State of Maryland }
Baltimore City, to Wit.

I hereby certify that on this 17th day of September in the year one thousand eight hundred and ninety five before me the subscriber, a Justice of the Peace, of the State of Maryland in and for Baltimore City, personally appeared John J. Hurst, the grantor above named and acknowledged the foregoing deed to be his act.

Henry Stark J. P.

State of Maryland }
Baltimore City, Sec.
I hereby certify that Henry Stark Esquire, before whom the aforesaid acknowledgment was made, and who has thereto subscribed his name was at the time of so doing a Justice of the Peace of the State of Maryland, in and for the City of Baltimore duly commissioned and sworn and authorized by law to administer oaths and take acknowledgments. I further certify that I am acquainted with the handwriting of the said Justice and truly believe the signature to be his genuine signature. (Seals) In testimony whereof, I hereto set my hand and affix (Seal) the seal of the Superior Court of Baltimore City, this 17th day of September A. D. 1895.

Jas Bond

Clerk of the Superior Court of Baltimore City.
Recorded Sept. 18, 1895 at 8.30 A. M. and examined
per Lewis M. Bacon Clerk

6698

~~Robert J. Dungan } This Deed made this sixth day of March
Deed to } in the year of our Lord one thousand eight
Joshua Parsons } hundred and ninety five by and between
Robert J. Dungan of the City of Baltimore
in the State of Maryland and Joshua Parsons of the City of Baltimore in the State of Maryland, party of the second part.
Witnesseth that in consideration of one hundred and ten dollars, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey to the said party of~~

Del per Rachel
Dec 4 1895

This Deed, Made this 10th day of July

in the year one thousand nine hundred and seventy-three, by and between ROBERT R. MOORE and ALICE C. MOORE, his wife

FREDERICK W. LIPPERT and RUTH N. LIPPERT, his wife, of the first part, and of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged the said Robert R. Moore and Alice C. Moore, his wife,

12-73 240533# ***336.85
JUL 12-73 240533D# ***130.35
JUL 12-73 240532D# ***197.50
JUL 12-73 240531D# *****9.00

do hereby grant and convey unto the said Frederick W. Lippert and Ruth N. Lippert, his wife, as tenants by the entireties, their heirs and assigns,

in fee simple, all that lot(s) of ground, situate, lying and being in

Baltimore County, State of Maryland, and described as follows, that is to say:—

Beginning for the first thereof on the south side of Fourth Avenue at the distance of 525 feet easterly from the southeast corner of Fourth Avenue and Washington Avenue, said place of beginning being at the northeast corner of Lot No. 629 and running thence easterly along the south side of Fourth Avenue 50 feet to Lot No. 632 thence southerly binding on Lot No. 632, 100 feet to Lot No. 655, thence northwesterly binding on Lot No. 655 and 654, 50 feet to Lot No. 629, thence northerly binding on Lot No. 629, 100 feet to the place of beginning. Being known as Lots Nos. 630 and 631, in Section 17, on the Plan of the Linthicum Farm, known as Lansdowne, said Plat being recorded among the Plat Records of Baltimore County in Plat Book J.W.S. No. 1, folio 49. The improvements thereon being known as No. 243 Fourth Avenue.

BEING the same property which is described in a Deed dated May 9, 1967 and recorded among the Land Records of Baltimore County in Liber 4753, folio 459, was conveyed by Kenneth R. Potter and June W. Potter, his wife to Robert R. Moore and Alice C. Moore, his wife, the within Grantors.

*Ret
No 11*

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 anywise appertaining.

To Have and To Hold the said 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 Frederick W. Lippert and Ruth N. Lippert, his wife, as tenants by the entireties, their

heirs 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 granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors

TEST:

Clifford Silbiger

Robert R. Moore [SEAL]
Robert R. Moore

Alice C. Moore [SEAL]
Alice C. Moore

State of Maryland, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 10th day of July, 1973,

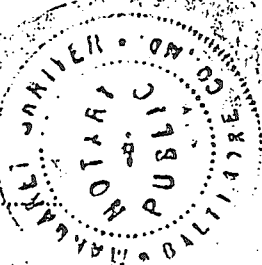
before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Robert R. Moore and Alice C. Moore, his wife

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

My Commission expires

7/1/74



Margaret Shriver Notary Public 53
Rec'd for record JUL 12 1973 at 10 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to *Arnold R. Silbiger*
Receipt No. *109.00*

FEE-SIMPLE DEED-CODE-City or County

NO CONSIDERATION

This Deed, Made this 3rd day of April in the year one thousand nine hundred and seventy-five, by and between ROBERT R. MOORE and ALICE C. MOORE, his wife,

of Baltimore County in the State of Maryland, of the first part, and FREDERICK W. LIPPERT and RUTH N. LIPPERT, his wife, of the second part.

Witnesseth, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged

the said ROBERT R. MOORE and ALICE C. MOORE, his wife,

do grant and convey unto the said FREDERICK W. LIPPERT and RUTH N. LIPPERT, his wife, as tenants by the entireties, their

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

Beginning for the same being known and designated as Lot No. 632, in Section 17, as shown on the Plat of Lansdowne, which Plat is duly recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 1, folio 49.

BEING the same property which is described in a Deed dated May 9, 1967 and recorded among the Land Records of Baltimore County in Liber 4753, folio 459, was conveyed by Kenneth R. Potter and June W. Potter, his wife, to Robert R. Moore and Alice C. Moore, his wife, the within Grantors.

Plat No 12

006***** 259762Z SL-8-75
006***** 259762Z SL-8-75

TRANSFER TAX NOT REQUIRED
William F. Laudeman

Acting Director of Finance

Per: Alvin D. Miller
Authorized Signature

*Copy in file
R/S to Sec 10 F*

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 anywise appertaining.

To Have and To Hold the said 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 Frederick W. Lippert and Ruth N. Lippert, his wife, as tenants by the entireties, their

heirs 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 granted and they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

TEST:

Margaret Shriver

Robert R. Moore (SEAL)
Robert R. Moore

Alice C. Moore (SEAL)
Alice C. Moore

STATE OF MARYLAND, Baltimore County, to wit:

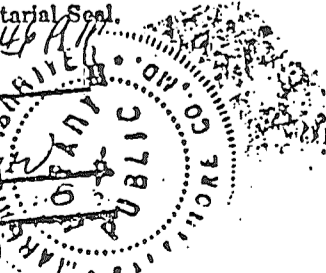
I HEREBY CERTIFY, That on this 3rd day of April in the year one thousand nine hundred and seventy-five, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared Robert R. Moore and Alice C. Moore, his wife,

the above named grantors and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Margaret Shriver
Notary Public.

Rec'd for record APR 8 1975 at
Per Elmer H. Kahline, Jr., Clerk
Mail to Arnold R. Sisk
Receipt No. 49.00



4/4 HORIZONTAL VINYL SIDING
(FIELD INSTALLED UPPER HALF)

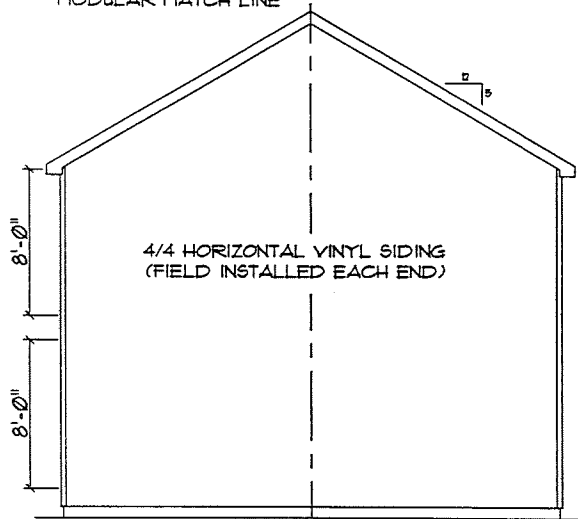


EXTERIOR LIGHTS SHIPPED LOOSE
FOR ON-SITE INSTALLATION BY
BUILDER

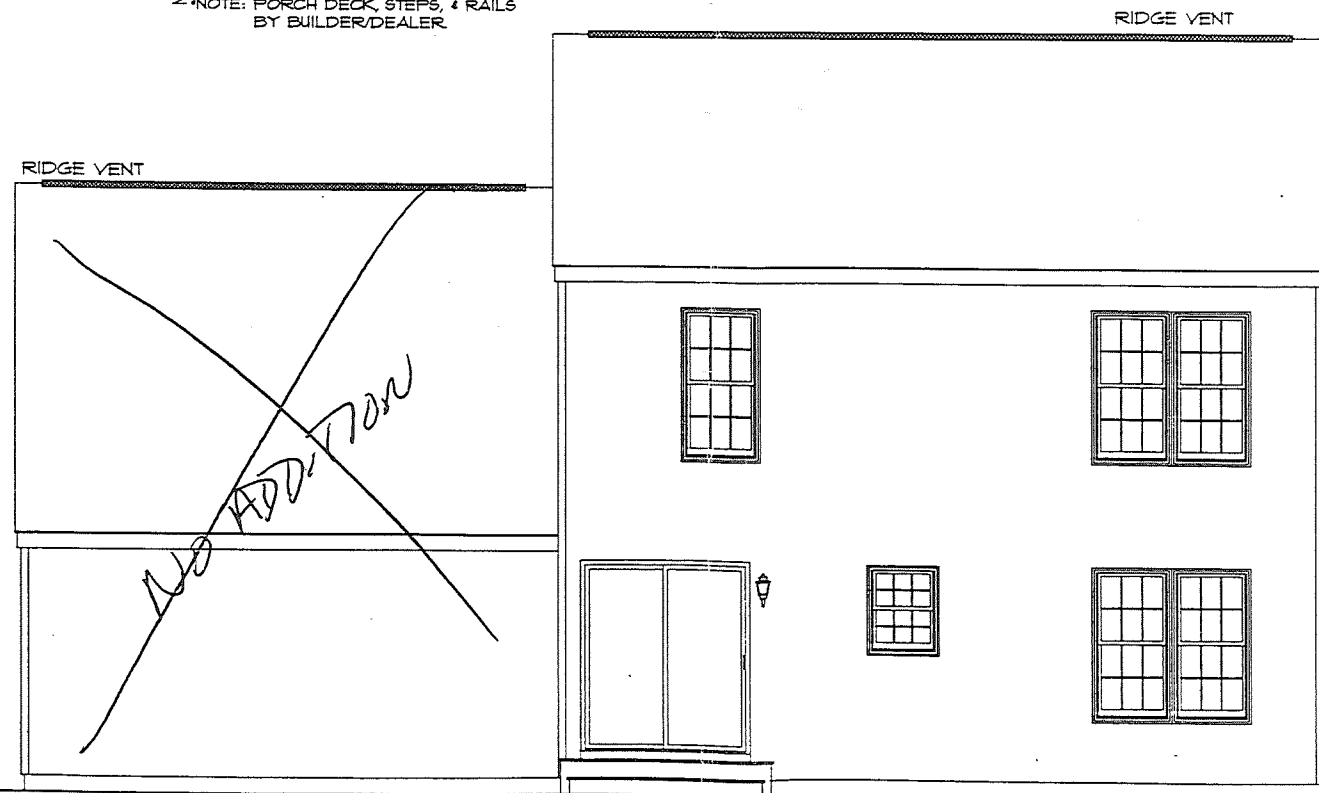
NOTE: PORCH DECK, STEPS, & RAILS
BY BUILDER/DEALER

FRONT ELEVATION

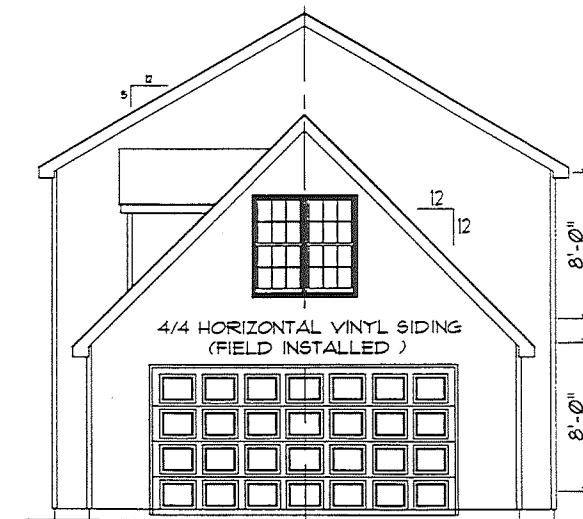
MODULAR MATCH LINE



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

SHOP BY:

DATE:

SERIAL #
TRUSS TYPE:
HEAT:
CEILING HEIGHT:
STAIR TYPE:

BY:
REVISIONS:
DATE:
DUG *
DRAWN BY:
DUJ
DATE: 5/18/98
SCALE: 3/16" = 1'
TRACKING * 8058

SALES SERVICE & MANUFACTURING
Slaughter Industrial Park
Taylor, Pennsylvania 18511

SUN
BUILDING SYSTEMS
Modules Manufactured by Contemporary Homes, Inc.

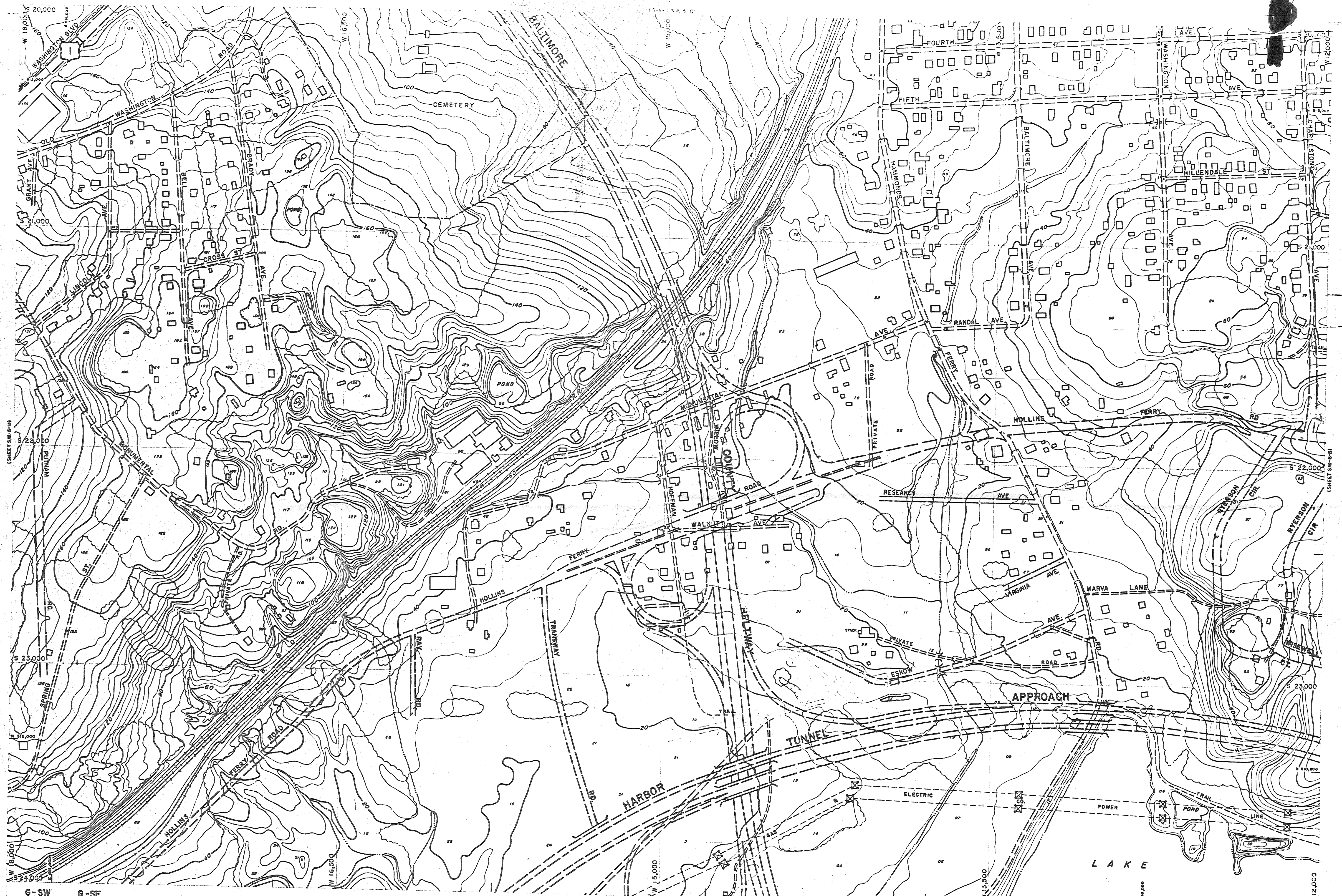
BUILDER: ABSOLUTE HOME IMP
4103 GRACESTON RD.
PYLESVILLE MD. 21132

RETAIL: SPEC. HOME
BALTIMORE MD

SALES PERSON: BILL WEHR
STATE: MD

RECEIVED
AUG 13 1998
OFFICE OF PLANNING

MODEL: CHATSWORTH
DRAWING: ELEVATION
SHEET: 3



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

G-SW G-SE
C-NW C-NE

REVISIONS		SCALE	LOCATION
BY	DATE	1" = 200	MONUMENTAL
	1-5-51	DATE OF PHOTOGRAPHY	S.W.
		APRIL 1953	6-C
Topography Compiled By Photogrammetric Methods			
AERO SERVICE CORPORATION-PHILADELPHIA, PA.			

RECEIVED
AUG 13 1953
OFFICE OF PLANNING