

Carl Richards Jr

From: Eric C. Hadaway <EHadaway@dmw.com>
Sent: Monday, May 04, 2020 8:34 AM
To: Carl Richards Jr
Subject: FW: Goose Green Farm - Acreage Accounting
Attachments: 2020-04-24 GooseGreenFarmAcreages 1.pdf

CAUTION: This message from EHadaway@dmw.com originated from a non Baltimore County Government or non BCP&L email system. Hover over any links before clicking and use caution opening attachments.

AS discussed

Eric C. Hadaway
Vice President - Director of Environmental Services
410 296 3333 Office



From: Eric C. Hadaway
Sent: Friday, April 24, 2020 1:47 PM
To: 'crichards@baltimorecountymd.gov' <crichards@baltimorecountymd.gov>
Cc: 'Ann Martin' <ann.beecher.martin@gmail.com>; 'Karen Martin Fuqua' <karen@fuqua.net>; 'tkotroco@gmail.com' <tkotroco@gmail.com>
Subject: Goose Green Farm - Acreage Accounting

Good Afternoon Carl,

I hope all is well with you and that you are staying safe.

Tim advises that you and he have reviewed the devolution of title for the property at 14111 Green Road and that you had a question about the acreages of the properties involved. I'm attaching for your review a letter along with some survey plats, deeds, and an exhibit to explain the acreage discrepancies between the parent tract and the two subdivided parcels.

Please give me a call if we need to discuss further.

Thank you for your consideration.

Eric Hadaway
443-690-6565

Eric C. Hadaway
Vice President - Director of Environmental Services



501 Fairmount Avenue
Suite 300
Towson, MD 21286
410 296 3333 Office
410 296 4705 Fax

MDOT - MBE/DBE Certified

DAFT-McCUNE-WALKER, INC.
Baltimore MD . Frederick MD

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To: TNP
5/4/20
ua

April 24, 2020

Mr. W. Carl Richards, Jr.
Zoning Review Supervisor
Baltimore County Department of Permits, Approval, and Inspections
111 W. Chesapeake Avenue – Suite 111
Towson, MD 21204

Re: Goose Green Farm - 14111 Green Road
Property Acreages
Project No. 97100.P1

RC2 2.4 Ac
Discrepancy?

Dear Mr. Richards:

We are writing on behalf of our client, Ms. Ann Martin, the owner of Goose Green Farm, to clarify apparent acreage discrepancies between her property, the neighboring 20-acre parcel, and the parent tract from which these two parcels were derived. Both the 1978 S.J. Martenet survey and the associated deed show the parent tract as being "201.32 acres of land, more or less". DMW's 1998 boundary survey and deed description for Goose Green Farm show it as being "183.808 acres of land, more or less", and the off-conveyance as "20.000 acres of land, more or less". The total of these two parcels is 203.808 acres which is 2.488 acres larger than the parent tract. We understand that as part of an evaluation to determine the number of lots allowable under the RC2 zoning of the Goose Green Farm you are seeking to better understand this apparent discrepancy.

We have determined that these discrepancies arose primarily as the result of apparent inaccuracies associated with the prior boundary survey, and secondarily due to the apparent historic shifting of the Western Run stream channel and its effect on the properties' boundaries. Attached for reference please find: a copy of the 1978 S.J. Martenet boundary survey of the parent tract and associated deed; a copy of the 1998 DMW boundary survey of Goose Green Farm and associated deed; the 1998 deed that created the 20-acre parcel; and, a color plot showing the parent tract boundary overlain with DMW's boundaries for the two subdivided parcels.

We have plotted and measured the S.J. Martenet parent tract boundary and we find that the property is +/- 203.00 acres in size, not 201.32 acres as described. We are unable to determine whether this is due to an arithmetic or typographic error or if it is the result of our using more modern technology and computation methods; however, it is clear that the parent tract was +/- 1.68 acres larger than had been shown and described. In addition, we have measured gains and losses due to the shifting of the Western Run stream channel which was called to in the previous boundary descriptions for a portion of the parent tract boundary. The attached color plot of the three boundaries shows these loss/gain areas: the black outline is the Martenet survey of the parent tract; the red outline is DMW's survey of Goose Green Farm; and, the blue outline is DMW's survey of the 20-acre parcel. We note that between the time of the Martenet survey and DMW's survey, the shifting of Western Run resulted in an addition of 47,722 square feet (1.096 acres) to Goose Green Farm along with a loss of 4,587 square feet (0.105 acres), for net gain of 43,135 square feet (0.99 acres) to the Goose Green Farm. The additional 1.68 acres from the Martenet survey combined with the 0.99 acres of land gained from the

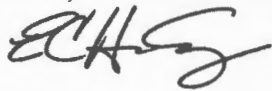
Mr. W. Carl Richards, Jr.
April 24, 2020
Page 2 of 2

stream shift accounts for an additional +/- 2.67 acres of land. This additional acreage is only 0.182 acres greater than the 2.488 acreage discrepancy and is well within generally accepted "more or less" tolerances in land descriptions.

We trust that this information is adequate for your needs, but please do not hesitate to contact us if you require anything further.

Thank you,

Daft-McCune-Walker, Inc.

A handwritten signature in black ink, appearing to read 'ECHS', is positioned above the printed name of Eric C. Hadaway.

Eric C. Hadaway
Vice-President | Director of Environmental Services

cc: Ms. Karen Martin Fuqua
Tim Kotroco, Esq.
Ms. Ann Martin

Enclosures (6)

TIMOTHY M. KOTROCO, Esq.

305 Washington Avenue, Suite 502

Towson, Maryland 21204

410-299-2943

Tkotroco@gmail.com

20-320
WCR

March 9, 2020

Hand Delivered

Mr. Carl Richards, Zoning Supervisor

111 West Chesapeake Avenue

Towson, Maryland 21204

Re: 14111 Green Road, Glyndon, Maryland 21071
183.808 acres of property zoned RC2
Request for Density/Right of Subdivision Verification

Dear Mr. Richards,

I represent Ann Martin, the owner of the property located at 14111 Green Road in the Glyndon area of Baltimore County. The property consists of 183.808 acres zoned RC2. The subject property is approved with a single-family home, which serves as Ms. Martin's home. The remainder of the property is in agricultural use. The purpose of this letter is to request your confirmation that there exists two additional rights of subdivision, (total of three lots) for the 183.808 acres of land owned by Ms. Martin. (An aerial image of the subject property is attached for your review).

TWO PRIOR ZONING HEARINGS

By way of background, there have been two prior zoning hearings on the subject property. Neither zoning hearing affected density in any way. The first zoning case, 00-353 SPH, approved in April of 2000, a copy of which is attached hereto, permitted the reconstruction of an existing barn in a riverine floodplain. The area that was the subject of that zoning case is shown on the attached aerial image of the farm property. The second zoning case, 02-356-X, approved in June of 2002, a copy of which is attached hereto, approved a riding stable and shooting range on the subject property. The area that was the subject of that zoning case is shown on the attached aerial image of the farm property.

PRIOR DEEDS AND OUT-CONVEYANCES

In order for your office to confirm the current density/rights of subdivision for my client's property, a determination must be made as to how many acres of the property existed in single ownership prior to November 1979. The second determination is to determine whether there has been any out-conveyances of that property since November 1979. Attached to this letter are the relevant deeds required to make that determination.

W. Carl Richards, Zoning Supervisor
Density Verification Letter
14111 Green Road, 183.808 Acres

In November 1979 my client's property was part of a tract of land owned by Ms. Catherine B. Jackson. At that date and time, Ms. Jackson owned 201.32 acres of land. Ms. Jackson took title to that 201.32 acres of land by a deed dated the 30th day of January 1978, a copy of which is attached hereto. Accordingly, in November 1979, Ms. Jackson was entitled to 4 density units or rights of subdivision based upon her ownership of 201.32 acres of land zoned RC2.

Since the time Catherine B. Jackson assumed ownership in January 1978, there have been only two out-conveyances of her 201.32 acre parcel. Both of these conveyances occurred after the death of Ms. Jackson on September 26, 1996. Both deeds were executed by the Personal Representatives of the estate of Catherine B. Jackson.

The first deed dated January 2, 1998 conveyed the estate home along with 183.808 acres of land, all zoned RC2, unto my client Ann M. Green and her husband Harold C. Green. My client is now divorced from her husband; is the sole owner of the property and has resumed her maiden name of Ann M. Martin. This conveyance, based upon the language of the RC2 zoning regulations, allowed for one right of subdivision for every 50 acres of land, therefore allotting a total of three density units or rights of subdivision to my client. (See attached deed and copy of relevant RC2 zoning regulations).

Five days later, a second deed dated January 7, 1998 conveyed the remaining 20 acre parcel of land to Jack and Carol Griswold. This conveyance accounted for and utilized the remaining fourth density unit/right of subdivision. (See attached deed).

EASEMENT CONVEYED TO MARYLAND ENVIRONMENTAL TRUST

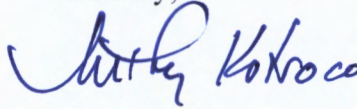
Lastly, it is important to note, and I bring to your attention that on the 20th day of December 1982, Ms. Catherine B. Jackson placed an easement on the entire 201.32 acre property in favor of the Maryland Environmental Trust, ("MET"). A copy of that easement is attached hereto. My client, Ms. Martin, has engaged in preliminary discussions with representatives of the MET regarding the subdivision of her farm for the creation of 1 additional lot for her sister. The MET has requested that before they can make any decision as to her sister's lot, a zoning verification letter must be issued by your office as to whether this subdivision is permissible based upon the RC2 zoning of this property.

In light of these facts, I respectfully request your verification and confirmation that based upon the documentation presented with this letter, that there does exist three rights of subdivision for the 183.808 acres of land owned by Ms. Martin.

W. Carl Richards, Zoning Supervisor
Density Verification Letter
14111 Green Road, 183.808 Acres

Thank you for your kind consideration of this matter.

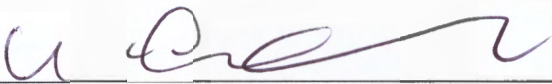
Sincerely,



Timothy M. Kotroco

Enclosures

DENSITY VERIFICATION LETTER IS APPROVED. THE AVAILABLE REMAINING DENSITY/RIGHTS OF SUBDIVISION FOR THE 183.808 ACRE TRACT OF LAND OWNED BY MS. ANN B. MARTIN IS THREE. FROM A ZONING PERSPECTIVE, THIS FARM MAY BE SUBDIVIDED TO CREATE AS MANY AS THREE LOTS, ONE OF WHICH WOULD BE UTILIZED BY THE EXISTING FARMHOUSE.



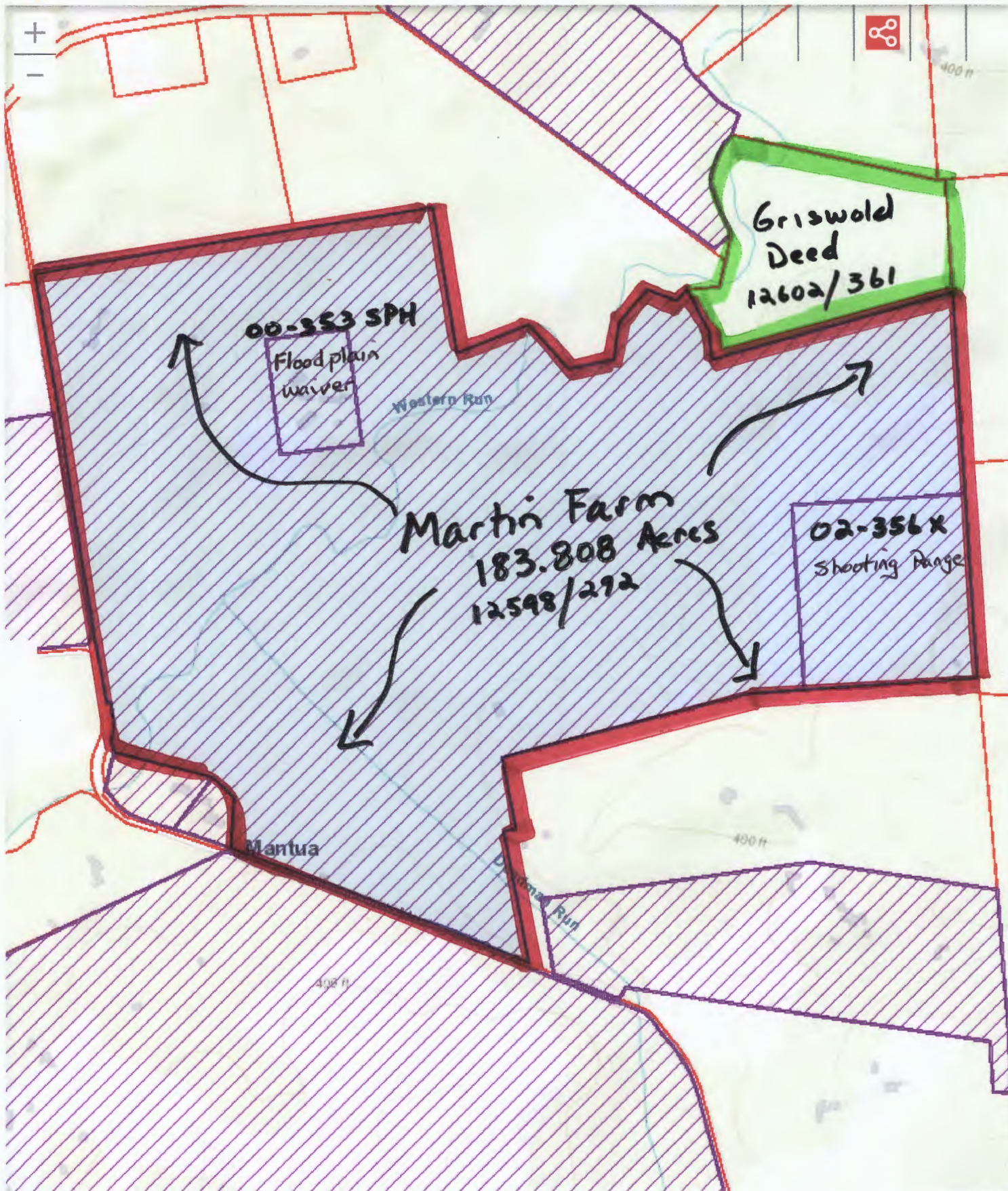
W. CARL RICHARDS, ZONING SUPERVISOR

5/4/20

DATE



Baltimore County - My Neighborhood



600ft

-76.730 39.511 Degrees



August 19, 2019

Mr. W. Carl Richards, Zoning Supervisor
Baltimore County Zoning Review Office
Baltimore County Permits, Approvals, and Inspections (PAI)
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Zoning Confirmation / Spirit and Intent Request
Goose Green Farm, 14001-14111 Green Road
Zoning Case 02-356-X
Election District 8, Councilmanic District 3
Project No 97100.P1

Dear Carl:

Daft-McCune-Walker, Inc. (DMW) represents the owner of the above-referenced property and for over 20 years, we have been responsible for the environmental, planning, and zoning approvals of the property, which included the referenced and approved Special Exception.

The Zoning Commissioner, within the Order of Zoning Case 02-356-X, granted a Special Exception for a riding stable, an accessory agricultural related-uses office, and a shooting range, subject to various restrictions within said order. At the present and future time, the shooting range does not exist and will not be in operation again. The riding stable, however, continues to operate and is occasionally modified based upon the type of demands and needs. The accessory office will still be in use as well.

Restriction No. 2 within the Zoning Order states that "there shall be no expansion of the riding stable beyond the 12 stalls currently boarded without a public hearing to amend the request." Our client plans to lease the 5-stall barn for training or personal use. Other stalls are not for riding lessons/boarding but used as part of the agricultural operation (raising and/or training of horses). Since this involves multiple stalls, our client would like confirmation that multiple stalls leased to an individual for raising, training and/or personal use of horses is permitted by right as part of the farm operation.

With regards to the riding stable element, our client would also like confirmation that the occasional parking of one ~~recreational vehicle~~ (RV) is permitted as accessory to the approved riding stable. People who own multiple horses and travel with those horses often use an RV as part of their equipment and organization. Parking of the RVs will be by the barn housing the horses and will not be visible from the public road.

We feel that our request is within the spirit and intent of the referenced zoning case and we hope you consider the same.

Mr. W. Carl Richards, Zoning Supervisor
Page 2
August 19, 2019

Enclosed with our request is a check in the amount of \$150.00 for the letter-processing fee and the Zoning Order for the referenced case. If we can provide additional information, please do not hesitate to contact us at 410-296-3333.

Thank you for your attention to this matter.

Very truly yours,

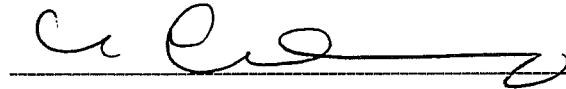


Mitchell J. Kellman
Director of Zoning Services

MJK/bah

Enclosure

By countersigning this letter, I agree that the additional stalls described are not limited to the riding stable stalls (of 12) and that the occasional overnight parking of the two (2) RVs is permitted as accessory to the approved riding stable.



W. Carl Richards, Zoning Supervisor

8/21/19

Date



JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

June 4, 2009

Mitchell J. Kellman, Director of Zoning Services
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Dear Mr. Kellman:

RE: Spirit and Intent Request, Case 02-356-X, Goose Green Farm, 14001-14111 Green Road, 8th Election District

Your recent letter was forwarded to me for reply. After discussing your request with Carl Richards, Zoning Review Supervisor, and based on the information provided therein and my review of the available zoning records, the following has been determined:

1. The proposed modifications, specifically the razing of the three (3) farm related buildings and their replacement with two (2) new farm related buildings (for private use only-not for commercial riding or boarding use) as mentioned in your June 1, 2009 request letter and as shown in your accompanying red-lined site plan, are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the Zoning Commissioner's order in Case # 02-356-X.
2. A copy of your request letter, this response and a signed red-lined plan will be recorded and made a permanent part of the zoning case file.
3. A verbatim copy of this response must be affixed to any building permit site plans prior to building permit application.
4. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, reading "Jeffrey N. Perlow". The signature is fluid and cursive, with the first name being the most prominent.

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Zoning Hearing File # 02-356-X
File-Spirit & Intent Letters



June 1, 2009

Mr. Timothy M. Kotroco, Director
Baltimore County Permits and Development Management
The County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Goose Green Farms
Spirit and Intent Letter
Zoning Case No. 02-356-X
8th Election District, 3rd Councilmanic District
Project No. 97100.L

Dear Tim:

Daft-McCune-Walker, Inc. (DMW) is responsible for the engineering, planning, permit processing, and zoning approval for the referenced property and project. As part of the overall improvements to the property, which are currently taking place, the owners would like to renovate the existing riding stable area. The riding stable area was approved and utilized by the referenced Special Exception.

The stable area improvements include the razing of three (3) existing farm related buildings that total approximately 3,716 square feet. These buildings will be replaced with two (2) new buildings that comprise approximately 6,660 square feet and will be utilized to support the 184-acre farm. Other proposed improvements within the special exception area consist of reconfiguring the parking and maneuvering areas between the buildings and adding various landscaping.

We feel that these changes are clearly within the "spirit and intent" of the referenced zoning case as all restrictions imposed by the Zoning Commissioner will be complied with, and the two (2) new buildings are permitted by right within the property's RC-2 zoning classification.

By this letter, we would like to obtain written verification that the referenced improvements are within the spirit and intent of the approved Special Exception and that a zoning hearing is not required. As we are still in the process of finalizing the design of the riding stable area, we would also like confirmation that we are able to shift or alter the location of these improvements, still within the special exception area, as this may be required due to County regulations and/or functional and final design.

Mr. Timothy M. Kotroco, Director
Page 2
June 1, 2009

We are submitting, with this request, a copy of the zoning order of the referenced zoning case, a red-lined Site Plan that illustrates the tentative location of the proposed buildings, and a check in the amount \$50.00 for the letter-processing fee. Please note that we discussed this matter with W. Carl Richards, Zoning Supervisor, prior to this submission.

If you have any questions or need further information, please do not hesitate to contact us at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'MJK', with a long horizontal flourish extending to the right.

Mitchell J. Kellman
Director of Zoning Services

MJK/bah

Enclosure

cc: Mr. W. Carl Richards, Zoning Supervisor ✓
Zoning Review Office

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
NE/Cor. Green Road and Mantua Mill Road		
(14001-14111 Green Road)	*	ZONING COMMISSIONER
8 th Election District		
3 rd Council District	*	OF BALTIMORE COUNTY
Harold C. Green, et ux	*	Case No. 02-356-X
Petitioners		
	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Harold C. and Ann M. Green, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special exception for a riding stable and an office for agricultural-related uses, pursuant to Sections 1A01.2.C.15 and 1.A01.2.C.21 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, a special exception for a shooting range, pursuant to Section 1A01.2.C.24 of the B.C.Z.R. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Harold Green and his wife, Ann Green, property owners; Mitchell Kellman, on behalf of Daft-McCune-Walker, Inc., the consultants who prepared the site plan for this property; and, Robert A. Hoffman, Esquire, attorney for the Petitioners. Also appearing in support of the requests were Deborah Supik-Jones, a horseback riding and training instructor who utilizes the property; and Michael J. Binosky, a Registered Professional Engineer who has served as a consultant to the National Rifle Association of America. Neighbors, Frances Milton and Anne Baetjer Jenkins appeared as interested persons. Howard L. Alderman, Jr., Esquire appeared on behalf of Mr. and Mrs. Victor DiVivo, adjacent property owners/Protestants.

ORDER RECEIVED FOR FILING
Date 6/10/02
By [Signature]

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel located along the northeast side of Green Road and Mantua Mill Road in Glyndon. The property contains a gross area of 183.808 acres, more or less, zoned R.C.2, and is improved with a single family dwelling in which Mr. & Mrs. Green and their family reside, and a barn, which is used to board horses. The dwelling is located in the northeast corner of the property, adjacent to Green Road, and the barn is located centrally within the site, to the rear of the dwelling. The barn was the subject of prior zoning Case No. 00-353-SPH in which special hearing relief was granted on April 11, 2000 to approve a waiver to permit its reconstruction with an addition thereto in a riverine floodplain. In addition to the dwelling and barn, there also exists a small shed and five shooting stands in the far southeastern corner of the property. This area of the property is used as a shooting range and was the subject of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management by the adjacent property owners, Mr. & Mrs. DiVivo. Thus, the instant Petition was filed to resolve the matter.

As set forth above, the Petitioners seek two-fold special exception relief. The first prong of the request relates to the Petitioners' proposal to utilize a portion of their property for a riding stable. Additionally, as shown on the site plan, the Petitioners propose constructing a silo containing an office adjacent to the existing barn for use in conjunction with the agricultural uses on the property. The riding stable and office area of the special exception request will encompass 4.02 acres. The second prong of the special exception request relates to the proposed shooting range. This portion of the special exception request encompasses 13.77 acres in area and is likewise shown on the site plan. The balance of the property is unimproved and generally contains a stream, pasture and forested areas.

Turning first to the special exception for a riding stable, testimony and evidence offered revealed that there are presently 15 stalls within the barn, 12 of which are used for boarders. Additionally, there is an occasional field-boarded horse. The riding stable operation was described as very low-intensity. Ms. Supik-Jones teaches many of the riding lessons offered on the site. She is a well-known horsewoman who testified that she has been an instructor for over 40 years;

ORDER OF THE ZONING BOARD
Date 6/10/02
By [Signature]

however, she has decided to limit her instruction activities. Presently, she teaches both children and adults at the subject site. Some of the lessons are geared towards general horsemanship, while others are for horse showing or fox hunting. It was indicated that lessons are typically conducted on Tuesdays, Thursdays, Fridays, and one day over the weekend. Ms. Supik-Jones indicated that she is on the property approximately 17 hours total during any given week. There are no indoor facilities and lessons are not given during inclement weather. Indeed, it appears that the riding stable operation is relatively minor in its scope.

Ms. Green testified as to the nature of the use. She indicated that she has been a horsewoman her entire life and that the riding stable operation fits with the character of the surrounding locale. It was indicated that this area is generally agricultural and rural in character. Frequently, many owners will ride their horses from one farm to the next and an informal arrangement between adjacent property owners allows access throughout the area. It was indicated that the riding stable is compatible with the subject locale and would not cause detrimental impacts to the health, safety or general welfare of the neighborhood.

Based on the undisputed testimony and evidence offered as well as the numerous letters received in support of the request from neighbors and friends, I am persuaded to grant that portion of the Petition for Special Exception. It is clear that the riding stable is consistent with the rural nature of the surrounding locale and that its limited use, as set forth above, meets the special exception requirements of Section 502.1 of the B.C.Z.R.

As to the proposed office, Mr. Green testified that the barn is located some distance from the house and that it is inconvenient to travel back and forth between the barn and the house to conduct business related to agricultural activities on the site. Thus, he proposes to construct a small office in the form of a silo adjacent to the barn. The office would be used entirely in connection with the operation of the property as a farm. That is, the office use is restricted to serve the agricultural activities on the site. The design of the building is proposed to be compatible with the rural agricultural nature of the area. A floor plan of the proposed building was submitted at the

ORDER RECEIVED FOR FILING

Date 6/10/02

By [Signature]

hearing showing a small, one-room office and bathroom facilities. Indeed, Mr. Green has retained Amish workmen to construct the silo.

Based upon the testimony and evidence presented, it is also clear that this portion of the special exception relief should be granted. The silo building and proposed use are entirely consistent with the rural agricultural nature of this property and the surrounding locale. I find that this request likewise meets the requirements of Section 502.1 of the B.C.Z.R.

The third prong of the special exception relief relates to the proposed shooting range. Mr. Green indicated that he enjoys recreational shooting and recently constructed a small shed and five shooting stalls to the rear of the property. The range is used entirely for Mr. Green's personal use and his guests. He indicated that shooting is limited and that it is not a commercial operation. Moreover, there is no shooting unless he or someone from his family is present. Mr. Green also indicated that he occasionally has a charitable shooting tournament at the property, but that is rare. The area of the range is shown on the site plan and in photographs submitted at the hearing.

Mr. Binosky also offered testimony regarding the design of the range. Mr. Binosky is a registered professional engineer who is a consultant of the National Rifle Association of America and is familiar with industry standards for shooting ranges. He testified that the range met or exceeded all industry standards and can be conducted in a safe and prudent manner. In his judgment, the use of the range will not be detrimental to adjacent properties. It is also to be noted that the range is oriented towards the interior of the subject property so that stray shells and gunfire are directed away from adjacent properties.

Mr. Alderman appeared at the hearing on behalf of adjacent property owners, Victor and Ramona DiVivo. He indicated that an agreement had been reached as to the use of the shooting range. Specifically, it was indicated that no shooting would take place in the mornings on weekends, except on those occasions when a charitable or special event is taking place, which might occur 2 or 3 times a year. Notice to Mr. & Mrs. DiVivo and other adjacent neighbors will be provided in advance of that activity. Additionally, it was agreed that the range will be used a maximum of 50 times a year.

In addition to this agreement, testimony was also received from Ms. Jenkins. She requested that Mr. Green notify her prior to shooting so that her family and their guests will not be startled by gunfire. In this regard, Mr. Green advised that he would notify Ms. Jenkins in advance when the range would be used.

Again, based on the testimony and evidence offered, it is clear that the shooting range at this location is an appropriate use. In the manner proposed, the use will not be detrimental to the health, safety and general welfare of the locale and meets the requirements of Section 502.1 of the B.C.Z.R.

Pursuant to the advertisement posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

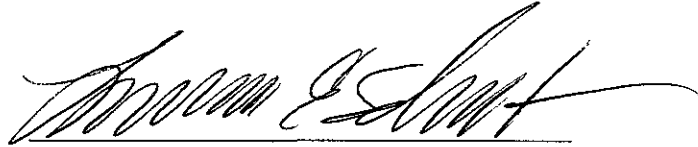
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of June, 2002 that the Petition for Special Exception for a riding stable and an office for agricultural-related uses, pursuant to Sections 1A01.2.C.15 and 1.A01.2.C.21 of the Baltimore County Zoning Regulations (B.C.Z.R.), and, for a shooting range, pursuant to Section 1A01.2.C.24 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no expansion of the riding stable beyond the 12 stalls currently boarded without a public hearing to amend the request.
- 3) The office granted herein is limited to agricultural-related uses.
- 4) The shooting range shall be operated a maximum of 50 times per year, and no more than 3 times per year on weekend mornings.
- 5) The Petitioners shall provide advance notice of all shooting activities to Mr. & Mrs. DiVivo and Ms. Jenkins.
- 6) Petitioners and their guests shall comply with the shooting rules depicted

ORDER FILED FOR FILING
Date 6/10/02
By [Signature]

in a photograph submitted into evidence as Petitioner's Exhibit 2C, a copy of which is attached hereto and made a part hereof.

- 7) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

6/16/02

By





Baltimore County
Zoning Commissioner

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

June 10, 2002

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

RE: PETITION FOR SPECIAL EXCEPTION
NE/Corner Green Road and Mantua Mill Road
(14001-14111 Green Road)
8th Election District – 3rd Council District
Harold C. Green, et ux - Petitioners
Case No. 02-356-X

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Harold C. Green
14111 Green Road, Glyndon, Md. 21071-5011
Mr. Mitchell Kellman, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Ave., Towson, Md. 21286
Ms. Deborah Supik-Jones, 15355 Old York Road, Monkton, Md. 21111
Howard L. Alderman, Jr., Esquire
Levin & Gann, 502 Washington Avenue, Suite 800, Towson, Md. 21204
Mr. & Mrs. Victor DiVivo, 13939 Mantua Mill Road, Glyndon, Md. 21071
Ms. Anne Baetjer Jenkins, 12509 Garrison Forest Road, Owings Mills, Md. 21117
Code Enforcement Division, DPDM; People's Counsel; Case File

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





Flood Plain Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 14001-14111 Green Road

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, 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 Exception under the Zoning Regulations of Baltimore County, to use herein described property for

See Attached.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by 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:

Robert A. Hoffman
Name - Type or Print _____
Signature _____
Venable, Baetjer and Howard, LLP
Company
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Md. 21204
City State Zip Code

Legal Owner(s):

Harold C. Green
Name - Type or Print _____
Signature _____
Ann Martin Green
Name - Type or Print _____
Signature _____
1411 Green Road (410) 792-0099
Address Telephone No.
Glyndon Md. 21071-5011
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Md. 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 2/28/02

Case No. 02-356-X

REV 09/15/98

ORDER RECEIVED FOR FILING

Date

By

PETITION FOR SPECIAL EXCEPTION

1. Petition for Special Exception pursuant to Sections 1A01.2.C.15 and 1A01.2.C.21 of the Baltimore County Zoning Regulations for a riding stable and an office for agricultural-related uses.
2. Petition for Special Exception pursuant to Section 1A01.2.C.24 of the Baltimore County Zoning Regulations for a shooting range.

ORDER FILED FOR FILING
Date 6/10/12
By [Signature]

TO1DOCS1/ald99/#131953 v1

356

Description To Accompany Petition For Special Exception

4.02 Acre Area

East of Green Road

Northeast of Mantua Mill Road

Eighth Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,
Landscape Architects,
Golf Course Architects,
Engineers, Surveyors &
Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Green Road with the centerline of Mantua Mill Road, (1) Northwesterly along the centerline of said Green Road 1170 feet, more or less, and thence leaving said Green Road (2) Northeasterly 955 feet, more or less to the point of beginning, thence running for the four following courses and distances, viz: (1) North 80 degrees 08 minutes 56 seconds East 350.00 feet, thence (2) South 09 degrees 51 minutes 04 seconds East 500.00 feet, thence (3) South 80 degrees 08 minutes 56 seconds West 350.00 feet, and thence (4) North 09 degrees 51 minutes 04 seconds West 500.00 feet to the point of beginning; containing 4.02 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

January 16, 2002

Project No. 97100.L0 (L97100.L0-Z2)



356

Description To Accompany Petition For Special Exception

13.77 Acre Area

East of Green Road

Northeast of Mantua Mill Road

Eighth Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

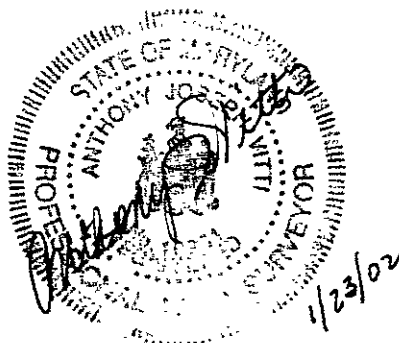
Environmental Professionals

Beginning for the same at the end of the following course and distance measured from the point formed by the intersection of the centerline of Green Road with the centerline of Mantua Mill Road, (1) Southeasterly 3070 feet, more or less, thence leaving said point of beginning and running for the following four courses and distances, viz: (1) North 04 degrees 11 minutes 50 seconds West 800.00 feet, thence (2) North 85 degrees 45 minutes 27 seconds East 750.00 feet, thence (3) South 04 degrees 11 minutes 50 seconds East 800.00 feet, and thence (4) South 85 degrees 45 minutes 27 seconds West 750.00 feet to the point of beginning; containing 13.77 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

January 17, 2002

Project No. 97100.L0 (L97100.L0-Z1)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11109

DATE 2/28/02 ACCOUNT R001-006-6150

AMOUNT \$ 300.00

RECEIVED
FROM:

VENABLE
Venable Baatjer & Howard

FOR:

Special Exception

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 356

PAID RECEIPT

PAYMENT ACTUAL TIME
3/01/2002 2/28/2002 11:59:00

REC WS05 CASHIER R005 LRB DRAWER 5
>>> RECEIPT # 264009
Dent 5 528 ZONING VERIFICATION
CR NO. 011109

Recpt Tot 300.00
300.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11120

DATE 3/6/02 ACCOUNT R001-006-6150

AMOUNT \$ 300.00

RECEIVED FROM: Unsub. Boaties & Howard

FOR: partial reception

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 356

PAID RECEIPT

PAYMENT DATE TIME
3/07/2002 3/06/2002 11:52:39
RECEIPT N 004243
N 004243
N 004243
N 004243

Receipt Tot 300.00
300.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, the 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: #02-356-X
14901-14111 Green Road
NE Corner Green Road and
Marina Mill Road at Western
Run Stream
6th Election District
3rd Councilmanic District
Legal Owner(s):
Harold C. Green
Special Exception: to per-
mit a riding stable and an of-
fice for agricultural-related
uses and Special Exception
for a shooting range
Hearing: Wednesday, May
1, 2002 at 9:00 a.m. in
Room 407, County Courts
Building, 481 Bosley Ave-
nue.

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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT4/711 Apr. 16 CS32482

CERTIFICATE OF PUBLICATION

4/18/, 2002

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 4/16/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF PUBLICATION

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: #02-356-X
14001-14111 Green Road
NE/corner Green Road and
Mantua Mill Road at West-
ern Run Stream
8th Election District
3rd Councilmanic District
Legal Owner: Harold C. Green
Special Exception: to per-
mit a riding stable and an
office for agricultural-
related uses and Special
Exception for a shooting
range.

Hearing: Monday, May 20,
2002 at 10:00 a.m. and
Tuesday, May 21, 2002 at
9:00 a.m. In Room 407,
County Courts Building,
481 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 concern-
ing the File and/or Hearing,
Contact the Zoning Review
Office at (410) 887-3391.
5/032 May 2 C535537

5/3/2002

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 5/2/2002.

- ☒ 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.: 02-356-X
Petitioner/Developer: VENABLE, ETAL
% AMY PONTELL
Date of Hearing/Closing 5/20/02

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

Attention:

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 #14001 etc.
GREEN RD. ON SITE

The sign(s) were posted on

5/2/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

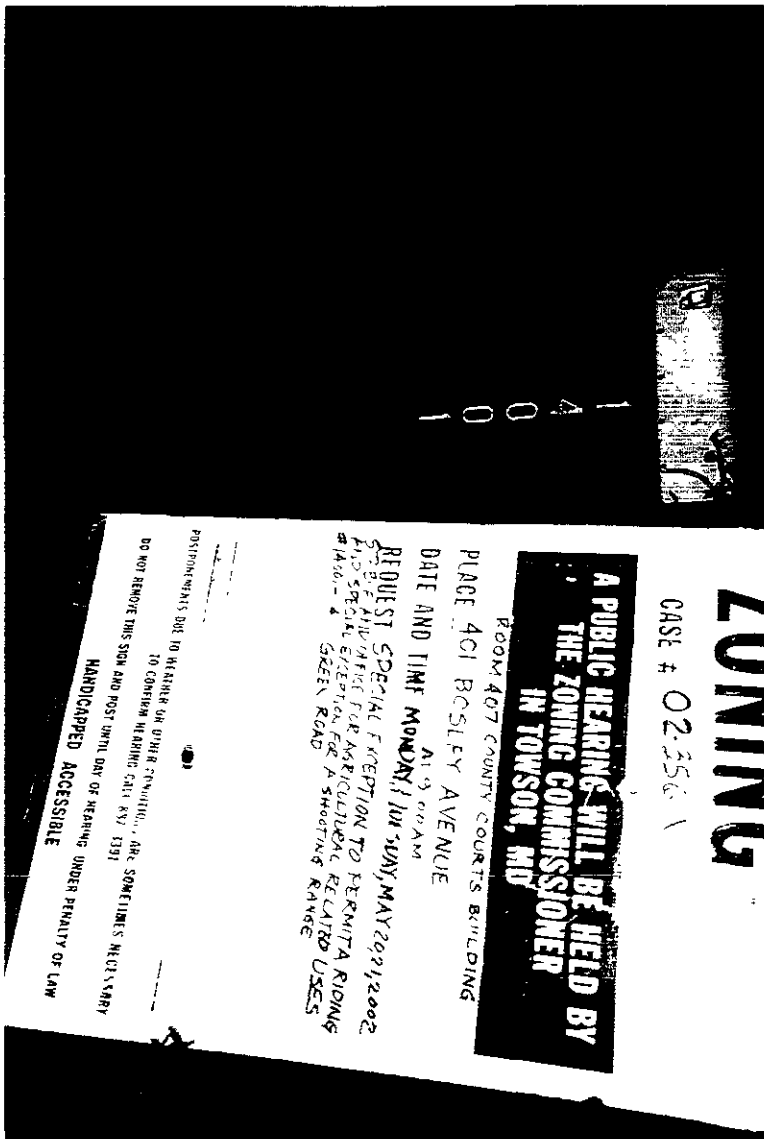
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Thursday, April 4, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

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: 02-356-X

14001-14111 Green Road

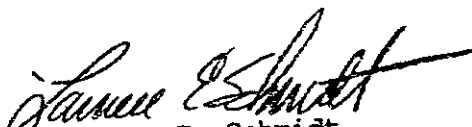
NE/corner Green Road and Mantua Mill Road at Western Run Stream

8th Election District – 3rd Councilmanic District

Legal Owner: Harold C Green

Special Exception to permit a riding stable and an office for agricultural-related uses and
Special Exception for a shooting range.

HEARING: Monday, April 22, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT CDZ
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 20, 2002

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: 02-356-X
14001-14111 Green Road
NE/corner Green Road and Mantua Mill Road at Western Run Stream
8th Election District – 3rd Councilmanic District
Legal Owner: Harold C Green

Special Exception to permit a riding stable and an office for agricultural-related uses and
Special Exception for a shooting range.

HEARING: Wednesday, May 01, 2002 at 9:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GbZ
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Amy Dontell, Venable Baetjer & Howard, 210 Allegheny Ave, Towson 21204
Mr. & Mrs. Green, 1411 Green Road, Glyndon 21071

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 16, 2002.**
(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

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 12, 2002

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: 02-356-X
14001-14111 Green Road
NE/corner Green Road and Mantua Mill Road at Western Run Stream
8th Election District – 3rd Councilmanic District
Legal Owner: Harold C Green

Special Exception to permit a riding stable and an office for agricultural-related uses and
Special Exception for a shooting range.

HEARING: Monday, April 22, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G-2
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Amy Dontell, Venable Baetjer & Howard, 210 Allegheny Ave, Towson 21204
Mr. & Mrs. Green, 1411 Green Road, Glyndon 21071

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 6, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 2, 2002 Issue – Jeffersonian

Please forward billing to:
Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

*Please make
correction per lawyer
should be MAY 20
410 494-6200 at 10:AM*

MAY 21 at 9AM

George Zahner

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: 02-356-X
14001-14111 Green Road
NE/corner Green Road and Mantua Mill Road at Western Run Stream
8th Election District – 3rd Councilmanic District
Legal Owner: Harold C Green

Special Exception to permit a riding stable and an office for agricultural-related uses and
Special Exception for a shooting range.

MAY 20 10:AM

HEARING: Monday & Tuesday, May ~~20~~ ~~21~~, 2002 at ~~9:00~~ a.m. in Room 407, County
Courts Building, 401 Bosley Avenue *10:00 A.M.*

Lawrence E. Schmidt
Lawrence E. Schmidt

LAWRENCE E SCHMIDT GDZ
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

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 2, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

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: 02-356-X

14001-14111 Green Road

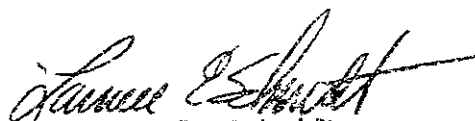
NE/corner Green Road and Mantua Mill Road at Western Run Stream

8th Election District – 3rd Councilmanic District

Legal Owner: Harold C Green

Special Exception to permit a riding stable and an office for agricultural-related uses and
Special Exception for a shooting range.

HEARING: Monday & Tuesday, May 20 at 10:00 a.m., 21, 2002 at 9:00 a.m. in Room
407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 2, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

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: 02-356-X

14001-14111 Green Road

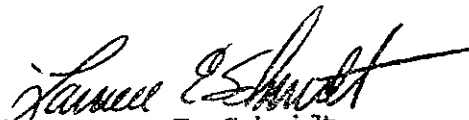
NE/corner Green Road and Mantua Mill Road at Western Run Stream

8th Election District – 3rd Councilmanic District

Legal Owner: Harold C Green

Special Exception to permit a riding stable and an office for agricultural-related uses and
Special Exception for a shooting range.

HEARING: Monday & Tuesday, May 20, 21, 2002 at 9:00 a.m. in Room 407, County
Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 16, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6200

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: 02-356-X

14001-14111 Green Road

NE/corner Green Road and Mantua Mill Road at Western Run Stream

8th Election District – 3rd Councilmanic District

Legal Owner: Harold C Green

Special Exception to permit a riding stable and an office for agricultural-related uses and
Special Exception for a shooting range.

HEARING: Wednesday, May 01, 2002 at 9:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
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

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

April 5, 2002

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: 02-356-X
14001-14111 Green Road
NE/corner Green Road and Mantua Mill Road at Western Run Stream
8th Election District – 3rd Councilmanic District
Legal Owner: Harold C Green

Special Exception to permit a riding stable and an office for agricultural-related uses and
Special Exception for a shooting range.

HEARING: Monday & Tuesday, May 20 at 10:00 a.m., 21, 2002 at 9:00 a.m. in Room
407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Amy Dontell, Venable Baetjer & Howard, 210 Allegheny Ave, Towson 21204
Mr. & Mrs. Green, 1411 Green Road, Glyndon 21071

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 4, 2002.**
(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

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





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 28, 2002

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: 02-356-X
14001-14111 Green Road
NE/corner Green Road and Mantua Mill Road at Western Run Stream
8th Election District – 3rd Councilmanic District
Legal Owner: Harold C Green

Special Exception to permit a riding stable and an office for agricultural-related uses and
Special Exception for a shooting range.

HEARING: Monday & Tuesday, May 20, 21, 2002 at 9:00 a.m. in Room 407, County
Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDD
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Amy Dontell, Venable Baetjer & Howard, 210 Allegheny Ave, Towson 21204
Mr. & Mrs. Green, 1411 Green Road, Glyndon 21071

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 4, 2002.**
(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

May 16, 2002

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

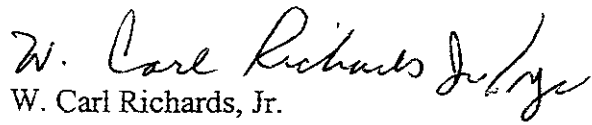
RE: Case Number: 02-356X, 14001 and 14111 Green Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 2/28/02.

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.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Harold C. and Ann Martin Green 1411 Green Road Glyndon MD 21071
People's Counsel

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: April 9, 2002

Zoning Advisory Committee Meeting of March 11, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

333, 344, 350-355, 358, 359

Waiting on AG Comments for #356

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 2002
Item Nos. 333, 350, 351, 352, 353,
354, 355, 356, 358 and 359

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

RWB:CEN:cab

cc: File

kip
5/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 29, 2002

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

SUBJECT: 14001-14111 Green Road

INFORMATION:

Item Number: 02-356

Petitioner: Harold and Ann Green

Zoning: RC 2

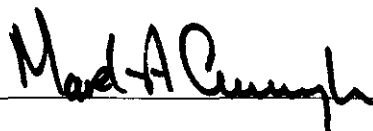
Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

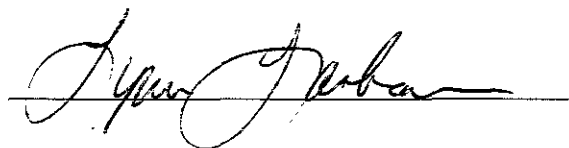
The Office of Planning supports the petitioner's request to allow a riding stable.

This office also supports the request to permit a shooting range. However, the range should be used for personal use only, and the hours of operation should be restricted to weekend afternoons until 4pm.

Prepared by:



Section Chief:



AFK/LL:MAC:



Baltimore County
Fire Department

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

March 12, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: Michael E. Harris - 344
Frederick L. Matusky - 350
Pamela D. Redfery - 352
Thomas M. Goins - 353
Joseph W. Schmitz, Jr. - 354
Harold C. Green - 356

Location: DISTRIBUTION MEETING OF March 11, 2002

Item No: 344, 350, 352, 353, 354, 356

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 Baltimore County 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: March 18, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No. : 356
Legal Owner/Petitioner: Harold C. Green
Property Address: 14001-14111 Green Road
Location Description: N/East cor. Green Road & Mantua Mill Rd at Western Run Stream

VIOLATION INFORMATION: Case No.: 01-6618

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

Howard L. Alderman, Jr. 502 Washington Avenue, Towson Md 21204-4525

MAILED 3-20-02

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form/Code Enforcement Officer's report and notes
State Tax Assessment printout
Correction Notice
Code Enforcement Citation

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

c: Code Enforcement Officer Dennis Rioux

sent 3-20-02



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.8.02

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

RE: Baltimore County
Item No. 356 BR

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,

1w 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 EXCEPTION
14001-14111 Green Road, NE/cor. Green Rd and
Mantua Mill Rd at Western Run Stream
8th Election District, 3rd Councilmanic

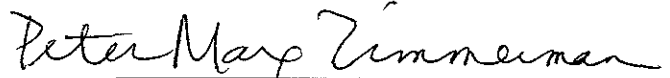
Legal Owner: Harold C. Green
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-356-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

01-6617

BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 11-16-01

OEA: KAH RJ
HISTORIC DISTRICT/BLDG.

PERMIT #: B418529
RECEIPT #: A-441625
CONTROL #: NR
REF #:

PROPERTY ADDRESS 14111 Green Road ☐ YES ☒ NO
SUITE/SPACE/FLOOR -
SUBDIV: 3600 FT 5 Butler Rd ☐ DO NOT KNOW
TAX ACCOUNT #: 2300001797 DISTRICT/PRECINCT 08
OWNER'S INFORMATION (LAST, FIRST)
NAME: Green, Harold C and Ann M
ADDR: 14111 Green Road 21071

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

FEE: 60. + 5.
AID: 65.2
AID BY: Appl.
INSPECTOR:
HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE
BOCA CODE ☒
TYPE OF IMPROVEMENT
1. ☒ NEW BLDG CONST
2. ☐ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

TYPE FOUNDATION BASEMENT
1. ☒ SLAB 1. ☐ FULL
2. ☐ BLOCK 2. ☐ PARTIAL
3. ☐ CONCRETE 3. ☒ NONE

DESCRIBE PROPOSED WORK:

Construct 16' x 36' Run-In-shed
On rear of property. 15' Max Height.
See B 448931 For clubhouse.

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH HEIGHT)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE MERCANTILE RESTAURANT
20. ☐ SWIMMING POOL SPECIFY TYPE
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. ☐ OTHER

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☒ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS 3. ☐ ELECTRICITY
2. ☐ OIL 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☐ PUBLIC SEWER EXISTS PROPOSED
2. ☒ PRIVATE SYSTEM
SEPTIC ☒ EXISTS PROPOSED
PRIVY ☐ EXISTS PROPOSED

TYPE OF WATER SUPPLY

CENTRAL AIR: 1. ☐ 2. ☐ 1. ☐ PUBLIC SYSTEM EXISTS PROPOSED
ESTIMATED COST: \$5000.00 2. ☐ PRIVATE SYSTEM EXISTS PROPOSED

OF MATERIALS AND LABOR

PROPOSED USE: Farm, SFD, Accessory Building (Run In Shed)
EXISTING USE: Farm + SFD

OWNERSHIP

1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☐ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE

1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. ☐ 2. ☐ BATHROOMS
POWDER ROOMS KITCHENS

CLASS
LIBER 12598 FOLIO 292

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 540 SIZE 183.81 Ac.
WIDTH 16' FRONT STREET NC
DEPTH 36' SIDE STREET 14'
HEIGHT 15 max FRONT SETBK NC
STORIES 1 SIDE SETBK 14'
LOT #'S SIDE STR SETBK 14'
CORNER LOT REAR SETBK 100'
1. ☒ Y 2. ☐ N ZONING RC2

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL : Harold C. Green 11-20-01
ZONING : 1115 11-20-01
PUB SERV :
ENVRMNT : 416 NC M. M. P. Ford 11/20/01
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

01-6618

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 11-16-01

OEA: 14111
HISTORIC DISTRICT/BLDG.

PERMIT #: B468531
RECEIPT #: A46855
CONTROL #: MR.
REF #:

PROPERTY ADDRESS 14111 Green Road ☐ YES ☐ NO
SUITE/SPACE/FLOOR -
SUBDIV: 3600 FT 5 Butler Rd. ☐ DO NOT KNOW
TAX ACCOUNT #: 2300001797 DISTRICT/PRECINCT 08
OWNER'S INFORMATION (LAST, FIRST)
NAME: Green, Harold C and Ann M.
ADDR: 14111 Green Road 21071

EE: 60-152
AID: 65-
AID BY: Appt.
INSPECTOR: Appt.

HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE
BOCA CODE ☒

TYPE OF IMPROVEMENT

1. ☒ NEW BLDG CONST
2. ☐ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

TYPE FOUNDATION

1. ☒ SLAB
2. ☐ BLOCK
3. ☐ CONCRETE

BASEMENT

1. ☐ FULL
2. ☐ PARTIAL
3. ☒ NONE

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☒ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS 3. ☐ ELECTRICITY
2. ☐ OIL 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☐ PUBLIC SEWER ☐ EXISTS ☐ PROPOSED
2. ☒ PRIVATE SEWER ☐ EXISTS ☐ PROPOSED
SEPTIC ☐ EXISTS ☐ PROPOSED
PRIVY ☐ EXISTS ☐ PROPOSED

TYPE OF WATER SUPPLY

- CENTRAL AIR: 1. ☐ 2. ☐ 1. ☐ PUBLIC SYSTEM ☐ EXISTS ☐ PROPOSED
ESTIMATED COST: \$ 10,000 2. ☒ PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED

OF MATERIALS AND LABOR

PROPOSED USE: Farm, SPD Accessory Bldg. (Clubhouse)
EXISTING USE: Farm + SPD

OWNERSHIP

1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☐ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. ☐ Y 2. ☒ N BATHROOMS CLASS
POWDER ROOMS KITCHENS LIBER 12548 FOLIO 298

BUILDING SIZE LOT SIZE AND SETBACKS

FLOOR 216 SIZE 185 Ac
WIDTH 12' FRONT STREET NC
DEPTH 18' SIDE STREET NC
HEIGHT 15 max FRONT SETBK NC
STORIES 1 SIDE SETBK 90'
LOT #'S SIDE STR SETBK 44'
CORNER LOT REAR SETBK 80'
1. ☒ 2. ☐ N ZONING RC 2

APPROVAL SIGNATURES

DATE

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL : Trabon - Final 11-20-01
ZONING : 118 11-20-01
PUB SERV :
ENVRMNT : 416 NC. M&E. Final 11/20/01
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE #1

Citation/Case No.	Property No.	Zoning
01-6618	23-00-001797	R.C-2
Name(s):	Harold C. Green Ann M. Green	
Address:	14111 Green Road, Gwynn MD 21071	
Violation Location:	"SAME AS ABOVE"	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:
102.1, 101.2 C.24, 502 BCZR
107.1 - Balto. Co. Building Code, Council
Bill # 34-97

SHOOTING RANGES INCLUDING ARCHERY,
PISTOL, SKEET, TRAP OR SMALL-BORE
RIFLE RANGES OR TURKEY SHOTS
REQUIRE A SPECIAL EXCEPTION IN
AN R.C.2 (AGRICULTURAL) ZONE.
WITH SKEET SHOOTING ACTIVITIES
TAKING PLACE FROM 14111 GREEN
ROAD, THIS USE MUST CEASE
IMMEDIATELY UNTIL SUCH TIME AS A
SPECIAL EXCEPTION HAS BEEN GRANTED.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	Date Issued:
10-15-01	10-15-01

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name
DENNIS RIOUX

INSPECTOR: DENNIS RIOUX J.T.

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE #2

Citation/Case No. 01-6618	Property No. 23-00-001797	Zoning R.C-2
Name(s):	Harold C. Green Ann M. Green	
Address:	14111 Green Road, Maryland 21071	
Violation Location:	"SAME AS ABOVE"	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Lastly, building permits for the run-in shed in the vicinity of Mantua Mill Road and the accessory structure (over 100 sq. ft.), in the area of the skeet shooting range must be obtained within 30 days.

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:

11-15-01

Date Issued:

10-15-01

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

DENNIS RIOUX

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

8th Election District

00-353-SPH

14001-14111 Green Road

NE/S Mantua Mill Road, Corner E/S Green Road

8th E.D. - 3rd C.D.

Harold C. Green and Ann M. Green

SPECIAL HEARING: for a waiver pursuant to Section 500.6 BCZR, Section 517.2(510.2), Building code; and sections 26-276, 26-670, 26-172(a)(3), Baltimore County Code to permit the reconstruction of, and construction of an addition onto an existing barn in a riverine flood plain.

IN RE: PETITION FOR SPECIAL HEARING
NE/S Green Road & Mantua Mill Road
(14001-14111 Green Road)
8th Election District
3rd Councilmanic District

Harold C. Green, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-353-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Harold C. and Ann M. Green, through their attorney, Patricia A. Malone, Esquire. The Petitioners request a special hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of Section 517.2 (510.2) of the Baltimore County Building Code, and Sections 26-276, 26-670, and 26-172(a)(3) of the Baltimore County Code (BCC) to permit the reconstruction and construction of an addition onto an existing barn located in a riverine floodplain. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were Harold C. Green, property owner, Eric Hadaway, an environmental specialist with Daft-McCune-Walker, Inc., the engineering firm which prepared the site plan for this property, and Robert A. Hoffman, Esquire and David Karceski, Esquire, attorneys for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 184 acres, more or less, zoned R.C.2, and is located on the northeast side of the junction of Green Road and Mantua Mill Road in Glyndon. The property is improved with a two-story dwelling and a series of outbuildings devoted to the use of the property as a working horse farm.

ORDER RECEIVED FOR FILING

Date 2/11/00

By [Signature]

Mr. & Mrs. Green have owned and resided on the property for the past two years and have continued to operate the property as a horse farm since their acquisition of the site.

At issue in the instant case is a barn structure which has existed on the property since the 1930s. As shown on the site plan, the property is bisected by Western Run, and a small portion of the barn is located within the 100-year floodplain generated by that stream. The Petitioners wish to rehabilitate the existing structure and propose reconstructing same with a small addition added thereto. The particulars of the proposed improvements are shown on Petitioner's Exhibit 2. The requested waiver is necessary in that a small part of the proposed addition is located within the floodplain, as is a part of the barn itself, which is to be rehabilitated.

Testimony was offered by Mr. Hadaway of Daft-McCune-Walker, Inc. in support of the request. Additionally, a summary of his testimony as contained within a letter from him to the Baltimore County Department of Public Works, dated November 8, 1999, was submitted at the hearing. This letter fully sets out existing conditions on the property, the proposed improvements, and the justification for the requested relief. In response thereto, a recommendation of the waiver was received through a letter to Mr. Hadaway from Charles R. Olsen, Director of Public Works, dated November 19, 1999. Director Olsen's letter confirms that the activity on the site has no impact on the floodplain or adjacent properties; however, recommends that the barn continue to remain in non-residential use. Mr. Green indicated that such a restriction was acceptable.

Based upon the testimony and evidence presented, I am persuaded to grant the requested waiver. In my judgment, the Petitioners have satisfied the requirements set forth in Sections 26-670 and 26-172(a)(3) of the Baltimore County Code for a waiver to be granted. The historic use and location of the barn, as well as the proposed improvements and continued agricultural operation, are compelling factors. Thus, relief shall be granted as restricted by the conditions set out in Mr. Olsen's letter.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

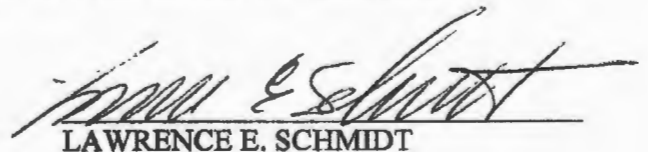
ORDER RECEIVED FOR FILING

Date

By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of April, 2000 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of Section 517.2 (510.2) of the Baltimore County Building Code, and Sections 26-276, 26-670, and 26-172(a)(3) of the Baltimore County Code (BCC) to permit the reconstruction and construction of an addition onto an existing barn located in a riverine floodplain, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The subject barn cannot be used for residential purposes.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 4/11/00

By [Signature]



Baltimore County
Zoning Commissioner

April 11, 2000

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

Patricia A. Malone, Esquire
Robert A. Hoffman, Esquire
David Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Green Road and Mantua Mill Road
(14001-14111 Green Road)
8th Election District - 3rd Councilmanic District
Harold C. Green, et ux - Petitioners
Case No. 00-353-SPH

Dear Ms. Malone & Messrs. Hoffman & Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Harold C. Green, 14111 Green Road, Glyndon, Md. 21071-5011
Mr. Eric Hadaway, Daft-McCune-Walker, 200 E. Pennsylvania Ave., Towson, Md. 21286
Mr. Dave Lykens, DEPRM; Mr. Charles Olsen, DPW; People's Counsel; Case File



CATHERINE B. JACKSON DEED

DATED JANUARY 30, 1978 CONTAINING 201.32 ACRES

This Deed, Made this 30th day of January, in the year one thousand nine hundred and seventy-eight, by and between JOAN McHENRY HOBLITZELL, party of the first part, Grantor; and CATHERINE B. JACKSON, party of the second part, Grantee.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, party of the second part, her heirs and assigns, in fee simple,

----- all those ----- lot(s) of ground situate in the Eighth Election District of Baltimore County, in the State of Maryland, and described as follows, that is to say:

SEE SCHEDULE "A" ATTACHED HERETO
AND MADE A PART HEREOF

00110444	20151252	02-12-11
00052244	20151252	02-12-11
00009244	20151252	02-12-11
00450544	20151252	02-12-11

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS

9 E. LEXINGTON STREET

BALTIMORE, MD. 21202

PHONE: 539-4263

SIMON J. MARTENET	1849-1898
HARRY G. JAVINS	1871-1894
SEPTIMUS P. TUSTIN	1870-1921
J. HOWARD SUTTON	1884-1940
WILLIAM G. ATWOOD	1887-1931
SAMUEL A. THOMPSON	1888-1944
GEORGE E. WINNER	1887-1943
HOWARD D. TUSTIN	1887-1988
HOWARD C. SUTTON	1844-1888

DESCRIPTION OF PROPERTY OF JOAN MCHENRY HOBLITZELL
LYING EAST OF GREEN ROAD

Beginning for the same on the Northeast side of Mantua Mill Road at the end of the first line of the land described in a deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2921 folio 384 etc., said place of beginning also at the end of the fifth line of the land firstly described in a deed from Vincent T. Caples and wife to James McHenry and wife dated March 2, 1942 and recorded among said Land Records in Liber C.H.K. No. 1205 folio 558 etc., and running thence, binding reversely on part of the fifth line of the firstly described land in said last mentioned deed, as now surveyed, North 62 degrees, 37 minutes and 45 seconds West 1364.02 feet to the end of the third line of the parcel of land fifthly described in a deed from The Title Guarantee Company to DeWitt L. Sage dated June 18, 1953 and recorded among said Land Records in Liber G.L.B. No. 2317 folio 33 etc.; thence, binding reversely on the third and second lines of the land fifthly described in said last mentioned deed, North 09 degrees and 21 minutes East 204.20 feet to a pipe heretofore set and North 46 degrees and 24 minutes West 125.00 feet to a pipe heretofore set at the end of the first line of the land described in a deed from William V. Elder, Sr. and wife to William V. Elder, Jr. and wife dated March 11, 1938 and recorded among said Land Records in Liber C.W.B. Jr. No. 1025 folio 264 etc.; thence, running with and binding on the second line of the land described in said last mentioned deed, as now surveyed North 67 degrees and 13 minutes West 406.74 feet to a point where formerly stood an ash tree at the end of the second line of the land described in the deed secondly hereinbefore referred to; thence, binding reversely on the second, first and part of the eighth lines of the land described in said secondly mentioned deed, as now surveyed, the three (3) following courses and distances to wit:

North 02 degrees and 46 minutes West 2119.87 feet; North 87 degrees and 32 minutes East 1732.50 feet to a large stone marked S.G. and South 02 degrees and 35 minutes East 641.87 feet to the end of the second line of the land described in a deed from Ottolie Y.W. Cochran, Widow, to James McHenry and wife dated April 15, 1954 and recorded among said Land Records in Liber G.L.B. No. 2469 folio 126 etc.; thence, running with and binding on the third line of the land described in said last mentioned deed, North 74 degrees, 43 minutes and 40 seconds East 334.08 feet; thence, running with and binding on the fourth line of the land described in said last mentioned deed to the end thereof and continuing the same direction, binding reversely on the thirty-first line of the land described in a deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 and recorded among said Land Records in Liber G.L.B. No. 2093 folio 434 etc., in all South 35 degrees and 11 minutes East 257.61 feet; thence, binding reversely on the thirtieth through part of the seventeenth lines of the land described in said last mentioned deed, as said lines follow the meanderings of the center of Western Run as located in 1915, the fourteen (14) following courses and distances to wit:

- 1 - North 84 degrees and 46 minutes East 200 feet;
- 2 - North 14 degrees and 03 minutes East 160 feet;
- 3 - North 46 degrees and 30 minutes East 190 feet;
- 4 - South 62 degrees and 22 minutes East 138 feet;
- 5 - North 47 degrees and 30 minutes East 65 feet;
- 6 - South 87 degrees and 59 minutes East 140 feet;

DESCRIPTION OF PROPERTY OF JOAN MCHENRY HOBLITZELL

PAGE TWO

8 - North 81 degrees and 51 minutes East 94 feet;
 9 - North 06 degrees and 39 minutes East 60 feet;
 10 - North 28 degrees and 26 minutes West 105 feet;
 11 - North 02 degrees and 52 minutes East 200 feet;
 12 - South 78 degrees and 10 minutes East 135 feet;
 13 - North 72 degrees and 33 minutes East 110 feet and
 14 - North 03 degrees and 29 minutes West 63 feet to the end of the ninth
 line of the land described in a deed from James McHenry and wife to Jack S.
 Griswold and wife dated January 5, 1971 and recorded among said Land Records in
 Liber O.T.G. No. 5156 folio 166 etc.; thence, running with and binding on the
 tenth line of the land described in said last mentioned deed, South 71 degrees
 and 04 minutes East 728.17 feet to a concrete monument heretofore set at the
 beginning of said last mentioned land; thence, binding reversely on part of the
 first line of the land described in the aforementioned deed from William C. Coleman
 and wife to James McHenry and wife dated April 4, 1952 to the beginning thereof
 and continuing the same direction, running with and binding on part of the ninth
 line of the land described in another deed from William C. Coleman and wife to
 James McHenry and wife dated January 26, 1956 and recorded among said Land Records
 in Liber G.L.B. No. 2863 folio 253 etc., in all South 02 degrees and 54 minutes
 West 2172.34 feet to a pipe heretofore set at the end of the sixth line of the
 land described in the deed from James McHenry and wife to Charles F. Jenkins and
 wife first herein referred to; thence, binding reversely on the sixth through the
 second lines of the land described in said first mentioned deed, the five (5)
 following courses and distances to wit:

- 1 - North 87 degrees and 06 minutes West 984 feet to a pipe heretofore set;
- 2 - South 82 degrees and 04 minutes West 1098.40 feet to a pipe heretofore
set;
- 3 - South 02 degrees and 35 minutes East 246.00 feet;
- 4 - South 87 degrees and 25 minutes West 52.00 feet to a pipe heretofore
set; and
- 5 - South 02 degrees and 35 minutes East 602.00 feet to the place of
beginning.

Containing 201.32 acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian
of 1915, it being the meridian used in the two deeds from William C. Coleman and
wife to James McHenry and wife hereinabove referred to.

BEING the same lot of ground described in a Deed dated of even date herewith
and recorded among the Land Records of Baltimore County immediately prior hereto from
Alan P. Hoblitzell, Jr., Personal Representative to the with named Grantor.

Together with the right to use, in common with others entitled thereto,
the macadam roadway lying within the confines of a strip of land 20 feet wide
located East of and immediately adjacent to the last or South 02 degrees and 35
minutes East 602.00 feet line of the land hereinabove described as set forth under
the terms of the deed from James McHenry and wife to Charles F. Jenkins and wife
dated April 20, 1956 and recorded among the Land Records of Baltimore County in
Liber G.L.B. No. 2921 folio 384 etc., first hereinabove referred to.

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantee, party of the second part, her heirs and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

WITNESS:

[Signature]

Joan McH. Hoblitzell [Seal]
Joan McHenry Hoblitzell

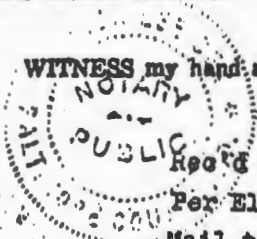
[Seal]

State of Maryland, Calvert County, TO WIT:

I HEREBY CERTIFY, that on this 30th day of January, 1978, before me, a Notary Public of the State aforesaid, personally appeared JOAN McHENRY HOBLITZELL, the within named Grantor,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



[Signature]
Notary Public

Record for record JAN 31 1978 My commission expires: July 1, 1978

Per Elmer H. Kahline, Jr. Clerk
Mail to THE TITLE GUARANTEE COMPANY

Receipt No. ✓ \$ 14.00

1ST OUT-CONVEYANCE FROM CATHERINE B. JACKSON

**ESTATE OF CATHERINE B. JACKSON DEED
TO HAROLD C. GREEN & ANN M. GREEN, his wife
DATED JANUARY 2, 1998 CONTAINING 183.808 ACRES**

183.808 Acres

0012519 292

After recording, return to:
Hadley & House, P.C.
4822 Montgomery Lane
Bethesda, MD 20814

DEED

THIS DEED dated January 2, 1998, from CATHERINE YOUNG JACKSON, and WALTER W. BREWSTER, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CATHERINE B. JACKSON, deceased, Grantors, to HAROLD C. GREEN and ANN M. GREEN, his wife, Grantees.

Whereas, Catherine B. Jackson (the "decedent") died on September 26, 1996, seized and possessed of the fee simple property located in Glyndon, Baltimore County, State of Maryland, known as 14111 Green Road and described on Exhibit A attached hereto; and

Whereas, the decedent's Last Will and Testament dated July 19, 1996 (the "Will") was duly admitted to probate on September 30, 1996 and recorded in the office of the Register of Wills for Baltimore County, Maryland Estate No. 88371. The Grantors were appointed as Personal Representatives of the Estate, duly qualifying as such on September 30, 1996, and continue to serve as Personal Representatives of the Estate; and

Whereas, by the terms of the said Will, the Grantors received full power and authority to convey the fee simple property hereinafter described; and

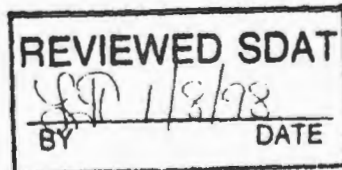
Whereas, the Grantors desire to convey the property hereinafter described to the Grantees.

WITNESSETH: That for the actual consideration of the sum of TWO MILLION TWO HUNDRED SIXTY THOUSAND DOLLARS (\$2,260,000) the receipt whereof is hereby acknowledged, the Grantors grant and convey unto the Grantees, as tenants-in-common, their heirs and assigns, all that property situate in Baltimore County, Maryland, and described on Exhibit A attached hereto:

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

SUBJECT TO the terms and conditions of that certain Declaration and Grant of Easement for the benefit of the Greenspring Valley Hounds, Inc. recorded or intended to be recorded immediately prior hereto and other covenants, conditions and restrictions of record, if any.

TO HAVE AND TO HOLD the said described property unto and to the use of the Grantees, as tenants-in-common, their heirs and assigns of the survivor, in fee simple.



Balt1:15767:1:1/2/98
12999-7

- 1 -

THE FIDELITY & SURETY CO. 5.00
RECORDING FEE 20.00
DECLARATION FEE 1.00
IN TAX STATE 1.00
TOTAL 26.00
Reg # 8442 Ref # 4347
SM SM 216 # 1247
JAN 09 1998
AGRICULTURE NOT APPLICABLE INTENT
SIGNATURE MR 1-8-98 DATE 1-8-98

0012598 293

WITNESS the hand and seal of the Grantors as of the day and year first above written.

WITNESS:

Barbara A. McCully
Barbara A. McCully

Barbara A. McCully
Barbara A. McCully

ESTATE OF CATHERINE B. JACKSON

By: Catherine Young Jackson (SEAL)
Catherine Young Jackson, Co-Personal
Representative

By: Walter W. Brewster (SEAL)
Walter W. Brewster, Co-Personal
Representative

STATE OF MARYLAND

)
) SS: 217-86-0177
)

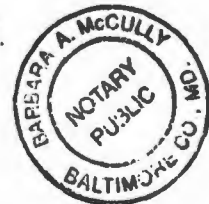
CITY/COUNTY OF Baltimore

I HEREBY CERTIFY that on this 2nd day of JANUARY, 1998, before me, the undersigned officer, personally appeared CATHERINE YOUNG JACKSON, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Barbara A. McCully
Notary Public

My Commission expires: 10/31/01



0012598 294

STATE OF MARYLAND

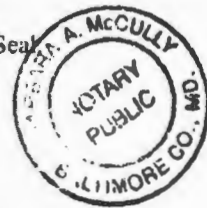
)
) SS: 217-86-0177
)

CITY/COUNTY OF Baltimore

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared WALTER W. BREWSTER, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal

Barbara A. McCully
Notary Public



My Commission expires: 10/2/01

THE UNDERSIGNED attorney at law certifies that the above Deed was prepared by an attorney or under an attorney's supervision, or by one of the parties named in the Deed.

John P. Machen
Name: John P. Machen

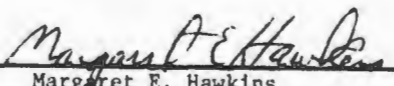
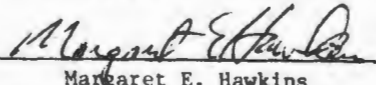
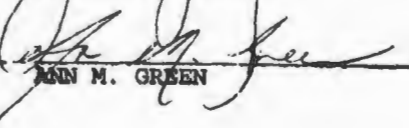
BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12598, p. 0295, MSA_CE62_12453. Date available 03/04/2005. Printed 03/04/2005.

0011 122 295

AFFIDAVIT OF RESIDENCY

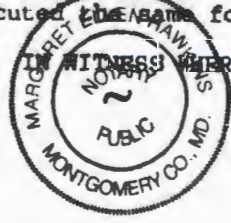
We, HAROLD C. GREEN and ANN M. GREEN, hereby certify under the penalties of perjury that we intend to occupy the residence known as 14111 Green Road, Glyndon, Maryland, located on the above described real property, as our primary residence. We further certify that the property is owner occupied, residentially improved, and our principal place of residence.

Witness:

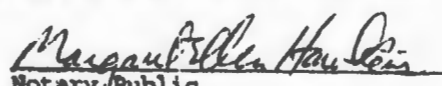
 Margaret E. Hawkins	 HAROLD C. GREEN (SEAL)
 Margaret E. Hawkins	 ANN M. GREEN (SEAL)

STATE OF MARYLAND : To Wit:
COUNTY OF MONTGOMERY :

On this 7th day of January, 1998, before me, the undersigned officer, personally appeared HAROLD C. GREEN and ANN M. GREEN known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.



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


Notary Public

My commission expires: 2-1-2001

12/31/1997 16:27 4102963705

DMW SURVEY DEPT

PAGE 01

0010507 296

Description

183.808 Acre Parcel

A Portion of the Estate of Catherine B. Jackson

Southeast Side of Green Road

Northeast Side of Mantua Mill Road



Draft-McCune-Wallace, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at a 3/4-inch diameter iron pipe found northeast of Green Road said point being at the end of the fifth or North 02 degrees 46 minutes West 2119.87 foot line of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson, thence running with and binding on the sixth, seventh, and eighth lines of said deed the following three courses and distances, referring all courses of this description to the Maryland Coordinate System-NAD 83(1991), viz: (1) North 80 degrees 25 minutes 13 seconds East 1732.50 feet to a stone marked S.G., thence (2) South 09 degrees 41 minutes 47 seconds East 641.87 feet, passing over a 3/4-inch diameter iron pipe found at the end of 471.69 feet, and thence (3) North 67 degrees 36 minutes 53 seconds East 356.35 feet to a point in the centerline of Western Run as now surveyed in December 1997, thence running with the same the following thirteen courses and distances, viz: (4) North 48 degrees 40 minutes 00 seconds East 24.09 feet, thence (5) South 63 degrees 15 minutes 00 seconds East 89.00 feet, thence (6) South 12 degrees 15 minutes 00 seconds East 150.00 feet, thence (7) South 58 degrees 45 minutes 00 seconds ^{EAST} ~~West~~ 100.00 feet, thence (8) North 59 degrees 05 minutes 00 seconds East 191.00 feet, thence (9) North 46 degrees 20 minutes 00 seconds West 117.00 feet, thence (10) North 07 degrees 45 minutes 00 seconds East 81.00 feet, thence (11)

0012500 297

North 61 degrees 20 minutes 00 seconds East 74.00 feet, thence (12) North 07 degrees 01 minute 00 seconds East 74.00 feet, thence (13) North 36 degrees 35 minutes 00 seconds West 71.00 feet, thence (14) North 08 degrees 35 minutes 00 seconds East 60.00 feet, thence (15) North 79 degrees 10 minutes 00 seconds ^{EAST} ~~West~~ 100.00 feet, and thence (16) South 48 degrees 10 minutes 00 seconds East 198.00 feet, thence running for new lines of division established in December 1997, through the hereindescribed parcel of land the following three courses and distances, viz: (17) South 46 degrees 17 minutes 50 seconds East 405.60 feet to a fence post, thence binding on an existing fence line (18) South 09 degrees 50 minutes 00 seconds East 165.00 feet, and thence (19) North 74 degrees 35 minutes 26 seconds East 942.39 feet to intersect the twenty-fifth or South 02 degrees 54 minutes West 2172.34 foot line of the aforementioned parcel of land, said point also being situate South 04 degrees 11 minutes 50 seconds East 671.09 feet from a concrete monument found at the beginning of said line said point also being in the ninth or South 03 degrees 02 minutes West 3894.00 foot line of the land which by deed dated January 26, 1956, and recorded among the aforesaid Land Records in Liber G.L.B. 2863, Folio 253, was conveyed by William C. Coleman and Elizabeth Brooke Coleman to James McHenry and Marjorie O. McHenry, thence running with and binding on a portion of said ninth line and running with and binding on the remainder of the said twenty-fifth line of the first hereinmentioned parcel of land (20) South 04 degrees 11 minutes 50 seconds East 1497.49 feet to a 1 1/2-inch diameter iron pipe found, said pipe also being at the end of the sixth or South 87 degrees 06 minutes East 984.00 foot line of the land which by deed dated April 20, 1956, and recorded in the aforesaid Land Records in Liber G.L.B. 2921, Folio 384, was conveyed by James McHenry and Marjorie O. McHenry to Charles F. Jenkins and Katherine F. Jenkins, thence

0012598 298

running reversely with and binding on the sixth, fifth, fourth, third, and second lines of said deed and running with and binding on the twenty-sixth through thirtieth lines of the first hereinmentioned deed the following five courses and distances, viz: (21) South 85 degrees 45 minutes 27 seconds West 983.00 feet to a 1 1/2-inch diameter iron pipe found, thence (22) South 74 degrees 54 minutes 53 seconds West 1098.20 feet to a 1 1/2-inch diameter iron pipe found, thence (23) South 09 degrees 45 minutes 08 seconds East 245.76 feet to a 1 1/2-inch diameter iron pipe found, thence (24) South 80 degrees 14 minutes 52 seconds West 53.33 feet, and thence (25) South 09 degrees 40 minutes 04 seconds East 602.59 feet to the beginning of the first hereinmentioned deed, thence running with and binding on the first through fifth lines of said deed the following five courses and distances, viz: (26) North 69 degrees 42 minutes 49 seconds West 1362.47 feet, thence (27) North 02 degrees 15 minutes 37 seconds East 204.20 feet to a 3/4-inch diameter iron pipe found, thence (28) North 53 degrees 29 minutes 23 seconds West 125.03 feet to a 3/4-inch diameter iron pipe found, thence (29) North 74 degrees 18 minutes 23 seconds West 408.63 feet, and thence (30) North 09 degrees 51 minutes 04 seconds West 2119.68 feet to the point of beginning containing 183.808 acres of land, more or less, as surveyed by Daft-McCune-Walker, Inc., in December 1997.

Being a portion of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson.

Together with the right to use in common with others, the roadway lying within the confines of a 20-foot wide strip of land located east and immediately adjacent to the South 09 degrees 40 minutes 04 seconds East 605.29 foot line of

1912598 299

the above described land as set forth under the terms of a deed dated April 20, 1956, and recorded among the aforementioned Land Records in Liber G.L.B. 2921, Folio 334, was conveyed by James McHenry and Marjorie O. McHenry to Charles F. Jenkins and Katherine F. Jenkins.

December 31, 1997

Project No. 97100 (L97100)



State of Maryland Land Instrument Intake 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 Black Ink Only—All Copies Must Be Legible)

(Check Box if Addendum Intake Form is Attached.)

- 1 **Type(s) of Instruments**
 - ☒ Deed
 - ☒ Deed of Trust
 - ☒ Improved Sale
 - ☐ Mortgage
 - ☐ Lease
 - ☐ Unimproved Sale
 - ☐ Other
 - ☐ Multiple Accounts
 - ☐ Not an Arms-Length Sale
- 2 **Conveyance Type Check Box**
 - Arms-Length [1]
 - Arms-Length [2]
 - Arms-Length [3]
 - Arms-Length [9]
- 3 **Tax Exemptions (if Applicable)**
 - Recordation
 - State Transfer
 - County Transfer

4 **Consideration and Tax Calculations**

Consideration Amount

Purchase Price/Consideration \$ 2,260,000.00

Any New Mortgage \$ 1,200,000.00

Balance of Existing Mortgage \$

Other: \$

Other: \$

Full Cash Value \$

Finance Office Use Only

Transfer and Recordation Tax Consideration

Transfer Tax Consideration \$ 2260.000 -

X (1.5) % = \$ 33.900 -

Less Exemption Amount = \$ 330 -

Total Transfer Tax = \$ 33,570 -

Recordation Tax Consideration \$

X () per \$500 = \$

TOTAL DUE \$

Agent: *[Signature]*

Tax Bill: *[Signature]*

C.B. Credit: *[Signature]*

Ag. Tax/Other: *[Signature]*

5 **Fees**

Amount of Fee	Doc. 1	Doc. 2
Recording Charge	\$ 25.00	\$ 25.00
Surcharge	\$	\$
State Recordation Tax	\$ 11,300.00	\$
State Transfer Tax	\$ 11,300.00	\$
County Transfer Tax	\$ 33,570.00	\$
Other	\$	\$
Other	\$	\$

6 **Description of Property**

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District: 08 Property Tax ID No. (1): 18-00-000051 Grantor Liber/Folio: 5851/287 Map: 0043

Subdivision Name: Lot (3a): Block (3b): Sect/AR(3c):

Parcel No.: 0025 Var. LOG: (5)

Plat Ref.: SqFt/Acreage (4): 201.28

Location/Address of Property Being Conveyed (2)

14111 Green Road, Glyndon, Maryland 21071

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential or Non-Residential Fee Simple or Ground Rent Amount:

Partial Conveyance? ☒ Yes No Description/Amt. of SqFt/Acreage Transferred: 183.808

7 **Transferred From**

If Partial Conveyance, List Improvements Conveyed: House and outbuildings

Doc. 1 - Grantor(s) Name(s): Catherine Young Jackson/Walter W. Brewster

Doc. 2 - Grantor(s) Name(s): Harold C. Green

Personal Representatives: Ann M. Green

Doc. 1 - Owner(s) of Record, if Different from Grantor(s): Catherine B. Jackson

Doc. 2 - Owner(s) of Record, if Different from Grantor(s):

8 **Transferred To**

Doc. 1 - Grantee(s) Name(s): Harold C. Green

Doc. 2 - Grantee(s) Name(s): Patricia G. Woods, Trustee

Ann M. Green

Delores A. Chilcote, Trustee

New Owner's (Grantee) Mailing Address

14111 Green Road, Glyndon, Maryland 21071

9 **Other Names to Be Indexed**

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

Doc. 2 - Additional Names to be Indexed (Optional): Citizens National Bank

10 **Contact/Mail Information**

Instrument Submitted By or Contact Person

Name: Donald H. Hadley/Maggie Hawkins

Firm: Hadley & House, P.C.

Address: 4822 Montgomery Lane, Bethesda, MD 20814

Phone: (301) 654-1181

☒ Return to Contact Person

☐ Hold for Pickup

☒ Return Address Provided

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

Assessment Information

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

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

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

Assessment Use Only - Do Not Write Below This Line

Terminal Verification	Agricultural Verification	Whole	Part	Trans. Process Verification
Year: 19	Date Received: 19	Geo. Map	Sub	Block
Land		Zoning	Plat	Lot
Use		Parcel	Section	Occ. Cd.
Town Cd.		Ex. 91	Ex. Cd.	

Assigned Property No.:

REMARKS:

§ 1A01.3. - Height and area regulations.

- A. Height regulation. No structure hereafter erected in an R.C.2 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.
- B. Area regulations.

[Bill No. 178-1979]

1. Subdivision lot density. No lot of record lying within an R.C.2 Zone and having a gross area of less than two acres may be subdivided. No such lot having a gross area between two and 100 acres may be subdivided into more than two lots (total), and such a lot having a gross area of more than 100 acres may be subdivided only at the rate of one lot for each 50 acres of gross area. In cases where land in single ownership is crossed by existing or proposed roads, rights-of-way or easements, the portions of land on either side of the road, right-of-way or easement shall not be considered separate parcels for the purpose of calculating the number of lots of record.

[Bill Nos. 199-1990; 125-2005]

2. Lot size. A lot having an area less than one acre may not be created in an R.C.2 Zone.
3. Setback requirements. No principal structure or dwelling (whether or not it is a principal structure) in an R.C.2 Zone may be situated within 75 feet of the center line of any street or within 35 feet of any lot line other than a street line.
4. Principal dwellings per lot. No more than one principal dwelling is permitted on any lot in an R.C.2 Zone.

2nd OUT-CONVEYANCE FROM CATHERINE B. JACKSON

**ESTATE OF CATHERINE B. JACKSON DEED
TO JACK S. GRISWOLD & CAROL I. GRISWOLD, his wife
DATED JANUARY 7, 1998 CONTAINING 20 ACRES**

0012602 361

DEED

THIS DEED dated JAN 7, 1998, from CATHERINE YOUNG JACKSON, and WALTER W. BREWSTER, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CATHERINE B. JACKSON, deceased, Grantors, to JACK S. GRISWOLD and CAROL I. GRISWOLD, his wife, Grantees.

Whereas, Catherine B. Jackson (the "decedent") died on September 26, 1996, seized and possessed of the fee simple property located in Baltimore County, State of Maryland, as described on Exhibit A attached hereto; and

Whereas, the decedent's Last Will and Testament dated July 19, 1996 (the "Will") was duly admitted to probate on September 30, 1996 and recorded in the office of the Register of Wills for Baltimore County, Maryland Estate No. 88371. The Grantors were appointed as Personal Representatives of the Estate, duly qualifying as such on September 30, 1996, and continue to serve as Personal Representatives of the Estate; and

Whereas, by the terms of the said Will, the Grantors received full power and authority to convey the fee simple property hereinafter described; and

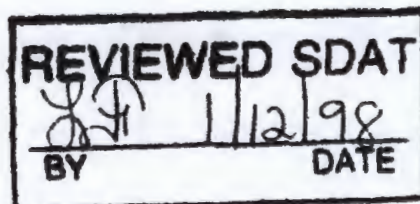
Whereas, the Grantors desire to convey the property hereinafter described to the Grantees.

WITNESSETH: That for the actual consideration of the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000) the receipt whereof is hereby acknowledged, the Grantors grant and convey unto the Grantees, as tenants-by-the-entireties, their assigns and to the survivor of them, and the successors, personal representatives, heirs and assigns of the survivor, in fee simple, all that property situate in Baltimore County, Maryland, and described on Exhibit A attached hereto:

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

SUBJECT TO the terms and conditions of that certain Declaration and Grant of Easement for the benefit of the Greenspring Valley Hounds, Inc. recorded or intended to be recorded immediately prior hereto

TO HAVE AND TO HOLD the said described property unto and to the use of the Grantees, as tenants-by-the-entireties, their assigns and to the survivor of them, and the successors, personal representatives, heirs and assigns of the survivor, in fee simple.



Balt1:15784:1:12/31/97
12999-7

- 1 -

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE-LETTER OF INTENT

SIGNATURE MS DATE 1-12-98

0012000

WITNESS the hand and seal of the Grantors as of the day and year first above written.

WITNESS:

Barbara A. McGully

Barbara A. McGully

ESTATE OF CATHERINE B. JACKSON

By: Catherine Young Jackson (SEAL)
Catherine Young Jackson, Co-Personal
Representative

By: Walter W. Brewster (SEAL)
Walter W. Brewster, Co-Personal
Representative

STATE OF MARYLAND

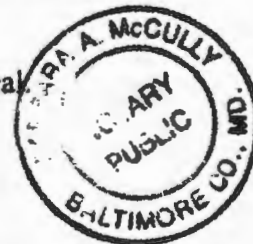
CITY/COUNTY OF Baltimore

)
) SS: 217-86-0177
)

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared CATHERINE YOUNG JACKSON, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal

Barbara A. McGully
Notary Public



My Commission expires: 10/31/01

0012602 364

Description**20.000 Acre Parcel****A Portion of the Estate of Catherine B. Jackson****Northeast of Green Road****Northeast of Mantua Mill Road****Duck, McCase Walker, Inc.****200 East Pennsylvania Avenue****Brown, Maryland 21206****http://www.dmw.com****410 296 3333****Fax 410 296 4703****A Team of Land Planners,****Landscape Architects,****Engineers, Surveyors &****Environmental Professionals**

Beginning for the same at a concrete monument found at the end of the twenty-fourth or South 71 degrees 04 minutes East 728.17 foot line of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson said point also being in the ninth or South 03 degrees 02 minutes West 3894.00 foot line of the land which by deed dated January 26, 1956, and recorded among the aforesaid Land Records in Liber G.L.B. 2863, Folio 253, was conveyed by William C. Coleman and Elizabeth Brooke Coleman to James McHenry and Marjorie O. McHenry, thence running with and binding on a portion of said ninth line and running with and binding on a portion of the twenty-fifth line of the first hereinmentioned deed referring all courses and distances to the Maryland Coordinate System-NAD 83(1991), (1) South 04 degrees 11 minutes 50 seconds East 671.09 feet, thence running for new lines of division established in December 1997, through the first hereinmentioned parcel of land the following three courses and distances, viz: (2) South 74 degrees 35 minutes 26 seconds West 942.39 to intersect an existing fence line, thence binding thereon (3) North 09 degrees 50 minutes 00 seconds West 165.00 feet to a fence post, and thence (4) North 46 degrees 17 minutes 50 seconds West 405.60 feet to a point in the centerline of Western Run as now surveyed in December 1997, thence running with the same the following

0012602 365

eight courses and distances, viz: (5) North 81 degrees 05 minutes 00 seconds East 145.00 feet, thence (6) South 88 degrees 25 minutes 00 seconds East 128.00 feet, thence (7) North 25 degrees 15 minutes 00 seconds East 96.00 feet, thence (8) North 07 degrees 10 minutes 00 seconds West 166.00 feet, thence (9) North 23 degrees 05 minutes 00 seconds West 198.00 feet, thence (10) North 15 degrees 00 minutes 00 seconds East 114.00 feet, thence (11) North 42 degrees 50 minutes 00 seconds East 110.00 feet, and thence (12) North 21 degrees 15 minutes 00 seconds East 14.40 feet, thence running with and binding on the twenty-fourth line of the first hereinmentioned deed (13) South 78 degrees 08 minutes 58 seconds East 876.16 feet to the point of the beginning containing 20.000 acres of land, more or less, as surveyed by Daft-McCune-Walker, Inc., in December 1997.

Being a portion of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson.

December 31, 1997

Project No. 97100 (L97100.2)



State of Maryland Land Instrument Intake 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 Black Ink Only—All Copies Must Be Legible)
 (Check Box if Addendum Intake Form is Attached.)

1	Type(s) of Instruments	☒ Deed ☐ Mortgage ☐ Other	☐ Other																																																		
2	Conveyance Type Check Box	☐ Deed of Trust ☐ Improved Sale ☐ Arms-Length [1]	☐ Lease ☐ Unimproved Sale ☐ Arms-Length [2]																																																		
3	Tax Exemptions (If Applicable)	☐ Recordation ☐ State Transfer ☐ County Transfer	☐ Multiple Accounts ☐ Not an Arms-Length Sale [3]																																																		
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ <u>160,000.00</u> Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value \$	Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ <u>160.00</u> X (<u>1.5</u>) % = \$ <u>240.00</u> Less Exemption Amount = \$ Total Transfer Tax = \$ <u>240.00</u> Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$																																																		
5	Fees	Amount of Fees Recording Charge \$ Surcharge \$ State Recordation Tax \$ State Transfer Tax \$ County Transfer Tax \$ Other \$ Other \$	Doc. 1 Doc. 2 Agent: <u>BC</u> Tax Bill: <u>Pro</u> C.B. Credit: Ag. Tax/Other: <u>AGRIC INC</u>																																																		
6	Description of Property	District <u>08</u> Property Tax ID No. (1) <u>18-10-0000</u> Grantor Liber/Folio <u>PHK/R. 587/247</u> Subdivision Name <u>PHK/R. 587/247</u> Lot (3a) <u>2</u> Block (3b) <u>2</u> Sect/AR (3c) <u>2</u> Map <u>204C</u> Parcel No. <u>204C</u> Var. LOG <u>204C</u>	Location/Address of Property Being Conveyed (2) <u>CHESA ROAD</u> Other Property Identifiers (If applicable) Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount: Partial Conveyance? ☒ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred: <u>20± ACRES</u>																																																		
7	Transferred From	Dec. 1 - Grantor(s) Name(s) <u>Catherine Jung Jackson and Walter W. Brantke Co - Personal Representatives of the Estate of Catherine B. Jackson, Deceased</u> Dec. 1 - Owner(s) of Record, if Different from Grantor(s)	Dec. 2 - Grantor(s) Name(s) <u>Dec. 2 - Owner(s) of Record, if Different from Grantor(s)</u>																																																		
8	Transferred To	Dec. 1 - Grantee(s) Name(s) <u>Jack S. Griswold</u> <u>Carol L. Griswold</u> New Owner's (Grantee) Mailing Address <u>2409 GADD RD. COCKEYSVILLE, MD 21030</u>	Dec. 2 - Grantee(s) Name(s) Dec. 2 - Additional Names to be Indexed (Optional)																																																		
9	Other Names to Be Indexed	Dec. 1 - Additional Names to be Indexed (Optional)	Dec. 2 - Additional Names to be Indexed (Optional)																																																		
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: <u>LEAH HYLAND</u> Firm: <u>Hyland Search Co., Inc</u> Address: <u>307 Dolphin St Ste 1A</u> <u>Baltimore, Md 21207</u> Phone: <u>(410) 225-0014</u>	☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided																																																		
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Yes ☐ No ☐ Will the property being conveyed be the grantee's principal residence? Yes ☐ No ☐ Does transfer include personal property? If yes, identify: Yes ☐ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																																			
Assessment Use Only - Do Not Write Below This Line <table border="1"> <tr> <td>☐ Terminal Verification</td> <td>☐ Agricultural Verification</td> <td>☐ Whole</td> <td>☐ Part</td> <td>☐ Tran. Process Verification</td> </tr> <tr> <td>Year</td> <td>19</td> <td>19</td> <td>Geo.</td> <td>Map</td> </tr> <tr> <td>Land</td> <td></td> <td></td> <td>Zoning</td> <td>Grid</td> </tr> <tr> <td>Buildings</td> <td></td> <td></td> <td>Use</td> <td>Parcel</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>Town Cd.</td> <td>Ex. Rl.</td> </tr> <tr> <td colspan="2">Assigned Property No.</td> <td colspan="3">Assigned Property No.</td> </tr> <tr> <td>Sub</td> <td>Block</td> <td>Sub</td> <td>Block</td> <td></td> </tr> <tr> <td>Plot</td> <td>Lot</td> <td>Plot</td> <td>Lot</td> <td></td> </tr> <tr> <td>Section</td> <td>Section</td> <td>Section</td> <td>Section</td> <td></td> </tr> <tr> <td>Ex. Cd.</td> <td>Ex. Cd.</td> <td>Ex. Cd.</td> <td>Ex. Cd.</td> <td></td> </tr> </table>				☐ Terminal Verification	☐ Agricultural Verification	☐ Whole	☐ Part	☐ Tran. Process Verification	Year	19	19	Geo.	Map	Land			Zoning	Grid	Buildings			Use	Parcel	Total			Town Cd.	Ex. Rl.	Assigned Property No.		Assigned Property No.			Sub	Block	Sub	Block		Plot	Lot	Plot	Lot		Section	Section	Section	Section		Ex. Cd.	Ex. Cd.	Ex. Cd.	Ex. Cd.	
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Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer ARC-CC-300 (8/85)																																																					

 IMP FD SURE \$ 5.00
 RECORDING FEE 29.00
 RECORDATION T 880.00
 TR TAX STATE 880.00
 TOTAL 1,625.00
 Rest B404 Rpt # 33976
 SH BC Blk # 1242
 Jan 12, 1998 03:22 PM

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM-12602, P-036553-CEB-1247, Date available 03/04/2005. Printed 03/04/2020.

EASEMENT FROM CATHERINE B. JACKSON

**CATHERINE B. JACKSON EASEMENT
TO MARYLAND ENVIRONMENTAL TRUST
DATED DECEMBER 20, 1982**

LIBERTY OF EASEMENT
6469 PAGE 804

THIS DEED OF EASEMENT, Made this 20th day of December, 1982, by and between CATHERINE B. JACKSON (hereinafter the "Grantor"), and the MARYLAND ENVIRONMENTAL TRUST (hereinafter the "Grantee")

WITNESSETH:

WHEREAS, the Grantee is charitable in nature and is created and exists pursuant to Subtitle 2 of Title 3 of the Natural Resources Article, Annotated Code of Maryland (1974 Volume as amended), to conserve the natural and scenic qualities of the environment; and

WHEREAS, the Grantor is the owner in fee simple of certain real property, situated in the Eighth Election District of Baltimore County, Maryland and more particularly described in the attached Schedule A (hereinafter the "Property"); and

WHEREAS, the Property has scenic, natural and aesthetic value in its present state as a natural area which has not been subject to development; and

WHEREAS, the Grantor is willing to grant a perpetual Conservation and Open Space Easement over the Property, thereby restricting and limiting the use of the Property on the terms and conditions and for the purposes hereinafter set forth; and

WHEREAS, the Grantee is willing to accept such Easement; and

WHEREAS, the Grantor and the Grantee recognize the scenic, natural and aesthetic value of the Property in its present state, and have a common purpose in conserving the natural values of the Property, preserving its dominant agricultural, pastureland and woodland character, and limiting the use or development of the Property for any purpose or in any manner which

B RC/F 54.00
DEED 0 N
54.00
12/23/82

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

CLERK

DATE

TRANSFER TAX NOT REQUIRED

Director of Finance
BALTIMORE COUNTY, MARYLAND
Per [Signature]
Authorized Signature
Date 12/23/82 Sec. 11-88 - A

would conflict with the maintenance of the scenic, pastureland and woodland condition of the Property; and

WHEREAS, the Grantee is authorized by the Maryland General Assembly to accept, hold and administer Conservation and Open Space Easements, and possesses the authority to accept, and is willing to accept, this Easement under the terms and conditions hereinafter described;

NOW, THEREFORE, as an absolute gift of no monetary consideration (\$0.00) but in consideration of the mutual covenants, terms, conditions and restrictions hereinafter set forth, the Grantor hereby grants and conveys unto Grantee and its successors and assigns forever, in gross and in perpetuity an interest and Conservation and Open Space Easement in and to the Property, which is more particularly described on Schedule A, which is attached hereto.

BEING the parcel which by Deed dated January 30, 1978 and recorded in the Land Records of Baltimore County in Liber 5851 page 287 was conveyed to the Grantor by Joan McHenry Hoblitzell.

TOGETHER with all and singular the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining, and subject to the terms, conditions and restrictions as hereinafter set forth.

1. This Easement shall be perpetual. It is an easement in gross and as such is inheritable and assignable and runs with the land as an incorporeal interest in the property enforceable with respect to the Property by the Grantee, against the Grantor and her personal representatives, heirs, successors and assigns.

2. No industrial or commercial activities, with the exception of farming, forestry, and activities that can be conducted from a residential or farm building without alteration of the external appearance of the building, shall be conducted on the Property. Sales of farm products by the owner to the public shall be a permitted use.
3. Except as related to farming, and as otherwise provided herein, no billboard or advertising material shall be erected on the Property.
4. Except as may be necessary for the agricultural and forestry uses of the Property, there shall be no dumping of soil, trash, ashes, garbage, waste or offensive material.
5. Excavation, dredging and removal of loam, gravel, soil, rock, sand and other materials are prohibited except when necessary for:
 - (a) Application of good farming and forestry practices; and
 - (b) Maintenance of existing accesses; and
 - (c) Construction and maintenance of farm accesses and accesses to structures permitted within the provisions of this Deed of Easement; accesses shall be designed

and constructed to cause a minimum of interference with the existing topography, drainage, vegetation, wildlife and conservation purposes of the Property.

6. Notwithstanding the provisions of paragraph 5, the mining, extraction or removal of subsurface oil, gas or other minerals by any surface mining method is forever prohibited.

7. (a) Removal, destruction and cutting of trees, shrubs or other vegetation is prohibited except where necessary for:

- (1) Reasonable maintenance of existing accesses or construction and maintenance of accesses herein permitted; or
- (2) Application of good husbandry practices including the prevention or treatment of disease; or
- (3) Furtherance and perpetuation of the agricultural, horticultural, silvicultural and naturalistic uses of the Property.

(b) All forest management activities shall be in accordance with forestry guidelines promulgated by the Society of American Foresters for natural forests and plantations

and, to the extent reasonably possible, in cooperation with a Registered Professional Forester in the State of Maryland.

8. Except as herein provided, there shall be no activities or uses detrimental or adverse to water conservation, erosion control, soil conservation and, subject to the primary uses of farming and forestry, the preservation of wildlife habitat.
9. No building, facility or other structure shall be erected or constructed on the Property, unless:
 - (a) Such structure is a new structure which is designed, constructed and utilized in connection with the continued agricultural, horticultural, silvicultural and naturalistic uses of the Property;
 - (b) Such structure is a new structure which is designed, constructed and utilized for the principal purpose of serving or supplementing the existing residence buildings. The type of such structure which may be erected shall be compatible with the conservation purposes of the Property and includes, but is not limited to, a tenant house, garage or well house; or

LIBER 8469 Page 809

- (c) Such structure is in the form of a structural modification to one of the existing structures on the Property, as provided in Paragraph 10 (c); or
- (d) Such structure replaces a structure with one of similar purpose, and of comparable size, bulk, height and floor area; or
- (e) Such structure is a new structure erected pursuant to Paragraph 10 (c) hereof.

All structures permitted herein shall be located and constructed to cause a minimum of interference with existing topography, drainage, vegetation and wildlife and shall not interfere with the conservation purposes of this Easement. Grantor shall notify Grantee in writing, of the location of new or relocated structures permitted herein, with the exception of those structures built in accordance with subparagraph 9 (a); written notification shall occur prior to the time construction or relocation is scheduled to begin.

- 10. Notwithstanding anything contained in Paragraphs 1 through 9 herein, the Grantor expressly reserves to herself, her personal representatives, heirs, successors and assigns the right to:

- (a) Continue the agricultural, forestry and naturalistic uses of the Property;
 - (b) Continue to hunt, fish or trap on the Property subject to relevant laws;
 - (c) Improve, repair, restore, alter, remodel or replace the existing and/or permitted structures with structures of similar size, bulk, height, floor area and purpose provided that the changes are compatible with the conservation purposes of the Property and the provisions of Paragraph 9 herein;
 - (d) Continue the use of the Property for all purposes not inconsistent with this Conservation and Open Space Easement.
11. The granting of this Easement does not grant to the public the right to enter the Property for any purpose whatsoever.
12. The parties agree that monetary damages would not be adequate remedy for breach of any of the terms, conditions and restrictions herein contained, and, therefore, in the event that the Grantor, her personal representatives, heirs, successors or assigns, violates or breaches any of such terms, conditions and restrictions herein contained, the Grantee,

its successors or assigns, may institute a suit to enjoin by ex parte, temporary and/or permanent injunction such violation and to require the restoration of the Property to its prior condition. The Grantee, or its successors and assigns, by any prior failure to act do not waive or forfeit the right to take action as may be necessary to insure compliance with the terms, conditions and purposes of this Conservation and Open Space Easement.

13. The Grantee, its successors and assigns, has the right, with reasonable notice, to enter the Property at all times for the purpose of inspection to determine whether the Grantor, or her personal representatives, heirs, successors or assigns, is complying with the terms, conditions and restrictions of this Conservation and Open Space Easement. This right of inspection does not include the right to enter or view the interior of any structure.
14. It is the intention of the parties hereto that this Easement, which is by nature and character negative in that the Grantor has restricted and limited her right to use the Property rather than grant any affirmative rights to the Grantee except as otherwise set forth herein, be construed

at all times and by all parties to effectuate its terms, conditions and purposes. The Grantee may assign its rights under this easement to any state or federal agency charged with the responsibility of conservation of natural or farm areas, or to any non-profit, tax exempt organization engaged in promoting conservation of farm or natural areas; and if any such assignee shall be dissolved or shall abandon this easement or the rights and duties of enforcement herein set forth, or if proceedings are instituted for condemnation of this easement, the easement and rights of enforcement shall revert to the Grantee; and if the Grantee shall be dissolved and if the terms of the dissolution fail to provide a successor, then the Circuit Court for Baltimore County shall appoint an appropriate successor as Grantee.

15. The Grantor agrees for herself, her personal representatives, heirs, successors and assigns, to send in writing to the Grantee the names and addresses of any party to whom the property is to be transferred at the time said transfer is executed.
16. The Grantee agrees to hold this Easement exclusively for conservation pur-

LIBER 6469 PAGE 813

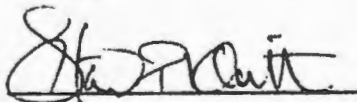
poses, i.e., it will not transfer the Easement in exchange for money, other property, or services.

17. This Easement shall be construed to promote the purposes of the statutes creating and governing the Grantee, the purpose of Section 2-118 of the Real Property Article of the Annotated Code of Maryland, and to promote the conservation purposes of this Easement, including such purposes as are defined in Section 170(h)(4) of the Internal Revenue Code.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever. The covenants agreed to and the terms, conditions, restrictions and purposes imposed as aforesaid shall not only be binding upon the Grantor, but also her agents, personal representatives, heirs, assigns and all other successors to her in interest, and shall continue as a servitude running in perpetuity with the above-described land.

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto set their hands and seals in the day and year above written.

WITNESS:



 (SEAL)
CATHERINE B. JACKSON

STATE OF MARYLAND

TO WIT:

COUNTY OF *Baltimore*
City

I HEREBY CERTIFY that on this *20th* day of *December* 1982, before me, the subscriber, a Notary Public of the State

and County aforesaid, personally appeared CATHERINE B. JACKSON, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she 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.



Virginia M. Cobough
Notary Public

My Commission Expires: 7/1/86

ATTEST

ACCEPTED:

THE MARYLAND ENVIRONMENTAL TRUST

James M. Lester

By: John C. Murphy (SEAL)
John C. Murphy, Chairman

STATE OF MARYLAND

TO WIT:

COUNTY OF

I HEREBY CERTIFY that on this 21 day of December 1982, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOHN C. MURPHY who acknowledged himself to be the Chairman of the Maryland Environmental Trust and that he, as such being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as

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



Theresa M. Matricciani
Notary Public

My Commission Expires: 7-1-86

Approved as to legal form and sufficiency this 21 day of December, 1982.

Thomas A. Deegan

SCHEDULE A

Beginning for the same on the Northeast side of Mantua Mill Road at the end of the first line of the land described in a deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2921 folio 304 etc., said place of beginning also at the end of the fifth line of the land firstly described in a deed from Vincent T. Caples and wife to James McHenry and wife dated March 2, 1942 and recorded among said Land Records in Liber C.H.K. No. 1205 folio 558 etc., and running thence, binding reversely on part of the fifth line of the firstly described land in said last mentioned deed, as now surveyed, North 62 degrees, 37 minutes and 45 seconds West 1364.02 feet to the end of the third line of the parcel of land firstly described in a deed from The Title Guarantee Company to DeWitt L. Sage dated June 18, 1953 and recorded among said Land Records in Liber G.L.B. No. 2317 folio 33 etc.; thence, binding reversely on the third and second lines of the land firstly described in said last mentioned deed, North 09 degrees and 21 minutes East 204.20 feet to a pipe heretofore set and North 48 degrees and 24 minutes West 125.00 feet to a pipe heretofore set at the end of the first line of the land described in a deed from William V. Elder, Sr. and wife to William V. Elder, Jr. and wife dated March 11, 1938 and recorded among said Land Records in Liber C.W.B. Jr. No. 1025 folio 264 etc.; thence, running with and binding on the second line of the land described in said last mentioned deed, as now surveyed North 67 degrees and 13 minutes West 406.74 feet to a point where formerly stood an ash tree at the end of the second line of the land described in the deed secondly hereinbefore referred to; thence, binding reversely on the second, first and part of the eighth lines of the land described in said secondly mentioned deed, as now surveyed, the three (3) following courses and distances to wit:

North 02 degrees and 46 minutes West 2119.87 feet; North 87 degrees and 32 minutes East 1732.50 feet to a large stone marked S.G. and South 02 degrees and 35 minutes East 641.87 feet to the end of the second line of the land described in a deed from Ottolie Y.W. Cochran, Widow, to James McHenry and wife dated April 15, 1954 and recorded among said Land Records in Liber G.L.B. No. 2469 folio 126 etc.; thence, running with and binding on the third line of the land described in said last mentioned deed, North 74 degrees, 43 minutes and 40 seconds East 334.09 feet; thence, running with and binding on the fourth line of the land described in said last mentioned deed to the end thereof and continuing the same direction, binding reversely on the thirty-first line of the land described in a deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 and recorded among said Land Records in Liber G.L.B. No. 2093 folio 434 etc., in all South 35 degrees and 11 minutes East 257.61 feet; thence, binding reversely on the thirtieth through part of the seventeenth lines of the land described in said last mentioned deed, as said lines follow the meanderings of the center of Western Run as located in 1915, the fourteen (14) following courses and distances to wit:

- 1 - North 84 degrees and 46 minutes East 200 feet;
- 2 - North 14 degrees and 03 minutes East 160 feet;
- 3 - North 46 degrees and 30 minutes East 190 feet;
- 4 - South 62 degrees and 22 minutes East 138 feet;
- 5 - North 47 degrees and 30 minutes East 65 feet;
- 6 - South 07 degrees and 59 minutes East 140 feet;
- 7 - North 20 degrees and 19 minutes East 150 feet;

- 8 - North 81 degrees and 51 minutes East 94 feet;
- 9 - North 06 degrees and 39 minutes East 60 feet;
- 10 - North 28 degrees and 26 minutes West 105 feet;
- 11 - North 02 degrees and 52 minutes East 200 feet;
- 12 - South 78 degrees and 10 minutes East 135 feet;
- 13 - North 72 degrees and 33 minutes East 110 feet and
- 14 - North 03 degrees and 29 minutes West 63 feet to the end of the ninth

line of the land described in a deed from James McHenry and wife to Jack S. Griswold and wife dated January 5, 1971 and recorded among said Land Records in Liber O.T.G. No. 5156 folio 166 etc.; thence, running with and binding on the tenth line of the land described in said last mentioned deed, South 71 degrees and 04 minutes East 728.17 feet to a concrete monument heretofore set at the beginning of said last mentioned land; thence, binding reversely on part of the first line of the land described in the aforementioned deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 to the beginning thereof and continuing the same direction, running with and binding on part of the ninth line of the land described in another deed from William C. Coleman and wife to James McHenry and wife dated January 26, 1956 and recorded among said Land Records in Liber G.L.B. No. 2063 folio 253 etc., in all South 02 degrees and 54 minutes West 2172.34 feet to a pipe heretofore set at the end of the sixth line of the land described in the deed from James McHenry and wife to Charles F. Jenkins and wife first herein referred to; thence, binding reversely on the sixth through the second lines of the land described in said first mentioned deed, the five (5) following courses and distances to wit:

- 1 - North 87 degrees and 06 minutes West 984 feet to a pipe heretofore set;
- 2 - South 82 degrees and 04 minutes West 1098.40 feet to a pipe heretofore set;
- 3 - South 02 degrees and 35 minutes East 246.00 feet;
- 4 - South 87 degrees and 25 minutes West 52.00 feet to a pipe heretofore set; and
- 5 - South 02 degrees and 35 minutes East 602.00 feet to the place of beginning.

Containing 201.32 acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1915, it being the meridian used in the two deeds from William C. Coleman and wife to James McHenry and wife hereinabove referred to.

BEING the same lot of ground described in a Deed dated of even date herewith and recorded among the Land Records of Baltimore County immediately prior hereto from Alan P. Hoblitzell, Jr., Personal Representative to the with named Grantor.

Together with the right to use, in common with others entitled thereto, the macadam roadway lying within the confines of a strip of land 20 feet wide located East of and immediately adjacent to the last or South 02 degrees and 35 minutes East 602.00 feet line of the land hereinabove described as set forth under the terms of the deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2921 folio 384 etc., first hereinabove referred to.

Rec'd for Record DEC 22 1982 at 9:34 A.M.
 For Elmer H. Kuhlman, Jr., Clerk
 Mail to Piper & Marbury
 Receipt No. 54.00

BALTIMORE COUNTY GOVERNMENT

Roz Johnson

[Land Management](#)[Sign Out](#)[Switch New UI](#)

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Roz Johnson

LandManagementSuperv
BALTIMORE COUNTY G
VERNMENT, MD

< >

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- [Premise Address](#)
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- [Owner](#)
- [Workflow](#)
- [Workflow History](#)
- [App Spec Info](#)
- [App Spec Info Tables](#)
- [Contacts](#)
- [Licensed Professionals](#)
- [Assess Fees](#)
- [Pay Fees](#)
- [Related Applications](#)
- [Documents](#)
- [Conditions](#)
- [Application Comments](#)
- [Application Status](#)

Land Management

Record**Menu****Refine Search****New****GIS****Help****Data**

Showing 1-5 of 6

☐ Tracking Number	PAI Number	Project Name
☐ MIN-2019-00013	01-0611	Davis Property (aka 47 & 49 Bloomsbury
☐ MAJ-2018-00012	01-0606	Davis Farms
☐ DRC-2013-00075	03-0471	Davis Property
☐ REF-2013-00025	03-0471	Davis Property
☐ MIN-2013-00009-C	03-0471	Davis Patricia Property

Page 1 of 2

< >

Record ID: MIN-2019-00013

Menu**Save****Reset****Summary****Reports****Help**

Tracking Number	Record Type	St
MIN-2019-00013	LandManagement/Plan Review/Minor Subdivision/Ne	DF
Detailed Description		
2 Single family semi-detached dwellings. Roz Johnson, Project Manager		

Reports

- My Reports**
- [LM Agenda/Schedule](#)
- [LM Letters](#)
- [LM Transmittal](#)
- [Management Reports](#)

My Tasks**Quicklinks**

067902 JAN 12 2005

0012602 366

State of Maryland Land Instrument Intake 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 Black Ink Only—All Copies Must Be Legible)

Check Box if Addendum Intake Form is Attached.

1	Type(s) of Instruments	☒ Deed	☐ Mortgage	☐ Other	☐ Other																																
2	Conveyance Type Check Box	☐ Deed of Trust	☐ Lease	☐ Multiple Accounts	☐ Not an Arms-Length Sale																																
3	Tax Exemptions (If Applicable)	☐ Improved Sale	☐ Unimproved Sale	☐ Arms-Length [3]	☐ Arms-Length [9]																																
4	Consideration and Tax Calculations	<table border="1"> <tr> <th colspan="2">Consideration Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> <tr> <td>Purchase Price/Consideration</td> <td>\$ 160,000.00</td> <td>Transfer Tax Consideration</td> <td>\$ 160.00</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$</td> <td>X (1.5) %</td> <td>\$ 2400</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$</td> <td>Less Exemption Amount</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Total Transfer Tax</td> <td>\$ 2400</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Full Cash Value</td> <td>\$</td> <td>X () per \$500</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td>TOTAL DUE</td> <td>\$</td> </tr> </table>				Consideration Amount		Finance Office Use Only		Purchase Price/Consideration	\$ 160,000.00	Transfer Tax Consideration	\$ 160.00	Any New Mortgage	\$	X (1.5) %	\$ 2400	Balance of Existing Mortgage	\$	Less Exemption Amount	\$	Other:	\$	Total Transfer Tax	\$ 2400	Other:	\$	Recordation Tax Consideration	\$	Full Cash Value	\$	X () per \$500	\$			TOTAL DUE	\$
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Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer AOC-GG-300 (8/95)																																					

IMP FD SURE \$ 5.00
 RECORDING FEE 20.00
 RECORDATION T 000.00
 TR TAX STATE 000.00
 TOTAL 1,625.00
 Rec'd B004 Rpt # 33076
 SH BC Bk # 1242
 Jan 12, 1998 03:22 pm

BALTIMORE COUNTY CIRCUIT COURT Land Records) SIM-12602, p. 033

0012602 365

eight courses and distances, viz: (5) North 81 degrees 05 minutes 00 seconds East 145.00 feet, thence (6) South 88 degrees 25 minutes 00 seconds East 128.00 feet, thence (7) North 25 degrees 15 minutes 00 seconds East 96.00 feet, thence (8) North 07 degrees 10 minutes 00 seconds West 166.00 feet, thence (9) North 23 degrees 05 minutes 00 seconds West 198.00 feet, thence (10) North 15 degrees 00 minutes 00 seconds East 114.00 feet, thence (11) North 42 degrees 50 minutes 00 seconds East 110.00 feet, and thence (12) North 21 degrees 15 minutes 00 seconds East 14.40 feet, thence running with and binding on the twenty-fourth line of the first hereinmentioned deed (13) South 78 degrees 08 minutes 58 seconds East 876.16 feet to the point of the beginning containing 20.000 acres of land, more or less, as surveyed by Daft-McCune-Walker, Inc., in December 1997.

Being a portion of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber B.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson.

December 31, 1997

Project No. 97100 (L97100.2)



12/31/1997 16:27

4102963705

DMW SURVEY DEPT

PAGE 06

0012602 364

Description**20.000 Acre Parcel****A Portion of the Estate of Catherine B. Jackson****Northeast of Green Road****Northeast of Mantua Mill Road**

Dell & Co. "Willow, Inc."

200 East Pennsylvania Avenue

Broom, Maryland 21206

Telephone (410) 296 3333

Fax (410) 296 4703

A Division of Land Planning

Landscape Architects

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at a concrete monument found at the end of the twenty-fourth or South 71 degrees 04 minutes East 728.17 foot line of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson said point also being in the ninth or South 03 degrees 02 minutes West 3894.00 foot line of the land which by deed dated January 26, 1956, and recorded among the aforesaid Land Records in Liber G.L.B. 2863, Folio 253, was conveyed by William C. Coleman and Elizabeth Brooke Coleman to James McHenry and Marjorie O. McHenry, thence running with and binding on a portion of said ninth line and running with and binding on a portion of the twenty-fifth line of the first hereinmentioned deed referring all courses and distances to the Maryland Coordinate System-NAD 83(1991), (1) South 04 degrees 11 minutes 50 seconds East 671.09 feet, thence running for new lines of division established in December 1997, through the first hereinmentioned parcel of land the following three courses and distances, viz: (2) South 74 degrees 35 minutes 26 seconds West 942.39 to intersect an existing fence line, thence binding thereon (3) North 09 degrees 50 minutes 00 seconds West 165.00 feet to a fence post, and thence (4) North 46 degrees 17 minutes 50 seconds West 405.60 feet to a point in the centerline of Western Run as now surveyed in December 1997, thence running with the same the following

0012602 363

STATE OF MARYLAND)

) SS: 217-86-0177

CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared WALTER W. BREWSTER, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal

Barbara A. McGully
Notary Public



My Commission expires: 10/31/01

THE UNDERSIGNED attorney at law certifies that the above Deed was prepared by an attorney or under an attorney's supervision, or by one of the parties named in the Deed.

John P. Machen
Name: John P. Machen

State of Maryland Land Instrument Intake 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 Black Ink Only—All Copies Must Be Legible)

(Check Box If Addendum Intake Form Is Attached.)

- 1 **Type(s) of Instruments**
☒ Deed ☐ Mortgage ☐ Other
☒ Deed of Trust ☐ Lease
 2 **Conveyance Type**
☒ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale
☐ Arms-Length [1] ☐ Arms-Length [2] ☐ Arms-Length [3] ☐ Length Sale [V]
 3 **Tax Exemptions (If Applicable)**
☐ Recordation ☐ State Transfer
 4 **Cite or Explain Authority** County Transfer

Consideration Amount

Consideration and Tax Calculations
 Purchase Price/Consideration \$ 2,260,000.00
 Any New Mortgage \$ 1,200,000.00
 Balance of Existing Mortgage \$
 Other: \$
 Other: \$

Finance Office Use Only

Transfer and Recordation Tax Consideration
 Transfer Tax Consideration \$ 226,000.00
 X (1.5) % = \$ 33,900.00
 Less Exemption Amount = \$ 33,900.00
 Total Transfer Tax = \$ 33,970.00
 Recordation Tax Consideration \$
 X () per \$500 = \$
 TOTAL DUE \$

Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:
	Recording Charge	\$	25.00	\$	25.00
	Surcharge	\$		\$	
	State Recordation Tax	\$	11,300.00	\$	
	State Transfer Tax	\$	11,300.00	\$	
	County Transfer Tax	\$	33,970.00	\$	
	Other	\$		\$	
	Other	\$		\$	

Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	08	18-00-000051	5851/287	0043	0025	(5)
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	SqFt/Acreage (4)
						201.28
						4.33282x

Location/Address of Property Being Conveyed (2)

14111 Green Road, Glyndon, Maryland 21071
 Other Property Identifiers (If applicable)
 Water Meter Account No.

Residential or Non-Residential Fee Simple or Ground Rent Amount:
 Partial Conveyance? ☒ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred: 183.808

If Partial Conveyance, List Improvements Conveyed: House and outbuildings
 Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)
 Catherine Young Jackson/Walter W. Brewster Harold C. Green
 Personal Representatives Ann M. Green
 Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)
 Catherine B. Jackson

Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)
 Harold C. Green Patricia G. Woods, Trustee
 Ann M. Green Delores A. Chilcote, Trustee
 New Owner's (Grantee) Mailing Address

14111 Green Road, Glyndon, Maryland 21071
 Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)
 Citizens National Bank

10 **Contact/Mail Information**
 Instrument Submitted By or Contact Person
 Name: Donald H. Hadley/Maggie Hawkins
 Firm: Hadley & House, P.C.
 Address: 4822 Montgomery Lane, Bethesda, MD 20814
 Phone: (301) 654-1181
☒ Return to Contact Person
☐ Hold for Pickup
☒ Return Address Provided

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

Assessment Information
☒ Yes ☐ No Will the property being conveyed be the grantee's principal residence?
☒ Yes ☐ No Does transfer include personal property? If yes, identify:
☒ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Terminal Verification	Agricultural Verification	Whole	Part	Trans. Process Verification
Block Number:	Date Received:	Deed Reference:	Assigned Priority No.	
Year				
Land				
Use				
Zone				
Ex. Cd.				

20 AC PCL

0012602 361

DEED

THIS DEED dated JAN 7, 1998, from CATHERINE YOUNG JACKSON, and WALTER W. BREWSTER, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CATHERINE B. JACKSON, deceased, Grantors, to JACK S. GRISWOLD and CAROL I. GRISWOLD, his wife, Grantees.

Whereas, Catherine B. Jackson (the "decedent") died on September 26, 1996, seized and possessed of the fee simple property located in Baltimore County, State of Maryland, as described on Exhibit A attached hereto; and

Whereas, the decedent's Last Will and Testament dated July 19, 1996 (the "Will") was duly admitted to probate on September 30, 1996 and recorded in the office of the Register of Wills for Baltimore County, Maryland Estate No. 88371. The Grantors were appointed as Personal Representatives of the Estate, duly qualifying as such on September 30, 1996, and continue to serve as Personal Representatives of the Estate; and

Whereas, by the terms of the said Will, the Grantors received full power and authority to convey the fee simple property hereinafter described; and

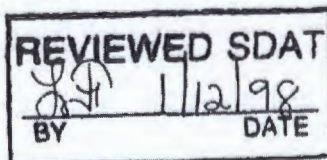
Whereas, the Grantors desire to convey the property hereinafter described to the Grantees.

WITNESSETH: That for the actual consideration of the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000) the receipt whereof is hereby acknowledged, the Grantors grant and convey unto the Grantees, as tenants-by-the-entireties, their assigns and to the survivor of them, and the successors, personal representatives, heirs and assigns of the survivor, in fee simple, all that property situate in Baltimore County, Maryland, and described on Exhibit A attached hereto:

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

SUBJECT TO the terms and conditions of that certain Declaration and Grant of Easement for the benefit of the Greenspring Valley Hounds, Inc. recorded or intended to be recorded immediately prior hereto

TO HAVE AND TO HOLD the said described property unto and to the use of the Grantees, as tenants-by-the-entireties, their assigns and to the survivor of them, and the successors, personal representatives, heirs and assigns of the survivor, in fee simple.



BeH1:15764:1:12/31/07
12999-7

- 1 -

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE-LETTER OF INTENT

SIGNATURE J.S. DATE 1-12-98

001209

WITNESS the hand and seal of the Grantors as of the day and year first above written.

WITNESS:

ESTATE OF CATHERINE B. JACKSON

Barbara A. McGully

By: *Catherine Young Jackson* (SEAL)
Catherine Young Jackson, Co-Personal
Representative

Barbara A. McGully

By: *Walter W. Brewster* (SEAL)
Walter W. Brewster, Co-Personal
Representative

STATE OF MARYLAND)

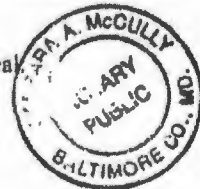
) SS: 2/7-86-0177

CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared CATHERINE YOUNG JACKSON, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal

Barbara A. McGully
Notary Public



My Commission expires: 2/5/01

01/10/97 299

the above described land as set forth under the terms of a deed dated April 20, 1956, and recorded among the aforementioned Land Records in Liber G.L.B. 2921, Folio 334, was conveyed by James McHenry and Marjorie O. McHenry to Charles F. Jenkins and Katherine F. Jenkins.

December 31, 1997

Project No. 97100 (L97100)



SM 12598 298

running reversely with and binding on the sixth, fifth, fourth, third, and second lines of said deed and running with and binding on the twenty-sixth through thirtieth lines of the first hereinmentioned deed the following five courses and distances, viz: (21) South 85 degrees 45 minutes 27 seconds West 983.00 feet to a 1 1/2-inch diameter iron pipe found, thence (22) South 74 degrees 54 minutes 53 seconds West 1098.20 feet to a 1 1/2-inch diameter iron pipe found, thence (23) South 09 degrees 45 minutes 08 seconds East 245.76 feet to a 1 1/2-inch diameter iron pipe found, thence (24) South 80 degrees 14 minutes 52 seconds West 53.33 feet, and thence (25) South 09 degrees 40 minutes 04 seconds East 602.59 feet to the beginning of the first hereinmentioned deed, thence running with and binding on the first through fifth lines of said deed the following five courses and distances, viz: (26) North 69 degrees 42 minutes 49 seconds West 1362.47 feet, thence (27) North 02 degrees 15 minutes 37 seconds East 204.20 feet to a 3/4-inch diameter iron pipe found, thence (28) North 53 degrees 29 minutes 23 seconds West 125.03 feet to a 3/4-inch diameter iron pipe found, thence (29) North 74 degrees 18 minutes 23 seconds West 408.63 feet, and thence (30) North 09 degrees 51 minutes 04 seconds West 2119.68 feet to the point of beginning containing 183.808 acres of land, more or less, as surveyed by Daft-McCune-Walker, Inc., in December 1997.

Being a portion of the land which by deed dated January 30, 1976, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson.

Together with the right to use in common with others, the roadway lying within the confines of a 20-foot wide strip of land located east and immediately adjacent to the South 09 degrees 40 minutes 04 seconds East 605.29 foot line of

0012598 297

North 61 degrees 20 minutes 00 seconds East 74.00 feet, thence (12) North 07 degrees 01 minute 00 seconds East 74.00 feet, thence (13) North 36 degrees 35 minutes 00 seconds West 71.00 feet, thence (14) North 08 degrees 35 minutes 00 seconds East 60.00 feet, thence (15) North 79 degrees 10 minutes 00 seconds ^{EAST} ~~West~~ 100.00 feet, and thence (16) South 48 degrees 10 minutes 00 seconds East 198.00 feet, thence running for new lines of division established in December 1997, through the hereindescribed parcel of land the following three courses and distances, viz: (17) South 46 degrees 17 minutes 50 seconds East 405.60 feet to a fence post, thence binding on an existing fence line (18) South 09 degrees 50 minutes 00 seconds East 165.00 feet, and thence (19) North 74 degrees 35 minutes 26 seconds East 942.39 feet to intersect the twenty-fifth or South 02 degrees 54 minutes West 2172.34 foot line of the aforementioned parcel of land, said point also being situate South 04 degrees 11 minutes 50 seconds East 671.09 feet from a concrete monument found at the beginning of said line said point also being in the ninth or South 03 degrees 02 minutes West 3894.00 foot line of the land which by deed dated January 26, 1956, and recorded among the aforesaid Land Records in Liber G.L.B. 2863, Folio 253, was conveyed by William C. Coleman and Elizabeth Brooke Coleman to James McHenry and Marjorie O. McHenry, thence running with and binding on a portion of said ninth line and running with and binding on the remainder of the said twenty-fifth line of the first hereinmentioned parcel of land (20) South 04 degrees 11 minutes 50 seconds East 1497.49 feet to a 1 1/2-inch diameter iron pipe found, said pipe also being at the end of the sixth or South 87 degrees 06 minutes East 984.00 foot line of the land which by deed dated April 20, 1956, and recorded in the aforesaid Land Records in Liber G.L.B. 2921, Folio 384, was conveyed by James McHenry and Marjorie O. McHenry to Charles F. Jenkins and Katherine F. Jenkins, thence

12/31/1997 16:27 4102963705

DMW SURVEY DEPT

PAGE 01

001000 296

Description**183.808 Acre Parcel****A Portion of the Estate of Catherine B. Jackson****Southeast Side of Green Road****Northeast Side of Mantua Mill Road**

Daft-McCune-Willow, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3533

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at a 3/4-inch diameter iron pipe found northeast of Green Road said point being at the end of the fifth or North 02 degrees 46 minutes West 2119.87 foot line of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson, thence running with and binding on the sixth, seventh, and eighth lines of said deed the following three courses and distances, referring all courses of this description to the Maryland Coordinate System-NAD 83(1991), viz: (1) North 80 degrees 25 minutes 13 seconds East 1732.50 feet to a stone marked S.G., thence (2) South 09 degrees 41 minutes 47 seconds East 641.87 feet, passing over a 3/4-inch diameter iron pipe found at the end of 471.69 feet, and thence (3) North 67 degrees 36 minutes 53 seconds East 356.35 feet to a point in the centerline of Western Run as now surveyed in December 1997, thence running with the same the following thirteen courses and distances, viz: (4) North 48 degrees 40 minutes 00 seconds East 24.09 feet, thence (5) South 63 degrees 15 minutes 00 seconds East 89.00 feet, thence (6) South 12 degrees 15 minutes 00 seconds East 150.00 feet, thence (7) South 58 degrees 45 minutes 00 seconds ^{EAST} ~~West~~ 100.00 feet, thence (8) North 59 degrees 05 minutes 00 seconds East 191.00 feet, thence (9) North 46 degrees 20 minutes 00 seconds West 117.00 feet, thence (10) North 07 degrees 45 minutes 00 seconds East 81.00 feet, thence (11)

AFFIDAVIT OF RESIDENCY

We, HAROLD C. GREEN and ANN M. GREEN, hereby certify under the penalties of perjury that we intend to occupy the residence known as 14111 Green Road, Glyndon, Maryland, located on the above described real property, as our primary residence. We further certify that the property is owner occupied, residentially improved, and our principal place of residence.

Witness:

Margaret E. Hawkins (SEAL)
Margaret E. Hawkins

HAROLD C. GREEN (SEAL)
HAROLD C. GREEN

Margaret E. Hawkins (SEAL)
Margaret E. Hawkins

ANN M. GREEN (SEAL)
ANN M. GREEN

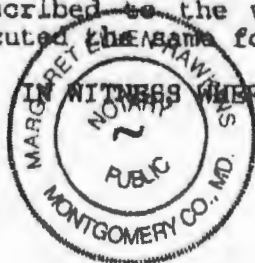
STATE OF MARYLAND

: To Wit:

COUNTY OF MONTGOMERY

:

On this 7th day of January, 1998, before me, the undersigned officer, personally appeared HAROLD C. GREEN and ANN M. GREEN known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.



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

Margaret E. Hawkins
Notary Public

My commission expires: 2-1-2001

001288 294

STATE OF MARYLAND)

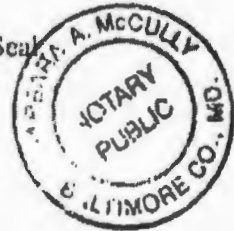
) SS: 217-86-0177

CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared WALTER W. BREWSTER, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal

Barbara A. McCully
Notary Public



My Commission expires: 12/31/01

THE UNDERSIGNED attorney at law certifies that the above Deed was prepared by an attorney or under an attorney's supervision, or by one of the parties named in the Deed.

John P. Machen
Name: John P. Machen

0012598 292

After recording, return to:
 Hadley & House, P.C.
 4822 Montgomery Lane
 Bethesda, MD 20814

184.8 Az PCL

DEED

THIS DEED dated January 2, 1998, from CATHERINE YOUNG JACKSON, and WALTER W. BREWSTER, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CATHERINE B. JACKSON, deceased, Grantors, to HAROLD C. GREEN and ANN M. GREEN, his wife, Grantees.

Whereas, Catherine B. Jackson (the "decedent") died on September 26, 1996, seized and possessed of the fee simple property located in Glyndon, Baltimore County, State of Maryland, known as 14111 Green Road and described on Exhibit A attached hereto; and

Whereas, the decedent's Last Will and Testament dated July 19, 1996 (the "Will") was duly admitted to probate on September 30, 1996 and recorded in the office of the Register of Wills for Baltimore County, Maryland Estate No. 88371. The Grantors were appointed as Personal Representatives of the Estate, duly qualifying as such on September 30, 1996, and continue to serve as Personal Representatives of the Estate; and

Whereas, by the terms of the said Will, the Grantors received full power and authority to convey the fee simple property hereinafter described; and

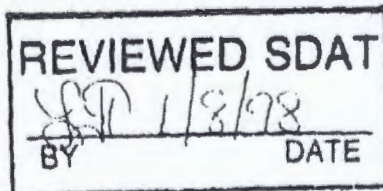
Whereas, the Grantors desire to convey the property hereinafter described to the Grantees.

WITNESSETH: That for the actual consideration of the sum of TWO MILLION TWO HUNDRED SIXTY THOUSAND DOLLARS (\$2,260,000) the receipt whereof is hereby acknowledged, the Grantors grant and convey unto the Grantees, as tenants-in-common, their heirs and assigns, all that property situate in Baltimore County, Maryland, and described on Exhibit A attached hereto:

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

SUBJECT TO the terms and conditions of that certain Declaration and Grant of Easement for the benefit of the Greenspring Valley Hounds, Inc. recorded or intended to be recorded immediately prior hereto and other covenants, conditions and restrictions of record, if any.

TO HAVE AND TO HOLD the said described property unto and to the use of the Grantees, as tenants-in-common, their heirs and assigns of the survivor, in fee simple.



Balt1:15767:1:1/2/98
 12999-7

RECORDATION FEE 5.00
 RECORDING FEE 28.00
 RECORDATION T 1,200.00
 IR TAX STATE 1,300.00
 TOTAL 2,625.00
 Rest Bldg 43474
 SM SM 218 4 1247
 Jan 02, 1998 84238 PM
 AGRICULTURE
 NOT APPLICABLE
 SIGNATURE MR 1-8-98 DATE 1-8-98

0012598 293

WITNESS the hand and seal of the Grantors as of the day and year first above written.

WITNESS:

Barbara A. McCully
Barbara A. McCully

Barbara A. McCully
Barbara A. McCully

ESTATE OF CATHERINE B. JACKSON

By: C. Young (SEAL)
Catherine Young Jackson, Co-Personal
Representative

By: Walter W. Brewster (SEAL)
Walter W. Brewster, Co-Personal
Representative

STATE OF MARYLAND)

) SS: 217-46-0177

CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared CATHERINE YOUNG JACKSON, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Barbara A. McCully
Notary Public

My Commission expires: 10/31/01





MANTUA MILL ROAD

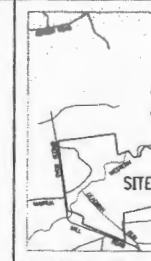
GREEN ROAD

DANIEL P. BREASTED AND
JUDY LYNN BREASTED
LIBER S.M. 8362/771

DANIEL P. BREASTED
AND JUDY LYNN BREASTED
LIBER S.M. 8362/771

JACK S. GRISWOLD AND CAROL L. GRISWOLD
LIBER O.T.G. 8154/185

JACK S. GRISWOLD
AND CAROL L. GRISWOLD
LIBER O.T.G. 8149/699



VICINITY
Scale: 1" = 1/2 mi

GENERAL NOTES

- Coordinates and Bearings shown on this plot are referred to coordinates established in the Maryland Coordinate System (1983) and are based on the following National Geodetic Station:

STATION	NORTH (NAD 83)	EAST (NAD 83)
FOSTER	886373.24	1363183.43
018-01	886331.30	1363097.07
- Current Title Reference: Liber E.H.R. Jr. 5851/287
Current Ownership: Catherine B. Jackson
- Area: 183.808 acres, more or less.
- The field work for this survey was completed on November 28, 1997.
- The buildings, and Western Run, shown to the west of the bridge were taken from the plot prepared by E.J. Lawrence, "Plot of Survey of the portion of Property of, Joan M. Hamilton," dated January 6, 1978.
- This survey was prepared without benefit of a title report.

To: Harold C. Green

I hereby certify that on November 28, 1997 a survey was made of the ground per the record description of the land shown hereon, and that the same is correct and true to the best of my professional knowledge, information and belief, and that there are no apparent encroachments either way as of the date of this survey, except as may be shown hereon. I further certify that this survey was made in accordance with the "Rules of Maryland, of Standards of Practice" for a boundary survey.

Patrick A. Stapp, Professional Land Surveyor No. 10816

Scale 1" = 1/2 mi

DMW
Daft • McCune • Walker,
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

BOUNDARY SURVEY
OF
A PORTION OF
THE ESTATE OF

CATHERINE B. JACKSON

Eighth Election District



DATE	BY	REVIS
1/5/98	DAP	DISTANCES ADJ

DATE	BY	REVIS
1/5/98	DAP	DISTANCES ADJ

Scale: 1"=200'

Date:

Project No: 97100

PRINTED

JAN 5 1998

DAFT-MCCUNE-WALKER, INC.

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

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantee, party of the second part, her heirs and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

WITNESS:

[Signature]

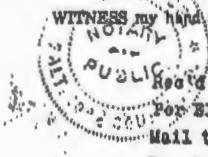
Joan McN. Noblitzell [Seal]
Joan McHenry Noblitzell

[Seal]

State of Maryland, Calvert County, TO WIT:

I HEREBY CERTIFY, that on this 30th day of January, 1978, before me, a Notary Public of the State aforesaid, personally appeared JOAN McHENRY NOBLITZELL, the within named Grantor, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that s/he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



[Signature]
Notary Public

Record for record JAN 31 1978 My commission expires: July 1, 1978

For Elmer H. Kahline, Jr. Clerk
Mail to THE TITLE GUARANTEE COMPANY

Receipt No. ✓ \$ 14.00

DESCRIPTION OF PROPERTY OF JOAN MCHENRY HOBLITZELL

PAGE TWO

- 8 - North 81 degrees and 51 minutes East 94 feet;
- 9 - North 06 degrees and 39 minutes East 60 feet;
- 10 - North 28 degrees and 26 minutes West 105 feet;
- 11 - North 02 degrees and 52 minutes East 200 feet;
- 12 - South 70 degrees and 10 minutes East 135 feet;
- 13 - North 72 degrees and 33 minutes East 110 feet and
- 14 - North 03 degrees and 29 minutes West 63 feet to the end of the ninth

line of the land described in a deed from James McHenry and wife to Jack S. Griswold and wife dated January 5, 1971 and recorded among said Land Records in Liber O.T.G. No. 5156 folio 166 etc.; thence, running with and binding on the tenth line of the land described in said last mentioned deed, South 71 degrees and 04 minutes East 728.17 feet to a concrete monument heretofore set at the beginning of said last mentioned land; thence, binding reversely on part of the first line of the land described in the aforementioned deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 to the beginning thereof and continuing the same direction, running with and binding on part of the ninth line of the land described in another deed from William C. Coleman and wife to James McHenry and wife dated January 26, 1956 and recorded among said Land Records in Liber G.L.B. No. 2063 folio 253 etc., in all South 02 degrees and 54 minutes West 2172.34 feet to a pipe heretofore set at the end of the sixth line of the land described in the deed from James McHenry and wife to Charles F. Jenkins and wife first herein referred to; thence, binding reversely on the sixth through the second lines of the land described in said first mentioned deed, the five (5) following courses and distances to wit:

- 1 - North 87 degrees and 06 minutes West 904 feet to a pipe heretofore set;
- 2 - South 82 degrees and 04 minutes West 1098.40 feet to a pipe heretofore set;
- 3 - South 02 degrees and 35 minutes East 246.00 feet;
- 4 - South 87 degrees and 25 minutes West 52.00 feet to a pipe heretofore set; and
- 5 - South 02 degrees and 35 minutes East 602.00 feet to the place of beginning.

Containing 201.32 acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1915, it being the meridian used in the two deeds from William C. Coleman and wife to James McHenry and wife hereinabove referred to.

BEING the same lot of ground described in a Deed dated of even date herewith and recorded among the Land Records of Baltimore County immediately prior hereto from Alan F. Hoblitzell, Jr., Personal Representative to the with named Grantor.

Together with the right to use, in common with others entitled thereto, the macadam roadway lying within the confines of a strip of land 20 feet wide located East of and immediately adjacent to the last or South 02 degrees and 35 minutes East 602.00 feet line of the land hereinabove described as set forth under the terms of the deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2921 folio 384 etc., first hereinabove referred to.

ROBERT B. BUTTON

S. J. MARTENET & CO.

LAND SURVEYORS

9 E. LEXINGTON STREET
BALTIMORE, MD, 21202
PHONE: 539-4263

JIMON J. MASTON	1942-1992
HARRY G. JAYNE	1971-1994
KEITH W. P. TUTTIN	1970-1991
J. HOWARD SUTTON	1954-1949
WILLIAM G. AYWOOD	1957-1991
GABUEL A. THOMPSON	1959-1946
TERENCE E. WIMMER	1997-1992
HOWARD E. TUTTIN	1997-1999
HOWARD C. SUTTON	1954-1922

Beginning for the same on the Northeast side of Mantua Hill Road at the end of the first line of the land described in a deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.D. No. 2921 folio 384 etc., said place of beginning also at the end of the fifth line of the land firstly described in a deed from Vincent T. Caples and wife to James McHenry and wife dated March 2, 1942 and recorded among said Land Records in Liber C.H.K. No. 1205 folio 558 etc., and running thence, binding reversely on part of the fifth line of the firstly described land in said last mentioned deed, as now surveyed, North 62 degrees, 37 minutes and 45 seconds West 1364.02 feet to the end of the third line of the parcel of land firstly described in a deed from The Title Guarantee Company to DeHitt L. Sage dated June 18, 1953 and recorded among said Land Records in Liber G.L.D. No. 2317 folio 33 etc.; thence, binding reversely on the third and second lines of the land firstly described in said last mentioned deed, North 09 degrees and 21 minutes East 204.20 feet to a pipe heretofore set and North 46 degrees and 24 minutes West 125.00 feet to a pipe heretofore set at the end of the first line of the land described in a deed from William Y. Elder, Sr. and wife to William Y. Elder, Jr. and wife dated March 11, 1938 and recorded among said Land Records in Liber C.W.B. Jr. No. 1025 folio 264 etc.; thence, running with and binding on the second line of the land described in said last mentioned deed, as now surveyed North 67 degrees and 13 minutes West 406.74 feet to a point where formerly stood an ash tree at the end of the second line of the land described in the deed secondly hereinbefore referred to; thence, binding reversely on the second, first and part of the eighth lines of the land described in said secondly mentioned deed, as now surveyed, the three (3) following courses and distances to wit:

North 02 degrees and 46 minutes West 2119.87 feet; North 87 degrees and 32 minutes East 1732.50 feet to a large stone marked S.G. and South 02 degrees and 35 minutes East 641.87 feet to the end of the second line of the land described in a deed from Ottolie Y.W. Cochran, Widow, to James McHenry and wife dated April 15, 1954 and recorded among said Land Records in Liber G.L.U. No. 2469 folio 126 etc.; thence, running with and binding on the third line of the land described in said last mentioned deed, North 74 degrees, 43 minutes and 40 seconds East 334.08 feet; thence, running with and binding on the fourth line of the land described in said last mentioned deed to the end thereof and continuing the same direction, binding reversely on the thirty-first line of the land described in a deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 and recorded among said Land Records in Liber G.L.U. No. 2093 folio 434 etc., in all South 35 degrees and 11 minutes East 257.61 feet; thence, binding reversely on the thirtieth through part of the seventeenth lines of the land described in said last mentioned deed, as said lines follow the meanderings of the center of Western Run as located in 1915, the fourteen (14) following courses and distances to wit:

- 1 - North 84 degrees and 46 minutes East 200 feet;
2 - North 14 degrees and 03 minutes East 160 feet;
3 - North 46 degrees and 30 minutes East 190 feet;
4 - South 62 degrees and 22 minutes East 138 feet;
5 - North 47 degrees and 30 minutes East 65 feet;
6 - South 87 degrees and 59 minutes East 140 feet;
7 - North 20 degrees and 19 minutes East 150 feet;

LINER 5851 PAGE 287

App. II- 94966

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, party of the second part, her heirs and assigns, in fee simple,

----- all those ----- lot(s) of ground
situate in the Eighth Election District of Baltimore County,
in the State of Maryland, and described as follows, that is to say:

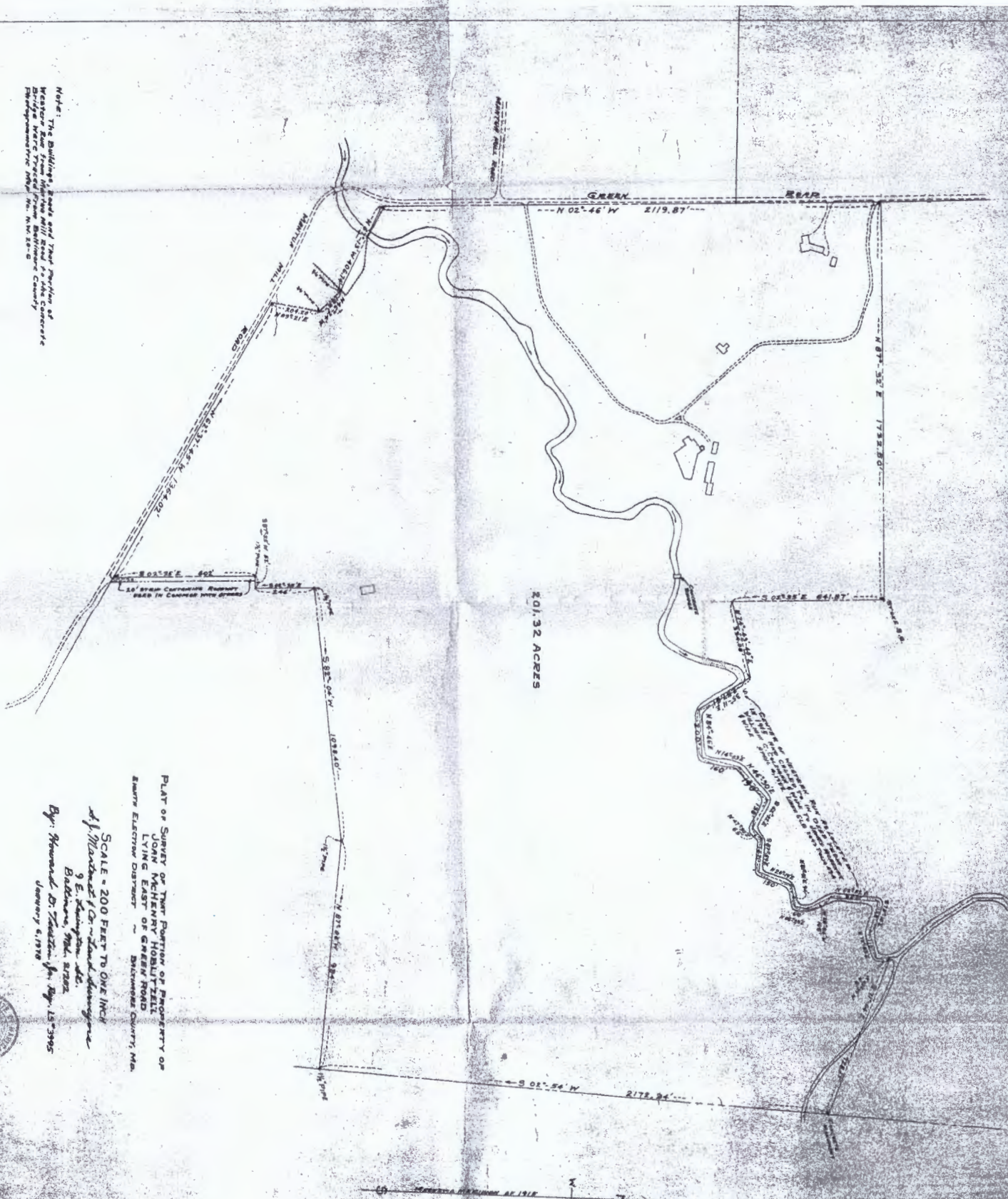
SEE SCHEDULE "A" ATTACHED HERETO
AND MADE A PART HEREOF

07414040	204121202	01-12-11
07052400	204121202	01-12-11
07009200	204121202	01-12-11
07450500	204121202	01-12-11

43742.1 1/2

9.75 J.O.O MEG:

Note: The Buildings, Roads and their position at Washington, D.C. and the position of the bridge were traced from Baltimore County Photographic Map No. N-15-B.



20.32 ACRES

PLAT OF SURVEY OF THAT PORTION OF PROPERTY OF
JOHN McHENRY HOSLYTZEL
LYING EAST OF GREEN ROAD
BALTIMORE COUNTY, MD.

SCALE - 200 FEET TO ONE INCH
BY MARSHALL C. HOSLYTZEL
BALTIMORE, MD. 21202
BY HOWARD D. HOSLYTZEL, JR. 12-3-95
JANUARY 6, 1978



RA1001B

DATE: 10/04/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 10:13:34

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
23 00 001797	08	2-1	05-00	D	NO		09/25/01

GREEN HAROLD C

DESC-1.. IMPS183.808 AC

GREEN ANN M

DESC-2.. 3600 FT S BUTLER RD

14111 GREEN RD

PREMISE. 14111 GREEN

RD
00000-0000

GLYNDON

MD 21071-5011 FORMER OWNER: JACKSON CATHERINE B

----- FCV -----		----- PHASED IN -----				
	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	187,490	187,490				
IMPV:	460,460	460,460	TOTAL..	647,950	647,950	647,950
TOTL:	647,950	647,950	PREF...	37,490	37,490	37,490
PREF:	37,490	37,490	CURT...	489,990	489,990	489,990
CURT:	489,990	489,990	EXEMPT.		0	0
DATE:	09/98	08/01				

---- TAXABLE BASIS ----		FM DATE
02/03 ASSESS:	647,950	08/23/01
01/02 ASSESS:	647,950	06/01/01
00/01 ASSESS:	255,840	06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

CODE ENFORCEMENT REPORT

NCF

DATE: 10, 4, 01 INTAKE BY: KW CASE #: 076618 INSPEC: 10

COMPLAINT LOCATION: 14111 Green Rd.

ZIP CODE: 21071 DIST: _____

COMPLAINANT NAME: Mr. Alderman PHONE #: (H) 321-0600 (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: Shooting Range in RC 2

IS THIS A RENTAL UNIT? YES _____ NO _____
 IF YES, IS THIS SECTION 8? YES _____ NO _____
 OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 23-00-001797 ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE, 8TH FLOOR
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4525
410-321-0600
TELECOPIER 410-296-2801

JHT
ELLIS LEVIN (1893-1960)
10/3/01
c8
JT

October 2, 2001

Mr. Arnold Jablon, Director
Baltimore County Department of
Permits & Development Management
111 W. Chesapeake Avenue, Suite 109
Towson, MD 21204

Re: 14111 Green Road
Tax Map #40, Parcel 173
Request for Enforcement Action

Dear Mr. Jablon:

I have the pleasure of representing Mr. and Mrs. Victor DiVivo who reside at 13939 Mantua Mill Road in the Glyndon area of Baltimore County. The property of Mr. and Mrs. DiVivo adjoin that property owned by Harold and Ann Green, identified above as having an address of 14111 Green Road.

The purpose of this letter is to request immediate enforcement action by your office relative to conditions which exist on the Green's property apparently in violation of the Baltimore County Zoning Regulations. Specifically, my clients are awakened on a regular basis, especially on weekends, due to the excessive firing of weapons from what appears to be a shooting range or shooting gallery. Located on a portion of the Greens' property is a large structure containing various shooting stations, together with two towers at either end. If desired, I can provide your office with a color photograph of this structure. A review of the 200 foot scale zoning map in your office did not reveal any prior hearing approving a shooting range for this property which is located in a RC-2 zone. Additionally, my clients believe that a large run-in shed, constructed very close to Mantua Mill Road has been erected in violation of the applicable provisions of the Baltimore County Zoning Regulations.

My clients have spent a significant amount of money in improving their property and are now faced with their health and safety potentially jeopardized. My clients are, therefore, requesting that immediate action be taken by Baltimore County to eliminate these offensive uses.

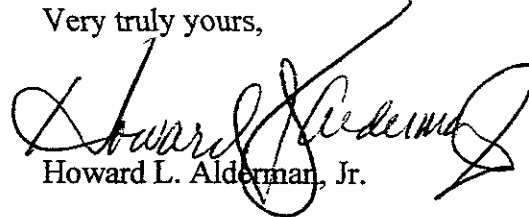
RC-2
1A01.2C24 - shooting Range / SPECIAL EXCEPTION 01-3392

October 2, 2001

Page 2

Upon your receipt and review of this letter should you or any member of your enforcement division desire copies of the photographs which I have, please let me know. I would also appreciate it if you would copy me on any and all correspondence relative to this complaint.

Very truly yours,

A handwritten signature in black ink, appearing to read "Howard L. Alderman, Jr.", written in a cursive style. The signature is positioned above the printed name.

Howard L. Alderman, Jr.

HLA/pal

cc: Mr. and Mrs. Victor DiVivo

G:\Clients\DiVivo, Victor\jablon-a2 ltr-9996-2.wpd



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 20, 2002

Robert A Hoffman
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number 02-356-X, 14001 – 14111 Green Road

The above matter, previously scheduled for Monday, April 22, 2002, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a faint, larger signature.

Arnold Jablon GDZ
Director

AJ: gdz

C: Amy Dontell, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
Ann M & Harold C Green, 1411 Green Road, Glyndon 21071-5011
Howard L Alderman Jr, 502 Washington Avenue, Towson 21204-4525



VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
(410) 494-6244
aldontell@venable.com

March 18, 2002

Hand Delivered

Mr. George Zahner
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 02-356-X
Petitioner: Harold C. Green

Dear George:

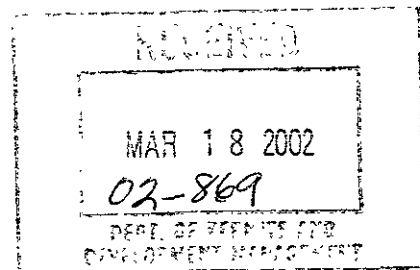
On behalf of the Petitioner, Harold C. Green, we respectfully request that the hearing date scheduled for the above referenced case on Monday, April 22, 2002 at 9:00am be rescheduled. Robert A. Hoffman, the Petitioner's attorney, is scheduled to attend a Zoning Hearing on that date for a different matter. We ask that when you reschedule this hearing that it be for Wednesday, May 1, 2002 and that we be allowed a full day for this case to be heard.

Thank you,

Amy L. Dontell
Amy L. Dontell
Paralegal

ALD

cc: Robert A. Hoffman, Esquire
Howard L. Alderman, Jr., Esquire
Mr. Harold C. Green





Baltimore County
Zoning Commissioner

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

June 17, 2002

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

RE: PETITION FOR SPECIAL EXCEPTION
Harold C. Green, et ux - Petitioners
Case No. 02-356-X

Dear Mr. Hoffman:

In response to your letter dated June 14, 2002 concerning the above-captioned matter and the method by which advance notice of shooting activities on the subject property shall be provided to the neighbors, the following comments are offered.

You have indicated that prior to any shooting activities, Mr. Green will conspicuously place a flag along his fence line near the intersection of Mantua Mill and Green Roads, as suggested by Ms. Jenkins, one of the Protestants in the matter. I am satisfied that this method of notification will be sufficient; however, it is recommended that the flag be placed in the location noted above at least 24 hours prior to the commencement of such shooting activities in order to be effective.

Thank you for your attention in this matter and should you have any further questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Harold C. Green
14111 Green Road, Glyndon, Md. 21071-5011
Mr. Mitchell Kellman, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Ave., Towson, Md. 21286
Ms. Deborah Supik-Jones, 15355 Old York Road, Monkton, Md. 21111
Howard L. Alderman, Jr., Esquire
Levin & Gann, 502 Washington Avenue, Suite 800, Towson, Md. 21204
Mr. & Mrs. Victor DiVivo, 13939 Mantua Mill Road, Glyndon, Md. 21071
Ms. Anne Baetjer Jenkins, 12509 Garrison Forest Road, Owings Mills, Md. 21117
Code Enforcement Division, DPDM; People's Counsel; Case File

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



ABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

rahoffman@venable.com

June 14, 2002

JUN 14 2002

Lawrence E. Schmidt, Zoning
Commissioner for Baltimore County
County Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Petition for Special Exception
Harold C. Green, et ux – Petitioners
Case No. 02-356-X

Dear Mr. Schmidt:

I am writing in the hopes of clarifying Restriction No. 5 in your Order dated June 10, 2002. As Mr. Green testified during the hearing, he is happy to provide "advance notice of the shooting activities" and proposes to do so by conspicuously placing a flag along the Greens' fence line near the intersection of Mantua Mill and Green Roads. The use of a flag at this location to provide advance notice was the suggestion of Ms. Jenkins. If, for any reason, you believe this method is not satisfactory, please let me know. I hope you were satisfied that Mr. Green has and will continue to be a good neighbor in this regard.

Very truly yours,



Robert A. Hoffman

RAH:mar

cc: Howard L. Alderman, Jr., Esquire
Mr. and Mrs. Harold C. Green
Mr. Mitchell Keilman
Ms. Deborah Supik-Jones
Ms. Anne Baetjer Jenkins

TOIDOC51/#139134 v1

FOWLEY & BECKLEY, P.A.
ATTORNEYS-AT-LAW
EXECUTIVE PLAZA I
11350 MCCORMICK ROAD, SUITE 502
HUNT VALLEY, MD 21031-1002

EDWARD A. HALLE, JR.
EXTENSION 106
E-MAIL: nedhalle@aol.com

TELEPHONE: 410-771-9900
FAX: 410-771-1910

February 20, 2002

Mr. and Mrs. Harold Green
14111 Green Road
Glyndon, MD 21071

Re: Petition for Special Exception to Board and Train Horses

Dear Chammy and Ann:

Thank you for your letter of February 1, 2002. I am writing to advise of my full support for your request for a special exception to operate a riding stable on your farm. The property is certainly well suited, in my opinion, for such a use and, as you know, my family has enjoyed the benefits of receiving riding instruction on the property.

Best personal regards.

Very truly yours,

A handwritten signature in black ink, appearing to be 'E. Halle, Jr.', written in a cursive style.

Edward A. Halle, Jr.

EAH/rl

IRVIN S. NAYLOR
100 BOXWOOD LANE
YORK, PENNSYLVANIA 17402-9301

February 20, 2002

Mr. & Mrs. Harold C. Green
Goose Green Farm
14111 Green Road
Glyndon MD 21071

Dear Ann and Chammy:

Thank you for your letter of February 1.

The word "concern" has taken a meaning in today's regulatory society far exceeding the pioneer days when "concern" between neighbors meant friendly help and appropriate assistance!

I hope the enclosed letter will be useful and, of course, you may use it in any appropriate way.

All of those of us in the valley who fox hunt or ride or shoot or beagle have special interests and the only way that our community can remain free for that usefulness within appropriate boundaries is to maintain a cohesiveness of understanding for the reasonable exertions of others.

Incidentally, my son and daughter-in-law and family live at Springfield Meadows; she and my grandchildren hunt with Green Spring. I was injured in April, 1999, and am confined to a wheelchair, but the rest of the family still hunts and is active with Green Spring.

Ann, Diane genuinely appreciated your "grits" cookbook! But if the two of you can ever concoct a grits recipe to my liking, I'd be surprised!

Best wishes.

Yours very truly,



Irvin S. Naylor

djw

Enclosure

IRVIN S. NAYLOR
100 BOXWOOD LANE
YORK, PENNSYLVANIA 17402-9301

February 20, 2002

Mr. & Mrs. Harold C. Green
Goose Green Farm
14111 Green Road
Glyndon MD 21071

Dear Mr. & Mrs. Green:

Thank you for your letter of February 1, 2002.

Please consider this a letter of support for your zoning applications and, as such, may be submitted to the zoning commissioner.

We own a 150-acre farm at 2300 Geist Road, Glyndon, Maryland, about one-half mile southeast of the closest point from your farm.

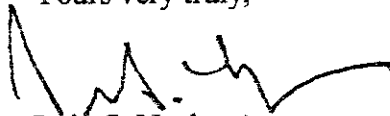
Diane and I support your petition to the Baltimore County zoning regulation bureau:

1. To establish a private skeet range
2. To continue to train horses
3. To construct a wooden silo to be used as an office.

We may be contacted by mail at the above address or by telephone at 717-843-4344 if any member of the zoning commissions cares to do so.

Best wishes.

Yours very truly,


Irvin S. Naylor *fn*

djw





6225 Smith Avenue
Baltimore, Maryland 21209-3600
www.piperrudnick.com

MAIN PHONE (410) 580-3000
FAX (410) 580-3001

ANDRE W. BREWSTER

DIRECT PHONE (410) 580-4114

February 22, 2002

Mr. and Mrs. Green
Goose Green Farm
14111 Green Road
Glyndon, Maryland 21071

Dear Chammy and Ann:

I am in receipt of your letter of February 1, 2002 pertinent to the activities conducted on your farm. I want you to know that I have no problem with the activities that you contemplate. If you wish, you may use this letter during the zoning proceedings.

Sincerely,

Andre W. Brewster

AWB/mwc

HUGH L. ROBINSON II
710 REGESTER AVENUE
BALTIMORE, MARYLAND 21212

24 April 2002

Mr. Harold C. Green
14111 Green Road
Glyndon, Maryland 21071

Dear Harold,

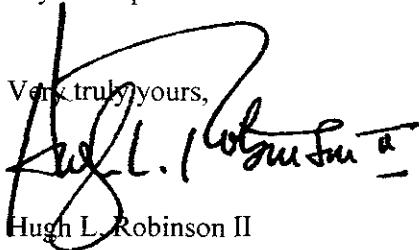
I write to you as a resident of Baltimore County in regard to the hearing before the zoning board scheduled for 20 May 2002.

As a lifelong resident of the County, I have always cherished the unique relationship we have between the urban and rural natures of our jurisdiction. As such, we enjoy the opportunity to choose between the two kinds of environments, and the pros and cons of life in each place.

You have chosen the more rural aspects of the Worthington Valley/Glyndon area, and enjoy the ability to engage in some of the traditions of the country, one of which is shooting. I wholeheartedly support you in your request to the County to be able to shoot at will on your property.

I wish you the best of luck and please let me know if there is anything else I can do to assist you in your request.

Very truly yours,

A handwritten signature in black ink, appearing to read "Hugh L. Robinson II", with a stylized flourish at the end.

Hugh L. Robinson II

FFP, LTD.
4200 PINEY GROVE ROAD
GLYNDON, MARYLAND 21071
WFOSTER@MSN.COM

TELEPHONE
410-429-4000

FACSIMILE
410-837-6468

February 20, 2002

Mr. Lawrence Schmidt, Zoning Commissioner
Baltimore County
County Court Building
Room 405
401 Bosley Avenue
Towson, MD 21204

Re: Goose Green Farm
Glyndon, Maryland

Dear Mr. Schmidt,

I understand that Mr. and Mrs. Harold Green are seeking approval for several (3) exceptions to the County zoning regulations. As a neighbor and long time resident of the community I wish to express my support for all of the requested exceptions. All of the requested exceptions, the "shooting range", the "riding stable" and the silo renovation are uses of the property that are consistent with the character of the community and the historic uses of Goose Green farm and the adjacent farms.

To my knowledge the skeet range Mr. Green has constructed is only used personally. As a personal skeet range, I do not believe it requires County approval. Nonetheless, skeet shooting and hunting were two activities Mr. Green's predecessor-in-title, Mr. Jim McHenry, pursued regularly on the land. The nearby property, Snow Hill Farm, used to be the site of released peasant hunts when owned Mr. Gary Black. Likewise, in the 70's Mr. Thomas Nichols, owner of the property two miles to the southwest regularly held released pheasant hunts. Shooting for sport, whether it be live birds or clay birds as Mr. Green prefers, has been conducted by members of the community for years without complaint or concern by neighbors.

The design and placement of Mr. Green's skeet range is such that it poses absolutely no danger to his neighbors. I would encourage your office to approve Mr. Green's requested exception for a personal skeet range on basis that it is consistent with prior uses of the property and surrounding properties and is of safe design.

The request for an exception to operate a riding stable should likewise be granted because such a use is compatible within the neighborhood where horse riding and training goes on daily. The facilities and the barn maintained by the Greens are well suited for the boarding of horses and providing riding instruction on the grounds. The operation of a riding stable by the Greens would in no way impose on any of the surrounding neighbors.

Finally, the proposal to reconstruct a silo as an office next to the barn should be approved so long as it the use is personal. The fact that it will be similar in appearance to an earlier silo makes the proposal particularly palatable and supportable. The landscape surrounding the Green property is rural and the addition of the silo would be absolutely consistent with rural landscape. Efforts to maintain the character of the neighborhood and landscape should be supported by your Board.

I hope to testify on the requested exceptions but ask that you will give this letter the same consideration as personal testimony in the event that I am unable to attend the hearing. Thank you in advance.

Sincerely,

A handwritten signature in black ink, appearing to read 'FW Foster', written in a cursive style.

Franklin W. Foster

MICHAEL J. BANOSKY
2536 Hampton Avenue
Allison Park, PA 15101

Michael J. Banosky is a 1964 graduate of the University of Pittsburgh with a Bachelor of Science Degree in Civil Engineering. A registered professional engineer in the Commonwealth of Pennsylvania since 1969, Mr. Banosky has served as a consultant to project construction management, environmental compliance, and transportation/traffic planning and design. Since 1981, he has provided shooting range technical assistance to various organizations within the Commonwealth and other states.

Mr. Banosky provides on-site civil engineering technical analysis for shooting sports safety, range development, sound abatement and air quality control using the protocol established by the National Rifle Association of America. He conducted one of the constructability review commentaries on the NRA's first comprehensive range book which contains the most current state of the art guidelines for planning, designing, and constructing indoor and outdoor shooting sports facilities.

Mr. Banosky has made formal presentations to community officials for such shooting sports facilities as the: U.S. Bettis Atomic Power Laboratory; Fox Chapel Area School District; Pennsylvania Game Commission Scotia Range; Jefferson Borough Police Department; Robinson Township Board of Supervisors; Elizabeth Township Sportsmen's Association; Greater Pittsburgh Trap & Skeet Club; and the City of Frostburg. He has conducted shooting range technical studies in the states of Maryland, Michigan, New York, Ohio and Virginia.

Mr. Banosky is a certified marksmanship training counselor/instructor/coach emeritus and an official referee of the National Rifle Association of America. He has held an International Shooting Union Judge license and attended world class competition as an official at the 1984 Olympic Games in Los Angeles; the 1987 World Cup in Mexico City; the 1987 Pan American Games in Indianapolis; and the USA World Cups 1990 through 1993 in Los Angeles.

Mr. Banosky provides civil engineering assistance as an NRA Range Technical Team Advisor. His efforts for developing safe shooting sports facilities within the Commonwealth and other states are contributed as an unpaid volunteer conducting a public service to the community.

* * * *

MJB.11.11.01

EDWARD MURRAY
MARY'S MEADOWS
2434GEIST ROAD
GLYNDON, MD 21071

4/29/02

Baltimore County
Office of the Zoning Commissioner
Towson, Md.
21204

Re. Mr. & Mrs. Harold Green, 14111 Green Rd. Glyndon.

I understand Mr. Green has made some requests to have a shooting range, riding stable, & modify part of his farm buildings.

Concerning the shooting range, we have no objections to occasional personal shooting with friends. We have & still occasionally do a little target practice in the back field. However, we have definite objections to a public shooting range, used by other than himself or his family accompanied by friends.

Concerning the riding stable, we are supporters of riding, the boarding of horses, & instruction in the sport, having done all those things in the past.

We have no problem with the change in the silo, which is certainly a very minor matter in relation to what some of our neighbors have done in the past

I believe this covers our concerns. If there are any questions about our views on these matters, I can be reached at 410 833 7296.

Thank you for your cooperation in these matters.

Cynthia D. Murray
Edward Murray
EDWARD & CYNTHIA MURRAY

Green.doc

Dear Harold,
Hope this is sufficient, but if you need
anything more, give me a call.
Ned

DRAFT

Franklin W. Foster
4200 Piney Grove Road, Glyndon Maryland 21071
Telephone 410-429-9950

February 20, 2002

Mr. Lawrence Schmidt, Zoning Commissioner
Baltimore County
County Court Building
Room 405
401 Bosley Avenue
Towson, MD 21204

Re: Goose Green Farm
Glyndon, Maryland

Dear Mr. Schmidt,

I understand that Mr. and Mrs. Harold Green are seeking approval for several (3) exceptions to the County zoning regulations. As a neighbor and long time resident of the community I wish to express my support for all of the requested exceptions. All of the requested exceptions, the "shooting range", the "riding stable" and the silo renovation are uses of the property that are consistent with the character of the community and the historic uses of Goose Green farm and the adjacent farms.

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Finally, the proposal to reconstruct a silo as an office next to the barn should be approved so long as it the use is personal. The fact that it will be similar in appearance to an earlier silo makes the proposal particularly palatable and supportable. The landscape surrounding the Green property is rural and the addition of the silo would be absolutely consistent with rural landscape. Efforts to maintain the character of the neighborhood and landscape should be supported by your Board.

I would be happy to testify on the requested exceptions but hope that you will give this letter the same consideration as personal testimony. Thanks in advance.

Sincerely,

Franklin W. Foster

WHIT FOSTER

Chang & Han.

Please review & let
us know if this is all
or going in the way

direct in

All the best
wh

Lep
5/20

**HUNTING RIDGE FARM
14300 GREEN ROAD
GLYNDON, MD 21071**

April 1, 2002

APR 4 2002

Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 02-356-X

Dear Commissioner:

I live across the road from Harold C. Green as shown by the above address. I have lived in this area for the past 65 years, preceded by my father moving to the area in 1926.

I find it ludicrous that the Green's must file for a permit for a riding stable, office, and a shooting range since all have existed in this and adjacent areas for over five (5) decades.

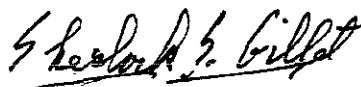
Horses have been boarded and trained on these farms since before my childhood. Obviously every farm had to have some sort of office from which to operate, keep records, etc., whether it was a barn, implement shed, or house.

As far as shooting in the area, it went on most months of the year, depending on the seasons for quail, jacksnipe, woodcock, pigeons, squirrels, and deer. Mr. William V. Elder (deceased) lived in the former schoolhouse opposite Mantua Mill and trained hunting dogs across the valley floor and surrounding hills and pridefully called them his Western Run breed. Skeet ranges were on the Martin and Fenwick properties around the corner on Tufton Avenue. (The Maryland Hunt Cup has run over those farms since the 1920s.)

The aforementioned activities are "grandfathered" so what is all the fuss about permits? My wife and I would like to see the aforementioned activities continue in the area; that is one of the reasons we have lived here for so many years.

If you have any questions, I will be happy to give you an earful.

Very truly yours,


Sherlock S. Gillet

Sherlock S. Gillet Jr.

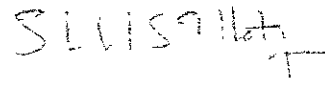
March 18, 2002

Baltimore County Zoning Commissioner
c/o Mr. Harold Green
Green Road
Glyndon, Maryland 21071

Dear Commissioner,

I am writing in support of Mr. and Mrs. Harold Green's requests for three special exceptions. The Greens are a very considerate family who are interested in maintaining Baltimore County's natural beauty. The community is fortunate to have Chammy and Ann. I encourage the zoning board to approve the zoning requests in full.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "SLUGILLET", with a horizontal line extending to the right.

Sherlock S. Gillet Jr.



BROWN INVESTMENT ADVISORY
& Trust Company

JACK S. GRISWOLD
DIRECTOR, AND
SENIOR ADVISOR

PHONE: (410) 637-6806
FAX: (410) 625-5387
email: jgriswold@brownia.com

March 7, 2002

Baltimore County Zoning Board

Re: Goose Green Farm Skeet Range

Dear Sir,

My friends and neighbors Chammy and Ann Green have asked me to write you a letter concerning their facility for shooting clay birds. I have no objection to this facility whatsoever provided the usage is controlled sensibly. In fact, Chammy has invited myself and members of my family to shoot on occasion, which we have greatly enjoyed. I would suggest if possible a limitation be placed on the facility usage (i.e. Sunday afternoons) so that a conflict with the foxhunt or irritations to neighbors be avoided.

The Greens are wonderful people and great contributors to our community.

Sincerely yours,

Jack S. Griswold

FRANÇOIS MITON

Mr & Mrs Harold GREEN

Goose Green Farm

14111 Green road, GLYNDON - MD 21071

Feb 17, 2002

RE = your note, property activities

Dear Chammy, Dear Ann,

We are extremely surprised that such a complaint was lodged with Baltimore County. We all know that you recently constructed the skeet range on your farm for your personal use, and thanks to your generosity your close friends benefit from the possibility of practicing this wonderful Sport with you.

The farming activities, boarding and riding horses in particular, have existed on this farm for two hundred years. We would like to see the Baltimore County Zoning Board approve the private use of your property as well as your project to replace the silo that was previously part of the ensemble of the barns.

We cannot imagine that any institution would oppose your efforts to preserve our magnificent country side and prevent you from enjoying your lovely property, All of us benefit from your recent arrival amongst us.

My wife and my children join me to send you all our deepest friendship and support .
Warmest regards,



Francois MITON

Personal address

P.O. Box 1321, 8 Timothy's Green , BROOKLANDVILLE, Maryland 21022,USA.

Home Tel:(410) 602 1258, Fax (410) 602 0287,

3/4/02

ACHSAH

Baltimore Co. Zoning Commission
Towson, Md.

re: Goose Green Farm
Quinden, Md.

To Whom it May Concern,

This letter of support hopes that Mr. and Mrs. Green's requests will be approved. My family have lived in Baltimore Co. for many generations and we support the Greens efforts to restore the barn and allow boarders at their barn.

We have also had the pleasure of shooting at their skeet range and as neighbors and lifetime sportsmen can testify that the skeet range is run very safely and run solely for the friends and personal use. It was constructed with safety in mind by professionals. Its limited use is a product of its purpose; as a fun hobby.

Thank you for your time and attention

Sincerely,

Achsa O'Donoghue
Grasslands Farm
Upperco, Md. 21155

WALTER WICKES BREWSTER



Feb. 14-'02

Dear Ann and Channy,

Thank you for sending
the letter re Goose Green Farm.
I enclose a letter to the Zoning
Commissioner - I can't believe

you will run into snags for these
three requests, and wish you
speedy results -

I am proud to know
you - (and play tennis with you)

affectionately,
Maggie

Re Goose Green Farm - Glyndon, Md.

WALTER WICKES BREWSTER



February 14, '02

Dear Zoning Commissioner,

I urge you to approve

Mr. Mrs. Harold Green's continued
use of their skel range, to approve
the use of their riding stable to
board and train horses, and the

addition of a silo to the existing barn
to serve as a farm office.

The Greens are outstanding
neighbors who spend their
energy, treasure, and talent
improving their farm for all of
us to enjoy. They improve the
Worthington Valley daily. We are
so fortunate to have them in
our community -

Sincerely, Margaret Brewster

HUNTING RIDGE

February 24/02

To whom it may concern:

Mr. and Mrs. Harold Green
live directly across the road from us.
They are in every conceivable way
perfect neighbors. They contribute their
talents and humor to our community and
they make their farm and its resources
available to all of us.

They are people of taste, talent,

enthusiasm and discernment. In no way have they ever taken advantage of their neighbors or been inconsiderate. Whenever exceptions they apply for, we will support them.

If you should like further information or personal testimony, please notify us.

Iva and Sherlock Gillet
14300 Green Rd. 21071
410-833-3722

We would glad speak on their behalf.

Most Sincerely, Iva and Sherlock Gillet

MARK M. COLLINS, JR.
2050 GEIST ROAD
GLYNDON, MARYLAND 21071

Dear Ann & Harold,

We are writing with regards to your upcoming
meeting with the Baltimore Conference Commission.

We support your proposals to use the farm
to Board horses. You have lots of beautiful
land, a big barn, and this use is extremely
appropriate for the location - in fact it is an
asset for many friends and neighbors.

The Silo, I'm sure, will look wonderful - in
particular because it will be taking the farm
back to the past, as I understand a silo
once stood in your barn yard.

The shooting range is a potential problem
as so many of us live within earshot of
the range. However occasional personnel and

friends use is entirely reasonable
and should be within your rights as a
major property owner. We've had ISSUES
with SHOOTING in our neighborhood - one
SATURDAY having people shooting on 3 sides
of our farm. They were not supervised
so we had to keep all animals, livestock,
and children inside. Your range is more
professional and the shooting is focused, so
it will NOT be a danger to neighbors.
We hope you get the permission you seek
from the County to continue your personal
use of the range.

Please let us know if we can be of
Any assistance to you in these things
Warmest Regards, Kelly T. Mbe

Red Goffman -

Enclosed are numerous letters
of support. We expect at least
another 10-15 to arrive in the
next week. Will send them
on in next batch. Back in office

3-14-02 -

Thompson
J. Andrus

Dear Ann and Channing:

I am writing this to voice my support for your endeavors on your farm. You have gone out of your way to be hospitable to all of us around you. You've helped my horse training efforts immeasurably by welcoming me on to your property's property which is maintained in tip top condition. On any occasions when you did use your shooting range, you always called me in advance.

Given The consideration you have
shown for me and Thers, I think
you should be allowed to enjoy your
farm and improve it as you see
fit.

I thank you for your spirit
of community and generosity

Sincerely

Ellen Murphy

AVIS LYON STETTINIUS

April 23, 2002

Don & Ann,

Not that we live close enough
to be "important" about your zoning,
but you guys are wonderful and
deserve to have anything you want
and that's that!!! Truly
Austwillie

02-356-X

PETITIONER'S SIGN-IN SHEET

[illegible]



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

BUILDING PERMIT

[Signature]
BUILDINGS ENGINEER

PERMIT #: B474542 CONTROL #: MR DIST. 00 PREC 02
DATE ISSUED: 01/31/2002 TAX ACCOUNT # 2300001797 CLASS. 05

PLANS: CONST 0 PLOT 1 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 14111 GREEN RD
SUBDIVISION: 3200 FT S BUTLER RD

OWNERS INFORMATION

NAME: GREEN, HAROLD & ANN
ADDR: 14111 GREEN RD GLYNDEN, MD 21071-5011

TENANT:

CONTR. OWNER

ENGR.

SELLR

WORK.

CONSTRUCT 45FT TALL SILO W/OFFICE &
POWDER ROOM ADDITION TO EXISTING FREE STANDING
BARN. 14' DIAMETER 1348SF. CANCEL B472367MR.
WORDING CHANGE. EXPIRES 1/1/03. ANY USE W/IN
SILO MUST BE ACCESSORY TO THE FARM

THIS PERMIT
EXPIRES ONE
YEAR FROM DATE
OF ISSUE

ELEC. CODE:

RESIDENTIAL CATEGORY DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: FARM W/SFD & BARN & ADDITION TO BARN
EXISTING USE: FARM W/SFD & BARN

TYPE OF IMPRV. ADDITION

USE: ONE FAMILY

FOUNDATION

BASEMENT

SEWAGE PRIV. EXISTS

WATER PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 103.81 AC

FRONT STREET

SIDE STREET

FRONT SETB. 1000

SIDE SETB. 750' MIN

REAR SETB.

REAR SETB. 700'

[Handwritten signature]

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 1/29/02
OEA: [Signature]
HISTORIC DISTRICT/BLDG.

PERMIT #: B177542
RECEIPT #: 144-1603
CONTROL #: [Signature]
XREF #:

PROPERTY ADDRESS 14111 Green Road
SUITE/SPACE/FLOOR
SUBDIV: 3600 FT S of Butler Road
TAX ACCOUNT #: 2300001797
OWNER'S INFORMATION (LAST, FIRST)
NAME: Green, Harold C and Ann M
ADDR: 14111 Green Road Glyndon MD 21071-5011

FEE: \$1300
PAID:
PAID BY:
INSPECTOR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES — NO —

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS

BUILDING 1 or 2 FAM.

APPLICANT INFORMATION

NAME: Mitch Kellman
COMPANY: DMW, Inc.
STREET: 200 East Pennsylvania Ave
CITY, ST, ZIP: Towson, MD 21286
PHONE #: 410-296-3333 MHIC LICENSE #:
APPLICANT
SIGNATURE: [Signature] DRCH#
PLANS: CONST PLOT 1 PLAT DATA EL 1 PL 1
TENANT
CONTR: [Signature]
ENGR:
SELLR:

CODE CODE
BOCA CODE

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
05. SWIMMING POOL
06. GARAGE
07. OTHER
08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE
- BASEMENT
1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINFC. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER
2. PRIVATE SYSTEM
3. SEPTIC
4. PRIVY
- EXISTS PROPOSED
EXISTS PROPOSED
EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$2,000
OF MATERIALS AND LABOR

PROPOSED USE: (Farm) SFD + Barn + Addition to Barn
EXISTING USE: (Farm) SFD + Barn

OWNERSHIP

1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. Y 2. N BATHROOMS

POWDER ROOMS

KITCHENS

CLASS \$
LIBER 12-99- FOLIO 292

BUILDING SIZE

FLOOR 154

WIDTH 14

DEPTH 46

HEIGHT 46

STORIES 2

LOP #3 2

CORNER LOT

1. Y 2. N

LOT SIZE AND SETBACKS

SIZE 183,810 AC

FRONT STREET 1600'

SIDE STREET

FRONT SETBK 1600'

SIDE SETBK 700' / 400'

SIDE STR SETBK 2000'

REAR SETBK 700'

ZONING RC2

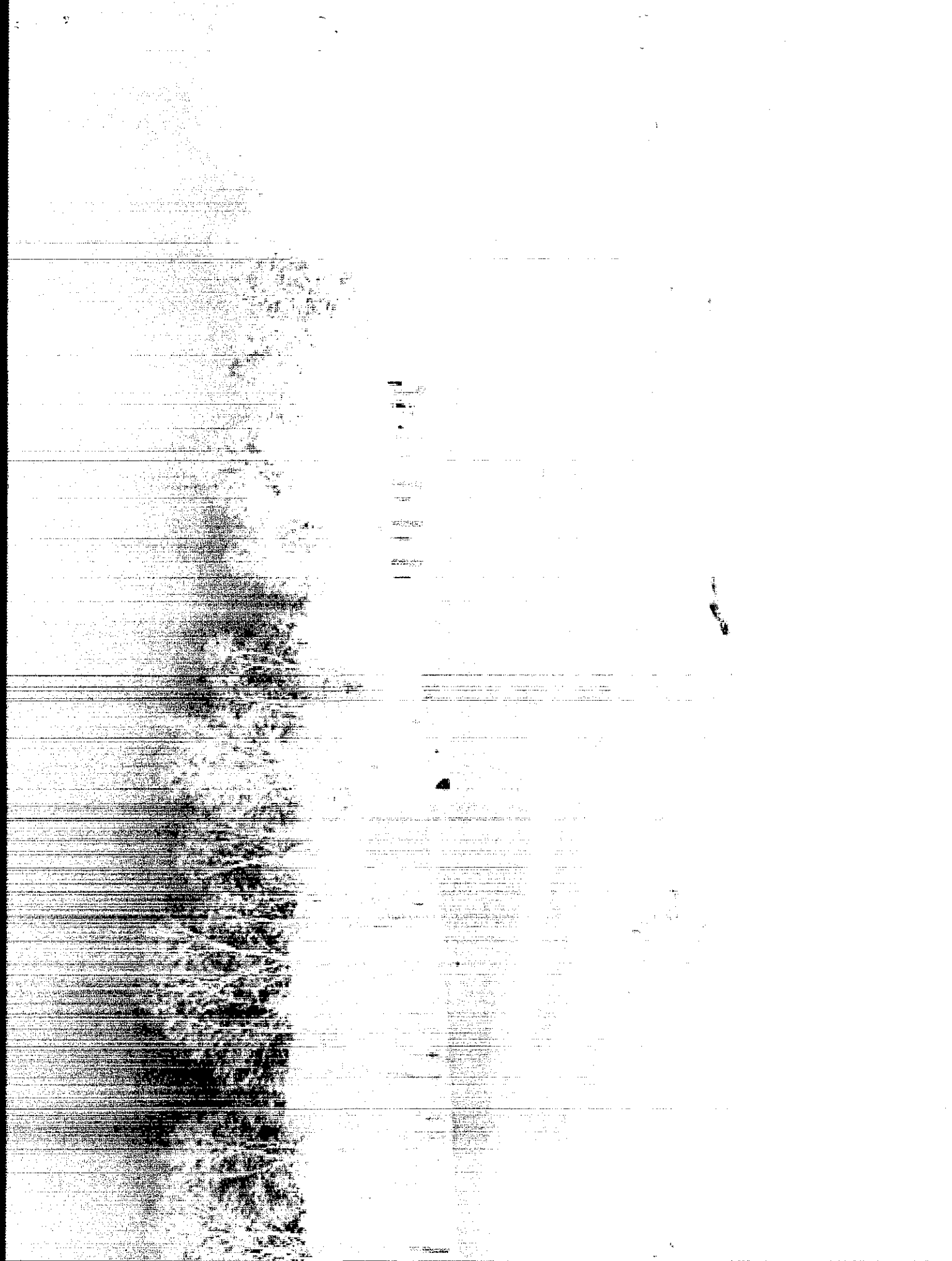
APPROVAL SIGNATURES

DATE

BLD INSP: [Signature] 1/29/02
BLD PLAN: [Signature] Final 1/29/02
FIRE: [Signature]
SEDI CTL: [Signature]
ZONING: [Signature] Final 1/29/02
PUB SERV: [Signature]
ENVRMNT: [Signature] Final 1/30/02
PERMITS: [Signature]

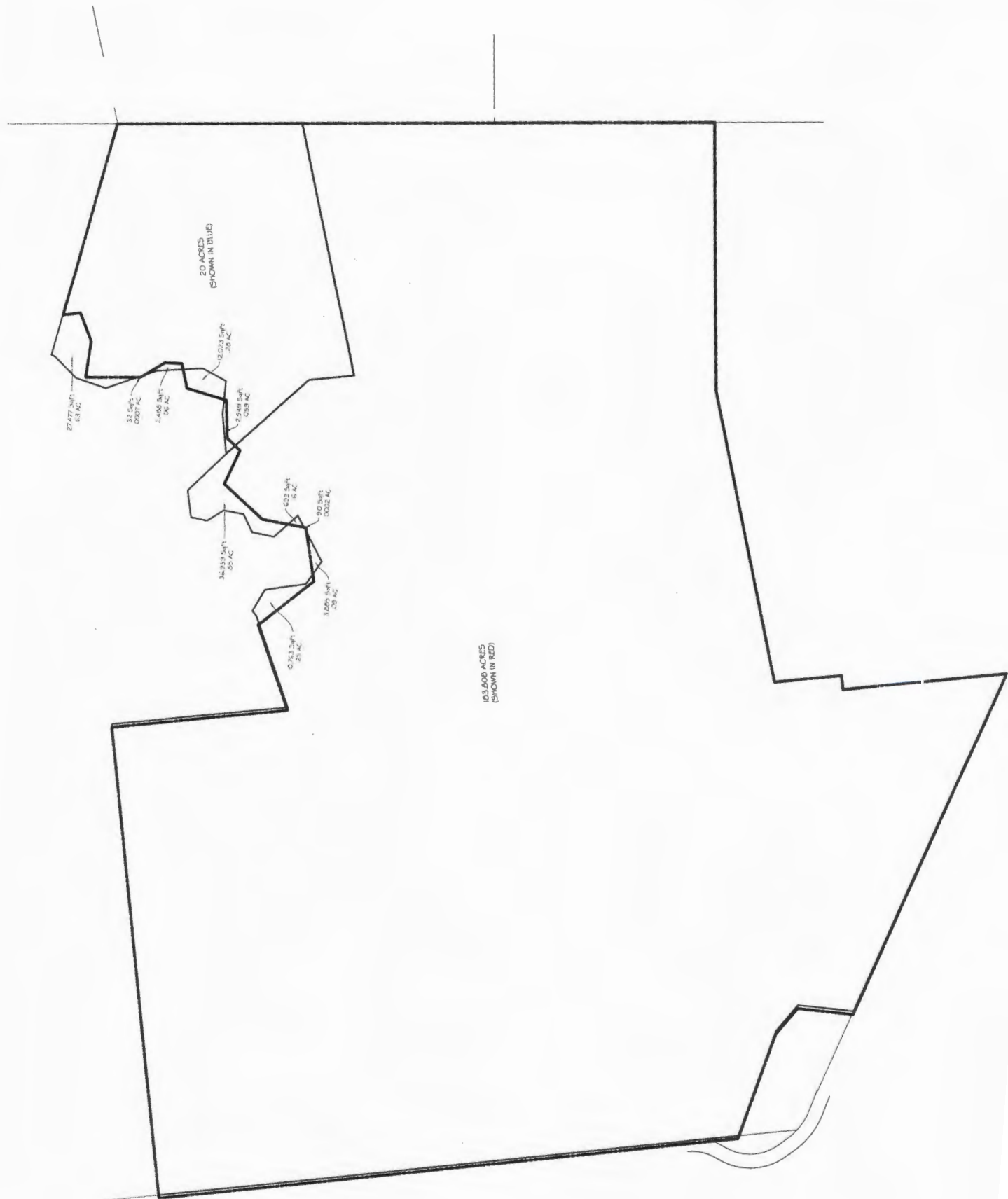
MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND - NO PERMIT FEES REFUNDED

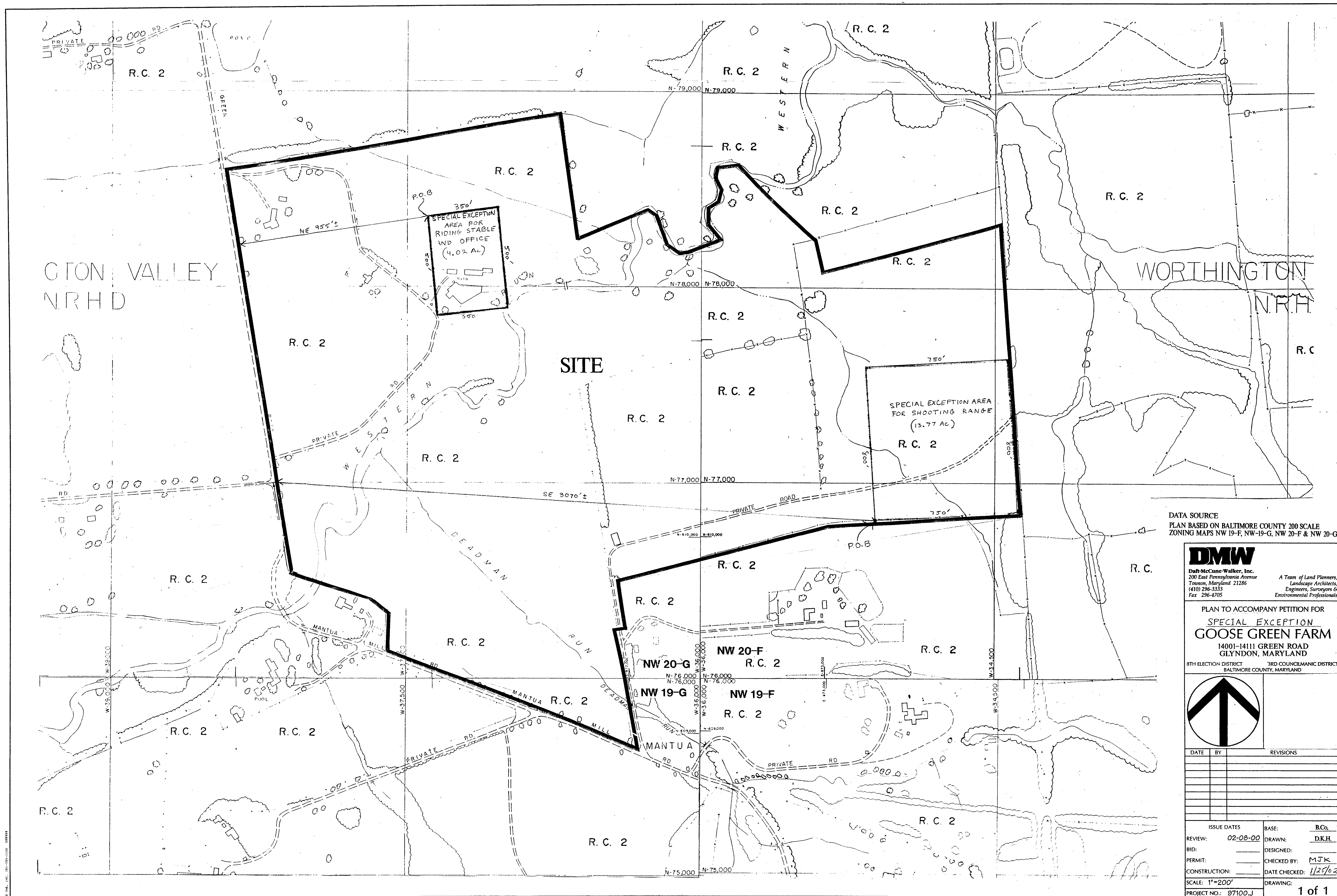




HAROLD GREEN FARM SHOOTING RULES

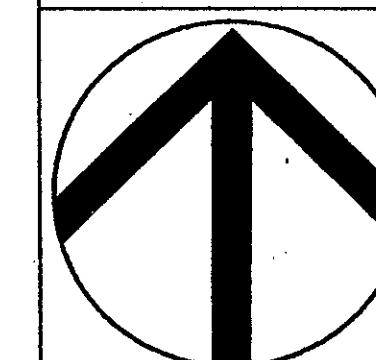
1. THINK SAFETY FIRST & ALWAYS.
2. EYE AND EAR PROTECTION MUST BE WORN BY SHOOTERS & SPECTATORS.
3. KEEP ACTIONS OPEN & GUNS UNLOADED UNTIL ON STATION.
4. NEVER LOAD MORE THAN TWO SHELLS IN THE GUN (1 FOR SINGLES, 2 FOR DOUBLES).
5. ALWAYS MAKE SURE GUN IS OPEN & EMPTY BEFORE LEAVING YOUR STATION.
6. KEEP LOADED & UNLOADED GUNS POINTED DOWN RANGE & IN SAFE DIRECTION AT ALL TIMES.
7. ALL CHILDREN MUST BE SUPERVISED CLOSELY AT ALL TIMES.
8. NO ONE OTHER THAN HAROLD GREEN OR DESIGNATED PERSONS ARE ALLOWED IN THE TRAP HOUSES - NO EXCEPTIONS.
9. ABSOLUTELY NO ALCOHOLIC BEVERAGES MAY BE CONSUMED ON GROUNDS WHILE SHOOTING IS IN PROGRESS.
10. FAILURE TO FOLLOW THESE SIMPLE RULES COULD RESULT IN REMOVAL FROM COURSE & REVOKING OF SHOOTING PRIVILEGES.



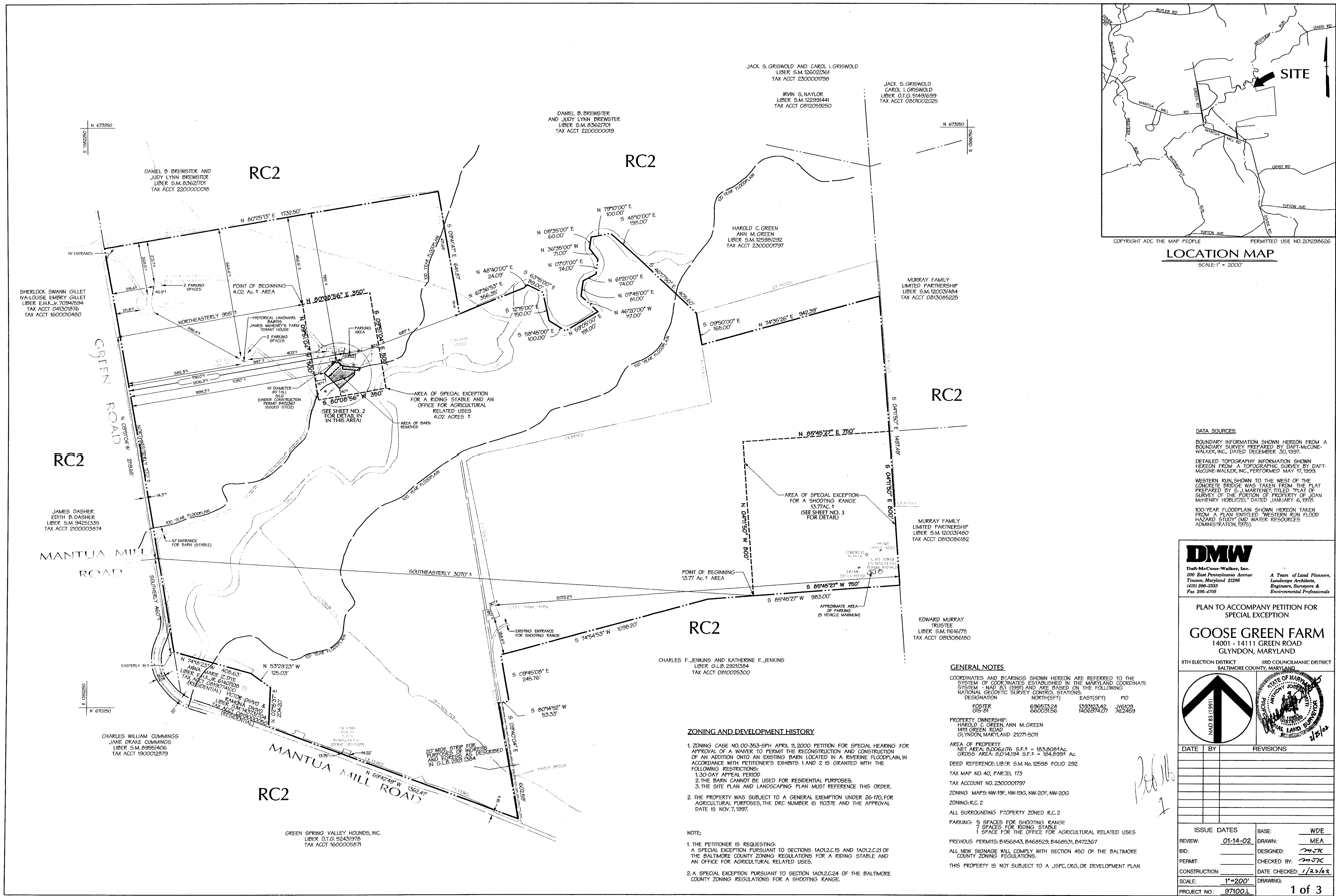


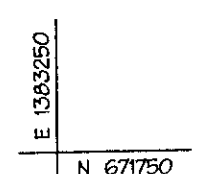
DATA SOURCE
PLAN BASED ON BALTIMORE COUNTY 200 SCALE
ZONING MAPS NW 19-F, NW-19-G, NW 20-F & NW 20-G

PLAN TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
GOOSE GREEN FARM



ISSUE DATES	BASE: <u>B.Co.</u>
REVIEW: <u>02-08-00</u>	DRAWN: <u>D.K.H.</u>
BID: _____	DESIGNED: _____
PERMIT: _____	CHECKED BY: <u>MJK</u>
CONSTRUCTION: _____	DATE CHECKED: <u>1/25/02</u>
SCALE: 1"=200'	DRAWING: <u>1 of 1</u>
PROJECT NO.: 97100.J	

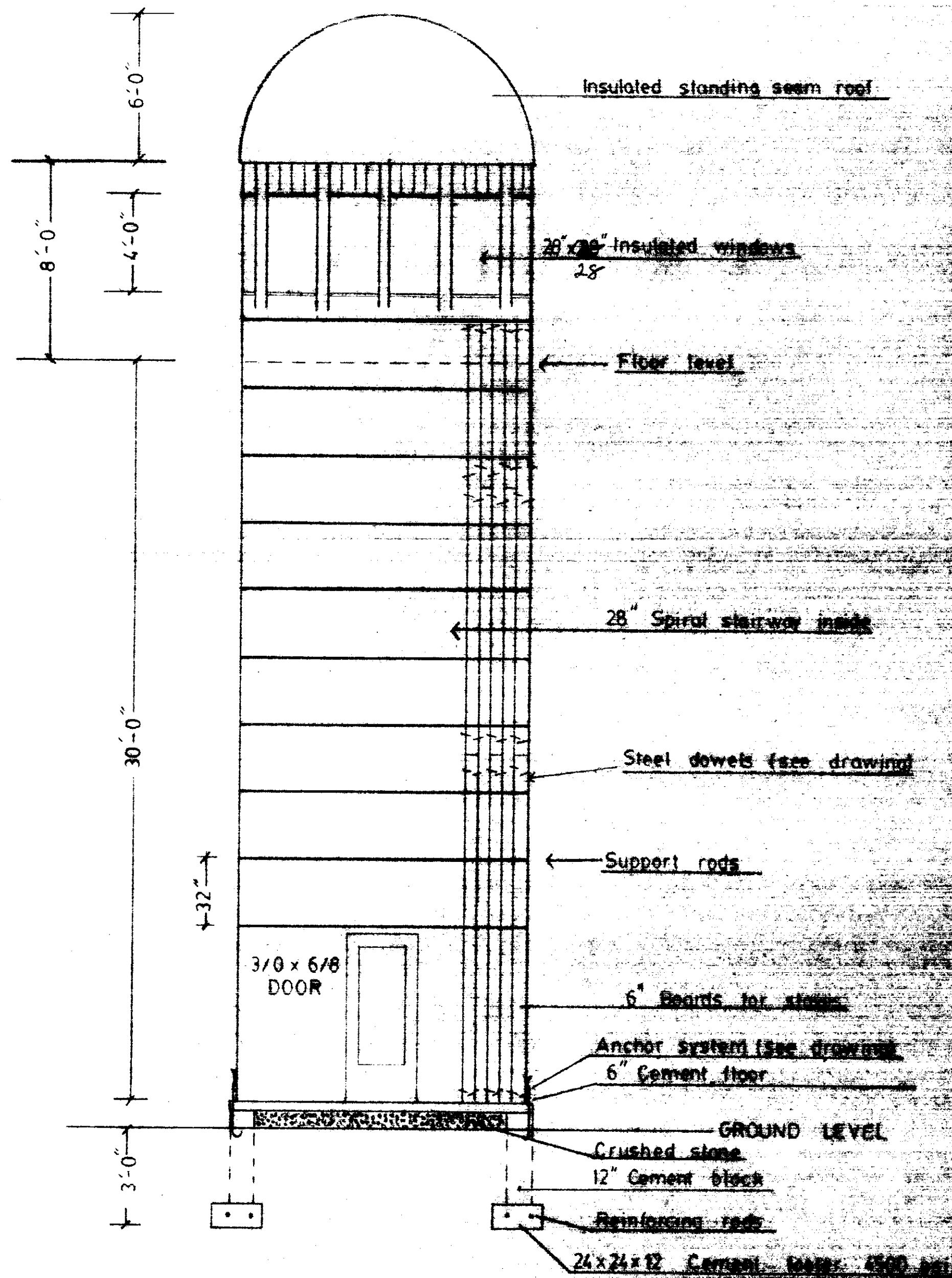




S 80°08'56" W 350

20/02/2011 11:36:58 AM mal Alexander

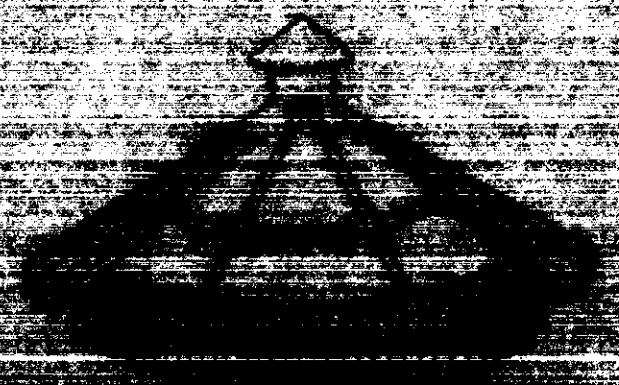




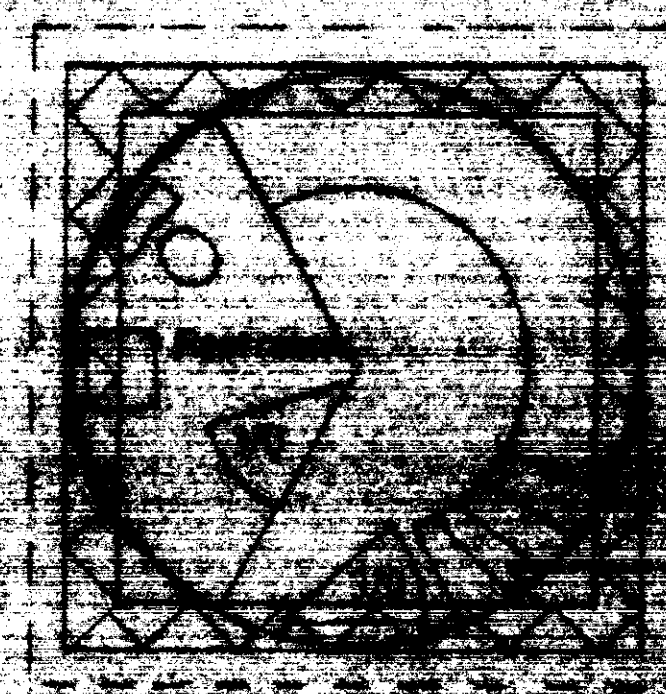
STEEL WALL PLATE



ANCHOR SYSTEM

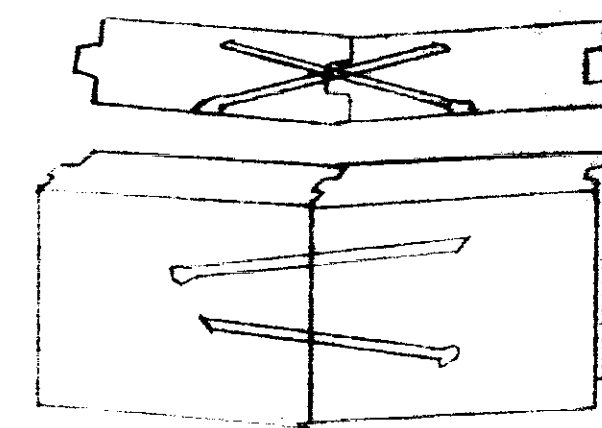
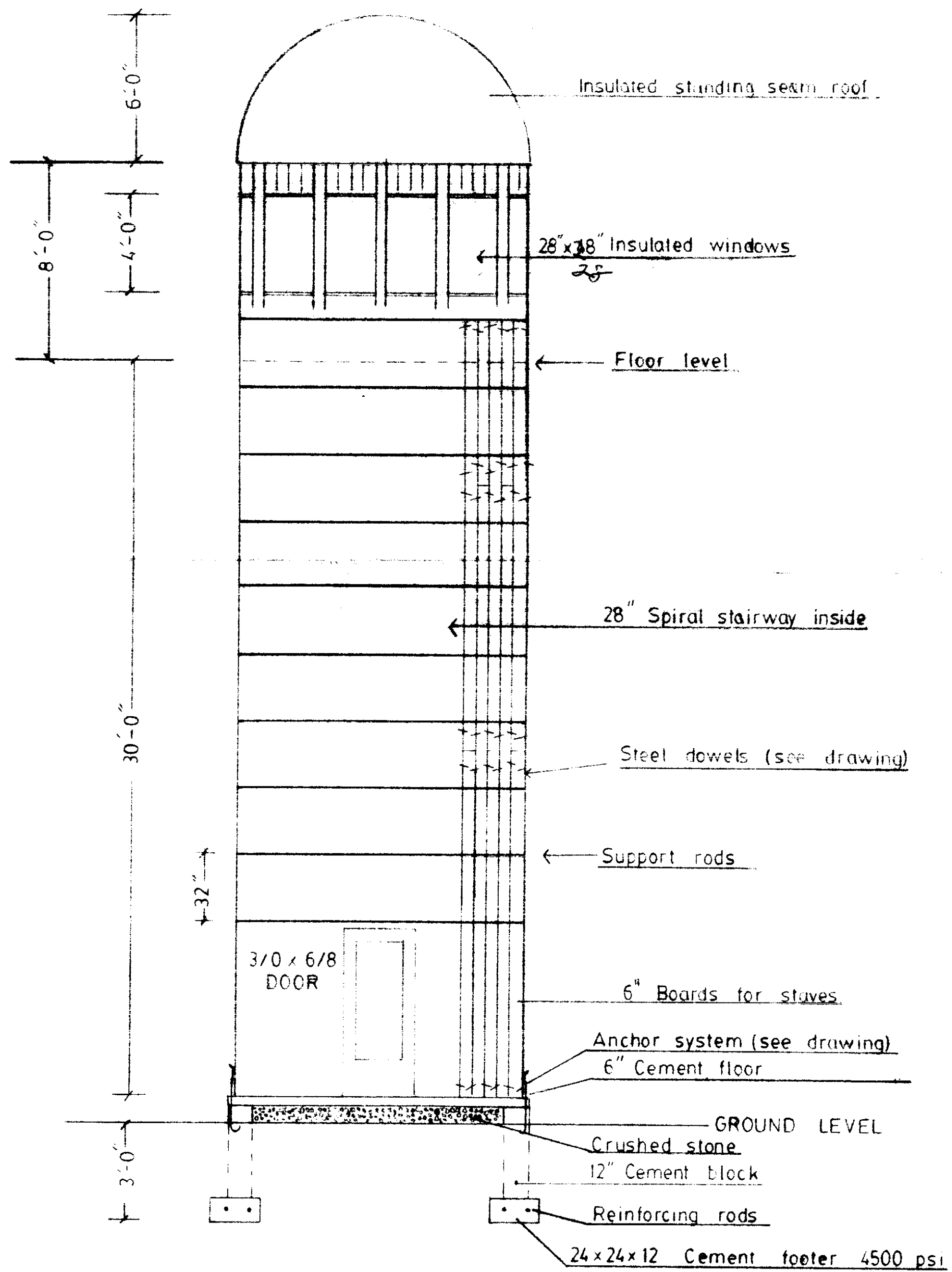


28" SPIRAL STAIRWAY

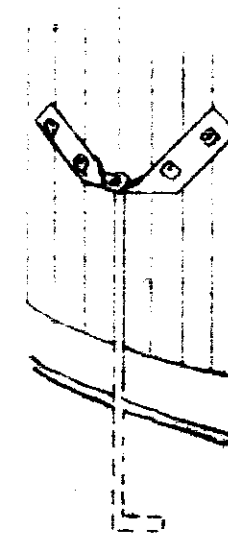


FLOOR PLAN

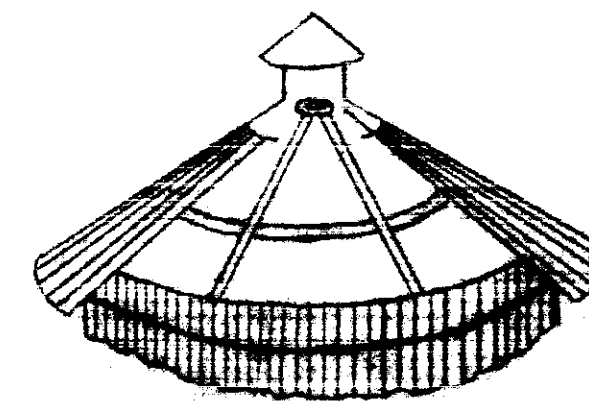
BY	
DATE	REVISION



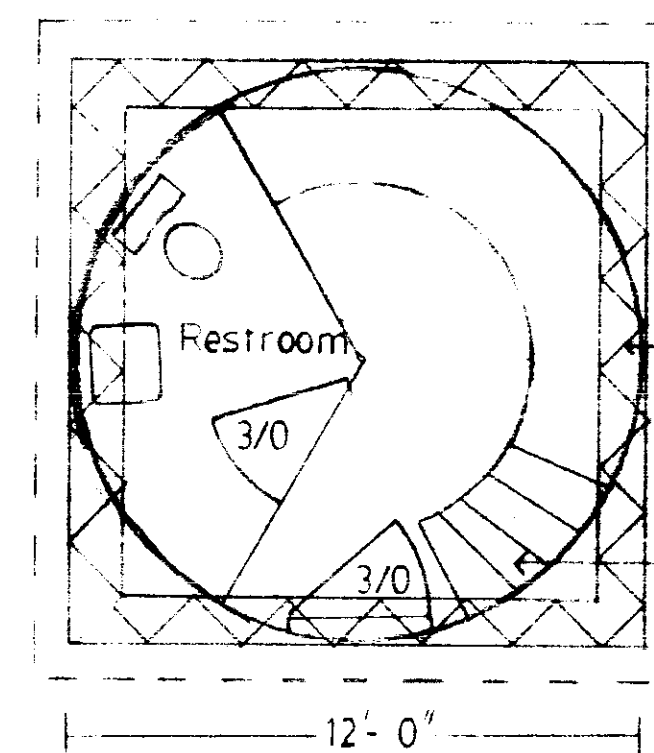
STEEL DOWEL SYSTEM



ANCHOR SYSTEM



OPTIONAL ROOF PLAN



FLOOR PLAN

Cement block
 Footer
 Spiral stairway

Red 3

DAN STOLTZFUS		
SCALE:	APPROVED BY:	DRAWN BY WD
DATE: 12/4/01		REVISED
WOOD SILO SKETCH		
		DRAWING NUMBER
		119