

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
ZONING VARIANCE *
N/S Wiltonwood Road, 0 ft. E of * ZONING COMMISSIONER
c/1 Longacre Lane *
2200 Wiltonwood Road * OF BALTIMORE COUNTY
3rd Election District *
3rd Councilmanic District * Case No. 98-133-A
W.T. Dixon Gibbs, Jr., et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by W.T. Dixon Gibbs, Jr. and Sibyl B. Gibbs, his wife, for that property known as 2200 Wiltonwood Road in the Stevenson section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., in lieu of the required 50 ft., for an addition, in an R.C.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

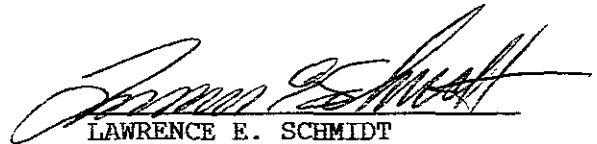
ORIGINAL FILED FOR FILING
Date 11/12/97
By [Signature]

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of November 1997 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., in lieu of the required 50 ft., for an addition, in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 11/17/97
By Ch. Graham



Baltimore County
Zoning Commissioner
Office of Planning

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

November 6, 1997

Mr. and Mrs. W.T. Dixon Gibbs, Jr.
2200 Wiltonwood Road
Stevenson, Maryland 21153

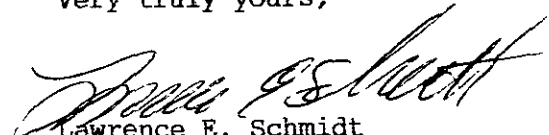
RE: Petition for Administrative Variance
Case No. 98-133-A
Property: 2200 Wiltonwood Road

Dear Mr. and Mrs. Gibbs:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

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
encl.

c: Mr. R.L. Tice
Patio Enclosures, Inc.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2200 WILTONWOOD ROAD

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3B3. To Allow A.
30 FT. SIDE YARD SETBACK IN LIEU OF A Required 50 FT.
IN AN RC-5 ZONE

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

*SEE REVERSE SIDE

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

~~Not for~~ Petitioner:

PATIO ENCLOSURES, INC.

(Type or Print Name)

Signature

R. L. TICE, AGENT

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

W.T. DIXON GIBBS, JR

(Type or Print Name)

Signature

SIBYL B. GIBBS

(Type or Print Name)

Signature

2200 WILTONWOOD RD. 653-1423

Address

Phone No.

STEVENSON, MD. 21153

City

State

Zipcode

Name, Address and phone number of representative to be contacted

PATIO ENCLOSURES, INC.

Name

224 8th AVE., N.W., 760-1919

Address

Phone No.

GLEN BURNIE, Md. 21061

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: 807

DATE

10-7-97

ESTIMATED POSTING DATE

10-19-97

Printed with Soybean Ink
on Recycled Paper

ITEM #:

133

Affidavit in support of Administrative Variance

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

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

That the Affiant(s) does/do presently reside at 2200 WILTONWOOD ROAD
address
STEVENSON, MD. 21153
City State Zip Code

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

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. IMPROVE APPEARANCE OF HOUSE.
5. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH BUGS: FLYS, MOSQUITOES, ETC.
6. THE OPEN PORCH IS EXISTING AND NEEDS TO BE PROTECTED FROM THE WEATHER AND ELEMENTS
7. THE RESTRICTED SIDE YARD SET BACK IS DUE TO THE UNUSUAL LOCATION OF THE HOUSE ON THIS LARGE LOT.

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

X W.T. Dixon Gibbs, Jr.
(signature)
W.T. DIXON GIBBS, JR.
(type or print name)



Sibyl B. Gibbs
(signature)
SIBYL B. GIBBS
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

X

I HEREBY CERTIFY, this 20th day of September, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

W.T. Dixon Gibbs, Jr., AND SIBYL B. GIBBS,

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

AS WITNESS my hand and Notarial Seal.

9/20/97
date

Lee Ann Strunger
NOTARY PUBLIC

My Commission Expires: 11/1/99



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2200 WILTONWOOD ROAD

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

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

*SEE REVERSE SIDE

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

W. I. DIXON GIBBS, JR.
(Type or Print Name)

Signature

Signature

Address

SIBYL B. GIBBS
(Type or Print Name)

City

State

Zipcode

Signature

Agent for Petitioner:

PATIO ENCLOSURES, INC.

(Type or Print Name)

Signature

R. L. TICE, AGENT

2200 WILTONWOOD RD. 653-1423

Address

Phone No.

STEVENSON, MD. 21153

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

PATIO ENCLOSURES, INC.

Name

City

State

Zipcode

224 8th AVE., N.W., 760-1919

Address

Phone No.

GLEN BURNIE, Md. 21061

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SPA

DATE: 10-7-97

ESTIMATED POSTING DATE: 10-19-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 133

Affidavit in support of Administrative Variance

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

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

That the Affiant(s) does/do presently reside at 2200 WILTONWOOD ROAD
address
STEVENSON, MD. 21153
City State Zip Code

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

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. IMPROVE APPEARANCE OF HOUSE.
5. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH BUGS: FLYS, MOSQUITOES, ETC..
6. THE OPEN PORCH IS EXISTING AND NEEDS TO BE PROTECTED FROM THE WEATHER AND ELEMENTS
7. THE RESTRICTED SIDE YARD SET BACK IS DUE TO THE UNUSUAL LOCATION OF THE HOUSE ON THIS LARGE LOT.

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

X [Signature]
(signature)
W.T. DIXON GIBBS, JR.
(type or print name)



Sibyl B. Gibbs
(signature)
SIBYL B. GIBBS
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

X I HEREBY CERTIFY, this 20th day of September, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

W.T. DIXON GIBBS, JR., AND SIBYL B. GIBBS,

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

AS WITNESS my hand and Notarial Seal.

9/20/97
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 11/1/99

ZONING DESCRIPTION FOR 2200 WILTONWOOD ROAD

BEGINNING AT A POINT ON THE NORTH SIDE OF WILTONWOOD ROAD WHICH IS 50' WIDE
AT A DISTANCE OF 0' EAST OF THE CENTERLINE OF THE NEAREST IMPROVED
INTERSECTING STREET LONGACRE, LANE WHICH IS 30' WIDE. "BEING LOT #0,
BLOCK 0, SECTION# 0 IN THE SUBDIVISION OF NONE, AS RECORDED IN BALTIMORE
COUNTY PLAT BOOK #0, FOLIO# 0, CONTAINING 44.100 SQUARE FEET. ALSO
KNOWN AS 2200 WILTONWOOD ROAD AND LOCATED IN THE 3rd ELECTION DISTRICT,
3rd COUNCILMANIC DISTRICT.

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 10-19-97.

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE**ADMINISTRATIVE
VARIANCE****Case No.:** 98-133-A

RESIDENTIAL VARIANCE - To Allow A 30 FT. SIDE
YARD SETBACK IN LIEU OF THE REQUIRED 50 FT.
IN AN RC-5 ZONE.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

* 11-03-97.

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 AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

PAYMENT WILL BE MADE AS FOLLOWS:

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 133 Petitioner: DIXON GIBBS

Location: 2200 WILTONWOOD ROAD, STEVENSON, MD. 21153

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PATIO ENCLOSURES, INC.

ADDRESS: 224 8th AVENUE, N.W.

GLEN BURNIE, MD 21061

PHONE NUMBER: 410-760-1919

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

No. **044430**

DATE 10-7-97 ACCOUNT R 001 6100

AMOUNT \$ 50.00

RECEIVED FROM: PA-100 Enclosure
010 Res. Div.
FOR: RECEIVED

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
133 507

PAID RECEIPT
PROCESS ACTUAL TIME
10/07/1997 10/07/1997 11:12:27
REC 4805 CASHIER HRV RPT DRAGER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 033140
CN NO. 044430
50.00 CHRG
Baltimore County, Maryland

98-133-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-133-A

Petitioner/Developer: _____

DIXON & SYBIL GIBBS

Date of Hearing/Closing: 11/03/97

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

Attention: Ms. Gwendolyn Stephens

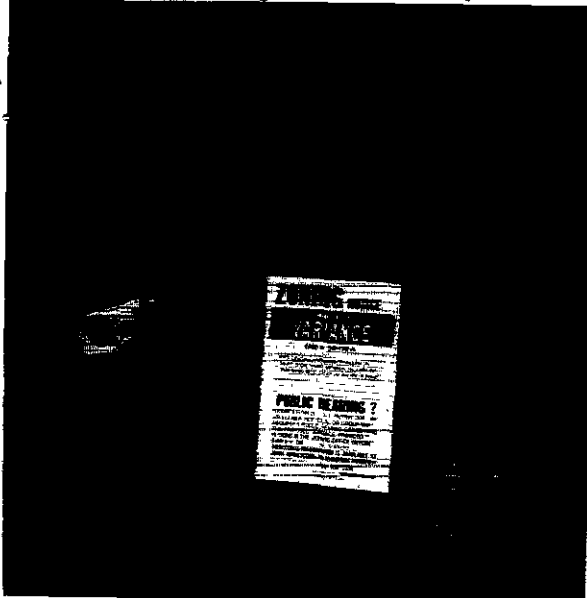
Ladies and Gentlemen:

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 _____

2200 WILTONWOOD RD

The sign(s) were posted on 10/19/97
(Month, Day, Year)

CASE NO. 98-133-A



Sincerely,

Richard E. Hoffman 10/19/97
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)

2200 WILTONWOOD RD

POSTED OCT. 19, 1997

Richard E. Hoffman 10/19/97



Baltimore County
Department of Permits and
Development Management

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

October 21, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-133-A

2200 Wiltonwood Road

N/S Wiltonwood Road, zero feet E of c/l Longacre Lane

3rd Election District - 3rd Councilmanic

Legal Owner(s): W. T. Dixon Gibbs, Jr. and Sibyl B. Gibbs

Post by Date: 10/19/97

Closing Date: 11/03/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: W. T. Dixon Gibbs, Jr. and Sibyl B. Gibbs
Patio Enclosures





Baltimore County
Department of Permits and
Development Management

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

October 29, 1997

Mr. and Mrs. Dixon Gibbs
2200 Wiltonwood Road
Stevenson, MD 21153

RE: Item No.: 133
Case No.: 98-133-A
Petitioner: Dixon Gibbs, et ux

Dear Mr. and Mrs. Gibbs:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 7, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

TO: PDM

DATE: 10/24/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Oct 20, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	132	139
	133	140
	134	141
	136	142
	138	145
		146

RBS:sp

BRUCE2/DEPRM/TXTS8P



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 10/24/97
Item No. 133 JRA

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Cindy M. Webb
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: October 27, 1997

FROM: *pub* Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 27, 1997
 Item Nos. 132, 133, 134, 136, 141,
 142, and 145

 The Bureau of Developer's Plans Review has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

PETITION FOR ADMINISTRATIVE VARIANCE
SEPTEMBER, 1997

RE: 2200 WILTONWOOD ROAD, STEVENSON, MD 21153
HOME OF W.T. DIXON GIBBS, JR. AND SIBYL B. GIBBS

LIST OF ADJACENT NEIGHBORS:

MR. AND MRS. H. BRUCE FINKELSTEIN
2016 WILTONWOOD ROAD - STEVENSON, MD 21153
410-486-2360

DR. AND MRS. EDWARD GOLDMAN
2206 WILTONWOOD ROAD - STEVENSON, MD 21153
410-486-5579

98-133-A

COLUMBIA TOWN CENTER TITLE COMPANY
App. No. 92-8000

THIS DEED, Made this 23rd day of
thousand nine hundred and ninety-two

April, in the year one

by and between

✓ J. DORSEY BROWN, III, party of the first part, Grantor; and

✓ W. T. DIXON GIBBS, JR. and SIBYL B. GIBBS, husband and wife, parties
of the second part, Grantees.

THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS \$ 235,000.00

aforsaid

WITNESSETH: That in consideration of the sum of ~~Five Dollars~~ and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto said Grantees, as tenants by the entireties, their assigns, the survivor of them, his or her heirs, personal representatives and assigns, in fee simple,

lot(s) of ground

all that

situate in Baltimore County,

in the State of Maryland, and described as follows, that is to say:

FOR DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same lot of ground described in Deed dated May 31, 1990 and recorded among the Land Records of Baltimore County in Liber 8570, folio 117, thereby granted and conveyed by Norma G. Surosky, formerly Norma G. Himelfarb to J. Dorsey Brown, III, Grantor herein. Also, Deed of Assignment was recorded in Liber 8175, folio 663.

COLUMBIA TOWN CENTER TITLE COMPANY
SUITE 401, EQUITABLE BANK BUILDING
10320 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation

for Baltimore County

Date

CULTURAL TRANSFER TAX
APPLICABLE

NATURE DATE 5-1-92
C REC'D 15.00
C T IX 1025.00
C DECS 1175.00
CC IMP 5.00
DEED 0 #
SH CLERK 2220.00

THIS IS TO CERTIFY THAT THIS INSTRUMENT HAS BEEN PREPARED BY AN ATTORNEY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS, UNDER HIS SUPERVISION, OR BY OR ON BEHALF OF ONE OF THE PARTIES NAMED IN THE INSTRUMENT.

NEIL DACHIS, ATTORNEY

0260240196TLTRTX \$3,760.00

EA 009:35AM05/01/92

133

EXHIBIT A

BEGINNING FOR THE SAME at a pipe formerly set for the end of the North 15 degrees 16 minutes West 696.6 foot line of the whole tract, of which this property is a part, and running with the outline of the said whole tract, (1) South 84 degrees 41 minutes West 180.6 feet to a pipe; thence, (2) running by a curve to the left with a radius of 15 feet/an arc distance of 25.0 feet to a pipe; thence, running on the east side of a proposed road, with the use thereof in common, (3) South 10 degrees 54 minutes East 214 feet to a pipe; thence running across the said tract, by a line of division (4) North 76 degrees 30 minutes East 210 feet to a pipe; thence, (5) North 15 degrees 16 minutes West 210 feet to the beginning, containing one acre, more or less.

The improvements thereon being now or formerly known as No. 2200 Wiltonwood Road (a/k/a 6 West Wiltonwood Road).

TOGETHER WITH the right to use in common for the purposes of ingress and egress, of a right of way or drive as the same now exists, across the remaining property of Edythe K. Kahn and across the property now owned by Lloyd Weather and wife to connect with the 30 foot wide road known as Wiltonwood Road.

ALSO TOGETHER WITH the use in common with others of the aforesaid 30 foot wide road connecting with a 30 foot wide road leading in a southerly direction out to the Green Spring Valley Road.

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

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantees, as tenants by the entireties, their assigns, the survivor of them, his or her heirs, personal representatives and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said Grantor(s):

WITNESS:

Michael F. Bell

J. Dorsey Brown, III (SEAL)

(SEAL)

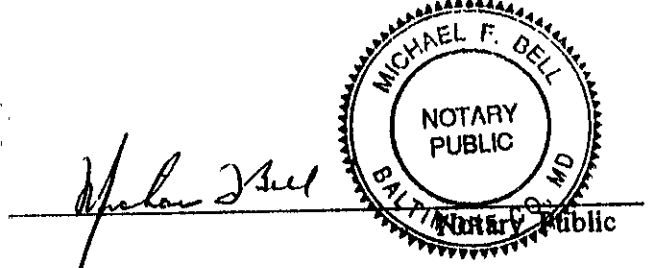
STATE OF MARYLAND, Baltimore County, TO WIT:

I HEREBY CERTIFY, that on this 23rd day of April, 19 92, before me, a Notary Public of the State aforesaid, personally appeared J. Dorsey Brown, III

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

WITNESS my hand and Notarial Seal.

My commission expires: 10/1/95



The parties of the second part, Grantees, by the execution hereof, under penalties of perjury, hereby declare that they intend to occupy the improved residential property hereinbefore described as a residence pursuant to Section 13203(b), Tax Property, Article of the Annotated Code of Maryland.

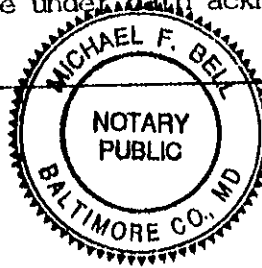
W.T. Dixon Gibbs, JR. Sibyl B. Gibbs

STATE OF MARYLAND, County of Baltimore, To Wit:

I hereby certify that on this 23rd day of April, 19 92, before me, a Notary Public of the State aforesaid, personally appeared said Grantees, as evidenced by signatures above, and in my presence under oath acknowledged said intent of Owner Occupancy.

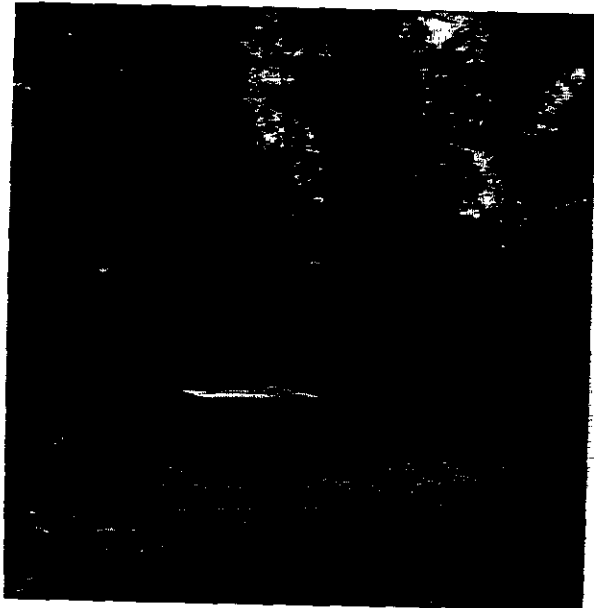
Michael F. Bell
Notary Public

My Commission Expires: 10/1/95

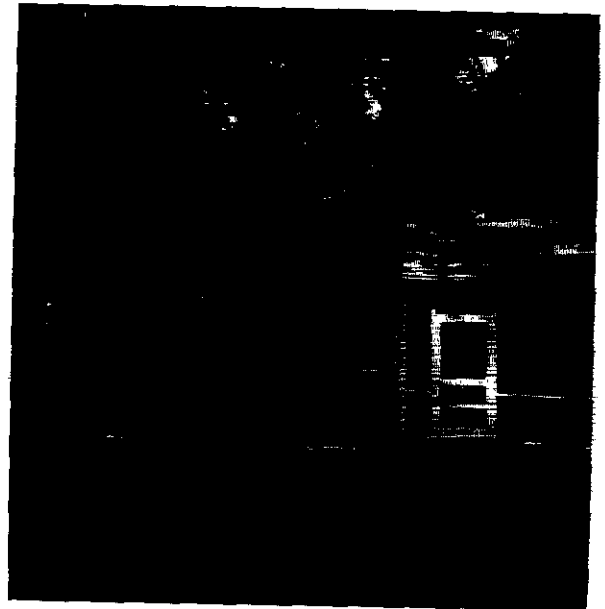


98-133-A

133



98-133-A



98-133-A

98-133-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

N.W.
12-E

LOCATION

STEVENSON

SCALE

1" = 200' ±

DATE

OF
PHOTOGRAPHY
JANUARY
1986

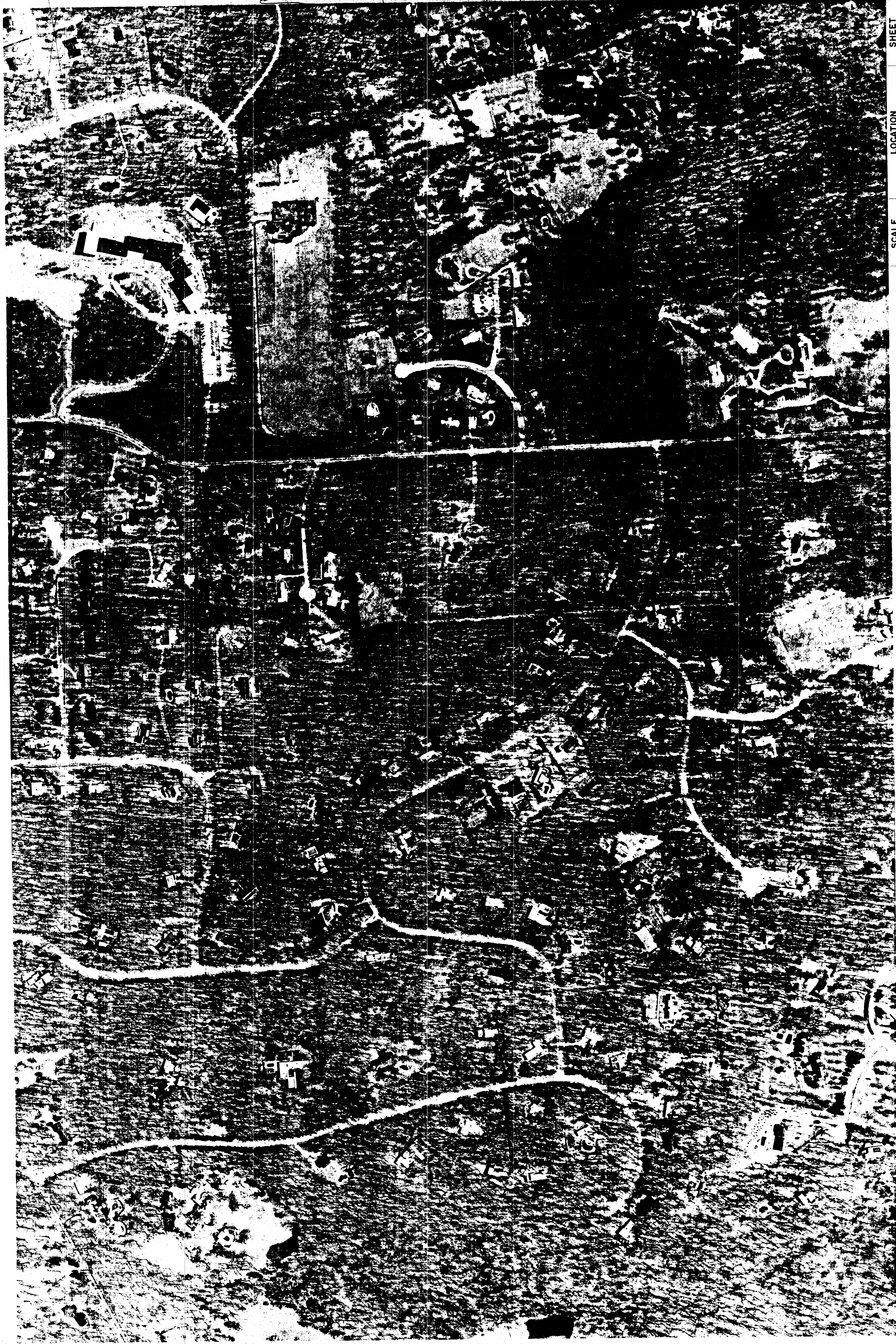
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

MICROFILMED

133

98-133-A

Match
Line



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	ECCLESTON P.O.	NW
DATE OF PHOTOGRAPHY JANUARY 1986	CHATTOLANEE	12-F

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

MICROFILM

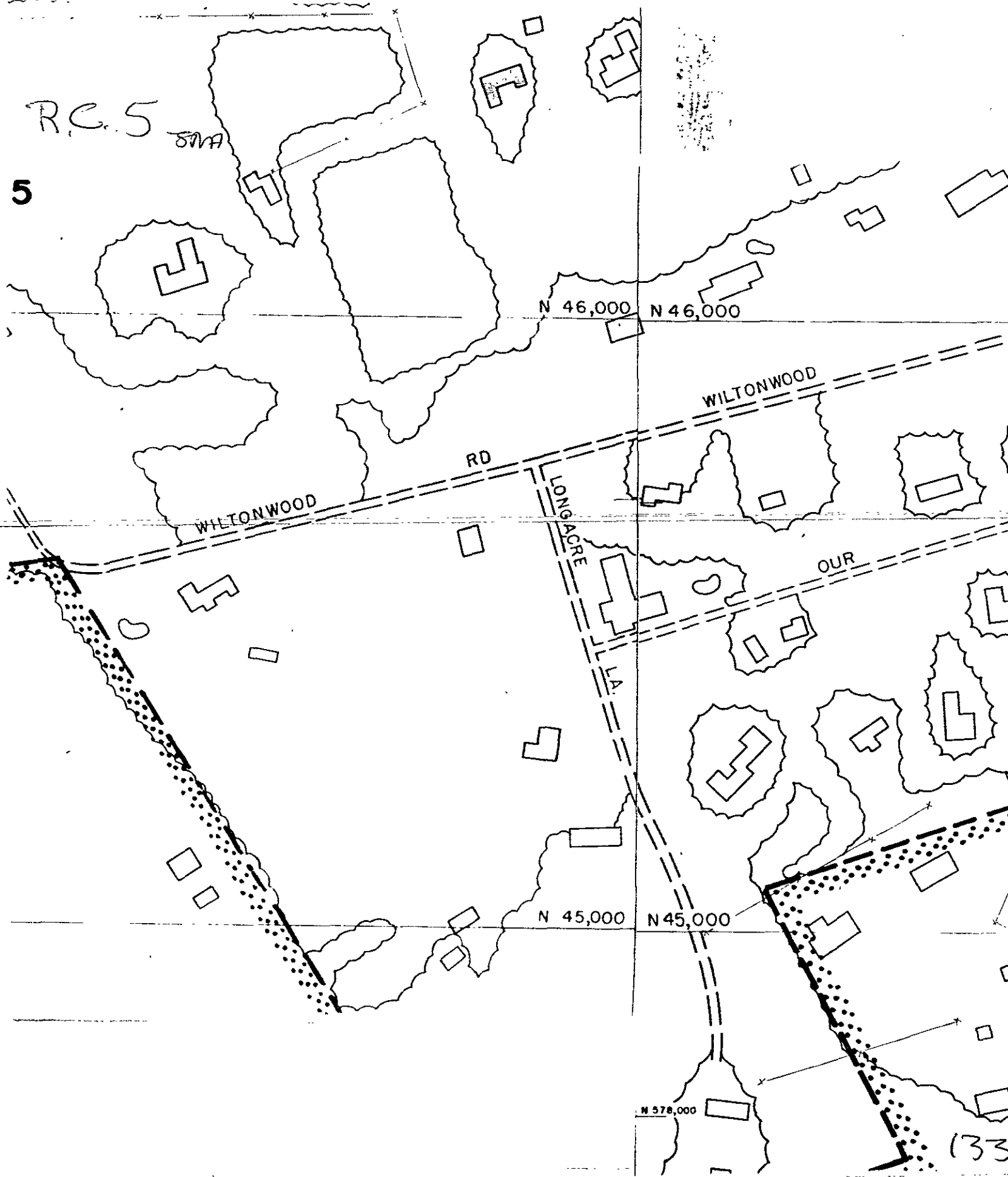
133

08-133-A

WATER
LINE

RC.5 87A

5



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2200 WILTONWOOD ROAD

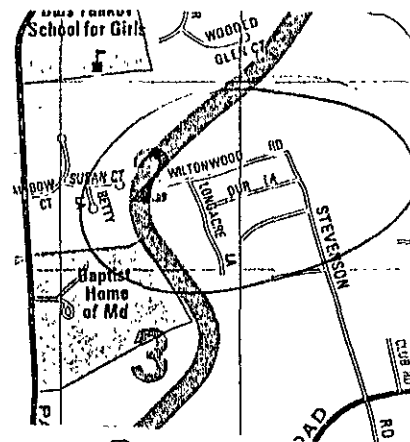
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: NONE

plat book# 0, folio# 0, lot# , section# 0

OWNER: DIXON & SIBYL GIBBS

Red No 2



North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 3

Councilmanic District: 3

1"=200' scale map#: NW-12E-F

Zoning: RC-5

Lot size: 1 acreage 44,100 square feet

SEWER: ☐ public ☒ private
WATER: ☐ yes ☒ no

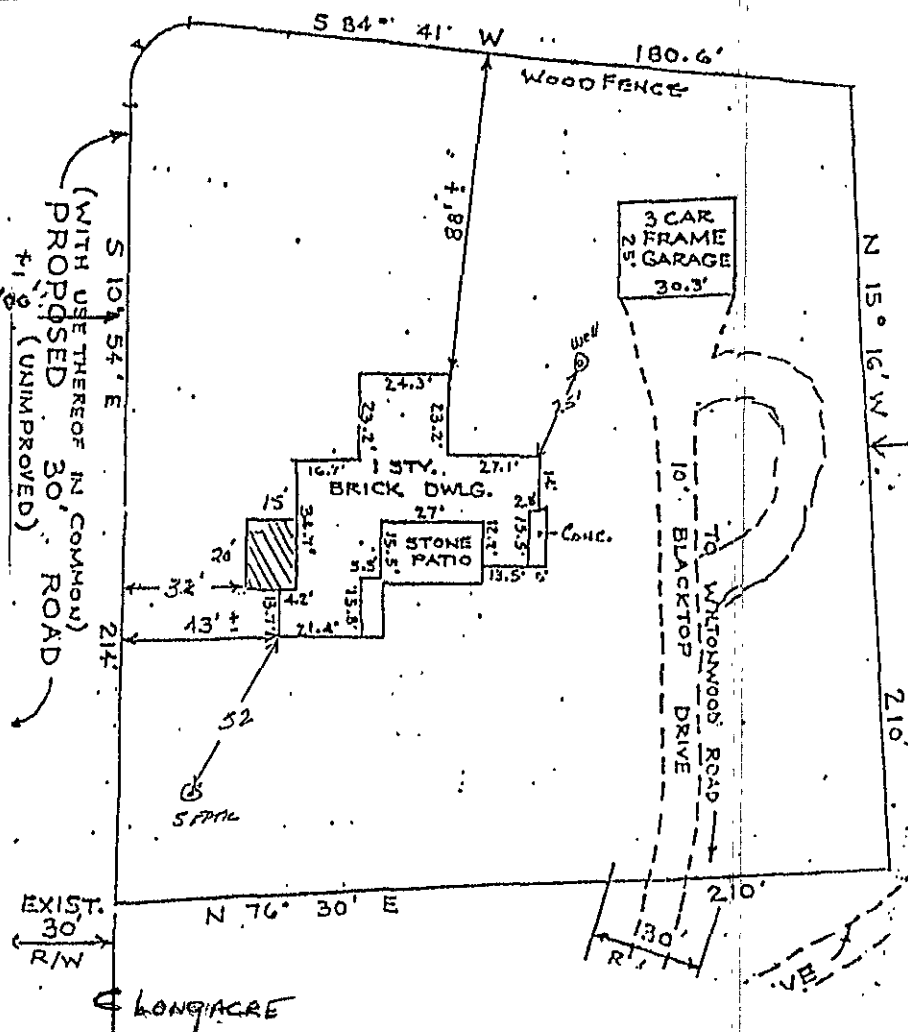
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

500A | 133 | 98-133A



2128

2116



North

date: 9/19/97

prepared by: R. L. TICE-AGENT

Scale of Drawing: 1"= 50'