

IN RE: PETITION FOR VARIANCE
SE/S Poplar Road, 1224' +/- SW
of Silver Lane Road
15th Election District
5th Councilmanic District
(2416 Poplar Road)

William and Susan McElrath
Petitioners

* BEFORE THE
* DEPUTY ZONIN COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-175-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, William and Susan McElrath. The Petitioners are requesting a variance for property they own at 2416 Poplar Road. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations and Section 400.1.d.2.(A) of the Permits & Development Management Policy, to permit side yard setbacks of 7.5 ft. in lieu of the required 50 ft. and a dwelling to street center line of 58 ft. in lieu of 75 ft. and for a proposed detached garage setback to street centerline of 30 7 ft. in lieu of 75 ft. and to approve an undersized lot. In addition, the building coverage of the subject property will be 19% in lieu of the maximum permitted 15%.

Appearing at the hearing on behalf of the variance request were Mr. and Mrs. McElrath, owners of the property. There were no protestants in attendance.

Testimony and evidence indicated that the Petitioners purchased the subject property in 1995. The subject property is improved with an old shore shack that has become run down and dilapidated over time. The subject structure is beyond renovation and, therefore, the Petitioners are proposing to construct a new single family dwelling on the lot. In order to proceed with the reconstruction of the dwelling on the property, the variance requests are necessary. The

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Date

12/6/00

By

R. R. R. R.

Petitioners indicated that their surrounding neighbors are very supportive of these variances, given that the old eyesore in the neighborhood will be torn down and a new house constructed on the property. After considering the testimony and evidence offered, I find that the variances needed in order for the Petitioners to construct their house should be granted.

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

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioners; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioners of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioners any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

COPIES OF THIS DOCUMENT
12/6/00
R. J. Jenson

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

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

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

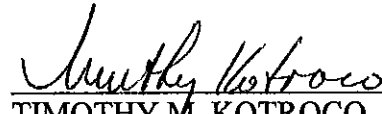
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 6th day of December, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations and Section 400.1.d.2.(A) of the Permits & Development Management Policy, to permit side yard setbacks of 7.5 ft. in lieu of the required 50 ft. and a dwelling to street center line of 58 ft. in lieu of 75 ft., and for a proposed detached garage setback

ORIGINAL FILED FOR RECORD
12/6/00
R. J. [Signature]

to street centerline of 30 7 ft. in lieu of 75 ft. and to approve an undersized lot, and that the building coverage of the subject property will be 19% in lieu of the maximum permitted 15%, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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 his 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;
2. Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated November 15, 2000, a copy of which is attached hereto and made a part hereof;
3. Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Bureau of Development Plans Review dated November 24, 2000, a copy of which is attached hereto and made a part hereof; and
4. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

12/16/00
R. J. Jenson



Baltimore County
Zoning Commissioner

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

December 6, 2000

Mr. & Mrs. William J. McElrath
4064 Rustico Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 01-175-A
Property: 2416 Poplar Road

Dear Mr. & Mrs. McElrath:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





ORIGINAL. KEEP IN FILE, CBCA

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2416 Poplar Rd

which is presently zoned RC-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) 1A04.3.B.2 and PDM policy 400.1.d.2.(A) To permit side yard setbacks of 7.5 ft. in lieu of 50 ft., and a proposed dwelling to street centerline of 58 ft. in lieu of 75 ft., and a proposed detached garage setback to street centerline of 37 ft. in lieu of 75 ft., and approve an undersized lot per Sec. 304.2, and any other variances deemed necessary by zoning commissioner

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

*and Section 1A04.3.B.3 - to permit a building coverage of 19% in lieu of the maximum permitted 15%.

1. To permit dwelling with 7 1/2 foot side yard setbacks
2. To approve undersized lot
3. Any other variances deemed necessary by the zoning commission (SEE ATTACHED)

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

William J. McElrath

Name - Type or Print

William J. McElrath

Signature

Susan McElrath

Name - Type or Print

Susan McElrath

Signature

4064 Rustico Rd

Address

410-335-8814

Telephone No.

Baltimore Md.

City

State

21220

Zip Code

Representative to be Contacted:

William & Susan McElrath

Name

4064 Rustico Rd

Address

410-335-8814

Telephone No.

Baltimore Md.

City

State

21220

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 10/27/00

Case No. 01-175-A

Date 9/15/98

ATTACHMENT

I can't meet the 75 foot set back for the center line of the street, due to the fact that I have to remain 100 feet from the shore line in order to meet the environmental requirements.

I can't meet the 50 foot side yard set back due to the fact that the structure of my intended house requires a thirty foot width.

175

Zoning Description For 2416 Poplar Road
Beginning At the point on the North
East Side of Poplar Road which is
30 feet wide At the distance of
1224 ft South west of the center line
of the nearest improved intersecting Street
Silver Lane Rd which is 30 ft wide,
Being Lot # 126 in the Subdivision of
Cedar Beach AS recorded in Baltimore
County Plat Book # 7 Folio # 186
containing 10,350 SF. ALSO KNOWN AS
2416 Poplar Rd. AND located in the 15th
Election District, 5th Councilmanic District.

01-175-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE

10/27/00

ACCOUNT

Room 5150

AMOUNT

\$ 100.00

RECEIVED
FROM:

Wm McElrath

FOR:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

No.

9671

PAID RECEIPT

PAYMENT AUTH. TWA

10/27/00 10/27/00 11:32:46

FEES: 0002 CASHIER TOL AND NUMBER

Dept 5 E20 ZONE VERIFICATION

Receipt # 159722

GR NO. 005714

Receipt Tot 100.00

100.00 OK 100.00

Baltimore County, Maryland

01-175-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-175-A
PETITIONER/DEVELOPER
(William J. McElrath)
DATE OF Hearing
(12-4-00)**

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

ATTENTION : MS. GWENDOLYN STEPHENS

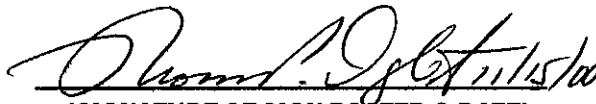
LADIES AND GENTLEMEN:

**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**

2416 Poplar Road Baltimore , Maryland 21221_____

THE SIGN(S) WERE POSTED ON _____ 11-15-00 _____
(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 hereinafter as follows:

2416 Poplar Road,
SE/S Poplar Road, 1224 feet +/- SW of Silver Lane Road
15th Election District - 5th Councilmanic District
Legal Owner(s): Susan & William J. McElrath

Variance: to permit side yard setbacks of 7.5 feet in lieu of 50 feet; to permit a proposed dwelling to street centerline of 58 feet in lieu of 75 feet; to permit a proposed detached garage setback to street centerline of 37 feet in lieu of 75 feet; to permit a building coverage of 19% in lieu of the maximum 15%; and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

Hearing: Monday, December 4, 2000 at 11:00 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.

11/15/00 Nov. 16

0434082

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/16/, 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 11/16/, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
2416 Poplar Road, SE/S Poplar Rd,
1224'+/- SW of Silver Lane Rd
15th Election District, 7th Councilmanic

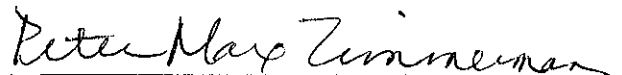
Legal Owner: William J. & Susan McElrath
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-175-A

* * * * *

ENTRY OF APPEARANCE

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



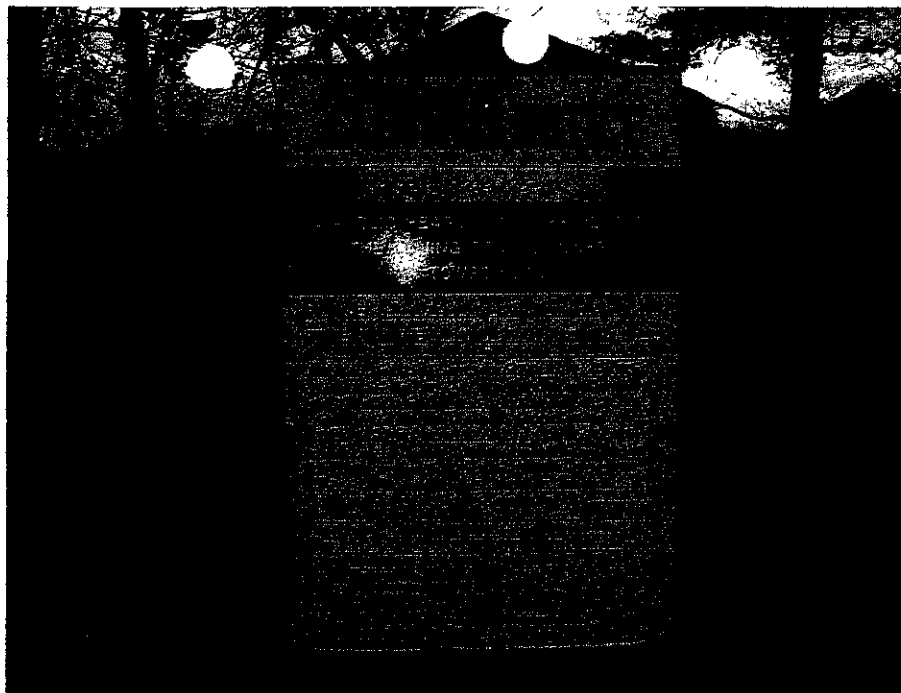
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to William J. & Susan McElrath, 4064 Rustico Road, Baltimore, MD 21220, Petitioners.



PETER MAX ZIMMERMAN



2416 Poplar 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

November 03, 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: 01-175-A

2416 Poplar Road

SE/S Poplar Road, 1224 feet +/- SW of Silver Lane Road

15th Election District – 5th Councilmanic District

Legal Owners: Susan & William J. McElrath

Variance to permit side yard setbacks of 7.5 feet in lieu of 50 feet; to permit a proposed dwelling to street centerline of 58 feet in lieu of 75 feet; to permit a proposed detached garage setback to street centerline of 37 feet in lieu of 75 feet; to permit a building coverage of 19% in lieu of the maximum 15%; and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

HEARING: Monday, December 4, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Susan & William J. McElrath, 4064 Rustico Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 17, 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, November 16, 2000 Issue – Jeffersonian

Please forward billing to:

William & Susan McElrath
4064 Rustico Road
Baltimore, MD 21220

410 335-8814

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: 01-175-A

2416 Poplar Road

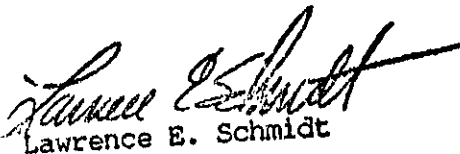
SE/S Poplar Road, 1224 feet +/- SW of Silver Lane Road

15th Election District – 5th Councilmanic District

Legal Owners: Susan & William J. McElrath

Variance to permit side yard setbacks of 7.5 feet in lieu of 50 feet; to permit a proposed dwelling to street centerline of 58 feet in lieu of 75 feet; to permit a proposed detached garage setback to street centerline of 37 feet in lieu of 75 feet; to permit a building coverage of 19% in lieu of the maximum 15%; and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

HEARING: Monday, December 4, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

632

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: 01 175 A

Petitioner: William J. & Susan McElrath

Address or Location: 2416 Poplar Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: William & Susan McElrath

Address: 4064 Rustico Rd
Baltimore Md 21220

Telephone Number: 410-335-8814

Revised 2/20/98 - SCJ

01-175-A



Baltimore County
Department of Permits and
Development Management

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

December 1, 2000

Susan & William J. McElrath
4064 Rustico Road
Baltimore, MD 21220

Dear Mr. & Mrs. McElrath:

RE: Case Number: 01-175-A, 2416 Poplar Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 27, 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: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2000
Item No. 175
(2416 Poplar Road)

The Bureau of Development Plans Review has reviewed the subject zoning item. The State Department of the Environment Construction Permits for water and sewer mains that are larger than 15" in diameter and for pumped sewer systems (*including grinder pumps*) will be obtained through the Baltimore County Department of Public Works after approval of the construction drawings.

Poplar Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1-foot over the flood plain elevation in all construction.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a flood plain is prohibited.

The minimum flood protection elevation is 11 feet for this site.

Basements are not permitted in the flood plain area.

RWB:HJO:jrb

cc: File

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12/16/00
R. Jablon

ZAC-11-13-2000-ITEM 175.doc



Baltimore County
Fire Department

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

November 3, 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 November 6, 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:

177, 173, 172, 170, 169, 175, and 167

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *AC/RBS*

DATE: November 15, 2000

SUBJECT: Zoning Item #175
2416 Poplar Road

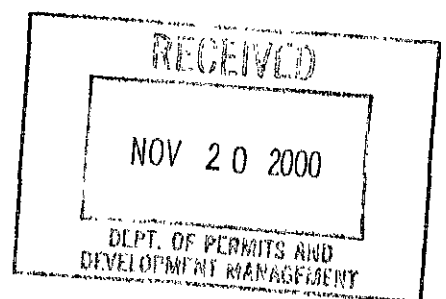
Zoning Advisory Committee Meeting of November 6, 2000

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

Reviewer: Keith Kelley

Date: November 14, 2000

12/16/00
R. Seeley



RECEIVED

NOV 20 2000

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

June
12/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 13, 2000

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

SUBJECT: 2416 Poplar Road
INFORMATION:
Item Number: 01-175
Petitioner: William J. McElrath
Zoning: RC 5
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variance to allow side yard setbacks of 7.5 feet in lieu of the required 50 feet, and a front yard setback of 58 feet in lieu of the required 75 feet, and a front yard setback for the garage of 37 feet in lieu of the required 75 feet.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey W. Z...
AFK:MAC:

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 01-175-A

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

Residential Processing Fee Paid
(\$50.00)

Accepted by JL
Date 10/27/00

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant William & Susan McElrath Address 4064 Rustico Rd. Baltimore Telephone Number (410) 335-8814
Lot Address 2416 Poplar Rd Election District 15 Councilmanic District 5 Square Feet 10,350
Lot Location: SE side/corner of Poplar Rd (street), 1224 feet from SW corner of Silver Lane Rd. (street)
Land Owner: William & Susan McElrath Tax Account Number 1513552910
Address: 4064 Rustico Rd. Baltimore Md. 21220 Telephone Number (410) 335-8814

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!		PROVIDED?	
		YES	NO
1. This Recommendation Form (3 copies)		☒	☐
2. Permit Application		☐	☒
3. Site Plan		☒	☐
Property (3 copies)		☒	☐
Topo Map (2 copies) available in Room 206, County Office Building - (please label site clearly)		☒	☐
4. Building Elevation Drawings		☒	☐
5. Photographs (please label all photos clearly)		☒	☐
Adjoining Buildings		☒	☐
Surrounding Neighborhood		☒	☐
6. Current Zoning Classification:	<u>RC 5</u>		

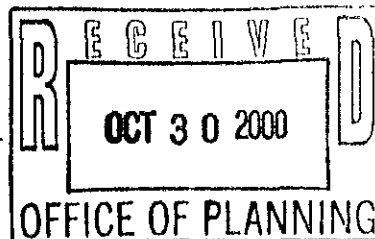
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations

Submit elevations to the Office of Planning for review and approval prior to issuance of permits.

Signed by Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



Date: 11/8/2000

Revised 2/25/99

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

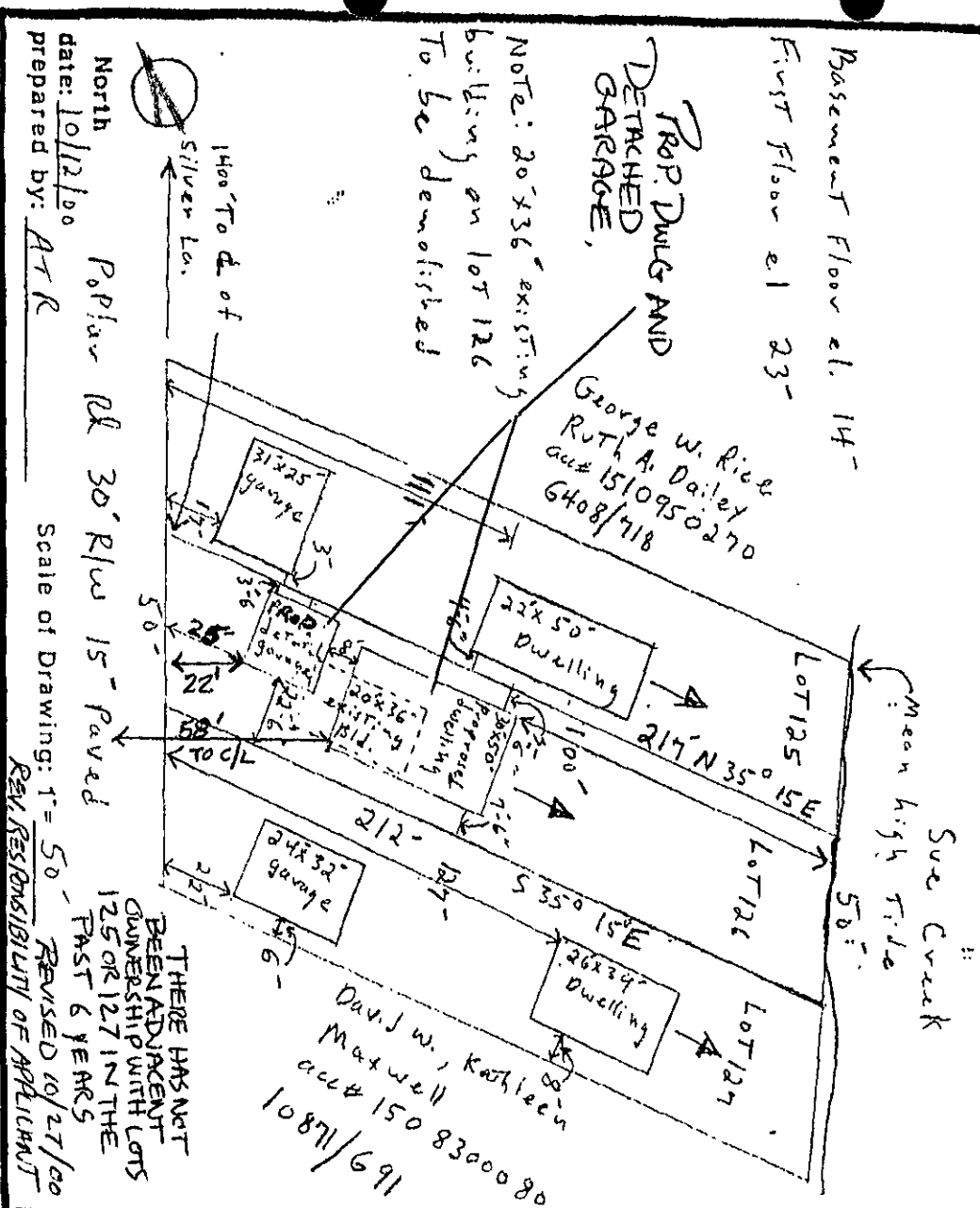
PROPERTY ADDRESS: 2416 Poplar Rd.

Subdivision name: Cedar Beach

plat book # 7, folios 186, lot # 126, section # 1

OWNER: William & Susan McElRath

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



There has not been adjacent ownership with lots 125 or 127 in the past 6 years

REUSED 10/27/00

RESUBMITTAL OF APPLICANT

NAME: William McElRath DATE: 10/27/00

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map: SE 2T

Zoning: Rc5

Lot size: 24 10,350 acreage square feet

Chesapeake Bay Critical Area: ☒ ☐ ☐

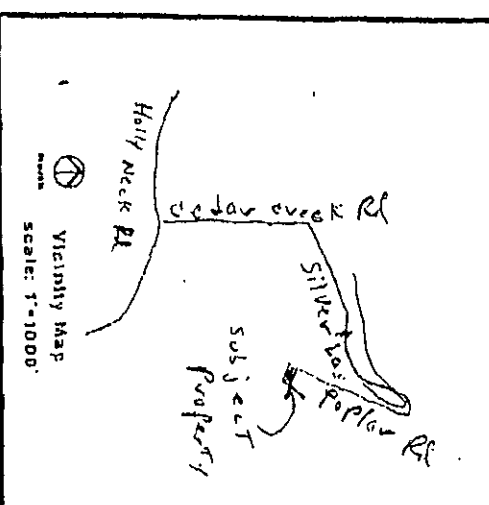
Prior Zoning Hearings: NONE

NOT IN 100 YEAR FLOOD PLAIN

Zoning Office USE ONLY!

reviewed by: ITEM # CASE #:

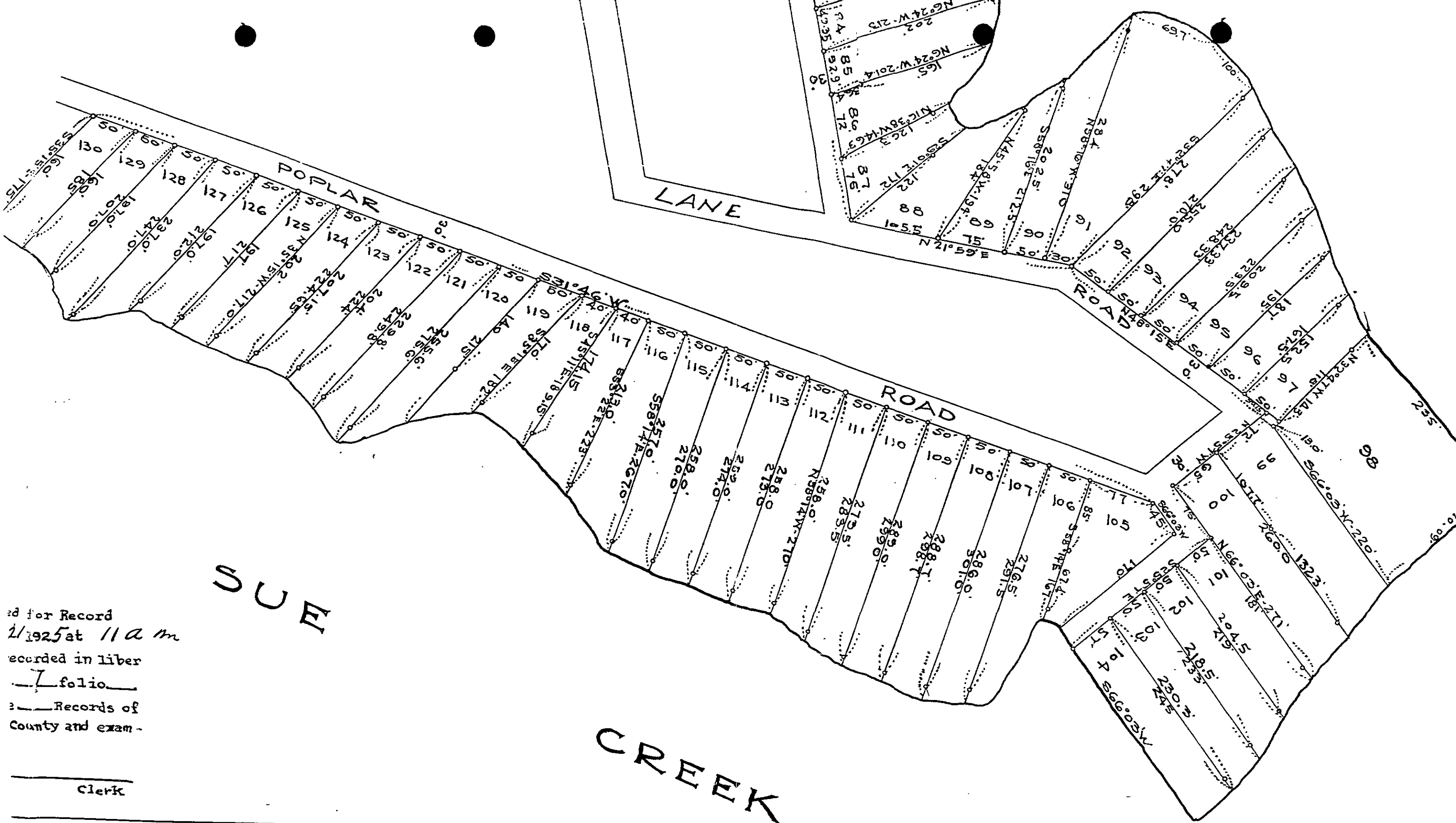
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Item # 175

Ret. #1

01-175-A

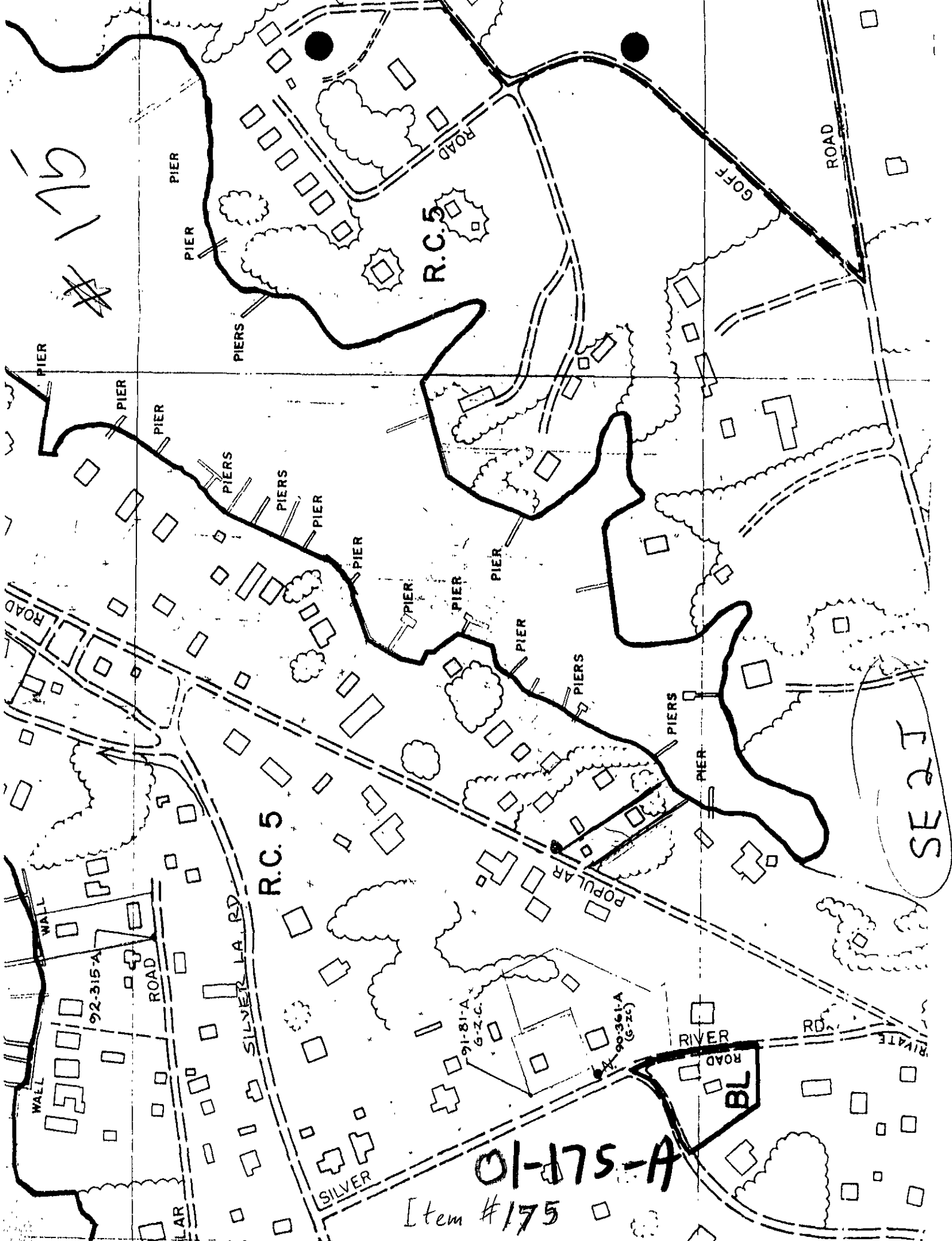


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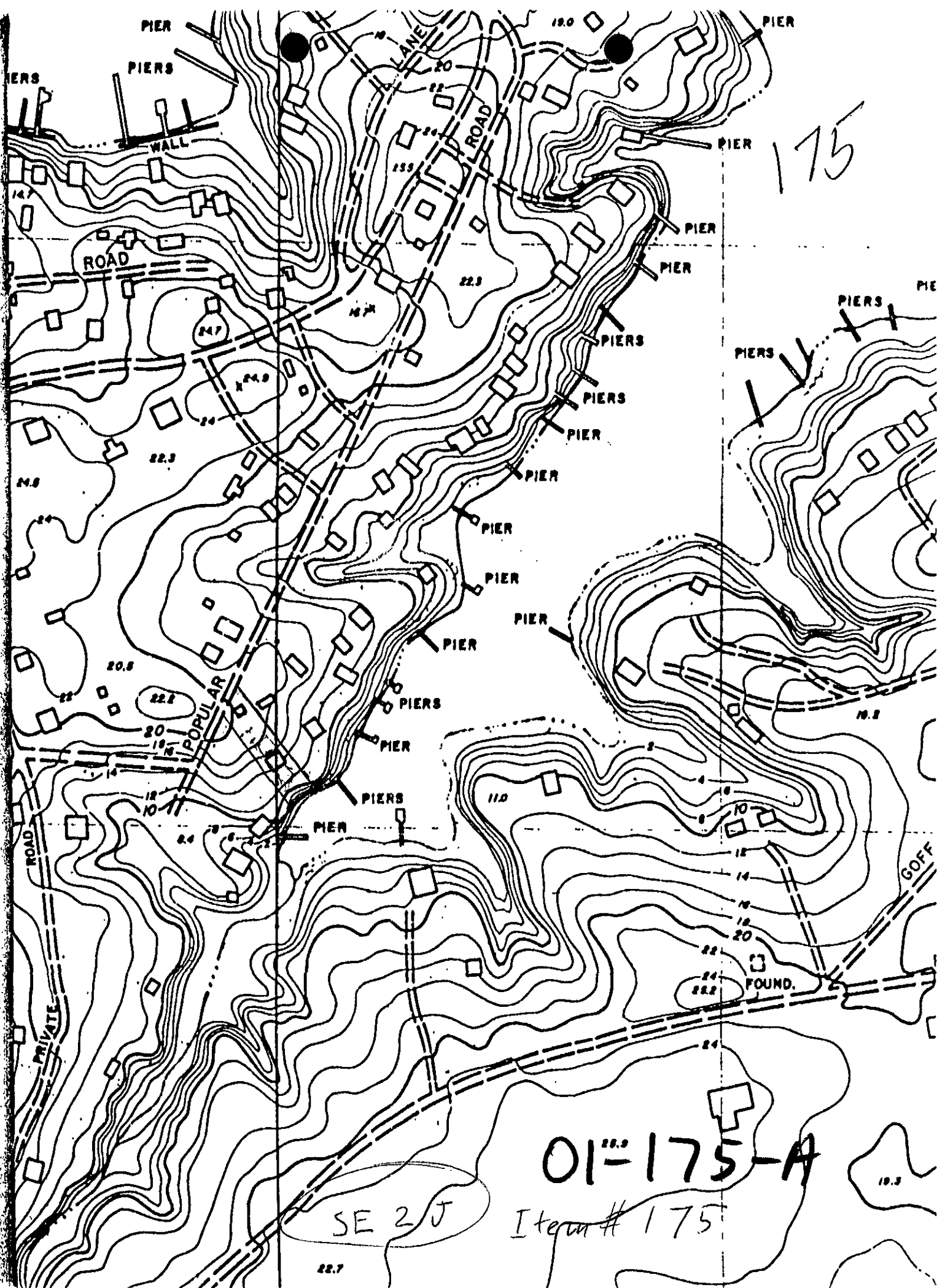


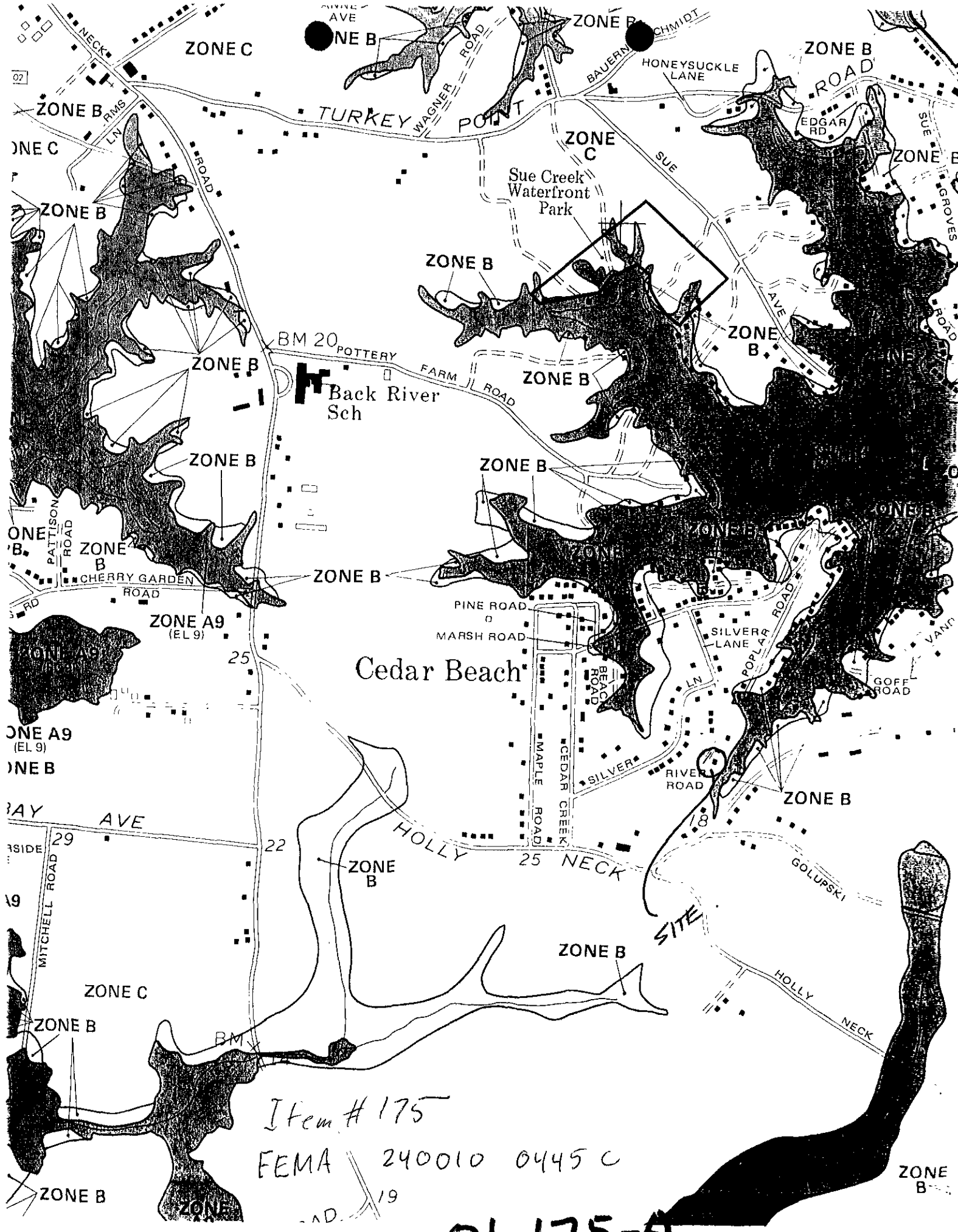
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SE 2 T

01-175-A

Item #175





Ifem # 175
FEMA 240010 0445 C

01-175-A

This Deed,

Made this 10th day of October
in the year one thousand nine hundred and ninety-five, by and between

GERALD J. EURICE, SR., and CATHERINE L. EURICE, his wife, of Baltimore County in
the State of Maryland, parties of the first part, and

WILLIAM J. MCELRAITH and SUSAN MCELRAITH, his wife, parties of the second part.

Witnesseth, That in consideration of the sum of SEVENTY THOUSAND DOLLARS
(\$ 70,000.00) and other good and valuable consideration, the receipt of which
is hereby acknowledged,

the said parties of the first part,

do grant and convey unto the said parties of the second part, as Tenants by the
Entirety, the survivor of them, his or her personal representatives, heirs and
assigns,

in fee simple, all that lot of ground, situate, lying, and being in Baltimore
County and described as follows, that is to say:

ALL THAT LOT OR PARCEL OF GROUND known and designated as Lot No. 126 as
shown on Plat of Cedar Beach, said Plat being recorded among the Land Records of
Baltimore County in Plat Book M.P.C. No. 7, folio 186. The improvements thereon
being known as No. 2416 Poplar Road

BEING the same lot of ground described in a Deed dated December 10, 1987,
and recorded among the Land Records of Baltimore County in Liber 7756 at
folio 409 from Ollie N. Harlow and Mary N. Harlow unto Gerald J. Eurice, Sr.,
and Catherine L. Eurice, the within grantors.

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


Ralph K. Rothwell, Jr.

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

By

Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

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.

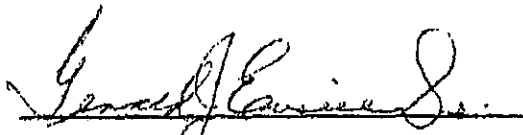
To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as Tenants by the Entirety, the survivor of them, his or her personal representatives, 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 hereby granted; and that they will execute such further assurances of the same as may be requisite.

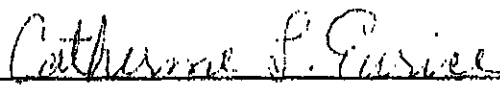
Witness the hands and seals of said grantors.

Witness:



 (SEAL)
GERALD J. EURICE, SR.



 (SEAL)
CATHERINE L. EURICE

STATE OF MARYLAND, COUNTY OF BALTIMORE

, to wit:

I HEREBY CERTIFY, That on this 16th day of October in the year one thousand nine hundred and ninety-five, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Gerald J. Eurice, Sr., and Catherine L. Eurice, the above grantors and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.



My Commission Expires: 5/1/98

Notary Public



The Grantees herein join in the execution of this Deed for the purpose of certifying that the within residence shall be occupied by the Grantees; and to certify that they are "FIRST TIME MARYLAND HOMEBUYERS", and have not owned residential Real Property in the State of Maryland, prior to the date hereof.

Witness:

William J. McElrath (SEAL)
WILLIAM J. MCEL RATH

Susan McElrath

Susan McElrath (SEAL)
SUSAN MCEL RATH

STATE OF New York, CITY/COUNTY OF Ulster, to wit:

I HEREBY CERTIFY, That on this 13th day of October, in the year one thousand nine hundred and ninety-five, before me, the subscriber, a Notary Public of the State, in and for the jurisdiction aforesaid, personally appeared William J. McElrath and Susan McElrath the above named Grantees and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Patricia A. Schnakenberg

Notary Public

My Commission Expires: 4-10-97

PATRICIA A. SCHNAKENBERG
NOTARY PUBLIC, in the State of New York
Qualified in Ulster County No. 013C5041669
My Commission Expires April 10, 1997

ASHORE TITLE COMPANY, INC.
7506 EASTERN AVENUE
BALTIMORE, MARYLAND 21224

037923

☐ Baltimore City ☒ County: Baltimore

IMP-ED SURE \$	5.00
RECORDING FEE	20.00
RECORDATION T	350.00
IN TAX STATE	175.00
TOTAL	550.00

Rec'd BARG Rcpt # 9121
 EN EN Bk # 2204
 Oct 26, 1995 10:50 AM

(☐ Check Box If Addendum Intake Form is Attached.)

☒ Deed	☐ Mortgage	☐ Other
--	-----------------------------------	--------------------------------

☒ Deed	☐ Mortgage	☐ Other _____	☐ Other _____
☐ Deed of Trust	☐ Lease	_____	_____
☒ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-
Arms-Length (1)	Arms-Length (2)	Arms-Length (3)	Length Sale (9)

☒ Improved Sale Arms-Length (1)	☐ Unimproved Sale Arms-Length (2)	☐ Multiple Accounts Arms-Length (3)	☐ Not an Arms- Length Sale (9)
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Recordation	
State Transfer	
County Transfer	

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	\$ 70,000.00	Transfer and Recordation Tax Consideration	
Any New Mortgage	\$	Transfer Tax Consideration	\$ 70,000.00
Balance of Existing Mortgage	\$	X (1.5) % =	\$ 1050.00
Other:	\$	Less Exemption Amount -	\$ 320.00
Other:	\$	Total Transfer Tax =	\$ 720.00
Full Cash Value	\$ 70,000.00	Recordation Tax Consideration	\$
Amount of Fees	Doc. 1	X () per \$500 =	\$
Recording Charge	\$ 20.00	TOTAL DUE	\$
Surcharge	\$ 5.00	Doc. 2	Agent: <i>BZ</i>
State Recordation Tax	\$ 350.00		Tax Bill: <i>Red</i>
State Transfer Tax	\$ 350.00		C.B. Credit: <i>—</i>
County Transfer Tax	\$ 175.00		Ag. Tax/Other: <i>—</i>
Other	\$		
Other	\$		

Purchase Price/Consideration	\$ 70,000.00	Transfer and Recordation Tax Consideration	
Any New Mortgage	\$	Transfer Tax Consideration	\$ 70,000
Balance of Existing Mortgage	\$	X (1.5) %	= \$ 1050
Other:	\$	Less Exemption Amount	= \$ 330
		Total Transfer Tax	= \$ 720
Other:	\$	Recordation Tax Consideration	\$
		X () per \$500	= \$
Full Cash Value	\$ 70,000.00	TOTAL DUE	\$
Amount of Fees	Doc. 1	Doc. 2	Agent: B2
Recording Charge	\$ 20.00	\$	Tax Bill: P
Surcharge	\$ 5.00	\$	C.B. Credit: —
State Recordation Tax	\$ 350.00	\$	Ag. Tax/Other: —
State Transfer Tax	\$ 350.00	\$	
County Transfer Tax	\$ 175.00	\$	
Other	\$	\$	
Other	\$	\$	

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 20.00	\$	<i>Bz</i>
Surcharge	\$ 5.00	\$	Tax Bill:
State Recordation Tax	\$ 350.00	\$	<i>Red</i>
State Transfer Tax	\$ 350.00 175.00	\$	C.B. Credit:
County Transfer Tax	\$	\$	—
Other	\$	\$	Ag. Tax/Other:
Other	\$	\$	—

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
15	15-13-552910	7156/409			☐ (5)
Subdivision Name		Lot (3a)	Block (3b)	Sec/AH(3c)	Plat Ref.
Cedar Beach		126			
Location/Address of Property Being Conveyed (2)					
2416 Poplar Road Baltimore Md 21221					
Other Property Identifiers (if applicable)				Water Meter Account No.	
Residential ☒ or Non-Residential ☐		Fee Simple ☒ or Ground Rent ☐		Amount:	
Partial Conveyance? ☐ Yes ☐ No		Description/Amnt. of SqFt/Acreage Transferred:			

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Gerald J. Eurice, Sr	
Catherine L. Eurice	

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)
Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
William J. McElrath	

Susan McElrath
New Owner's (Grantee) Mailing Address
2416 Poplar Road Baltimore md 21221

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

Instrument Submitted By or Contact Person		☐ Return to Contact Person
Name	Gerald M. Phillips	

Firm: Hishore Title Co. Inc
 Address: 7506 Eastern Avenue
 Apt: 213 Phone: 410-285-7755
☐ Hold for Pickup
☒ Return Address Provided

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

Assessment Information

☒ Yes ☐ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☒ No Does transfer include personal property? If yes, identify: _____

☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment User Only - Do Not Write Below This Line				
☐ Terminal Verification	☐ Agricultural Verification	☐ Whole	☐ Part	☐ Train Process Verification

Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:	
Year	19	19		Geo. Zone	Map Grid	Syb Plat	Block Lot

Building	Use	Parcel	Section	Occ. Cd.
Total	Town Cd	Ex. No.	Ex. Cd	

[illegible]

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Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CG-300 (6/95) Book 11273 Page 211

This Deed, MADE THIS 25th day of JUNE

in the year one thousand nine hundred and EIGHTY-TWO by and between
RICHARD A. SMITH and REGINA E. HOOVER now known as REGINA H. SMITH

of BALTIMORE COUNTY, STATE OF MARYLAND of the first part, and

GEORGE J. RICE and RUTH A. DAILEY

of the second part.

WITNESSETH, That in consideration of the sum of FORTY SIX THOUSAND and 00/100 (\$46,000.00)
DOLLARS

the said PARTIES OF THE FIRST PART,

D. RC/F 11.00
D. T. TX 230.00
D. DOCS. 230.00
DEED 0 H
EPA JR T 471.00
#12714 C002 R02 T1424
06/29/82

do grant and convey to the said PARTIES OF THE SECOND PART, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, THE SURVIVOR OF THEM, HIS OR HER HEIRS,

personal representatives ~~and assigns~~ and assigns, in fee simple, all

THAT lot of ground situated in BALTIMORE COUNTY, STATE OF MARYLAND

and described as follows, that is to say:

BEGINNING FOR THE SAME and described and known and designated as Lot No. 125 on the Plat of Cedar Beach, Incorporated, which plat is duly recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, folio 106, and said lot having a frontage on Poplar Road of 50 feet with an irregular depth of 197 feet on one side and 217 feet on the other side. The improvements thereon being known as 2414 Poplar Road (formerly known as 125 Poplar Road).

BEING the same property which by Deed dated March 13, 1979 recorded among the Land Records of Baltimore County in Liber 5908 folio 379 was granted and conveyed by William Edward Justice Jr. and Emma Marie Justice, his wife, unto Richard A. Smith and Regina E. Hoover. The said Regina E. Hoover has since inter-married and is now known as Regina H. Smith.

ADDITIONAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

ASSESSMENTS & TAXATION

CLERK

DATE

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

To HAVE AND TO HOLD the said described lot of ground and premises to the said PARTIES OF THE SECOND PART, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, THE SURVIVOR OF THEM, HIS OR HER HEIRS,

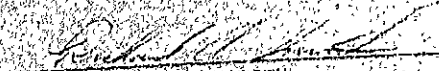
and assigns in fee simple personal representative XGXXGXX

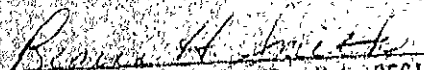
AND the said part LES of the first part hereby covenant that THEY HAVE not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that THEY will warrant specially the property hereby granted; and that THEY will execute such further assurances of the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

Witness the hand of and seal of said grantor.

Test:


LEE M. SNYDER

 (SEAL)
RICHARD A. SMITH

 (SEAL)
REGINA E. HOOVER n/k/a REGINA H. SMITH

STATE OF MARYLAND, BALTIMORE COUNTY, to-wit:

I Henry Cleevey, Notary Public of the State of Maryland, personally appeared RICHARD A. SMITH and REGINA E. HOOVER n/k/a REGINA H. SMITH, his wife known to me (or satisfactorily proven) to be the persons whose names were subscribed to the within instrument, and acknowledged that they 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.

 (SEAL)
LEE M. SNYDER Notary Public

My Commission expires

7/1/82

Rec'd for Record JUN 29 1982
Per Elmer H. Kahlman, Jr., Clerk
Mail to Fidelity Title Co Inc
Receipt No. 1190

THIS DEED, MADE THIS ¹⁰ day of November, in the year one thousand nine hundred

and NINETY FOUR, by and between Garry T. Yarrington and Frances E. Yarrington, husband and wife, parties of the first part, GRANTOR; and David W. Maxwell and Kathleen Maxwell, husband and wife, parties of the second part, GRANTEE.

WITNESSETH, That in consideration of the sum of EIGHTY TWO THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS, (\$82,500.00), the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said David W. Maxwell and Kathleen Maxwell, husband and wife, as Tenants by the Entireties, their assigns, the survivor of them, and unto the survivor's personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING known and designated as lot number one hundred and twenty seven (127) on the Plat of Cedar Beach Incorporated which plat is duly filed among the Plat Records of Baltimore County in Plat Book W.P.C. No. 7, folio 186 &c.

BEING the same lot of ground which by Deed dated August 9, 1985 and recorded among the Land Records of Baltimore County in Liber 6970, folio 144, was granted and conveyed by James F. Hess to Garry T. Yarrington and Frances E. Yarrington, husband and wife, the within GRANTOR.

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 David W. Maxwell and Kathleen Maxwell husband and wife, as Tenants by the Entireties, their assigns, the survivor of them, and unto the survivor's personal representatives, heirs and assigns, personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted

BA C010-28AM12/16/94

AGRICULTURAL TRANSFER ACT
NOT APPLICABLE
SIGNATURE *FE* DATE 12/16/94

RECEIVED FOR TRANSFER
State Department of
Assessment & Taxation
for Baltimore County
12-16-94

further assurance of the same as may be requisite.

WITNESS the hands and seals of said GRANTOR.

Test:

GRANTOR:

Paul R. Cvach
As to all

PAUL R. CVACH

Garry T. Yarrington (Seal)
Garry T. Yarrington

Frances E. Yarrington (Seal)
Frances E. Yarrington

STATE OF MARYLAND, Baltimore City, to wit:

I HEREBY CERTIFY, That on this 10th day of November, in the year one thousand nine hundred and NINETY FOUR, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Garry T. Yarrington and Frances E. Yarrington, husband and wife, the GRANTOR herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Paul R. Cvach

Notary Public

PAUL R. CVACH

My commission expires: 8/20/98

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Paul R. Cvach

PAUL R. CVACH Attorney

AFTER RECORDING, PLEASE RETURN TO:
STOCKSDALE, JARRELL & CVACH
8717 Harford Road
Baltimore, Maryland 21284-7708

Recording 25.00
Stamp 410.50
ST. TRANSFER TAX 412.50
LOCAL " " 1320.00

State of Maryland Land Instrument Intake Sheet

County: Baltimore

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

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

1	Type(s) of Instruments	☒ Deed ☒ Deed of Trust ☐ Mortgage ☐ Lease ☐ Contract ☐ Land Installment Cont. ☐ Other			
2	Consideration and Fees	Consideration, Including Assumed Indebtedness Recording Charge Surcharge State Recordation Tax State Transfer Tax County Transfer Tax (if Applicable) Other Total Fees	Dec. 1 \$ 82,500.00 \$ 20.00 \$ 5.00 \$ 412.50 \$ 412.50 \$ 4300.00 \$ 2420.00	Dec. 2 \$ 640.00 \$ 20.00 \$ 5.00 \$ 412.50 \$ 412.50 \$ 25.00	Ltr FO SURE \$ 5.00 RECORDING FEE 20.00 RECORDATION T 412.50 TR TAX STATE 412.50 TOTAL 850.00 Reg#B002 Rpt#563 SH 1D B1K#789 Dec 16, 1994 11:30 am
3	Exemptions (if Applicable) Cite or Explain Authority	☐ Homestead Exemption ☐ High Transfer Tax Exemption ☐ County Transfer Tax Exemption			
4	Contact/Mail Information	Name: <u>PAUL R. CASE</u> Firm: <u>STUCKSON & JARVIS, C/AT</u> Address: <u>6717 HARVARD ROAD</u> <u>BALTO MD 21221</u> Phone: <u>410-254-6777</u> ☒ Return to Current Forwarding Provided Above ☐ Mail for Pick Up ☐ Address Provided on Instrument			
5	Description of Property	Block: <u>15</u> Parcel: <u>15-00-3-000</u> Owner: <u>6970/114</u> Map: <u>7186</u> Parcel No.: <u>7186</u> Vn: <u>100</u> Subdiv: <u>15-00-3-000</u> Lot: <u>127</u> Block: <u>15-00-3-000</u> Parcel: <u>7186</u> Subdiv: <u>15-00-3-000</u> Legal Address of Property Being Conveyed (C): <u>2708 CHURCH ROAD BALTO MD 21221</u> Description/Amnt. of Sq. Ft./Acres Transferred:			
6	Transferred From	Dec. 1 - Grantor(s) Name(s): <u>GARY T. YARRINGTON</u> <u>FRANKE E. YARRINGTON</u> Dec. 2 - Grantee(s) Name(s): <u>DAVID W. MAXWELL</u> <u>KATHLEEN MAXWELL</u>			
7	Transferred To	Dec. 1 - Grantor(s) Name(s): <u>DAVID W. MAXWELL</u> <u>KATHLEEN MAXWELL</u> Dec. 2 - Grantee(s) Name(s): <u>STEVEN P. MAXWELL</u> <u>KATHLEEN MAXWELL</u>			
8	Other Names to Be Indexed	Dec. 1 - Additional Names to Be Indexed (Optional): Dec. 2 - Additional Names to Be Indexed (Optional): <u>MADISON AND BEAUFORT</u> <u>HOVAL SAVINGS AND LOAN ASSOCIATION</u>			
9	Special Instructions	Special Recording Instructions (if any):			
10	Conveyance Type	Private Sale with Improvements (1) ☒ Private Sale Unimproved (2) ☐ Multiple Accounts/Property (3) ☐ All Other (9) ☐			
11	Assessment Information	IMPORTANT: NOTE THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Yes ☐ No ☒ Will the property being conveyed be the grantee's principal residence? Yes ☐ No ☒ Does transfer include personal property? If yes, identify: Yes ☐ No ☒ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). New Owner's (Grantee) Mailing Address: <u>2708 CHURCH AVE</u> <u>BALTO MD 21221</u>			

Space Reserved for Circuit Court Clerk Recording Validation

CS# 01-1-73

DEEDS EXHIBIT FOR NO ADJ. OWNERSHIP.