

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Longview Drive, 462' E.
Stonewall Road
1st Election District
1st Councilmanic District
(116 Longview Drive)

Cynthia and Thomas Pender
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-523-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Cynthia and Thomas Pender, legal owners of that property known as 116 Longview Drive in the Catonsville area of Baltimore County. The Petitioners herein seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 6 ft. and sum of side yard setbacks of 38 ft. in lieu of the required 20 ft. and 50 ft., respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

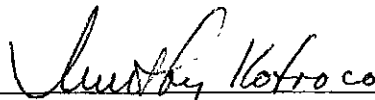
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING
Date 7/13/01
By J.R. Jameson

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of July, 2001, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 6 ft. and sum of side yard setbacks of 38 ft. in lieu of the required 20 ft. and 50 ft., respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

OFFICE RECEIVED FOR FILING

DATE 7/13/01
BY [Signature]



Baltimore County
Zoning Commissioner

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

July 13, 2001

Mr. & Mrs. Thomas P. Pender
116 Longview Drive
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 01-523-A
Property: 116 Longview Drive

Dear Mr. & Mrs. Pender:

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 116 Longview Drive
which is presently zoned DR1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3C1 (BC2R) to permit an addition

with a side yard setback of 6 feet and sum of side yard setbacks of 38 feet in lieu of the required 20 feet and 50 feet, respectively.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Thomas P. Pender
Name - Type or Print

Thomas P. Pender
Signature

Cynthia E. Pender
Name - Type or Print

Cynthia E. Pender
Signature

410-965-0752-W
Address Telephone No.

116 Longview Drive
Address Telephone No.

Catonsville Maryland 21228
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 01-523-A

REV 9/15/98

Reviewed By JNP Date 6/11/01

Estimated Posting Date 6/24/01

ORDER RECEIVED FOR FILING
7/13/01

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 116 Longview Drive
Address
Catonsville Maryland 21228
City State Zip Code

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

A variance is needed to build an addition to the side of our house. The current setback is 20 feet.

The addition to be built is two stories (2 car garage and basement on first floor, living room and bedroom on second floor). Currently, there is no garage, and the only existing storage room (a basement accessible only from the outside), is susceptible to dampness, and can never be converted to living space. The addition needs to be built on the left side of the house for two reasons. First, there is an existing driveway, as seen by the pictures. Second, the yard slopes up from the left to the right, which allows for less excavation on the left side. The second floor will be built with all roofs tied together to get rid of the variety of roofs that currently exist. The living room is needed to accommodate our family of five. The bedroom is being built in anticipation of the day when our parents will not be able to take care of themselves and need to move in with us.

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

Thomas P. Pender
Signature
Thomas P. Pender
Name - Type or Print

Cynthia E. Pender
Signature
Cynthia E. Pender
Name - Type or Print

STATE OF MARYLAND, COUNTY OF WORCESTER BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of May, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

5-26-2001
Date

Patricia E. Keenan
Notary Public
My Commission Expires 7-1-2001

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 116 Longview Drive
Address
Catonsville Maryland 21228
City State Zip Code

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

A variance is needed to build an addition to the side of our house. The current setback is 20 feet.

The addition to be built is two stories (2 car garage and basement on first floor, living room and bedroom on second floor). Currently, there is no garage, and the only existing storage room (a basement accessible only from the outside), is susceptible to dampness, and can never be converted to living space. The addition needs to be built on the left side of the house for two reasons. First, there is an existing driveway, as seen by the pictures. Second, the yard slopes up from the left to the right, which allows for less excavation on the left side. The second floor will be built with all roofs tied together to get rid of the variety of roofs that currently exist. The living room is needed to accommodate our family of five. The bedroom is being built in anticipation of the day when our parents will not be able to take care of themselves and need to move in with us.

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

Thomas P. Pender
Signature
Thomas P. Pender
Name - Type or Print

Cynthia E. Pender
Signature
Cynthia E. Pender
Name - Type or Print

STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~ ^{WORCESTER}, to wit:

I HEREBY CERTIFY, this 26th day of May, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

5-26-2001
Date

Patricia E. Keman
Notary Public
My Commission Expires 7-1-2001



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 116 Longview Drive
which is presently zoned DR1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3C1 (BC2R) to permit an addition with ^{side yard} setback of 6 feet and sum of side yard setbacks of 38 feet in lieu of the required 20 feet and 50 feet, respectively.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Thomas P. Pender
Name - Type or Print _____
Tham P. Pender
Signature _____
Cynthia E. Pender
Name - Type or Print _____
Cynthia E Pender
Signature _____
116 Longview Drive 410-965-0752-W
Address _____ Telephone No. _____
Catonsville Maryland 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 01-523-A

REU 9/15/98

Reviewed By JNP Date 6/11/01
Estimated Posting Date 6/24/01

ZONING DESCRIPTION FOR 116 LONGVIEW DRIVE

Beginning on the North side of Longview Drive which is 30 feet wide at the distance of 462 feet east of the centerline of the nearest improved intersecting street Stonewall Road which is 20 feet wide. Being a part of lot #61 on the plat of Stonewall Park, said plat being recorded among the Plat Records of Baltimore County in W.P.C. No. 7, folio 18, containing 20,000 square feet. Also known as 116 Longview Drive and located in the 1st Election District, 1st Councilmanic District.

Exact property lines are as follows:

Beginning on the North side of Longview Drive at a point where the division line between Lots Nos. 60 and 61 intersects the North side of Longview Drive as shown on the Plat of Stonewall Park, said plat being recorded among the Plat Records of Baltimore County in W.P.C. No. 7, folio 18, and running thence from said point of beginning South 83 degrees 02 minutes East binding on the North side of Longview Drive 100 feet to a point where the division line between Lots 61 and 62 intersects the North side of Longview Drive, as shown on said plat, and running thence North 10 degrees 18 minutes East binding on said division lines between Lots Nos. 61 and 62 the distance of 200 feet to a pipe, thence running North 83 degrees 02 minutes West 100 feet to a pipe on the division line between Lots Nos. 60 and 61, and running thence South 10 degrees 18 minutes West on said last mentioned division line 200 feet to the place of beginning.

01-523-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

1733

PAID RECEIPT

DATE

6/11/01

ACCOUNT

R-001-006-6150

AMOUNT

\$ 50.00

RECEIVED
FROM:

Pender

FOR:

Adm Var. 01-S23-A

116 Longview Drive

DISTRIBUTION

WHITE - CASHIER

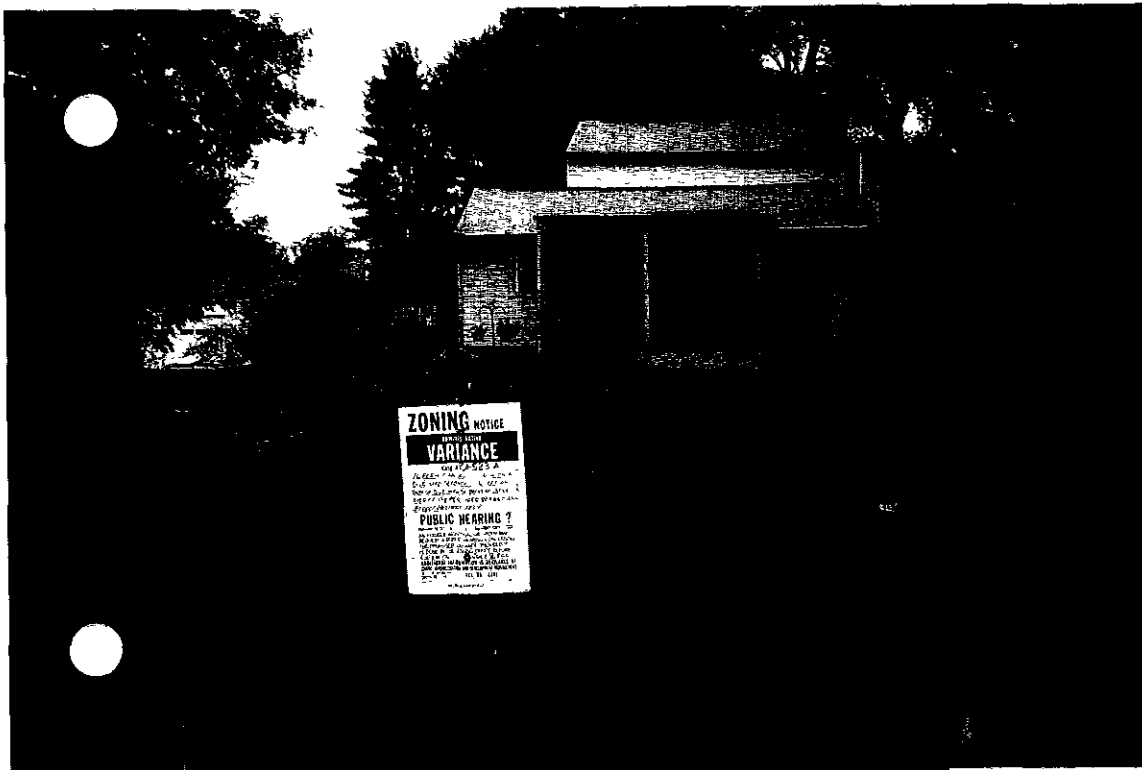
PINK - AGENCY

YELLOW - CUSTOMER

PAYMENT ACTUALS TIME
6/12/2001 6/11/2001 15:35:29
MS06 CASHIER KMCN IN DRAWER 4
RECEIPT # 027265 OFLN
In C 5 528 ZONING VERIFICATION
CR NO. 001733

Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



ZONING NOTICE
VARIANCE
PUBLIC HEARING ?

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # **01-523-A**

TO PERMIT AN ADDITION WITH A
SIDE YARD SETBACK OF 6 FEET AND
SUM OF SIDE YARD SETBACKS OF 36 FEET IN
LIEU OF THE REQUIRED 20 FEET AND
50 FEET, RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON **JULY 5, 2001**
ADDITIONAL INFORMATION IS AVAILABLE AT
THE ZONING OFFICE, 100 WEST PATTERSON STREET,
BALTIMORE, MD 21201
10-10-2001

CERTIFICATE OF POSTING

RE: Case No.: 01-523-A

Petitioner/Developer: _____

CINDY PENDER

Date of Hearing/Closing: JULY 9, 2001

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 _____

116 LONGVIEW DRIVE

The sign(s) were posted on JUNE 22, 2001.

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 01-523-A
Petitioner: Thomas P. , Cynthia E. Pender
Address or Location: 116 Longview Dr. Catonsville, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Cynthia Pender
Address: 116 Longview Dr.
Catonsville, MD 21228
Telephone Number: 410-455-0807 (H) 410-965-0752 (W)

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 523 -AAddress 116 Longview DriveContact Person: Jeffrey Perlow

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 6/11/01Posting Date: 6/24/01Closing Date: 7/9/01

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

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

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 01- 523 -AAddress 116 Longview DrivePetitioner's Name Perlow

Telephone _____

Posting Date: 6/24/01Closing Date: 7/9/01

Wording for Sign: To Permit an addition with a side yard setback of 6 feet and sum of side yard setbacks of 38 feet in lieu of the required 20 feet and 50 feet, respectively



Baltimore County
Department of Permits and
Development Management

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

July 11, 2001

Cynthia E & Thomas P Pender
116 Longview Drive
Catonsville MD 21228

Dear Mr. & Mrs. Pender:

RE: Case Number: 01-523-A, 116 Longview Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 11, 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. GDZ
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: July 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 9, 2001
Item 523

The Bureau of Development Plans Review has reviewed the subject zoning item.

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

July 10, 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: SEE BELOW

Location: DISTRIBUTION MEETING OF July 2, 2001

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:

521, 522, 523, 524, 525 and 538

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 5, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-523 & 01-525**

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.29.01

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

RE: Baltimore County
Item No. 523 JHP

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,

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

My telephone number is _____

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

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

This Deed, Made this 29th day of December, in the year one thousand nine hundred and eighty-nine, by and between MARY TERESA HAMILTON, by PATRICIA D. JAUQUET, her Attorney-in-Fact, acting under and by virtue of Power of Attorney dated August 21, 1989, and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto, party of the first part, Grantor; and THOMAS P. PENDER and CYNTHIA E. PENDER, his wife, of Baltimore County, in the State of Maryland, parties of the second part, Grantees.

WITNESSETH, That in consideration of the sum of ONE HUNDRED TWO THOUSAND DOLLARS (\$102,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said MARY TERESA HAMILTON, by PATRICIA D. JAUQUET, her Attorney-in-Fact, acting under and by virtue of and in pursuance of the power and authority conferred on her by the Power of Attorney aforesaid, does hereby grant and convey unto THOMAS P. PENDER and CYNTHIA E. PENDER, his wife, as tenants by the entireties, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same on the North side of Longview Drive at a point where the division line between Lots Nos. 60 and 61 intersects the North side of Longview Drive as shown on the Plat of Stonewall Park, said plat being recorded among the Plat Records of Baltimore County in W.P.C. No. 7, folio 18, and running thence from said point of beginning South 83 degrees 02 minutes East binding on the North side of Longview Drive 100 feet to a point where the division line between Lots 61 and 62 intersects the North side of Longview Drive, as shown on said plat, and running thence North 10 degrees 18 minutes East binding on said division line between Lots Nos. 61 and 62 the distance of 200 feet to a pipe, thence running North 83 degrees 02 minutes West 100 feet to a pipe on the division line between Lots Nos. 60 and 61, and running thence South 10 degrees 18 minutes West on said last mentioned division line 200 feet to the place of beginning.

BEING a part of Lot 61, Stonewall Park as shown on the hereinbefore referred to plat. The improvements thereon being now known as No. 116 Longview Drive.

BEING the same lot of ground which by Deed dated August 26, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3220, folio 188, was granted and conveyed by ROBERT J. MEIER, SR., widower, to MARY TERESA HAMILTON, 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, unto and to the use of the said THOMAS P. PENDER and CYNTHIA E. PENDER, his wife, as tenants by the entireties, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE 1-19-90

204****16320908 6198A

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

1-19-90

01-523-A

AND the said MARY TERESA HAMILTON, by PATRICIA D. JAUQUET, her Attorney-in-Fact, hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property granted; that she will warrant specially the property hereby granted; and that she will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of MARY TERESA HAMILTON, by PATRICIA D. JAUQUET, her Attorney-in-Fact.

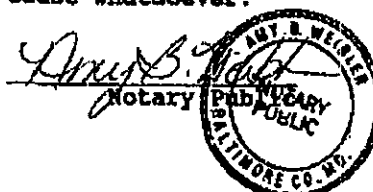
WITNESS:

James B. Webb *Mary Teresa Hamilton* (Seal)
 MARY TERESA HAMILTON
 BY: *Patricia D. Jauquet* (Seal)
 PATRICIA D. JAUQUET, her Attorney-in-Fact

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 24th day of December, 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared PATRICIA D. JAUQUET, Attorney-in-Fact for MARY TERESA HAMILTON, and in pursuance of the power and authority set forth in the Power of Attorney hereinbefore referred to, acknowledged the foregoing to be the act of the said MARY TERESA HAMILTON, and also acknowledged the foregoing to be the act of PATRICIA D. JAUQUET, as such Attorney-in-Fact, and further made oath in due form of law that at the time of the execution of the within instrument, she did not have actual knowledge of the revocation or termination of the above mentioned Power of Attorney by death, disability, or incompetence of any cause whatsoever.

WITNESS my hand and Notarial Seal.



My commission expires: July 1, 1990

C RC/F 16.00
 C T TX 360.00
 C RGS 510.00
 TREEB 0.00
 SM CLERK 886.00

#54738 0001 R02 T09:35

01/27/90

AFFIDAVIT OF OCCUPANCY

The undersigned, in accordance with the provisions of Section 13-203(B), Tax Property Article of the Annotated Code of Maryland, do hereby certify and make oath in due form of law, as follows:

- (1) That the residence on the real property described in the Deed to which this Affidavit is attached will be occupied by the Grantees.

Thomas P. Pender (Seal)
THOMAS P. PENDER

Cynthia E. Pender (Seal)
CYNTHIA E. PENDER

Subscribed and sworn to before me, a Notary Public of the State of Maryland, aforesaid, on this 27th day of December, 1989.

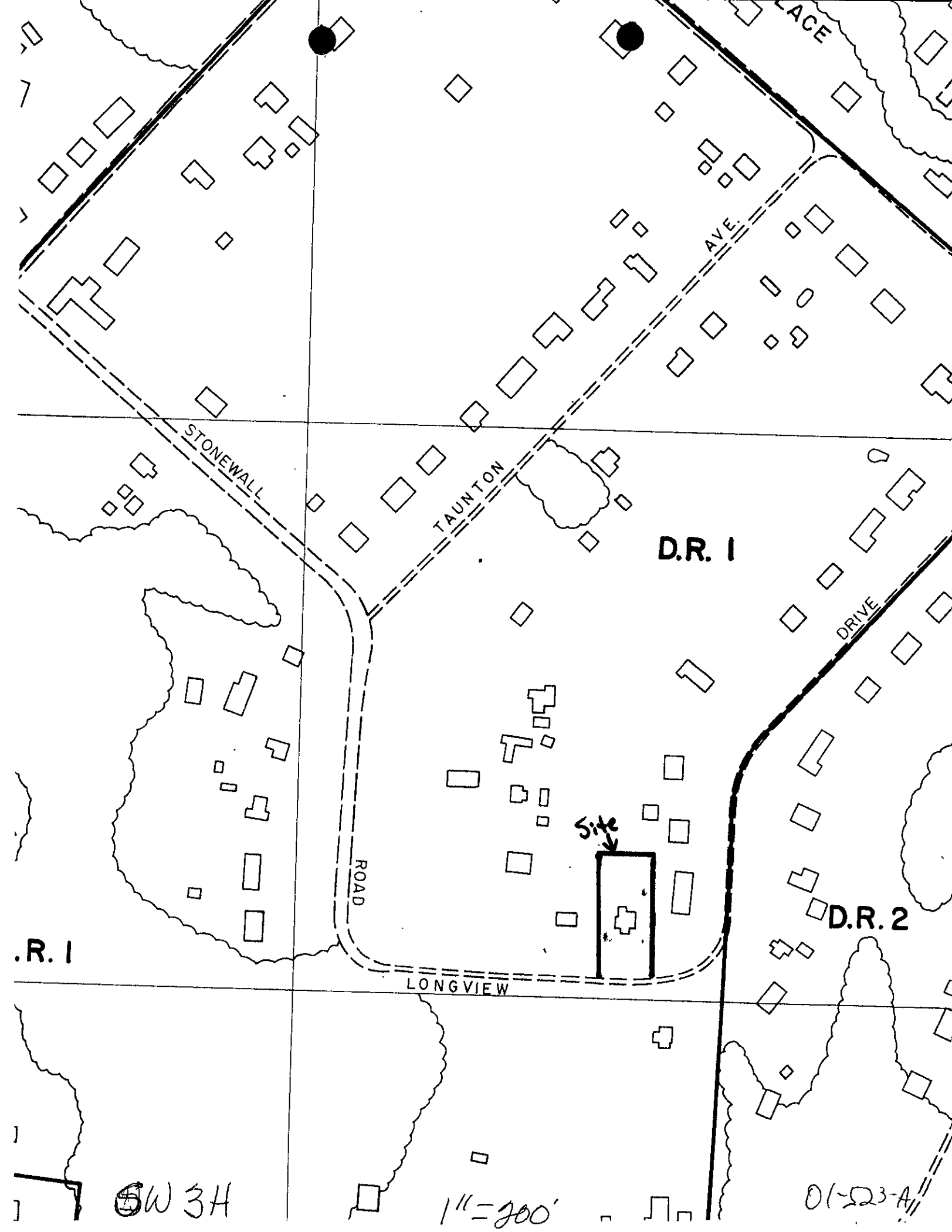
John B. Hall (Seal)
Notary Public

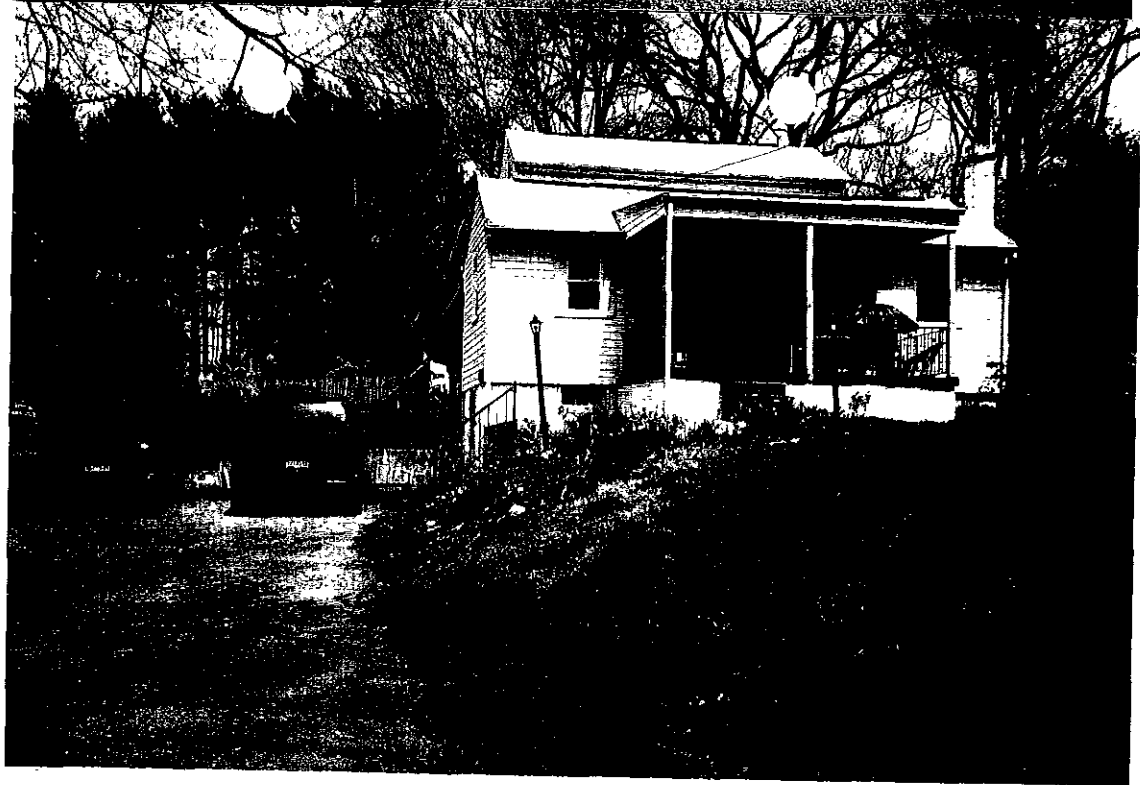
My commission expires: July 1, 1990



SECURITY TITLE GUARANTEE CORP.
6 S. CALVERT STREET
BALTIMORE, MARYLAND 21202

 Scale of Drawing: 1" = 50'
 North
 Date: 6/7/01
 prepared by: CP

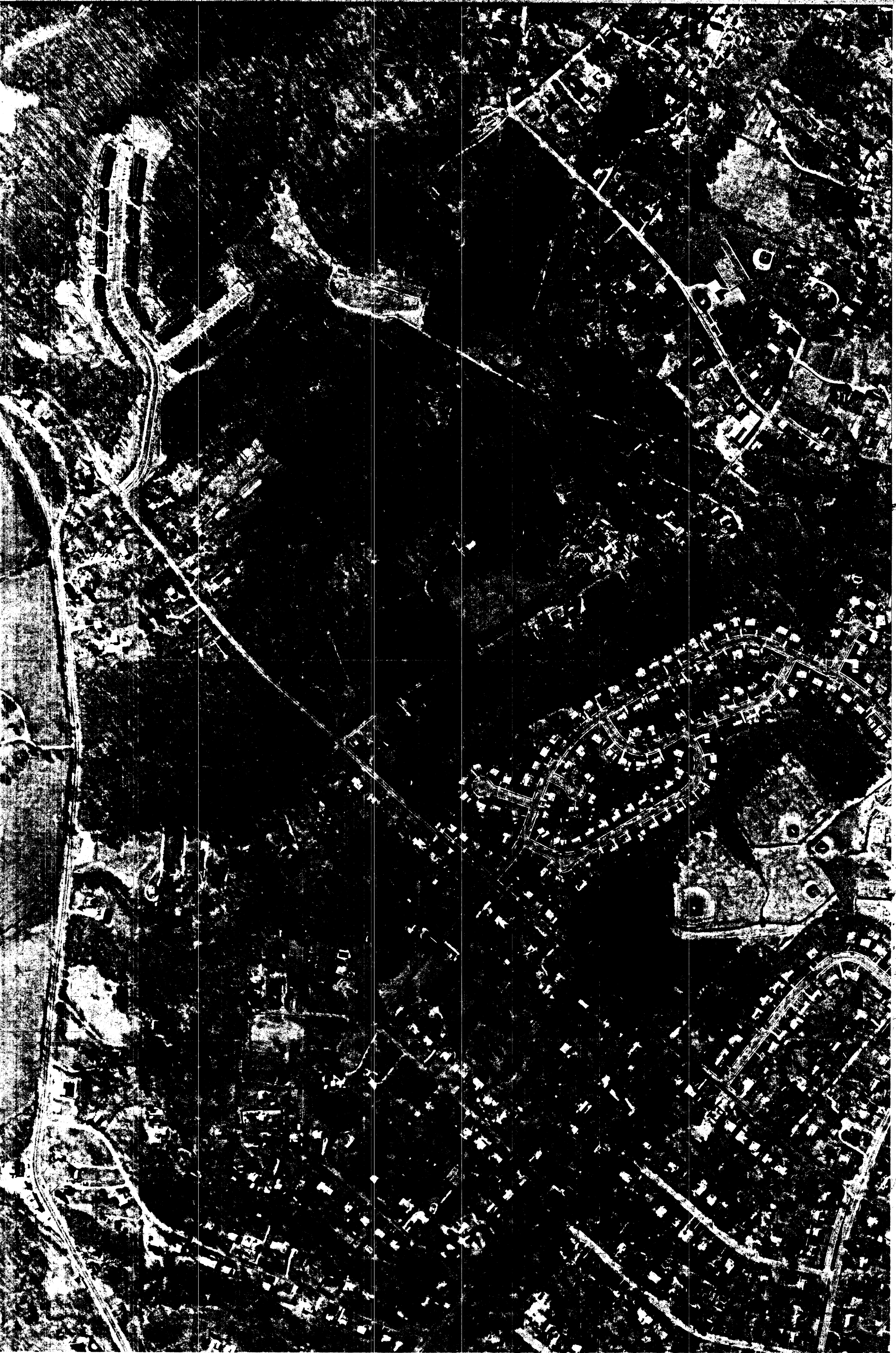












PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

□ = Site of

111 Longview Drive

Catonsville, MD

21228

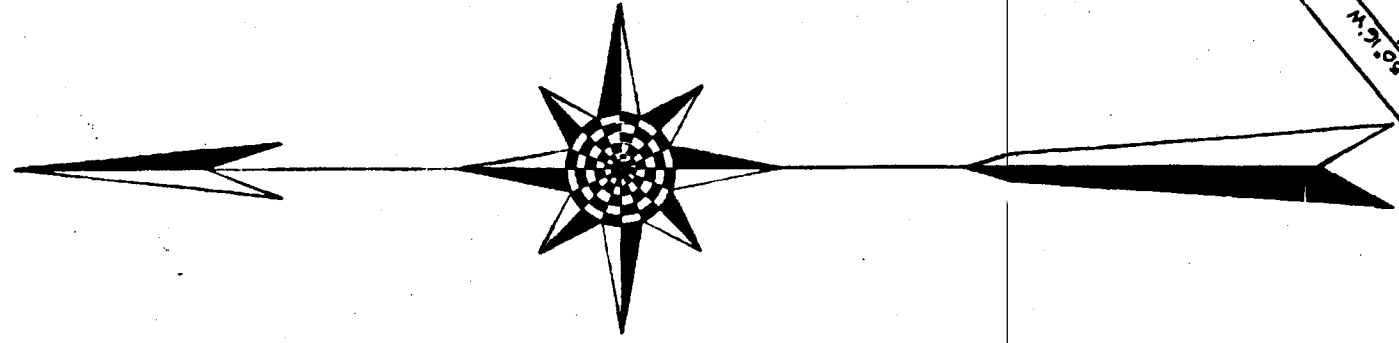
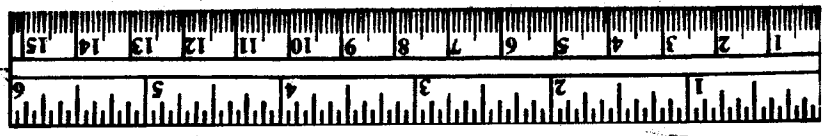
SCALE
1" = 200' ±

LOCATION
OELLA

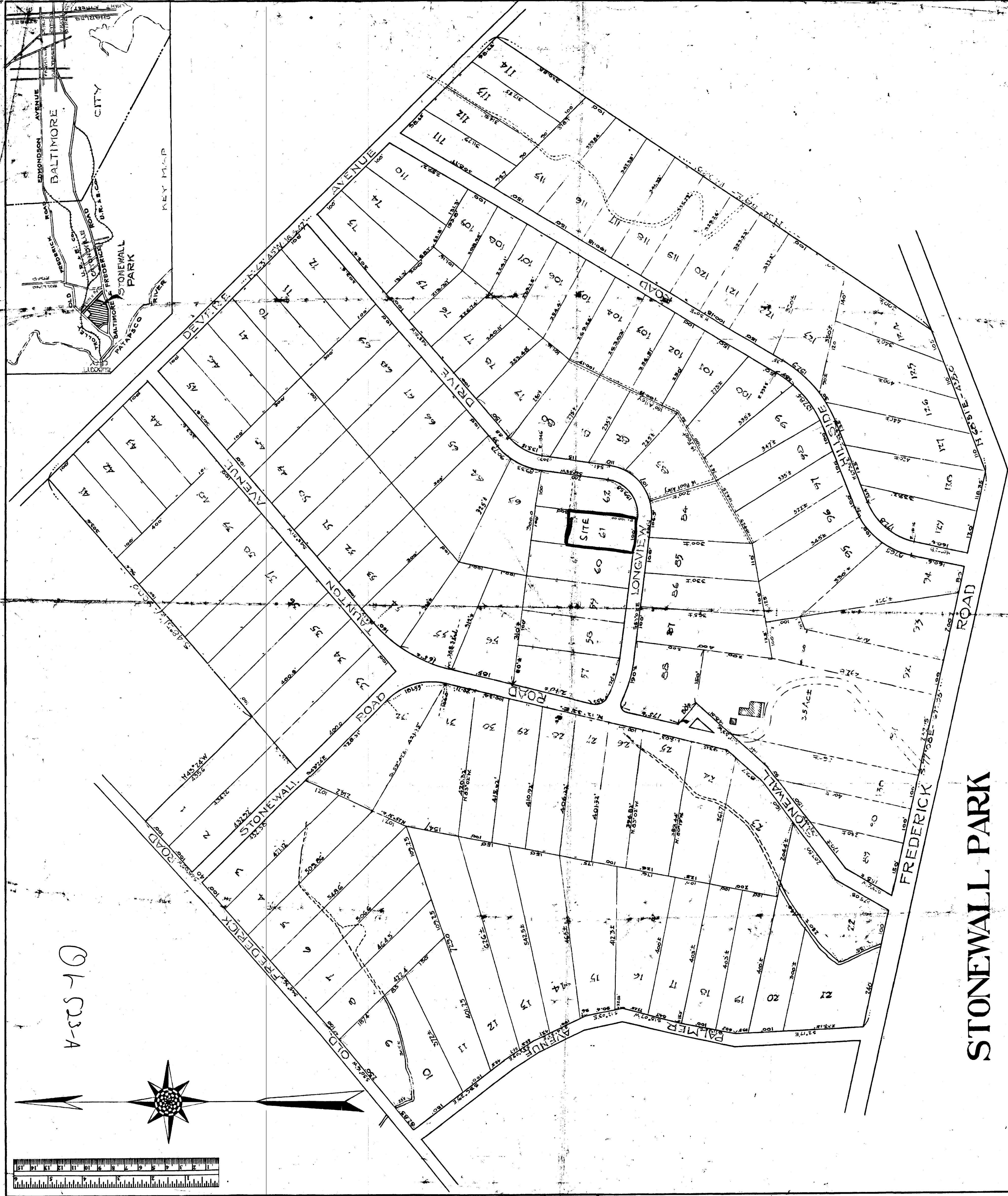
SHEET
SW
3-H

DATE
OF
PHOTOGRAPHY
JANUARY
1986

O-523-A



94-523-A



STONEWALL PARK

SUBDIVIDED BY
G. HOWARD WHITE
1871-79 CALVERT BLVD. BALTIMORE, MD.

SURVEYED AND LAID OUT
BY
J. SPENCE HOWARD
CIVIL & CONSULTING ENGINEER BALTIMORE, MD.
NOVEMBER, 1920.
SCALE 1"=100'