

IN RE: PETITION FOR VARIANCE
W/S Charington Road, 800' N
centerline of Halesworth Street
8th Election District
4th Councilmanic District
(10120 Charington Road)

Sung Van & Hoa Kim Tran
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-150-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, Sung Van and Hoa Kim Tran. The variance request is for property located at 10120 Charington Road, in the Cockeysville area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 22 ft. in lieu of the required 30 ft. to construct an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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 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.

ORDER RECEIVED FOR FILING

Date 11/1/00
By R. J. J. J.

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 1st day of November, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 22 ft. in lieu of the required 30 ft. to construct an addition, be and is hereby GRANTED, subject, however, to the following restriction which is 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 11/1/00
By J.P. Gmest



Baltimore County
Zoning Commissioner

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

November 1, 2000

Mr. & Mrs. Sung Van Tran
10120 Charington Road
Cockeysville, Maryland 21030

Re: Petition for Administrative Variance
Case No. 01-150-A
Property: 10120 Charington Road

Dear Mr. & Mrs. Tran:

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 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. R. L. Tice
c/o Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, MD 21061

Census 2000

For You, For Baltimore County

Census 2000



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Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10120 CHARINGTON ROAD
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.B to permit a rear yard setback of 22 ft. in lieu of the required 30 ft.

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. **** SEE REVERSE SIDE**

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 ENCLOSURES, INC.

Company

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

Address Telephone No.

GLEN BURNIE, MD 21061

City State Zip Code

Legal Owner(s):

SUNG VAN TRAN

Name - Type or Print

Signature

HOA KIM TRAN

Name - Type or Print

Signature

10120 CHARINGTON ROAD 410-667-1030

Address Telephone No.

COCKEYSVILLE, MD 21030

City State Zip Code

Representative to be Contacted:

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

Name

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

Address 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 10/3/00 day of October 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. 01-150-A

REV 9/15/98

Reviewed By BR Date 10/3/00

Estimated Posting Date 10/15/00

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 10120 CHARINGTON ROAD
Address
COCKEYSVILLE, MD 21030
City State Zip Code

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

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: FLIES, MOSQUITOES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE SIZE OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

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.

☒ *Sung Van Tran*
Signature
SUNG VAN TRAN
Name - Type or Print

☒ *HOA Kim Tran*
Signature
HOA KIM TRAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of September, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sung Van Tran only
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.

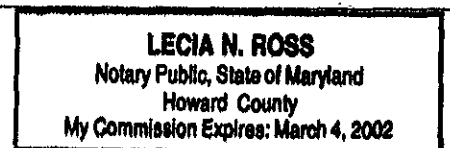
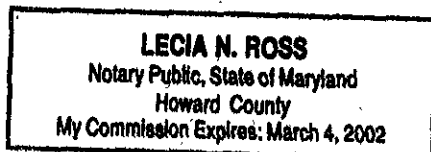
AS WITNESS my hand and Notarial Seal

Sept. 19, 2000
Date

Notary Public for Sung Van tran only
Notary Public

My Commission Expires

REV 09/15/98



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 10120 CHARINGTON ROAD
Address
COCKEYSVILLE, MD 21030
City State Zip Code

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

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: FLIES, MOSQUITOES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE SIZE OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

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 [Signature]
Signature
SUNG VAN TRAN
Name - Type or Print

X [Signature]
Signature
HOA KIM TRAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of September, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sung Van Tran only
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.

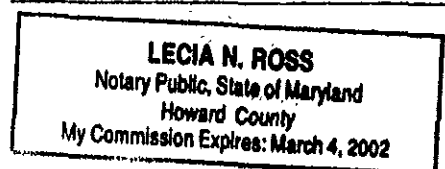
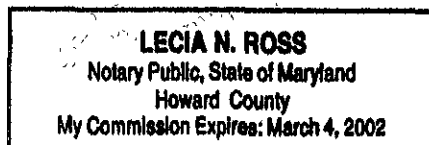
AS WITNESS my hand and Notarial Seal

Sept. 19, 2000
Date

[Signature] for Sung Van Tran only
Notary Public

My Commission Expires

REV 09/15/98





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10120 CHARINGTON ROAD

which is presently zoned HR 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.B to permit a rear yard setback of 22 ft. in lieu of the required 30 ft.

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. **** SEE REVERSE SIDE**

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 ENCLOSURES, INC.

Company

224 8th AVE., N.W.

Address

410-760-1919

Telephone No.

GLEN BURNIE, MD 21061

City

State

Zip Code

Legal Owner(s):

SUNG VAN TRAN

Name - Type or Print

Signature

HOA KIM TRAN

Name - Type or Print

Signature

10120 CHARINGTON ROAD 410-667-1030

Address

Telephone No.

COCKEYSVILLE, MD 21030

City

State

Zip Code

Representative to be Contacted:

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

Name

224 8th AVENUE, N.W.,

Address

410-760-1919

Telephone No.

GLEN BURNIE, MD

City

21061

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.

01-150 - A

Reviewed By

BR

Date

10/30/00

Estimated Posting Date

10/15/00

REC 9/15/98

ZONING DESCRIPTION

Zoning Description for 10120 Charington Road.

Beginning at a point on the West side of Charington Road which is 50' wide at the distance of 800'+-, North of the centerline of the nearest improved intersecting street, Halesworth Street, which is 60' wide*Being Lot #15, Block C, Section M0 ,in the subdivision of Montrose, as recorded in Baltimore County Plat Book #30, Folio #0003, containing 6210 square feet. Also known as 10120 Charington Road and located in the 8th Election District, 4th Councilmanic District.

01-150-A

#150

BALTIMORE COUNTY, MARY' VD
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 85874

DATE 10/3/00 ACCOUNT Rock 615 c

AMOUNT \$ 50.00

RECEIVED FROM: Ed's Enterprises Inc

FOR: Cash balance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Itom # 650

FILED RECEIPT
10/03/00 10:02:17
RECEIVED BY 155524
REPORT TO 50.00
100.00 OK
BALANCE COUNTY REPORTED

01-150-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-150-A

Petitioner/Developer: _____

SUNG VAN TRAN

Date of Hearing/Closing: OCT. 30, 2000

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 _____

10120 CHARINGTON ROAD

The sign(s) were posted on OCT. 14, 2000

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

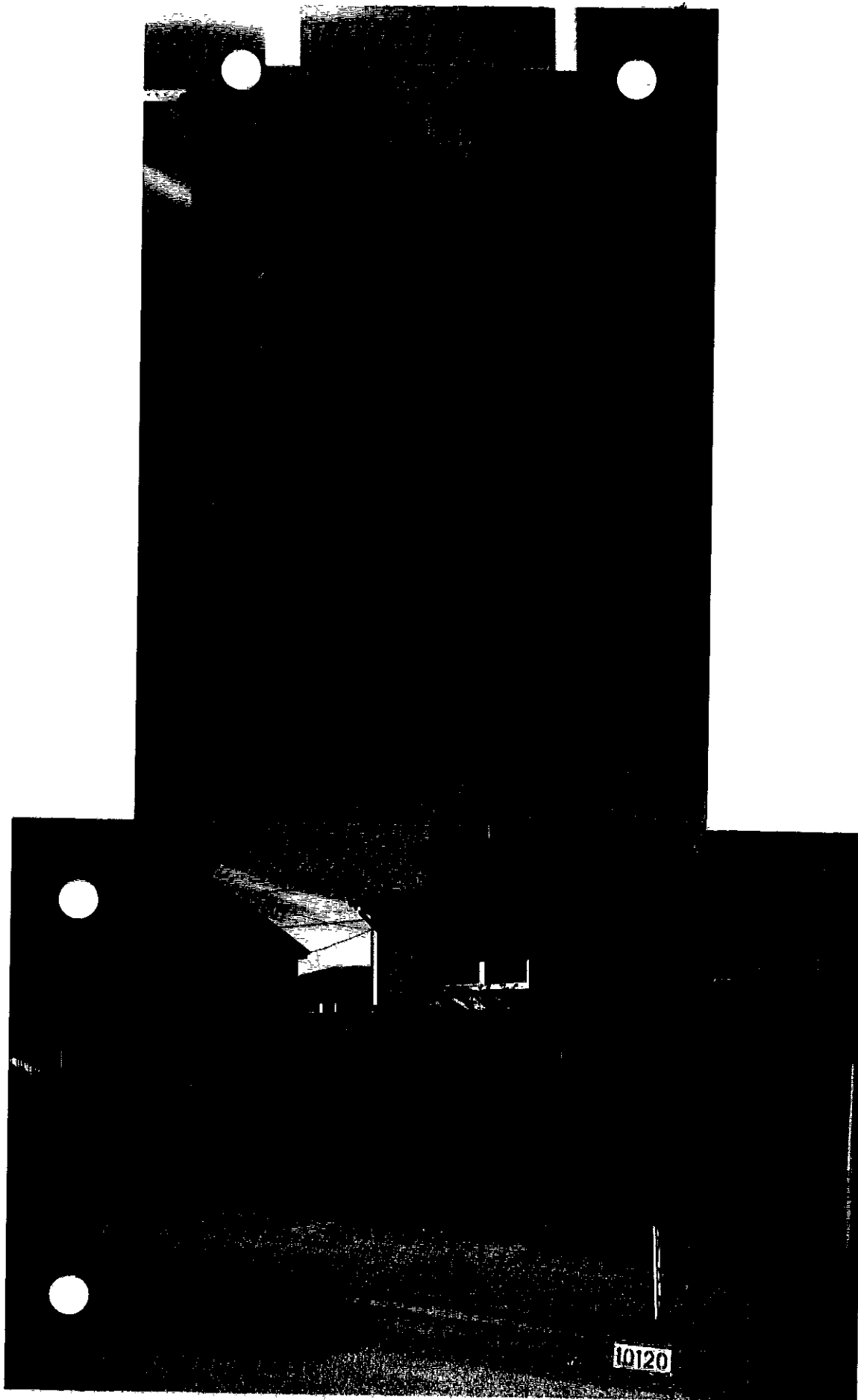
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



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/neighborhood 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: 01-150-A
Petitioner: JUNG VAN TRAN
Address or Location: 10120 CHARINGTON RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATIO ENCLOSURES, INC.
Address: 224 8th AVENUE, N.W.
GLEN BURNIE, MD 21060
Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

01-150-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 150 -A Address 10120 Charington Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/3/00 Posting Date: 10/15/00 Closing Date: 10/30/00

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 01- 150 -A Address 10120 Charington Rd.
Petitioner's Name Sung Van Tran Telephone 410-667-1030
Posting Date: 10/15/00 Closing Date: 10/30/00
Wording for Sign: To Permit a rear yard setback of 22 ft. in loc
of the required 30 ft.

WCR - Revised 6/28/00

01-150-A



Baltimore County
Department of Permits and
Development Management

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

October 30, 2000

R. L. Tice, Agent
Patio Enclosures, Inc.
224 8th Avenue, N. W.
Glen Burnie, MD 21061

Dear Mr. Tice:

RE: Case Number: 01-150-A, 10120 Charington Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 3, 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.

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Sung Van & Hoa Kim Tran, 10120 Charington Road, Cockeysville 21030
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 13, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 23, 2000
Item Nos. 149, 150, 151, 152, 153, 154,
155, 156, 157, and 158

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

October 17, 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 October 16, 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:

149, 150, 151, 152, 153, 154, 155, 156, 157, and 158

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

cc: File

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley */RBS*

DATE: October 24, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of October 16, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
149	8522 Leefield Road
150	10120 Charington Road
151	10504 Pot Spring Road
152	2205 Wiltonwood Road
153	1126 Plover Drive
154	3514 Autumn Drive
155	1 Yorkship Square
158	7 Sutherland Court
159	9544 Belair Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 17, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-114, 01-124, 01-126, 01-129, 01-131,
01-150, 01-151 and 01-152

The Office of Planning has reviewed the above referenced case(s) 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: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC

01-114 &
01-131 no files
ever sent to this office.
Checked computer, calendar & notes



Maryland Department of Transportation
State Highway Administration

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

Date: 10-16-00

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

RE: Baltimore County
Item No. 150 32

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

THIS DEED, Made this 1st day of February, in the year one thousand nine hundred and ninety-three by and between Tadeusz A. Stefanowicz and Anne B. Stefanowicz, his wife, parties of the first part and Sung Van Tran and Hoa Kim Tran, his wife, parties of the second part, all of Baltimore County, State of Maryland.

WITNESSETH that for and in consideration of the sum of ONE HUNDRED THIRTY FIVE THOUSAND FIVE HUNDRED EIGHTY-FIVE DOLLARS (\$135,585.00) (actual consideration paid or to be paid) and other good and valuable considerations, this day paid, the receipt of which is hereby acknowledged, the said parties of the first part, doth hereby grant and convey unto the said parties of the second part, as tenants by the entireties, the survivor of them, their assigns, the personal representatives and assigns of the survivor, in fee simple, all that lot of ground situate and lying in the 8th Election District of Baltimore County, State of Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 15, Block C, as shown on Plat seal, entitled "Monterey" a Section of Montrose, which Plat is dated March 5, 1964 and recorded among the Land Records of Baltimore County in Plat Book RRG No. 30, folio 3. The improvements thereon being known as 10120 Charington Road.

Being the same lot of ground and premises which, by deed dated June 11, 1968 and recorded among the Land Records of Baltimore County in Liber O. T. G. No. 4885, folio 606 etc., was granted and conveyed by The Lynne Realty Company unto Tadeusz A. Stefanowicz and Anne B. Stefanowicz, his wife, the Grantors herein.

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

TO HAVE AND TO HOLD the aforesaid 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 parties of the second part, as tenants by the entireties, the survivor of them, their assigns, the personal representatives and assigns of the survivor, in fee

to the conditions and restrictions of record, if

01-150-A

#150

#150

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

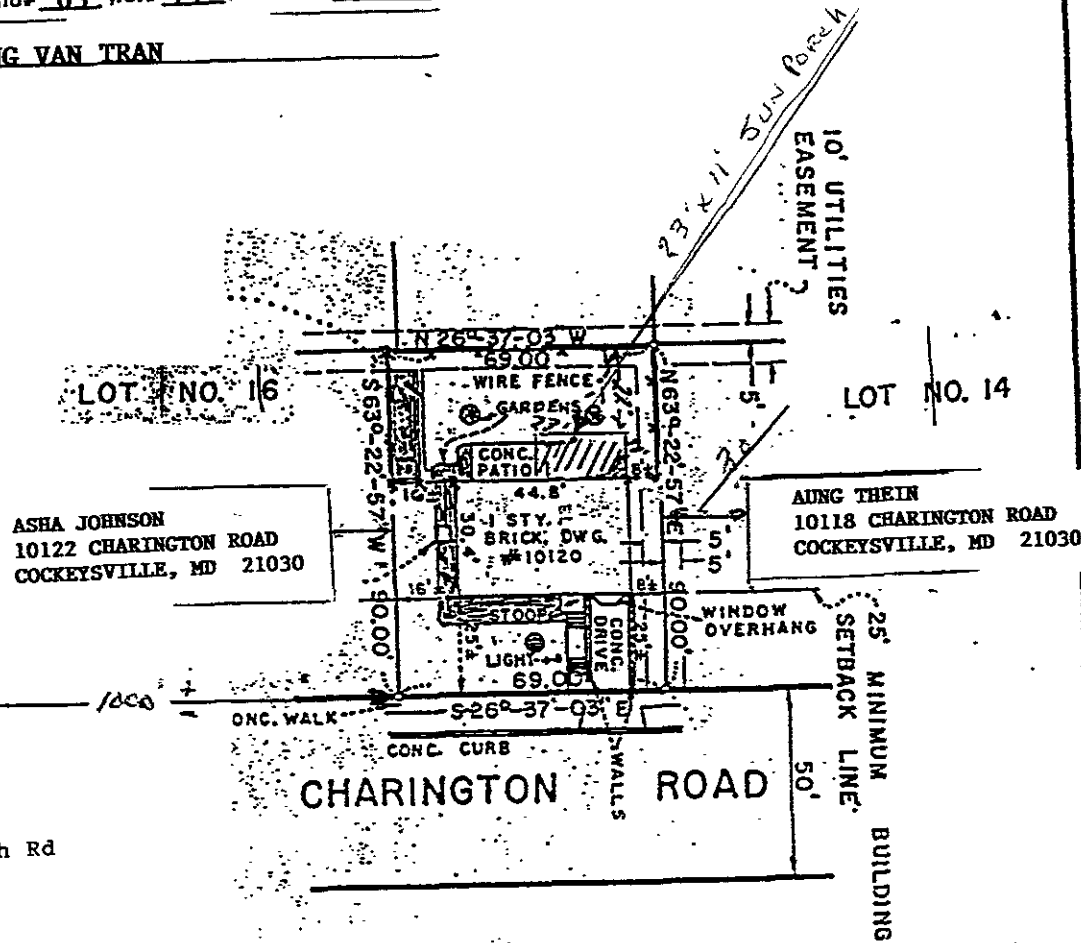
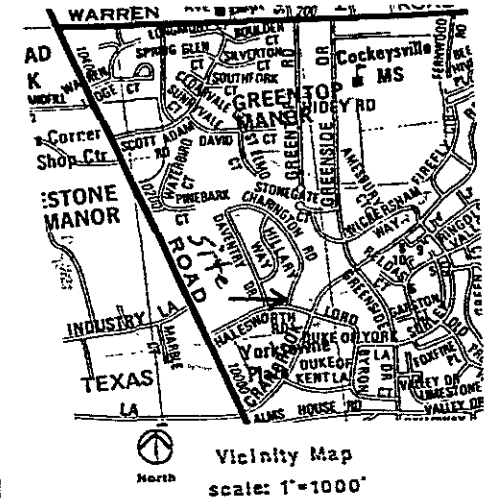
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 10120 CHARINGTON ROAD

Subdivision name: MONTROSE

plat book# 30 ,folio# 03 ,lot# 15 ,section# MO

OWNER: SUNG VAN TRAN



LOCATION INFORMATION

Election District: 8
Councilmanic District: 4

1"=200' scale map#: NW 16-A

Zoning: DR.5.5
Lot size: .14 acreage 6210 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:
NONE

Zoning Office USE ONLY!

reviewed by: BR ITEM #: 150 CASE#: 01-150-A



North

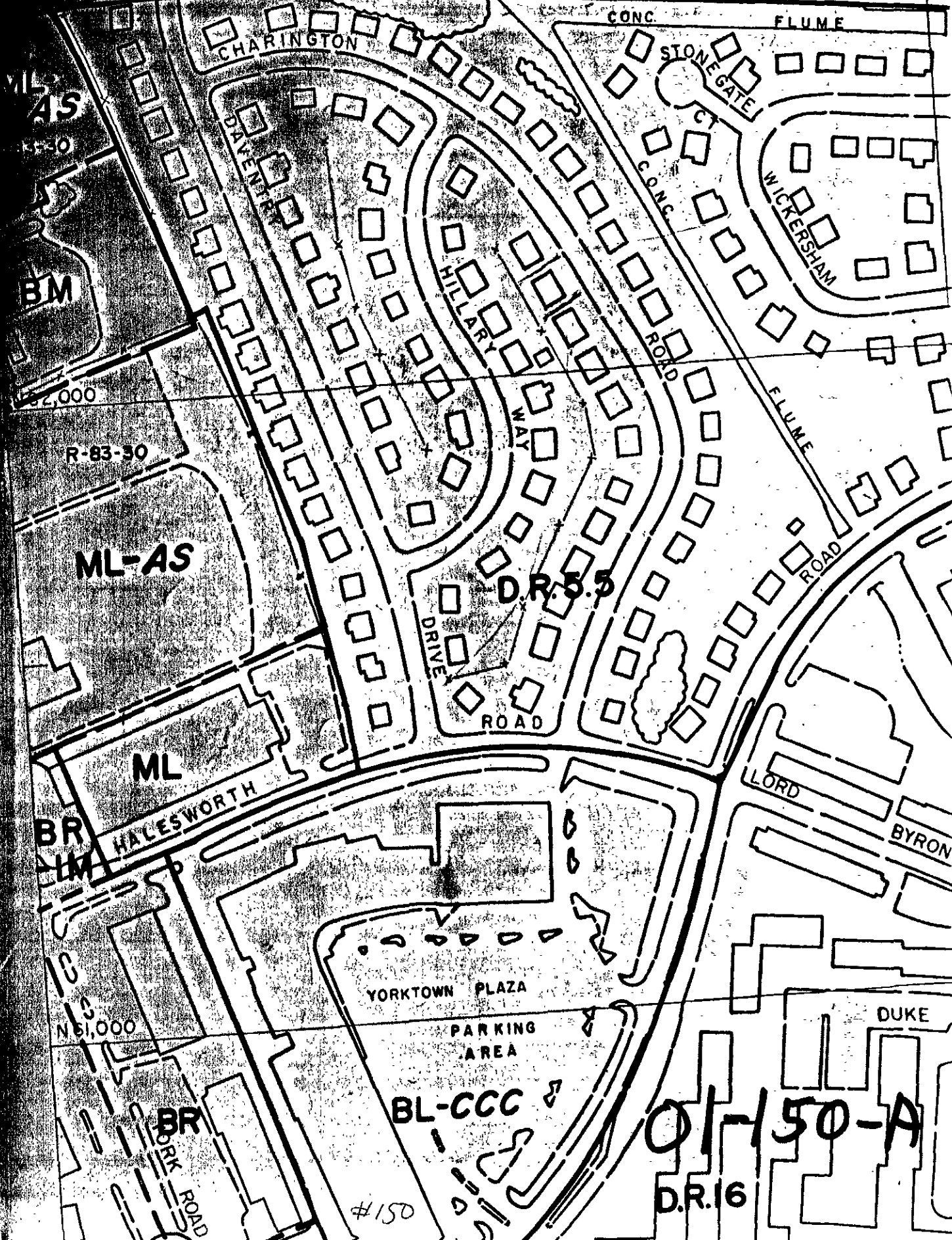
date: 9/27/00

prepared by: R. L. TICE

Scale of Drawing: 1"= 50'

Ref. Ex. #1

A-051-10



6

ML-AS
R-83-30

BM

102,000

R-83-30

ML-AS

ML

BR

HALESWORTH

NSI,000

BR

YORK ROAD

YORKTOWN PLAZA

PARKING AREA

BL-CCC

#150

CONC. FLUME

STONEGATE CT

CONC. ROAD

WICKERSHAM

FLUME

ROAD

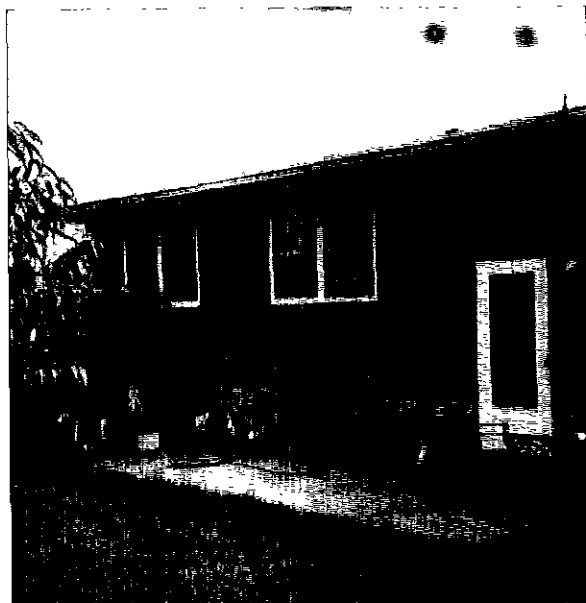
LORD

BYRON

DUKE

01-150-A

D.R. 16



Sung Tran 8/27/00 Item #150

01-150-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

1" = 200' ±		TEXAS	N.W. 16-A
DATE OF PHOTOGRAPHY JANUARY 1986			

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

01-150-A

#150