

IN THE MATTER OF THE
THE APPLICATION OF
DINA & RICHARD DiPASQUALE
LEGAL OWNERS FOR VARIANCE
ON PROPERTY LOCATED ON THE
SW/S GLENHURST ROAD, 77' E OF
CENTERLINE COVE ROAD
(3911 GLENHURST ROAD)
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. ~~CB~~A-00-089-A

* * * * *

ORDER OF DISMISSAL OF PETITION

This matter came before this Board by way of an appeal dated June 26, 2000 filed by Petitioner, Richard DiPasquale, from an Order of the Deputy Zoning Commissioner in which the requested variance relief was denied.

WHEREAS, the Board has been reviewing its docket with reference to inactive cases with the intent to dismiss and close as many of these cases as possible; and

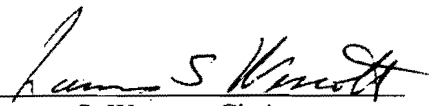
WHEREAS, the subject matter has been held on the Board's docket since September 20, 2000; and

WHEREAS, by letter dated March 29, 2004, sent to Petitioner at 7509 Glendevon Lane, #1007, Delray Beach, FLA 33446 and returned to the Board on April 9, 2004 as undeliverable (a copy of which is attached hereto), and by letter dated April 13, 2004, sent to Petitioner at 1837 White Oak Avenue, Baltimore, MD 21234 and returned to the Board on May 10, 2004 as undeliverable (a copy of which is also attached hereto), the Board of Appeals notified the parties of record in the above-entitled matter that the subject Petition for Variance would be dismissed for lack of prosecution after a period of 30 days; and

WHEREAS, no further action has occurred since this matter was continued on the record on September 20, 2000,

IT IS THEREFORE ORDERED this 21st day of May, 2004 by the County Board of Appeals of Baltimore County that the Petition for Variance filed in Case No. 00-089-A be and the same is hereby **DISMISSED, with prejudice, FOR LACK OF PROSECUTION.**

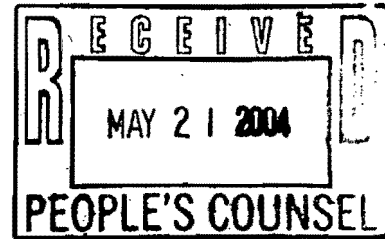
**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Lawrence S. Wescott, Chairman



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182



May 21, 2004

Carole S. Demilio
Deputy People's Counsel
for Baltimore County
Room 47, Old Courthouse
Towson, MD 21204

RE: *In the Matter of: Dina & Richard DiPasquale – Legal Owners*
Case No. 00-089-A /Order of Dismissal

Dear Ms. Demilio:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the
County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco
Kathleen C. Bianco
Administrator

Enclosure

c: Richard DiPasquale
[Final Delivery Attempt: Maryland and Florida addresses]
Guido Guarnaccia
Frank Greever
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM



IN THE MATTER OF THE
THE APPLICATION OF
DINA & RICHARD DiPASQUALE
LEGAL OWNERS FOR VARIANCE
ON PROPERTY LOCATED ON THE
SW/S GLENHURST ROAD, 77' E OF
CENTERLINE COVE ROAD
(3911 GLENHURST ROAD)
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. CBA-00-089-A

* * * * *

ORDER OF DISMISSAL OF PETITION

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WHEREAS, the Board has been reviewing its docket with reference to inactive cases with the intent to dismiss and close as many of these cases as possible; and

WHEREAS, the subject matter has been held on the Board's docket since September 20, 2000; and

WHEREAS, by letter dated March 29, 2004, sent to Petitioner at 7509 Glendevon Lane, #1007, Delray Beach, FLA 33446 and returned to the Board on April 9, 2004 as undeliverable (a copy of which is attached hereto), and by letter dated April 13, 2004, sent to Petitioner at 1837 White Oak Avenue, Baltimore, MD 21234 and returned to the Board on May 10, 2004 as undeliverable (a copy of which is also attached hereto), the Board of Appeals notified the parties of record in the above-entitled matter that the subject Petition for Variance would be dismissed for lack of prosecution after a period of 30 days; and

WHEREAS, no further action has occurred since this matter was continued on the record on September 20, 2000,

IT IS THEREFORE ORDERED this ____ day of _____, 2004 by the County Board of Appeals of Baltimore County that the Petition for Variance filed in Case No. 00-089-A be and the same is hereby **DISMISSED, with prejudice, FOR LACK OF PROSECUTION.**

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**

Lawrence S. Wescott, Chairman

5/21/04



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

March 29, 2004

Mr. Richard DiPasquale
7509 Glendevon Lane
#1007
Delray Beach, FLA 33446

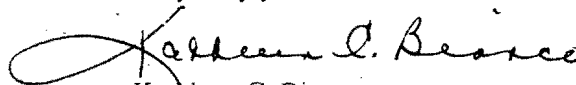
RE: *In the Matter of: Dina & Richard DiPasquale*
-- Legal Owners /Case No. 00-089-A

Dear Mr. DiPasquale:

The Board of Appeals has been reviewing its docket, particularly with reference to inactive cases. By this review, the Board intends to dismiss and close as many of these cases as possible.

A docket note under date of September 20, 2000 indicates that the case was continued on the record to allow sufficient time for you to obtain a determination by the courts as to property ownership and title. To date, there has been no further contact from you in this matter. Therefore, the purpose of this letter is to advise you that an Order of Dismissal of Petition for lack of prosecution will be entered in Case No. 00-089-A after the expiration of 30 days from the date of this Notice wherein the subject Petition for Variance will be dismissed. Upon receipt of a request filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,


Kathleen C. Bianco
Administrator

c: People's Counsel for Baltimore Counsel
Attn: Carole S. Demilio, Deputy People's Counsel

County Board of Appeals of Baltimore County

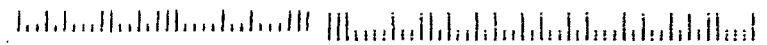
ROOM 49 OLD COURTHOUSE
TOWSON, MARYLAND 21204

Return Service Requested

RICHARD D. JALE
7500 [REDACTED] DEVON LANE
[REDACTED]
DELRAY BEACH FLA 33446

J

E [REDACTED] 3



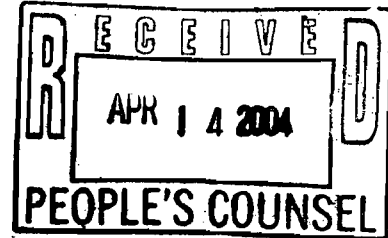


County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

ad
fmr

April 13, 2004



Mr. Richard DiPasquale
1837 White Oak Avenue
Baltimore, MD 21234

RE: *In the Matter of: Dina & Richard DiPasquale*
– Legal Owners /Case No. 00-089-A

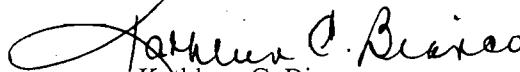
Dear Mr. DiPasquale:

The enclosed letter was sent to your Florida address as shown in the Board's file in the subject matter. It was returned to this office by the United States Postal Service.

Therefore, in an attempt to reach you with notice of the pending dismissal of this Petition for Variance, I am forwarding the enclosed letter to you at the only other address we have for you in the file; that being the above White Oak Avenue address.

As indicated in the enclosed letter, an Order of Dismissal of Petition for lack of prosecution will be entered in Case No. 00-089-A after the expiration of 30 days from the date of this Notice wherein the subject Petition for Variance will be dismissed. Upon receipt of a request filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,


Kathleen C. Bianco
Administrator

c: People's Counsel for Baltimore Counsel
Attn: Carole S. Demilio, Deputy People's Counsel



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

April 13, 2004

Mr. Richard DiPasquale
1837 White Oak Avenue
Baltimore, MD 21234

RE: *In the Matter of: Dina & Richard DiPasquale*
– Legal Owners /Case No. 00-089-A

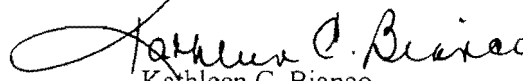
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Very truly yours,


Kathleen C. Bianco
Administrator

c: People's Counsel for Baltimore Council
Attn: Carole S. Demilio, Deputy People's Counsel

County Board of Appeals of Baltimore County

ROOM 49 OLD COURTHOUSE
TOWSON, MARYLAND 21204

Return Service Requested

RECEIVED

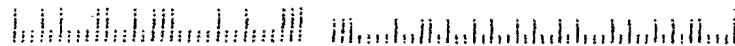
MAY 10 2004

BALTIMORE COUNTY
BOARD OF APPEALS

RICHARD DIPASQUALE
1837 WHITE OAK AVENUE
BALTIMORE MD 21234



NOT DELIVERABLE
AS ADDRESSED,
UNABLE TO FORWARD

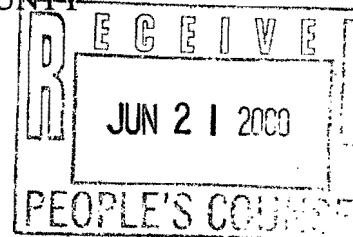


6/20/00

IN RE: PETITION FOR VARIANCE
SW/S Glenhurst Road, 77' E
centerline of Cove Road
15th Election District
7th Councilmanic District
(3911 Glenhurst Road)

Richard & Dina DiPasquale
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-089-A



* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Richard and Dina DiPasquale. The Petitioners are requesting a variance for property they own at 3911 Glenhurst Road, which property is zoned DR 5.5. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an undersized lot with a width of 50 ft. in lieu of the minimum required 55 ft. and a front yard setback of 12 ft. in lieu of the minimum required 25 ft.

Appearing at the hearing on behalf of the variance request was Richard DiPasquale, the property owner. Appearing in opposition to the Petitioners' request were Guido Guarnaccia and Frank Greever, residents of the area.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.14 acres, more or less, zoned DR 5.5. The subject property is unimproved at this time. The Petitioner, Mr. DiPasquale, wishes to construct a single family residential dwelling on the property. He testified at the hearing that the purpose for constructing a house would be to provide a residence for himself, as he intends to live in the subject dwelling. It should be noted, as was discussed at the hearing before me, that the Petitioner requested the almost identical variance in Case No. 98-481-A. That matter was also heard by this Deputy Zoning Commissioner in August of 1998. The owner of the property, Mr. DiPasquale, did not

ORDER RECEIVED FOR FILING

Date .. 6/20/00

By J.L. Jameson

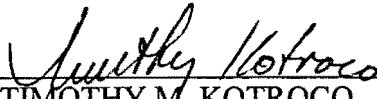
attend that hearing, however, was represented by Vince Moskunas, professional engineer, and Mark Fuchsluger. After a full hearing on the matter, the variance request in that case to allow a house to be constructed on the property was denied.

Thereafter, Mr. DiPasquale filed a Request for Reconsideration which was also denied October 6, 1998. No appeal was filed from that Order.

Mr. DiPasquale now comes before me requesting basically the same variance which I previously denied. The testimony and evidence offered at the hearing before me was no different than that previously offered at the prior hearing. Given that the facts and circumstances surrounding this property are basically the same, I am compelled to once again deny the variance request.

THEREFORE, IT IS ORDERED this 20th day of June, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve an undersized lot with a width of 50 ft. in lieu of the minimum required 55 ft. and a front yard setback of 12 ft. in lieu of the minimum required 25 ft., be and is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be filed within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/20/00
By J.R. Garrison



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3911 GLENHURST RD.

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and 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) 1B02.3 C.1, 304 TO approve an

undersize lot (with a width of 50 ft. in lieu of the minimum requirement of 60 ft) pursuant to Sect 304 and a front setback of 12 ft. in lieu of the minimum requirement of 15 ft) with any other variances deemed necessary by the Zoning Commissioner.

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 THE HEARING.

reviewed
cd

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 00-89-2

REV 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Richard Dipasquale
1837 White Oak Ave.
Baltimore, MD 21234

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING One Hour

UNAVAILABLE FOR HEARING AFTER 10/9/99

Reviewed By [Signature] Date 8-27-99

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3911 GLENHURST RD.

BEGINNING AT A POINT ON THE SOUTH SIDE OF GLENHURST ROAD WHICH IS 50' WIDE AT THE DISTANCE OF 77' EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET COVE ROAD WHICH IS 27 FEET WIDE.

BEING LOT # 17A IN THE SUBDIVISION OF GLENHURST AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 12, FOLIO # 22. CONTAINING 6153 SQUARE FEET ALSO KNOWN AS 3911 GLENHURST RD. AND LOCATED IN THE 15TH ELECTION DISTRICT, 7TH COUNCILMANIC DISTRICT.

89

00-089-A



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 28, 1999

Mr. & Mrs. Richard DiPasquale
1837 White Oak Avenue
Baltimore, MD 21234

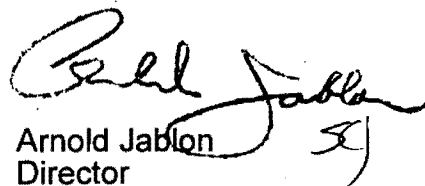
Dear Mr. & Mrs. DiPasquale:

RE: Case Number 00-089-A, 3911 Glenhurst Road

The above matter, previously scheduled for October 20, 1999, has been postponed at your request. As requested in your letter dated September 24, 1999, this case will not be rescheduled at this time. The file will be held in our inactive file and will not be rescheduled until you contact this office. Once you contact this office to request that the matter be rescheduled, please be aware that it will take approximately 45 days to do this.

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. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,


Arnold Jablon
Director

AJ:scj

~~C. People's Counsel, MS #2010~~



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: September 3, 1999

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 070 and 089

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: September 22, 1999
SUBJECT: Zoning Item #89
3911 Glenhurst Road

Zoning Advisory Committee Meeting of September 13, 1999

- ☐ 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.
- ☒ 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 (Section 14-401 through 14-422 of the Baltimore County Code). The submitted proposal requires a variance to these regulations.
- ☒ 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).

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 20, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 20, 1999
Item No. 089

The Bureau of Development Plans Review has reviewed the subject zoning item. See previous Zoning comments dated June 26, 1998, copy attached.

RWB:HJO:jrb

cc: File

RE: PETITION FOR VARIANCE
3911 Glenhurst Road, SW/S Glenhurst Rd,
77' E of c/l Cove Rd
15th Election District, 7th Councilmanic

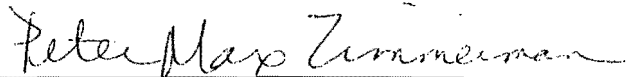
Legal Owner: Richard J. and Dina DiPasquale
Petitioner(s)

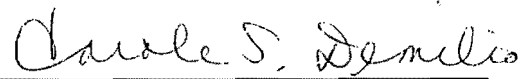
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-89-A

* * * * *

ENTRY OF APPEARANCE

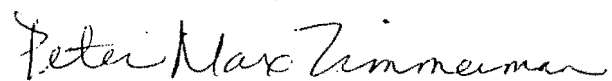
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to Richard J. and Dina DiPasquale, 1837 White Oak Avenue, Baltimore, MD 21234, Petitioners.

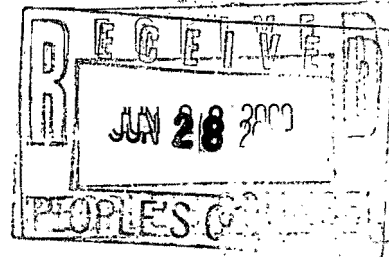

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708
410-887-3391

June 27, 2000



Mr. Guido Guarnaccia
3912 Glenhurst Road
Baltimore, MD 21222

Dear Mr. Guarnaccia:

RICHARD + DINA DiPASQUALE

RE: Case No.00-089-A, Address - 3911 Glenhurst Road

Please be advised that an appeal of the above-referenced case was filed in this office on June 26, 2000 by Richard DiPasquale. 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 at 410-887-3180.

NOTE: The subject property will be posted with the date, time, and location of the appeal hearing. If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

Sincerely,

Arnold Jablon
Director

AJ:scj

C: Richard DiPasquale, 1837 White Oak Avenue, Baltimore, MD 21234
Frank Greever, 3920 Glenhurst Road, Baltimore, MD 21222

People's Counsel



WILL PARTICIPATE

DMZ

APPEAL

Petition for Variance
3911 Glenhurst Road
SW/S Glenhurst Road, 77' E of centerline Cove Road
15th Election District – 7th Councilmanic District
Dina & Richard DiPasquale- Legal Owner
Case Number: 00-089-A

Petition for Variance (filed 8/27/99)

Description of Property

Notice of Zoning Hearing (dated 9/22/99)

Certification of Publication (10/5/99 – The Jeffersonian)

Certificate of Posting (5/17/00 by Thomas Ogle, Sr.)

Entry of Appearance by People's Counsel (dated 9/16/99)

Petitioner(s) Sign-In Sheet

Protestant(s) Sign-In Sheet

Zoning Advisory Committee Comments

Petitioners' Exhibits:

1. Plat to Accompany Petition for Zoning Variance and Undersize Lot (dated 6/11/99)
2. Page from Plat Book CWB Jr. No. 12 Folio 22 (dated 11/21/38)
- 3A. Judgment Foreclosing Right of Redemption (filed 8/11/95)
- 3B. Deed for Lot 17-A, Glenhurst Road (dated 8/29/95)
- ? Photo
5. Elevation Drawings of 3911 Glenhurst Road
6. Memo from Frank Robey, Jr. to Honorable Dale Voltz (dated 3/6/90)
7. Letter from Richard DiPasquale to Baltimore County Police Department, with attachments (dated 8/18/99)

Misc. (Not Marked as Exhibits):

- Deputy Commissioner's Zoning Order for Case Number 98-481-A
- Order on Motion for Reconsideration for Case Number 98-481-A
- Letter from Richard DiPasquale to Carl Richards, with attachments (dated 8/4/99)
- Undersized Lot Recommendation from Planning Office (dated 9/1/99)
- Letter from Wells McComas Citizens Improvement Association, Inc. to Timothy Kotroco (dated 9/13/99)
- Letter from Richard DiPasquale to Arnold Jablon (dated 9/24/99)
- Letter Postponing Hearing (dated 9/28/99)
- Letter from Richard DiPasquale to Arnold Jablon (dated 3/3/00)
- Letter Rescheduling Hearing for 6/2/00 (dated 4/25/00)
- Letter from Wells McComas Citizens Improvement Association, Inc. to Timothy Kotroco (dated 5/22/00)

Deputy Zoning Commissioner's dated 6/20/00 (denied)

Notice of Appeal received on 6/26/00 from Richard DiPasquale

C: ~~People's Counsel of Baltimore County, MS #2010~~
Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM

8/20/03

Rebecca:

I've been holding the following file for quite some time. Periodically I've spoken with Carole and she's indicated that we should still hold it.

Would you check with her to see if this matter should be dismissed or a hearing scheduled for the Motion filed by your office -- has the title issue been resolved yet?

Have no idea - probably dismiss it for let it be

Thanks.

kathi

*failure to
proceed
grant PC 3
motion to
Dismiss*

00-089-A

Dina & Richard DiPasquale -
Legal Owners SW/s Glenhurst
Road, 77' E of c/l Cove Road
3911 Glenhurst Road
15th E; 7th C

VAR --to approve under-
sized lot w/50' width ilo
55'; front yd setback of
of 12' ilo min 25'

(*DiPasquale
6/26/00

9/20/00 --Continued at hearing; PC Motion to Dismiss held sub curia; issue of title to be resolved before CBA can hear variance appeal. (L.W.B.)

*Kathy,
Grant Motion to Dismiss
his appeal*



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

cap
PMZ

March 29, 2004

Mr. Richard DiPasquale
7509 Glendevon Lane
#1007
Delray Beach, FLA 33446

RE: *In the Matter of: Dina & Richard DiPasquale*
– Legal Owners /Case No. 00-089-A

Dear Mr. DiPasquale:

The Board of Appeals has been reviewing its docket, particularly with reference to inactive cases. By this review, the Board intends to dismiss and close as many of these cases as possible.

A docket note under date of September 20, 2000 indicates that the case was continued on the record to allow sufficient time for you to obtain a determination by the courts as to property ownership and title. To date, there has been no further contact from you in this matter. Therefore, the purpose of this letter is to advise you that an Order of Dismissal of Petition for lack of prosecution will be entered in Case No. 00-089-A after the expiration of 30 days from the date of this Notice wherein the subject Petition for Variance will be dismissed. Upon receipt of a request filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,

Kathleen C. Bianco
Administrator

c: People's Counsel for Baltimore Counsel
Attn: Carole S. Demilio, Deputy People's Counsel



Real Property
Information

Maryland Department of Assessments and Taxation
Real Property System

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BALTIMORE COUNTY

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Page 1 of 1

Click on the Owner's Name to select:

Owner Name	Account Number	Street Location	OCC	Map	Parcel
AYERS LEWIS N	04151501970051	GLENHURST RD	N	104	25%
AYERS LEWIS NET A	04151501970053	GLENHURST RD	N	104	25%
BENNETT FREDERICK	04151502200981	GLENHURST RD	N	104	25%
BENNETT FREDERICK	04151502204260	GLENHURST RD	N	104	25%
DEMCZAK MARGARET	04151504500943	GLENHURST RD	N	104	25%
DIPASQUALE RICHA	04151507582061	GLENHURST RD	N	104	25%
ELLIOTT EVELYN	04151502570261	GLENHURST RD	N	104	25%
GIBSON DONALD E	04151600005244	GLENHURST RD	N	104	25%
GREEVER FRANKLIN	04151519714271	GLENHURST RD	N	104	25%
STATE OF MARYLAND	04151519848736	GLENHURST RD	N	104	25%
STATE OF MARYLAND	04151519848808	GLENHURST RD	N	104	25%
STATE OF MARYLAND	04151519848812	GLENHURST RD	N	104	25%
STATE OF MARYLAND	04151520660110	GLENHURST RD	N	104	25%
STATE OF MARYLAND	04151600000040	GLENHURST RD	N	104	25%
STATE OF MARYLAND	04151600000089	GLENHURST RD	N	104	25%
STATE OF MARYLAND	04151600000876	GLENHURST RD	N	104	25%
TRYON TRUCKING IN	04151520950130	GLENHURST RD	N	104	25%
TRYON TRUCKING IN	04151520950131	GLENHURST RD	N	104	25%
LONG ROBERT B	04151514900061	11A GLENHURST RD	N	104	25%
GIBSON DONALD E	04151502006170	3900 GLENHURST RD	H	104	25%
MALINOWSKI RICHA	04151513203140	3902 GLENHURST RD	H	104	25%
ELLIOTT EVELYN	04151502570260	3903 GLENHURST RD	H	104	25%
VANLOON WILLIAM C	04151522000571	3904 GLENHURST RD	H	104	25%
SMITH ANNA L	04151522000570	3905 GLENHURST RD	H	104	25%
CREMEN JOHN J	04151515740020	3906 GLENHURST RD	H	104	25%
DEPFER GEORGE M	04151504202600	3908 GLENHURST RD	H	104	25%
ELLINGSON NICHOLA	04151507582060	3910 GLENHURST RD	H	104	25%



**Real Property
Information**

**Maryland Department of Assessments and Taxation
Real Property System**

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BALTIMORE COUNTY

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DISTRICT: 15 ACCT NO: 1600000040

Owner Information

Owner Name: STATE OF MARYLAND TO THE USE OF
STATE ROADS COMMISSION **Use:** EXEMPT

Mailing Address: 301 WEST PRESTON ST
BALTIMORE MD 21201 **Principal Residence:** NO

Transferred

From: GRAMMER WILLIAM T **Date:** 09/29/1969 **Price:** \$0

Deed Reference: 1) **Special Tax Recapture:**
2)

* NONE *

Tax Exempt: COUNTY AND STATE

CLASS: OTHER

Location Information [View Map]

Premises Address: Zoning: Legal Description:
GLENHURST RD PART LOT 17-A .12 AC
GLENHURST

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
104	3	257				17A	82	Plat Ref: 12/ 22

Special Tax Areas

Town:

Ad Valorem:

Tax Class:

Primary Structure Data

Year Built:	Enclosed Area:	Property Land Area:	County Use:
0000		5,227.00 SF	01

Value Information

	Base Value	Current Value	Phase-In Value	Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2000	07/01/2001	07/01/2000	07/01/2001
Land:	5,220	5,220			
Impts:	0	0			
Total:	5,220	5,220	5,220	2,080	2,080
Pref Land:	0	0	0	0	0


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**
[\[Go Back\]](#)

BALTIMORE COUNTY

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DISTRICT: 15 ACCT NO: 1502200982

Owner Information

Owner Name: BENNETT FREDERICK B
 BENNETT JEAN LARAY
Use: RESIDENTIAL
Mailing Address: 3915 GLENHURST RD
 BALTIMORE MD 21222-2835
Principal Residence: YES

Transferred
From: BENNETT FREDERICK B

Date: 06/12/1997 **Price:** \$0

Deed Reference: 1) /12224/ 290
 2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [\[View Map\]](#)
Premises Address:
Zoning:
Legal Description:

3915 GLENHURST RD

3915 GLENHURST RD

GLENHURST

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
104	3	257				15A	82	Plat Ref: 12/ 22

Special Tax Areas
Town:
Ad Valorem:
Tax Class:
Primary Structure Data
Year Built:
Enclosed Area:
Property Land Area:
County Use:

1954

1,344 SF

6,250.00 SF

04

Value Information

	Base Value	Current Value	Phase-In Value	Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2000	07/01/2001	07/01/2000	07/01/2001
Land:	26,250	26,250			
Impts:	64,170	66,680			
Total:	90,420	92,930	92,092	36,500	36,830
Pref Land:	0	0	0	0	0


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**
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BALTIMORE COUNTY

[\[Start Over\]](#)

DISTRICT: 15 ACCT NO: 1523501900

Owner Information
Owner Name: GUARNACCIA GUIDO
GUARNACCIA PALMA
Use: RESIDENTIAL
Mailing Address: 3912 GLENHURST RD
BALTIMORE MD 21222-2833
Principal Residence: YES**Transferred****From:** WILMS HARRY F**Date:** 12/16/1970 **Price:** \$20,000
Deed Reference: 1) / 5151 / 420
2)
Special Tax Recapture:

* NONE *

Tax Exempt: NO
Location Information [\[View Map\]](#)
Premises Address:**Zoning:****Legal Description:**

3912 GLENHURST RD

658 N LT 2

GLENHURST

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
104	3	257				16	82	Plat Ref: 12/ 22

Special Tax Areas**Town:****Ad Valorem:****Tax Class:****Primary Structure Data****Year Built:****Enclosed Area:****Property Land Area:****County Use:**

1941

1,008 SF

11,067.00 SF

34

Value Information

	Base Value	Current Value	Phase-In Value	Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2000	07/01/2001	07/01/2000	07/01/2001
Land:	72,510	72,510			
Impts:	60,630	60,560			
Total:	133,140	133,070	133,070	53,220	53,220
Pref Land:	0	0	0	0	0


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**
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BALTIMORE COUNTY

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DISTRICT: 15 ACCT NO: 1507582061

Owner Information

Owner Name: DIPASQUALE RICHARD J
 DIPASQUALE DINA **Use:** RESIDENTIAL
Mailing Address: 7509 GLENDEVON LN APT 1007
 DELRAY BEACH FL 33446-2827 **Principal Residence:** NO

Transferred
From: GRAMMER WILLIAM T, JR

Date: 08/30/1995

Price: \$0

Deed Reference: 1)/11192/ 442

Special Tax Recapture:

2)

* NONE *

Tax Exempt: NO

Location Information [\[View Map\]](#)
Premises Address:
Zoning:
Legal Description:

GLENHURST RD

PART LOT 17-A

GLENHURST

Map Grid Parcel Subdiv Sect Block Lot Group Plat No:

104 3 257

17A 82 **Plat Ref:** 12/ 22
Special Tax Areas
Town:
Ad Valorem:
Tax Class:
Primary Structure Data
Year Built:
Enclosed Area:
Property Land Area:
County Use:

0000

6,250.00 SF

04

Value Information

	Base Value	Current Value	Phase-In Value	Phase-in Assessments	
		As Of	As Of	As Of	As Of
		01/01/2000	07/01/2001	07/01/2000	07/01/2001
Land:	20,000	20,000			
Impts:	0	0			
Total:	20,000	20,000	20,000	8,000	8,000
Pref Land:	0	0	0	0	0

Wells McComas CITIZENS IMPROVEMENT ASSOCIATION, INC.

September 19, 2000

Original

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Case: 00-089-A
Dina & Richard DiPasquale

Dear Board Members:

Once again, my community finds itself having to register opposition to a request for zoning variance on property located at 3911 Glenhurst Road at Cove Road.

On June 20, 2000 a Petition for Variance was denied by the Zoning Commissioner. We ask that the Board uphold that decision.

This lot is a filled in area over a roadbed. It was filled in after the community filed a petition with Baltimore County citing the many accidents that had occurred at this site. The road dead-ends from a 4-lane highway. This filled in area stands as a buffer to the houses from the 4-lane highway (Cove Road). To erect a house on this small piece of ground in direct line with the dangerous road ending is sheer lunacy. What could this developer be thinking about?

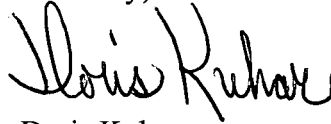
My community would like to live in some relative peace about this matter. We don't want to live under the threat that every year or so the owner of the property is going to apply for a variance with the intent to build on this site. Please end this once and for all. It is too bad that the petitioners bought this property at a tax sale. At the time they bought the property it consisted of a 17 ft. strip of land alongside the residence of Rev. Bennett who lives at 3913 Glenhurst Road. The property belonged to family members of the residents 3910 Glenhurst Road. The small property was sold for taxes. How did this small piece of property now include the filled in road bed on Cove Road?

When the County filled in the road and planted grass on the property, we were told to apply for a grant from the Office of Community Conservation to landscape the area with trees and shrubs. At the time, our association was reapplying for incorporation papers. We could not apply for the grant without this. Actually, we were content with the grassy open space. Rev. Bennett keeps it mowed. How did this Baltimore County plot of land now become the property of the DiPasquale family? And by the way, Mr. DiPasquale had never maintained this property (cutting the grass, weeding, cleanup) until just recently.

At this point in time, the stop sign and street sign on the corner of the property is down. The results of a vehicle not stopping at the end of the road. Baltimore County certainly does not want the responsibility of issuing a permit to someone to build a house that would sit in the line of fire.

I urge the Board in its wisdom to concur with the findings of the Zoning Commissioner. Thank you for your attention to this matter.

Sincerely,

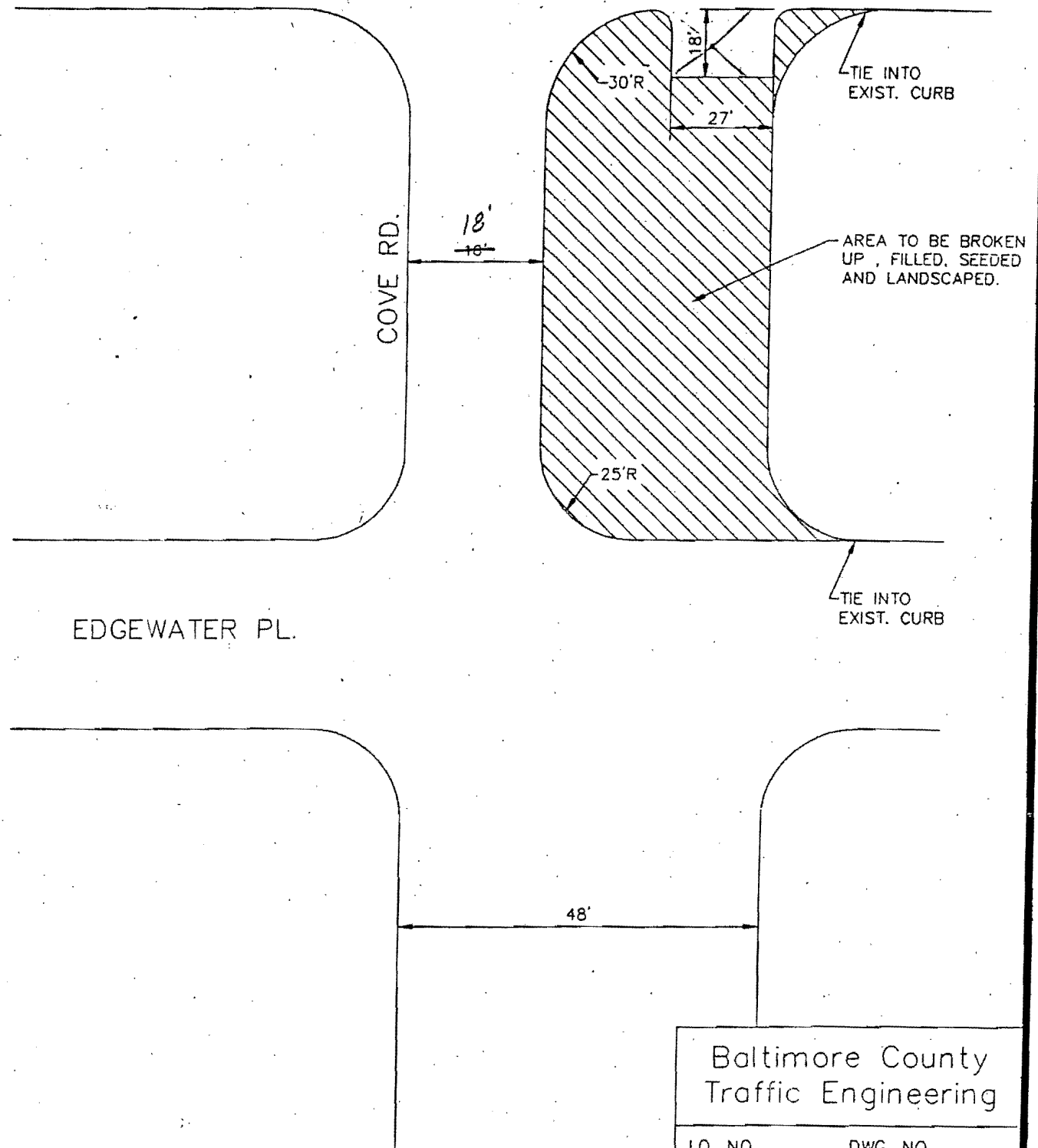
A handwritten signature in black ink, appearing to read "Doris Kuhar". The signature is fluid and cursive, with the first name "Doris" and last name "Kuhar" clearly distinguishable.

Doris Kuhar
Secretary, WMCI
410-477-1839

Jeanne & Dick
ROBERT BERNER
GLENHURST RD.

*Parking area to be deleted per
phone call from exec. office 10:30AM
4-7-95*
RCB/SLP

STEVE WEBER



Baltimore County Traffic Engineering	
J.O. NO. _____	DWG. NO. _____
SCALE: <u>NONE</u>	DATE: <u>2/21/95</u>

LEGALS

CIRCUIT COURT FOR BALTIMORE COUNTY

ARCATA INVESTMENTS
2 LLC
V.
RICHARD E. SOLOMON

Case Number:
03-C-00-007484 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 11th day of September 2000, that the sale made and reported by Edward S. Cohn, Stephen N. Goldberg, and Richard J. Rogers, Assignees appointed for the sale of the property described in these proceedings 7301 Martell Avenue, Baltimore, Maryland be ratified and confirmed thirty (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale to be \$15,000.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/9/763 Sept 19, 26-Oct 3 C420510

CIRCUIT COURT FOR BALTIMORE COUNTY

R. DOUGLAS JONES
MARY JANE FISCHER
V.
DARRELL L. MCCLEESSE
RENETTA A. MCCLEESSE

Case Number:
03-C-99-007340 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 11th day of September 2000, that the sale made and reported by R. Douglas Jones and/or Mary Jane Fischer, Substitute Trustee(s) appointed for the sale of the property described in these proceedings 1309 Church Hill Drive, Pikesville, Maryland be ratified and confirmed thirty (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale to be \$174,000.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/9/764 Sept 19, 26-Oct 3 C420512

CIRCUIT COURT FOR BALTIMORE COUNTY

R. DOUGLAS JONES
MARY JANE FISCHER
V.
SANDRA M. SHEETS

Case Number:
03-C-00-007576 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 11th day of September 2000, that the sale made and reported by R. Douglas Jones and/or Mary Jane Fischer, Substitute Trustee(s) appointed for the sale of the property described in these proceedings 2802 Plainfield Road, Baltimore, Maryland be ratified and confirmed thirty (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale to be \$34,000.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/9/765 Sept 19, 26-Oct 3 C420514

CIRCUIT COURT FOR BALTIMORE COUNTY

JEFFREY B. FISHER
MARTIN S. GOLDBERG
DOREEN A. STROTHMAN
DEBORAH L. LEMKEN
V.
RICHARD WARE
AKA: RICHARD C. WARE

Case Number:
03-C-00-008196 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 13th day of September 2000, that the sale made and reported by Deborah L. Lemken, Substitute Trustee(s) appointed for the sale of the property described in these proceedings 6 Wild Cherry Court, Baltimore, Maryland 21244 be ratified and confirmed thirty (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale to be \$82,000.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/9/767 Sept 19, 26-Oct 3 C420878

CIRCUIT COURT FOR BALTIMORE COUNTY

CARRIE M. WARD
ALAN D. LEVENSTEIN
V.
CHRISTINE A. ANDREWS
WILLIAM ANDREWS

Case Number:
03-C-99-003475 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 13th day of September 2000, that the sale made and reported by Carrie M. Ward and Alan D. Levenstein, Substitute Trustee(s) appointed for the sale of the property described in these proceedings 51 Garden Ridge Road, Baltimore, MD 21228 be ratified and confirmed thirty (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale to be \$60,000.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/9/768 Sept 19, 26-Oct 3 C420891

CIRCUIT COURT FOR BALTIMORE COUNTY

B. GEORGE BALLMAN
THOMAS D. GIBBONS
STEPHEN J. ORENS
V.
NOREEN WATTS

Case Number:
03-C-00-007650 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 12th day of September 2000, that the sale made and reported by Thomas D. Gibbons, Substitute Trustee(s) appointed for the sale of the property described in these proceedings 5207 McFaul Road, Randallstown, Maryland 21206 be ratified and confirmed thirty (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale to be \$95,500.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/9/769 Sept 19, 26-Oct 3 C420906

CIRCUIT COURT FOR BALTIMORE COUNTY

F. VERNON BOOZER, EDWARD C. COVAHEY, JR.,
THOMAS P. DORE, ROGER J. SULLIVAN
V.
ELDORADO ENTERPRISES, INC.

Case Number: 03-C-99-000236 FC

NOTICE OF SALE

Notice is hereby issued by the Circuit Court for Baltimore County, this 28th day of August 2000, that the sale made and reported by F. Vernon Boozer, Edward C. Covahey, Jr., Thomas P. Dore, and Roger J. Sullivan, Substitute Trustee(s) appointed for the sale of the property described in these proceedings 8340 Kavanagh Road, Baltimore, Maryland 21222 be ratified and confirmed thirty (30) days from the date of this Notice, unless cause to the contrary be shown, provided a copy of this Notice be inserted in some Newspaper published in this County, once in each of three (3) successive weeks.

The report states the amount of the sale to be \$30,000.00, subject to the annual ground rent of \$60.00 and \$87.00.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/9/636 Sept. 5, 12, 19

C417135

Cohn, Goldberg & Deutsch, LLC
600 Baltimore Avenue, Suite 208
Towson, MD 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4314 HALLFIELD MANOR DRIVE
BALTIMORE, MD 21236

Under a power of sale contained in a certain Deed of Trust from JUNE E. OLLIVIERRE dated DECEMBER 30, 1998 and recorded in Liber 0013437, Folio 553 among the Land Records of BALTIMORE COUNTY, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction to take place AT THE FRONT OF THE BALTIMORE COUNTY COURTHOUSE, LOCATED AT 401 BOSLEY AVENUE, TOWSON, MD ON,

SEPTEMBER 22, 2000 AT 10:36 AM

ALL THAT FEE SIMPLE LOT OF GROUND and the improvements thereon situated in BALTIMORE COUNTY, MARYLAND and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in 'AS IS' condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$8,900.00 by cash or certified check. Balance of the purchase price to be paid in cash within FIVE (5) DAYS of final ratification of sale by the Circuit Court for BALTIMORE COUNTY. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Substitute

Ralph M. Murdy, Esq.
5718 Harford Road
Baltimore, MD 21214

DINA DIPASQUALE
Plaintiff

vs.
TIMOTHY T. GOONAN, SR., et al
Defendants

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
C-00-8910

ORDER OF PUBLICATION AND POSTING

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, in Baltimore County, State of Maryland, sold by the Collector of Taxes for the County of Baltimore and the State of Maryland to the Plaintiff in this proceeding.

The suit concerns property number 02-07-471440, 3807 Milford Mill Road, Baltimore County, MD.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 6th day of September, 2000, by the Circuit Court Clerk for Baltimore County.

ORDERED, that the Sheriff post the subject property. And it is further

ORDERED, that notice be given by the insertion of a copy of this order in a newspaper having a general circulation in Baltimore County once a week for 3 successive weeks on or before October 9, 2000, warning all persons interested in the properties to appear in this court by the 10th day of November, 2000, and redeem the properties and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties, and vesting sole title in the Plaintiff, free and clear of all encumbrances.

SUZANNE MENSCH, Clerk
True Copy Test:
SUZANNE MENSCH, Clerk
JT/9/698 Sept. 12, 19, 26

C419241

Friedman & MacFadyen, Solicitors
210 E. Redwood Street
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5649 CALYN RD.
BALTIMORE CO, MD 21228
A/K/A CATONSVILLE, MD 21228

Under a power of sale contained in a certain Deed of Trust from Raymond F. Sullivan, dated Aug. 18, 1995 and recorded in Liber 011189, folio 319 and re-recorded in Liber 12277, folio 288 among the Land Records of Baltimore Co., MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction within the auctioneer's gallery, located at 908 York Rd., Towson, on

SEPTEMBER 25, 2000 AT 10:30 A.M.

Draper & Goldberg, PLLC
P.O. Box 6177
Leesburg, Virginia 20178

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

518 CHARING CROSS RD.
BALTIMORE, MD 21229

Under a power of sale contained in a Deed of Trust from Colette Baker and Mark Dupree, dated Aug. 6, 1999 and recorded in Liber 13286, folio 1 among the Land Records of Baltimore Co., MD, default having occurred thereunder,

Friedman & MacFadyen, Solicitors
210 E. Redwood Street
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1342 MARTIN ROAD
I/R/T/A 1342 MARTIN DRIVE
BALTIMORE, MD 21229

Under a power of sale contained in a certain Deed of Trust from Dennis L. Johnson, dated Jan. 23, 1998 and recorded in Liber 13286, folio 364 among the Land Records of Baltimore Co., MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public

Friedman & MacFadyen, Solicitors
210 E. Redwood Street
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

51 KING CHARLES CIRCLE, UNIT 51
BALTIMORE, MD 21237

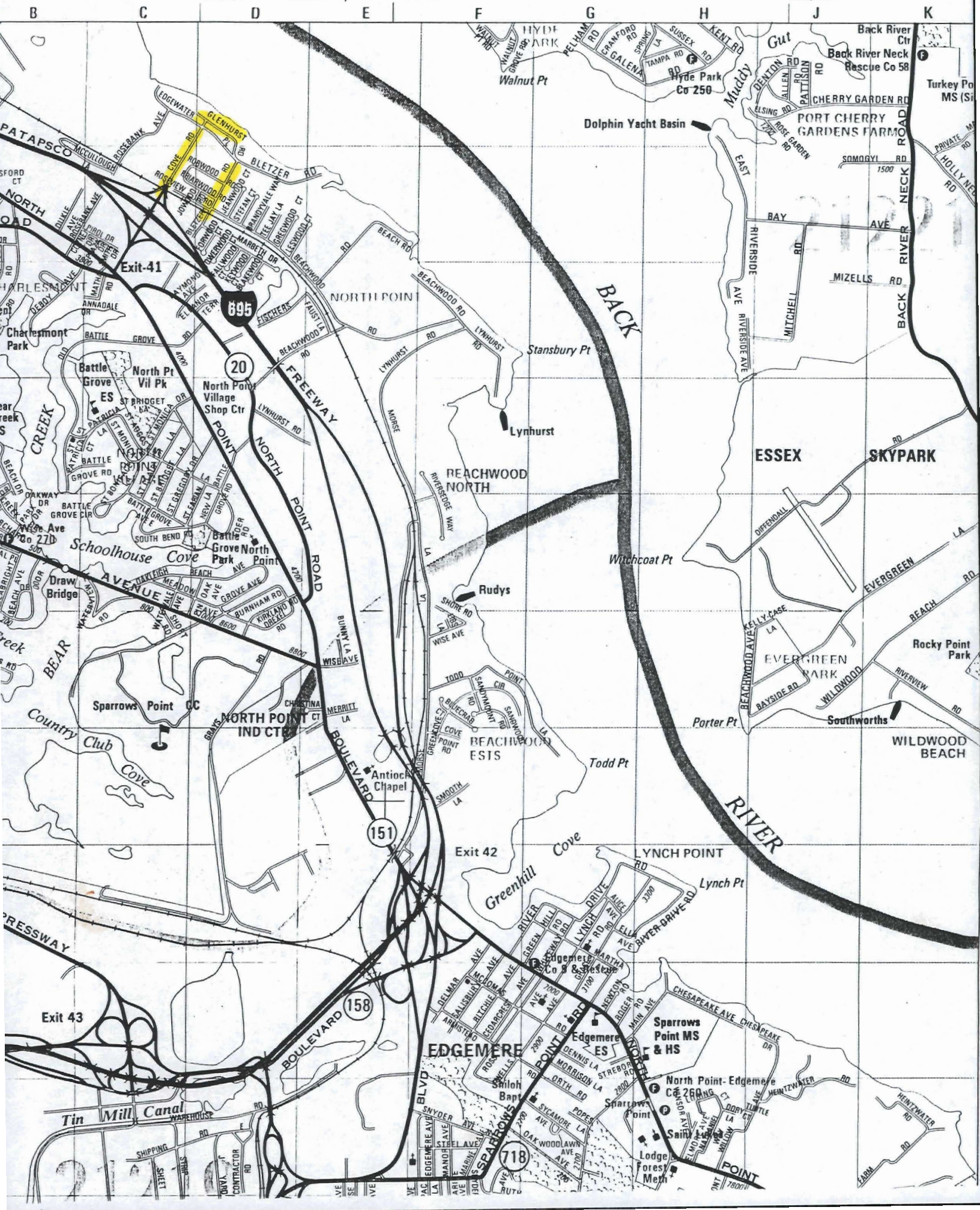
Under a power of sale contained in a certain Deed of Trust from Shawn T. Cummings and Theresa M. Gillum, dated May 2, 1997 and recorded in Liber 12167, folio 16 among the Land Records of Baltimore Co., MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction within the auctioneer's gallery, located at 908 York Rd., Towson, on

950,000 FT

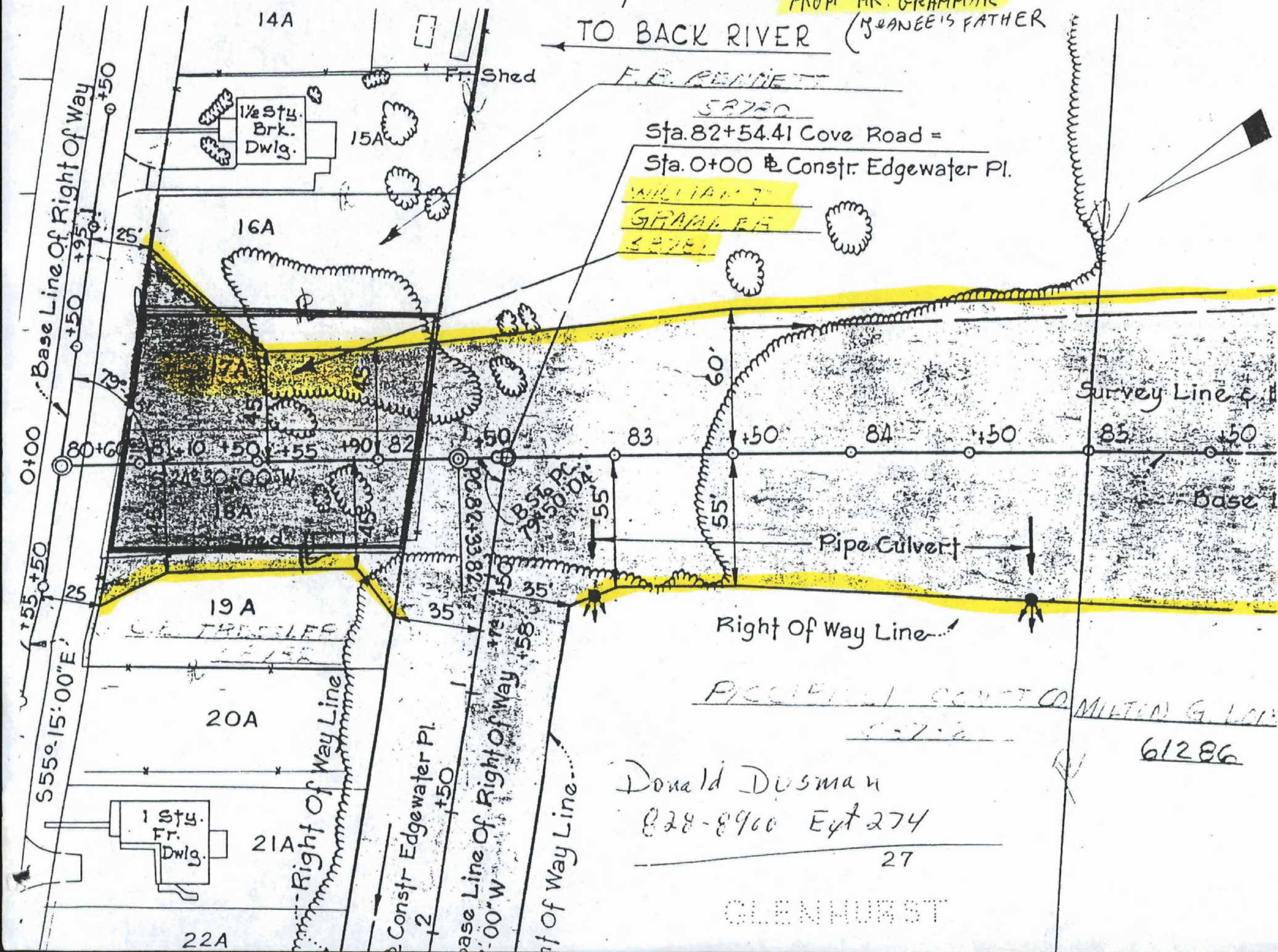
Joins Map 37

76°27'30"

960,000 FT



TO BACK RIVER (MEANEE'S FATHER)



Donald Dushman
828-8966 Ext 274

27

CLENNUR ST

RECEIVED

JUN 26 1968



COMMISSION MEMBERS

JEROME B. WOLFF,
CHAIRMAN OF COMMISSION
AND DIRECTOR OF HIGHWAYS

S. WALTER BOGLEY, JR.

HARLEY P. BRINSFIELD

LESLIE H. EVANS

JOHN J. McMULLEN

WILLIAM B. OWINGS

FRANK THORP

BUREAU OF
HIGHWAY STATISTICS

STATE OF MARYLAND

STATE ROADS COMMISSION

300 WEST PRESTON STREET

BALTIMORE, MD. 21201

(MAILING ADDRESS-P. O. BOX 717, BALTIMORE, MD. 21203)

DAVID H. FISHER

DEPUTY DIRECTOR AND
CHIEF ENGINEER

WALTER E. WOODFORD, JR.
PROGRAM COORDINATOR

DEPUTY CHIEF ENGINEERS

WALTER J. ADDISON
PLANNING & SAFETY

CORDT A. GOLDEISEN
DEVELOPMENT ENGINEERING

LISLE E. MCCALL
OPERATIONS

June 25, 1968

Mr. George W. Cassell, Chief
Bureau of Highway Statistics
Room 403

Contract No. B811-44-471
Patapsco Freeway
Merritt Boulevard to Fischer
Road

Attention: Mr. C.P. Hyatt

Re: Baltimore County Roads
Transfer Agreement

This office is now preparing final contract plans for the above project. Included for construction within the above noted limits are various New Road's which will provide Access to area's now served by County Roads whose Access will be severed by our construction.

It is proposed that upon completion of construction in this area, the ownership and maintenance of these Roads be transferred to Baltimore County to be included as part of their highway system.

We hereby request you initiate the preparation of Road Transfer Agreement between the State Roads Commission and Baltimore County for the acceptance of these facilities.

Plans will be made available by this office for your use when required and we will be glad to give any assistance possible.

At this time for your use we are attaching one print of a location map marked in yellow showing the various locations of proposed Roads to be transferred.

Very truly yours,

Malcolm D. Philpot, chief
Bureau of Special Services

By Donald D. Malcolm
Donald Malcolm

DM/th

Attachment:

CC: Mr. C.A. Goldeisen
Mr. H.G. Downs
Mr. A.L. Grubb

*Check to see if County acknowledged proposed County
road closings, submission dated 2/26/68
Philpot/Kaltenbach*

J.J.Schuchman

State Roads Commission of Maryland

S. R. C. Contract No. B 811-20-420 Item # 20700

9/23/69
Date

Petition and Plat(s) filed with Clerk

Plats No. 35514

9/23/69

\$ 440.00 Received for deposit

Owners request to withdraw funds

March 10, 1970 Order of Court authorizing Clerk to pay funds

Check No. for \$ 440.⁰⁰ issued payable to

1199

vs.

Frederick B. Bennett and Mary J. Bennett, his wife and Vermont Federal Savings and Loan Asso., Mortgagee

OCT 24 1969 FILING FEE PD
84926
10.00

J.J.Schuchman

State Roads Commission of Maryland

S. R. C. Contract No. B 811-28-420 Item # 58781

9/23/69
Date

Petition and Plat(s) filed with Clerk

Plats No. 35514

9/23/69

\$ 3991.57 Received for deposit

Owners request to withdraw funds

4/20/70 Order of Court authorizing Clerk to pay funds

Check No. for \$ 3991.57 issued payable to

1200

vs.

William T. Grammer and Gladys V. Grammer, his wife; Atlantic Federal Saving and Loan Association, Mortgagee and Baltimore Co., Md., (Redemption F. F. Benefit \$491.57)

OCT 24 1969 FILING FEE PD
84926
10.00

Jan 26, 1970 Notice of refund to Property Review Board
April 7, 1970 Total award entered by Property Review Board \$ 3991.57

Form 1 (Revised 3-8-70)
(Revised 7/1/57)
Legal Department
State Roads Commission
800 W. Preston St.
Baltimore 1, Md.

REQUEST TO STAFF ATTORNEY
TO COMPLETE
RIGHT OF WAY TRANSACTION

Contract No. B 211-26-171 Item No. 58781
Name of Property William T. Grammer
Name of Project Patapsco Freeway

To: John J. Schuchman, Esquire Address: Joppa & Falls Roads
STAFF ATTORNEY: Brooklandville, Md. Date: June 2, 1970

PLEASE NOTE: Owner refused to accept award. Have Court appoint someone to pass title to SRC.

It is the desire of this office that you consummate for the State Roads Commission the particular right of way transaction in connection with the project and property above referred to.

If a monetary consideration is involved on this particular option contract, we have today written to the parties involved in said contract, advising them that the necessary papers of conveyance have been sent to you in order that you may consummate this transaction, and, in the notice to said parties, we have suggested that they get in touch with you in the event they do not hear from you within fifteen (15) days from this date.

You should bring the title examination to date, and unless specifically instructed by this office to do otherwise, take whatever steps are required to secure all of the signatures which are necessary in order to convey to the State of Maryland, to the use of the State Roads Commission of Maryland, a complete and unencumbered fee simple title to all the land, easements, rights, etc. which are more fully set forth in the option contract or the acceptance letter, a copy of which is attached hereto.

As soon as you have completely consummated this transaction and obtained all of the necessary signatures, we would appreciate your immediately recording the various papers of conveyance among the Land Records of the County or Counties in which the property lies.

When the above has been done, the Clerk's recording ticket and Clerk's receipt for this recording should be immediately returned to this office.

With these papers should also immediately be returned the Commission's title examination Form B, with its various supporting papers, the attorney's copy of the option contract or acceptance letter, together with a "Form L" Certificate of Title, on which should be fully set forth the date the transaction was consummated, the date on which the papers of conveyance were recorded among the Land Records of the County or Counties in which the property lies, and a brief statement from you as to the services rendered by you in consummation of this transaction.

Enclosures and special instructions relative to this particular right of way are as follows:

- () Check(s) in the amount(s) of \$....., \$..... and \$.....
Payable to
- () Copy of option acceptance letter () Title abstract (X) Title certificate.
- (X) Standard Commission Deed calling for Plot(s) No. 30014
- () Special Form RW 27 Commission Deed conveying entire property to the Commission
- (X) Statement of Taking () Petition to withdraw money from Court.

TITLE SET FORTH ABOVE, WITH PROCEEDINGS FROM COURT, PORTION TO BE REFUNDED TO THE COMMISSION. (u)
FILED, SPECIAL INSTRUCTIONS

- (X) Run title to date and if same is clear, have deed executed by all necessary parties, record same and return all papers to this office. () The Clerk of the Court for your county has the necessary blank forms including Order to pay to the Grantors the sum of \$..... heretofore deposited with him for this acquisition.
- () Run title to date and if same is clear, prepare a deed for the entire property as covered by the attached abstract(s), have same executed by all necessary parties to convey an unencumbered fee simple title to the State of Maryland, to the use of the State Roads Commission of Maryland, record the same and return all papers to this office. Water rents and all other public charges must be paid by the Grantors.
- () The check in the sum of \$..... is to be retained by you until you are notified by the District Engineer or this office that the property owner has complied with the terms of the option.
- () Of the sum of \$..... which is on deposit, \$..... is to be refunded (u) to the State Roads Commission by check to be made payable to the said Commission.

TAKES TO BE ADJUSTED in accordance with Article 89B, Section 75 of the Code (1959)

117/222 Under a ruling of the Attorney General, NO DOCUMENTARY STAMPS ARE NECESSARY.
Footage: 0.25 acres

Eli Baer - Special Attorney.

State Roads Commission of Maryland
Legal Department
Notification to property owner or agent in
connection with right of way being acquired
from William T. Grammer property
on Patapsco Freeway Project.

Notice to pay
Mr. Wm. Grammer
3920 Glenhurst Road
Baltimore, Md. 21200

This is to inform you that the necessary papers, etc. with which to consummate this right of way contract have been forwarded to

John J. Schuchman, Esquire
Joppa & Falls Roads
Brooklandville, Maryland 21022

who will act as counsel for this Commission in this particular matter. If you do not hear from him within 15 days from day on which you receive this notice we would appreciate your getting in touch with the above mentioned counsel in order that an appointment may be made for settlement.

FORM RW 25 (Revised 3/63)
LEGAL DEPARTMENT
100 West Preston Street
Baltimore 1, Maryland
Mail Address - P. O. Box 717
Baltimore 3, Maryland

DEED
TO
THE STATE OF MARYLAND
TO THE USE OF
THE STATE ROADS COMMISSION
OF MARYLAND

PAGE 1
Right of Way Item No.
59781
S. R. C. Contract No.
B 811-28-471

This Deed, Made this _____ day of _____ in the year _____

(A) WHEREAS, the State Roads Commission of Maryland, acting for and on behalf of the State of Maryland, finds it necessary to acquire the land, easements, rights and/or controls, shown and/or indicated on State Roads Commission of Maryland's Plate Numbered **35521**

which are duly recorded, or intended to be recorded, among the Land Records of

Baltimore County (ies) in the State of Maryland in order to lay out, open, establish, construct, extend, widen, straighten, grade and improve as a part of the State Roads System of Maryland, a highway and/or bridge, together with the appurtenances thereto belonging, under its Contract Number **B 811-28-471** and known as the

Potomac Freeway and to thereafter use, maintain and/or further improve said highway and/or bridge, as a part of the Maryland State Roads System.

(B) NOW, THEREFORE, THIS DEED AND RELEASE WITNESSETH: That for and in consideration of the above premises, One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, we do hereby grant and convey unto the **STATE OF MARYLAND, TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND**, its successors and assigns, **FOREVER IN FEE SIMPLE**, all our right, title and interest, free and clear of all liens and encumbrances, in and to

(C) **ALL THE LAND**, together with the appurtenances thereto belonging, or in anywise appertaining, lying between the outermost lines designated "Right of Way Line," as shown and/or indicated on the hereinbefore mentioned plate, all of which plates are made a part hereof, so far as our property and/or our rights may be affected by the said proposed highway and/or bridge, and the appurtenances thereto belonging, or in anywise appertaining.

(D) **AND THE GRANTORS DO FURTHER GRANT** unto the State of Maryland, to the use of the State Roads Commission of Maryland, its successors and assigns, the right to create, use and maintain on the area of the land shown hatched thus  on the above designated plate, such slopes as are necessary to retain and support the highway and/or adjacent property; it being agreed between the parties hereto, however, that at such time as the contour of the land over which this slope easement is granted is changed so that the easement required for slopes is no longer necessary to retain, support or protect the highway construction within the area conveyed in fee simple, then said easement for slopes shall cease to exist.

(E) **AND THE GRANTORS DO FURTHER GRANT** unto the State of Maryland, to the use of the State Roads Commission of Maryland, its successors and assigns, the perpetual right to create, use and maintain on the area of the land shown cross-hatched thus  on the above designated plate, such stream changes, side ditches, inlet ditches, outlet ditches, pipes, culverts and all other drainage facilities as are necessary in the opinion of the State Roads Commission to adequately drain the highway or adjacent property and/or control the flow of water through those drainage structures to be built to protect said highway.

(F) **AND THE GRANTORS DO FURTHER GRANT** unto the State of Maryland, to the use of the State Roads Commission of Maryland, its successors and assigns, the perpetual right to discharge the flow of water from such stream changes, side ditches, inlet ditches, outlet ditches, pipes, culverts and all other drainage facilities as are necessary in the opinion of the State Roads Commission to adequately drain the highway or adjacent property and/or control the flow of water through those drainage structures to be built to protect said highway (either within the areas shown cross-hatched thus  or within the limits of the areas hereinbefore conveyed in fee simple) into existing waterways or natural drainage courses, as indicated by the symbol  and/or upon the existing ground, as indicated by the symbol , at the outlet end of the drainage facilities so created by the Commission, all of which are shown graphically and indicated by appropriate symbols and explanatory notations on the aforesaid plate.

(G) **AND THE GRANTORS DO FURTHER GRANT** unto the State of Maryland, to the use of the State Roads Commission of Maryland, its successors and assigns, **ANY AND ALL RIGHT WHATSOEVER** of the GRANTORS, their heirs, successors and assigns, of any means whatsoever of ingress or egress between the **THROUGH HIGHWAY** and their remaining property across the lines which are designated "Right of Way Line of Through Highway," to the end that there never will be any vehicular, pedestrian and/or animal access to or from said Through Highway and their remaining property across those lines which are so marked on the above mentioned plate, except by means of such public road connections  as the

"COMMISSION" may construct, or permit to be constructed.

THIS AGREEMENT made this 22 day of July 1974, by and between the State Highway Administration of the Department of Transportation of Maryland, hereinafter referred to as "Highway Administration," party of the first part, and Baltimore County, Maryland, hereinafter referred to as "County," party of the second part.

WHEREAS, under authority contained in Section 79 of Article 89B of the Annotated Code of Maryland, the State Highway Administration of the Department of Transportation of Maryland is empowered to transfer State Highways, or portions thereof, to the Governing Bodies of the several Counties of Maryland, for the purpose of reducing the cost of road maintenance, and the Governing Bodies of the several Counties of Maryland are empowered to transfer County roads, or portions thereof, to the State Highway Administration of the Department of Transportation of Maryland, for the purpose of reducing the cost of road maintenance; and,

WHEREAS, it has been determined that the conveyance of the subject sections of State roads to the County Highway System will result in a reduction in the cost of road maintenance; and,

WHEREAS, the "Highway Administration," party of the first part, has agreed to transfer the hereinafter described sections of roads which heretofore were constructed by the State to the "County," party of the second part, and the "County," has agreed to accept the same as an integral part of the County Highway System.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that for and in consideration of the sum of \$1.00 and other good and valuable considerations, the receipt whereof is hereby acknowledged, and in further consideration of the mutual covenants and conditions hereinafter set forth to be kept and performed, the parties do hereby agree as follows:

1. The "Highway Administration," party of the first part will perform, at its sole expense, repairs except minor road surface repairs and snow removal to those bridges constructed on County roads that span the Patapsco Freeway which are the subject of the hereinafter listed construction contracts.

MEMORANDUM OF ACTION OF DIRECTOR, ROBERT J. HAJZYK
OFFICE OF PLANNING AND PRELIMINARY ENGINEERING

JULY 22, 1974

Director Hajzyk, Office of Planning and Preliminary Engineering, executed agreement dated July 22, 1974, between the State Highway Administration and Baltimore County, Maryland, relative to transfer by the Administration to the County for maintenance purposes as part of the County Highway System, of the following described sections of State constructed roads subject to the conditions more fully set forth in the agreement.

Trappe Rd. (Co. Rd. 5510) - From Access Road (Station 90+47.82) southwesterly to North Point Blvd. (Station 106+67.69) as constructed under Contract B 811-44-471 for a total distance of 0.31[±] mile.

Edgewater Place (Co. Rd. 5515) - From relocated Cove Road (Station 0+00) northwesterly to end SHA construction (Station 3+72.07) as constructed under Contract B 811-44-471 for a total distance of 0.10[±] mile.

Cove Rd. (Co. Rd. 5820) - From Glenhurst Road (Station 80+66.63) southerly to Old North Point Road (Station 112+49.71) as constructed under Contract B 811-44-471 for a total distance of 0.62[±] mile.

Connecting Road - From Bletzer Road to Raymond Avenue as constructed under Contract B 811-44-471 for a total distance of 0.03[±] mile. This road is parallel to ramp "D" of the Cove Road interchange from Station 11+50 to Station 13+00 at a distance of 90 feet to the south.

Beachwood Rd. (Co. Rd. 5524) - From existing Beachwood Road (Station 0+00) southwesterly to Old North Point Road (Station 20+00) and spur from relocated Beachwood Road (Station 0+00) to existing Beachwood Road (Station 2+00) constructed under Contract B 811-44-471 for a total distance of 0.41[±] mile.

Fischer Rd. (Co. Rd. 5818) - From Station 3+40.84 on Beachwood Road to existing Fischer Road as constructed under Contract B 811-44-471 for a total distance of 0.17[±] mile.

Norris La. (Co. Rd. 5511) - From Station 96+90.00 on Trappe Road to existing Norris Lane for a total distance of 0.18[±] mile.

Baltimore County, Maryland
Department Of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering

ELLSWORTH N. DIVER, P. E., CHIEF

June 17, 1974

Mr. Harry J. Pistel
Highway District Engineer
State Highway Administration
District 4 Office
Falls and Joppa Roads
Brooklandville, Maryland 21022

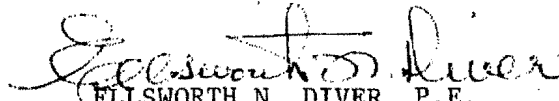
Reference: Road Transfer Agreement
Patapsco Freeway

Dear Mr. Pistel:

Baltimore County is herewith returning the original and only copy of the subject agreement which you transmitted by letter dated May 3, 1974. Both have been executed by County authority with the understanding that after necessary SHA signatures, a fully executed copy will be returned to us for record.

Since Baltimore County is responsible for guiding the development of property adjacent to the roads being transferred, we are hereby requesting that SHA provide us with second originals of "as built" road construction plans for our microfilm record and use by the general public.

Very truly yours,


ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EJH:eml

Attachments

cc: J. J. Trenner
A. F. Jungers

RECEIVED

JUN 21 1974

STATE HIGHWAY ADMINISTRATION

STATE HIGHWAY ADMINISTRATION

P. O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

MEMORANDUM

To: Mr. Thomas L. Cloonan, Chief
Bureau of Highway Statistics

DATE: June 21, 1974

FROM: Mr. H. J. Pistel
Highway District Engineer

SUBJECT: Road Transfer Agreement.

We are enclosing copies of the road transfer agreement for roads adjacent to the Patapsco Freeway which are to be turned over to Baltimore County. This agreement has been executed by Baltimore County.

In accordance with the County's request, please have second originals of the road construction plans forwarded to Baltimore County.

HJP:ke

Encs.



RECEIVED
JUN 24 1974
BUREAU OF HIGHWAY
STATISTICS

July 23, 1974

Mr. Ellsworth H. Diver, P.E.
Chief, Bureau of Engineering
Department of Public Works
County Office Building
Towson, Maryland 21204

Dear Mr. Diver:

Re: Road Transfer Agreement - Baltimore Co.

Enclosed is a duplicate of a road transfer agreement between the State Highway Administration and Baltimore County conveying a number of roads adjacent to the Patapsco Freeway to the County for maintenance purposes.

This agreement has been approved as to form and legal sufficiency by Administrative Special Attorney, James S. Sfekas and executed by the writer. The sections of roads to be transferred are shown on the enclosed map segments.

As requested, arrangements have been made to furnish the County with second originals of "As Built" road construction plans which will be forthcoming under separate cover.

Should you have any questions regarding this transaction, please advise.

Very truly yours,

Robert J. Hajzyk, Director
Office of Planning and
Preliminary Engineering

RJH:ELC:mt

Enclosures

cc: Mr. Harry J. Pistel
Mr. Thomas L. Cloonan

Dictated by: Mr. Thomas L. Cloonan



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary

Bernard M. Evans
Administrator

District 4 Office
2323 W. Joppa Road
Brooklandville, Md.
21022

January 8, 1974

Re: Cove Road

Mr. T. M. Mouring
Deputy Director
~~Department of Public Works~~
County Office Building
Towson, Maryland 21204

Dear Mr. Mouring:

This office has received complaints about the number of accidents which have occurred where Cove Road deadends at Glenhurst Road. Since Cove Road was constructed by the State Highway Administration as part of the Patapsco Freeway project, we are investigating the possibility of safety improvements to correct this problem.

One of the things we think which made this situation would be street lighting. Will you please have this area reviewed to determine if the County can place any street lighting at this intersection so that the unwary motorist will see that Cove Road deadends at Glenhurst Road.

Very truly yours,

Original Signed By

H. J. PISTEL

H. J. Pistel
Highway District Engineer

HJP:ke

cc: Mr. Nicholas Ellingson
3910 Glenhurst Road
Baltimore, Maryland 21222

Mr. Thomas Hicks
Mr. C. E. Hesson
Mr. H. A. Saunders

Baltimore County, Maryland
Department Of Public Works

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

Bureau of Engineering

ELLSWORTH N. DIVER, P. E., CHIEF

June 6, 1974

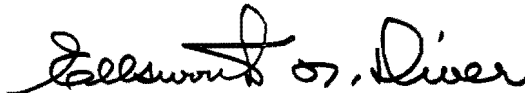
Mr. Nicholas Ellington
3910 Glen Hurst Road
Baltimore, Maryland 21222

Dear Mr. Ellington:

We have received your request on street lights and wish to inform you that an investigation has been made and an order was placed on February 28, 1974, with the Baltimore Gas and Electric Company to proceed with the work.

This work will be completed in approximately ninety days from the date mentioned and we hope the action taken will satisfy your request.

Very truly yours,



ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:TDT:aib

STATE HIGHWAY ADMINISTRATION

P. O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

MEMORANDUM

TO: Mr. Thomas Hicks
Assistant Chief Engineer - Traffic Division

DATE: January 8, 1974

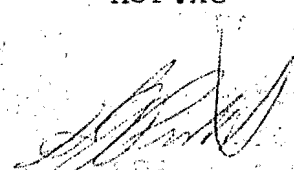
FROM: Mr. H. J. Pistel
Highway District Engineer

SUBJECT: Cove Road

A section of Cove Road, from North Point Boulevard to Glenhurst Road, was constructed by the State Highway Administration as part of the Patapsco Freeway project. Since this section of Cove Road has been opened to traffic there have been a number of accidents which have occurred where Cove Road deadends at Glenhurst Road. The property immediately at the end of Cove Road has suffered considerable damage from cars running off of the end of the road. Recently this property owner had two of his vehicles damaged on two successive days.

Will you please have this area reviewed to determine what safety measures can be taken to warn unwary motorists that Cove Road deadends at Glenhurst Road.

HJP:ke


cc: Mr. Nicholas Ellingson
3910 Glenhurst Road
Baltimore, Maryland 21222

Mr. C. E. Hesson
Mr. H. A. Saunders

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering



401 Bosley Avenue Suite 405
Towson, MD 21204

(410) 887-3554
Fax (410) 887-5784

November 17, 1992

Mr. Nicholas R. Ellingson
3920 Glenhurst Road
Baltimore, Maryland 21222

Dear Mr. Ellingson:

This letter is in response to your petition requesting that Cove Road be designated as a one-way southbound street between Edgewater Place and Glenhurst Road.

A work order has been prepared to install signs stating that "THIS ROAD IS TO BE MADE ONE WAY SOUTHBOUND ON OR ABOUT DECEMBER 1, 1992. FOR FURTHER INFORMATION, CALL ROBERT FORSTER AT 887-3554". This will allow the community to express any disagreement to the one-way plan. If there is no major opposition, Cove Road will be made one-way southbound by relocation of the existing Jersey Barricades to physically block the northbound lane of Cove Road at Edgewater Place and at Glenhurst Road. "DO NOT ENTER" signs and "ONE WAY" signs will also be installed to implement this one-way pattern. A large directional arrow will be installed at the barricade to warn drivers that drivers must turn left or right from northbound Cove Road at Edgewater Place.

If we can be of further assistance, please do not hesitate to contact Robert Forster, our Area Traffic Inspector at 887-3554.

Very truly yours,

A handwritten signature in cursive script, appearing to read "C. Richard Moore".

C. Richard Moore, Bureau Chief
Bureau of Traffic Engineering

CRM/RFF/lvd



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: November 16, 1992

TO: Saverio A. Cortese, Chief
Bureau of Highways

FROM: *RM* Richard Moore, Bureau Chief
Bureau of Traffic Engineering

SUBJECT: Relocation of Barricades on Cove
Road North of Edgewater Place

We are hereby requesting the relocation of the Jersey Barricades on northbound Cove Road between Edgewater Place and Glenhurst Road. This relocation will be necessary on or about Tuesday, December 1, 1992. At that time we will be closing the northbound lane of Cove Road, and Cove Road will be one-way southbound from Glenhurst Road to Edgewater Place. We will contact you on or about the first of December to work out the details and to schedule the work.

Please contact our Area Traffic Inspector, Robert Forster, if you need further information.

CRM/RFF/lvd

cc: Mr. Nicholas R. Ellingson
3920 Glenhurst Road
Baltimore, Maryland 21222

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
REVENUE DIVISION
Court House
Towson, Maryland 21204

Exhibit A-1

CERTIFICATE OF TAX SALE

I, James R. Gibson, Jr., Director of Finance for Baltimore County and Collector of State and County taxes for said County, hereby certifies that on May 20, 1993, I sold to _____

Dina DiPasquale

1837 White Oak Avenue

(address)

Baltimore, MD 21234

at public auction, for the sum of 729 Dollars and 17 Cents, of which 729 Dollars and 17 Cents has been paid.

Said property having been assessed to William T Jr & Gladys V Grammer located in the 15 District of Baltimore County, described as follows, that is to say:

Property No. 15-07-582061

Glenhurst Rd

The amount paid represents the total amount of taxes due on the property sold at the time of sale, together with interest and penalties thereon and expenses incurred in making the sale. The property described herein is subject to redemption. Upon redemption, the holder of this certificate will be refunded the sums paid on account of the purchase price together with interest thereon at the rate of twelve (12) percent per annum from the date of payment to the date of redemption together with all other amounts specified by The Tax Property Article, Annotated Code of Maryland. The balance due on account of the purchase price and all taxes together with interest and penalties thereon accruing subsequent to the date of sale must be paid to the Collector before a deed can be delivered to the purchaser.

After November 20, 1993, a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such proceeding is brought within two years from the date of this certificate.

WITNESS my hand and seal, this 1st day of October, 1993.

WITNESS:

Kocher - Yarn James R. Gibson, Jr. (Seal)
Director of Finance
for Baltimore County and
Collector of State and County
Taxes for Baltimore County

STATE OF MARYLAND, COUNTY OF BALTIMORE, To Wit:

I HEREBY CERTIFY that on this 1st day of October in the year 1993, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared James R. Gibson, Jr., Director of Finance for Baltimore County and Collector of State and County Taxes for said County, and he did acknowledge the foregoing Certificate of Tax Sale to be his act.

Raymond Mueller
Notary Public

D E E D

THIS DEED, is made this 29 day of August 1995, 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 20, 1993 to the said Dina DiPasquale, in accordance with the provisions of law; and the said property having not been redeemed; and the purchase money having been paid; and

WHEREAS, by decree of the Circuit Court of Baltimore County dated the 1st day of August, 1995, it was ordered that an absolute and indefeasible title in fee simple to the said property should vest in the said Dina DiPasquale, as will more fully appear from proceedings relating thereto entitled Dina DiPasquale vs. William T. Grammer, Jr. and Gladys V. Grammer, etal, Circuit Court for Baltimore County case no. 105/37/95CV2082.

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, 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.: 15-07-582061
lot 17-A, Glenhurst Road

BEING part of the same property which, by Deed dated December 23, 1949 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1801, folio 514&c, was granted and conveyed by Miller - Nelson, Incorporated, a Maryland Corporation, unto William T. Grammer and Glayds (sic) V. Grammer, his wife.

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

C

CIRCUIT COURT FOR BALTIMORE COUNTY
CIVIL CATEGORY OTHER CIVIL 105/37/95cv2082

ATTORNEYS

DINA DIPASQUALE

RALPH M. MURDY, esq.
 5718 Harford RD.
 21214 / 444-6602

WILLIAM T. GRAMMER, JR.

GLADYS V. GRAMMER

BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND

**AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN
 INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT
 AND KNOWN AS LOT 17-A, GLENHURST, BALTIMORE
 COUNTY, MD 21222, PROPERTY TAX NO. 15-07-582061**

**LG(1) March 10, 1995 Complaint to foreclose all rights of redemption, with exhibits,
 Order of Court granting leave to publish and Order of publication, fd. (DML)
 Copy sent to newspaper to be published. Summonses issued for SHFF.**

COSTS

**mar(2) Mar 21, 1995 Defdt (GLADYS V. GRAMMER) NOT served,
 sheriff's return, fd. (rec'd 3/20/95) (Deceased)**

**mar(3) Mar 21, 1995 Defdt (WILLIAM T. GRAMMER, JR.) NOT served
 sheriff's return, fd. (rec'd 3/20/95)**

***CG (4) Mar 22, 1995 Served defdt (State of MD) 3/16/95, shff
 return, fd.**

PH(5) Mar 23, 1995 Served Balto. County 3/15/95, shffs return, fd.

**CG (6) April 25, 1995 Order of Publication, fd. Copy sent to
 newspaper to be published, fd.**

SEL (7) MAY 24 1995 Certificate of Publication fd. (Rec'd 5/23/95)

FUTURE ENTRIES ON COMPUTER.

DEPT # 2
CV GEN 952082
 CV CLK 80.00
 B LBRY 20.00
 TRAN FWD TL 100.00
 BLNC FWD 400.00
 #28289 C002 R01 T11:3
 03/10/95

DEPT # 2
CKCHECK 400.00
 BLNC FWD .00
 #28290 C002 R01 T11:3

CV GEN
 #28290 C002 R01 T11:3
CKCHECK TL
 #41004 C002 R01 T11:3

CIRCUIT COURT FOR BALTIMORE COUNTY
Suzanne Mensh
Clerk of the Circuit Court
County Courts Building
401 Bosley Avenue
P.O. Box 6754
Towson, MD 21285-6754
(410)-887-2601, TTY for Deaf: (800)-735-2258

10/24/95

Case Number: 03-C-95-002082 OC
Date Filed: 03/10/95
Status: Open/Active
Previous Case ID: 95cv2082
Judge Assigned: To Be Assigned,

Dipasquale V Grammer

C A S E H I S T O R Y

INVOLVED PARTIES

Type Num	Name(Last,First,Mid,Title) / Dispo	Entered
PLT 001	Dipasquale, Dina Attorney: 0017863 Murdy, Ralph M 5718 Harford Rd Baltimore, MD 21214 (410)444-6602	03/10/95
DEF 001	Grammer Jr., William T 417 Trimble Road Joppa, MD 21085	05/10/95
DEF 002	Grammer, Gladys V 417 Trimble Road Joppa, MD 21085	03/10/95
DEF 003	Baltimore County, Maryland 400 Washington Avenue Towson, MD 21204	03/10/95
DEF 004	State Of Maryland 200 St. Paul Street Baltimore, MD 21202	03/10/95

JUDGE HISTORY

JUDGE ASSIGNED	Type	Assign Date	Removal RSN
TBA To Be Assigned,	J	06/02/95	

DINA DIPASQUALE
1837 White Oak Avenue
Baltimore, Maryland 21234

Plaintiff
vs.

WILLIAM T. GRAMMER, JR.
and
GLADYS V. GRAMMER
417 Trimble Road
Joppa, Maryland 21085

and

BALTIMORE COUNTY, MARYLAND

SERVE ON:

County Attorney for Baltimore County
Office of Law
400 Washington Avenue
Towson, Maryland 21204

and

STATE OF MARYLAND

SERVE ON:

Joseph Curran, Attorney General
200 St. Paul Place
Baltimore, Maryland 21202

and all persons having or claiming to
have an interest in the property des-
cribed in the Complaint and known as
lot 17-A, Glenhurst, Baltimore County,
MD 21222, property tax no. 15-07-582061

Defendants

* * * * *

COMPLAINT TO FORECLOSE RIGHT OF REDEMPTION

Dina DiPasquale, by her attorney Ralph M. Murdy, hereby
files this Complaint to Foreclose the Defendants' Rights of
Redemption for the herein described real property. And for cause
therefor, the Plaintiff respectfully states the following:

1. That, on May 20, 1993, the below-referenced real
property was purchased by the Plaintiff at a tax sale.

IN THE
CIRCUIT COURT

FOR

BALTIMORE COUNTY

105/37/95CV2082

DINA DIPASQUALE

Plaintiff

vs.

WILLIAM T. GRAMMER, JR.

and

GLADYS V. GRAMMER

and

BALTIMORE COUNTY, MARYLAND

County Attorney for Baltimore County

and

STATE OF MARYLAND

Joseph Curran, Attorney General

and all persons having or claiming to
have an interest in the property des-
cribed in the Complaint and known as
lot 17-A, Glenhurst, Baltimore County,
MD 21222, property tax no. 15-07-582061

Defendants

* * * * *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure
of all rights of redemption in the following property, in
Baltimore County, State of Maryland, sold by the Collector of
Taxes for the County of Baltimore and the State of Maryland to
the Plaintiff in this proceeding.

The suit concerns property number 15-07-582061.

BEING a part of the same property which, by Deed dated March
14, 1919 and recorded among the Land Records of Baltimore County
in Liber T.B.S. No. 1801, folio 514, was granted and conveyed by
Miller - Nelson, Inc. unto William T. Grammer, Jr. and Gladys V.
Grammer, his wife.

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

Case No.: 105/37/95CV02082

FILED APR 25 1995

Q
sent to newspaper to be published 4/25/95

DINA DIPASQUALE

Plaintiff

vs.

WILLIAM T. GRAMMER, JR.

and

GLADYS V. GRAMMER

and

BALTIMORE COUNTY, MARYLAND

and

STATE OF MARYLAND

and all persons having or claiming to
have an interest in the property des-
cribed in the Complaint and known as
lot 17-A, Glenhurst, Baltimore County,
MD 21222, property tax no. 15-07-582061

Defendants

* * * * *

JUDGMENT FORECLOSING RIGHT
OF REDEMPTION

The proceedings in the within case having been read and
considered, and the Respondents having been properly notified by
an Order of Publication issued out of this court on the 9th day
of March, 1995, and no redemption having been made nor Answer
filed by any party in interest, and the requirements of the Tax
Property Article, Sections 14-808&c having been satisfied:

IT IS THIS 1st day of August, 1995
ADJUDGED, ORDERED AND DECREED, by the Circuit Court for Baltimore
County that upon execution of the deed, hereinafter mentioned,
the property herein described and sold by the acting Director of
Finance and Collector of State and County Taxes for Baltimore
County to Dina DiPasquale on or about May 20, 1993 shall become

AUG 11 1995

DINA DIPASQUALE

Plaintiff

vs.

WILLIAM T. GRAMMER, JR., et al.

Defendants

* * * * *

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

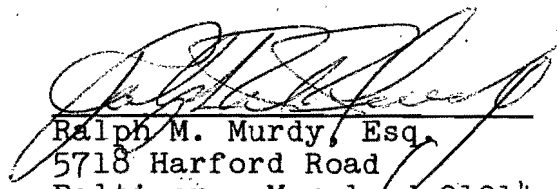
Case No: 105/37/95CV2082

* * * * *

SUPPLEMENTAL AFFIDAVIT OF TITLE SEARCH

The undersigned hereby affirms under the penalties of perjury that he had commissioned a title search of the subject property herein by American Title Guarantee Corporation, and that all interested parties named by said title search have been notified herein as required by the Tax Property Article of the Annotate Code of Maryland. Said search was performed in accordance with generally accepted standards of title examination of the Land Records of the County, Records of the Register of Wills of the County, and the Records of the County Circuit Court.

Said title search revealed that, in conformity with Baltimore County tax records, that title holders of record are the Respondents William T. Grammer and Gladys V. Grammer, his wife, pursuant to deed dated 12/23/49 and recorded among the Land Records of Baltimore County at Liber T.B.S. 1801, folio 514&c.


Ralph M. Murdy, Esq.
5718 Harford Road
Baltimore, Maryland 21214
410-444-6602
Attorney for Plaintiff

100
AUG 11 1995

DINA DiPASQUALE

Plaintiff

vs.

WILLIAM T. GRAMMER, JR. , et al

Defendants

* * * * *

IN THE

CIRCUIT COURT

FOR

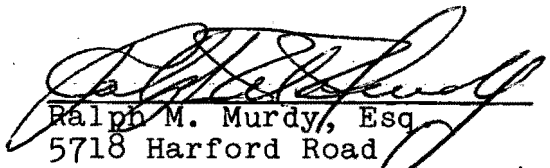
BALTIMORE COUNTY

Case No.: 105/37/95CV2082

* * * * *

AFFIDAVIT OF TITLE SEARCH

The undersigned hereby affirms under the penalties of perjury that he had commissioned a title search of the subject property herein by American Title Guarantee Corporation, and that all interested parties named by said title search have been notified herein as required by the Tax Property Article of the Annotate Code of Maryland. Said search was performed in accordance with generally accepted standards of title examination of the Land Records of the County, Records of the Register of Wills of the County, and the Records of the County Circuit Court.


Ralph M. Murdy, Esq.
5718 Harford Road
Baltimore, Maryland 21214
410-444-6602
Attorney for Plaintiff

FILED

JUL 07 1995

#1908

DOCUMENT TRACKING

Num/Seq	Description	Filed	Received	Tickle	For	Party	Routed	D Closed	Initials
001000	See Docket Sheet for Previous Entries continued from 105/037/95cv2082.	06/01/95	06/01/95		TBA	000		06/02/95	CG
002000	Summons Request to Reissue #8. summons issued on william Grammer, Jr.	06/01/95	06/01/95		TBA	DEF001			CG
003000	Writ of Summons - Civil	06/02/95	06/02/95		TBA	000	06/02/95 M	06/02/95	CG
004000	Writ of Summons - Civil	06/02/95	06/02/95		TBA	000	06/02/95 M	06/02/95	CG
005000	Affidavit lg#9 of Search	07/17/95			TBA	000			LG
006000	Affidavit of search #10 supplemental	08/11/95	08/11/95		TBA	PLT001		08/11/95	PH
007000	judgment foreclosing #12 all rights of redemption	08/11/95	08/11/95		ALB	000		08/11/95	PH
008000	Affidavit of Service #13 7/15/95, affidavit of PPS,fd.(rec'd 8/14/95)	08/21/95	08/21/95		TBA	DEF001			JMG

SERVICE

Name	Issued	Response	Served	Returned	Agency	Party
Grammer Jr	06/02/95	08/09/95	07/10/95	07/14/95	Prps	DEF001
WRIT OF SUMMONS						
Grammer Jr	06/02/95	08/09/95	07/10/95	07/14/95	Prps	DEF001
WRIT OF SUMMONS						

CIRCUIT COURT FOR BALTIMORE COUNTY

SUSZANNE MENSCH, CLERK
 COUNTY COURTS BUILDING
 401 BOSLEY AVENUE
 P.O. BOX 6754
 TOWSON, MARYLAND 21285-6754
 1-410-887-2621

Case Number 105/37/95cv2082

WRIT OF SUMMONS-REDEMPTION

STATE OF MARYLAND, BALTIMORE COUNTY TO WIT:

AND ALL PERSONS HAVING OR CLAIMING TO
HAVE ANY INTEREST IN THE PROPERTY...

TO:

Name STATE OF MARYLAND SERVE ON: JOSEPH CURRAN, ATTORNEY GENERALAddress 200 ST. PAUL STREET PLACECounty BALTIMORE, MARYLAND 21202

You are hereby summoned to file a *written* answer or petition to redeem in this Court to the attached Complaint filed by
DINA DIPASQUALE

(Name & Address)

1837 WHITE OAK AVENUE, BALTIMORE, MARYLAND 21234on or before MAY 12, 1995

WITNESS the Honorable Chief Judge of the Third Judicial Circuit of Maryland.

Date Issued MARCH 10, 1995

CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

SHERIFF'S RETURN

SUMMONED STATE OF MARYLAND Post ATTORNEY GENERAL
200 ST PAUL PLACE 3/16/95 9:42AM

FEE \$

Ken Stewart

SHERIFF

John W. Anderson

NOTE:

1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process served shall file a separate affidavit as required by Rule 2-126 (a).

CIRCUIT COURT FOR BALTIMORE COUNTY



0134623

SUSZANNE MENSCH, CLERK
COUNTY COURTS BUILDING
401 BOSLEY AVENUE
P.O. BOX 6754
TOWSON, MARYLAND 21285-6754
1-410-887-2621

Case Number 105/37/95cv2082

WRIT OF SUMMONS-REDEMPTION

STATE OF MARYLAND, BALTIMORE COUNTY TO WIT:

AND ALL PERSONS HAVING OR CLAIMING TO
HAVE ANY INTEREST IN THE PROPERTY...

TO:

BALTIMORE COUNTY, MARYLAND

Name SERVE ON: COUNTY ATTORNEY FOR BALTIMORE COUNTY OFFICE OF LAWAddress 400 WASHINGTON AVENUECounty TOWSON, MARYLAND 21204You are hereby summoned to file a *written* answer or petition to redeem in this Court to the attached Complaint filed byDINA DINA DIPASQUALE

(Name & Address)

1837 WHITE OAK AVENUE, BALTIMORE, MARYLAND 21234on or before MAY 12, 1995

WITNESS the Honorable Chief Judge of the Third Judicial Circuit of Maryland

Date Issued MARCH 10, 1995

CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

SHERIFF'S RETURN

Copy Served on and Left with Stanley Schapiro County Attorney at
400 Washington Ave on this 16 Day of March 1995

FEE \$ 30.00

SHERIFF OF BALTIMORE COUNTY

SHERIFF

FILED MAR 23 1995

NOTE:

1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process served shall file a separate affidavit as required by Rule 2-126 (a).

Karen S. Green

Taxes
Bid Price

BALTIMORE COUNTY
STATE & COUNTY TAX

METROPOLITAN CHARGES		ASSESSMENT	RATE PER \$100		CHARGES
VER BENEFIT		COUNTY TAX	2,100	2.895	147.1
VER SERVICE		STATE TAX	2,100	.210	10.2
TER BENEFIT					
TER DISTRIBUTION					
TOTAL METROPOLITAN					
PROPERTY NUMBER, OWNERS NAME, ADDRESS					
1-1					
15-07-582061-91-0					
GRAMMER, WILLIAM T, JR					
GRAMMER, GLADYS V					
417 TRIMBLE RD					
JOPPA MD 21085					
JAXAT#SQ#10A10					
BX\OS\20M450:2000 AB					
GROSS BILL 158.0					
INTEREST 50.6					
PAYMENT AMOUNT DUE BEFORE PENALTIES 209.0					
TOTAL PENALTIES 5					
TOTAL DUE 214.04					

00000 GLENHURST RD
GLENHURST

LEVY PERIOD
JULY 1, 1991-JUNE 30, 1992

BIDDER NO.
118 Taxes

BILL DATE 07/01/91
NOTICE DATE 02/01/91

METROPOLITAN CHARGES		ASSESSMENT	RATE PER \$100		CHARGES
VER BENEFIT		COUNTY TAX	6,080	2.865	174.1
VER SERVICE		STATE TAX	6,080	.210	12.7
TER BENEFIT					
TER DISTRIBUTION					
TOTAL METROPOLITAN					
PROPERTY NUMBER, OWNERS NAME, ADDRESS					
1-1					
15-07-582061-92-8					
GRAMMER, WILLIAM T, JR					
GRAMMER, GLADYS V					
417 TRIMBLE RD					
JOPPA MD 21085					
JAXAT#SQ#10A10					
BX\OS\20M450:2000 AB					
GROSS BILL 185.9					
INTEREST 37.3					
PAYMENT AMOUNT DUE BEFORE PENALTIES 224.3					
TOTAL PENALTIES 5					
TOTAL DUE 229.3					

00000 GLENHURST RD
GLENHURST

LEVY PERIOD
JULY 1, 1992-JUNE 30, 1993

BIDDER NO.
18

BILL DATE 07/01/92
NOTICE DATE 02/01/92

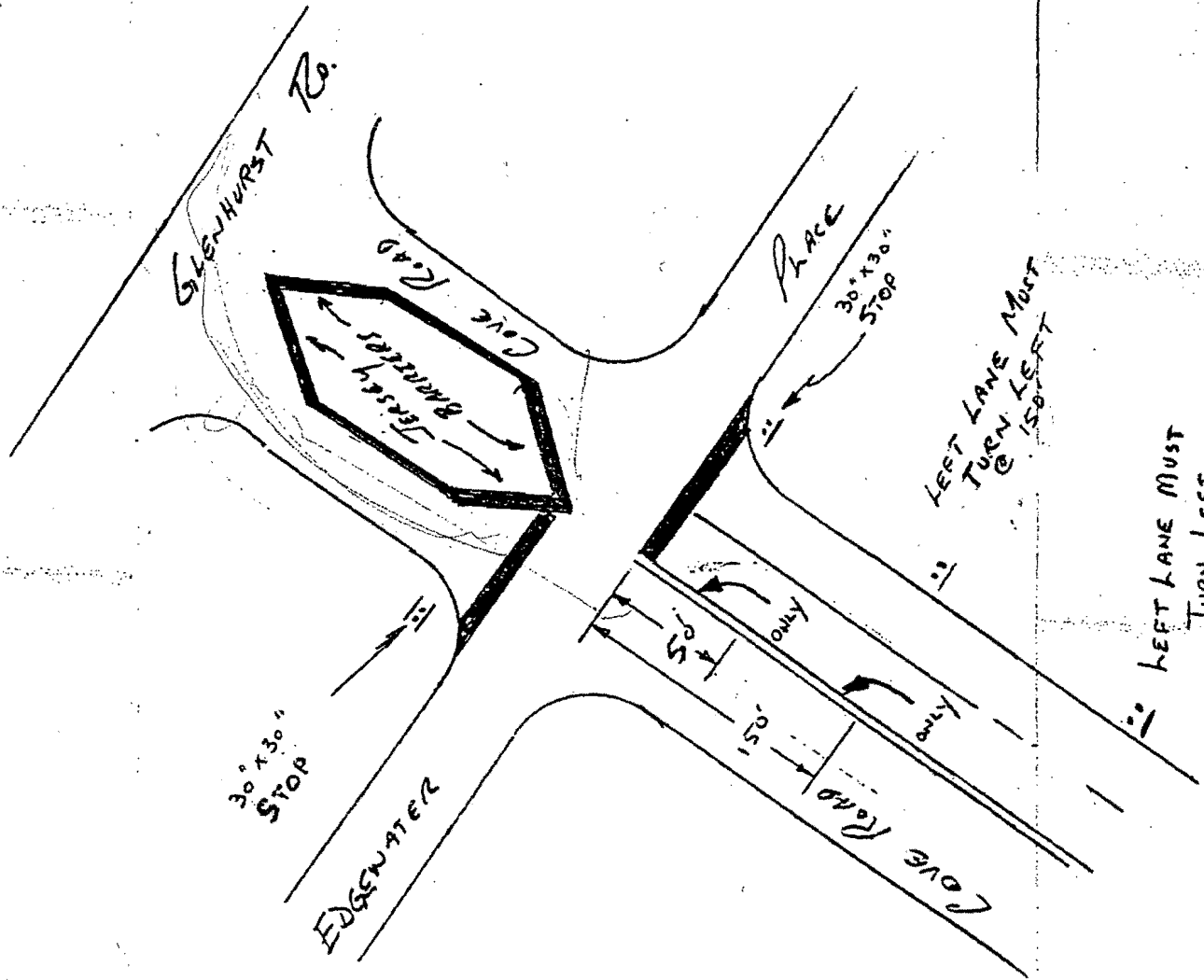
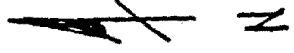
METROPOLITAN CHARGES		ASSESSMENT	RATE PER \$100		CHARGES
VER BENEFIT		COUNTY TAX	7,160	2.865	205.1
VER SERVICE		STATE TAX	7,160	.210	15.0
TER BENEFIT					
TER DISTRIBUTION					
TOTAL METROPOLITAN					
PROPERTY NUMBER, OWNERS NAME, ADDRESS					
1-1					
15-07-582061-93-0					
GRAMMER, WILLIAM T, JR					
GRAMMER, GLADYS V					
417 TRIMBLE RD					
JOPPA MD 21085					
JAXAT#SQ#10A10					
BX\OS\20M450:2000 AB					
GROSS BILL 220.1					
INTEREST 17.0					
PAYMENT AMOUNT DUE BEFORE PENALTIES 237.2					
TOTAL PENALTIES 48					
TOTAL DUE 285.2					

00000 GLENHURST RD
GLENHURST

LEVY PERIOD
JULY 1, 1993-JUNE 30, 1994

BIDDER NO.
18

BILL DATE 07/01/93
NOTICE DATE 02/01/93



0/2
Jim

Wells McComas CITIZENS IMPROVEMENT ASSOCIATION, INC.

3914 Glenhurst Road
Baltimore, Maryland 21222
May 22, 2000

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
Office of Planning
401 Bosley Avenue
Towson, Maryland 21204

MAY 26

Case: 00-089-A
Glenhurst Road and Cove Road

Dear Commissioner Kotroco:

Once again, my community finds itself having to register opposition to a request for zoning variance on property located at Glenhurst Road and Cove Road.

I've enclosed a copy of the original decision you rendered on August 1998, in which you denied the petition for variance. You based your decision on several facts. One issue is the undersized lot. However, more importantly, is the safety factor.

This lot is a filled in area over a roadbed. It was filled in after the community filed a petition with Baltimore County citing the many accidents that had occurred at this site. The road dead ends from a 4 lane highway. This filled in area stands as a buffer to the houses from the 4 lane Highway (Cove Road). To erect a house on this small piece of ground in direct line with the dangerous road ending is sheer lunacy. What could this developer be thinking about?

You visited this site, you understand fully what is involved here. You made an excellent finding on the last request for variance. Nothing has changed. It is still the same property with the same potential for a dangerous traffic situation.

My community would like to live in some relative peace about this matter. We don't want to live under the threat that every year or so the owner of the property is going to apply for a variance with the intent to build on this site. Please end this once and for all. It is too bad that the petitioners bought this property at a tax sale. At the time they bought the property it consisted of a 17 ft. strip of land alongside the residence of Rev. Bennett who lives at 3913 Glenhurst Road. The property belonged to family members of the residents at 3910 Glenhurst Road. The small property was sold for taxes. How did this small piece of property now include the filled in road bed on Cove Road?

When the County filled in the road and planted grass on the property, we were told to apply for a grant from the Office of Community Conservation to landscape the area with trees and

DINA & RICHARD DIPASQUALE * BEFORE THE
SW/S GLENHURST RD. * BALTIMORE COUNTY
77' E of c/l COVE ROAD * BOARD OF APPEALS
* Case No. 00-089
* September 20, 2000

Excerpt from the above-entitled matter which
came on for hearing before the County Board of Appeals of
Baltimore County at 9:30 a.m., September 20, 2000.

* * * * *

...to counsel, to all
...the Circuit Court,
...it appears to be two
...different properties. It may
...heard enough that we
...are two properties, then
...a variance request
...by the Board one way or

Reported by:

C.E. Peatt

STONE

BACK

RIVER

GLENHURST

ROAD

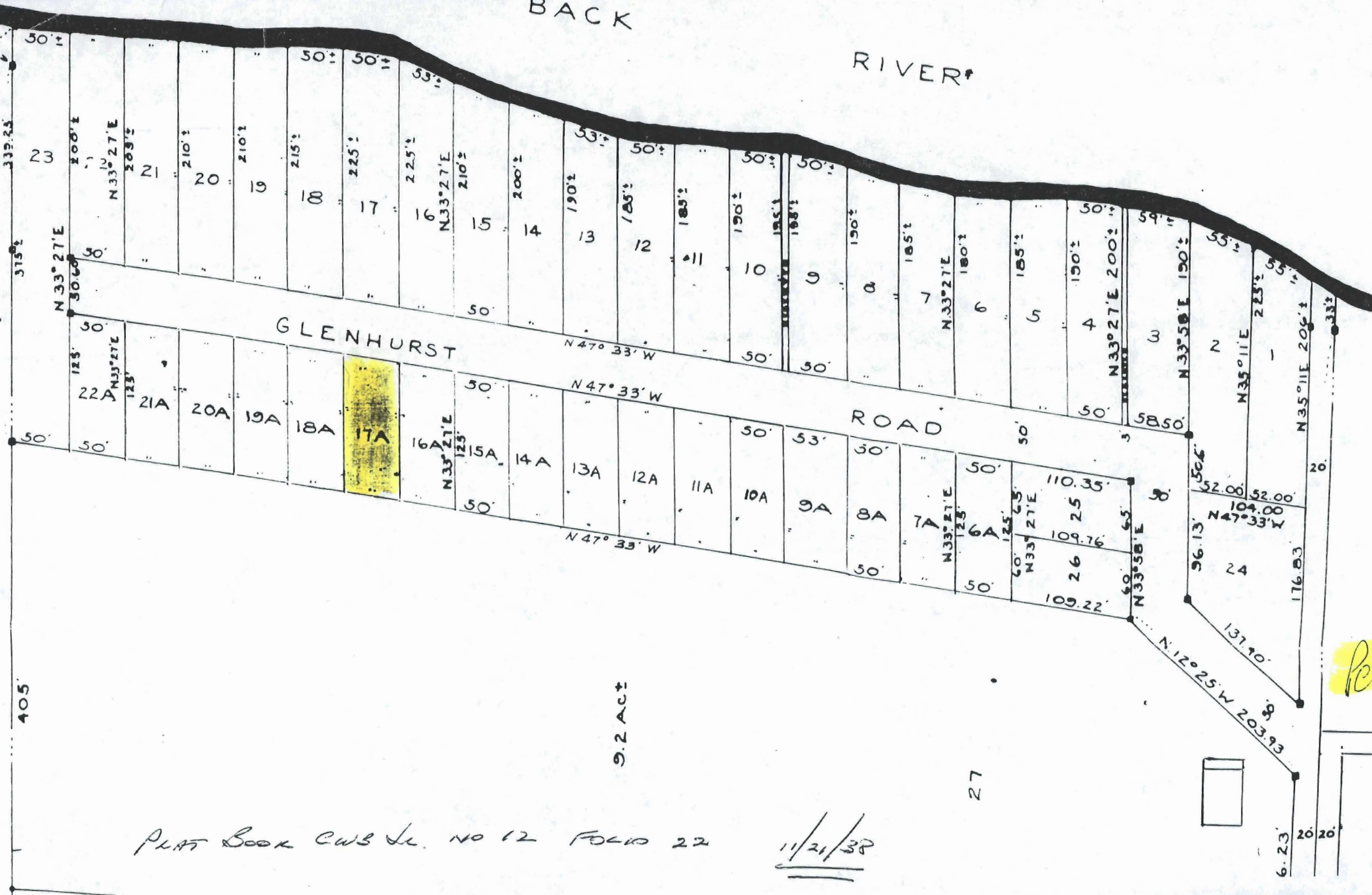
9.2 AC

27

Plat Ex 2

PLAT BOOK CWS L. NO 12 FOLIO 22

11/21/38



Case 00-89-A

September 20, 2000

<u>Name</u>	<u>Address</u>	
NICHAS ELLINGSON	3910 Glenhurst Rd	21222
Wojj Kuhay	3914 Glenhurst Rd.	21222
W Kuhay	" " " "	" "
Rev Bernard Bennett	3915 Glenhurst Rd.	21222
Frank Weaver	3920 Glenhurst Rd	21222
GUIDO - GUARNACCIA	3919 GLENHURST Rd.	21222

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

GUIDO- GUARNACCIA

3912- GLENHURST Rd.

Bella MD 21222

Frank Greever

3820 GLENHURST Rd

BELTIMORE MD.



01-042A)
01-043A)

De Pasquale - 3911 Glenhurst Rd - on Back River -

- Critical Area 325 md 684
- * - see ^{Baptism} Whittle - 125 A 2d 41, 211 md 36
- 6250 sq. ft.
- bought in 1995 - price is \$0 on Real Property Form

Guido's house built 1941 w/ 11,067 sq. ft. 3912

Bennett's house built 1954

* get ADC map

- purchased at tax sale in 1995^{Aug} by wife Dina

- Check taxes -

- owned by Grammas since 1949 - Deed TB 51801
folio 5144c
lot 17-A

- when was Jersey barrier put in - eyesore

- when did Cover Rd go thru - 1974 - microfilm
11-95 shows cover road

- not a lot created before 1955 nor subdivided

- when did lines

- 62 in Subdivision 17A 1938

- Some of property taken for
Cover Rd by SH. - ?

- Being a part -

SRC 35514
" 40663

545-2838

Falls & Joppe
Steve Dragovich
321-2873

7/28/2000

will participate

304 issue

no change in circumstances

Whittle case 211 Md. 36

125A.7241

check 2nd case

PMZ

Lots 175 17A is original deed

Plat Book CWBJr No 12 folio 22

get Club 101 memo on rejudicata

Preliminary Matter

- question of title which affects whether Board can make a decision in this case
- no dispute that Petitioner bought property at tax sale - issue is what was purchased

- packet

get entire
plat #

1. Location - east county - near Back River
2. Old Subdivisions - Lot 17A is lot in question
3. Core Road Construction - Shaded area is road + right of way - note right of way lines in yellow - note larger exhibit "when state or county wants to build roads they have eminent domain & condemnation powers"
4. Index in CC LAD 1 301 Case 1200
No dispute Grammar owned lot 17A - included in Petitioner's exhibits from 2C i.e. 3A, 3B

what did Grammar own in 1995 when Petitioner bought property

[Double check plat # to SHA] - 35514 matches

5. Dept. of Assess. & Taxation - note dates from Grammar to State

- size comparable to #3 shaded area

6. Deed reference is tax foreclosure
part Lot 17A
his deed never described amount of sq. ft.

7. What DePasquale bought at tax sale -
noted account #

8. St. of Maryland - owns Lone Rd - turned it
over to County for maintenance,
perhaps ownership - note plat # matches
Index from Circuit Court

9
10. Lone Rd site prior to 1990 - standing on
Glenhurst - site is just in front of
1st car - to left (our) of double line

11 top picture is same location as #9 after
road reduced in 1990 - grassy area is
17A

2nd picture is looking at site
from Lone Rd today

Obvious Petitioner does not own what he thinks
he does.

- State & Co. exempt from taxes so can't lose
property in a tax sale.

- Entire lot is 50 x 125 - undersized to start with let
alone reducing it further - records say State
owns .12 of .14 total area

Witnesses -

son-in-law

Knowns Condemnation

Rev. Fredericks - county offered
to sell him 17 foot strip
for an adjoining owner
instead of going for taxes

Saw check -

taxes - after - \$30-⁴50 yr. -

several yrs -

1960

DePasquale

Pet. I

Orig. Plat
1938

no subdivision of plat -

Mr. Gramma

Pet 2

12-23-49

Title
- title search 45 yrs -

Pet 3

Gramma

7-23-71

to Ellington

- no title passes - deed -

- Balto Co. + State -

- Co + State - somebody dropped ball

Pet 4

Tax Sale

Cert.

condemnation on lot 17A -

no court order of conveyance -

Pet. 5

judicial foreclosure
right of
redemption

Hold Motion Sub Curia

Set in in the Penner -

+ resolve in Court -

Pet. 6

Deed

8-29-95

De Pasquale

Pet 7

Summary

code violation

notice -

7-7-2000 -

(4)

DINA DIPASQUALE

Plaintiff

vs.

WILLIAM T. GRAMMER, JR.

and

GLADYS V. GRAMMER

and

BALTIMORE COUNTY, MARYLAND

and

STATE OF MARYLAND

and all persons having or claiming to have an interest in the property described in the Complaint and known as lot 17-A, Glenhurst, Baltimore County, MD 21222, property tax no. 15-07-582061

Defendants

* * * * *

JUDGMENT FORECLOSING RIGHT
OF REDEMPTION

The Plaintiff having complied with the requirements of the Tax-Property Article, Sections 14-808&c, it is, this 17 day of August, 1995, by the Circuit Court for Baltimore County

ORDERED, that all rights of redemption to the herein described real property are foreclosed and judgment is granted for the Plaintiff, vesting in Plaintiff title in fee simple in the property, free and clear of all alienation and descents of property occurring before the date of this judgment and encumbrances on the property, excepting taxes having accrued after the date of sale and easements of record and any other

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

Case No: 105/37/95CV2082

Ret 3A

REQ'D FILE FROM
BETTY X3494
9/14 1:40 pm
caf

FILED AUG 11 1995

D E E D

THIS DEED, is made this 29 day of August 1995, 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 20, 1993 to the said Dina DiPasquale, in accordance with the provisions of law; and the said property having not been redeemed; and the purchase money having been paid; and

WHEREAS, by decree of the Circuit Court of Baltimore County dated the 1st day of August, 1995, it was ordered that an absolute and indefeasible title in fee simple to the said property should vest in the said Dina DiPasquale, as will more fully appear from proceedings relating thereto entitled Dina DiPasquale vs. William T. Grammer, Jr. and Gladys V. Grammer, etal, Circuit Court for Baltimore County case no. 105/37/95CV2082.

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, 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:

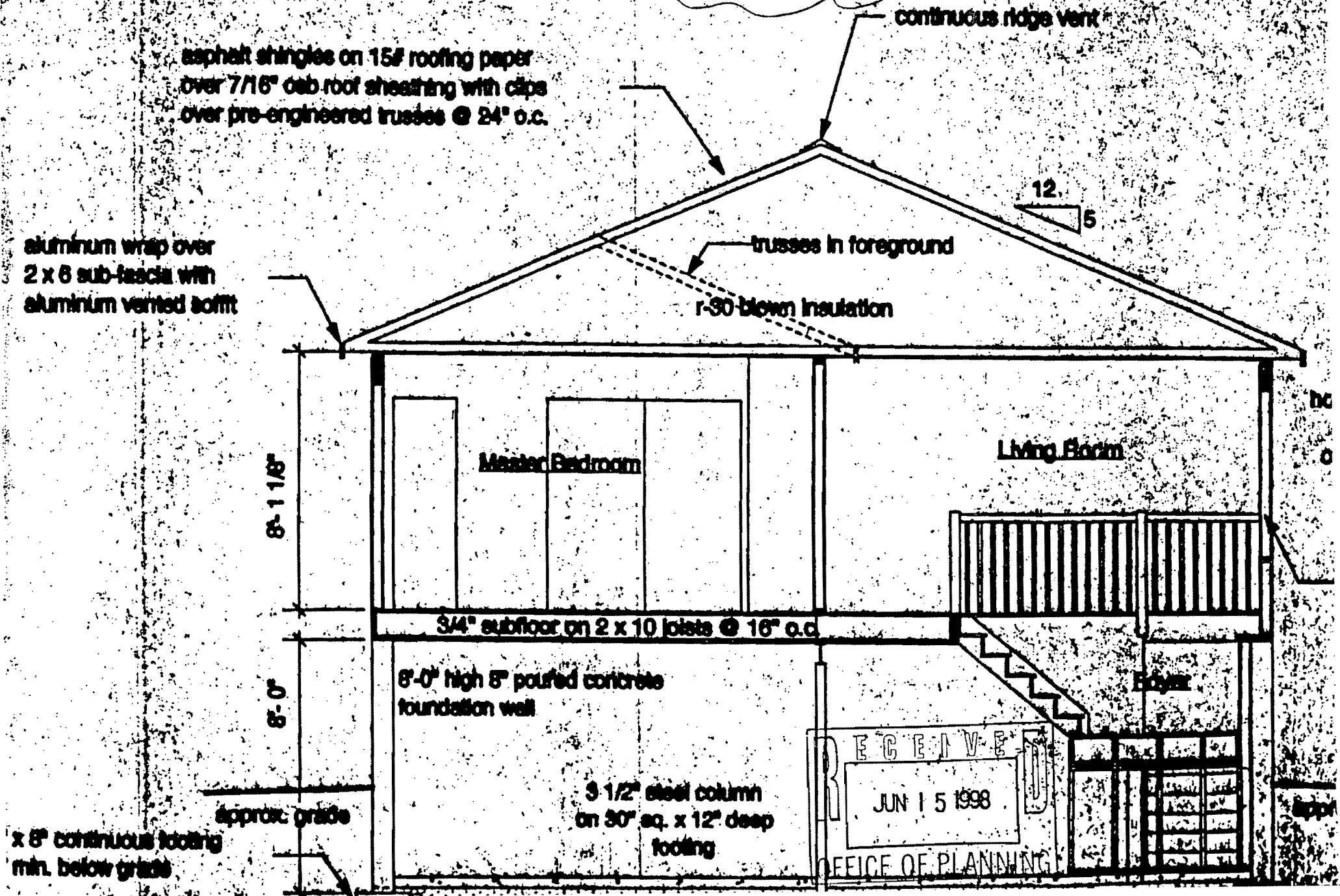
PROPERTY NO.: 15-07-582061
lot 17-A, Glenhurst Road

BEING part of the same property which, by Deed dated December 23, 1949 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1801, folio 514&c, was granted and conveyed by Miller - Nelson, Incorporated, a Maryland Corporation, unto William T. Grammer and Glayds (sic) V. Grammer, his wife.

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

10-6x5

#3911 GLENHURST Rd
SHT. 1 of 3



Pet Ex 6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO The Honorable Dale T. Volz
County Council, Seventh District Date March 6, 1990

FROM Frank C. Robey, Jr.
Administrative Officer

SUBJECT Cove Road

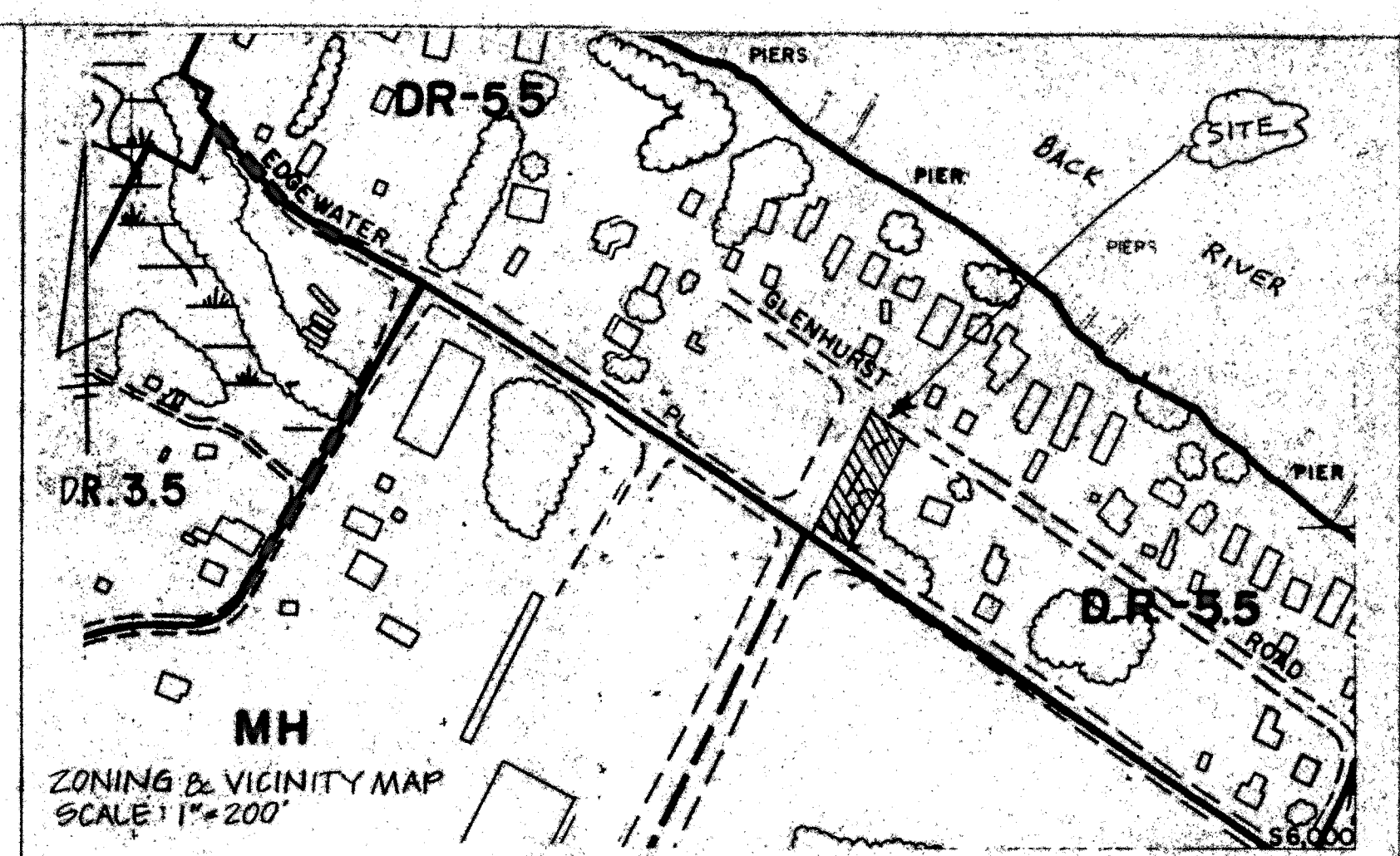
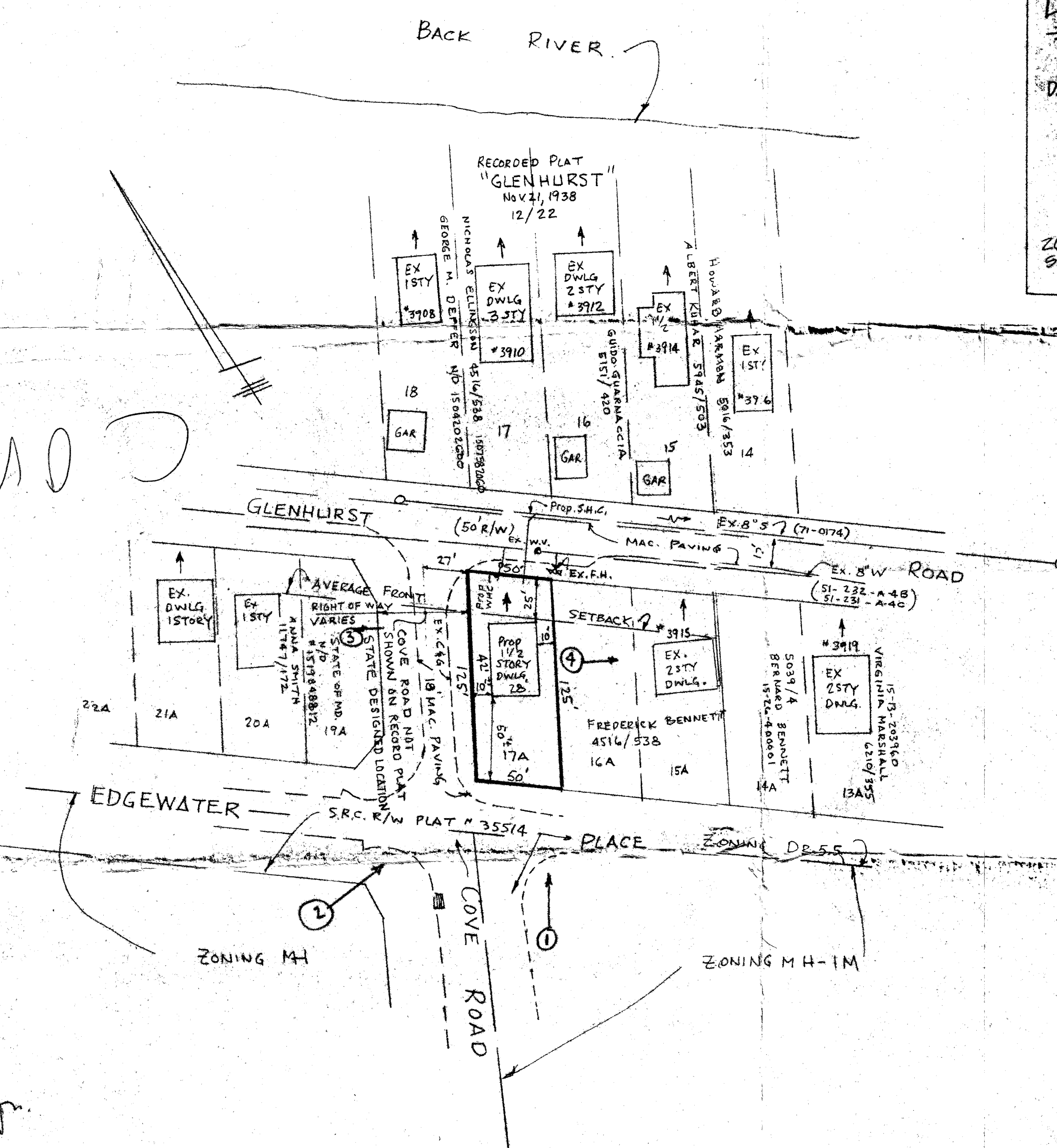
In response to your memo of February 21, 1990 and our verbal conversation of February 27, 1990, I am pleased to report that a solution has been found that I believe will please the residents of Glenhurst Road and avoid the closing of Cove Road.

As you know, I met with Mrs. Helen Depfer and her next door neighbor, along with representatives of several departments involved in the issue of Cove Road. The attached diagram is the pictorial representation of that which the Administration believes will resolve all of the safety issues involving this intersection. Jersey barriers will be put in place, providing in effect a median strip on Cove Road as it approaches Glenhurst. Access to and from Glenhurst Road will be one-way single lane as a result of the use of the Jersey barriers. This will allow for one lane of traffic coming into Glenhurst from which you can turn either right or left and one lane of traffic separate and apart from the other coming out of Glenhurst. Proper signage will be installed that will give clear direction, as well as enhancing safety for the intersection. It has also been indicated that lighting has been a problem. Either a higher density lamp will be installed on the existing pole or one additional streetlight will be installed to improve visibility. All of the above will be done as quickly as possible at the request of the two residents whose properties are most directly affected.

It should be clearly understood that access by the residents of the community to and from Glenhurst will be maintained. Thus, there is no need for a road closing hearing. In addition, it is hoped that the trucks coming from the east end of Glenhurst, despite the three-quarter ton prohibition, will find it difficult to use this portion of Glenhurst as a ramp for building up speed. As you requested, we will be doing a direct mailing notifying residents who reside on Glenhurst Road of the steps the Administration intends to take to resolve this matter.

Finally, may I indicate that the direct involvement of the residents, the County Executive and members of the Administration made this outcome of our Seventh District Community Wellness Audit possible. I believe this is one of the best examples that we can offer to the citizens of Baltimore County that the County Executive and Council are responsive to citizen concerns presented

NO 210 C



LOCATION INFORMATION

1. COUNCILMANIC DISTRICT - 7
2. ELECTION DISTRICT - 15
3. 1" = 200' SCALE MAP - S.E. 29
4. ZONING - DR.5.5
5. LOT SIZE : 6,153⁵⁶, 0.14 Acre±
6. SEWER : PUBLIC
7. WATER : PUBLIC
8. CHESAPEAKE BAY CRITICAL AREA : YES
9. NO PRIOR ZONING HEARINGS.
10. NO STREAMS, STORM WATER MANAGEMENT SYSTEMS, DRAINAGE OR PIPE SYSTEMS WITHIN 50' OF THIS PROPERTY.
11. NO 100YR FLOODPLAIN LOCATED ON THIS SITE. COMMUNITY PANEL NO. 240010-0440B ZONE: C
12. EXISTING USE: VACANT
13. PROPOSED USE: SINGLE FAMILY DWLG.

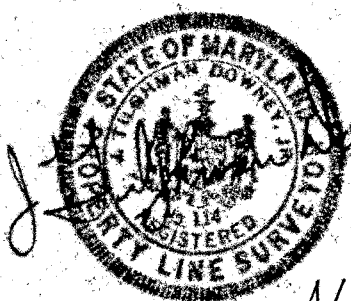
PLAT TO ACCOMPANY PETITION
FOR
ZONING VARIANCE
AND
UNDER SIZE LOT

3911 GLENHURST ROAD

OWNER RICHARD J. & DINA DIPASQUALE

SCALE: 1" = 50'

JUNE 11, 1998.



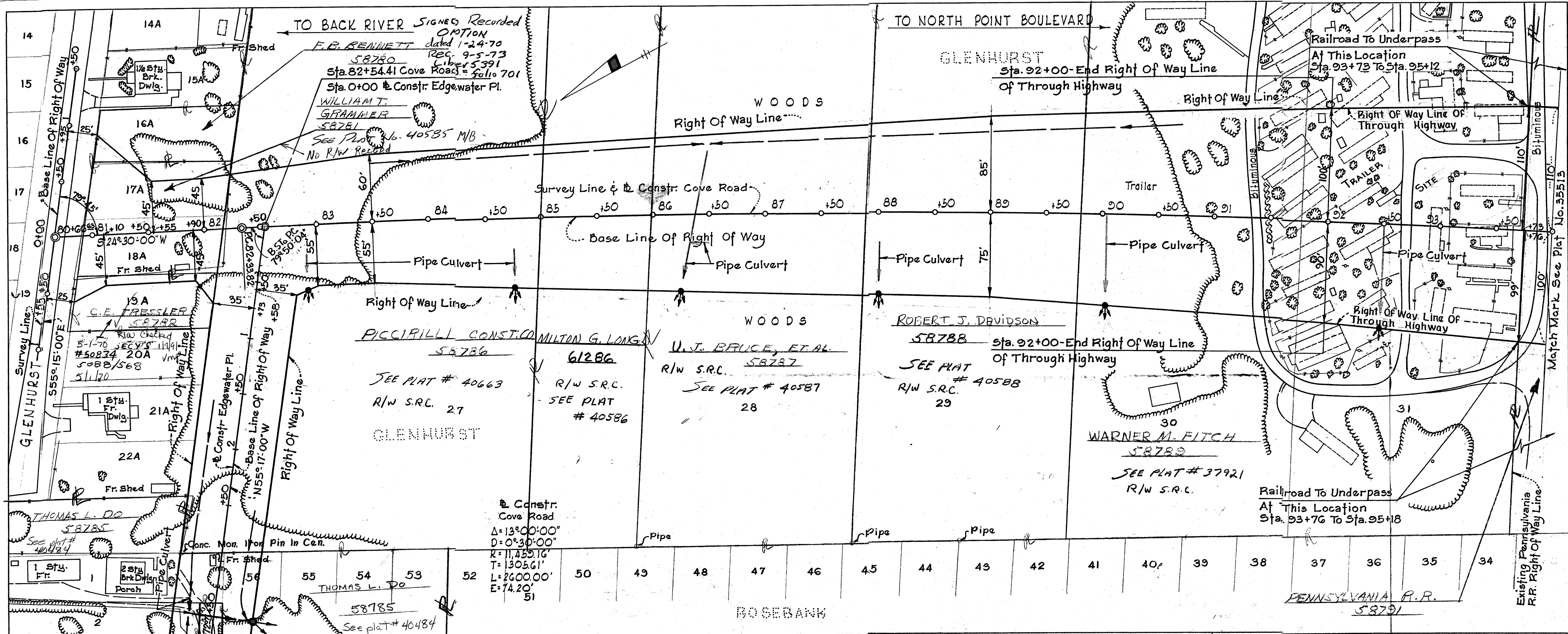
VINCENT J. MUSICKAS

MH DEVELOPMENT ENGINEERS, INC.

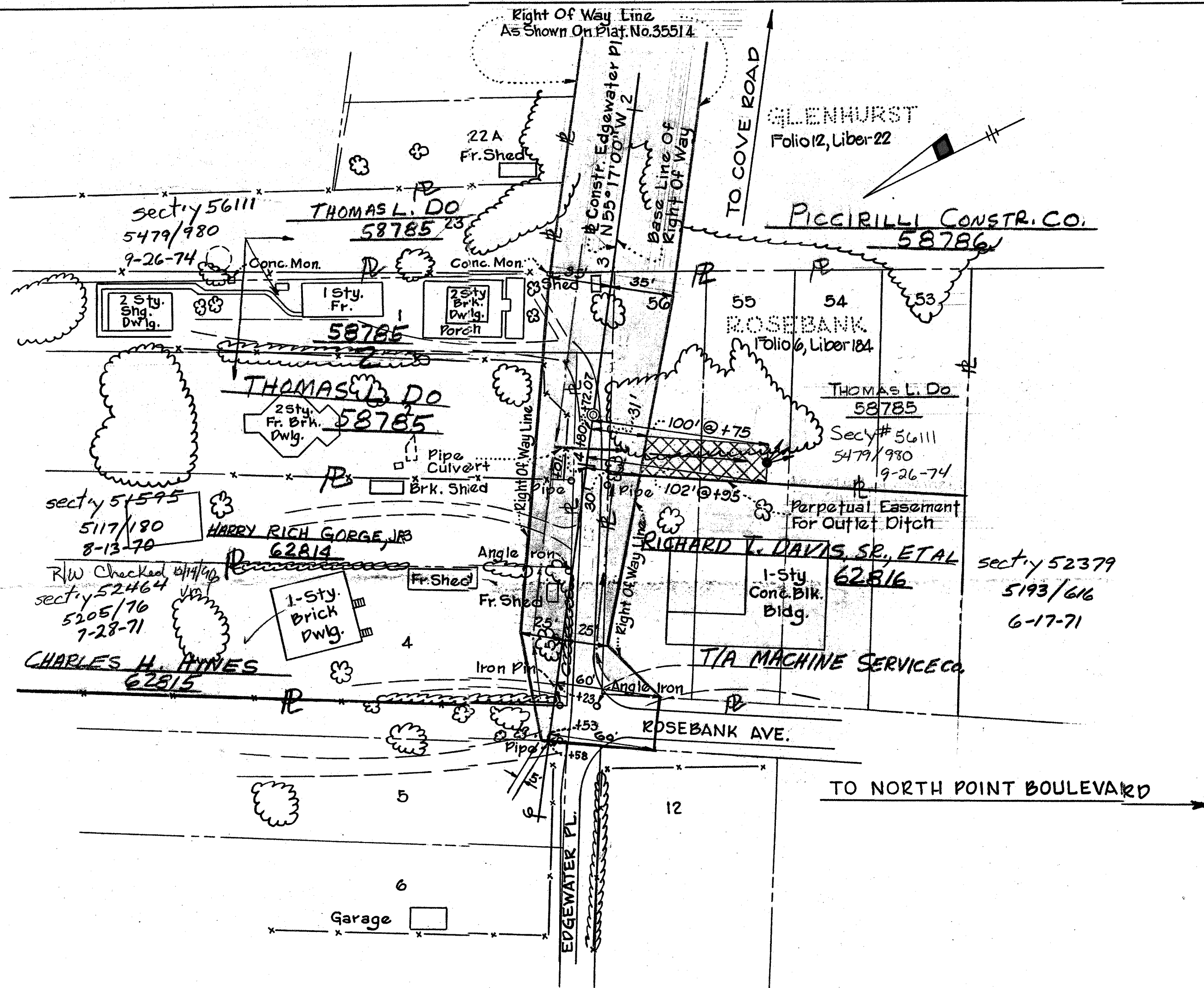
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-0060

OWNER LOT 17A
RICHARD J. & DINA DIPASQUALE
1837 WHITE OAK ROAD
BALTIMORE, MD. 21234
PHONE: (410) 668-1774
DEED REF. 11192/442
TAX ACCT. NO. 1501587061 MAP 104 GRID 3 PARCEL 257

ZONING OFFICE USE ONLY		
REVIEWED BY:	ITEM #	CASE #
		98-8061



LEGEND [Symbol] REVERTIBLE EASEMENT FOR SUPPORTING SLOPES. [Symbol] REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT. [Symbol] PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT. [Symbol] PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT. (ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN) [Symbol] PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE. [Symbol] PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND. [Symbol] APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY)	REVISIONS For Revision See Plat No. 40484	LOCATED IN BALTIMORE COUNTY PREPARED BY RUMMEL, KLEPPER & KAHL PROJECT ENGINEER A.W. [Signature] CONSTRUCTION PROJECT: PATAPSCO FREEWAY MERRITT BOULEVARD TO FISCHER ROAD CONSTRUCTION PROJECT NO: B-811-44-471	STATE ROADS COMMISSION OF MARYLAND RIGHT OF WAY PROJECT: PATAPSCO FREEWAY NORRIS LANE TO WISE AVE. B 811-28-471 RIGHT OF WAY PROJECT NO. FEDERAL AID, PROJECT NO. ISSUED June 26, 1968 Le Roy C. Mason CHIEF, RIGHT OF WAY DIVISION SCALE 1" = 50' PLAT No. 35514	
	A Portion Of This Right Of Way Is For an easement and no other vehicular, pedestrian and/or animal will be permitted across the designated "Right Of Way Line Of Through Highway" except by means of such public and common use as may be necessary or proper to be maintained.	NAMES OF REPORTED PROPERTY OWNERS AS SHOWN ON THIS PLAT ARE THOSE OF ORIGINAL GRANTORS TO THE COMMISSION. THE APPROXIMATE PROPERTY LINES SHOWN WERE NOT ESTABLISHED BY ACTUAL SURVEY, BUT ARE INTENDED FOR AN APPROXIMATE GUIDE ONLY.		
	SENT TO RECORD OFFICE SEP 30 1969 19			
	FINALIZED BY CHAIRMAN AND DIRECTOR SEP 9 1969 19			



LEGEND	
	REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
	REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
	PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
	PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT. (ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)
	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
	APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE FOR EXPLANATORY PURPOSE ONLY)

REVISIONS	
Replaces Part of Plat No. 35514	
Revised May 7, 1970	
REVISED JUNE 17, 1970	
NAMES OF REPORTED PROPERTY OWNERS AS SHOWN ON THIS PLAT ARE THOSE OF ORIGINAL GRANTORS TO THE COMMISSION. THE APPROXIMATE PROPERTY LINES SHOWN WERE NOT ESTABLISHED BY ACTUAL SURVEY, BUT ARE INTENDED FOR AN APPROXIMATE GUIDE ONLY.	
SENT TO RECORD OFFICE	JUL 1 1970
FINALIZED BY CHAIRMAN AND DIRECTOR	JUN 23 1970

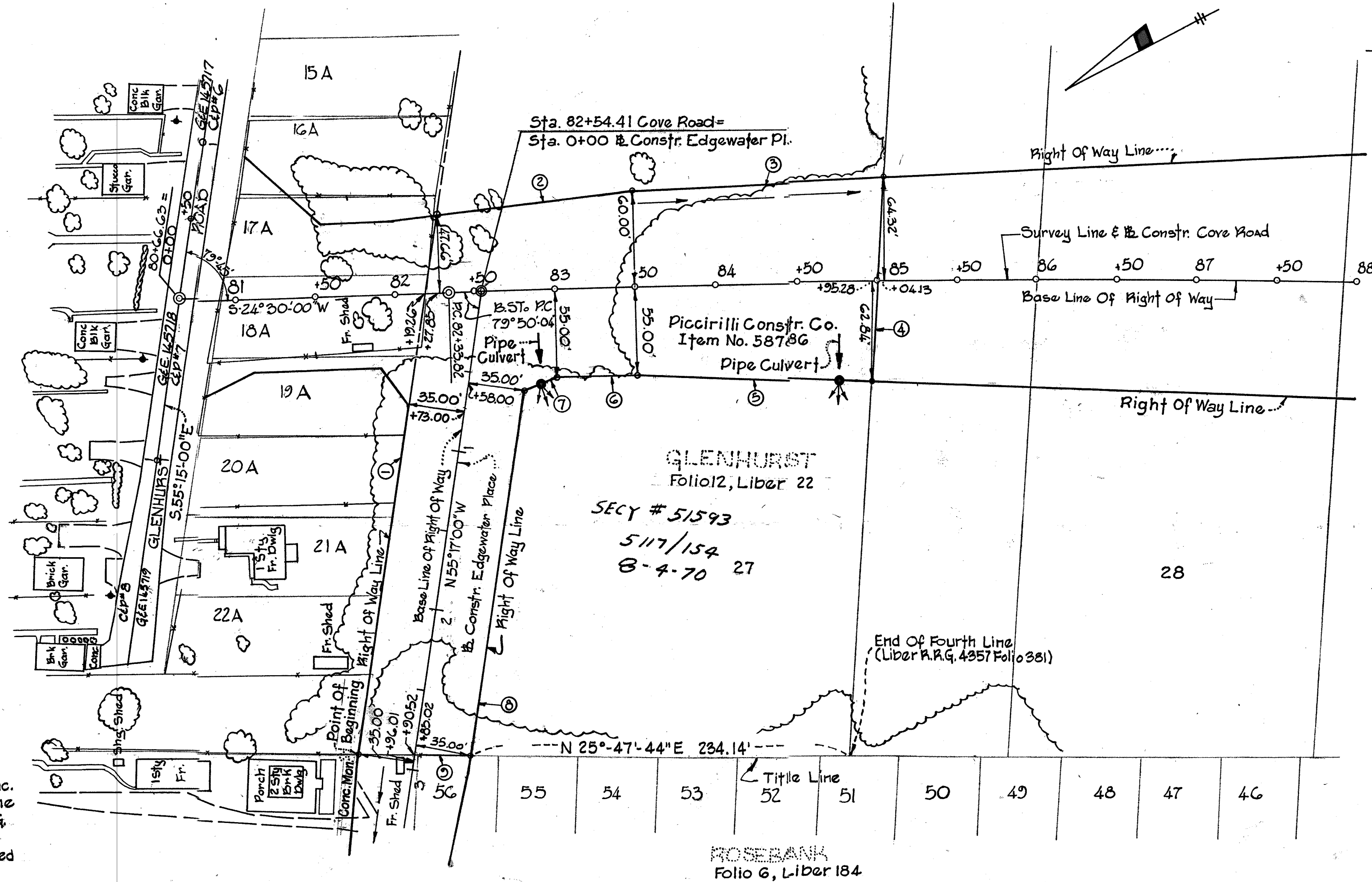
LOCATED IN	BALTIMORE
PREPARED BY	RUMMEL, KLEPPER & KAHL
PROJECT ENGINEER	
CONSTRUCTION PROJECT:	PATAPSCO FREEWAY
ROSEBANK AVENUE TO PENN CENTRAL RAILROAD	
CONSTRUCTION PROJECT NO:	B 811-49-471

STATE ROADS COMMISSION OF MARYLAND	
RIGHT OF WAY PROJECT:	PATAPSCO NECK EXPRESSWAY
RIGHT OF WAY PROJECT NO.	NORRIS LANE TO WISE AVE.
FEDERAL AID PROJECT NO.	B 811-28-471
ISSUED	March 16, 1970
CHIEF, RIGHT OF WAY DIVISION	
SCALE	1"=50'
PLAT No.	40484

LOCATED IN	BALTIMORE
PREPARED BY	RUMMEL, KLEPPER & KAHL
PROJECT ENGINEER	
CONSTRUCTION PROJECT:	PATAPSCO FREEWAY
ROSEBANK AVENUE TO PENN CENTRAL RAILROAD	
CONSTRUCTION PROJECT NO:	B 811-49-471

TO BACK RIVER

TO NORTH POINT BOULEVARD

B. Constr.
Cove Road

$\Delta = 13^{\circ}00'00''$
 $D = 0^{\circ}30'00''$
 $R = 11,459.16'$
 $T = 1305.61'$
 $L = 2600.00'$
 $E = 74.20'$

①	S 55° 17' 00" E	338.15'
②	S 15° 02' 07" W	123.31'
③	S 23° 52' 13" W	155.02'
④	N 60° 11' 23" W	127.47'
⑤	N 28° 33' 00" E	144.74'
⑥	N 24° 57' 21" E	49.76'
⑦	N 03° 05' 18" E	22.24'
⑧	N 55° 17' 00" W	227.02'
⑨	N 25° 47' 44" E	70.86'

PICCIRILLI CONST. CO.
58786

Fee Simple Area 1.122 Acres± Shown Thus

Deed From Martha A. White To Piccirilli Constr. Co. Inc.
Dated Sept. 9, 1964 And Being Recorded Among The
Land Records Of Baltimore County In Liber R.A.G.
4357 Folio 381 Being The Fourth Or S 33°-27' W
305.00' Line Of The Above Deed As Now Surveyed
S 25°-47'-44" W - 305.00'.

LEGEND

- REVERSIBLE EASEMENT FOR SUPPORTING SLOPES.
- REVERSIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT.
(ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR
NATURAL DRAINAGE COURSE.
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
- APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY)

REVISIONS

Part of Plat No. 35514

SENT TO RECORD OFFICE JUL 9 1970 19

FINALIZED BY CHAIRMAN AND DIRECTOR 19

LOCATED IN BALTIMORE COUNTY

PREPARED BY RUMMEL, KLEPPER & KAHL

Donald C. Clem
PROJECT ENGINEER

CONSTRUCTION PROJECT: PATAPSCO FREEWAY
FISCHER ROAD TO PENN CENTRAL RAILROAD

CONSTRUCTION PROJECT NO: B811-49-471

STATE ROADS COMMISSION OF MARYLAND

RIGHT OF WAY PROJECT:

Patapsco Freeway
Norris Lane to Wise Ave.
B 811-28-471

RIGHT OF WAY PROJECT NO.
FEDERAL AID PROJECT NO.

ISSUED July 21, 1970

SCALE 1" = 50'

Louis A. Yost Jr.
CHIEF, RIGHT OF WAY DIVISION

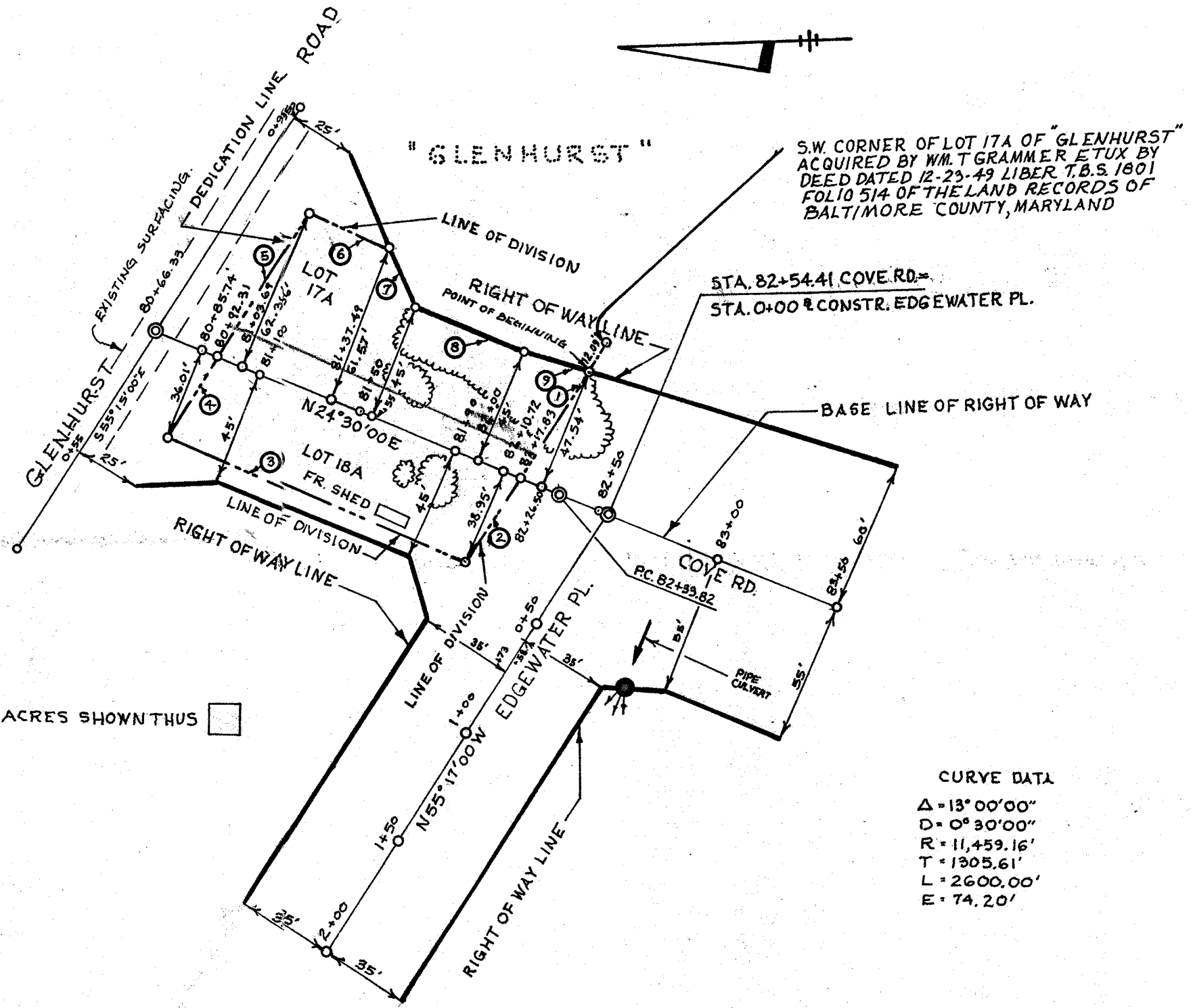
PLAT No. 40663

40663

METES & BOUNDS		
1	N 55° 09' 21" W	48.32'
2	N 55° 09' 21" W	39.59'
3	N 25° 50' 39" E	125.00'
4	S 55° 09' 21" E	36.61'
5	S 55° 09' 21" E	63.33'
6	S 25° 50' 39" W	33.81'
7	S 67° 55' 14" W	24.10'
8	S 24° 30' 00" E	45.00'
9	S 19° 02' 07" W	26.62'

WILLIAM T. GRAMMER
58781
No R/W RECORD

FEE SIMPLE AREA .2555 ACRES SHOWN THUS 



CURVE DATA
Δ = 13° 00' 00"
D = 0° 30' 00"
R = 11,459.16'
T = 1305.61'
L = 2600.00'
E = 74.20'

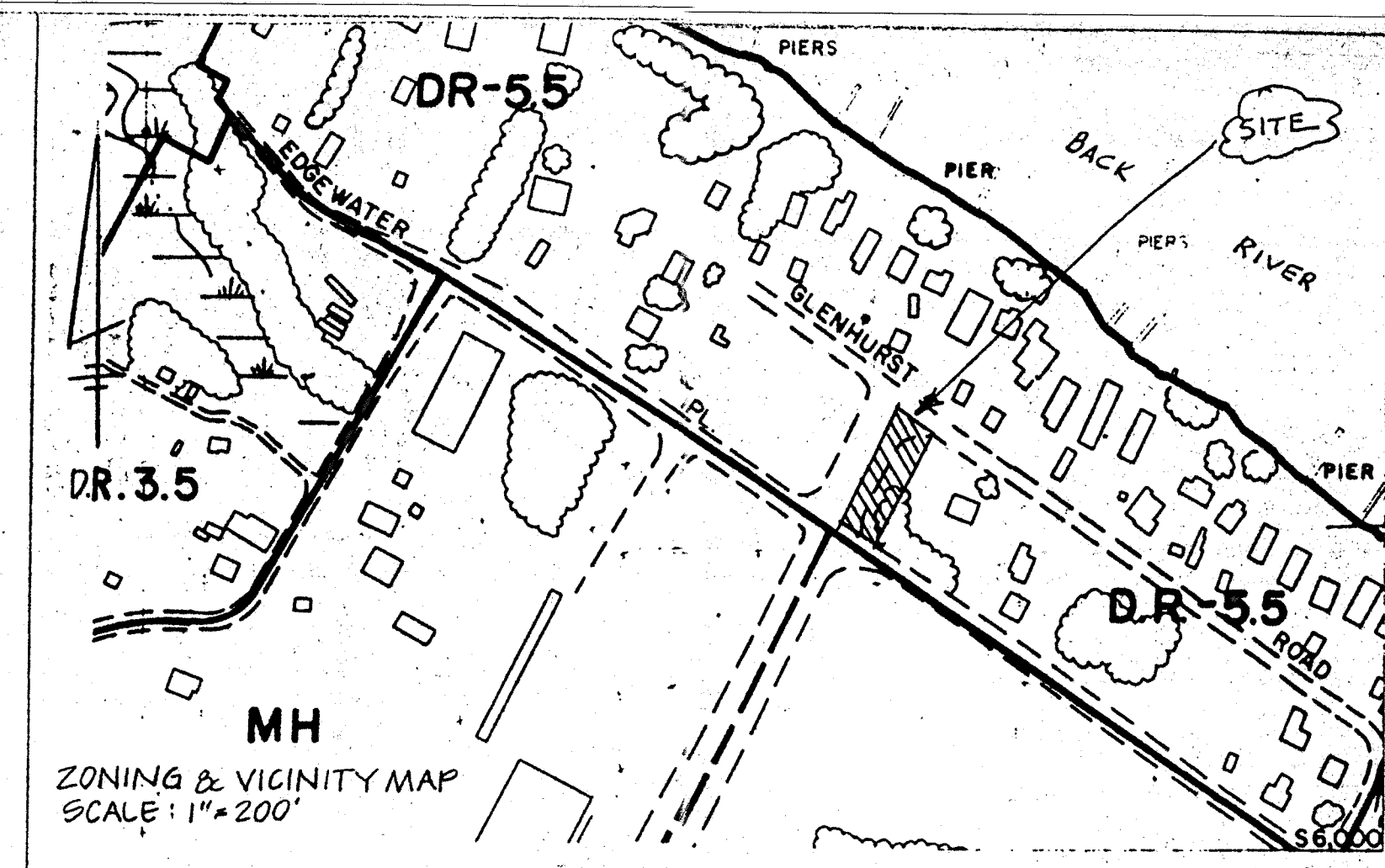
LEGEND	
	REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
	REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
	PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
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	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
	APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY)

SENT TO RECORD OFFICE	19
FINALIZED BY CHAIRMAN AND DIRECTOR	19

BOOK	REVISIONS	PART OF PLATS
21-401		35514

LOCATED IN	BALTIMORE	COUNTY
PREPARED BY	BUREAU OF HIGHWAY DESIGN	
CONSTRUCTION PROJECT:	PATAPSCO FREEWAY	
	MERRITT BOULEVARD TO FISCHER ROAD	
CONSTRUCTION PROJECT NO:	B-811-44-471	

STATE ROADS COMMISSION OF MARYLAND	
RIGHT OF WAY PROJECT:	Patapsco Freeway
RIGHT OF WAY PROJECT NO.	Norris Lane to Wise Ave. I 695
FEDERAL AID PROJECT NO.	B811-28-471
ISSUED	April 28, 1970
CHIEF, RIGHT OF WAY DIVISION	Louis A. Yost Jr.
SCALE	1" = 50'
PLAT No.	40585



LOCATION INFORMATION

1. COUNCILMANIC DISTRICT - 7
2. ELECTION DISTRICT - 15
3. 1" = 200' SCALE MAP - S.E. 29
4. ZONING - DR.5.5
5. LOT SIZE : 6,153^{sq}; 0.14 Acre±
6. SEWER : PUBLIC
7. WATER : PUBLIC
8. CHESAPEAKE BAY CRITICAL AREA : YES
9. ~~PRIOR ZONING HEARINGS~~ - 98-481A
10. NO STREAMS, STORM WATER MANAGEMENT SYSTEMS, DRAINAGE OR PIPE SYSTEMS WITHIN 50' OF THIS PROPERTY.
11. NO 100YR. FLOODPLAIN LOCATED ON THIS SITE. COMMUNITY PANEL NO. 240010-0440B ZONE: C
12. EXISTING USE : VACANT
13. PROPOSED USE : SINGLE FAMILY DWLG.
14. 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).

PLAT TO ACCOMPANY PETITION
FOR
ZONING VARIANCE
AND
UNDER SIZE LOT
#3911 GLENHURST ROAD

OWNER RICHARD J. & DINA DIPASQUALE

SCALE: 1" = 50'

JUNE 11, 1999

SUBDIVISION - "GLENHURST" PLAT BOOK 12 FOLIO 22 LOT 17A NOV. 21, 1938

PREPARED BY
OWNER LOT 17A
RICHARD J. & DINA DIPASQUALE
1837 WHITE OAK ROAD
BALTIMORE, MD. 21234
PHONE: (410) 668-1774
DEED REF. 11192/442
TAX ACCT. NO. 1507581061 MAP 104 GRID 3 PARCEL 257

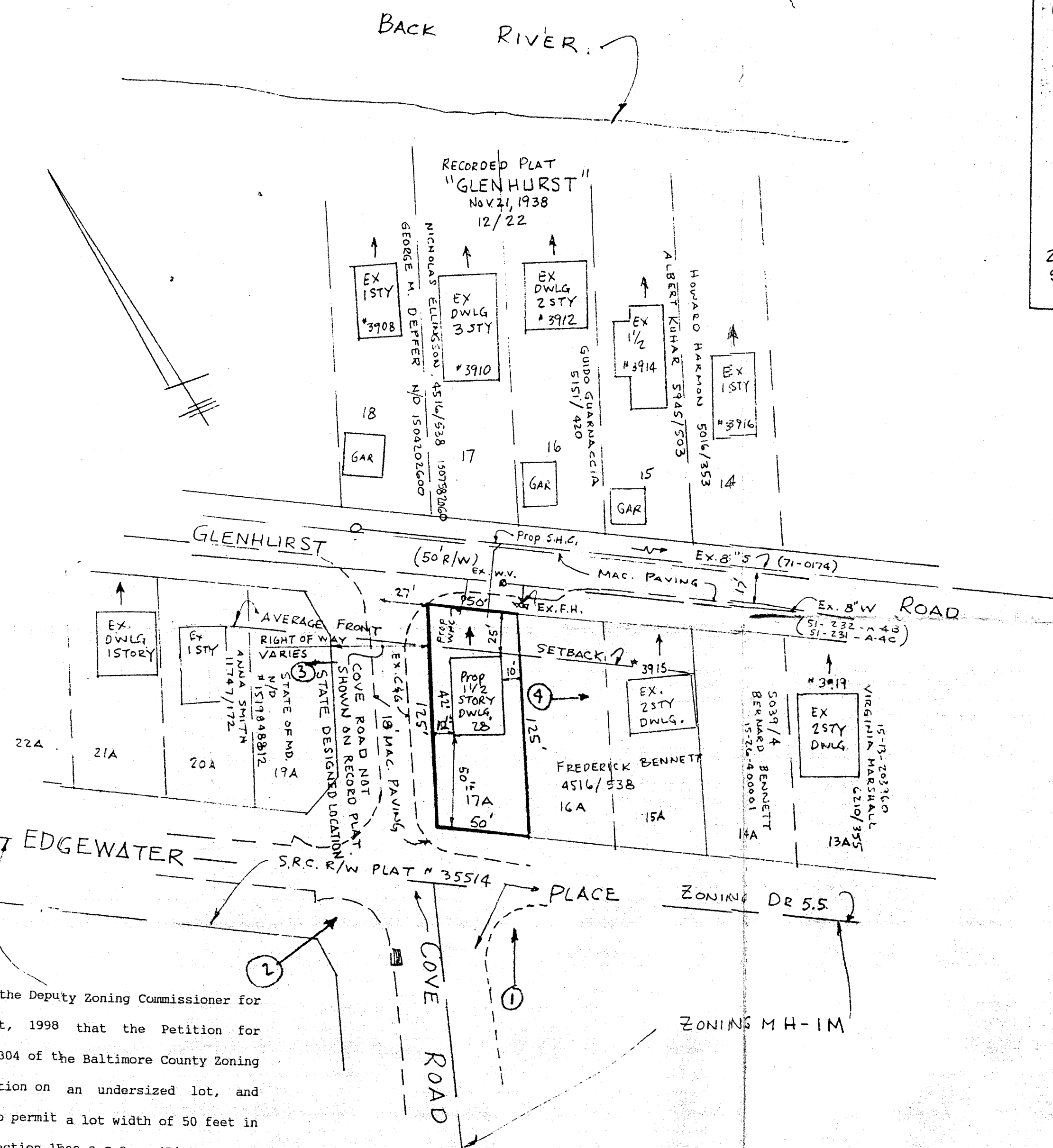
00.089-A

ZONING OFFICE USE ONLY

REVIEWED BY: *[Signature]* 89

CASE #

98-8061



THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of August, 1998 that the Petition for Variance seeking relief from Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit construction on an undersized lot, and from Section 1B02.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet, and from Section 1B02.3.C.2.c, (Diagram V of the Zoning Commissioner's Policy Manual to permit a street side yard setback of 10 feet in lieu of the required 25 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

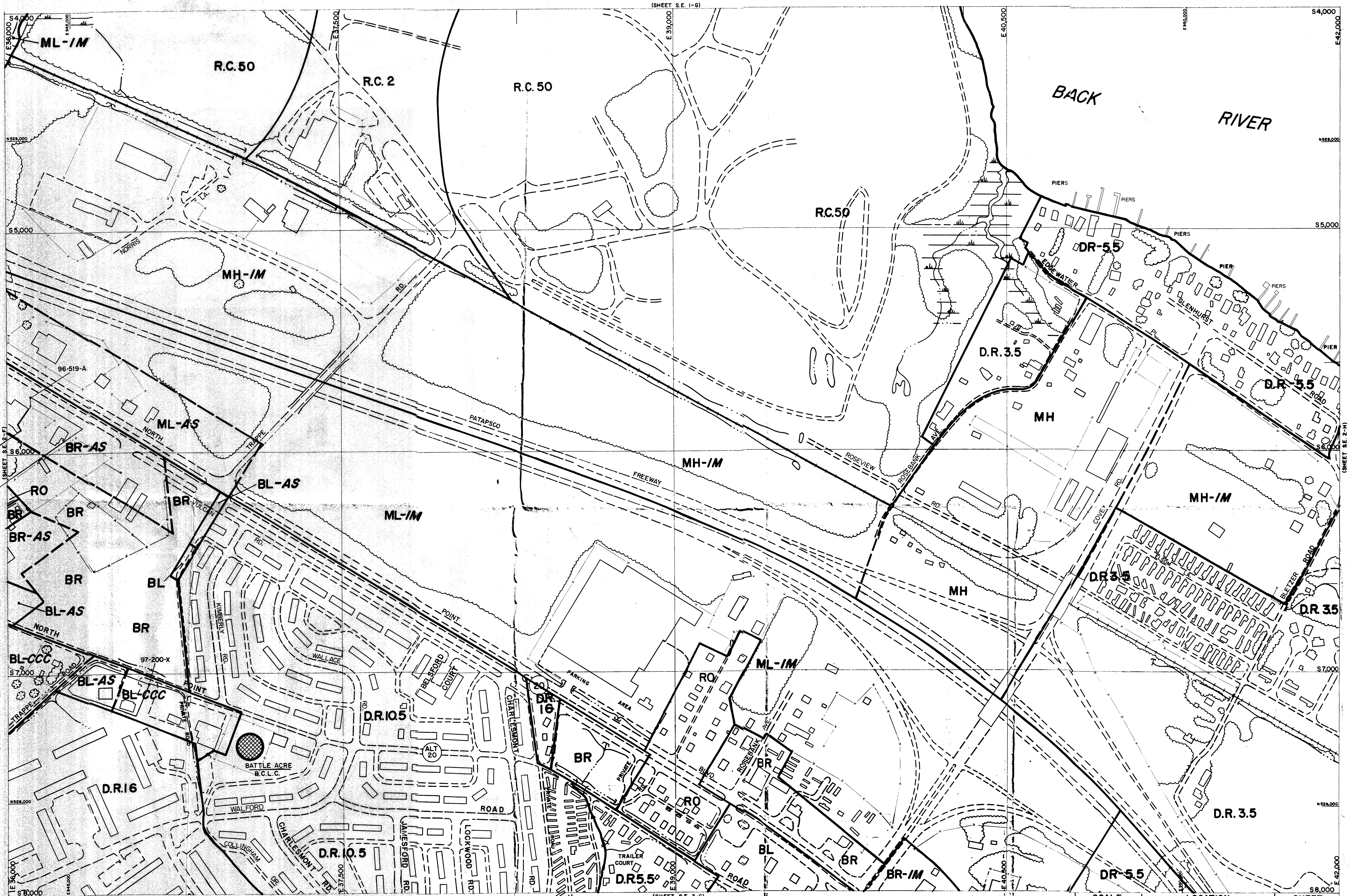
IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Subsequent to the issuance of said Order, Mr. Dipasquale, owner of the subject property, filed a Motion for Reconsideration, by his letter dated and received September 15, 1998, in which he requested an opportunity to appear before me to present testimony from his perspective in support

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of October, 1998 that the Motion for Reconsideration in the above-captioned matter be and the same shall hereby be DENIED;



1996 COMPREHENSIVE ZONING MAP
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1996
 Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin Kamenev
 Chairman, County Council

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	SE 2-6
DATE OF PHOTOGRAPHY JANUARY 1986		

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

SE 2-6





Jeannie & Nick

3-20-95

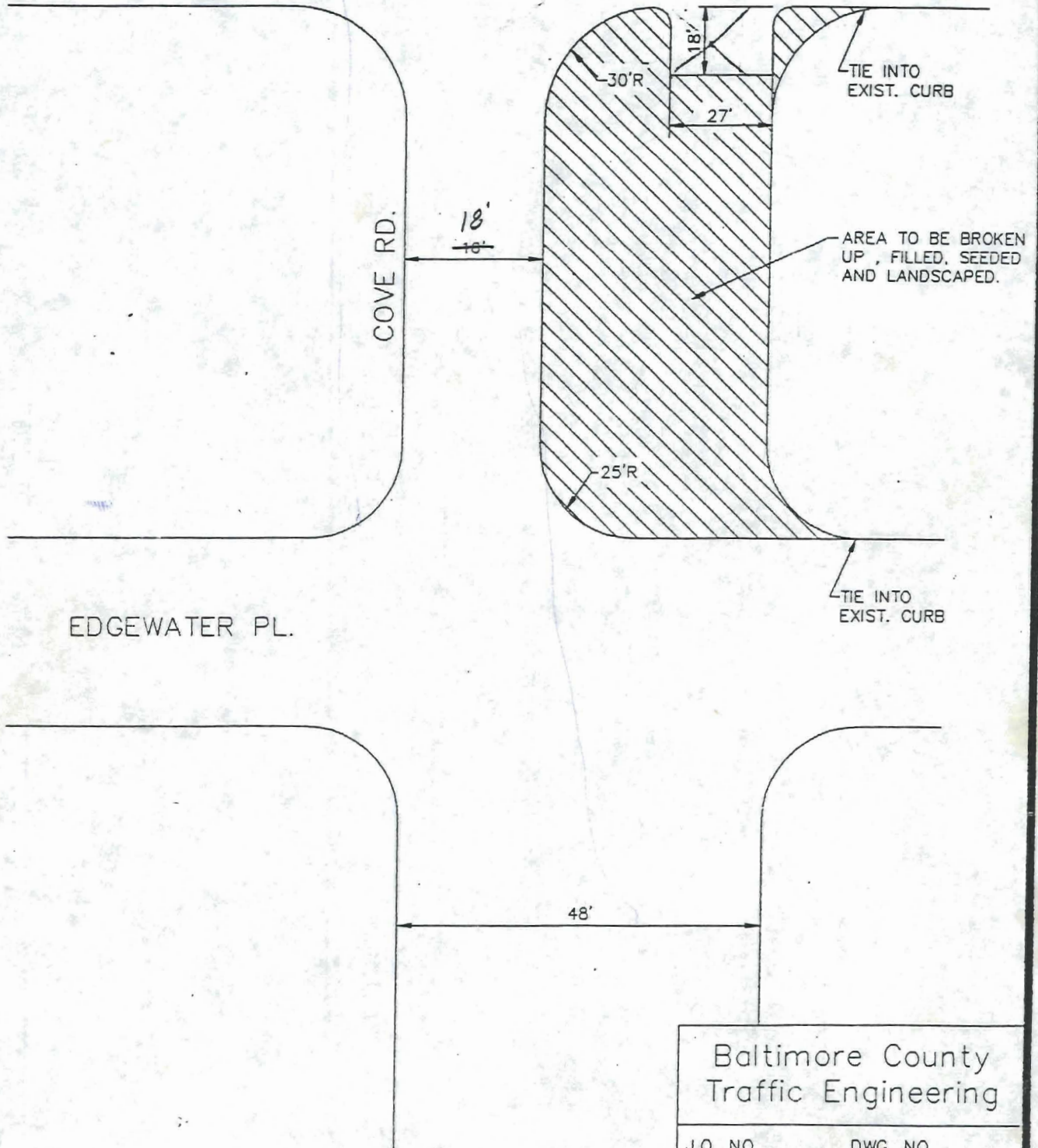
ROBERT BENNER

GLENHURST RD.

STEVE WEBER

Parking area to be deleted per
phone call from exec. office 10:30AM
4-7-95

RCB/SLP



Baltimore County
Traffic Engineering

J.O. NO. _____ DWG. NO. _____
SCALE: NONE DATE: 2/21/95



Cove Road Closure Dispute Resolved

Dundalk Eagle, Dundalk

by Pat Williams

An 18-year-old dispute over the closing of Cove Road has finally been resolved. Glenhurst Road homeowners made county officials aware of the issue during the January 31 Baltimore County Wellness Audit at the Ateaze Senior Center.

While attending the Audit, several residents took their grievances to Baltimore County Executive Dennis Rasmussen & Frank Robey, administrative officer, explaining that the problems began in 1972, after Cove Road was constructed to provide access to Interstate 695.

The short span of the four-lane highway begins at North Point Boulevard, crosses over the Beltway & deadends at the front yards of four Glenhurst Road residents.

One Glenhurst Road homeowner, Helen Depfer, recounted the times she sustained property damage due to vehicles that failed to stop at the road ending.

"Many of those repair costs came out of my pocket," said Ms. Depfer.

On the night of December 31, 1989, Ms. Depfer was jolted out of bed after a pickup truck reportedly ran a stop sign, smashed through her fence & crashed into the front of her house. On impact, the truck drove parts of her front porch into the kitchen, foundation & cellar.

"I heard the sound of an engine & it kept getting closer," Ms. Depfer said. My first thought was that it wasn't going to stop." It didn't. As she was jarred from bed, shattering glass flew into her kitchen & living room. Then water pipes burst, her electricity faltered & joists moaned & cracked.

That's when area residents Nick Ellingson, Guido Guarnaccia & Ms. Depfer renewed their efforts to have the road closed.

After hearing the complaints, county police contacted a short-term enforcement on Cove Road

issuing citations, two stop-sign violations, two three-quarter-ton truck violations, 78 seat belt violations, 61 warnings, two equipment repair orders & 33 citations for various vehicular violations.

Councilman Dale Volz contacted Robey after learning of a meeting with residents regarding the partial closing of Cove Road. In a memo to Robey, Volz stated he assumed that "prior to any decisions being made on the road closing, all procedures outlined in the Baltimore County Code would be followed," & requested that a direct mailing be done "notifying the residents who reside on Glenhurst Road of the road closure hearing date."

Robey responded by stating he was pleased to report that a solution had been found that would satisfy residents of Glenhurst Road & avoid total closure of Cove Road.

Jersey barriers were placed in the two center lanes of Cove Road, providing a type of median strip as the road approaches Glenhurst Road. As a result, access to & from Glenhurst Road will now be one-way single lanes on either side of the barriers.

Robey additionally stated that access by the residents of the community to & from Glenhurst will be maintained, eliminating the need for a road closing hearing.

"It was easier to tear down the Berlin Wall than to get action from some county officials," said Guarnaccia, who added that he was pleased with the quick response from Rasmussen & Robey after informing them of the problem.

When asked how she felt about the traffic pattern changes on Cove Road, Ms. Depfer said, "I love that wall." After years of restless nights, Ms. Depfer can finally get a good night's sleep.



GLENHURST ROAD RESIDENTS (from left) Guido Guarnaccia, Helen Depfer & Nick Ellingson are pleased by the installation of Jersey barriers that closed the two

center lanes of Cove Road & dispute.

accountable
of Cove Road
direct access

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t with Cove
he problems
lved if the
the road a
feet beyond
lines. Resi-
ill have ac-
rst & Cove
water Place.
stion was to
& construct
l to connect
t.

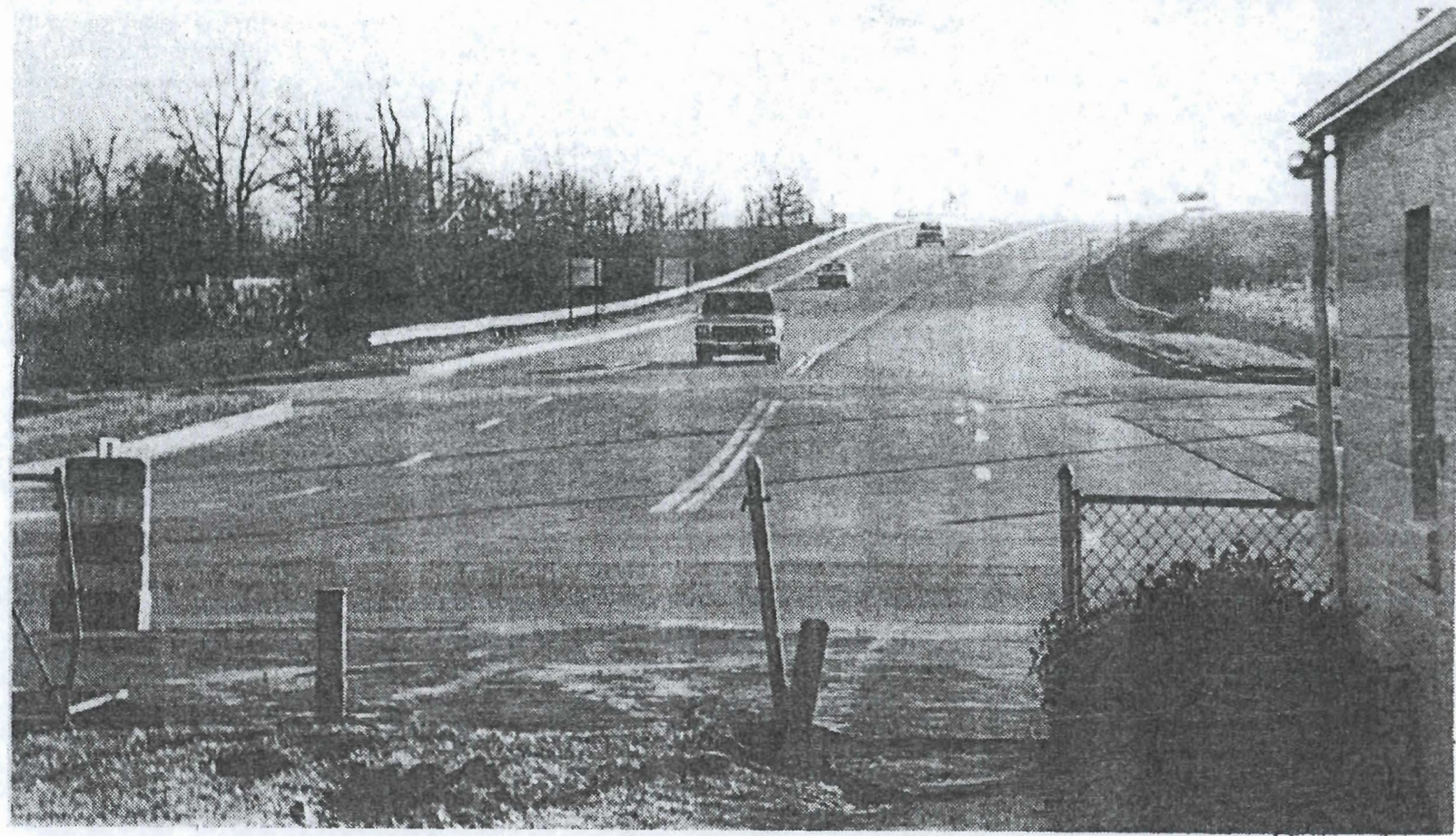
Traffic Engi-
ector Mark
nore County
ning repre-
e MacMillan
Depfer, Mr.
uido Guar-
k. The resi-
d county of-
erwork from
pts to have
d in 1987 &
all county
n agreement
sal, with the
Baltimore
ministrative
e B. Melvin
ion, opposi-
at least one
ad resident
lly feared
sponse time
owed down
access.

FOR

GLENHURST ROAD RESIDENT HELEN DEPFER got off to a bad start on December 31, after a Ford pickup truck crashed through her fence & smashed into her house. Ms. Depfer said there have been multiple acci-

dents at that intersection after Cove Road was constructed in 1972. She has reportedly replaced her fence 17 times, & her neighbor, Nick Ellingson (also pictured), reported that he has replaced his mailbox 15 times.

photos by Pat Williams



SEVERAL GLENHURST ROAD RESIDENTS have asked Baltimore County officials to close a section of Cove Road, a four lane highway, that dead ends at their properties. Those residents, who have all sustained some property damage, contend that the intersection of Cove

& Glenhurst roads is a safety hazard. After the construction of Cove Road, Edgewater Place was designed as a deterrent against trucks utilizing Glenhurst Road, which has a weight restriction.

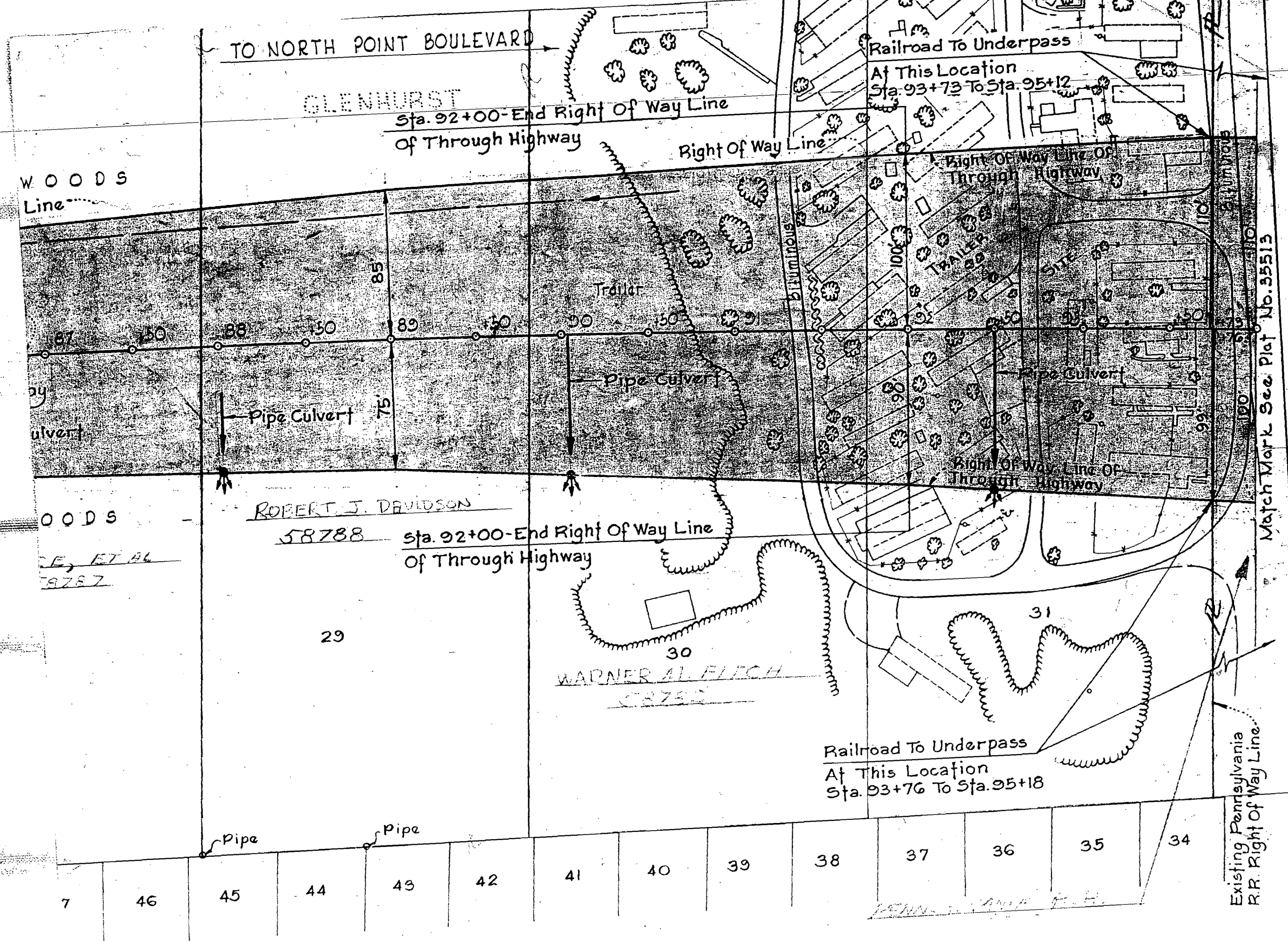
emergency situations & annoyances. said Mr. Guarnaccia. "An alternate access to Glenhurst Road could be devel-

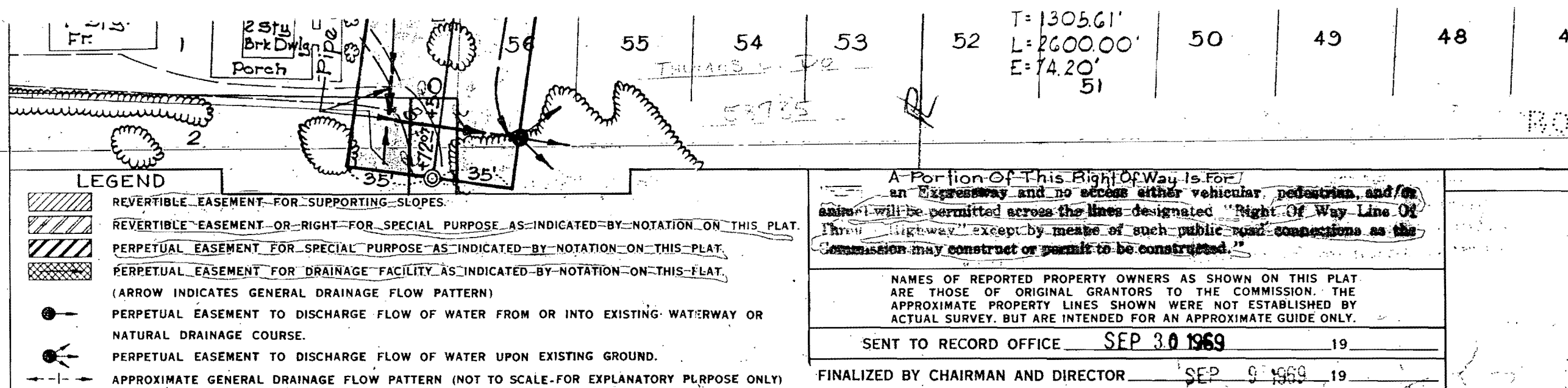
Car Stolen During Break-In

1972 Buick Wildcat valued

incident matches a similar one at the body shop December 26.

DHS 1980 Class





IN RE: PETITION FOR VARIANCE
S/S Glenhurst Road, 27' E of
the c/l Cove Road
(3911 Glenhurst Road)
15th Election District
7th Councilmanic District

Richard DiPasquale, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-481-A
*

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

WHEREAS, this matter came before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Richard and Dina DiPasquale, and the Contract Purchaser, Carpentry Unlimited, by Mark A. Fuchsluger, seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 304 to permit construction on an undersized lot; from Section 1B02.3.C.1 to permit a lot width of 50 feet in lieu of the required 55 feet; and, from Section 1B02.3.C.2.c, Diagram V of the Zoning Commissioner's Policy Manual, to permit a street side yard setback of 10 feet in lieu of the required 25 feet, for a proposed single family dwelling. The subject property and relief sought were depicted on the site plan submitted with the Petition filed which was marked into evidence as Petitioner's Exhibit 1.

The Owners were unable to attend the public hearing, which was held on July 21, 1998; however, Vincent J. Moskunas, Professional Engineer with M & H Development Engineers, Inc., the consulting firm which prepared the site plan for this property, appeared on behalf of the Owners and the Contract Purchaser. Mr. Guido Guarnaccia and Reverend Bernard Bennett, who reside on property adjacent to the subject site, appeared and testified in opposition to the request.