

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S of Arellen Court, 300' S *
of centerline of Talles Road * DEPUTY ZONING COMMISSIONER
2nd Election District *
2nd Councilmanic District * OF BALTIMORE COUNTY
(3403 Arellen Court) *
 * CASE NO. 00-134-A
Martha Leeds & Jacques E. Leeds, Sr. *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Martha Leeds and Jacques E. Leeds, Sr. The variance request is for property located at 3403 Arellen Court in the Lochearn area of Baltimore County. The Petitioners herein seek a variance from the 1953-1955 Zoning Regulations and Restrictions for Baltimore County, Section III-"A" Residence Zone #13, to permit a detached accessory building (carport) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

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

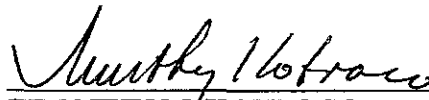
11/15/99
R. Simon

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

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of November, 1999 that a variance from the 1953-1955 Zoning Regulations and Restrictions for Baltimore County, Section III-"A" Residence Zone #13, to permit a detached accessory building (carport) to be located in the front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are a condition precedent to the relief granted herein:

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

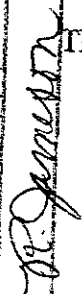
TMK:raj

ORDER RECEIVED FOR FILING

Date

11/15/99

By





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 15, 1999

Mr. & Mrs. Jacques E. Leeds, Sr.
3403 Arellen Court
Baltimore, Maryland 21207

Re: Petition for Administrative Variance
Case No. 00-134-A
Property: 3403 Arellen Court

Dear Mr. & Mrs. Leeds:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3403 ARELLEN COURT

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)

1953-1955 ZONING REGULATIONS AND
RESTRICTIONS FOR BALTIMORE COUNTY
SECTION III - "A" RESIDENCE ZONE #13
TO PERMIT A DETACHED ACCESSORY
BUILDING (CARPORT) TO BE LOCATED IN
THE FRONT YARD IN LIEU OF THE
REQUIRED REAR YARD

Kelly D. Stettin

Notary Public, Anne Arundel County, MD
My Commission Expires November 10, 2002

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

PATIO ENCLOSURES, INC.

Name - Type or Print

Signature

R. L. TICE, AGENT

PATIO ENCLOSURE'S INC.

Company

224 8th AVENUE, N. W.

410-760-1919

Address

Telephone No.

GLEN BURNIE, MD 21061

City

State

Zip Code

Legal Owner(s):

JACQUES LEEDS, SR.

Name - Type or Print

Signature

MARTHA LEEDS

Name - Type or Print

Signature

3403 ARELLEN COURT 410-298-8499

Address

Telephone No.

BALTIMORE, MD 21207

City

State

Zip Code

Representative to be Contacted:

R. L. TICE, AGENT, PATIO ENCLOSURES, INC.

Name

224 8th AVENUE,

Address

410-760-1919

Telephone No.

GLEN BURNIE, MD 21061

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9 day of September, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-134-A

Reviewed By LTN

Date 9/28/99

Estimated Posting Date 10/10/99

REV 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3403 ARELLEN COURT
Address
BALTIMORE, MD 21207
City State Zip Code

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

1. ~~THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT PLOT PLAN PATTERNS.~~
2. ~~THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.~~
3. ~~SIMILAR CARPORT LOCATIONS ARE ON OTHER ADJACENT PROPERTIES.~~

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

X Jacques E. Leeds, Jr.
Signature
JACQUES LEEDS Jr
Name - Type or Print

X Martha Leeds
Signature
MARTHA LEEDS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of August, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

August 30, 1999
Date

[Signature]
Notary Public
My Commission Expires MAY 1, 2001

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3403 ARELLEN COURT
Address
BALTIMORE, MD 21207
City State Zip Code

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2. ~~THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITS ELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.~~
3. ~~SIMILAR CARPORT LOCATIONS ARE ON OTHER ADJACENT PROPERTIES.~~

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

☒ Jacques Leeds, Sr.
Signature
JACQUES LEEDS JR.
Name - Type or Print

☒ Martha Leeds
Signature
MARTHA LEEDS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of August, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

August 30, 1999
Date

[Signature]
Notary Public
My Commission Expires MAY 1, 2001



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3403 ARELLEN COURT

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)

1953-1955 ZONING REGULATIONS AND
RESTRICTIONS FOR BALTIMORE COUNTY
SECTION III - "A" RESIDENCE ZONE, #13
TO PERMIT A DETACHED ACCESSORY
BUILDING (GARPORT) TO BE LOCATED
IN THE FRONT YARD IN LIEU OF THE
REQUIRED REAR YARD

Kelly D. Statton

Notary Public, Anne Arundel County, MD
My Commission Expires November 10, 2002

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

PATIO ENCLOSURES, INC.

Name - Type or Print

Signature

R. L. Tice, Agent
R. L. TICE, AGENT

PATIO ENCLOSURE'S INC.

Company

224 8th AVENUE, N. W. 410-760-1919

Address

Telephone No.

GLEN BURNIE, MD 21061

City

State

Zip Code

Legal Owner(s):

E. JACQUES LEEDS, SR.

Name - Type or Print

Signature

MARTHA LEEDS

Name - Type or Print

Signature

3403 ARELLEN COURT 410-298-8499

Address

Telephone No.

BALTIMORE, MD 21207

City

State

Zip Code

Representative to be Contacted:

R. L. TICE, AGENT, PATIO ENCLOSURES, INC.

Name

224 8th AVENUE,

Address

410-760-1919

Telephone No.

GLEN BURNIE, MD 21061

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-134-A

Reviewed By LTM Date 9/28/99

REV 9/15/98

Estimated Posting Date 10/10/99

ZONING DESCRIPTION

Zoning Description for 3403 Arellen Court, Baltimore, Md., 21207

Beginning at a point on the East side of Arellen Court,
which is 50' wide at the distance of 300+- ft., South of the
centerline of the nearest improved intersecting street,
Talles Road, which is 50' wide.

*Being Lot #15, Block E, Section B, in the subdivision of
Robin Hills, as recorded in Baltimore County Plat Book #0023,
Folio 0020, containing 8154 square feet. Also known as
3403 Arellen Court and located in the 2nd Election District, 2nd
Councilmanic District.

00-134-A

#134

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **072161**

DATE 07/24/2000 ACCOUNT 6110-0100

AMOUNT \$ 50.00

RECEIVED FROM: REC. TICE

FOR: PIO. VARIANCE

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

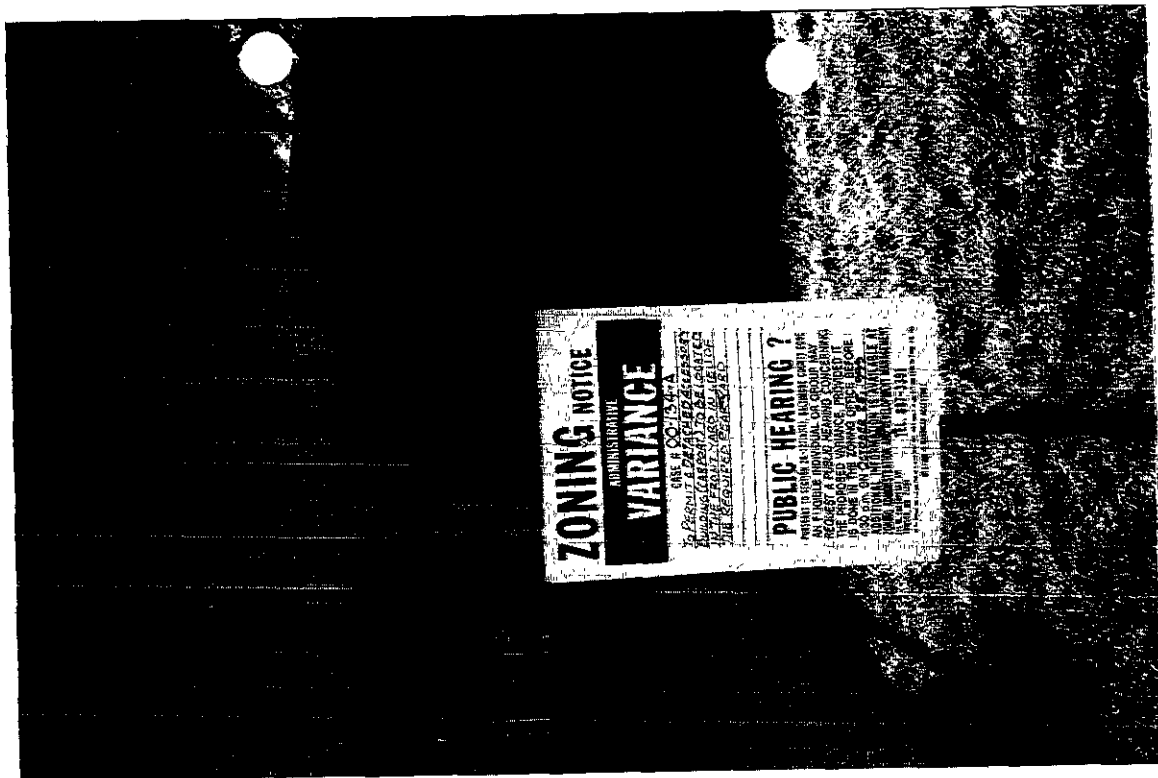
PAID RECEIPT

PROFESSOR DEAN
 07/28/1999 07/28/1999 11:10:10
 0505 CASHIER WSTE RES INCOMP
 5 528 ZONTING VERIFICATION
 RECEIPT # 124825
 CR NO. 072161

Receipt Tot 50.00
 50.00 CR
 Baltimore County, Maryland

00-13-X-1X

CASHIER'S VALIDATION



ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 00-15-00-00-00
A RESIDENTIAL VARIANCE IS REQUESTED FOR THE PROPOSED VARIANCE LOCATED IN THE FRONT YARD OF THE PROPERTY. THE PROPOSED VARIANCE IS REQUESTED FOR THE PROPOSED VARIANCE LOCATED IN THE FRONT YARD OF THE PROPERTY. THE PROPOSED VARIANCE IS REQUESTED FOR THE PROPOSED VARIANCE LOCATED IN THE FRONT YARD OF THE PROPERTY.

PUBLIC HEARING ?
PENDING TO BEING IN FINAL REVIEW. PUBLIC HEARING WILL BE HELD AT THE CITY CLERK'S OFFICE, 1000 N. 10TH AVE., SUITE 100, DENVER, CO 80202. THE PUBLIC HEARING WILL BE HELD AT THE CITY CLERK'S OFFICE, 1000 N. 10TH AVE., SUITE 100, DENVER, CO 80202. THE PUBLIC HEARING WILL BE HELD AT THE CITY CLERK'S OFFICE, 1000 N. 10TH AVE., SUITE 100, DENVER, CO 80202.

CERTIFICATE OF POSTING

RE: Case No.: CO-134-A

Petitioner/Developer: _____

JACQUES E. LEEDS JR.

Date of Hearing/Closing: OCT. 25, 1999

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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

3403 ARELLEN COURT

The sign(s) were posted on OCT. 8TH 1999
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

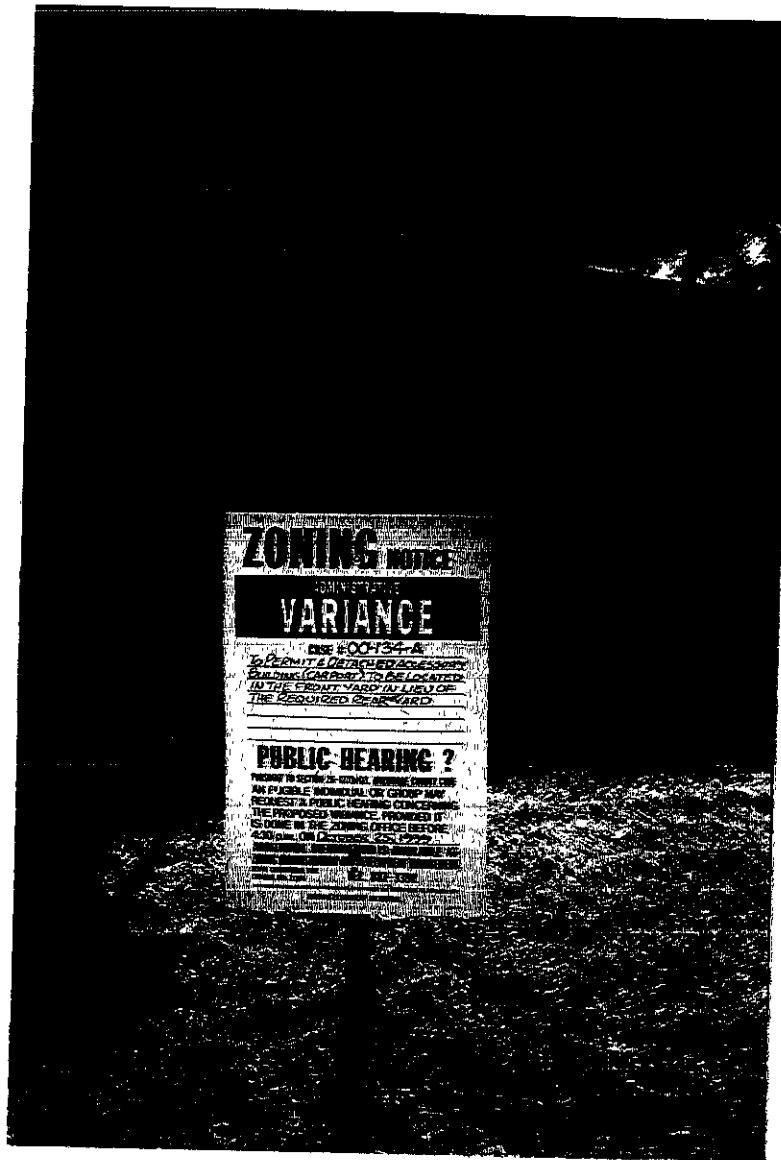
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



#00-134-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 134 -A

Address 3403 ARELLEN CT

Contact Person: LLOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/28/99

Posting Date: 10/10/99

Closing Date: 10/25/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 134 -A

Address 3403 ARELLEN CT

Petitioner's Name JACQUES E. LEEDS JR.

Telephone 410 298 8499
410 760 1919

Posting Date: 10/10/99

Closing Date: 10/25/99

Wording for Sign: To Permit A DETACHED ACCESSORY BUILDING
(CARPORT) TO BE LOCATED IN THE FRONT YARD
IN LIEU OF THE REQUIRED REAR YARD.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-134-A

Petitioner: JACQUES & MARTHA LEEDS

Address or Location: 3403 ARELLEN COURT, BALTIMORE, MD 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATIO ENCLOSURES, INC.

Address: 224 8th AVENUE, N.W.

GLEN BURNIE, MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

134



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 29, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED JAN 06 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 25, 1999

Item No.: See Below

Dear Ms. Stephens:

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

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

130, 131, 133, (134), 135, 137, 140, 142, 143, 144, 148,
149, 150, 151, 152,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



FILED
OCT 28 1999
AV

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: October 28, 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): 134 and 140

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

00-134-A

3403 Arellen Court
Woodlawn, Maryland 21207
August 18, 1999

Dear Neighbor(s):

This letter is required by Baltimore County to allow a property "Variance."

As you have noticed, the only carport in our block does not extend to the street curb. This is because on the side of the street with even-number addresses, there is a pavement between the lots and the street curb. On the opposite side of the street (houses with odd-number addresses) we do not have a sidewalk. Our lots, in fact, end at the curb line.

We plan to build an open carport to the curb line so that we can better "duck" the elements as we go from our cars to the house itself.

This carport will not obstruct your vision, nor detract, in any way, from the attractiveness of our block; but will, we hope, enhance the appearance of the neighborhood.

The signatures of three (3) neighbors are needed to allow a "Variance."

If you agree with my position regarding the construction of such a carport, please sign your name and address at the bottom of this letter.

Very truly yours,

Jacques and Martha Leeds
Jacques and Martha Leeds

Debra R. Hane
NAME

3402 Arellen Ct.
ADDRESS

Robert L. Gockard
NAME

3405 Arellen Ct
ADDRESS

Johnnie Winters
NAME

3400 ARELLEN CT
ADDRESS

#134

00-134-A

36

DEED

FROM

Martha H. Wame (Leeds)

TO

Martha H. Leeds

Jacques E. Leeds, her husband

BLOCK No. _____

Received for Record, _____, 19____,
at _____ o'clock _____ M. Same day recorded
in Liber _____ No. _____ Folio _____ &c.,
one of the Land Records of _____

_____, and examined per
_____, Clerk.

Cost of Record, \$ _____

MAIL TO:

Martha and Jacques Leeds
3403 Arellen Court
Baltimore, Maryland 21207

THE DAILY RECORD CO., BALTIMORE, MD. 21202

134

00-134-A

This Deed, MADE THIS 8th day of November

in the year one thousand nine hundred and eighty-nine

by and between

✓ Martha H. Ware

of Baltimore County, ✓ and the State of Maryland

of the first part, and

✓ Martha Leeds and ✓ Jacques E. Leeds, her husband

of the second part.

WITNESSETH, That in consideration of the sum of, No consideration, but for love and affection,

the said party of the first part

DEED C RC/F 13.00
SM CLERK 13.00
#42280 C001 R02 T08:07
11/13/89

does grant and convey to the said parties of the second part, their survivors, and their

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

that lot of ground situate in Baltimore County, State of Maryland

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 15, Block E, as shown on a plat entitled Plat of section B, Robin Hills, which Plat is recorded among the land records of Baltimore County in Plat Book GLB No. 23 folio 20. The improvements thereon being known as 3403 Arellen Court.

BEING ALSO, the same lot of ground described in a Deed dated November 12, 1979 and recorded among the land records of Baltimore County in Liber No. 6132, Folio 160, EHK, from Frank Bunyan Sherman and Gloria Sherman his Wife, To Martha H. Ware, subject to a Deed of Trust to Colonial Mortgage Service Company.

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

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

By [Signature] 11/9/89
Date

SIGNATURE [Signature] DATE 11/9/89

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per Joy Burgeson
Authorized Signature

Date 11-9-89 Sec. 11-85A

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

To HAVE AND TO HOLD the said described lot of ground and premises to the said Martha Leeds and Jacques E. Leeds, Her husband as tenants by the entireties, their survivors,

and assigns their personal representatives/successors, in fee simple.

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

WITNESS the hand and seal of said grantor

Test:

Nikki J. Bohanan

Martha H. Ware (SEAL)
Martha H. Ware

____ (SEAL)

STATE OF MARYLAND,

, to wit:

I HEREBY CERTIFY, That on this 8th day of November, in the year one thousand nine hundred and eighty nine, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Martha H. Ware

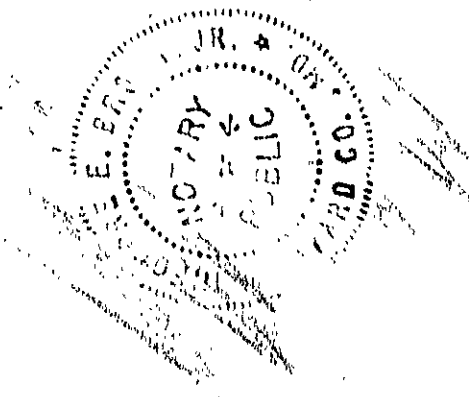
known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

Theodore B. Brand
Notary Public

My Commission expires:

My Commission Expires July 1, 1990



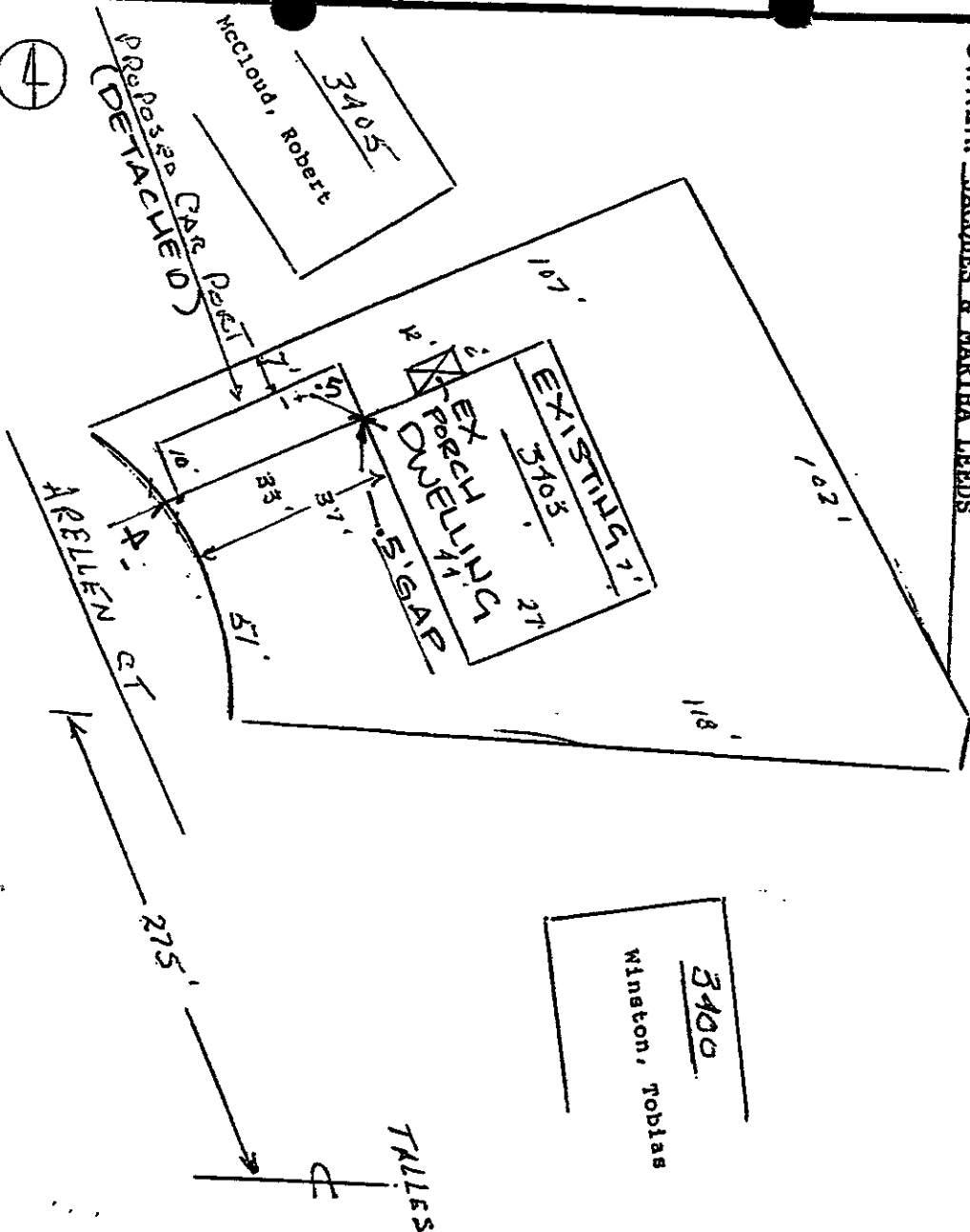
PROPERTY ADDRESS: 3403 ARELLEN COURT

Subdivision name: ROBIN HILLS

plat book# 23, folio# 20, lot# 15, section# B

OWNER: JACQUES & MARTHA LEEDS

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



LOCATION INFORMATION

Election District: 2

Councilman's District: 2

1"=200' scale map#; N.W. 4 E

Zoning: DR-5.5

Lot size: .194 8154

acreage
square feet

SEWER: ☒ Public ☐ Private

WATER: ☒ ☐

Critical Areas:

Prior Zoning Hearings: NONE

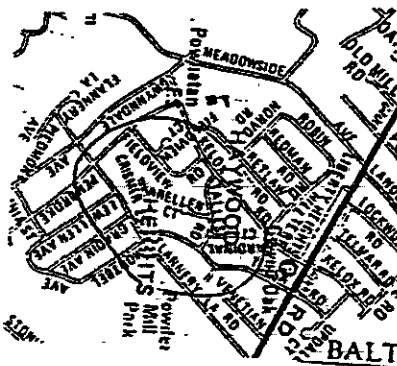
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

272

134

00-134-A

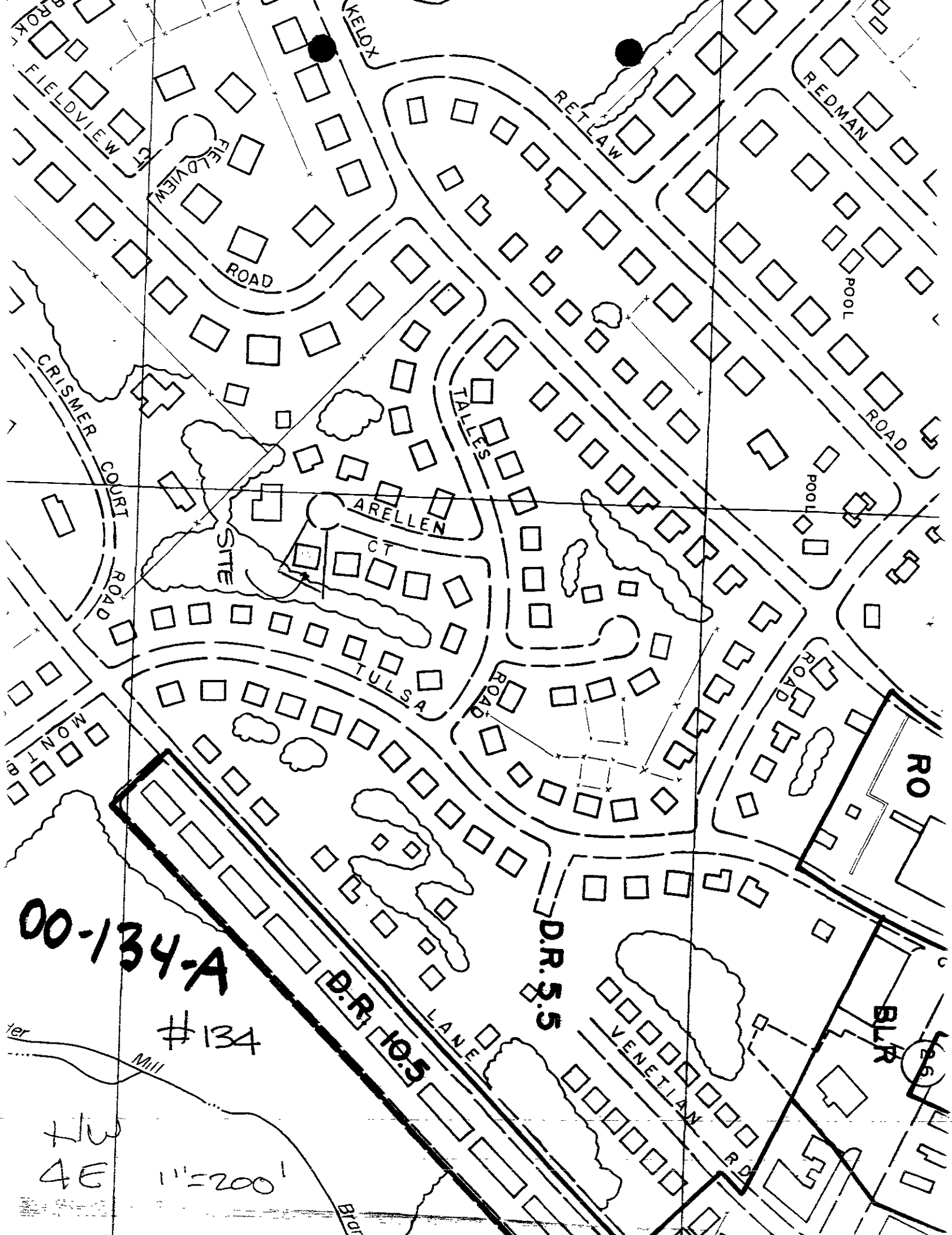


North

Vicinity Map
Scale: 1"=1000'

PET. EX. #1

11



00-134-A

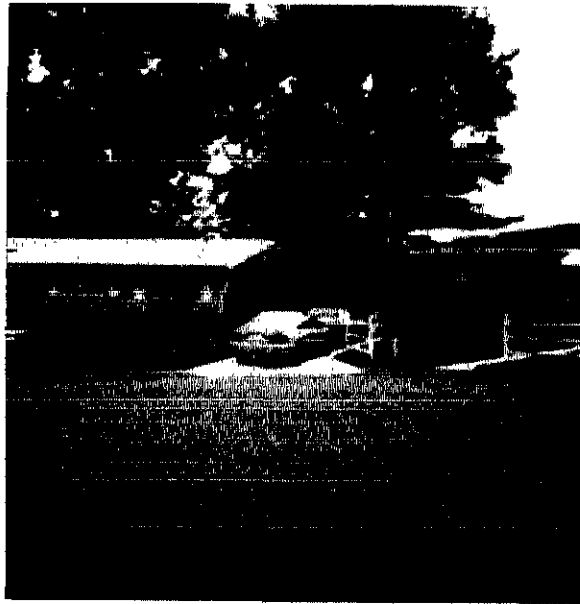
#134

D.R. 10.5

D.R. 5.5

1"=200'

TLW
4E



00-134-A
OWNERS PROPERTY
REQUESTING
CAR PORT

3403 ARELLEN CT



NEIGHBORS CAR PORT

#134



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

#134 00-134-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY	LOCHEARN	N.W. 4-E
JANUARY 1986		