

IN RE: PETITION FOR SPECIAL HEARING

W/S of Cradock Lane, 1,135' S
of Greenspring Valley Road
3rd Election District
3rd Councilmanic District
(Cradock @ Village Queen Drive)

Garrison Development, LLC
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-147-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Garrison Development, LLC. The Petitioner is requesting a special hearing for the Queen Anne Village Addition which is located at the intersection of Greenspring Valley Road and Cradock Lane in the Owings Mills area of Baltimore County. The special hearing request is to amend the Final Development Plan for Queen Anne Village, "Sections 5A, 5B and 5C" for the eighth time, to remove an area of local open space and transfer same to an adjacent property owner.

Appearing at the hearing on behalf of the special hearing request were Tom Church, professional engineer who prepared the site plan, Mary Edwards, attorney at law representing the Petitioner, and Michael Greenspun and Eric Levitt, appearing on behalf of Garrison Development LLC. Also attending the hearing were David Borinsky, Thomas Washburne and Rob Hoffman, attorney at law. There were no others in attendance. All parties in attendance supported the special hearing request based on various agreements and understandings that they had reached prior to the public hearing held before me.

As stated previously, the property that is the subject of this special hearing request is known as "Sections 5A, 5B and 5C" of the Queen Anne Village Development Plan. This

FILED

ate

12/11/01

W. R. G. [Signature]

particular project received CRG approval beginning in the 1970's. For the most part, the project has been completely built out. However, the special hearing request is being made at this time to remove the local open space designation for the 2.01 acre parcel shown on the plan; allow for the relocation of some boundary lines; and to permit some minor modifications to the overall density calculations on the property. All of these requests are more specifically shown on the site plan submitted into evidence. In order to accommodate the modifications to the Development Plan, this special hearing request is necessary.

Mr. Hoffman, appearing on behalf of Mr. Thomas Washburne, entered into evidence as "Washburne Exhibit Nos. 1 and 2" the deeds whereby Mr. Washburne actually took title to the local open space which is part of the request for the special hearing. Those deeds evidence the fact that Mr. Washburne is the current owner of the local open space in question.

After considering all of the testimony and evidence offered at the hearing, I find that the special hearing request should be granted. It is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the Baltimore County Zoning Regulations.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of December, 2001, that the Special Hearing Request to amend the Final

ORIGINAL FILED
Date 12/11/01
By R. J. [Signature]

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

TMK:raj

3



Baltimore County
Zoning Commissioner

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

December 11, 2001

Thomas A. Church, P.E.
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

Re: Petition for Special Hearing
Case No.: 02-147-SPH
Property: Cradock @ Village Queen Drive

Dear Mr. Church:

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,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

Mary B. Edwards, Esquire
Ober, Kaler, Grimes & Shriver
409 Washington Avenue, Suite 1010
Towson, MD 21204

Michael Greenspun
c/o Garrison Development, LLC
103 Sudbrook Lane, Suite 10
Baltimore, MD 21208

Eric Levitt
c/o Garrison Development, LLC
8 Greenspring Valley Road, Suite 200
Owings Mills, MD 21117

David Borinsky
201 N. Charles Street, Suite 2100
Baltimore, MD 21201

Thomas Washburne
1809 Ruxton Road
Towson, MD 21204

Roberta A. Hoffman, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at CRADOCK @ VILLAGE ~~GREEN~~ ^{QUEEN} DRIVE
which is presently zoned DR 1, DR 2 & DR 16

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 8TH AMENDED FINAL DEVELOPMENT PLAN FOR QUEEN ANNE VILLAGE (SECTION 5B & 5C)

SHOWING THE CHANGE OF THE TRACT BOUNDARY AND DENSITY.

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:

Mary B. Edwards

ROBERT A. HOFFMAN, ESQUIRE

Name - Type or Print

Mary B. Edwards

Signature Robert A. Hoffman, Esquire

VENABLE, BAETJER & HOWARD

Company

Washington Avenue Suite 410 21204-1160

210 ALLEGHENY AVENUE

1010 410-494-6200

Address

Telephone No.

TOWSON,

MD

21204

City

State

Zip Code

Legal Owner(s):

GARRISON DEVELOPMENT, LLC

Name - Type or Print

Signature

GORDON L. GREENSPUN, MEMBER

Name - Type or Print

Gordon L. Greenspun

Signature

115 SUDBROOK LA., SUITE 210

410-486-9290

Address

Telephone No.

BALTIMORE,

MD

21208

City

State

Zip Code

Representative to be Contacted:

THOMAS A. CHURCH, P.E.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Name

6603 YORK ROAD

410-377-2600

Address

Telephone No.

BALTIMORE,

MD

21212

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP

Date 10/11/01

ORDER RECEIVED FOR FILING
10/11/01
R. C. Green
REV 9/15/98

Case No. 02-147-SPH

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION FOR QUEEN ANNE VILLAGE ADDITION SECTION 5B and 5C

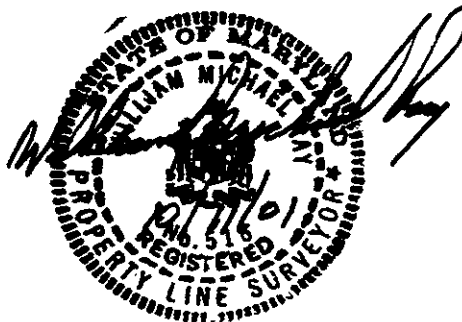
Beginning at a point on the west side of Cradock Lane which is 80 feet wide at the distance of 1,135 feet south of the centerline of the nearest improved intersecting street, Greenspring Valley Road which is 50 feet wide. Being all lots as recorded among the Land Records of Baltimore County, Maryland in Plat Book 66, Folio 88 and Plat Book 68, Folio 123.

Containing 13.19 acres of land, more or less.

Also known as #1 thru #171 Royalty Circle and located in the 3rd Election District, 3rd Councilmanic District.

98-120

October 11, 2001



02-147-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **06608**

DATE 10/11/01 ACCOUNT R-001-006-6150

AMOUNT \$ 250.00

RECEIVED FROM: Development Engineering Consultants, Inc.

FOR: Radock & Village Queen Dr. (Survivor Plan, etc)

62-1477-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAIDMENT ACTUAL

THE

10/11/2001 10/11/2001 09:46:26

REL 4806 CASHIER 4800 ABC DRIVER 6

>> RECEIPT # 052105 OFLN 6

DEPT 5 529 ZONING VERIFICATION

CR NO. 006635

Receipt Tot 250.00

250.00 OK .00 CA

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: #02-147-SPH

Craddock @ Village Queen Drive
W/S of Craddock Lane, 1,135' S of

Greenspring Valley Road

3rd Election District - 3rd Councilmanic District

Legal Owner(s): Gordon L. Greenspun,

Garrison Development LLC

Special Hearing: to approve the 8th amended final development plan for Queen Anne Village (section 5b & 5c) showing the change of the tract boundary and density.

Hearing: Monday, December 10, 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.

11/29/2001 Nov. 22

C507534

CERTIFICATE OF PUBLICATION

11/21, 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 11/22, 2001.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-147-SPH

Petitioner/Developer: GORDON L

GREENSPUN

Date of Hearing/Closing: 12/10/01

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 CRADOCK @ VILLAGE
QUEEN DRIVE

The sign(s) were posted on 11/24/01
(Month, Day, Year)

Sincerely,

[Signature] 11/24/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

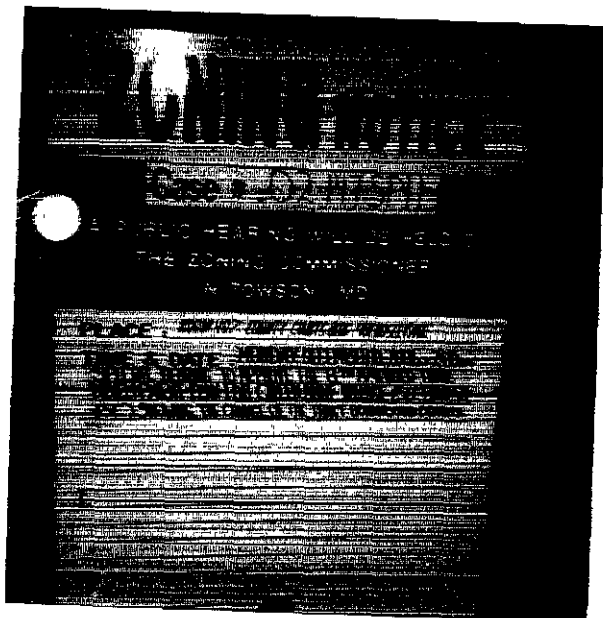
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(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: 02-147-SPH

Petitioner: GARRISON DEVELOPMENT, LLC.

Address or Location: CRADOCK AT VILLAGE GREEN DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Address: 6603 YORK ROAD

BALTIMORE, MD 21212

Telephone Number: 410-377-2600

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 22, 2001 Issue – Jeffersonian

Please forward billing to:

Thomas Church
Development Engineering Consultants Inc
6603 York Road
Baltimore MD 21212

410 377-2600

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: 02-147-SPH

Cradock @ Village Queen Drive

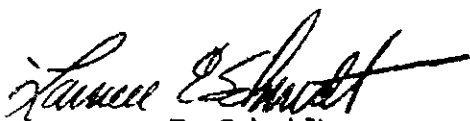
W/S of Cradock Lane, 1,135' S of Greenspring Valley Road

3rd Election District – 3rd Councilmanic District

Legal Owner: Gordon L Greenspun, Garrison Development LLC

Special Hearing to approve the 8th amended final development plan for Queen Anne Village (section 5b & 5c) showing the change of the tract boundary and density.

HEARING: Monday, December 10, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602
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

November 9, 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: 02-147-SPH
Cradock @ Village Queen Drive
W/S of Cradock Lane, 1,135' S of Greenspring Valley Road
3rd Election District – 3rd Councilmanic District
Legal Owner: Gordon L Greenspun, Garrison Development LLC

Special Hearing to approve the 8th amended final development plan for Queen Anne Village (section 5b & 5c) showing the change of the tract boundary and density.

HEARING: Monday, December 10, 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".

Arnold Jablon GDL
Director

C: Mary B Edwards, Ober Kaler Grimes & Shriver, 409 Washington Avenue,
Suite 1010, Towson 21204
Gordon L Greenspun, Garrison Development LLC, 115 Sudbrook Lane,
Suite 210, Baltimore 21208
Thomas A Church, Development Engineering Consultants Inc, 6603 York Road,
Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 24, 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

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 7, 2001

Mary B Edwards
Ober Kaler Grimes & Shriver
409 Washington Avenue
Suite 1010
Towson MD 21204

Dear Ms. Edwards:

RE: Case Number: 02-147-SPH, Cradock @ Village Queen Drive

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

WCR: gdz

Enclosures

c: Gordon L Greenspun, Garrison Development LLC, 115 Sudbrook Lane,
Suite 210, Baltimore 21208
Thomas A Church, Development Engineering Consultants Inc, 6603 York Road,
Baltimore 21212
People's Counsel

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 30, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2001
Item Nos. 136, 137, 138, 139, 140, 141,
142, 143, 144, 145, 146, 147, 148, 149,
and 160

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

RWB:HJO:jrb

cc: File

ZAC-11-13-2001-NO COMMENT ITEMS-11302001



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

November 8, 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 November 5, 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:

136, 137, 138, 139, 140, 141, 143,
144, 145, 146, ~~147~~ 148, 149, 150, 160

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: December 10, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-147

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: 11.9.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED]

JHP

Dear Mr. Zahner:

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

RE: PETITION FOR SPECIAL HEARING
Cradock at Village Queen Drive, W/S Cradock Ln,
135' S of Greenspring Valley Rd
3rd Election District, 3rd Councilmanic

Legal Owner: Garrison Development, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-147-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 5th day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Mary B. Edwards, Esq., Ober, Kaler, Grimes & Shriver, 409 Washington Avenue, Suite 1010, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

NOTE TO FILE

DATE: October 11, 2001

TO: Zoning Commissioner

FROM: Jeffrey Perlow, Planner II 
Zoning Review

RE: 02-147-SPH (Cradock Lane & Village Queen Drive)
Garrison Development, LLC- Petitioner

Applicant stated that an attorney would enter his/her appearance relative to this petition prior to the public hearing in this matter. The applicant was advised that it was his responsibility to follow through in that regard.

PETITIONER(S) SIGN-IN SHEET

ADDRESS

6603 York Rd. 21212

210 Allegany Ave 21204

1809 Lutton Rd 21204

201 N. CHARLES ST. #2100, BALT. 21201

8 Greenspring Valley Road Suite 200
21117

103 Sudbrook Lane, Suite 10 Baltimore, MD
21208

409 Washington Ave. Suite 1010
Towson,
21204



DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

DESCRIPTION

2.001 ACRES, THE NORTHERLY PORTION OF THE 7TH AMENDED PLAT OF QUEEN ANNE VILLAGE ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same on the westerly right-of-way line of Cradock Lane, 70 feet wide, at the point which is 3.89 feet South 86 degrees 42 minutes 00 seconds West of point Number 1, which is shown and labeled at the northeast corner of the outline of the Record Plat of the "7th Amended Plat of Queen Anne Village Addition" which is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 66 Folio 88, running thence and binding on said westerly right-of-way line of Cradock Lane (1) Along a curve to the left having a radius of 535.00 feet for an arc distance of 193.13 feet, said curve having a chord of South 13 degrees 39 minutes 31 seconds East 192.09 feet, (2) South 24 degrees 00 minutes 00 seconds East 5.00 feet to the point shown and labeled Number 176 on the aforesaid Record Plat, thence running and binding on the northerly outline of the out-parcel deeded to Daniel Gordon and recorded among the aforesaid Land Records in Liber E.H.K., Jr. 6114 Folio 390, (3) South 56 degrees 56 minutes 47 seconds West 152.59 feet to the northwest corner of the said out-parcel shown and labeled Number 177 on the aforesaid Record Plat, thence on two new lines of division (4) North 23

degrees 24 minutes 34 seconds West 76.41 feet and (5) South 89 degrees 56 minutes 50 seconds West 294.71 feet to a point on the westerly outline of the aforesaid Record Plat which is North 00 degrees 03 minutes 10 seconds West 732.49 feet from the point shown and labeled Number 1145, running thence and binding on the westerly and northerly outline of the aforesaid Record Plat, the following three courses and distances: (6) North 00 degrees 03 minutes 10 seconds West 182.84 feet to the point shown and designated Number 21 on the aforesaid Record Plat, (7) North 86 degrees 57 minutes 00 seconds East 375.19 feet to the point shown and designated Number 22 on the aforesaid Record Plat, and (8) North 86 degrees 42 minutes 00 seconds East 31.13 feet to the point of beginning.

Containing 87,149 square feet or 2.001 Acres of land, more or less.

Being the northerly portion of the land described in a Deed recorded in Liber 5585 Folio 669 and being a portion of the land labeled "Local Open Space, Outparcel Section "C", 2.25 Ac. $\pm$ as shown on the 7th Amended Plat of Queen Anne Village, as recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 66, Folio 88.

98-120

11-14-00



See attached sheet.

Reference is made to a plat dated July 10, 1996 prepared by Development Engineering Consultants, Inc., entitled "Addition to 7th Amended Plat Queen Anne Village Addition," recorded among the Plat Records of Baltimore County in SM 68 folio 123, from which there are 142.65 unutilized density units as defined in Section 101 of the Baltimore County Zoning Regulations (the "Density Units") as shown on a Density Plat (sheet 2 of 2) dated April 5, 1995 approved by the Baltimore County Review Group.

It is intended that TWO (2) of the aforementioned Density Units are conveyed hereby, and that all other of such Density Units remain with Grantor. Grantee agrees to execute such further assurances of the foregoing as may be requisite.

Washburne

EX 1

DEED

THIS DEED, dated January 12, 2001, 2000 is from TPG, LTD., a Maryland corporation ("Grantor") and to THOMAS D. WASHBURN, JR. ("Grantee").

WHEREAS, Thomas D. Washburn, Jr. entered into a lawsuit against Thomas Langford, et al, in the Circuit Court of Baltimore County as Case No. 3-C-99-002741 and in an effort to settle the lawsuit, the Grantor has agreed to convey the hereinafter described property to the Grantee herein.

The Grantor, for a consideration of ZERO Dollars (\$0.00) grants, conveys and assigns to the Grantee his personal representatives, heirs and assigns, in fee simple, the real property located in Baltimore County, Maryland, and described on an Exhibit "A" attached hereto and made a part hereof.

Being a portion of the same property described in the Deed dated May 17, 1993 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 9772, folio 115 from Dechiaro Limited Partnership and Sean Langford to the Grantor.

Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

To have and to hold the property hereby conveyed unto the Grantee, his personal representatives, heirs and assigns, in fee simple, forever.

The Grantor covenants to warrant specially the property, and to execute such further assurances of the property as may be requisite.

IN TESTIMONY WHEREOF, the Grantor has caused this Deed to be duly executed on its behalf by the duly authorized PRESIDENT.

WITNESS:

TPG, LTD., a Maryland corporation

David Berman

By: Thomas D. Langford (SEAL)
Name: THOMAS D. LANGFORD
Title: President

State of Maryland,
City/County of Baltimore, to wit:

I HEREBY CERTIFY that on January 12, 2001, before me, a Notary Public of the State of Maryland, personally appeared Thomas Washburn who acknowledged himself to be the President of the Grantor Corporation, and that he, as such President, being authorized so to do, executed the foregoing Deed for the purposes therein contained by signing, in my presence, the name of the Corporation by himself as President, and certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor Corporation.

WITNESS my hand and Notarial Seal.

David Brumley
Notary Public

My Commission Expires: 5/1/03

I HEREBY CERTIFY that the within and foregoing instrument was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

AFTER RECORDING RETURN TO:

Thomas D. Washburne, Esquire
Venable, Baetjer and Howard, LLP
Two Hopkins Plaza, Suite 1800
Baltimore, Maryland 21201

Washburne
Ex 2

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 31 day of AUGUST, 1999, by and between HOUSING AMERICA THROUGH TRAINING, INC., a corporation duly created and qualifying as an exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, Grantor, and TPG, LTD., a Maryland corporation, Grantee.

The Grantor, for a consideration of One Dollar (\$1.00) does hereby grant, convey, release, assign and quitclaim to the Grantee, his successors and assigns, all of the Grantor's right, title, interest and estate in the property located in the Third Election District of Baltimore County, Maryland, and described as follows:

SEE EXHIBIT "A" FOR METES AND BOUNDS DESCRIPTION

BEING a portion of that larger parcel of real property conveyed by DeChiaro Limited Partnership, a Maryland Limited Partnership to the Grantor herein by a Deed dated May 17, 1993 and recorded among the Land Records of Baltimore County, Maryland in Liber 9772, Folio 115; and

TOGETHER WITH all improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages belonging or appertaining thereto, except as otherwise limited or restricted herein (all of which land, improvements and appurtenances are hereinafter referred to collectively as the "Property").

IN WITNESS WHEREOF, Grantor has caused its hand and seal the day and year above written.

WITNESS/ATTEST:

GRANTOR:

Deborah Baccone
HOUSING AMERICA THROUGH TRAINING, INC.
By: [Signature] (SEAL)

STATE OF MARYLAND, County of BALTIMORE, to wit:

I HEREBY CERTIFY that on this 31st day of AUGUST, 1999, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared RONALD BUTTS, who acknowledged himself to be the ~~President~~ ^{Executive Director} of HOUSING AMERICA THROUGH TRAINING, INC. and that he, as such officer, being authorized so to do, executed the within Deed on behalf of HOUSING AMERICA THROUGH TRAINING, INC. for the purposes herein contained by signing the name of the corporation by himself as such officer.

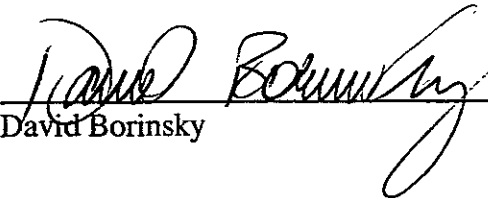
AS WITNESS my hand and seal.

[Signature]
Notary Public

My Commission Expires: 11/1/99

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the above instrument was prepared by me, an attorney admitted to practice before the Court of Appeals of Maryland, or under my supervision.


David Borinsky

AFTER RECORDATION, PLEASE RETURN TO:

David Borinsky, Esquire
Eastwick Rose & Wright, PA
201 North Charles Street, Suite 2100
Baltimore, Maryland 21201

F:\WPDATA\LA\GEN\DECLARO\QUEENAN\HTTDEED.WPD

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-7444
(410) 377-7444 fax

DESCRIPTION

AREA "A"

2.25 ACRES. OF NORTH-WEST PORTION OF THE 6TH AMENDED PLAT OF
QUEEN ANNE VILLAGE ADDITION, THIRD ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

Beginning for the same on the westerly right-of-way line of
Craddock Lane, 70 feet wide, at the point which is 3.89 feet
South 86 degrees 44 minutes 00 seconds West of point Number 1,
which is shown and labeled at the northeast corner of the outline
of the Record Plat of the "6th Amended Plat of Queen Anne Village
Addition" which is recorded among the Land Records of Baltimore
County, Maryland in Plat Book S.M. 65 Folio 112, running thence
and binding on said westerly right-of-way line of Craddock Lane (1)
Along a curve to the left having a radius of 535.00 feet for an
arc distance of 193.14 feet, said curve having a chord of South 13
degrees 39 minutes 31 seconds East 192.09 feet, (2) South 24
degrees 00 minutes 00 seconds East 5.00 feet to the point shown
and labeled Number 176 on the aforesaid Record Plat, thence
running and binding on the northerly outline of the 0.575 acre
out-parcel deeded to Daniel Gordon and recorded among the
aforesaid Land Records in Liber E.H.K., Jr. 6114 Folio 390, (3)
South 56 degrees 56 minutes 47 seconds West 152.59 feet to the



northwest corner of the said out-parcel shown and labeled Number 177 on the aforesaid Record Plat, thence on two new lines of division (4) North 23 degrees 24 minutes 34 seconds West 37.31 feet and (5) South 89 degrees 56 minutes 50 seconds West 310.21 feet to a point on the westerly outline of the aforesaid Record Plat which is North 00 degrees 03 minutes 10 seconds West 104.43 feet from the point shown and labeled Number 253, running thence and binding on the westerly and northerly outline of the aforesaid Record Plat, the following three courses and distances: (6) North 00 degrees 03 minutes 10 seconds West 218.74 feet to the point shown and designated Number 21 on the aforesaid Record Plat, (7) North 86 degrees 57 minutes 00 seconds East 375.19 feet to the point shown and designated Number 22 on the aforesaid Record Plat, and (8) North 86 degrees 42 minutes 00 seconds East 31.13 feet to the point of beginning.

Containing 2.25 Acres more or less.

Being the northerly portion of the land described in a Deed recorded in Liber 5585 Folio 669.

92-151

11-04-93



GW-10G

W-10E

R. C. 5

Dr. I

DR 16

DR.2

100
100

ROYALTY CIR.
TRENTHAM
OUTBUILDINGS
VILLAGE

EN DR.

NOBILITY CT.

HARRY LA.

FOR AS

DR. [redacted]
[redacted] SO. [redacted]
[redacted] ENGLEFIELD [redacted]

INGLEFIELD

ROAD

AREA

250

D.R. 16

D.R. I

RO

OR-
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AREA

UNDER

INSTRUCTION

~~SECRET~~

BM-AS

R. C. 5

ROA

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TURNLEE

100N AVE.

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DATE

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TENNIS
COURTS

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