

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Eastern Boulevard, 600' NE *
Woodward Drive * DEPUTY ZONING COMMISSIONER
15th Election District *
5th Councilmanic District * OF BALTIMORE COUNTY
(621 Eastern Boulevard) *
CASE NO. 01-343-SPH
Homewood Federal Savings Bank, *
By and through John Schott, President *
Petitioner *

* * * * *

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 owner of the subject property, Homewood Federal Savings Bank, by and through John Schott, its President. The special hearing request is for property located at 621 Eastern Boulevard, which property is zoned BL-AS. The Petitioner is requesting a special hearing to approve an existing dwelling with two apartments pursuant to Section 402 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Appearing at the hearing on behalf of the special hearing request were John Schott, President of Homewood Federal Savings Bank, Brian Dietz, a professional land surveyor with Gerhold, Cross & Etzel and Francis Borgerding, Jr., attorney at law, representing the Petitioner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.166 acres, more or less, zoned BL-AS. The subject property is improved with an existing two-story, single-family dwelling which was constructed in 1946. The subject property has been converted into two separate apartments. Mr. Borgerding proffered, based on his research into the zoning regulations, that the Petitioners must establish the use of the subject dwelling as two apartments prior to 1980. It was at that time that the

FILED
2/10/01
R. J. JAMESON

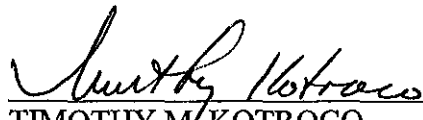
subject property was rezoned, so as to make the two apartment use not permissible. The testimony and evidence offered at the hearing clearly demonstrated that the subject property has been utilized as a two apartment dwelling continuously and uninterruptedly since prior to 1980 up until the present time. Therefore, I find that the Petitioner shall be permitted to continue to operate a two apartment dwelling, based on the nonconforming use status of the property.

A nonconforming use is defined in Section 101 of the Baltimore County Zoning Regulations and regulated in Section 104. Essentially, the nonconforming use designation is utilized to grandfather an otherwise illegal use. That is, if the use is determined to be nonconforming it may continue, notwithstanding the fact that the same is not permitted under the current Zoning Regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing relief shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of April, 2001, that the Petitioner's Request for Special Hearing to approve an existing dwelling with two apartments pursuant to Section 402 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED.

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

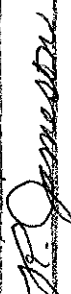
TMK:raj

ORDER RECEIVED FOR FILING

Date

4/19/01

By





Baltimore County
Zoning Commissioner

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

April ¹⁹18, 2001

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 01-343-SPH
Property: 621 Eastern Boulevard

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing 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: John Schott, President
Homewood Federal Savings Bank
3228 Eastern Boulevard
Baltimore, MD 21220

Brian Dietz, P.E.
Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Ste. 100
Towson, MD 21286





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

621 Eastern Boulevard
for the property located at Baltimore, MD 21221
which is presently zoned B.L.-A.S.

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 the non-conforming use of an existing dwelling with two apartments under Section 402 of the Baltimore County Zoning Regulations

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:

Francis X. Borgerding, Jr.

Name - Type or Print

Signature

Company

409 Washington Ave., Ste. 600 410-296-6820

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Homewood Federal Savings Bank

Name - Type or Print

Signature

John Schott, President

Name - Type or Print

Signature

3228 Eastern Blvd.

(410) 327-5220

Address

Telephone No.

Baltimore

MD

21220

City

State

Zip Code

Representative to be Contacted:

Francis X. Borgerding, Jr.

Name

409 Washington Ave., Ste. 600 410-296-6820

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2.00 HRS.

UNAVAILABLE FOR HEARING

Reviewed By

Date

2-26-01

Case No. 01-343-SPH

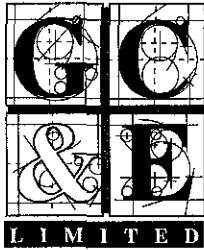
REV 9/15/98

ORDER RECEIVED FOR FILING

4/19/01

Date

by



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

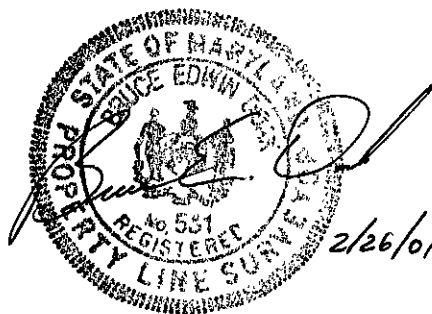
February 26 2001

Zoning description for 621 Eastern Avenue

All that piece or parcel of ground situate, lying and being in the 15th Election District and the 5th Councilmanic District of Baltimore County, state of Maryland and described as follows to wit:

Beginning for the same at a point on the South side of Eastern Avenue (80' R/W), at a distance of 600 feet measured Northeasterly along the South side of Eastern Avenue from the intersection of the South side of Eastern Avenue with the East side of Woodward Drive (50' R/W) and being Lot # 21, Block A, Section E, as shown on the subdivision plat of Essex Subdivision, which is recorded among the land records of Baltimore County in Plat Book 9, folio 74. Containing 0.166± Ac., and known as #621 Eastern Avenue.

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



343

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No.
01-343-SPH

01788

DATE 2-26-01 ACCOUNT R-001-06-6150

AMOUNT \$ 50.00

RECEIVED FROM: Francis X. Borgeading JR

FOR: Residential Special Hearing filing fee
621 Eastern Blvd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
2/26/2001 2/26/2001 15:17:16
REG 0001 CASHIER JRIC JMR DRAWER 1
CEIPT H 036743 01LN
DOR 5 520 ZONING VERIFICATION
CR NO. 091788

Secret Tot 50.00
50.00 CK .00 LA
Baltimore County, Maryland

CASHIER'S VALIDATION

**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: # D1-343-SPH
621 Eastern Boulevard
S/S Eastern Avenue, 600'NE
Woodward Drive
15th Election District
5th Councilmanic District
Legal Owner(s): Homewood
Federal Savings Bank
Special Hearing: to approve the non-conforming use of an existing dwelling with two apartments under Section 402 of the Baltimore County Zoning Regulations.
Hearing: Tuesday, April 17, 2001 at 2:00 p.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.

JT4/623 Apr. 3 C480498

CERTIFICATE OF PUBLICATION

4/5, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/3, 2001

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

John
4/17

CERTIFICATE OF POSTING

RE: Case No.: 01-343-SPHPetitioner/Developer: F.X. BORGERDING ETALDate of Hearing/Closing: 4/17/01

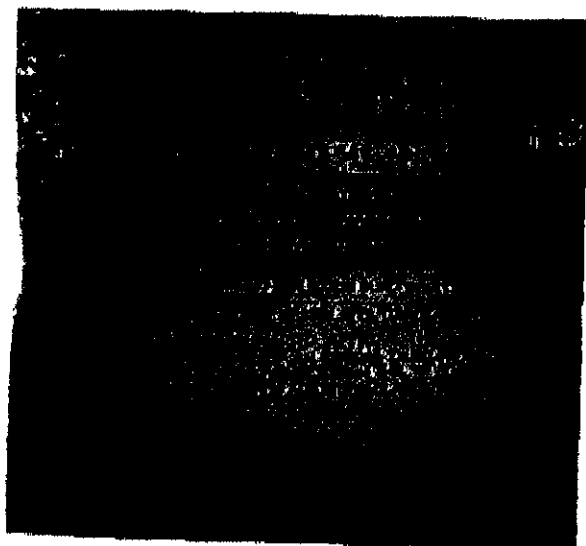
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 #621-EASTERN AVE

The sign(s) were posted on

3/19/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/19/01
(Signature of Sign Poster and Date)PATRICK M. O'KEEFE
(Printed Name)523 PENNY LANE
(Address)HUNT VALLEY, MD. 21030
(City, State, Zip Code)410-666-5366 ; CELL 410-905-8571
(Telephone Number)

01-343-SPH
#621-EASTERN AVE.
BORGERDING

4/17/01

**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: 01-343-57H
Petitioner: Homewood Federal Savings Bank
Address or Location: 621 Eastern Blvd. (21221)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Francis X. Borgending JR., ESQ.
Address: 409 Washington Ave., Suite 600
Towson, Md. 21204
Telephone Number: (410) 296-6820

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 3, 2001 Issue – Jeffersonian

Please forward billing to:

Francis X Borgerding Jr Esquire
409 Washington Avenue, Suite 600
Towson MD 21204

410 296-6820

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: 01-343-SPH
621 Eastern Boulevard
S/S Eastern Avenue, 600' NE Woodward Drive
15th Election District – 5th Councilmanic District
Legal Owner: Homewood Federal Savings Bank

Special Hearing to approve the non-conforming use of an existing dwelling with two apartments under Section 402 of the Baltimore County Zoning Regulations.

HEARING: Tuesday, April 17, 2001 at 2:00 p.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.



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

March 13, 2001

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: 01-343-SPH
621 Eastern Boulevard
S/S Eastern Avenue, 600' NE Woodward Drive
15th Election District – 5th Councilmanic District
Legal Owner: Homewood Federal Savings Bank

Special Hearing to approve the non-conforming use of an existing dwelling with two apartments under Section 402 of the Baltimore County Zoning Regulations.

HEARING: Tuesday, April 17, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". Below the signature, the initials "GDZ" are written in a smaller, simpler font.

Arnold Jablon
Director

C: Francis X Borgerding Jr, 409 Washington Avenue, Suite 600, Towson 21204
John Schott, President, Homewood Federal Savings Bank, 3228 Eastern Blvd,
Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 2, 2001.**
(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.





Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

April 13, 2001

Francis X Borgerding Jr
409 Washington Avenue
Suite 600
Towson MD 21204

Dear Mr. Borgerding:

RE: Case Number: 01-343-SPH, 621 Eastern Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 26, 2001.

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: John Schott, President, Homewood Federal Savings Bank,
3228 Eastern Boulevard, Baltimore 21220
People's Counsel



Se
4/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 19, 2001

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

MAR 20 2001

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-343

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



Baltimore County
Fire Department

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

March 14, 2001

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: HOMEWOOD FEDERAL SAVINGS BANK

Location: DISTRIBUTION MEETING OF March 12, 2001

Item No.: 343

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, 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
INTEROFFICE CORRESPONDENCE

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

DATE: March 28, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 19, 2001
Item Nos. 343, 344, and 345

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

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3 . 12 . 01

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

RE: Baltimore County
Item No. 343

JJS

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 12, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
343	621 Eastern Avenue

RE: PETITION FOR SPECIAL HEARING
621 Eastern Boulevard, S/S Eastern Blvd,
600' NE of Woodward Dr
15th Election District, 5th Councilmanic

Legal Owner: Homewood Federal Savings Bank
Petitioner(s)

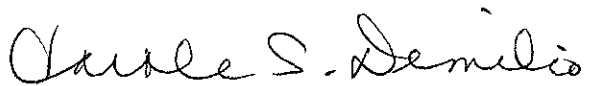
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-343-SPH

* * * * *

ENTRY OF APPEARANCE

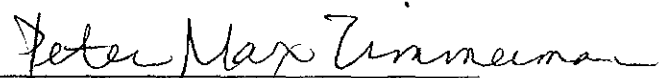
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 14th day of March, 2001 a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Esq., DiNenna & Breschi, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

THIS DEED, made this 20th day of December, 1999, by WILLIAM C. ROGERS, JR. and CHARLES H. KRESSLEIN, JR., Substitute Trustees as hereinafter set forth.

WHEREAS, at a public sale made October 19, 1999 by the said Substitute Trustees, in pursuant of the special power and authority vested in them as Trustees in and by a certain Deed of Trust from Victor Wells Berni to John D. Schott, Trustee, dated June 26, 1997 and recorded among the Land Records of Baltimore County in Liber S.M. No. 12337, folio 200 and the said Substitute Trustees, having been appointed by Deed dated October 26, 1998 and recorded among the Land Records of Baltimore County in Liber S.M. No. 13276, Page 101, which sale was made after default had occurred under said Deed of Trust and after due public notice of sale and after bond had been duly filed in the Circuit Court of Baltimore County, Case No. 03-C-99-008771, the parcel of land and premises hereinafter described, being the property conveyed by the Deed of Trust, was sold unto HOMEWOOD FEDERAL SAVINGS BANK, which was then and there the highest bidder, at and for the sum of ONE HUNDRED SIX THOUSAND DOLLARS (\$106,000.00), and the sale having been duly reported to and ratified by the said Court, and the purchase money paid, as is hereby acknowledged, the said Substitute Trustees are in law duly authorized to execute a deed for the property to the purchaser.

NOW, THEREFORE, THIS DEED WITNESSETH, that the said Substitute Trustees, in consideration of the premises and of the sum of One Dollar to them by the grantee paid, in execution of the power and authority in them vested by said Deed of Trust, do grant and convey unto the HOMEWOOD FEDERAL SAVINGS BANK, its successors and assigns, in fee simple, all the right, title, and interest of the said parties to said Deed of Trust or of those claiming by, from, or under them, in and to all that lot or parcel of ground situate and lying in Baltimore County aforesaid and particularly described as follows:

BEGINNING at a point on the south side of Eastern Avenue as laid out eighty feet wide on the plat of Section E of Essex Subdivision in 1909 by Riding & Howard Civil Engineers and Surveyors said point of beginning being situated North sixty-

Ref 043A

eight degrees forty-nine minutes thirty seconds East six hundred feet along the South side of Eastern Avenue from the southwest corner of Eastern Avenue and Woodward Drive as shown on the Plat of Section A of Essex Subdivision said plat being recorded among the Land Records of Baltimore County in Plat Book LMCLM No. 9, folio 74 and running thence from said beginning point and binding on the South side of Eastern Avenue North sixty-eight degrees thirty seconds fifty feet running thence south twenty-one degrees ten minutes thirty seconds East one hundred forty-five feet to the North side of a ten foot alley thence binding on said alley with the use thereof in common with others South sixty-eight degrees forty-nine minutes thirty seconds West fifty feet thence North twenty-one degrees ten minutes thirty seconds West one hundred forty-five feet to the place of beginning.

BEING KNOWN AND DESIGNATED as Lot No. 21, Block A, Section E of Essex Subdivision, which plat is recorded among the Land Records of Baltimore County in Plat Book LMCLM No. 9, folio 74.

The improvements thereon being known as No. 621 Eastern Avenue.

TOGETHER WITH the improvements thereon and the rights and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the above granted property unto the HOMEWOOD FEDERAL SAVINGS BANK, its successors and assigns, in fee simple.

AS WITNESS our hands and seals the day and year first above written.

TEST:

William C. Rogers, Jr. (SEAL)
WILLIAM C. ROGERS, JR.,
Substitute Trustee

Charles H. Kresslein, Jr. (SEAL)
CHARLES H. KRESSLEIN, JR.,
Substitute Trustee

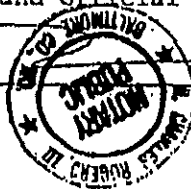
STATE OF MARYLAND, Baltimore County, TO WIT:

I HEREBY CERTIFY that, on this 20th day of December, 1999, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WILLIAM C. ROGERS, JR., Substitute Trustee, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing instrument to be his act and, in my presence, signed and sealed the same.

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

William C. Rogers, Jr.
Notary Public

My commission expires: 7-1-2002



0014234 397

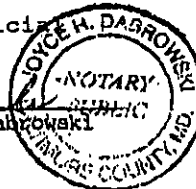
STATE OF MARYLAND, City of Baltimore

, TO WIT:

I HEREBY CERTIFY that, on this 27th day of December, 1999, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared CHARLES H. KRESSLEIN, JR., Substitute Trustee, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing instrument to be his act and, in my presence, signed and sealed the same.

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


Notary Public Joyce H. Dabrowski



My commission expires: Feb 1, 2002

This is to certify that this Deed was prepared by or under the supervision of the undersigned, an attorney admitted to practice in Maryland.


W. CHARLES ROGERS, III

PLEASE RETURN TO:

W. Charles Rogers, III, Esq.
Rogers, Moore & Rogers
6 S. Calvert Street
Baltimore, MD 21202

14786/318

fifty-eight (55-56-57-58) on the plat of the tract of land known as Hillendale Park 3 and recorded among the plat records of Baltimore County in Plat Book C W B Jr #2 folio 12

Being four of the lots which by deed dated of even date herewith and recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County was granted and conveyed by Elizabeth C Toolan widow and Thomas J Toolan her son unto Daphne A Duncan unmarried within grantor

Together with the buildings and improvements thereon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or in any wise appertaining

To have and to hold the aforesaid four 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 Thomas J Toolan and Norma L Toolan his wife as tenants by the entireties their assigns the survivor of them and the survivor's heirs and assigns in fee-simple

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 and hereby covenants that she will warrant specially the property hereby granted and conveyed and that she will execute such further assurances of said property as may be requisite

Witness the hand and seal of said grantor

Test:

Lillian A Kelly

Daphne A Duncan (Seal)

State of Maryland County of Baltimore to wit:

I Herby Certify that on this 2nd day of July in the year one thousand nine hundred and forty-six before me the subscriber a Notary Public of the State of Maryland in and for the County of Baltimore aforesaid personally appeared Daphne A Duncan unmarried and she acknowledged the foregoing Deed to be her act

As Witness my hand and Notarial seal

(Notarial Seal)

Lillian A Kelly

Notary Public

Recorded July 3 1946 at 12:05 P M & Exd per

Robert J Spittel - Clerk

(Exd by T&K)

(Rec MP)

118062) This Deed made this 10th day of May in the year
 Charlie C Carpenter & Wife) one thousand nine hundred and forty-six by and between
 Deed to) Charlie C Carpenter and Amelia L Carpenter his wife
 William F Mancuso & Wife) of Baltimore County in the State of Maryland of the
 Sta \$7.80 Fed \$8.80) first part and William F Mancuso and Doreetta A Mancuso
 -----) his wife of Baltimore County State of Md of the
 second part

Witnesseth that in consideration of the sum of five dollars (\$5.00) and other good and valuable considerations the receipt whereof is hereby acknowledged the said parties of the first part do grant and convey unto the said parties of the second part as tenants as the

entireties their heirs and assigns in fee simple all that lot of ground situate lying and being in Baltimore County State of Md aforesaid and described as follows that is to say

Beginning at a point on the south side of Eastern Avenue as laid out eighty feet wide on the plat of Section E of Essex Sub-division in 1909 by Riding & Howard Civil Engineers and Surveyors said point of beginning being situated North sixty-eight degrees forty-nine minutes thirty seconds east six hundred feet along the south side of Eastern Avenue from the southwest corner of Eastern Avenue and Woodward Drive as shown on the Plat of Section A of Essex Sub-division said plat being recorded among the Land Records of Baltimore County in Plat Book LMcLM 9 folio 74 & running thence from said beginning point and binding on the south side of Eastern Avenue North sixty-eight degrees thirty seconds east fifty feet running thence south twenty-one degrees ten minutes thirty seconds east one hundred forty-five feet to the north side of a ten foot alley thence binding on said alley with the use thereof in common with others south sixty-eight degrees forty-nine minutes thirty seconds west fifty feet thence north twenty-one degrees ten minutes thirty seconds west one hundred forty-five feet to the place of beginning Known as lot 21 Block A Section E of Essex Sub-division which plat is duly recorded among the Land Records of Baltimore County in Plat Book L McL M 9 folio 74 The improvements whereon are known as 621 Eastern Avenue Essex

Being the same lot of ground which by deed dated May 3 1945 and recorded among the Land Records of Baltimore County in Liber R J S 1386 folio 426 was granted and conveyed by Walter F Westgate and wife to the said Charlie C Carpenter and Melba L Carpenter his wife in fee simple

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 unto and to the proper use and benefit of the said parties of the second part 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:

Sadye B Jacobs

Charlie C Carpenter (Seal)

Melba L Carpenter (Seal)

State of Maryland City of Baltimore to wit:

I Hereby Certify That on this 10th day of May in the year one thousand nine hundred and forty-six before me the subscriber a Notary Public of the State of Maryland in and for the City of Baltimore aforesaid personally appeared Charlie C Carpenter and Melba L Carpenter his wife the grantors named in the above deed and they acknowledged the foregoing Deed to be their act

As Witness my hand and Notarial Seal

(Notarial Seal)

Sadye B Jacobs

Notary Public

Recorded July 5, 1946 at 12:40 P M & Exd per

Robert J Spittel - Clerk

(Rec MF)

(Exd by B & W)

118064) This Deed Made this 3rd day of July in the year
 The E B Helfrich Co.) one thousand nine hundred and forty-six by and between
 Deed to) The E B Helfrich Company a corporation of the State of
 Charles J Griffith & Wife) Maryland party of the first part and Charles J
 Ste \$1.20 Fed \$1.65) Griffith and Doris Mae Griffith his wife of Baltimore
 -----) County State of Maryland parties of the second part

Witnesseth that in consideration of the sum of five dollars and other valuable considerations this day paid the receipt whereof is hereby acknowledged the said party of the first part doth hereby grant and convey unto the said parties of the second part as tenants by the entireties their assigns the survivor of them and the heirs and assigns of the survivor in fee simple all that lot of ground situate in Baltimore County in the State of Maryland and known and designated as Lot No 19 of Leeds as shown upon a Plat filed among the Land Records of Baltimore County in Plat Book W P O No 5 folio 41 said lot having a front of fifty feet along the northeast side of Circle Drive (formerly First Avenue) and an irregular depth of even width of two hundred thirty feet more or less

Being part of the property which by deed dated February 14 1931 and recorded among the Land Records of Baltimore County in Liber L McL M No 870 folio 272 was granted and conveyed by Samuel H Helfrich et al to The E B Helfrich Company in fee simple

Together with the buildings and improvements thereupon and the rights alleys ways water privileges appurtenances and advantages to the same belonging or in anywise appertaining

To have and to hold the said lot of ground and premises with the improvements and appurtenances aforesaid unto Charles J Griffith and Doris Mae Griffith his wife as tenants by the entireties their assigns the survivor of them and the heirs and assigns of the survivor in fee simple

And the said party of the first part covenants that it will warrant specially the property hereby granted and conveyed and that it will execute such further assurance of said land as may be requisite

In Testimony Whereof the said party of the first part has caused its corporate seal to be hereto affixed and its president to set his hand hereto

Test:

William O Hayes Jr

(Corporate Seal)

The E B Helfrich Company

By - Samuel H Helfrich

President

State of Maryland City of Baltimore to wit:

I Heraby Certify that on this 3rd day of July in the year one thousand nine hundred and forty-six before me the subscriber a Notary Public of the State of Maryland in and for the County of Baltimore personally appeared Samuel H Helfrich the President of The E B Helfrich Company the within named grantor and he acknowledged the foregoing deed to be the act of said body corporate

DANEATTA A. MANCUSO

WITNESSETH, That in consideration of the sum of (\$89,900.00) EIGHT NINE THOUSAND NINE HUNDRED DOLLARS, which is the actual consideration paid, the receipt and adequacy whereof is hereby acknowledged,

the said party (ies) of the first part

**do (es) GRANT AND CONVEY to the said party (ies) of the second part,
AS TENANTS BY THE ENTIRETIES, THEIR SUCCESSORS AND ASSIGNS,
UNTO THE SURVIVOR OF THEM, HIS OR HER**

personal representatives and assigns, in fee simple, all that lot (s) of ground situate in BALTIMORE COUNTY, State of Maryland and described as follows, that is to say:

Beginning at a point on the south side of Eastern Avenue as laid out eighty feet wide on the plat of Section E of Essex Sub-division in 1909 by Riding & Howard Civil Engineers and Surveyors said point of beginning being situated North sixty-eight degrees forty-nine minutes thirty seconds east six hundred feet along the south side of Eastern Avenue from the southwest corner of Eastern Avenue and Woodward Drive as shown on the Plat of Section A of Essex Sub-division said plat being recorded among the Land Records of Baltimore County in Plat Book LmCLM 9 folio 74 & running thence from said beginning point and binding on the south side of Eastern Avenue North sixty-eight degrees thirty seconds east fifty feet running thence south twenty-one degrees ten minutes thirty seconds east one hundred forty-five feet to the north side of a ten foot alley thence binding on said alley with the use thereof in common with others south sixty-eight degrees forty-nine minutes thirty seconds west fifty feet thence north twenty-one degrees ten minutes thirty seconds west one hundred forty-five feet to the place of beginning. Known as lot 21, Block A Section E of Essex Sub-division which plat is duly recorded among the Land Records of Baltimore County in Plat Book LmCLM 9 folio 74. The improvements whereon are known as 621 Eastern Avenue.

BEING the same lot of ground which by Deed dated May 10, 1946 and recorded among the Land Records of Baltimore County in Liber No. 1478, folio 318, was granted and conveyed by Charlie C. Carpenter and Amelba L. Carpenter, his wife unto William P. Mancuso and Daneatta A. Mancuso, his wife. The said William P. Mancuso having since departed this life on or about

As a member of the
for business security

2 7/1 9/30/93

FOR TAX
SIGNATURE Ad DATE 9/26/63

PURSUANT to the provisions of the Tax Property Article Section 13-203B the undersigned grantee(s) hereby make oath that the residence on the property described in this DEED will be occupied by the grantee (s).

Ronald J. Chartier
RONALD J. CHARTIER

Angela P. Chartier
ANGELA P. CHARTIER

TOGETHER with the buildings thereupon, and the rights, alleys, ways, water, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party (ies) of the second part, AS TENANTS BY THE ENTIRETIES, THEIR SUCCESSORS AND ASSIGNS, UNTO THE SURVIVOR OF THEM, HIS OR HER personal representatives and assigns, in fee simple.

And the said party (ies) of the first part do (es) hereby covenant to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

Witness the hand (s) and seal (s) of said grantor (s)

[Signature]

DANEATTA A. MANCUSO
DANEATTA A. MANCUSO

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:
I HEREBY CERTIFY, That on this day of SEPTEMBER 20, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared DANEATTA A. MANCUSO, grantor (s) and RONLAD J. CHARTIER AND ANGELA P. CHARTIER, HIS WIFE, grantee (s) known to me (or satisfactorily proven) to be the person (s) whose name (s) is/are subscribed to the within instrument, and acknowledged that he/she/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.

[Signature]
Edward C. Rybczynski

My Commission expires: AUGUST 1, 1994



This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

Kenneth J. Pilla

(Signature of attorney admitted to
practice in Maryland if the instrument has been
prepared by or under the supervision of such
attorney, or signature of a party to the instrument
if such party has prepared the instrument)
KENNETH J. PILLA

DEED

from

DANEATTA A. MANCUSO

to

**RONALD J. CHARTIER
ANGELA P. CHARTIER**

Return to:

**LIBERTY TITLE COMPANY INC.
8015 Corporate Drive, Suite M
Baltimore, Maryland 21236
1853LTC93
DEED.DOC**

010739 SEP 30 1993
Baltimore County, Maryland
Land Instrument Intake Sheet

(Type or print in black ink only—all copies must be legible)

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §§3-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, 412-101 through 12-113, as amended, and Tax-Property Article, 313-101 through 13-408, as amended, it is certified that an instrument of writing dated 9/23/93 conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in the County. The property conveyed, or on which a lien or encumbrance is created, is identified as follows:

1. Description of Property (Check boxes) for item(s) to be indexed in land records:
 15-13-20417D
 Subdivision/Tract: MAN Lot Acreage: 1478/318 Prior Deed Ref.: 1478/318
 Street Address for description if partial conveyance:
621 Eastern Avenue
Baltimore, Maryland 21221
 (Grantor(s)) (check box if additional sheets are attached)
Danetta A. Mancuso
 Owner of record (if different from grantor)
 (Grantor(s)) (check box if additional sheets are attached)
Ronald J. Chartier
Angela P. Chartier
 4. Type of Instrument:
☒ Deed
☒ Deed of Trust
☐ Mortgage
☐ Lease
☐ Assignment of Mgt/DOT
☐ Contract
☐ Land Installment Cont.
☐ Power of Attorney
☐ Financing Statement
☐ Other (Specify) _____

5. Exemptions (Give authority or explain briefly):
 Baltimore County Exempt Status Claimed:
 Recordation Tax Exempt Status Claimed:
 State Exempt Status Claimed:

6. Consideration and Tax Calculations:
 Consideration Amount: \$ 90,450.00
 Purchase Price/Consideration (including any new mortgage)
 Real Property: \$ 89,900.00 1.6% = \$ 1,438.40
 Personal Property
 Balance of Assumed Mortgage
 Other
 Total Consideration or Assessed Factor: \$ 89,900.00
 Office of Finance Use Only
 Agent: 923 Tax De: 22
 C.B. Credit: 498.23 Ag. Fee/Other: 222.43
89,900.00

7. Fees and Recording Instructions:
 Recording Charges: \$ 60.00
 State Transfer Tax: 399.50
 County Recordation Tax: 450.00
 Surcharge
 Other: Attg Stamps 6.00
 Total: \$ 814.50
 Special Recording Instructions (if any):

8. Contact/Mail Information:
 Instruments Prepared By: Liberty Title Name: Liberty Title Name: Ronald J. Chartier
 Firm: 8015 Corporate Dr. Address: 8015 Corporate Dr. Address: Angela P. Chartier
 Address: Suite M Address: Suite M Address: 621 Eastern Avenue
 Balto. Md 21236 Balto. Md 21236 Balto. Md 21221
 Phone: 931-4900

9. Certification:
 I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.
 Signature: Andrew M. Ryzkowski Date: 9/23/93

10. Assessment Information (410) 321-2299:
 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
☒ Yes No Will grantee be living at property conveyed?
☐ Yes No Is grantor currently receiving a homeowners' tax credit?
☐ Yes No Is property conveyed subject to agricultural transfer tax? If yes, enter amount:
☐ Yes No If agricultural assessment on conveyance is to continue, have you attached a letter of intent?
☐ Yes ☒ No Partial conveyance? If yes, amount of acreage transferred:
☐ Yes ☒ No Last improvements conveyed:
☐ Yes ☒ No If subdivision occurred after July 1, indicate former property tax ID number:
 Optional Expedited Information: A delay in processing may be incurred if a conveyance deed is not accompanied by an adequate property description, preferably a survey or area calculation. A partial conveyance may require additional processing time.
☒ Yes No Was property surveyed? If yes, attach copy of survey. If partial conveyance, balance of acreage:
 Complete description of property conveyed (subdivision, lot, block, section, plat ref., acreage):

Location and improvement address:
 Terminal Verification
 Agricultural Verification
 Tran. Process Verification
 Whole Desc. Part
 Assessment Use Only - Do Not Write Below This Line
 Deed History
 Deed Reference
 Assigned Property No

C GC/F 21.00
 C T TX 399.50
 C DOCS 450.00
 CC INP 5.00
 DEED 0.00
 SM CLERK 175.50
 #C7244 C001 R02 T12:46
 10/18/93

MAR-21-2001 10:04

SECURITY TITLE

410 727 7958 P.06/10

0012337 195

DEED - SEE SAMPLE - INDIVIDUAL GRANTOR - LONG FORM

This Deed, MADE THIS

26th

day of

JUNE

in the year one thousand nine hundred and

ninety-seven

by and between

Ronald J. Chartier and Angela P. Chartier, his wife

of Baltimore County, Maryland

of the first part, and

Victor Wallis Berni

of the second part.

Witnesseth, That in consideration of the sum of One hundred twenty-six thousand and NO/100ths

Dollars (\$126,000.00)

the said parties of the first part,

do grant and convey to the said party of the second part, his

personal representatives/successors and assigns

in fee simple, all

that lot of ground situate in Baltimore County, Maryland

and described as follows; that is to say:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY WHICH BY DEED dated September 20, 1993 and recorded among the land records of Baltimore County in Liber SM 10076 folio 496, was granted and conveyed by DANASTIA A. MANCOSO unto Ronald J. Chartier and Angela P. Chartier, his wife, grantors herein.

The name of Ronald J. Chartier having been misspelled as Ronlad J. Chartier in said Deed.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 6/19/97

MAIL TO:

EQI TITLE CO. INC.
1.04 E. JOPPA RD.
TOWSON, MD 21286

RECORDED
INDEXED
JUN 21 1997
[Signature]

0012337 196

EXHIBIT B
AFFIDAVIT OF QUALIFICATION AS
FIRST TIME MARYLAND HOMEBUYER
(Attach to Deed)

Grantee(s) hereby make oath or affirm under penalties of perjury of the following statements are true:

1. The undersigned individuals and each of them has/have never before owned an interest in residential real property located in the State of Maryland; and
2. the property described in the Deed to which this affidavit is attached is improved by a residence which will be occupied as my/our principal residence; or
3. the undersigned is/are the co-maker or guarantor of a Purchase Money Mortgage or Purchase Money Deed of Trust as defined in TP 12-108 (1) covering said real property; and
4. the co-maker or grantor will not occupy the property as his/her principal residence; and
5. I/we am/are fully qualified to make this affidavit.
6. This affidavit is made to qualify Grantee(s) for benefits under TP section 13-203.

Victor Wells Beani (seal)
Grantee

Grantee

Grantee

MAR-21-2001 18:04
0012337 197

SECURITY TITLE

410 727 7958 P.08/10

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

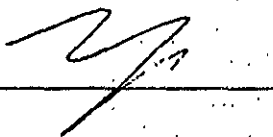
To HAVE AND TO HOLD the said described lot of ground and premises to the said Victor Wallé Berni, his

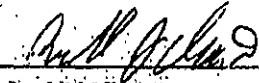
personal representatives/successors and assigns in fee simple.

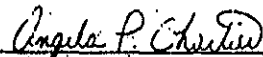
AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the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

Witness the hand and seal of said grantor,

Test:




Ronald J. Chartier (REAL)


Angela P. Chartier (REAL)

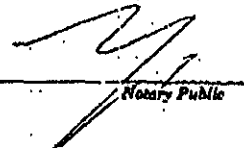
STATE OF MARYLAND, Baltimore County to wit: 26 day of June
I HENRY CANTY, Notary Public of the State aforesaid, personally appeared the subscriber, a Notary Public of the State aforesaid, personally appeared Ronald J. Chartier and Angela P. Chartier, his wife known to me (or satisfactorily proven) to be the person whose name was 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.

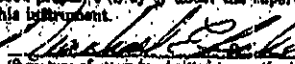
My Commission expires:

11/1/2000




Notary Public

This is to certify that the within instrument has been prepared, signed, and acknowledged by or under the supervision of the undersigned Maryland attorney, or (H) by a party to this instrument.


Signature of attorney admitted to practice in Maryland if the instrument has been prepared by, or under the supervision of, such attorney, or signature of a party to the instrument if such party has prepared the instrument.



Location Drawing

The plat is of benefit to a contractor only and no fee is required for a transfer or a new easement, except for the cost of a new plat. The plat is not to be relied upon for the establishment or location of any structure, building or other existing or future improvements. The plat does not provide for the accurate location of property boundary lines, but such identification may not be required for the transfer of title or security financing or refinancing. The appropriate location of the dwelling is shown in relation to the approved property line for the property known as

621 Eastern Avenue
Baltimore County, Maryland

Ruston Design Corporation 6/4/97

Ruston Design Corporation

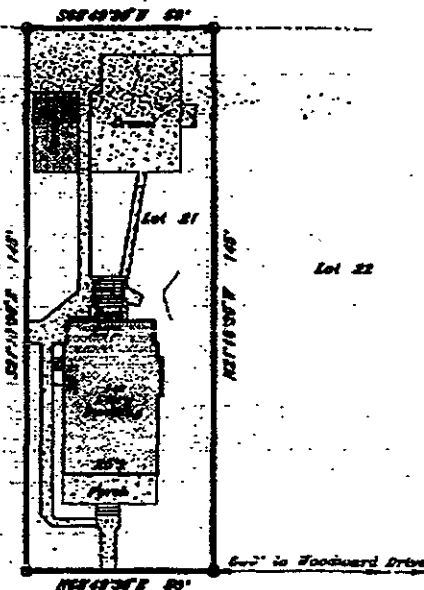
8422 Bellona Lane
Towson, Maryland 21204
(410) 823-3000

Fax (410) 823-0115

Scale 1" = 30'

10' Alley

Lot 20



EASTERN AVENUE

Property line in Flood Zone C

Lot Number: 21
Block/Section: A
Plat Reference: Book: 9 Page: 74
Title of Plat: Revised Plat of the
Property of the Taylor
Land Co.

0012337198

MR-21-2001 10:04

SECURITY TITLE

410 727 7958 P.09/10

MAR-21-2001 10:05

SECURITY TITLE

410 727 7958 P.10/10

0012337 199

State of Maryland and Instrument Index Sheet
Baltimore City & County: BALTIMORE

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

(Type or Print in Block Ink Only - All Entries Must Be Initials)

1. Type(s) of Instruments: ☒ Deed ☐ Mortgage ☐ Other

2. Conveyance Type: ☒ Deed of Trust ☐ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts

3. Check Box: ☐ Arms-Length (1) ☐ Arms-Length (2) ☐ Arms-Length (3)

4. Tax Exemptions (If Applicable): ☐ State Transfer ☐ County Transfer

5. City or Explain Authority: ☐ State Transfer ☐ County Transfer

Other: PP FD JUNE 8 7.00
RECORDING FEE 28.00
REGISTRATION T 630.00
TE TAX STATE 515.00
TOTAL 1240.00
Post Jan 1041 33878
CH IN BIL # 1873

6. Consideration and Tax Calculations: 1240.00
Purchase Price/Consideration: 1240.00
Any New Mortgage: 0.00
Balance of Existing Mortgage: 0.00
Other: 0.00

Transfer and Registration Tax Consideration: 1240.00
Tax Consideration: 1240.00
Total: 1240.00
Other: 0.00

7. Fees: 30.00
Recording Charge: 30.00
Surcharges: 0.00
State Recording Tax: 630.00
State Transfer Tax: 515.00
County Transfer Tax: 0.00
Other: 0.00

Other: 0.00
Total: 1240.00
Other: 0.00

8. Description of Property: 611 E. EASTERN AVE
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Act/Section 3-104(a)(3)(7).

Other: 0.00
Total: 1240.00
Other: 0.00

9. Transferred From: MONARD J. SHAW
ANGELA P. SHAW

Other: 0.00
Total: 1240.00
Other: 0.00

10. Transferred To: VICTOR WELLS BERNI

Other: 0.00
Total: 1240.00
Other: 0.00

11. Other Names to Be Indexed: 611 E. EASTERN AVE

Other: 0.00
Total: 1240.00
Other: 0.00

12. Contact Information: SECURITY-TITLE CO., INC.
1404 E. JOPPA RD.
TOWSON, MD 21286

Other: 0.00
Total: 1240.00
Other: 0.00

13. Assessment Information: Yes
Will the property being conveyed be a spouse's principal residence?

Other: 0.00
Total: 1240.00
Other: 0.00

14. Instrument Submitted By or Contact Person: SECURITY-TITLE CO., INC.
1404 E. JOPPA RD.
TOWSON, MD 21286

Other: 0.00
Total: 1240.00
Other: 0.00

15. Other: 0.00
Total: 1240.00
Other: 0.00

Other: 0.00
Total: 1240.00
Other: 0.00

7453

Hill Realty Appraising, Inc.

File No. **S17142**

Borrower/Client **VICTOR WELLS BERNI**

Property Address **621 EASTERN BOULEVARD**

City **BALTIMORE** County **BALTIMORE**

State **MD**

Zip Code **21221**

Lender **MORTGAGE ASSOCIATES, INC.**

BUILDING SKETCH

MT TO SCAU

PLA

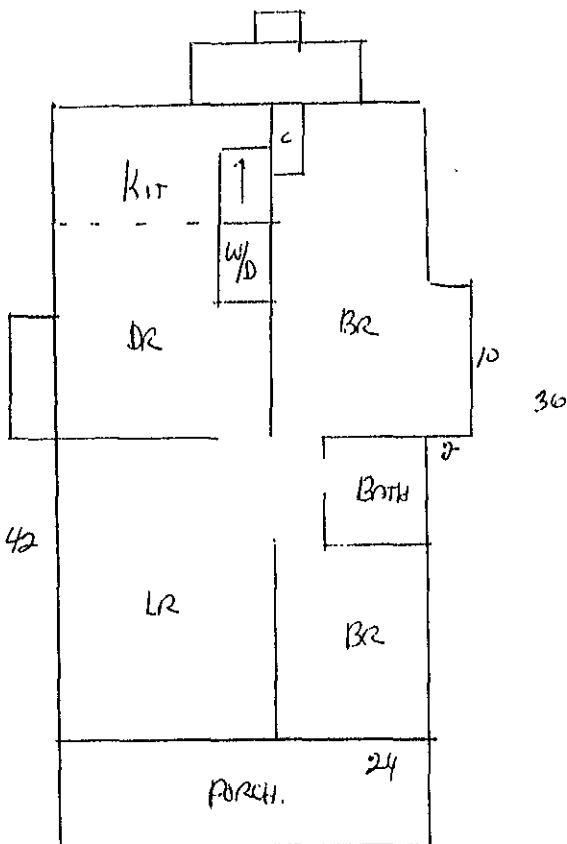
$$24 \times 42 = 1008$$

$$24 \times 36 = 864$$

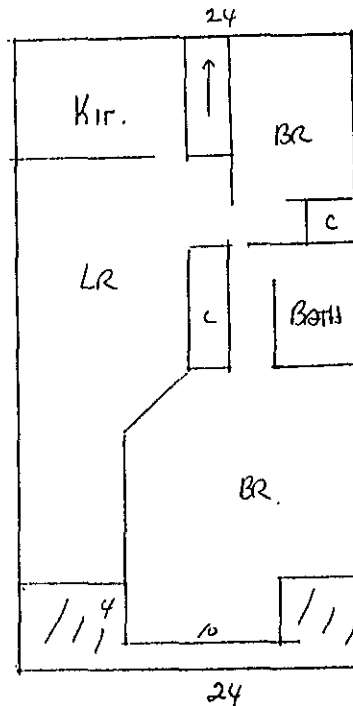
$$10 \times 4 = 40$$

$$2 \times 10 = 20$$

$$\text{TOTAL} = 1932 \text{ SF}$$



1st Level



2nd Level

Page 4

**1945-1955
ZONING REGULATIONS AND RESTRICTIONS
FOR BALTIMORE COUNTY**

ORDERS AND RESOLUTIONS OF THE COUNTY COMMISSIONERS OF BALTIMORE
COUNTY ADOPTING ZONING REGULATIONS AND RESTRICTIONS AND
AMENDMENTS THERETO TO DATE.

The County Commissioners of Baltimore County having received from the Zoning Commissioner of Baltimore County his Final Reports (as authorized by the aforesaid Act of 1941) recommending the adoption of certain zoning regulations and restrictions with respect to the erection, construction, reconstruction, alteration, repair and use of buildings, structures and land within the confines of Baltimore County, and having given fifteen days' notice in a newspaper of general circulation throughout Baltimore County of the place and time of hearings upon Final Reports and said public hearings having been held before the County Commissioners of Baltimore County, pursuant to said notices, and further continued hearings having been thereafter held thereon, and after thorough consideration, investigation and study, the following zoning regulations and restrictions and amendments were adopted:

**ZONING REGULATIONS AND RESTRICTIONS
FOR BALTIMORE COUNTY**

SECTION 1 — DEFINITIONS

Words used in the present tense includes the future; words in the singular number include the plural number; the word "shall" is mandatory and not directory.

For the purpose of this Resolution certain terms and words are defined as follows:

1. Accessory Building: A subordinate building, except structures used exclusively for farm operation, located entirely in and not occupying more than 35 per cent of a rear yard and whose use is wholly incidental to that of the main building on the same lot and which does not exceed 15 feet in height above the ground level. On any lot upon which is located a dwelling any building which is incidental to the conducting of any agricultural use on the same lot shall be deemed to be an accessory building. A trailer shall not be considered an accessory building.
2. Advertising structures: Any sign, billboard, surface, object or structure used for advertising purposes.
3. Airport: Any area of land or water designed and set aside for landing or taking-off of aircraft and utilized or to be utilized for such purposes.
4. Alley: A public way less than 30 feet in width and designated as an alley on either an unrecorded or recorded plat or dedicated as such by deed.

“E” Commercial Zone.

“F” Light Industrial Zone.

“G” Heavy Industrial Zone.

SECTION III — “A” RESIDENCE ZONE

- A. Use Regulations: In any “A” Residence Zone, except as hereinafter expressly provided, no building or land shall be used and no building or structure shall be hereafter erected, altered, repaired or used except for one or more of the following uses:
1. Church, parochial school, convent or monastery.
 2. Dwelling, single family.
 3. Dwelling, two-family.
 4. Farming and buildings incidental thereto.
 5. Home Occupations, provided that no sign or signs shall be displayed on the lot so used exceeding a total of two square feet in area, not projecting more than one foot beyond the building, and not illuminated.
 6. Professional office when situated in the building used by practitioner as his or her private dwelling, provided that no name plate shall be displayed exceeding two square feet in area.
 7. Public park or playground.
 8. Public building.
 9. Public water works or reservoir.
 10. Trailer, one unoccupied, for storage only.
 11. Tourist home.
 12. Truck garden.
 13. Accessory building and uses incident to any of the above uses when located on the same lot and in the rear yard and not involving the conduct of a retail business, and which may include:
 - (a) Any accessory building when located not less than 60 feet from front lot line and in case of a corner lot where rear lot line abuts on side line of lot adjoining on rear, no accessory building shall be less than 25 feet from the side street line except when built as a part of the main building, provided, however, that any accessory building which is erected within 60 feet of any side street line shall not be less than 10 feet from the rear lot line. In case of a corner lot where rear line of lot abuts on rear line of lot adjoining on rear, no accessory building shall be less than 15 feet from the side street line and in no case shall an accessory building be located within two feet of any lot line.

5. Accessory Buildings: Accessory buildings shall be permitted without restrictions as to setback from division line of dwelling units or rear property lines.
6. No group house shall contain more than seven single or two-family dwellings.

SECTION VII — “E” COMMERCIAL ZONE

- A. Use Regulations: Except as expressly provided in subsequent sections, any building or structure or land may be used and any building or structure may be hereafter erected, altered, repaired or used for any use or uses except the following:
 1. Arsenal.
 2. Automobile dismantling or storage of motor vehicles not in running order.
 3. Brick, tile, terra cotta, concrete and cinder block manufacturing.
 4. Code Ovens.
 5. Cooperage.
 6. Contractor's plant for preparation of materials.
 7. Creosote manufacture or treatment.
 8. Dump, either public or private, for disposal of refuse.
 9. Exterminators and insect poisons manufacture.
 10. Gasoline Service (Filling) Station.
 11. Junk Yard.
 12. Machine Shop or Woodworking Plant.
 13. Poultry; commercial killing, dressing and storage.
 14. Railroad yard or round house.
 15. Storage or baling of scrap paper or rags.
 16. Any use listed under Section VIII, “A”.
 17. Any kind of manufacture other than manufacturing clearly and exclusively incident to a retail business conducted in the main building on the lot.
 18. All other use for which a special permit is required as hereinafter provided.
- B. Height Regulations: Building height unlimited.
- C. Area Regulations:
 1. The front building line of commercial buildings shall be the front lot line and the side building line shall be the side lot line, provided, however, that when more than 50 per cent of the frontage on one side of any street, between two

5B

intersecting streets, is improved with permanent buildings constructed of fire resisting materials and built on a uniform line at a distance from the street line different from that which would be established by this section, then such different setback line shall be deemed to be established by usage and shall prevail. Also provided, however, that the Zoning Commissioner or the Board of Zoning Appeals, upon appeal, shall have the right to require such front and side setbacks as shall be deemed necessary to prevent congestion in the roads, streets or alleys and hazards from fire, panic or other dangers. These setbacks and front yard requirements shall apply also to signs, gasoline pumps and other service station equipment and to articles and structures of every nature whether fixed or movable.

2. No show window shall extend more than 42 inches beyond the building line and in no case shall a show window extend beyond the front or side street lines.
 3. In all cases where property shall hereafter be laid out and designated for commercial use, there shall be an alley at least 20 feet wide provided in the rear or not less than 10 feet wide on side of such commercial property. Such rear alley shall have unobstructed access its full width to a public street.
- D. Signs: No sign shall extend more than 42 inches beyond the building line nor shall any sign be placed at a height less than 8 feet above the surface of the sidewalk or parking and in no case shall a sign extend beyond the front or side street lines.
1. The total area of all signs in connection with a single commercial building shall not exceed 100 square feet provided, however, that in case of a corner building an additional 100 square feet of sign area may be displayed facing the side street.
 2. Flush signs or signs not extending more than 42 inches beyond the building line and not exceeding 8 feet in height, shall not require a special permit.
 3. All signs other than those allowed by this section shall require a special permit as hereinafter provided.
- E. All residential structure⁴ shall comply with area requirements for such structures as hereinbefore set forth.

SECTION VIII — “F” LIGHT INDUSTRIAL ZONE

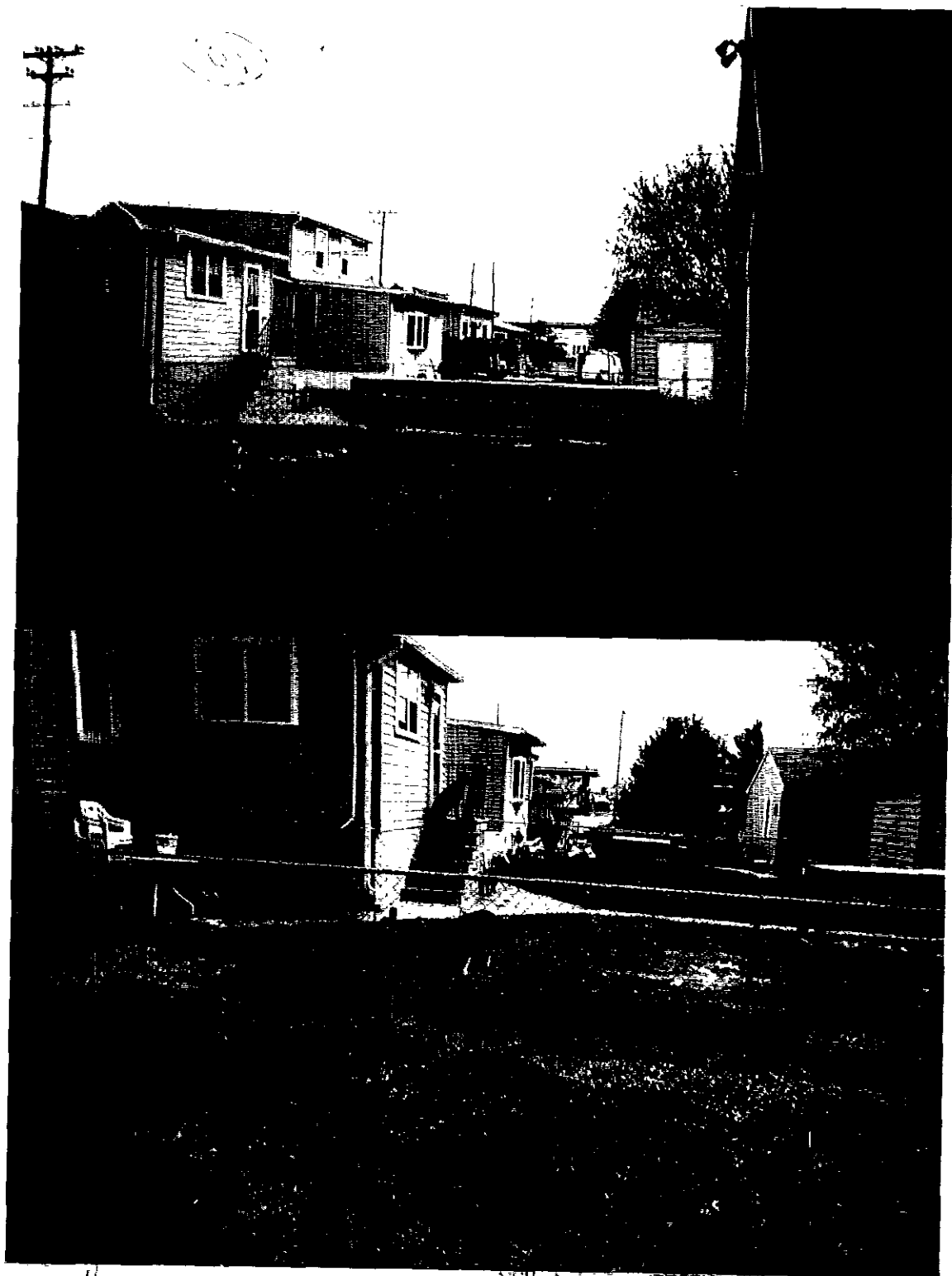
- A. Use Regulations: In the “F” Light Industrial Zone, buildings, structures and land may be used, erected, altered or repaired for any use whatsoever, except the following:
1. Abbatoir.
 2. Acetylene gas manufacture.

⁴ Editor's Note: So in original. Apparently should read “structures.”



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

Phatagunda
01-343-SPH



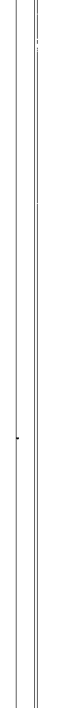
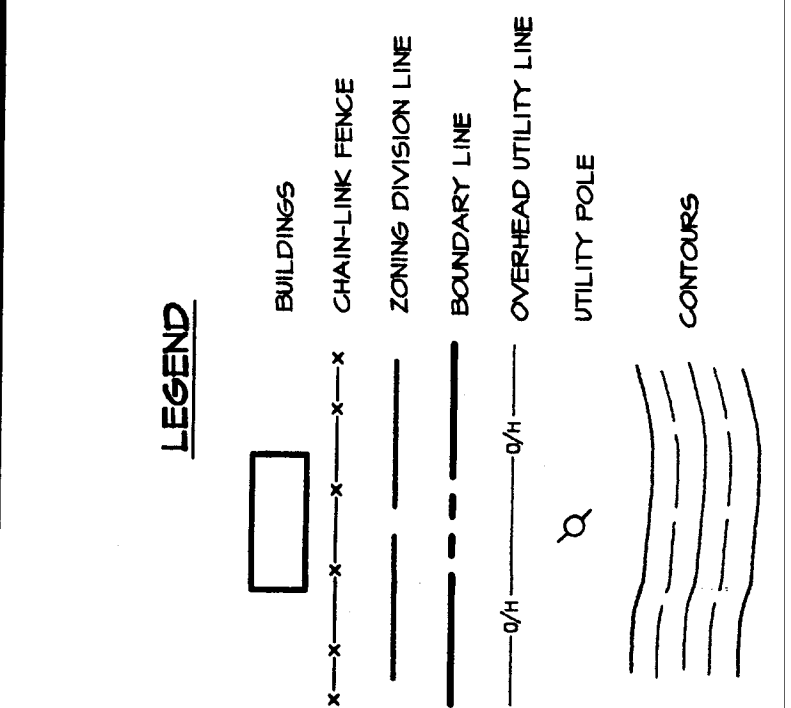












1. OWNER, HOMEWOOD FEDERAL SAVINGS BANK
631 EASTERN AVENUE
BALTIMORE, MD 31254

2. TAX ACCOUNT NO. B15-19-20410

3. TITLE DEED 1380 S. M. NO. 14234 FOLIO 345
TOTAL AREA 1,250.00 SQ.F.T. OR 0.166 AC. ±

4. THE PROPERTY IS ZONED BL-45

5. 200' SCALE ZONING MAP NO. 26

6. THE BOUNDARY SHOWN HEREIN IS FROM THE
TAYLOR LAND CO. (PLAT REF. NO. 914), A BOUNDARY
BY GENESIS TRACT 49506.21

7. GENESIS TRACT
SCHOOL DISTRICT
JAO

8. THIS SITE IS SERVICED BY PUBLIC SEWER AND REGIONAL
WASTEWATER TREATMENT PLANT

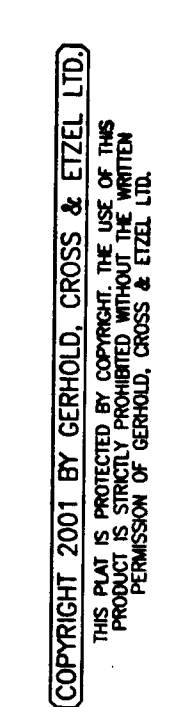
9. PRIOR JOINTING OF THE SITE FOR
DETERMINATION OF THE PROPOSED
DATE, OCTOBER 7, 1984.

TO APPROVE THE NON-CONFORMING USE OF AN EXISTING DWELLING WITH 2 APARTMENTS UNDER SECTION 402 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

621 EASTERN AVENUE
Deed Ref: S. M. No. 14234 Folio 345
Tax Account No: 15-13-204170
Zoned: BL-A5
Tax Map 97, Grid 2, Parcel 374
Lot 21

SERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

LOT DATE: 4/17/2001	TECHNICIAN: B.DIETZ/CRN	FILE NAME: X:\homewoodfed\HornFed.pro
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ADD FIELD LOCATIONS	3-16-01
REVISION	DATE

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