IN RE: PETITION FOR ADMIN. VARIANCE SE/S of Rettman Lane, 508' NE centerline of Flood Road 12th Election District 7th Councilmanic District (1919 Rettman Lane)

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-114-A

Darlene D. & Raymond J. Weber, Jr. Petitioners

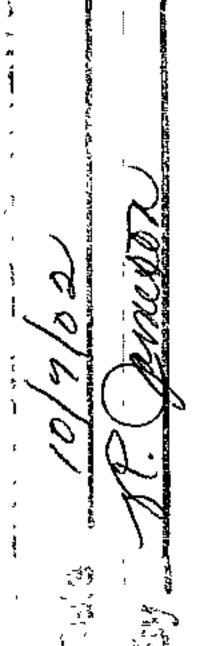
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Darlene D. and Raymond J. Weber, Jr., the legal owners of the subject property. The variance request is for property located at 1919 Rettman Lane in the eastern area of Baltimore County. The Petitioners herein seek a variance from Sections 400.1, 302, 400.3 and 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached residential garage in the rear yard outside of the 1/3 of the lot furthest removed from both streets and with a height of 22 ft. in lieu of the maximum required 15 ft. in an ML-IM zone. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

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



compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

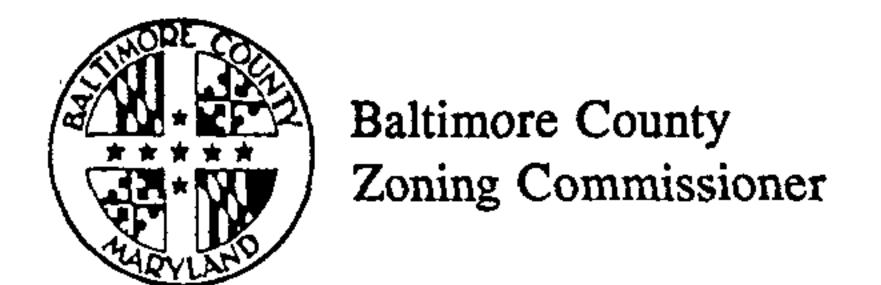
- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. In addition, the accessory structure should not be used for commercial purposes.
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

October 7, 2002

Mr. & Mrs. Raymond J. Weber, Jr. 1919 Rettman Lane Baltimore, Maryland 21222

Re: Petition for Administrative Variance

Case No. 03-114-A

Property: 1919 Rettman Lane

Dear Mr. & Mrs. Weber:

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

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

Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

Muthy 1604000

TMK:raj Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

	f	or the prop	erty located at	919 RETTM	an La	ne-
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of the zoning regulations of Bi of this petition form.			g law of Baltimore Co	bunty, for the reas	ons indicate	d on the bac
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Attorney For Petitioner:			1919 RE	Tman La	nE 410-2	,80-214
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÷-,			Zoning C	ommissioner of Baltin	nore County	*************************************
CASE NO. 03	- 114-17	Ret	viewed By	Date	09-0	6.02
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Affidavit in Support of Administrative Variance

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

nat the Affiant(s) does/do presently reside at	1919/	Ellman Lane	
	Address Balto	md.	7/37
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That based upon personal knowledge, the followariance at the above address (indicate hardship	wing are the factor of the fac	cts upon which I/we base (the request for an Administrative
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SURELY KILL IT.I WOULD L	IKE TO MOV	E THE FOOT PRINT O	F THE NEW
GARAGE OUT ENOUGH TO	CLEAR THE	DRIP EDGE TO SAVE T	THE TREE AND
THE OTHERS IN BACK TOO.	•		
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22 FEET.(10 FOOT CIELING	HIGHT IN GA	ARAGE, 8 FOOT CEILIN	NG HIGHT
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That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide ac	dditional informa	med, Amani(s) will be restion.	idnited to bay a reposting and
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I HEREBY CERTIFY, this 6 to day of 5800 of Maryland, in and for the County aforesaid, pers	TENBER	, <u>2002</u> , before n	ne, a Notary Public of the State
A		_	
RAYMOND SOHN WEBER SR		DARLENE	WEBER
the Affiant(s) herein, personally known or satisfallaw that the matters and facts hereinabove set for	ctorily identified th are true and	to me as such Affiant(s), correct to the best of his/hi	and made oath in due form of er/their knowledge and belief.
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7/6/07		Chn 6 Dr	el-
Date	Notary	Dublic	

My Commission Expires __

REV 09/15/98

MOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 12.77 1, 2033

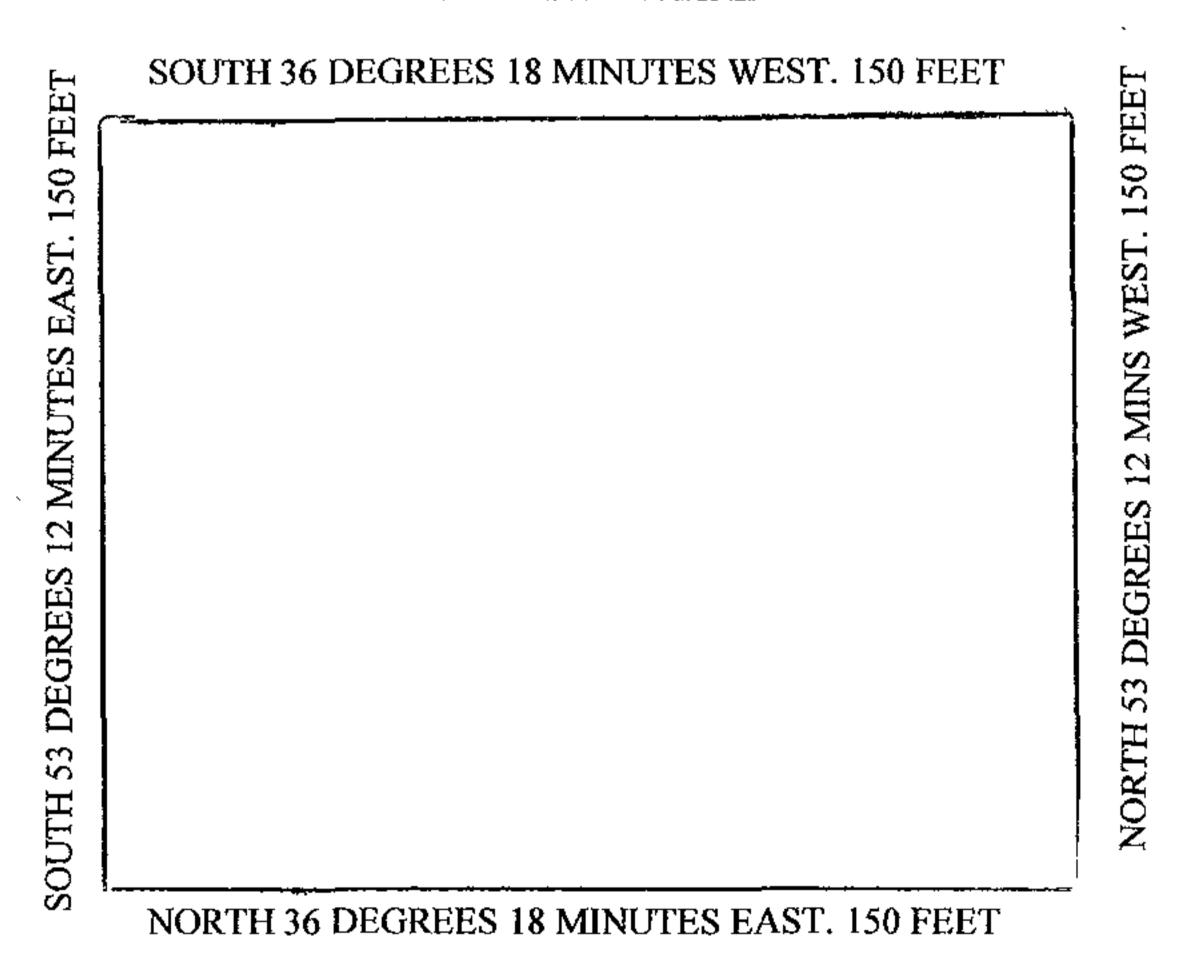
Zoning Description

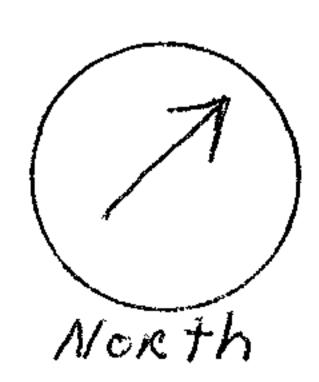
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ALSO RECORED IN LAND RECORDS IN LIBER 5096 FOLIO 356. CONTAINING 22,500 SQUARE FEET. ALSO KNOWN AS 1919 RETTMAN LANE, AN LOCATED IN THE 12TH ELECTION DISTRICT, 7TH COUNCILMANIC DISTRICT.

1919 RETTMAN LANE





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•	RE: Case No.: 03-114-A
•	Petitioner/Developer: 210hand +
	DARLENE WEBER
	Date of Hearing/Closing: 10/1/02
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Ms. Gwendolyn Stephens	•
Ladies and Gentlemen:	
This letter is to certify under the penalties of powere posted conspicuously on the property loc	erjury that the necessary sign(s) required by law cated at 1919 RETTMAN
,# \$\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
The sign(s) were posted on	9/15/02
	(Month, Day, Year)
	Sincerely,
	9/15/2 (Since SS: 2)
	(Signature of Sign Poster and Date)
	SSG ROBERT BLACK
	(Printed Name)
	1508 Leslie Rd
	(Address)
A TRANSE OF ENDINE STATE A ME A TRANSE OF ENDINE DEPOSITION STATE OF THE STATE OF	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Nu	umber 03-	114.	-A	_Address	1919.	Re-T-Tous	NLA.
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Affidavit in Support of Administrative Variance

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	thereto in the event that	a public hearing	g is scheduled in the	future with recent	dire (Het Ament(S)	12/8/6

That the Attent(s) does/do presently reside at 1919 RETIMAN Lan E

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Address Mal

2/222

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

I HAVE AN OLD SILVER MAPLE TREE MY GRANDFATHER PLANTED 35 YEARS AGO, IT HAS A LOT OF PERSONAL VALUE TO THE FAMILY AND I. THE FOOT PRINT OF THE NEW GARAGE IS REAL CLOSE TO THE TREE.WE KNOW IF WE CUT THE ROOTS UNDER THE DRIP EDGE OF THE TREE IT WILL SURELY KILL IT.I WOULD LIKE TO MOVE THE FOOT PRINT OF THE NEW GARAGE OUT ENOUGH TO CLEAR THE DRIP EDGE TO SAVE THE TREE AND THE OTHERS IN BACK TOO.

I WOULD ALSO LIKE TO RAISE THE ROOF HIGHT FROM 15 FEET TO 22 FEET.(10 FOOT CIELING HIGHT IN GARAGE, 8 FOOT CEILING HIGHT SECOUND FLOOR STORAGE SPACE AND 4 FOOT TRUSSES FOR ROOF)

THANK YOU!

That the Affiant(s) acknowledge(s) that if a formal demand Battle nather Replevel Weber Ulired to pay a reposting and advertising fee and may be required to provide additional information.

Signature Signature Signature Signature of in Raymond John WEBER UR.

Doubles Dubles

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

of Maryland, in and for the County aforesaid, personally appeared

, 200 &, before me, a Notary Public of the State

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

AS WITNESS my hand and Notarial Seal

9/6/02 Date

Notary Public

My Commission Expires

RED 09/15/98

ANN E. BREEN

NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires May 1, 2003

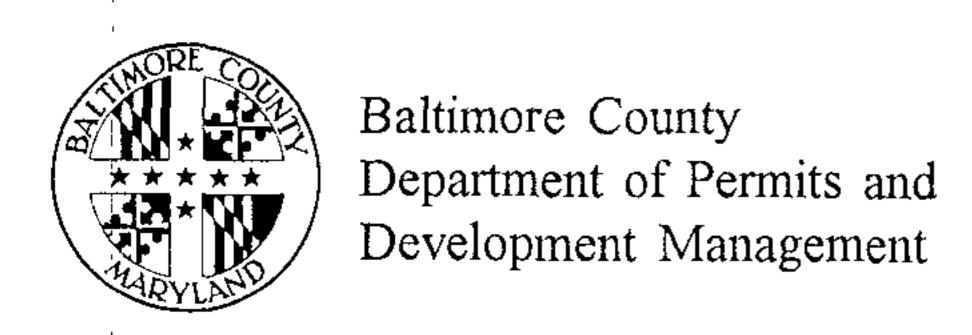


Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

	for the prope	rty located at 19	resently zoned m2	Lans
e de la companya de l	• 1	which is p	resently zoned 1272	~ 7m
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his Petition shall be filed with the wher(s) of the property situate in B ade a part hereof, hereby petition in A DETACHED RESIDENCE THAT THEST REMAINDED IS FET. LIN AN I	TUM GLANAGE W DUED FROM BY	THE KOON 302, 40	DO 3, & SOO . 7 TO TO OUTS WOLOF TU	Fermor Weller
the zoning regulations of Baltimore this petition form.	∍ County, to the zoning	law of Baltimore Coun	ty, for the reasons indica	ited on the back
operty is to be posted and advertise of we, agree to pay expenses of above julations and restrictions of Baltimore (ed as prescribed by the Variance, advertising, processing the County adopted pursuant	osting, etc. and further ag to the zoning law for Bal I/We do solemnly o	ieclare and affirm under th	a nanaltice of
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		Legal Owner(s		-n /n
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	-	
	-	Zoning Commissioner of Baltimore County
CASE NO.	03-114-17	Reviewed By 500- Date 09-06.02
RBU 9/15/98		Estimated Posting Date 09-16-07-



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

September 30, 2002

Mr.& Mrs. Raymond J. Weber, Jr. 1919 Rettman Lane Baltimore, MD 21222

Dear Mr. & Mrs. Weber:

RE: Case Number: 03-114-A,1919 Rettman

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 09, 2002.

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 People's Counsel



Baltimore County Fire Department

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

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

September 16, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 103-115

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: October 21, 2002

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 16, 2002

Item Nos. 103, 104, 105, 107, 108, 109, 110, 111, 112, 114, and 115

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPÁRTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RS/767

DATE:

October 7, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of September 9, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

(114)

105, 108, 109, 110-115

PN, 10/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: September 24, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-114, 03-121, & 03-129

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL:MAC







Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor John D. Porcari Secretary

Parker F Williams Administrator

Date: 9.16.01

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

RE:

Baltimore County

Item No. // 4

JRA.

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,

h

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division Item Number:

113

Case Number:

Type: Commercial

Reviewer: JCM

Legal Owner:

Gerald J. Stautberg

Contract Purchaser:

Critical Area:

No

Election District: 14th

Councilmanic District: 6th

Property Address:

Idress: 8001 Belair Road

Cor/sE/5 | Belair Road and NE/5 Klein Acc

The east corner of the intersection of Belair Road and Klein Avenue.

03-113-A

Existing Zoning:

Location:

BR and MLR-IM

Area:

5.0 acres +/-

Proposed Zoning:

VARIANCE to permit a rear yard setback of 5 ft. in lieu of the required 30 ft. for a proposed

building.

Attorney:

I. William Chase

Miscellaneous:

Item Number:

114

Case Number:

03-114-A

Type: Administrative

Reviewer: JRA

Legal Owner:

Raymond J. Weber, Jr.

Contract Purchaser:

Critical Area:

No

Election District: 12th

Councilmanic District: Zth. -

Property Address:

1919 Rettman Lane

Location:

South corner of Rettman Lane and Willis Road

Existing Zoning:

ML-IM

Area:

22,500 square ft.

Proposed Zoning:

ADMINISTRATIVE VARIANCE to permit a detached residential garage in the rear yard with side-

_street setback of 40 ft. in lieu of 75 ft. and height of 22 ft. in lieu of 15 ft. in an ML-IM-zone...

outside of the 1/3 of the 1st faithest removal from both streets and a height of 22 H. in him the allowed 15 ft. housat.

Attorney:

Miscellaneous:

Detached garage

My name is Dennis creighton, I own 1911 Wills Road. I have seen the building permit #B493194 issued to the owners Raymond John Jr.& Darlene Weber and the Plat to accompany petition for a zoning variance. For the garage they intend to build in there back yard. I understand they would like to move the new garage out from under the drip edge of the old silver maple tree to insure not to kill it, cuting into the root zone! I further more under stand Raymond & Darlene would like to increase the permit hight from 15 feet to 22 feet to the top of the peak roof. I further more would like to say I have no problem what so ever

Dennis Creighton

with the variance.

My name is Bernard & Helen Henson. We own 1921 Rettman Lane. We have seen the building permit #B493194 issued to the owners Raymond John Jr. Darlene Weber and the Plat to accompany petition for a zoning variance. For the garage they intend to build in there back yard. I understand they would like to move the new garage out from under the drip edge of the old silver maple tree to insure not to kill it, cuting into the root zone! I further more under stand Raymond & Darlene would like to increase the permit hight from 15 feet to 22 feet to the top of the peak roof. I further more would like to say I have no problem what so ever with the variance.

Bernard & Helen Henson

My name is Stephen Deem. I own 1901 Wills Road. I have seen the building permit #B493194 issued to the owners Raymond John Jr.& Darlene Weber and the Plat to accompany petition for a zoning variance. For the garage they intend to build in there back yard. I understand they would like to move the new garage out from under the drip edge of the old silver maple tree to insure not to kill it, cuting into the root zone! I further more under stand Raymond & Darlene would like to increase the permit hight from 15 feet to 22 feet to the top of the peak roof. I further more would like to say I have no problem what so ever with the variance.

03-114-A

My name is John & Melissa Papadakis we own 1907 Wills Road. We have seen the building permit #B493194 issued to the owners Raymond John Jr.& Darlene Weber and the Plat to accompany petition for a zoning variance. For the garage they intend to build in there back yard. I understand they would like to move the new garage out from under the drip edge of the old silver maple tree to insure not to kill it, cuting into the root zone! I further more under stand Raymond & Darlene would like to increase the permit hight from 15 feet to 22 feet to the top of the peak roof. I further more would like to say I have no problem what so ever with the variance.

John & Melissa Papadakis

My name is Herman & Pamela Meusel Jr. We own 1912 Wills Road. We have seen the building permit #B493194 issued to the owners Raymond John Jr.& Darlene Weber and the Plat to accompany petition for a zoning variance. For the garage they intend to build in there back yard. I understand they would like to move the new garage out from under the drip edge of the old silver maple tree to insure not to kill it, cuting into the root zone! I further more under stand Raymond & Darlene would like to increase the permit hight from 15 feet to 22 feet to the top of the peak roof. I further more would like to say I have no problem what so ever with the variance.

Herman & Pamela Meusel Jr.

My name is Stanley & Robin Shaw. We own 1905 Wills Ct. We have seen the building permit #B493194 issued to the owners Raymond John Jr.& Darlene Weber and the Plat to accompany petition for a zoning variance. For the garage they intend to build in there back yard. I understand they would like to move the new garage out from under the drip edge of the old silver maple tree to insure not to kill it, cuting into the root zone! I further more under stand Raymond & Darlene would like to increase the permit hight from 15 feet to 22 feet to the top of the peak roof. I further more would like to say I have no problem what so ever with the variance.

Stanley & Robin Shaw

My name is John & Janet Huth. We own 1901 Wills Ct. We have seen the building permit #B493194 issued to the owners Raymond John Jr.& Darlene Weber and the Plat to accompany petition for a zoning variance. For the garage they intend to build in there back yard. I understand they would like to move the new garage out from under the drip edge of the old silver maple tree to insure not to kill it, cuting into the root zone! I further more under stand Raymond & Darlene would like to increase the permit hight from 15 feet to 22 feet to the top of the peak roof. I further more would like to say I have no problem what so ever with the variance.

John & Janet Huth

My name is Wallace & Betty Kirtz Sr. We own 1903 Wills Ct. We have seen the building permit #B493194 issued to the owners Raymond John Jr.& Darlene Weber and the Plat to accompany petition for a zoning variance. For the garage they intend to build in there back yard. I understand they would like to move the new garage out from under the drip edge of the old silver maple tree to insure not to kill it, cuting into the root zone! I further more under stand Raymond & Darlene would like to increase the permit hight from 15 feet to 22 feet to the top of the peak roof. I further more would like to say I have no problem what so ever with the variance.

Wallace & Betty Kirtz Sr. Detty 6-5

My name is Marian Coleman and I own 1903 Wills Road. I have seen the building permit #B493194 issued to the owners Raymond John Jr.& Darlene Weber and the Plat to accompany petition for a zoning variance. For the garage they intend to build in there back yard. I understand they would like to move the new garage out from under the drip edge of the old silver maple tree to insure not to kill it, cuting into the root zone! I further more under stand Raymond & Darlene would like to increase the permit hight from 15 feet to 22 feet to the top of the peak roof. I further more would like to say I have no problem what so ever with the variance.

MARIAN COLEMAN

marian E. Coleman

03-114, A

NO CONSIDERATION

TRANSFER TAX BASED 4/5ths ASSESSED VALUE - \$93,176.00 PURPOSE OF DEED IS TO REMOVE SIBLINGS FROM TITLE AND ADD WIFE PROPERTY IS COMING FROM A LIFE ESTATE

THIS DEED, made this 13th day of April, 1999, by and between RAYMOND WEBER, JR., CANDACE WEBER, BETTY RAE BURKS, MICHAEL M. WEBER and ALICE C. WEBER, parties of the first part, and RAYMOND JOHN WEBER, JR. and DARLENE D. WEBER, husband and wife, parties of the second part.

WITNESSETH, that in consideration of the sum of NONE and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey to the said parties of the second part, as tenants by the entirety, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

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

The improvements thereon being known as 1919 Rettman Lane, Baltimore, Maryland

BEING the same property described in a Deed dated May 27, 1970 and recorded among the aforesaid Land Records in Liber 5096 folio 356, which was granted and conveyed by Hudson Land & Building Corp., unto Raymond J. Weber. The said Raymond J. Weber having died on or about October 21, 1998, thereby vesting title unto the within named Grantors as remaindermen.

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties the second part, their personal representatives, and assigns, in fee simple.

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

WITNESS the hand and seal of the said Grantors,

4

COOCH & BOWERS PA

03-14-6

00:3751 392

TEST: Million

Raymond Weber, Jr.

Hickory thech-

Candace Weber

779 /Bu-

Betty Rate Burks

1. Stalet ... a Care

Michael M. Weber

MBu

Alice C. Weber

COON, WILLIAM

STATE OF MARYLAND, COUNTY OF Marine, to with

I HEREBY CERTIFY that on this 13 day of April, 1999, before me, the subscriber a Notary Public of the State and County aforesaid, personally appeared Raymond Weber, Jr., known to me or satisfactorily proven to be the person or persons whose name(s) is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

NOTARY PUBLIC

My Commission Expires: 12 (49)

COOCH & BOWERS, P. C.
Algorness victor
1460/RHCHII (III.1115 v)
SUITE 212
ARSOJ D. MARVE VSII 21012
1476/974 (2001

0013751 393

STATE OF MARYLAND, COUNTY OF BALTE., to wit:

I HEREBY CERTIFY that on this 13 day of April, 1999, before me, the subscriber a Notary Public of the State and County aforesaid, personally appeared Michael M. Weber, known to me or satisfactorily proven to be the person or persons whose name(s) is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

NOTARY PUBLIC

My Commission Expires: / / / / / /

STATE OF MARYLAND, COUNTY OF PAULINARE, to wit:

I HEREBY CERTIFY that on this 13 day of April, 1999, before me, the subscriber a Notary Public of the State and County aforesaid, personally appeared Alice C. Weber, known to me or satisfactorily proven to be the person or persons whose name(s) is subscribed to the within instrument, and acknowledged the foregoing Deed to be Mact, and in my presence signed and sealed the same.

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

NOTARY PUBLIC

My Commission Expires: 12.199

I CERTIFY THAT THIS INSTRUMENT WAS PREPARED BY AN ATTORNEY OR UNDER THE SUPERVISION OF AN ATTORNEY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

PUBLIC

COOCH & BOWERS, P.A.

ATTORNEYS AT LAW

1465 RITCHIE HIGHWAY

SUPPE 212

ARNOLD, MARYLAND 21912

(418) 974-1908

ATTORNEY David A. Bowers

4

• no 13751 394

STATE OF MARYLAND, COUNTY OF Baltemento wit:

I HEREBY CERTIFY that on this 13 day of April, 1999, before me, the subscriber a Notary Public of the State and County aforesaid, personally appeared Candace Weber, known to me or satisfactorily proven to be the person or persons whose name(s) is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

JIN WITNESS WHEREOF, I hereunto set my hand and official scal.

NOTARY PUBLIC

Commission Expires: 1-1-0/

FEOF MARYLAND, COUNTY OF BALTIMARIE, to wit:

I HEREBY CERTIFY that on this 13 day of April, 1999, before me, the subscriber a Notary Public of the State and County aforesaid, personally appeared Betty Rae Burks, known to me or satisfactorily proven to be the person or persons whose name(s) is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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

NOTARY PUBLIC

My Commission Expires: 12.194

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HOTAR, ON THE TOTAL OF THE PARTY OF THE PART

COOCH & BOWERS, P.A.
ATTORNEYS AT LAW
1449 RITCHER HIGHWAY
SUITE 212
ARNOLD, MARYLAND 21012
H10: 974-1944

3

0013751 395

Schedule "A"

BEGINNING FOR THE SAME on the southwest side of a private road now laid out 40 feet wide leading through the Merritt Farm to Stansbury Lane at a point distant the two following courses and distances, viz: South 73 degrees 25 minutes West 49.85 feet and North 53 degrees 12 minutes West 153.70 feet from the beginning of the sixth line of a parcel of land which by a Deed dated October 29, 1945 and recorded among the Land Records of Baltimore County in Liber RJS No. 1412, folio 211, was conveyed by Eliza C. Merritt to James William Smith and wife, said place of beginning also being at the corner formed by the intersection of the southwest side of said private road with the northwest side of a 20 foot alley there situate; and running thence and binding on the southwest side of said 40 foot road, North 53 degrees 12 minutes West 150 feet to a bend in said road; thence binding on the southeast side of said road, (South 36 degrees 18 minutes West 150 feet; Thence leaving said road and running for a line of division, South 53 degrees 12 minutes East 150 feet to the northwest side of the aforesaid 20 fqot alley; and thence binding _ on the northwest side of said alley, (North 36 degrees 18 minutes East 150 feet to the place of beginning. Containing 0.52 of an acre of land more or less. Being part of Lot B, as shown on a plat filed with the Last Will and Testament of Ellen Jane Merritt in the Office of the Register of Wills of Baltimore County in Wills Liber JPC No. 29, folio 102, wherein Lot B was devised to her daughter, Eliza C. Merritt, Unmarried. The improvements thereon being known as No. 1919 Rettman Lane.

State of Maryland Land Instrument Intake Sheet Baltimore City County: 60 Maryland County: 60 Maryland County State Department of Assessments and Taxation, and County Finance Office only.

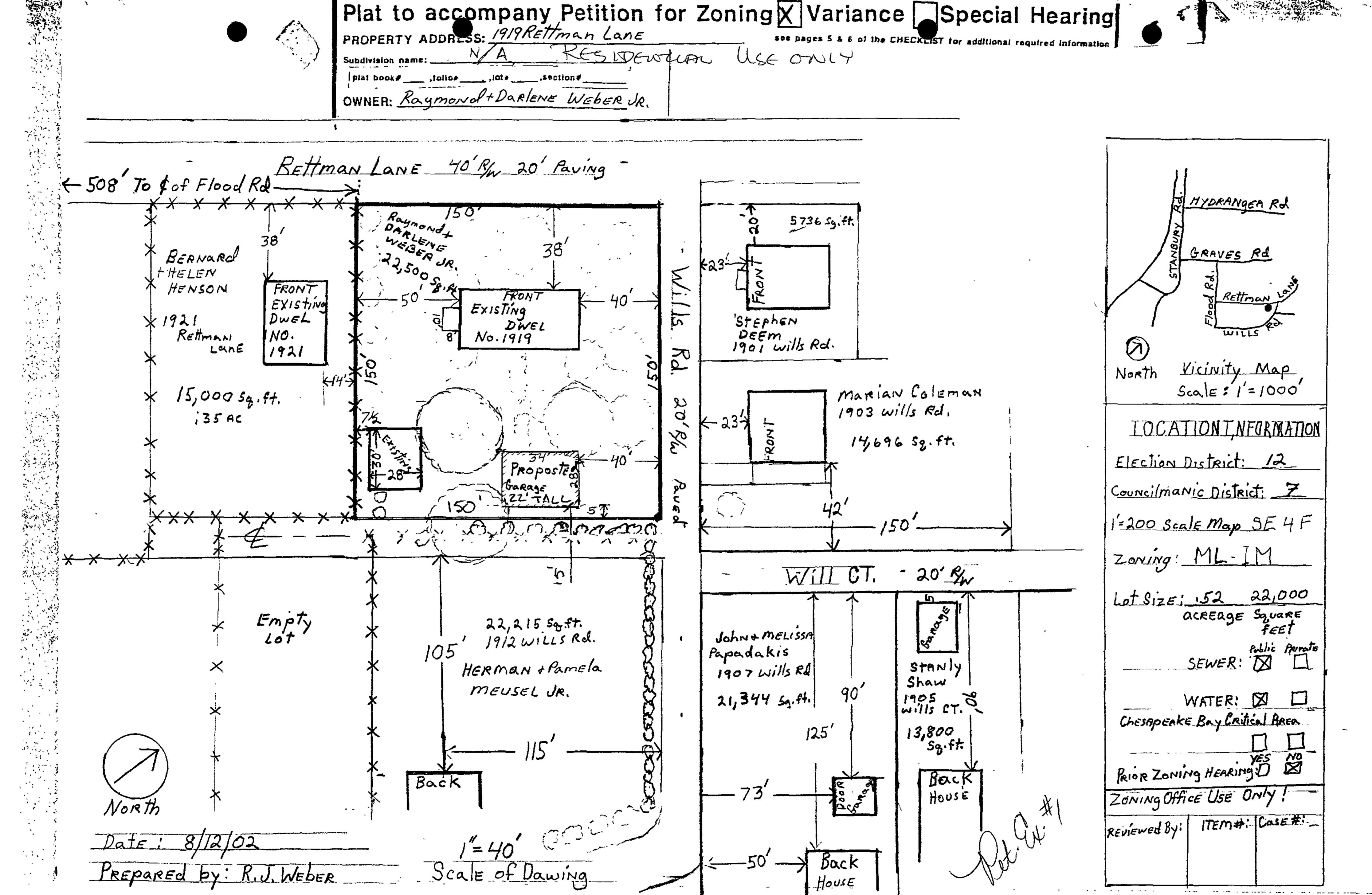
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[<u>6</u>]	District Property Tax II			CyParceboo. 51 Var. 50G
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with the priority cited in	Partial Conveyance? Yes	Description/Amt. of Safe	t/Acreage Transferred	Keet + Flate -
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، ۱ ار:	Yes	No Was property surveyed? If y	es, attach copy of survey (i	if recorded, no copy required).
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ZONING COMMISSIONER'S POLICY MANUAL

SECTION

302.1 RESIDENCES IN INDUSTRIAL ZONES

- a. No subdivision of industrial land is allowed for residential purposes.
- b. New residences are not allowed on existing lots in industrial zones unless it can be demonstrated that:
 - that the surrounding properties are predominately residential and,
 - that there is little apparent potential for industrial development.
- Residential additions and accessory buildings to existing residences in industrial zones are permitted provided that the County records and/or inspection indicates an existing dwelling use.
- d. When considering a request for a new residence or a residential addition or accessory building in an industrial zone, the Zoning Commissioner may require certain information/documentation including but not necessarily limited to the following:
 - 1. outside inspection/photographs:
 - assessment records;
 - 3. tax maps/aerial photographs; (700 Schue Towns 147.
 - 4. plats (showing surrounding property improvements);
 - 5. subdivision plats. No NE GRISTS
 - 6. DECD.



Prip Edge



OLD SIVER Maple DRIP Edge. Facing & of OLD garage.

03-114-9

DRIP EdgE



Drip Edge of a SilvER Maple Closer to Wills Rel.

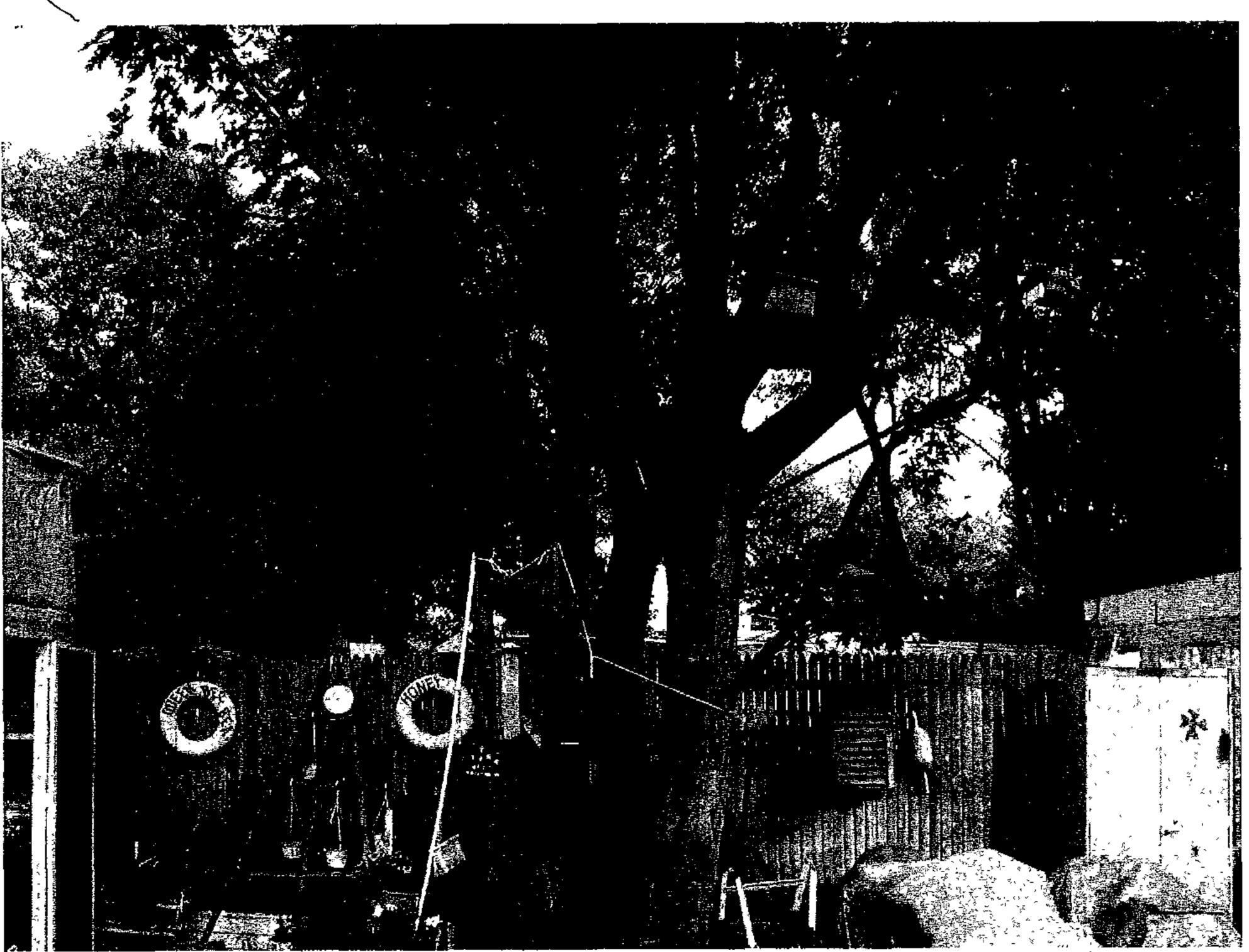


Standing IN the middle of proposed Garage facting
Up. TREE drip Edge Over cast,
03-114-A

TREÉ ON Back, LINE

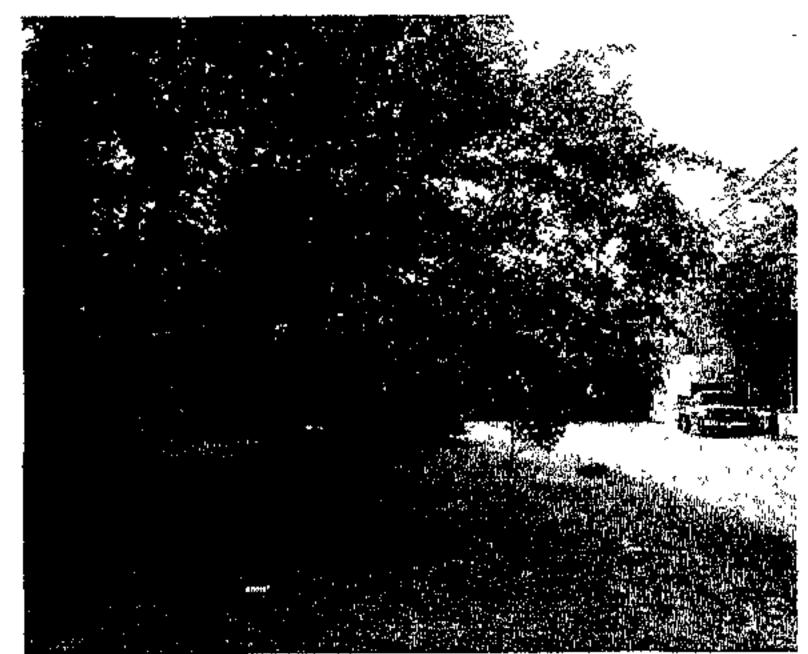
My Yard 1919 BEHMAN LanE Facing NE Facing SE Facing NEE Facing SSE CORNER Of RETTMAN Facing from Facing SE + wills Rd Facing SW from wills Red across from 1901 wills Red 1401 Wills Red 14-A Facing WEST from SE SIDE Of 1919 RETIMAN from 1903 Wills Red

ORIR CANE



Old Siver MaplE grandpop Planted 40+ years,

Standing in FRONT of PROPOSED GaRGE



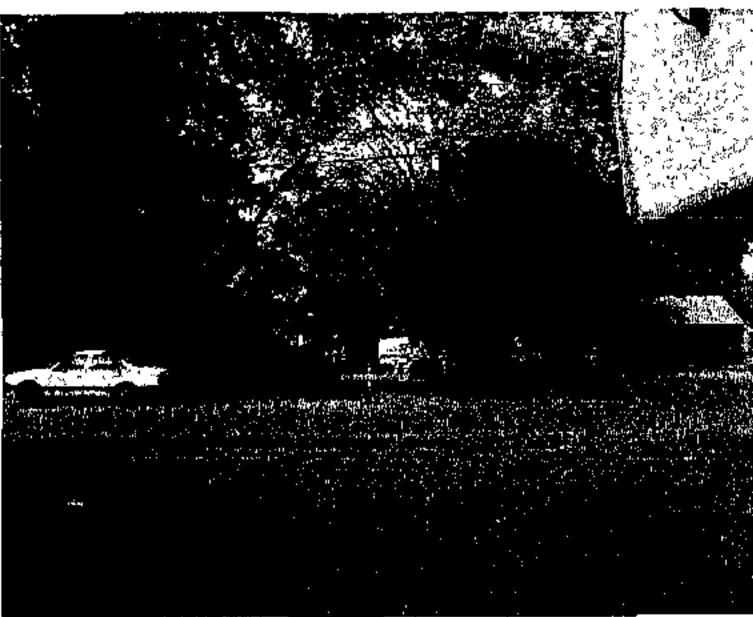
Facing 1901 wills Rd.



Facing 1907 from Wills Cota



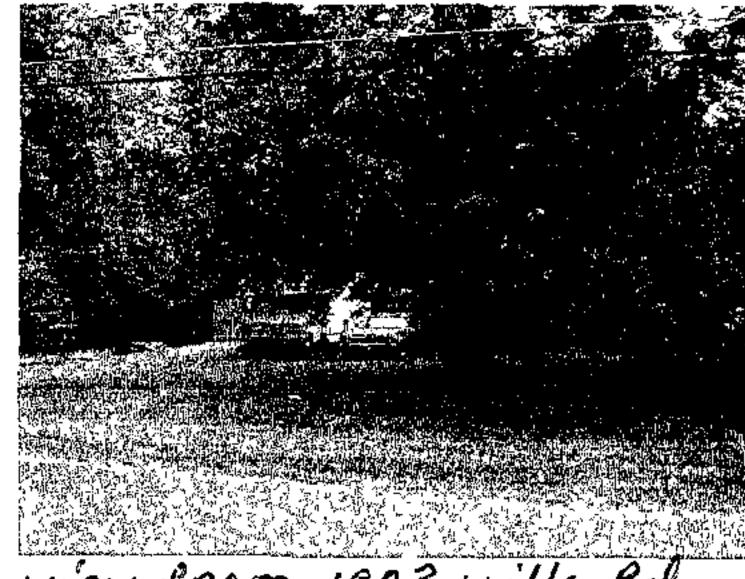
DVIEW from 1907 Wills Rd John Papadakis Home



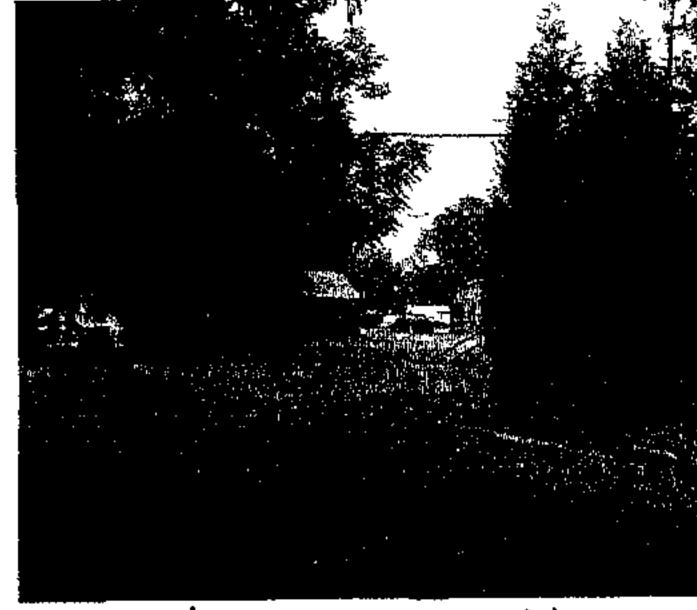
Facing 1903 Wills Rd.



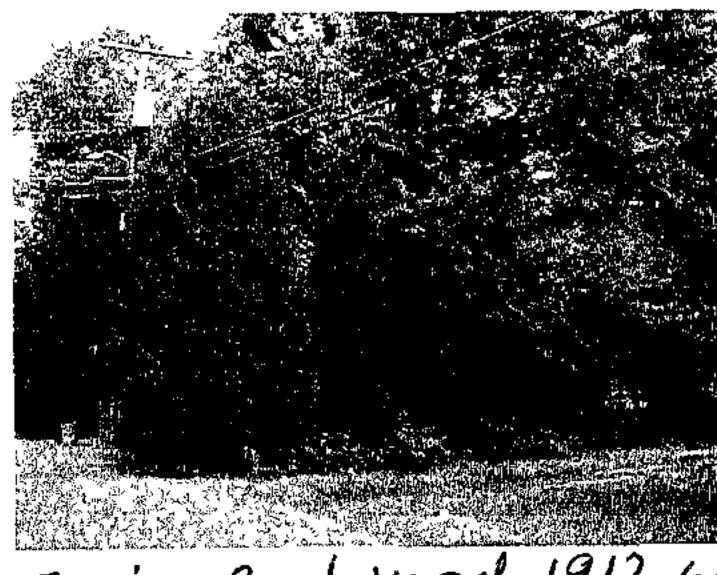
Facing SE ON Wills Rd



VIEW FROM 1903 Wills Rd. FMARIAN Coleman



Facing 1905 WILLS CT



Facing Back Yard 1912 Wills Rd

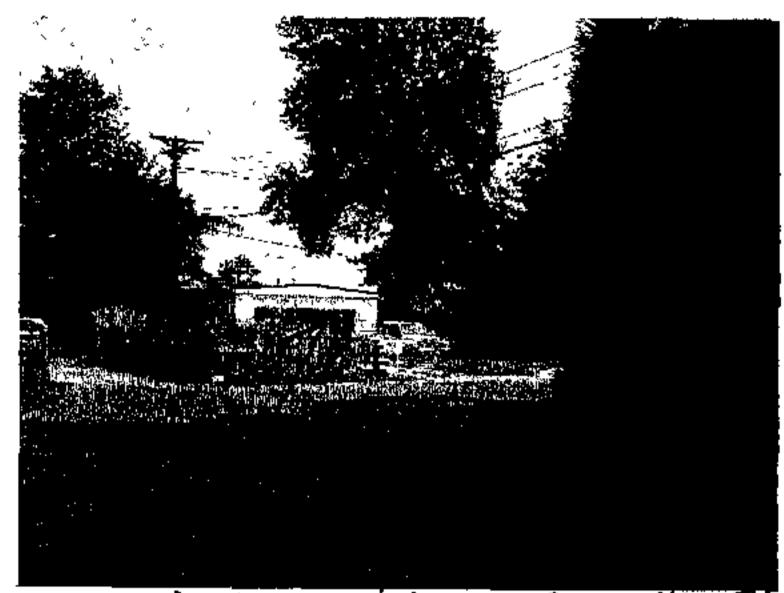


VIEW FROM 1901 Wills Rd Stephen Deem

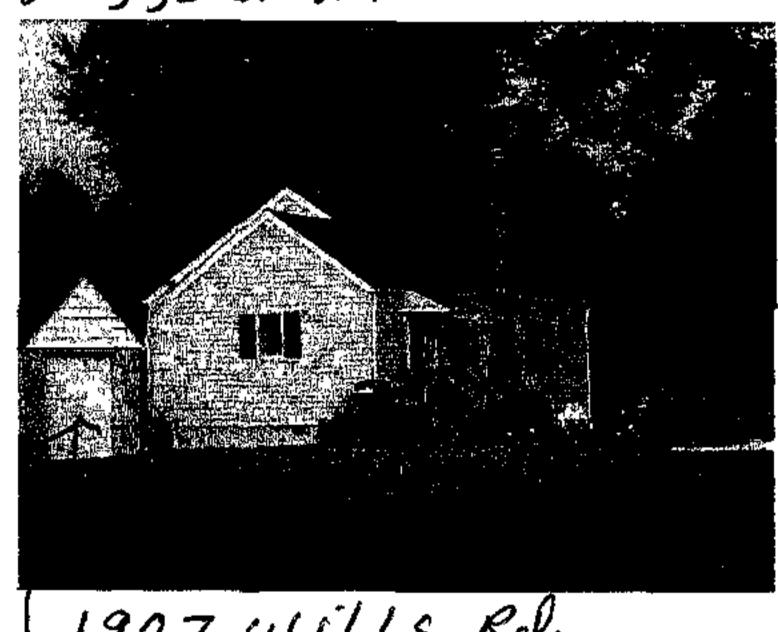


Stanley Shaw 1905 Wills ET Garage on Wills CT.

Maria BEII 1900 WILLS CT. Garage ON Wills CT.



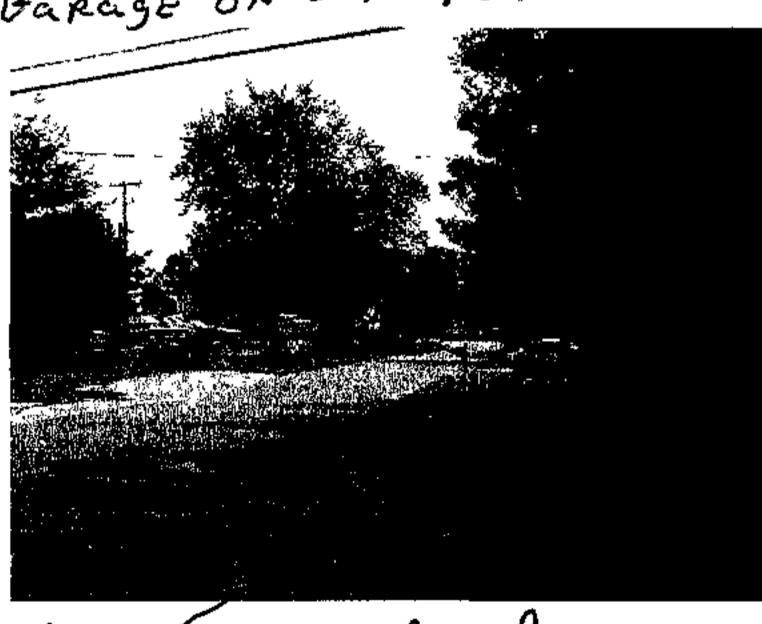
DENNIS CREIGHTON 1911 Wills Rd. Garage on wills Rd.



1907 WILLS Rel. Barage



Edythe Papadakis 1909 Wills Rd. Garage on Wills Rd.



FRONT Yard of 1912 Wills Rel. HERMAN MEUSE

SE4F

