

IN RE: PETITION FOR SPECIAL HEARING
N/S Western Run Road, 2800' W
centerline of Western Run Road
4th Election District
3rd Councilmanic District
(700 Western Run Road)

Robert and Sally Lyston
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-028-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Robert and Sally Lyston. The special hearing request is for property located at 700 Western Run Road, which property is zoned RC 4. The request is from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a non-density transfer of 0.996 acres from one parcel of property to another.

Appearing at the hearing on behalf of the special hearing request were Robert Lyston, the owner of the property and Bruce Doak and Brian Dietz, both with Gerhold Cross & Etzel. There were no protestants in attendance.

Testimony and evidence indicated that the Petitioners, Robert and Sally Lyston, own 2 adjoining parcels of property located on the north side of Western Run Road adjacent to the Hayfields Golf Course. Parcel 1 of their holdings consists of 1.808 acres, more or less, and contains an existing one-story brick dwelling wherein the Lyston's reside. The second parcel contains 3.996 acres and has no improvements on it at this time and is also owned by Mr. and Mrs. Lyston. When Mr. Lyston's house was constructed some years ago, the septic reserve area for that house was actually situated on the larger 3.996 acre parcel of property, the result being that his single family dwelling is situated on Parcel 1 and the septic reserve area that services his dwelling is situated on Parcel 2. Therefore, Mr. Lyston is interested in transferring the land that contains the septic reserve

ORDER RECEIVED FOR FILING

Date

9/8/00

By

J. R. Johnson

area by way of a non-density transfer from Parcel 2 to Parcel 1. As stated previously, Mr. Lyston owns both parcels. Therefore, it is simply a non-density transfer to and from himself.

The original request was to transfer 0.996 acres as is shown on Petitioners' Exhibit No. 1. That request also provided a panhandle strip of land going out to Western Run Road. Proceeding in this manner made for an unusually shaped lot that was not very practical. As an alternative to that original request, the Petitioners have chosen to separate the 2 parcels of land by way of the existing driveway that services the Lyston's home. One lot would be situated on the north side of the driveway and the second lot on the south side of the driveway. Therefore, the Petitioners requested at the hearing that their special hearing relief be amended to request that the non-density transfer be for a 1.320 acre parcel of land which would be added to the 1.808 acre whereupon the Lyston's home is situated. The resulting effect would be that the Lyston's house would be situated on a parcel of land located entirely to the north of the existing asphalt driveway, containing a total acreage of 3.128 acres of land. There is one density unit associated with that parcel which has already been utilized by virtue of the existing single family dwelling located thereon.

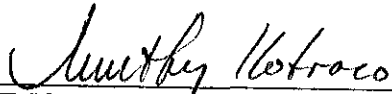
The property that would be remaining after the non-density transfer of 1.320 acres would consist of a 2.676 acre parcel of property situated entirely to the south of the existing driveway. That property is unimproved at this time. However, it does have the right to be developed with one single family residential dwelling. Therefore, after the non-density transfer of this 1.320 acre parcel of property which will be combined with Parcel 1 containing 1.808 acres of land for a total of 3.128 acres, there will exist 2 separate lots, one of which will contain the existing single family dwelling, the other which will be located to the south of existing driveway which will have the right to have one dwelling placed on it in the future. The Petitioners submitted into evidence as Petitioners' Exhibit No. 2, the site plan which accurately depicts the dividing line between these two lots as being the centerline of the existing asphalt driveway.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of September, 2000, that the Petitioners' Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a non-density transfer of 1.320 acres of land from Mr. & Mrs. Lyston to the 1.808 acre parcel of land owned by Mr. & Mrs. Lyston, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that there shall be one density unit associated with the lot situated to the north of the existing asphalt driveway which has already been utilized by virtue of the existing single family dwelling.

IT IS FURTHER ORDERED, that there shall be one density unit associated with the lot which shall be situated to the south of the existing asphalt driveway which has yet to be utilized.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/18/00
By J.P. Johnson



Baltimore County
Zoning Commissioner

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

September ⁸/₇, 2000

Mr. & Mrs. Robert Lyston
700 Western Run Road
Hunt Valley, Maryland 21030

Re: Petition for Special Hearing
Case No 01-028-SPH
Property: 700 Western Run Road

Dear Mr. & Mrs. Lyston:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been approved 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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Bruce Doak
Mr. Brian Dietz
Gerhold, Cross & Etzel
320 E. Towsontown Boulevard
Towson, Maryland 21286

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 700 Western Run Road
which is presently zoned RC 4

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A Non-Density transfer of ^{0.996}~~4.320~~ Acre of land to an adjoiner.

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

I, or we, agree to pay expenses of above Special Hearing, 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 _____

Legal Owner(s):

Robert Lyston
Name - Type or Print _____
R. E. Lyston
Signature _____
Sally Lyston
Name - Type or Print _____
Sally Lyston
Signature _____
700 Western Run Road 410-583-9400
Address _____ Telephone No. _____
Baltimore MD 21030
City _____ State _____ Zip Code _____

Representative to be Contacted:

Bruce Doak/Gerhold Cross & Etzel
Name _____
320 E. Towsontown Blvd, Suite 100 823-4470
Address _____ Telephone No. _____
Towson MD 21286
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By S.M. Date 07-19-00

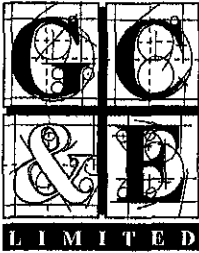
Case No. 01-028-SPA

8/20 9/15/98

ORDER RECEIVED FOR FILING

Date 09/18/00

By [Signature]



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

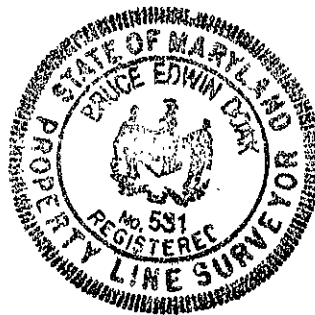
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

All that piece or parcel of land situate, lying and being in the First Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the bed of Western Run Road at the beginning of parcel one, which by a deed dated April 2, 1992 and recorded among the land records of Baltimore County in Liber S.M. No. 9199 folio 199 was conveyed by Julia K. Callan to Robert E. Lyston and wife, said point of beginning being measured Southerly along the center of Western Run Road 2800 feet more or less from the intersection of the center of Western Run Road and Western Road, thence running and binding in the bed of Western Run Road the three following courses and distances viz; 1) South 42 degrees 38 minutes 05 seconds East 141.51 feet, 2) South 16 degrees 49 minutes 59 seconds East 287.63 feet, 3) South 40 degrees 56 minutes 32 seconds East 134.92 feet, thence leaving Western Run Road and binding on the land of the herein petitioner the three following courses and distances viz; 4) North 36 degrees 48 minutes 31 seconds East 413.70 feet, 5) North 41 degrees 37 minutes 57 seconds West 499.51 feet and 6) South 39 degrees 25 minutes 59 seconds West 289.02 feet to the place of beginning.

Containing 3.996 Acres of land more or less

Note: This description satisfies zoning purposes only and is not intended for conveyance purposes.



01-028-SPH

01-028-SPA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083886

DATE 07.17.00 ACCOUNT TR-001050
AMOUNT \$ 10

RECEIVED
FROM:

FOR:

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL DATE
7/17/2000 7/19/2000 10/25/02
WRT 1554 CASHIER'S SIGNATURE
REPT 5 525 JOURNAL VERIFICATION
REMARKS JOURNAL
CR NO. 083886
Receipt Tot 50.00
50.00 OK 100.00
Baltimore County, Maryland

01-028-SPH

CASHIER'S VALIDATION

#92-850-10

CERTIFICATE OF POSTING

**RE: CASE # 01-028-SPH
PETITIONER/DEVELOPER
(Robert Lyston)
DATE OF Hearing
(9-8-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

700 Western Run Road Baltimore, Maryland 21030_____

THE SIGN(S) WERE POSTED ON_____ 8-23-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

**NOTICE OF ZONING
HEARING**

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

Case: #01-028-SPH
700 Western Run Road
N/S of Western Run Road,
2800 W of centerline Western Run Road
4th Election District
3rd Councilmanic District
Legal Owner(s): Robert & Sally Lyston

Special Hearing: to allow a non-density transfer of 0.996 acre of land.

Hearing: Friday, September 8, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/258 Aug. 24 C414327

CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/25/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/24/, 2000.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
700 Western Run Road, N/S Western Run,
2800' W of c/l Western Run Rd
4th Election District, 3rd Councilmanic

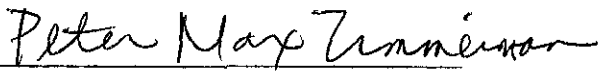
Legal Owner: Robert & Sally Lyston
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-28-SPH-1

* * * * *

ENTRY OF APPEARANCE

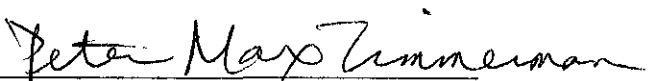
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

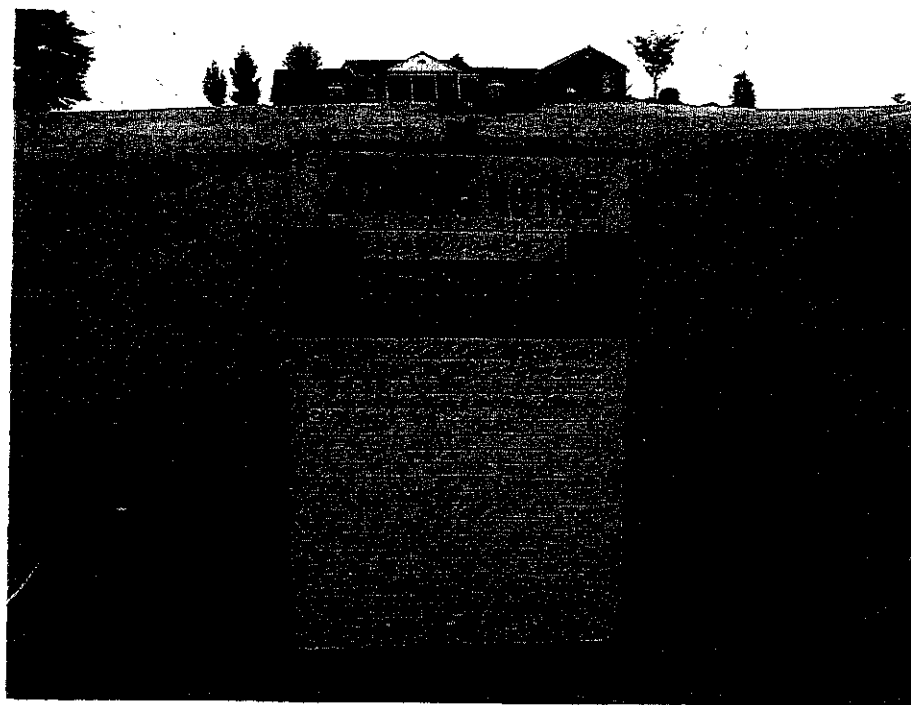

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 1st day of August, 2000 a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN



700 Western Run Road



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

August 8, 2000

NOTICE OF ZONING HEARING

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

CASE NUMBER: 01-028-SPH
700 Western Run Road
N/S of Western Run, 2800 W of centerline Western Run Road
4th Election District – 3rd Councilmanic District
Legal Owners: Robert & Sally Lyston

Special Hearing to allow a non-density transfer of 0.996 acre of land.

HEARING: Friday, September 8, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature, the initials "GDZ" are printed.

Arnold Jablon
Director

C: Robert & Sally Lyston, 700 Western Run Road, Baltimore, MD 21230
Bruce Doak, Gerhold Cross & Etzel, 320 E. Towsontown Blvd, Suite 100, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 24, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
THURSDAY, AUGUST 24, 2000 Issue – Jeffersonian

Please forward billing to:

Robert Lyston
700 Western Run Road
Baltimore, MD 21230

410-583-9400

NOTICE OF ZONING HEARING

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

CASE NUMBER: 01-028-SPH
700 Western Run Road
N/S of Western Run, 2800 W of centerline Western Run Road
4th Election District – 3rd Councilmanic District
Legal Owners: Robert & Sally Lyston

Special Hearing to allow a non-density transfer of 0.996 acre of land.

HEARING: Friday, September 8, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 01-028-SPH

Petitioner: ROBT. LYSTON

Address or Location: 700 WESTERN RUN RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT LYSTON

Address: 700 WESTERN RUN ROAD

BALTIMORE MD 21030

Telephone Number: 410-583-9400

Revised 2/20/98 - SCJ

01-028-SPH

01-028-SPH



Baltimore County
Department of Permits and
Development Management

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

August 29, 2000

Robert & Sally Lyston
700 Western Run Road
Baltimore, MD 21230

Dear Mr. & Mrs. Lyston:

RE: Case Number: 01-028-SPH, 700 Western Run Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
CDZ

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Suite 100
Towson 21286
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For August 7, 2000
Item Nos. 022, 023, 024, 026, 027, 028
030, 031, 032, 033, 034, 035, 036

and

00-550-A, Revised 7/14/2000

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

August 8, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 31, 2000

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:

023, 026, 028, 030, 031, 032,

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *ac/RBS*

DATE: September 11, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 31, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
024	7103 Milford Industrial Road
025	2900 Taylor Avenue
027	3825 Blenheim Road
028	700 Western Run Road
030	12324 Michaelsford Road
031	412 Bloomsbury Avenue
032	2306 Shaded Brook Drive
036	12040 & 12407 Falls Road
550 Revised	Phillips Purchase

See
9/8

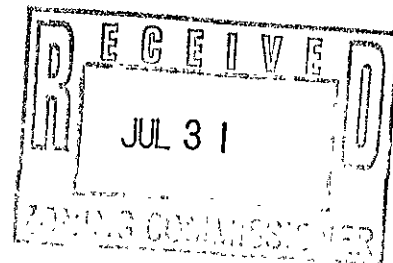
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 31, 2000

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

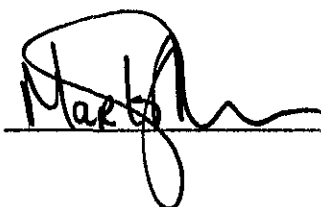


SUBJECT: Zoning Advisory Petition(s): Case(s) 00- 550, 01-031, 6 and 028, 01-030, 01-032, 01-036.

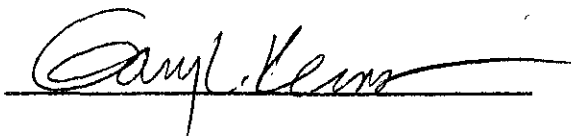
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7.31.00

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

RE: Baltimore County
Item No. 028 JRA

Dear Ms. Jackson:

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

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

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

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE DOAK - GERHOLD, CROSS & ETZEL 320 E. TOWNSHOWN BLVD. TOWSON MD 21286

BRIAN DISTZ - GERHOLD, CROSS & ETZEL "

" " " " "
700 Western Run Road 21030

ROBERT E. LYSTON



Title Deed

Pet Ex 3A

LIBER 9199 PAGE 199

PRIORITY TITLE CO.
409 Washington Ave., Suite 311
Towson, MD 21204

TAX I.D. NO.: 08-01-035860

1407-G

THIS DEED, Made this 2nd day of April, in the year one thousand nine hundred and ninety-two, by and between JULIA K. CALLAN, party of the first part, Grantor, and ROBERT E. LYSTON and SALLY W. LYSTON, husband and wife, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Three Hundred Thousand and 00/100 DOLLARS (\$300,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and their heirs, Personal Representatives and assigns, in fee simple, all that lot or parcel of ground situate in Baltimore County, State of Maryland, and described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

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

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and their heirs, Personal Representatives and assigns, in fee simple; SUBJECT, HOWEVER, to the right of way of Western Run Road which by Deed dated September 11, 1918 and recorded among the Land Records of Baltimore County, Maryland in Liber WPC No. 504, folio 344, etc., was conveyed by the Western Run Turnpike Company of Baltimore County to the County Commissioners of Baltimore County; SUBJECT ALSO to the lien of the United States/Internal Revenue Service notice, which was filed on March 14, 1990, among the Federal Tax Lien Records of Baltimore County, Maryland in Liber 81, folio 137; SUBJECT ALSO to the Mortgage dated December 6, 1990, by and between John D. Callan and Julia K. Callan, his wife, as tenants by the entireties, Mortgagors, and Michael J. Finifter, P.A., Mortgagor, recorded among the Land Records of Baltimore County, Maryland in Liber No. 8668, folio 144.*

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

*(The \$300,000.00 consideration includes the balances due under the mortgage and IRS lien hereinabove recited).

5
1500
1350
23

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE *[Signature]* DATE *4-27-92*

23.1
D.T TX 1350.
D DOCS 1500.
5.1
DEED
SH. CLERK 2878.0
#09366 C002 R02.71

RECEIVED FOR TRANSFER 06/0
State Department of
Assessments & Taxation
for Baltimore County

[Signature] *4-27-92*
by Date

J:\wp51dco\thomes\deed1407-G.fs

02A02#0175TLTRTX \$4,800.00
BA C001:11PH04/20/92

EXHIBIT A
TO THAT DEED DATED APRIL 2, 1992
FROM JULIA K. CALLAN TO
ROBERT E. LYSTON AND SALLY W. LYSTON

PARCEL ONE

BEGINNING for the first at a railroad spike heretofore driven in the bed of Western Run Road at the beginning of the fourth or north 34 degrees 01 minute 15 seconds east 450.80 foot line of that tract of land which by deed dated prior hereto and recorded among the Land Records of Baltimore County in Liber WJR No. 3624, folio 3 was conveyed by John M. Franklin and wife to Robert P. Mand and wife, and running thence binding in or near the center of said Western Run Road the three following courses and distances: ① South 47 degrees 59 minutes 28 seconds east 141.61 feet to a railroad spike ② South 22 degrees 10 minutes 59 seconds east 287.80 feet to a railroad spike and ③ South 46 degrees 17 minutes 19 seconds east 135.00 feet to a railroad spike, thence leaving the said Western Run Road and running for a line of division and passing over an iron pipe now planted 40 feet from the beginning hereof ④ North 31 degrees 27 minutes 00 seconds east 413.95 feet to an iron pipe now planted, thence for a second line of division ⑤ North 47 degrees 00 minutes 21 seconds west 500.03 feet to an iron pipe now planted in the said fourth line of the above described deed, thence running with and binding on a part of said line reversal and passing over an iron pipe now planted 40 feet from the beginning of said fourth line ⑥ South 34 degrees 01 minute 15 seconds west 289.04 feet to the place of beginning. CONTAINING four acres of land, more or less.

PARCEL TWO

BEGINNING for the second at an iron pipe heretofore planted in the fourth line of that tract of land which by deed dated September 24, 1959, and recorded among the Land Records of Baltimore County in Liber RRG No. 3624, folio 3 etc., was conveyed by John M. Franklin and wife to Robert P. Mand and wife, said pipe being at the end of the fifth or North 47 degrees 00 minutes 21 seconds west 500.03 foot line of that tract of land which by deed dated November 13, 1959, and recorded among the Land Records of Baltimore County in Liber WJR No. 3626, folio 282 etc., was conveyed by John M. Franklin and wife to Emile Allevi and wife, and running thence binding on a part of said fourth line of the firstly described deed ① North 34 degrees 01 minutes 15 seconds east 162.25 feet to an iron pipe heretofore planted at the end thereof, thence for lines of division the two following courses and distances ② South 65 degrees 31 minutes 00 seconds east 340.00 feet to an iron pipe and ③ South 24 degrees 51 minutes 00 seconds west 282.25 feet to an iron pipe now planted in the said fifth line of the secondly described deed at a point distant 115.03 feet from the beginning thereof, thence binding on a part of said lastly described fifth line ④ North 47 degrees 00 minutes 21 seconds west 385.00 feet to the place of beginning. CONTAINING 1.8097 acres of land more or less.

THE IMPROVEMENTS thereon being commonly known as 700 Western Run Road.

BEING all and the same property which by Deed dated June 27, 1983 and recorded among the Land Records of Baltimore County in E.H.K., Jr. Liber No. 6592, folio 286 was granted and conveyed by William E. Riley and Janet M. Riley to John D. Callan and Julia K. Callan.

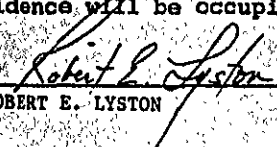
Parcel One was thereafter conveyed by John D. Callan and Julia K. Callan to Julia K. Callan by that Deed dated May 15, 1991 and recorded among the Land Records of Baltimore County in S.M. Liber No. 8824, page 506.

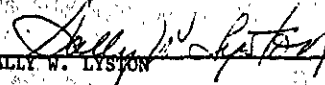
Parcel Two was thereafter conveyed by John D. Callan and Julia K. Callan to Julia K. Callan by that Deed dated November 26, 1991 and recorded among the Land Records of Baltimore County in S.M. Liber No. 8991, page 591.

After recording please return to:

Priority Title Company
Suite 311
409 Washington Avenue
Towson, Maryland 21204

ROBERT E. LYSTON AND SALLY W. LYSTON-----, Grantees in the within
Deed from. JULIA K. CALLAN
as Grantors, hereby certify under the penalties of perjury, that the
land conveyed in said deed is residentially improved owner-occupied
real property and that the residence will be occupied by us.

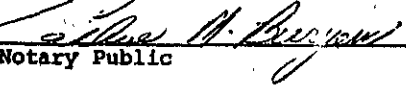

ROBERT E. LYSTON Grantee


SALLY W. LYSTON Grantee

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 2nd day of April, 1992, before
me, the subscriber, a Notary Public of the State of Maryland,
personally appeared ROBERT E. LYSTON AND SALLY W. LYSTON, the
within Grantees, and they acknowledged the foregoing instrument to
be their act.

AS WITNESS my hand and Notarial Seal.



Notary Public

My Commission Expires: 1/1/96

PRIORITY TITLE CO.
409 Washington Ave., Suite 311
Towson, MD 21204

WITNESS the hand and seal of the within Grantor.

WITNESS:

Julia K. Callan
JULIA K. CALLAN

BALTIMORE COUNTY

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 2nd day of April, in the year one thousand nine hundred and ninety-two, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JULIA K. CALLAN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained.

As Witness my hand and Notarial Seal.

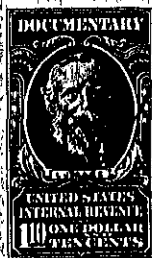
William M. Bryant
Notary Public

My Commission Expires: January 1, 1996

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland Attorney.

Carol Ann Wildesen
Carol Ann Wildesen

PETER 3B



THIS DEED, Made this 5th day of October, in the year one thousand nine hundred and sixty-seven, by and between JOHN M. FRANKLIN and EMILY H. FRANKLIN, his wife, of Baltimore County, State of Maryland, parties of the first part, and EMILE ALLEVI and MADELEINE ALLEVI, his wife, of the County and State aforesaid, parties of the second part.

WITNESSETH, That for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said John M. Franklin and Emily H. Franklin, his wife, do hereby grant and convey unto the said Emile Allevi and Madeleine Allevi, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, forever, in fee simple, all that lot or parcel of ground situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows in accordance with a survey made by Joseph D. Thompson, Registered Land Surveyor, dated September 27, 1967, that is to say:

BEGINNING for the same at an iron pipe heretofore planted in the fourth line of that tract of land which by deed dated September 24, 1959 and recorded among the Land Records of Baltimore County in Liber R.R.C. No. 3624 folio 3, etc. was conveyed by John M. Franklin and wife to Robert P. Mand and wife, said pipe being at the end of the fifth or North 47 degrees 00 minutes 21 seconds West 500.03 foot line of that tract of land which by deed dated November 13, 1959 and recorded among the Land Records of Baltimore in Liber W.J.R. No. 3626 folio 282, etc. was conveyed by John M. Franklin and wife to Emile Allevi and wife and running thence binding on a part of said fourth line of the firstly described deed North 34 degrees 01 minutes 15 seconds East 162.25 feet to an iron pipe heretofore planted at the end thereof, thence for lines of division the two following courses and distances South 65 degrees 31 minutes 00 seconds East 340.00 feet to an iron pipe and South 24 degrees 51 minutes 00 seconds West 282.25 feet to an iron pipe now planted in the said fifth line of the secondly described deed at a point distant 115.03 feet from the beginning thereof, thence binding on a part of said lastly described fifth line, North 47 degrees 00 minutes 21 seconds West 385.00 feet to the place of beginning. Containing 1.8097 acres of land more or less.

BEING part of that tract of land which by deed dated February 13, 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1090 folio 59, etc. was conveyed by

HOLMAN G. SCHOENBERGER
ATTORNEY AT LAW
TOWSON, MARYLAND 21204

PAID 6 4 25 OCT 6

5.00 MSC

John Merryman, et al to John M. Franklin.

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

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Emile Allevi and Madeleine Allevi, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, forever, in fee simple.

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

AS WITNESS the hands and seals of said Grantors.

TEST:

Holman C. Schoenberger

John M. Franklin (SEAL)
Emily H. Franklin (SEAL)

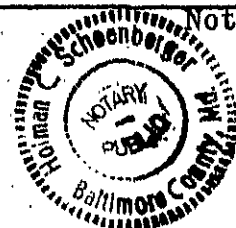
STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 5th day of October, 1967, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared JOHN M. FRANKLIN and EMILY H. FRANKLIN, his wife, the within named Grantors, and they acknowledged the foregoing Deed to be their act and deed.

AS WITNESS My hand and Notarial Seal.

Holman C. Schoenberger
 Notary Public

NO TITLE EXAMINATION REQUESTED OR MADE.



Rec'd for record OCT 6 1967 at 9:46 PM

Per Orville T. Gosnell, Clerk

Mail to Holman C. Schoenberger

Receipt No. 144992 \$ 6

Ref 3C

This Deed, Made this ----- 13th -----day of November,

in the year one thousand nine hundred and fifty-nine, , by and between JOHN M. FRANKLIN and EMILY H. FRANKLIN, his wife,

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

EMILE ALLEVI and MADELEINE ALLEVI, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said first parties

do grant and convey unto the said second parties, as tenants by the entireties, their

heirs and assigns, in fee simple, all that lot of the ground, situate, lying and being in the Eighth Election District of Baltimore/aforesaid, and described as follows, that is to say:—

Beginning for the same at a railroad spike heretofore driven in the bed of Western Run Road at the beginning of the fourth or North 34 degrees 01 minute 15 seconds East 450.80 foot line of that tract of land which by deed dated prior hereto and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3624 folio 3 was conveyed by John M. Franklin and wife to Robert P. Mand and wife and running thence binding in or near the center of said Western Run Road the three following courses and distances South 47 degrees 59 minutes 28 seconds East 141.61 feet to a railroad spike, South 22 degrees 10 minutes 59 seconds East 287.80 feet to a railroad spike and South 46 degrees 17 minutes 19 seconds East 135.00 feet to a railroad spike, thence leaving the said Western Run Road and running for a line of division and passing over an iron pipe now planted 40 feet from the beginning hereof North 31 degrees 27 minutes 00 seconds East 413.95 feet to an iron pipe, now planted, thence for a second line of division North 47 degrees 00 minutes 21 seconds West 500.03 feet to an iron pipe now planted in the said fourth line of the above described deed, thence running with and binding on a part of said line reversely and passing over an iron pipe, now planted 40 feet from the beginning of said fourth line South 34 degrees 01 minute 15 seconds West 289.04 feet to the place of beginning CONTAINING four acres of land, more or less.

SUBJECT however to the right-of-way of Western Run Road which by deed dated September 11, 1918 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 504 folio 344 etc. was conveyed by the Western Run Turnpike Company of Baltimore County to the County Commissioners of Baltimore County.

BEING part of that tract of land which by deed dated February 13, 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1090 folio 59 etc. was conveyed by John Merryman et al to John M. Franklin.



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

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

parties, as tenants by the entireties, their heirs and assigns, in fee simple.

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

Witness the hands and seals of said grantors:

TEST:

Sadie G. Cook
Sadie G. Cook

John M. Franklin (SEAL)
Emily H. Franklin (SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, , to wit:

I HEREBY CERTIFY, That on this 13th day of November, in the year one thousand nine hundred and fifty-nine, , before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John M. Franklin and Emily H. Franklin, his wife,

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

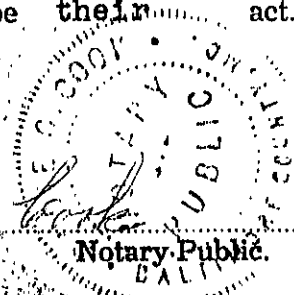
As Witness my hand and Notarial Seal.

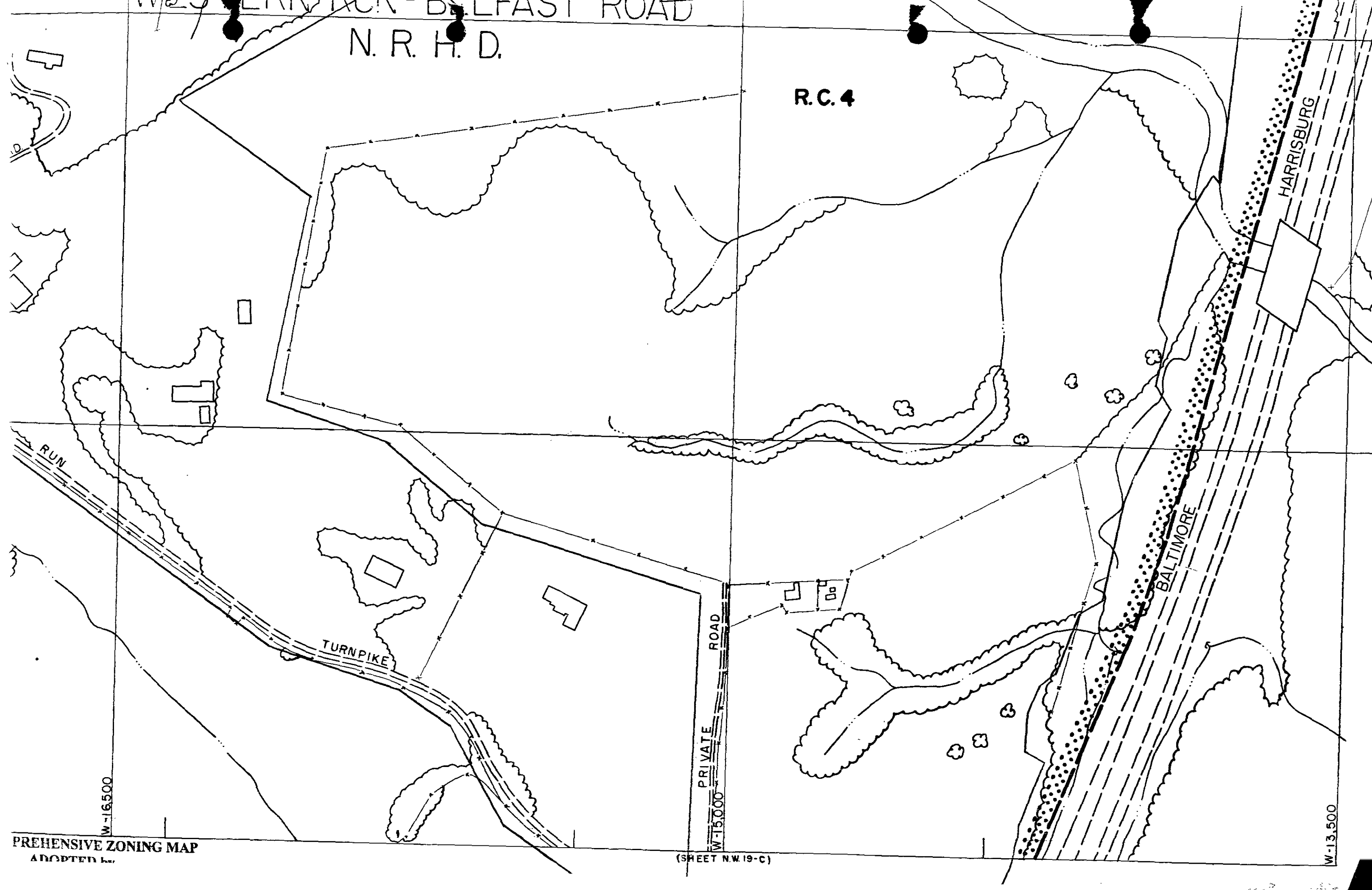
Rec'd for record NOV 14 1959
Per Walter J. Rasmussen, Clerk

at 9:47 M

Sadie G. Cook

Mail to Walter R. Haile
Receipt No. 65197 \$ 6.00





N. R. H. D.

R.C. 4

TURNPIKE

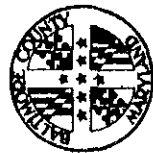
PRIVATE ROAD

BALTIMORE

HARRISBURG

W-16,500

W-13,500

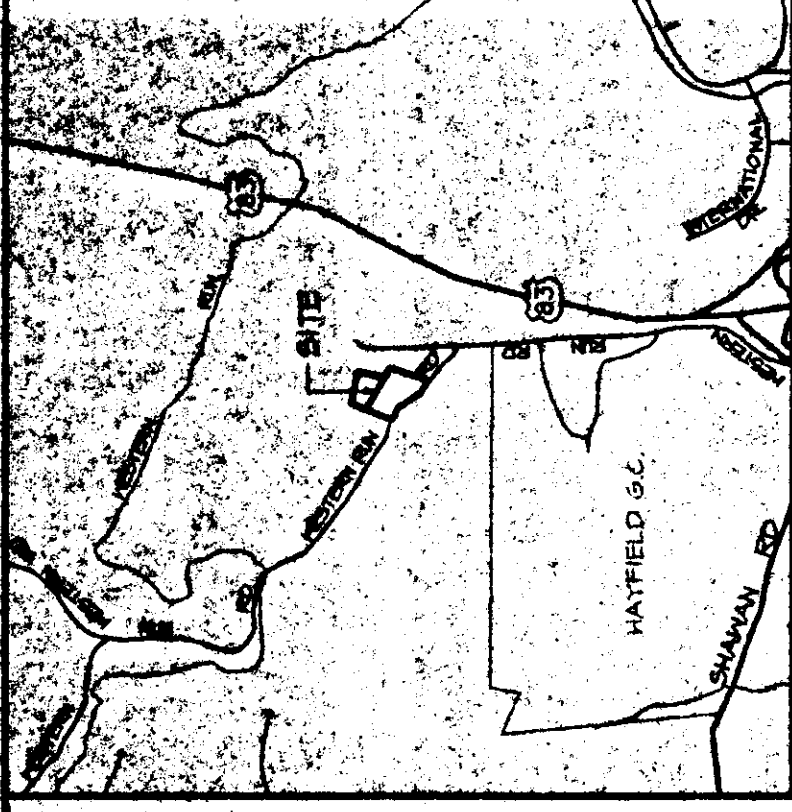


Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photograph
01-028-SPH
Census 2000 ★







SYMBOLS LEGEND

- EXISTING DWELLING
- EXISTING PAVING
- WOODS LINE
- PROPERTY LINE

GENERAL NOTES

1. THE EXISTING CHURCH PROPERTY IS FROM A BOUNDARY SURVEY BY JEROME CROSS & ETZEL LTD.
2. CHURCH TRACT, 4200 S. M. 100, 1010 S. M. 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
3. THERE ARE NO PREVIOUS ZONING CASES ON THE SUBJECT PROPERTY.
4. THIS SITE IS NOT IN A FLOOD ZONE.
5. THIS SITE IS NOT IN THE OVERSIGHT BAY CRITICAL AREA.

OWNER

ROBERT E. LYSTON
SALLY M. LYSTON
100 WESTERN RUN ROAD
BALTIMORE MD 21206

Per 4

Plan to Accompany Petition

**PLAT TO ACCOMPANY A
PETITION FOR A SPECIAL HEARING
FOR THE
LYSTON PROPERTY**

100 WESTERN RUN ROAD
Dated Relate S.M. No. 8144 1010 S.M.
Tax Account No. 08-01-055860
ZONED R.C. 1, Map No. M 2040
8th ELECTION DISTRICT
9th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

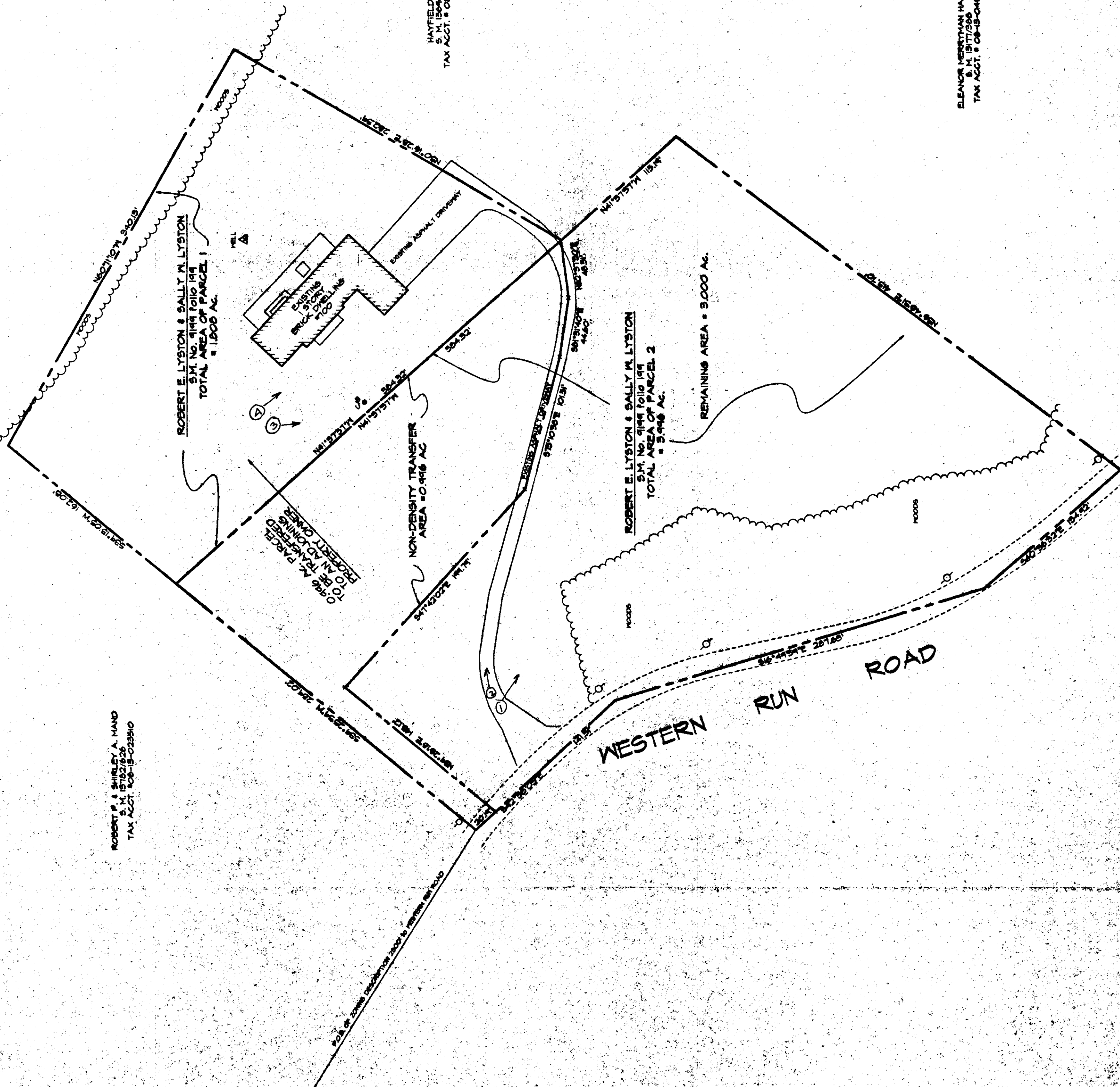
Scale: 1" = 50'



GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Site 100
920 East Towsontown Boulevard
Towson, Maryland, 21206
(410) 823-4470



COPYRIGHT 2000 BY GERHOLD, CROSS & ETZEL, LTD.
THIS PLAN IS PREPARED BY GERHOLD, CROSS & ETZEL, LTD.
PROFESSIONAL LAND SURVEYORS, INC.



ROBERT E. & SALLY M. LYSTON
S.M. 8144 1010 S.M.
TAX ACCT. 08-01-055860

HAYFIELD INC.
S.M. 8540 499
TAX ACCT. 08-01-055860

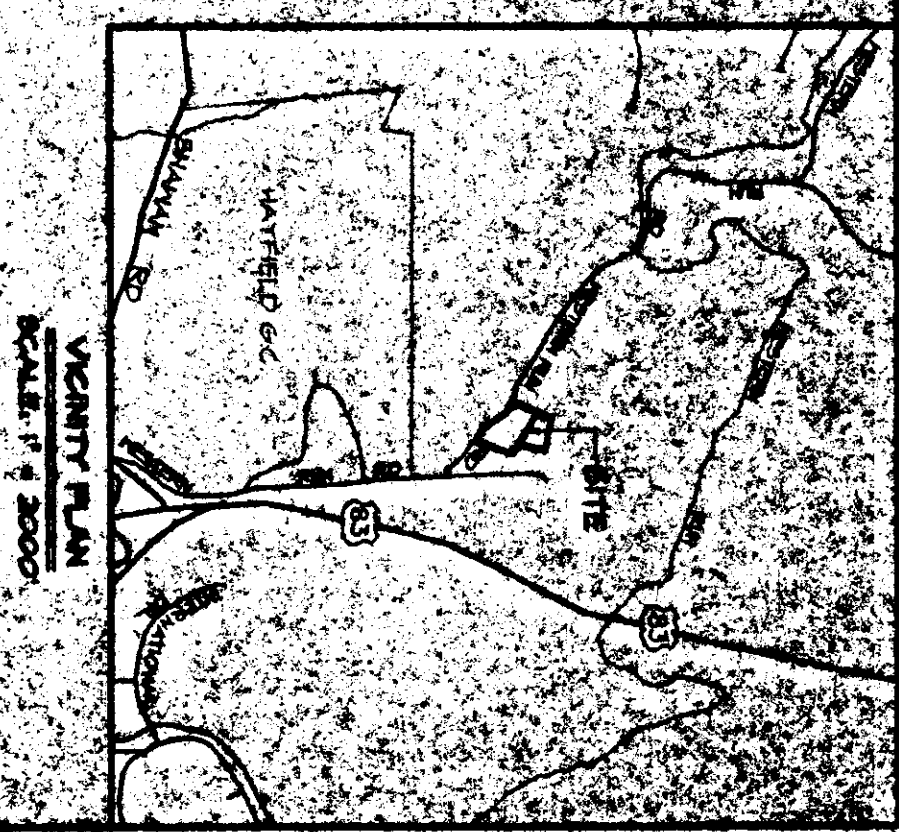
ELEANOR HERSTMAN HARDY
S.M. 817133
TAX ACCT. 08-01-055860

DATE

REVISION

TECHNICIAN

FILE: X:\MORT\1010MPS



ROBERT E. LYSTON & SALLY M. LYSTON
TAX ACCT 100-15-04103

ROBERT E. LYSTON & SALLY M. LYSTON
5.14 AC. 100-15-04103
TOTAL AREA OF PARCEL 1
1.000 AC.

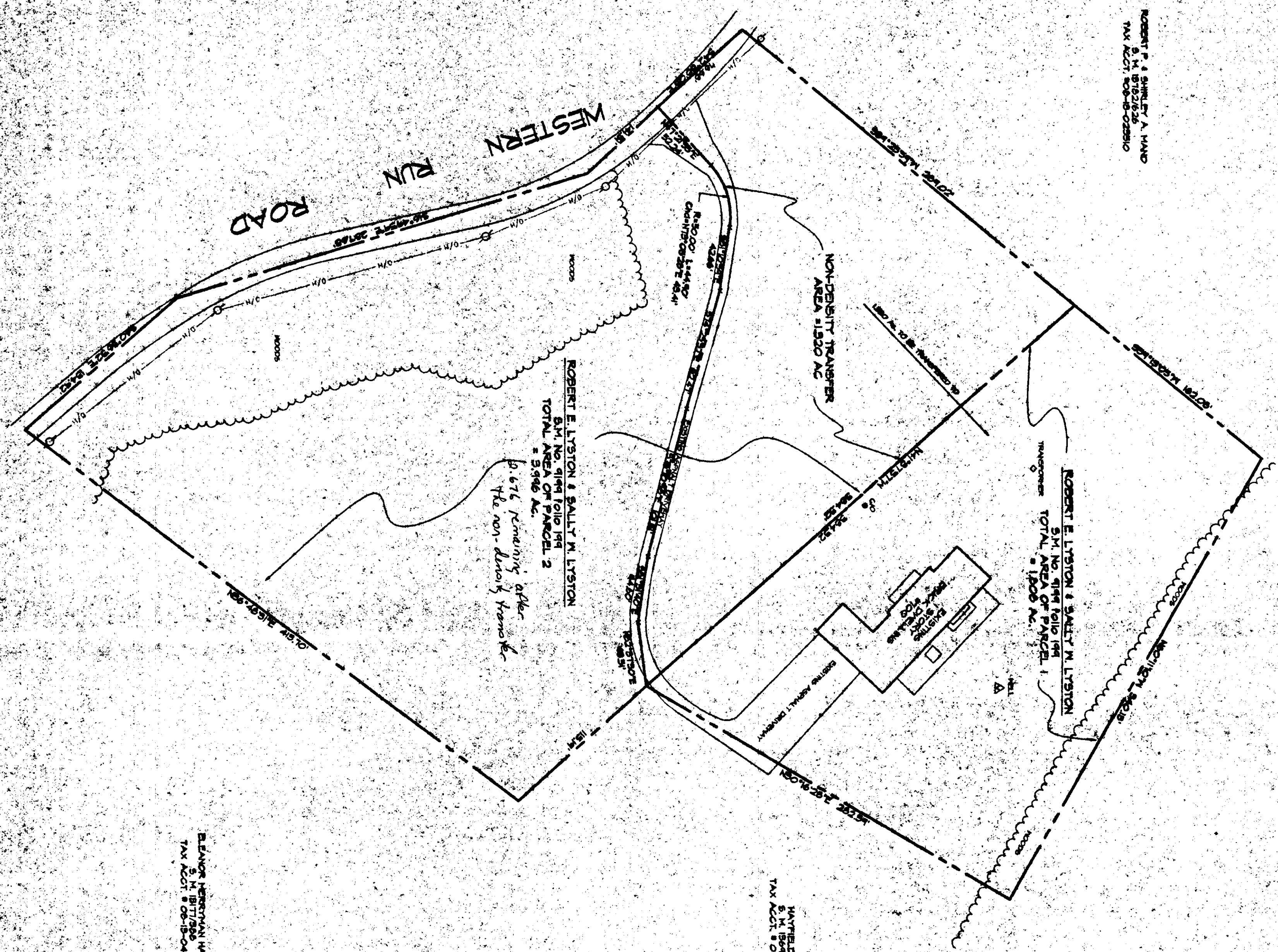
NON-DEBIT TRANSFER
AREA 1.000 AC

WATFIELD INC.
TAX ACCT 100-15-04103

ROBERT E. LYSTON & SALLY M. LYSTON
5.14 AC. 100-15-04103
TOTAL AREA OF PARCEL 2
1.000 AC.

6.716 remaining after
the non-debit transfer

ELAVON HERRMAN WARD
TAX ACCT 100-15-04103



GENERAL NOTES

1. OWNER: ROBERT E. LYSTON & SALLY M. LYSTON
2. TAX ACCT: 100-15-04103
3. THIS PARCEL IS A NON-DEBIT TRANSFER
4. THE PROPERTY IS ZONED R-1
5. 200' SETBACK FROM THE 100' R-1 ZONE
6. THE PROPERTY IS A 5.14 AC. PARCEL
7. 1.000 AC. PARCEL 1
8. 4.14 AC. PARCEL 2
9. 6.716 AC. REMAINING AFTER THE NON-DEBIT TRANSFER
10. THIS SITE IS ADJACENT TO THE 100' R-1 ZONE
11. NO MORE ZONING CHANGES

Pat G. 1/22

PRELIMINARY
Not Final

PLAT TO ACCOMPANY A
PETITION FOR SPECIAL HEARING
OF THE
LYSTON PROPERTY
200 WESTERN RUN ROAD
BALTIMORE COUNTY, MARYLAND

BY ELECTING DISTRICT
AND COUNCILMAN/DISTRICT
SCALE: 1" = 500' DATE: MAY 22, 2000

GEROLD CROSS & FETZ LTD
REGISTERED PROFESSIONAL LAND SURVEYOR
1000 E. JEFFERSON AVE. SUITE 200
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