

IN RE: PETITION FOR VARIANCE
W/S Cedar Creek Road, 40' W of
the c/l of Silver Lane
(Lot 282 of Cedar Beach)
15th Election District
5th Councilmanic District

Larry Butzner, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-190-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Larry and Linda Butzner. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 50 feet in lieu of the required 75 feet and side yard setbacks of 29'6" in lieu of the required 50 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Linda Butzner, property owner, and Ron Gates, Builder. Appearing as an interested party was Keith Roberts, President of the Holly Neck Improvement Association, Inc. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of .344 acres, more or less, zoned R.C.5, and is presently unimproved. The property is located within the Chesapeake Bay Critical Areas near Sue Creek. The Petitioners are desirous of developing the property with a single family dwelling for themselves and their three children. However, due to the zoning of the property, the requested variances are necessary. Ms. Butzner testified that she and her husband

ORDER RECEIVED FOR FILING

Date 11/19/98

By [Signature]

purchased the property approximately one year ago and were unaware that variances would be necessary in order to develop the property. Ms. Butzner indicated at the hearing that had they known variances would be required, they would have made their purchase of the property conditional upon the variances being granted.

On behalf of the Holly Neck Improvement Association, Mr. Keith Roberts, testified that he was not opposed to the Petitioners' request and welcomed the Butzner family to the community. However, Mr. Roberts voiced his concern about the overall adverse effect of development in the Holly Neck Peninsula.

Mr. Ron Gates, the Petitioners' builder, testified that the proposed house will be a two-story, four-bedroom, 2300 sq.ft. dwelling, with a stone masonry front. The property is sufficient in size to accommodate the proposed dwelling and will be served by public water and sewer.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner,

and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is

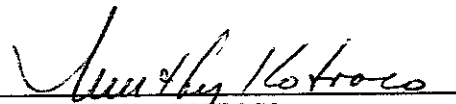
compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of January, 1998 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 50 feet in lieu of the required 75 feet and side yard setbacks of 29'6" in lieu of the required 50 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), as set forth in their Zoning Plans Advisory Committee (ZAC) comments dated December 10, 1997, a copy of which has been attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FROM PLANNING
Date 1/9/98
By [Signature]

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

DATE: December 10, 1997

To: Arnold L. Jablon
From: Bruce Seeley *BS/91*
Subject: Zoning Item #190

Butzner Property - Lot 282 Cedar Creek Road

Zoning Advisory Committee Meeting of December 1, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
- Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

ORDER RECEIVED FOR FILING

KK:GP:sp
Butzn.doc.

Date _____
By _____



Baltimore County
Zoning Commissioner
Office of Planning

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

January 6, 1998

Mr. & Mrs. Larry Butzner
955 Lance Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
W/S Cedar Creek Road, 40' W of the c/l of Silver Lane
(Lot 282 of Cedar Beach)
15th Election District - 5th Councilmanic District
Larry Butzner, et ux - Petitioners
Case No. 98-190-A

Dear Mr. & Mrs. Butzner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Ron Gates
9122 Avenue B, Baltimore, Md. 21219

Mr. Keith Roberts, President, Holly Neck Improvement Assoc.
1910 Marsh Road, Baltimore, Md. 21221

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Lot 282 Cedar Creek Rd
which is presently zoned EC5

This Petition shall be filed with the Department of Permits & 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)

1A04.3.B.3 To allow a House to be setback 50' from the centerline of the street in lieu of the required 75' and sideyard setbacks of 29'6" in lieu of the required 50'

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

to be discussed at Hearing.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(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.

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-190-A

#190

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR Lot 282 Cedar Creek Rd
(address)

Beginning at a point on the WEST side of
(north, south, east or west)

Cedar Creek Rd which is 40 Feet
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 20 Feet WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Silver Lane Rd
(name of street)

which is 20 Feet wide. *Being Lot # 282,
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of Cedar Beach
(name of subdivision)

as recorded in Baltimore County Plat Book # WPC-7, Folio # 186.

containing 15.000 Also known as Lot 282
(square feet or acres) (property address)

and located in the 15 Election District, _____ Councilmanic District.

190

98-190-A

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-190-A
Lot 282, Cedar Creek Road
W/S Cedar Creek Road, 40' W
of Centerline Silver Lane
15th Election District
5th Councilmanic District
Legal Owner(s):

Larry Butzner & Linda Butzner

Variance: to allow a house to be set back 50 feet from the centerline of the street in lieu of the required 75 feet and side yard setbacks of 20 feet, 6 inches in lieu of the required 50 feet.

Hearing: Thursday, December 18, 1997 at 11:00 a.m., Room 108, County Office Building, 111 West Chesapeake Avenue.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3883.
(2) For information concerning this file and/or hearing, Please Call (410) 887-3591.

12/037 Dec. 4 C193703

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 4, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 4, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046716

DATE 11/18/97 ACCOUNT 2-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Ron Gates

FOR: VARIANCE
LOT 252, CEDAR BEACH
ITEM # 190

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

RECEIVED

PAID RECEIPT
PROCESS ACTUAL TIME
11/18/1997 11/18/1997 11:51:11
REF: M602 CASHIER JRIC JWR JRCMER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 022389
CH NO. 046716

50.00 CHECK: FN
Baltimore County, Maryland

J#4436

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-190-A

**Petitioner/Developer:
(Day Village Lim. Part.)**

**Date of Hearing/Closing:
(Dec. 18, 1997)**

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**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 _____**

____ Lot 282, Cedar Creek Road Baltimore, Maryland 21221 _____

**The sign(s) were posted on _____ Dec. 3, 1997 _____
(Month, Day, Year)**

Sincerely,

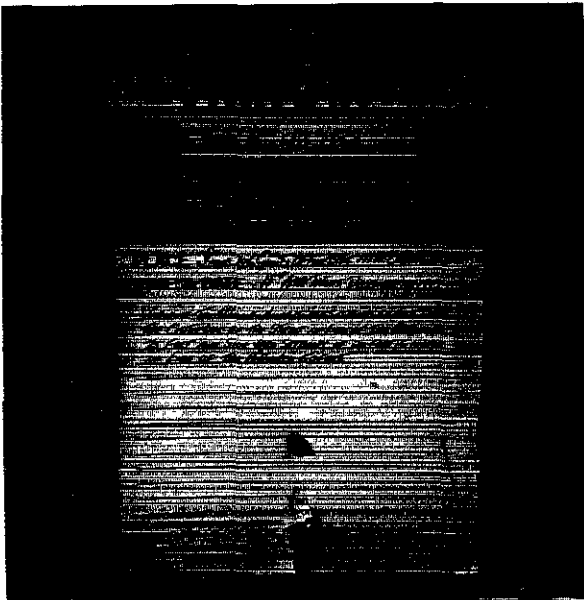

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

**____ (410)-687-8405 _____
(Telephone Number)**



98-190-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 190

Petitioner: _____

Location: LOT 282, CEDAR CREEK RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr Larry Bentzner

ADDRESS: 955 Lance Ave

Balt Md 21221

PHONE NUMBER: 574-8271

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-190A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to allow a House to be 50 ft. from the
centerline of the street in lieu of the required 75 ft.
and side yard setbacks of 29'6" on both sides in
lieu of the required 50 ft

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING 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

November 26, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-190-A
Lot 282, Cedar Creek Road
W/S Cedar Creek Road, 40' W of centerline Silver Lane
15th Election District - 5th Councilmanic District
Legal Owner: Larry Butzner & Linda Butzner

Variance to allow a house to be set back 50 feet from the centerline of the street in lieu of the required 75 feet and side yard setbacks of 20 feet, 6 inches in lieu of the required 50 feet.

HEARING: Thursday, December 18, 1997 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the number "54" written below it.

Arnold Jablon
Director

c: Linda & Larry Butzner
Ron Gates

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 3, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
December 4, 1997 Issue - Jeffersonian

Please forward billing to:

Larry Butzner 410-574-8271
955 Lance Avenue
Baltimore, MD 21221

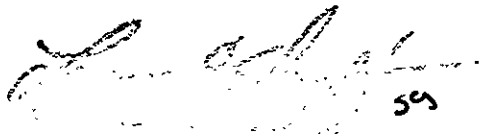
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Lot 282, Cedar Creek Road
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HEARING: Thursday, December 18, 1997 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", with a stylized flourish at the end. The number "59" is written in the bottom right corner of the signature area.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

December 12, 1997

Mr. and Mrs. Larry Butzner
955 Lance Avenue
Baltimore, MD 21221

RE: Item No.: 190
Case No.: 98-190-A
Petitioner: Larry Butzner, et ux

Dear Mr. and Mrs. Butzner:

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 November 18, 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 black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

DATE: December 10, 1997

To: Arnold L. Jablon
From: Bruce Seeley *BS/97*
Subject: Zoning Item #190

Butzner Property - Lot 282 Cedar Creek Road

Zoning Advisory Committee Meeting of December 1, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
- Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

KK:GP:sp
Butzn.doc.

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: December 8, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 8, 1997
 Item No. 190

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Cedar Creek Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE1208.190



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 11/28/97
Item No. 190 RT

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,

~~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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 9, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. (190) 201, 202, 204, 205, 206 and 207

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

AFK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

December 10, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 1, 1997

Item No.: See below Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

190, 194, 195, 197, 198, and 200

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File



RE: PETITION FOR VARIANCE
Lot 282, Cedar Creek Road, W/S Cedar
Creek Road, 40' W of c/l Silver Lane
15th Election District, 5th Councilmanic

Larry and Linda Butzner
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-190-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to Larry and Linda Butzner, 955 Lance Avenue, Baltimore, MD 21221, Petitioners, and to Ron Gates, 9122 Avenue B, Baltimore, MD 21219, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Holly Neck Improvement Association, Inc.
1910 Marsh Rd.
Baltimore, MD. 21221

December 17, 1997

Zoning Commissioner Schmidt
County Courts Bldg.
Towson, MD. 21204

Dear Mr. Schmidt

The membership of the Holly Neck Improvement Association, Inc. has instructed me to forward a question to you for response. Before I ask the question, let me give you a little background information.

In 1983 the Maryland General Assembly, and Governor Hughes enacted the Chesapeake Bay Critical Areas Legislation. This historic document pointed out, among many things, that one of the main sources of pollution of the Chesapeake Bay was over development around the watershed. The legislation created an area surrounding the Bay watershed in which future development was to be limited. Keep in mind that the entire lower Back River Neck peninsula is within the Critical Areas boundary.

In 1993 the Cedar Beach Sewage Collection System was completed. The Cedar Beach system differed from other collection systems in that it employed the new technology of the "grinder pump" system. These grinder pumps, and the accompanying 3 inch main line pipes in the roads were constructed specifically to limit development.

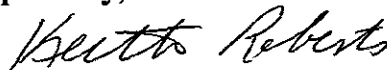
Since the installation of the Cedar Beach Collection System, Baltimore County, through variances, non-conforming use, and special exceptions has given approval for the construction of no less than 35 new homes to be connected to the Cedar Beach System.

Since the enactment of the Critical Areas legislation, the number of homes on the lower Back River Neck south of Hyde Park Rd. has more than doubled, and continues to grow. Just look at Sue Creek Landing, Cape May Landing, New Haven Woods (both sections) and the list goes on.

Our specific question is two-fold. We request an exact definition of the terms "to limit development" and "limited development". In addition, we would like to know when Baltimore County is going to include the effects sewer capacity, infrastructure (including schools), pollution (air & water), health-safety-&welfare, and total build out hazards into the equations they use to decide if and when development should occur.

As you can see, this letter is copied to many different people and agencies. It is our desire to have a separate and specific response from each one. On behalf of the membership of the Holly Neck Improvement Association, I would like to thank you for your assistance and cooperation on this matter.

Respectfully,



Keith Roberts, President
Holly Neck Improvement Association, Inc.

cc: Councilman Vince Gardina
Senator Paul Sarbanes
Senator Barbara Mikulski
Congressman Bob Ehrlich
Governor Parris Glendening
County Executive Ruppertsberger
Delegates DeCarlo, Holt & Weir
Tom Filip, U.S. Army Corps of Engineers
Secretary Jane Nishida, MDE
Robert Beckett, Administrator, Growth Management Program, DNR
Arthur Dorman, Chairman, Chesapeake Bay Trust
Ronald Kreitner, Director, State Office of Planning
Stephen G. Samuel Moxley, Chesapeake Bay Critical Areas Commission
George Perdikakis, Director, DEPRM
Arnold Jablon, Director, Permits & Development Management
Arnold "Pat" Keller, Director, Office of Planning
Carl Maynard, President, BRNPCA

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: Lot 282 Cedar Creek Rd.

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

Subdivision name: Cedar Beach

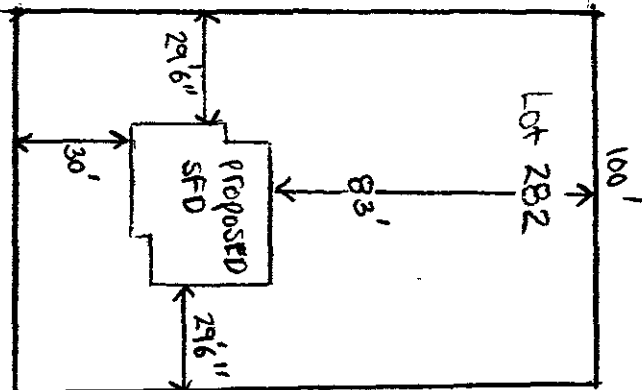
plat book # WB 710110 # 186, lot # 282, section #

OWNER: Larry & Linda Butzner

Will Brady
1502650601

Purchased 1992
from Gibson
Will's Gibson
16000072412

vacant
lot



Lot
281-278
1513108501

Mite & Barbara Sponato
vacant lots

Purchased from Wolf
in 1980

Cedar Creek Rd
40' R/W

No Flood Plain



North

date:
prepared by: R. Gates

Scale Drawing: 1" = 50'

subject
property

Cedar Creek

Holly Neck Rd

Mark Rd

Silver
lane

Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15
Councilmanic District: 5

1" = 200' scale map: SE 2J

Zoning: RC-5

Lot size: .344 acreage 15000 square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: None

Zoning Office USE ONLY

reviewed by: ITEM #: CASE #:

RC-5

190

98-190-A

Tax # 160 0007242

THIS DEED, Made this 28th day of March, in the year one thousand nine hundred and seventy-two, by and between WILLIAM T. GIBSON and MARTHA J. GIBSON, his wife, of Baltimore County, State of Maryland, of the first part and WILLIS D. GIBSON and ELLEN J. GIBSON, his wife, of Baltimore County, State of Maryland, 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 WILLIAM T. GIBSON and MARTHA J. GIBSON, his wife, do grant and convey unto WILLIS D. GIBSON and ELLEN J. GIBSON, his wife, all that lot of ground situated in Baltimore County, and described as follows:

BEGINNING at a point on the east side of Maple Road approximately 250 feet from the northeast corner of Holly Neck and Maple Roads as shown on the Plat of Cedar Beach recorded among the Plat Records of Baltimore County in Plat Book No. 7, page 186, and running thence northerly on the east side of Maple Road 100 feet more or less, thence south 82 degrees 58' east 300 feet to the west side of Cedar Creek Road, and running thence southerly on the west side of Cedar Creek Road 100 feet more or less, and thence north 82 degrees, 58 minutes west to the place of beginning, said parcel including that portion of land marked Reserved on the said Plat within the above delineated boundary lines.

BEING a part of that parcel of ground which by Deed dated October 10th, 1968 and recorded among the Land Records of Baltimore County in Liber CWB 1044, Folio 125 was granted and conveyed by George L. Schnader and Anna B. Schnader, his wife to the within named Grantors.

TRANSFER TAX NOT REQUIRED

Walter R. Richardson

Director of Finance

Per: *[Signature]*
Authorized Signature

RONALD J. KEARNS
ATTORNEY AT LAW
1700 EASTERN BLVD.
BALTIMORE, MD.
TELEPHONE 686-6885

#190

98-190-A

-2-

TOGETHER with any buildings and improvements thereupon erected and the rights, alloys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise 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 WILLIS D. GIBSON and ELLEN J. GIBSON, his wife, their heirs and assigns, in fee simple, as tenants by the entireties.

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 Grantors.

ATTEST:

00'6***** 20924652
00'6***** 20924652

27-4-72

27-4-72

William T. Gibson (SEAL)

WILLIAM T. GIBSON

Martha J. Gibson (SEAL)

MARTHA J. GIBSON

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 28 day of March in the year one thousand nine hundred and seventy-two, before me the subscriber, a Notary Public of the State of Maryland, County of Balto., personally appeared WILLIAM T. GIBSON and MARTHA J. GIBSON, his wife, the above named Grantors, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

RONALD J. KEARNS
ATTORNEY AT LAW
1760 EASTERN BLVD.
BALTIMORE, MD.
TELEPHONE 680-8805

Rec'd for record MAY 4 1972 at 217

Per Orville T. Gosnell, Clerk

Mail to Ronald J. Kearns

Receipt No. 9.00

Richard Lee
Notary Public

My Commission Expires
JULY 1, 1974

#190

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

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND

DEED

Per [Signature]
Authorized Signature

Date 6/27/95 Sec. 33-139 A
1995,

THIS DEED, is made this 26TH day of June

by and between JAMES R. GIBSON, JR., Director of the Office of Finance and Collector of State Taxes for the County of Baltimore, party of the first part, and RICHARD J. DIPASQUALE and DINA DIPASQUALE, his wife, parties of the second part.

WHEREAS, heretofore, state and county taxes on the lot of ground hereinafter described, having been due and unpaid, the Director of the Office of Finance and Collector of State Taxes, after having given due notice and having complied with all other prerequisites provided by law, did sell the herein-referenced property on May 21, 1992 to the said Richard J. DiPasquale and Dina DiPasquale, his wife, in accordance with the provisions of law; and the said property having not been redeemed; and the purchase money has been paid; and

WHEREAS, by decree of the Circuit Court of Baltimore County dated the 7th day of June 1995, it was ordered that an absolute and infeasible title in fee simple to the said property should vest in the said Richard J. DiPasquale and Dina DiPasquale, his wife, as will more fully appear from proceedings relating thereto entitled Richard J. DiPasquale and Dina DiPasquale vs. James Lee Riley, etal, Circuit Court for Baltimore County case no. 66/2126/93CV10134.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the premises and the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the said James R. Gibson, Jr., the Director of the Office of Finance and Collector of State Taxes in the County of Baltimore, by virtue and in pursuance of the power and authority in him vested, doth grant and convey unto Richard J. DiPasquale and Dina DiPasquale, his wife, as tenants by the entireties, in fee simple, forever, all that lot of ground situate, lying, or being in Baltimore County, State of Maryland aforesaid, and known as or described as follows:

PROPERTY NO.: 16-00-000054

BEGINNING for the same at a pipe now set on the west side of Cedar Creek Road, 40 feet wide, as laid out and shown on the plat "Cedar Beach" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 186, said pipe being distant 326 feet, more or less, measured northerly along the west side of said road from its intersection with the north side of Holly Neck Road, said pipe also being in the 3rd line of the land which by deed dated October 10, 1938 and recorded among said Land Records of Baltimore County in Liber C.W.B. Jr. No. 1044, folio 125, was conveyed by George L. Schnader and wife to William T. Gibson and wife, thence leaving said place of

#190

98-190-A

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
DATE 6/27/95
SIGNATURE [Signature]

Lot 282
#2

beginning and running and binding on said west side of Cedar Creek Road, referring all courses of this description to said plat of Cedar Beach, North 7 degrees 02 minutes East 100 feet to a pipe now set at the division line between Lots No. 282 and 281 as laid out on said plat, said last mentioned pipe being at a point distant 300.00 feet measured southerly along the 3rd line of the aforementioned deed from the beginning thereof, thence leaving Cedar Creek Road and running and binding on said division line north 82 degrees 58 minutes West 150.00 feet to a pipe now set at the northwesternmost corner of said Lot No. 282, thence running and binding on the western line of said Lot. No. 282 and continuing the same course for a new line of division through the parcel marked "Reserved" on said plat, in all, South 7 degrees 02 minutes West 100.00 feet to a pipe now set, thence continuing for a new line of division through said "Reserved Parcel" South 82 degrees 58 minutes East 150 feet to the place of beginning. Containing 0.344 acres of land, more or less.

BEING the same lot of ground which, by Deed dated August 6, 1984 and recorded among the Land Records of Baltimore County in Liber E.H.K. No. 6801, folio 464&c, was granted and conveyed by Martha Louise Parrott unto Jamie Lee Hovel, kna Jamie Lee Riley.

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

TO HAVE AND TO HOLD the said lot of ground and premises above described unto and to the use of the said Richard J. DiPasquale and Dina DiPasquale, his wife, as tenants by the entireties, the survivor of them, and the survivor's personal representatives, heirs, and assigns, in fee simple.

WITNESSETH the hand and seal of the said grantor:

WITNESS:

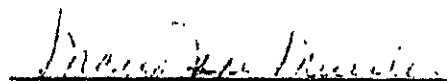


 (SEAL)
JAMES R. GIBSON, JR., Director of
the Office of Finance and Collector
of State Taxes

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 22nd day of ~~March~~, 1995, before me the subscriber, a Notary Public of the State of Maryland in and for the jurisdiction aforesaid, personally appeared JAMES R. GIBSON, JR., Director of the Office of Finance and Collector of State Taxes in the County of Baltimore, the grantor named in the foregoing deed, and he acknowledged the said deed to be his act, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.


Notary Public

My commission expires: 2/1/98

APPROVED as to form and legal sufficiency
this 23 day of June, 1995.

Verified:

William J. [Signature]
Asst. Tax Sale Supervisor

I HEREBY CERTIFY that the foregoing DEED was prepared by or under the supervision of the undersigned Maryland attorney.

RETURN TO:

Ralph M. Murdy [Signature]
Ralph M. Murdy, Esq.

State of Maryland Land Instrument Intake Sheet

County: BALTIMORE

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

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

1 **Type(s) of Instruments** Multiple instruments of the same transaction should be numbered to correspond with Sections 2, 6, 7, and 8. Number documents in the order to be recorded.
(☐ Check Box if Addendum Intake Form is Attached.)

☒ Deed Lease Other
Deed of Trust Contract
Mortgage Land Installment Cont.

2 **Consideration and Fees**

Consideration Amount/Recordation Fees	Doc. 1	Doc. 2
Consideration, Including Assumed Indebtedness \$	\$	\$
Recording Charge	\$	\$
Surcharge	\$	\$
State Recordation Tax	\$	\$
State Transfer Tax	\$	\$
County Transfer Tax (if Applicable)	\$	\$
Other	\$	\$
Total Fees	\$	\$

3 **Exemptions**
(If Applicable)
Cite or Explain Authority

Recordation Tax Exemption:
State Transfer Tax Exemption:
County Transfer Tax Exemption:

4 **Contact/Mail Information**

Instrument Submitted By or Contact Person
Name: RICHARD J. D. PASQUALE
Firm:
Address: 1837 WHITE OAK AV.
BALTIMORE, MD 21234
Phone: 668-1774

Return Instrument To (Check Applicable Box Below or Provide Appropriate Address)
☒ Return to Contact Person as Provided Above ☐ Hold for Pick Up Address Provided on Instrument
Name:
Address:

5 **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 3-104(g)(3)(i).

Dist. 1	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
<u>1.5</u>	<u>16-00-00004</u>				(5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Sq.Ft./Acreage (4)

Location/Address of Property Being Conveyed (2)
0344 PLEASANT HILLS CIRCLE CT. BALTIMORE, MD 21234

Partial Conveyance? ☐ Yes ☒ No Description/Amt. of Sq.Ft./Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

6 **Transferred From**

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
<u>JAMES R. GIBSON JR.</u> <u>DIRECTOR OF FINANCE</u>	

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

7 **Transferred To**

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
<u>RICHARD J. D. PASQUALE</u> <u>C/O J. D. PASQUALE</u>	

8 **Other Names to Be Indexed**

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

9 **Special Instructions** Special Recording Instructions (if any)

10 **Conveyance Type** Check Box

Private Sale with Improvements [1]	Private Sale Unimproved [2]	Multiple Accounts/Property [3]	☒ All Other [9]
------------------------------------	-----------------------------	--------------------------------	---

11 **Assessment Information**

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

Yes ☒ No Will the property being conveyed be the grantee's principal residence?
Yes ☐ No Does transfer include personal property? If yes, identify:
Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

New Owner's (Grantee) Mailing Address: 1837 WHITE OAK AV.
BALTIMORE, MD 21234

Assessment Use Only - Do Not Write Below This Line

Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification	
Transfer Number	Date Received	Transfer Number	Date Received	Map	Grid	Assigned Property No.	Block	Plat	Lot
<u>19</u>	<u>19</u>			Geo.	Grid				
Land				Use	Parcel				
Buildings				Town Cd.	Ex. St.				
Total									

REMARKS:

#3

LOT 282

0011924 556

DEED

Nov 1996

THIS DEED, made this 22nd day of November, 1996, by and between RICHARD J. DIPASQUALE and DINA DIPASQUALE, husband and wife, parties of the first part; and LAWRENCE JOHN BUTZNER and LINDA JEANNE BUTZNER, husband and wife, parties of the second part.

WITNESSETH, that in consideration of the sum of FIVE AND 00/100THS DOLLARS (\$5.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the actual monetary consideration as certified by the parties hereto being TWENTY THOUSAND AND 00/100 DOLLARS (\$20,000.00), the said parties of the first part, do hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in BALTIMORE COUNTY, Maryland and more particularly described on Exhibit "A" attached hereto and made a part hereof.

BEING the same lot or parcel of ground which by Deed dated June 26, 1995, and recorded among the Land Records of Baltimore County in Liber No. 11104, folio 100, was granted and conveyed by James R. Gibson, Jr. unto Richard J. DiPasquale and Dina DiPasquale, the grantors herein.

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives 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.

ACKNOWLEDGED BY BOTH PARTIES
NOT APLD TO

SIGNATURE HK DATE 11/4/96

RECEIVED FOR TRANSFER
FROM DIPASQUALE
AND BUTZNER
TO THE COUNTY
11/4/96

MARYLAND COMMERCIAL TITLE COMPANY
5 LIGHT STREET
SUITE 1000
BALTIMORE, MARYLAND 21202

#190

98-190-A

WITNESS the hands and seals of the said Grantors.

WITNESS:

Richard J. DiPasquale

RICHARD J. DIPASQUALE

(SEAL)

Dina DiPasquale

DINA DIPASQUALE

(SEAL)

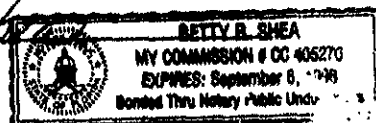
State of Florida; County of Palm Beach, to wit:

I HEREBY CERTIFY, that on this 22nd day of November, 1996, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared RICHARD J. DIPASQUALE and DINA DIPASQUALE, 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.

My Commission Expires:

Betty R. Shea
Notary Public



The undersigned attorney at law certifies that the within instrument was prepared under his supervision.

Henry I. Louis, Esquire

EXHIBIT "A"

BEGINNING for the same at a pipe now set on the west side of Cedar Creek Road, 40 feet wide, as laid out and shown on the plat "Cedar Beach" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 186, said pipe being distant 326 feet, more or less, measured northerly along the west side of said road from its intersection with the north side of Holly Neck Road, said pipe also being in the 3rd line of the land which by deed dated October 10, 1938 and recorded among said Land Records of Baltimore County in Liber C.W.B. Jr. No. 1044, folio 125, was conveyed by George L. Schnader and wife to William T. Gibson and Wife, thence leaving said place of beginning and running and binding on said west side of Cedar Creek Road, referring all courses of this description to said plat of Cedar Beach, North 7 degrees 02 minutes East 100 feet to a pipe now set at the division line between Lots No. 282 and 281 as laid out on said plat, said last mentioned pipe being at a point distant 300.00 feet measured southerly along the 3rd line of the aforementioned deed from the beginning thereof, thence leaving Cedar Creek Road and running and binding on said division line north 82 degrees 58 minutes West 150.00 feet to a pipe now set at the northwesternmost corner of said Lot No. 282, thence running and binding on the western line of said Lot. No. 282 and continuing the same course for a new line of division through the parcel marked "Reserved" on said plat, in all, South 7 degrees 02 minutes West 100.00 feet to a pipe now set, thence continuing for a new line of division through said "Reserved Parcel" South 82 degrees 58 minutes East 150 feet to the place of beginning. Containing 0.344 acres of land, more or less.

053078 DEC-4 0011924 569
State of Maryland Land Instrument Intake Sheet
Baltimore City County: Baltimore MD-1271

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 (Check Box if Addendum Intake Form is Attached.)
Deed Mortgage Other
Deed of Trust Lease
2 Conveyance Type Check Box
Improved Sale Unimproved Sale Multiple Accounts Not an Arms-Length Sale [9]
Arms-Length [1] Arms-Length [2] Arms-Length [3]

3 Tax Exemptions (if Applicable)
Recordation
State Transfer
County Transfer

4 Consideration and Tax Calculations
Consideration Amount
Purchase Price/Consideration \$ 20,000.00
Any New Mortgage \$ 10,000.00
Balance of Existing Mortgage \$
Other: \$
Other: \$
Full Cash Value \$

Finance Office Use Only
Transfer and Recordation Tax Consideration
Transfer Tax Consideration \$ 2000.00
X (1.5) % = \$ 300.00
Less Exemption Amount - \$
Total Transfer Tax = \$ 300.00
Recordation Tax Consideration \$
X () per \$500 = \$
TOTAL DUE \$

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ 20.00 \$ 20.00
Surcharge \$ 5.00 \$ 5.00
State Recordation Tax \$ 100.00 \$ 0.00
State Transfer Tax \$ 100.00 \$ 0.00
County Transfer Tax \$ 300.00 \$ 0.00
Other \$
Other \$

Agent: MH
Tax Bill: 7/1/19
C.B. Credit: -
Ag. Tax/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 3-104(g)(3)(i).
District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG (5)
Subdivision Name Lot (3a) Block (3b) Sect/AR(3c) Plat Ref. SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)
0.344 Acres Cedar Creek Rd.
Other Property Identifiers (if applicable) Water Meter Account No.

7 Transferred From
Doc. 1 - Grantor(s) Name(s) Richard J. Dipasquale
Dina Dipasquale
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)
Doc. 2 - Grantor(s) Name(s) Lawrence John Butzner
Linda Jeanne Butzner
Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s) Lawrence John Butzner
Linda Jeanne Butzner
New Owner's (Grantee) Mailing Address
Doc. 2 - Grantee(s) Name(s) Richard J. Dipasquale
Dina Dipasquale

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

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: MARYLAND COMMERCIAL TITLE COMPANY Josh Sybert
Firm: 5 LIGHT STREET
Address: SUITE 1000
BALTIMORE, MARYLAND 21202 Phone: (410) 727-7050
Return to Contact Person
Hold for Pickup
Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes No Was property surveyed? If yes, attach copy of survey (if required, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran Process Verification
Transfer Number Date Received Geo. Map Sub Assigned Property No
Year 19 19 Zoning Grid Plat Block
Buildings Use Parcel Section Lot
Total Town Cd Ex St. Ex Cd
REMARKS

#190

Lot 282



LIBER 6801 PAGE 464

FEE-SIMPLE DEED-CODE-City or County

NO CONSIDERATION, NO TITLE SEARCH
NO DOCUMENTARY STAMPS OR TRANSFER
TAX REQUIRED

This Deed, Made this

6th

day of August

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

MARTHA LOUISE PARROTT

of Baltimore County

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

JAMIE LEE HOVEL

of the second part.

Witnesseth, That ~~Martha Louise Parrott~~ for no actual monetary consideration

the said party of the first part

does grant and convey unto the said Jamie Lee Hovel, her personal representatives

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
DATE 10-17-84

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
DATE 10-17-84

and assigns, in fee simple, all

the 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 at a pipe now set on the west side of Cedar Creek Road, 40 feet wide, as laid out and shown on the plat "Cedar Beach" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 186, said pipe being distant 326 feet, more or less, measured northerly along the west side of said road from its intersection with the north side of Holly Neck Road, said pipe also being in the 3rd line of the land which by deed dated October 10, 1938 and recorded among said Land Records of Baltimore County in Liber C.W.B. Jr. No. 1044, folio 125, was conveyed by George L. Schnader and wife to William T. Gibson and wife, thence leaving said place of beginning and running and binding on said west side of Cedar Creek Road, referring all courses of this description to said plat of Cedar Beach, North 7 degrees 02 minutes East 100 feet to a pipe now set at the division line between Lots No. 282 and 281 as laid out on said plat, said last mentioned pipe being at a point distant 300.00 feet measured southerly along the 3rd line of the aforementioned deed from the beginning thereof, thence leaving Cedar Creek Road and running and binding on said division line North 82 degrees 58 minutes West 150.00 feet to a pipe now set at the northwesternmost corner of said Lot No. 282, thence running and binding on the western line of said Lot No. 282 and continuing the same course for a new line of division through the parcel marked "Reserved" on said plat, in all, South 7 degrees 02 minutes West 100.00 feet to a pipe now set, thence continuing for a new line of division through said "Reserved Parcel" South 82 degrees 58 minutes East 150 feet to the place of beginning. Containing 0.344 acres of land, more or less.

98-190-A #190

LIBER 6801 PAGE 465

BEING the same lot of ground which by deed dated August 15, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5028, folio 571, was granted and conveyed by William T. Gibson and Martha J. Gibson, his wife, unto the within grantor.

#190

1986 001 Page 466
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 otherwise appertaining.

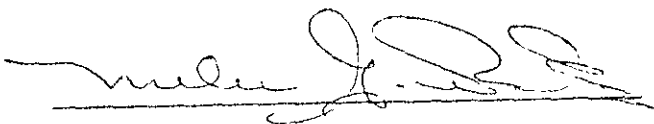
To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said

Jamie Lee Hovel, her personal representatives ~~and~~ and assigns, in fee simple.

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

Witness the hand and seal of said grantor

TEST:



Martha Louise Parrott (SEAL)
MARTHA LOUISE PARROTT

____ (SEAL)

STATE OF MARYLAND, COUNTY OF HARFORD

, to wit:

I HEREBY CERTIFY, That on this

6th

day of August

in the year one thousand nine hundred and eighty-four

, before me, the subscriber,

a Notary Public of the State of Maryland, in and for Harford County

aforesaid,

personally appeared Martha Louise Parrott

the above named grantor and she acknowledged the foregoing Deed to be

her act.

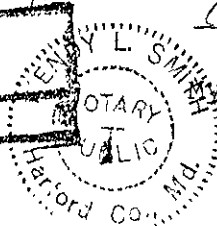
As Witness my hand and Notarial Seal.

Rec'd for record OC 17 1984 at 9:25 pm

Per Elmer H. Kahline, Jr., Clerk

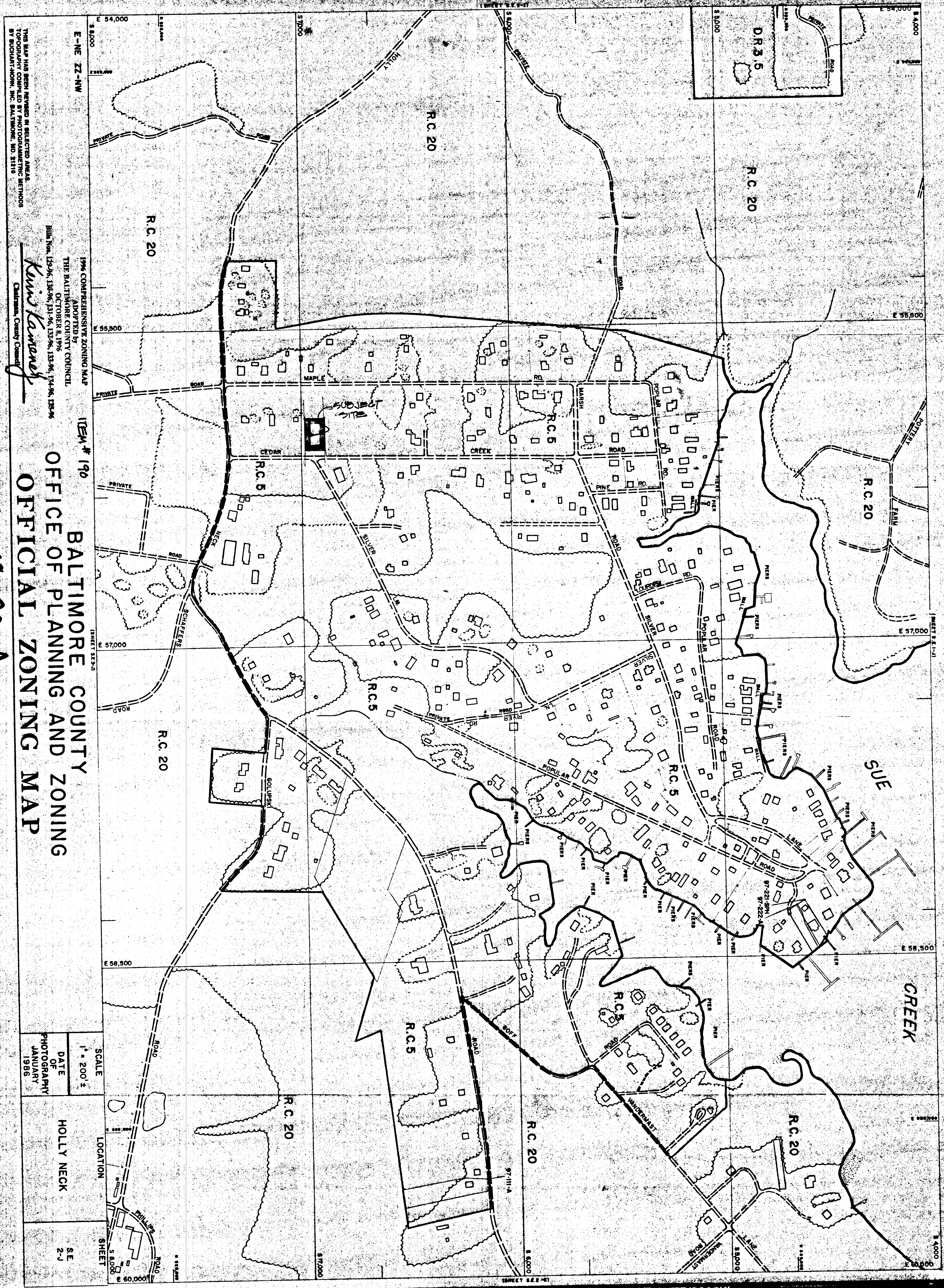
Mail to

Receipt No. 1400



Elmer L. Smith Notary Public. Commission Expires 7-1-86

#190



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

E-NE 22-NW

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bill Nos. 125-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

ITEM # 190

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
SHEET
2-J

98-190-A