IN RE: PETITION FOR VARIANCE NE/S Westminster Road, 1,000' SE centerline of Amy Brent Way 4th Election District 3rd Councilmanic District (426 Westminster Road) Bonnie K. & Robert J. Graziosi *Petitioner*	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-242-SPH

* * * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Bonnie K. and Robert J. Graziosi and the contract purchaser, Harvard Homes, LLC. The special hearing request involves property located at 426 Westminster Road in the Reisterstown area of Baltimore County. The special hearing request is to approve the subject property as an undersized building lot and to allow the reduction in area from 2.754 acres to 1.894 acres, through a lot line adjustment.

Appearing at the hearing on behalf of the special hearing request were Robert J. Graziosi, the property owner, and Geoffrey Schultz, representing the engineering firm who prepared the site plan of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that Mr. Graziosi owns two separate parcels of property located on the north side of Westminster Road in the Reisterstown area of Baltimore County. As can be seen by the site plan submitted into evidence, Mr. Graziosi resides in a 2 ½-story brick and frame dwelling, as shown on the site plan. In addition, there exists a swimming pool, a wooden barn, and tennis courts on his property. Mr. Graziosi is interested in conveying the rear portion of his property to Harvard Homes in order for them to construct a new single-family dwelling thereon. In order to convey property to Harvard Homes, Mr. Graziosi wishes to perform a lot line adjustment so that the tennis courts that are accessory to his single-family

11/14/03 R. Jameson

dwelling can remain on his property and not be conveyed to Harvard Homes. Mr. Graziosi is interested in retaining the tennis courts, wooden barn and swimming pool to be used in conjunction with his dwelling. He intends to convey to Harvard Homes an unimproved vacant lot for the purpose of them constructing a house thereon. In order to proceed in this fashion, the special hearing request is necessary.

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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16th day of January, 2003, that the Petitioners' Request for Special Hearing, to approve the subject property as an undersized building lot and to allow the reduction in area from 2.754 acres to 1.894 acres, through a lot line adjustment, be and is hereby GRANTED.

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

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/16/03 Pl. Johnson

Baltimore County
Zoning Commissioner

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

January 16, 2003

Mr. & Mrs. Robert J. Graziosi
428 Westminster Road
Reisterstown, Maryland 21136

Re: Petition for Special Hearing
Case No. 03-242-SPH
Property: 426 Westminster Road

Dear Mr. & Mrs. Graziosi:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

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

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink
on Recycled Paper

Copies to:

Geoffrey C. Schultz
5 Shawan Road, Suite 1
Cockeysville, MD 21030

Harvard Homes, LLC
c/o Craig A. Carlson, President
10045 Red Run Boulevard, Ste. 130
Owings Mills, MD 21117

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 426 Westminster Road

which is presently zoned RC-4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the subject property as an undersized building lot and to allow the reduction in area from 2.754 acres to ~~2.174~~ acres through a lot line adjustment with 428 Westminster Road as shown on the plan.

TMK 1.894

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

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

Contract Purchaser/Lessee:

Harvard Homes, LLC
Craig A. Carlson, President/Member
Name - Type or Print

x
Signature

10045 Red Run Blvd., Suite 130 (410) 356-9229
Address Telephone No.

Owings Mills, Maryland 21117
City State Zip Code

Attorney For Petitioner:

Name - Type or Print City

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Robert J. Graziosi
Name - Type or Print

x
Signature

Bonnie K. Graziosi
Name - Type or Print

x Bonnie K. Graziosi
Signature

428 Westminster Road (410) 356-9229
Address Telephone No.

Reisterstown, Maryland 21136
State Zip Code

Representative to be Contacted:

Geoffrey C. Schultz
McKee and Associates, Inc.
Name

5 Shawan Road, Suite 1 (410) 527-1555
Address Telephone No.

Cockeysville, Maryland 21030
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hrs

UNAVAILABLE FOR HEARING

Reviewed By Date 11-18-02

Case No. 03-242-SPH

11/6/03

REV 9/15/98

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

November 18, 2002

STATE OF MARYLAND
JAMES WILLIAM MCKEE
NO. 9012
REGISTERED
PROFESSIONAL LAND SURVEYOR

ZONING DESCRIPTION OF
426 WESTMINSTER ROAD
4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the northeast side of Westminster Road (R/W width varies), said point being 1,000 feet southeast of the centerline of Amy Brent Way; thence running North 32 degrees 46 minutes 10 seconds East, 245.65 feet to the true point of beginning; thence running along the outlines of the above-referenced parcel, the five (5) following courses and distances:

1) North 57 degrees 28 minutes 39 seconds West, 200.92 feet,
2) North 07 degrees 15 minutes 00 seconds East, 614.50 feet,
3) South 32 degrees 51 minutes 00 seconds East, 349.03 feet,
4) South 07 degrees 19 minutes 00 seconds West, 453.39 feet, and
5) North 57 degrees 28 minutes 39 seconds West, 47.11 feet to the place of beginning.

CONTAINING 2.754 acres recorded as Parcel 2 in Deed Liber 14513, folio 109.

242

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

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: #03-242-SPH
426 Westminster Road
N/east side Westminster *1,000 feet +/- southeast of centerline of Amy Brent Way*
4th Election District-3rd Councilmanic District
Legal Owner(s): Robert and Bonnie Graziosi
Contract Purchaser: Harvard Homes, LLC, Craig Carlson, President/Member

Special Hearing to permit subject property as an undersize building lot and to allow the reduction in area from 2.754 acres to 2.174 acres through a lot line adjustment with 428 Westminster Road.

Hearing: Wednesday, January 15, 2003 at 10:00 a.m. in *Room 106, County Office Building*, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at *(410) 887-4386.*

(2) For information concerning the File and/or Hearing, *Contact the Zoning Review Office at (410) 887-3391.*

JT 12/839 Dec. 31 C580555

CERTIFICATE OF PUBLICATION

1/2/, 2003

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 12/31/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 14339
03-242-SPH

DATE 11-18-02 ACCOUNT R-001-006-6150

AMOUNT $ 50.00

RECEIVED FROM: Harvard Homes, LLC

FOR: Residential Special Hearing filing fee for 426 Westminster Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
11/19/2002 11/18/2002 15:14:39
REG 0501 WALKIN JRTC JOB DRAWER 1
RECEIPT # 114792 11/18/2002 OFLH
Dep 5 528 ZONING VERIFICATION
CR NO. 014339
Recpt Tot $50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-242-SPH

Petitioner/Developer: Robert + Bonnie Graziosi

Date of Hearing/Closing: 1-15-03

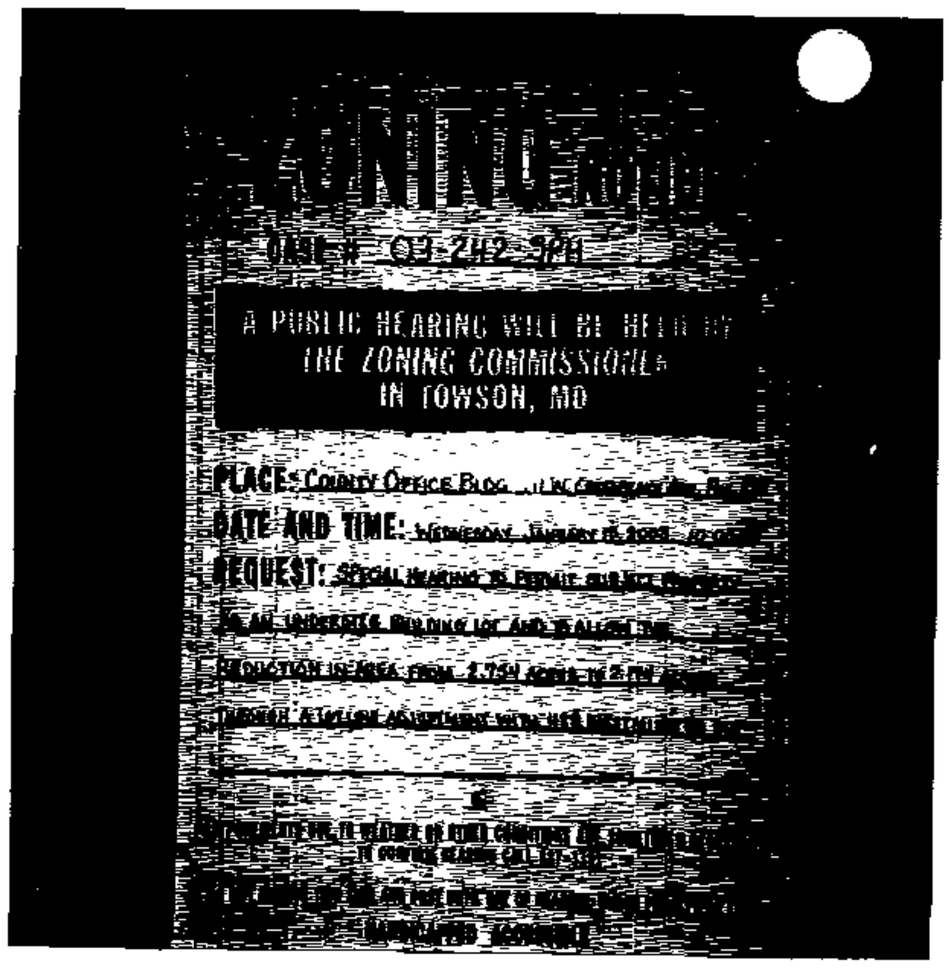
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 426 Westminster Road Reisterstown, MD 21136

The sign(s) were posted on December 31, 2002
(Month, Day, Year)



Sincerely,

Stacy Gardner 12/31/02
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
(Address)
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000
(Telephone Number)

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

December 18, 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: 03-242-SPH
426 Westminster Road
N/east side Westminster 1,000 feet +/- southeast of centerline of Amy Brent Way
4th Election District – 3rd Councilmanic District
Legal Owner: Robert and Bonnie Graziosi
Contract Purchaser: Harvard Homes, LLC, Craig Carlson, President/Member

Special Hearing to permit subject property as an undersize building lot and to allow the reduction in area from 2.754 acres to 2.174 acres through a lot line adjustment with 428 Westminster Road.

Hearings: Wednesday, January 15, 2003 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

AJ:rlh

C: Harvard Homes, LLC, Craig Carlson, President/Member, 10045 Red Run Blvd., Suite 130, Owings Mills 21117
Robert and Bonnie Graziosi, 428 Westminster Road, Reisterstown 21136
Geoffrey Schultz, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 31, 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.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 31, 2002 Issue - Jeffersonian

Please forward billing to:
Craig Carlson C/O Harvard Homes 410-356-9229
10045 Red Run Blvd., Ste 130
Owings Mills, MD 21117

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: 03-242-SPH
426 Westminster Road
N/east side Westminster 1,000 feet +/- southeast of centerline of Amy Brent Way
4th Election District – 3rd Councilmanic District
Legal Owner: Robert and Bonnie Graziosi
Contract Purchaser: Harvard Homes, LLC, Craig Carlson, President/Member

Special Hearing to permit subject property as an undersize building lot and to allow the reduction in area from 2.754 acres to 2.174 acres through a lot line adjustment with 428 Westminster Road.

Hearings: Wednesday, January 15, 2003 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03-242-SPH

Petitioner: Harward Homes

Address or Location: 426 Westminster ~~Pike~~ Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Craig Carlson c/o Harward Homes

Address: 10004 Red Run Blvd Suite 130
Owings Mills, Md 21117

Telephone Number: 410-356-9229

Revised 2/20/98 - SCJ

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

January 10, 2003

Harvard Homes, LLC
Craig Carlson, President/Member
10045 Red Run Blvd., Suite 130
Owings Mills, MD 21117

Dear Mr. Carlson:

RE: Case Number: 03-242-SPH, 426 Westminster Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 18, 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:rlh

Enclosures

c: People's Counsel
Mr. and Mrs. Robert Graziosi, 428 Westminster Road, Reisterstown 21136
Geoffrey Schultz, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville 21030

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.17.02

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

RE: Baltimore County
Item No. 242 JJS

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,

L. J. Gredlein

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

My telephone number is _____

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

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

Baltimore County
Fire Department

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

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

December 19, 2002

ATTENTION: George Zahner

Distribution Meeting of 12/23/02

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:

242-249, 251-269

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**

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS

DATE: January 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of December 16, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:
247
241-248, 251, 252, 256, 259

Serie
1/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 3, 2003

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

JAN - 6

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-242**

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

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 17, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 23, 2002
Item No. 242

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

Parcel 640 is a "land locked" parcel; this issue must be resolved.

RWB:CEN:jrb

cc: File

ZAC-12-23-2002-ITEM 242-01172003

RE:	PETITION FOR SPECIAL HEARING	*	BEFORE THE
	426 Westminster Road; NE side Westminster		
	1,000ft +/- SE Ctrline Amy Brent Way	*	ZONING COMMISSIONER
	4th Election District		
	3rd Councilmanic District	*	FOR
	Legal Owner(s):Robert & Bonnie Graziosi		
	Contract Purchaser(s): Harvard Homes, LLC	*	BALTIMORE COUNTY
	Craig A. Carlson, President/Member		
	Petitioner(s)	*	03-242-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 17th day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to Geoffrey C. Schultz, McKee and Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030 Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Maryland Department of Planning

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

December 20, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 12/23/02 re: case numbers 03-241-SPHXA, 03-242-SPH, 03-243-A, 03-244-A, 03-245-A, 03-246-SPHX, 03-247-A, 03-248-SPHA, 03-249-A, 03-250-SPHXA, 03-251-A, 03-252-A, 03-253-A, 03-254-A, 03-255-SPH, 03-256-A, 03-269-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/19/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

PROPERTY INFORMATION

426 WESTMINSTER PIKE
03-242-SPH

DEVOLUTION OF TITLE

PARCEL 279

CURRENT DEED – 14513/109 (PARCEL 1)
MAY 24, 2000
UVEGES TO GRAZIOSI

PRIOR DEED - 7550/306 (PARCEL 1)
MAY 13, 1987
PATTON TO UVEGES

ORIGINAL DEED - 4148/183
MAY 28, 1963
JUNGERS TO PATTON

PARCEL 640

CURRENT DEED - 14513/109 (PARCEL 2)
MAY 24, 2000
UVEGES TO GRAZIOSI

PRIOR DEED - 7550/306 (PARCEL 2)
MAY 13, 1987
PATTON TO UVEGES

ORIGINAL DEED - 4897/331
JUNGERS TO PATTON
JULY 10, 1968

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

M.D.A.T. REAL PROPERTY SYSTEM 09/13/2002
OWNER INFORMATION BALTIMORE COUNTY

DISTRICT: 04 ACCT NO: 0416001921

CURRENT TITLE DEED BOTH PARCELS

USE: RESIDENTIAL

OWNER NAME: GRAZIOSI ROBERT J
GRAZIOSI BONNIE K
MAILING ADDRESS: 428 WESTMINSTER RD
REISTERSTOWN MD 21136-4613

PRINCIPAL RESIDENCE NO

TRANSFERRED FROM: UVEGES JAMES M DATE: 06/08/2000 PRICE: $210,000

DEED REFERENCE: 1) /14513/ 109
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM 09/13/2002
LOCATION INFORMATION BALTIMORE COUNTY

DISTRICT: 04 ACCT NO: 0416001921
NAME: GRAZIOSI ROBERT J

USE: RESIDENTIAL

PREMISES ADDRESS
WESTMINSTER RD

ZONING

LEGAL DESCRIPTION
2.754 AC REAR NES
WESTMINISTER RD
3960 NW REISTERSTOWN RD

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	GROUP
48	3	640					80

PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA		PROPERTY LAND AREA	COUNTY USE
YEAR BUILT	ENCLOSED AREA	2.75 AC	04
0000			

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM 09/13/2002
OWNER INFORMATION BALTIMORE COUNTY

DISTRICT: 04 ACCT NO: 0416002050

USE: RESIDENTIAL

OWNER NAME: GRAZIOSI ROBERT J
GRAZIOSI BONNIE K
MAILING ADDRESS: 428 WESTMINSTER RD
REISTERSTOWN MD 21136-4613

PRINCIPAL RESIDENCE YES

TRANSFERRED FROM: UVEGES JAMES M DATE: 06/08/2000 PRICE: $210,000

DEED REFERENCE: 1) /14513/ 109
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM 09/13/2002
LOCATION INFORMATION BALTIMORE COUNTY

DISTRICT: 04 ACCT NO: 0416002050
NAME: GRAZIOSI ROBERT J

USE: RESIDENTIAL

PREMISES ADDRESS
428 WESTMINSTER RD

ZONING

LEGAL DESCRIPTION
.962 AC NES
WESTMINISTER RD
W WOLFE AVE

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	GROUP
46	3	279					80

PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA		PROPERTY LAND AREA	COUNTY USE
YEAR BUILT	ENCLOSED AREA	.96 AC	04
1810	2,770 SF		

PRESS: <F1> OWNER INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

RETURN TO:
HAMMOND & HAMMOND, LLC
P.O. BOX 569, 465 MAIN STREET
REISTERSTOWN, MD. 21136
410-833-7576
FILE NO. 6246

THIS DEED, made this 24th day of May, 2000, by and between **JAMES M. UVEGES**, party of the first part, Grantor, and **ROBERT J. GRAZIOSI AND BONNIE K. GRAZIOSI, husband and wife**, parties of the second part, Grantees.

WITNESSETH, that in consideration of sum of TWO HUNDRED TEN Thousand and no/100ths Dollars ($210,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, and to the survivor of them, and the personal representatives, heirs and assigns of the survivor, in fee simple, all that lot of ground situate in the Fourth Election District, Baltimore County, State of Maryland, and described as follows, that is to say:

FOR LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A"

BEING THE SAME TWO PARCELS OF GROUND which by Deed dated May 13, 1987, and recorded among the Land Records of Baltimore County in Liber SM No. 7550, Folio 306, was granted and conveyed by Peggie S. Patton unto James M. Uveges, the Grantor herein.

SUBJECT to covenants and restrictions of record.

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 of the second part, as tenants by the entireties, their assigns, and to the survivor of them, and the personal representatives, heirs and assigns of the survivor, in fee simple.

THE said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as May be requisite.

WITNESS the hand and seal of the said Grantor.

Witness:

_____ _____ (SEAL)
JAMES M. UVEGES

_____ _____ (SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 24th day of May, 2000, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **JAMES M. UVEGES**, known to me (or satisfactorily proven) to be the person whose name 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.

_____ (SEAL)
NOTARY PUBLIC

LAWRENCE M. HAMMOND NOTARY PUBLIC BALTIMORE COUNTY, MD.

My Commission expires: 9/1/2002

THIS IS TO CERTIFY that the foregoing instrument was prepared by me or under my supervision and that I am an attorney licensed to practice before the Court of Appeals of Maryland.

_____
Lawrence M. Hammond, Esquire

6246.DD
#3Lee
5/22/2000

Pursuant to the provisions of the Annotated code of Maryland Tax-Property volume, section 13-203(b) the undersigned Grantee(s) hereby make oath that the residence on the property described to which this affidavit is attached will be occupied by the Grantee(s)

Robert J. Graziosi

Bonnie K. Graziosi

Subscribed and sworn to this 24th day of May, 2000.

NOTARY PUBLIC (SEAL)

LAWRENCE M. KAMMOND NOTARY PUBLIC BALTIMORE COUNTY, MD.

My commission expires: 9/1/2002

BEGINNING FOR THE FIRST THEREOF at a pipe 33 feet Northeast of the centerline of the present road-bed of the Reisterstown to Westminster Road at the beginning point of that parcel of land described in a Deed from Earl C. Rickerds, divorced, to Raymond Jungers and wife, dated May 5, 1941, recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1152, folio 410, etc., said pipe also being at the beginning of the exception clause described in a Deed from J. Rollin Hunter and wife to Charles Bussey, recorded in Liber J.W.B. No. 1887, folio 536, etc., running thence binding on both of the above mentiond Deeds as now surveyed by magnetic bearings with due allowance for the magnetic declination to follow the same, North 28 degrees 45 minutes East 189.29 feet to a pipe and North 07 degrees 15 minutes East 42.20 feet to a pipe, thence by two lines of division as now surveyed, South 57 degrees 28 minutes 39 seconds East 200.92 feet to a pipe and South 32 degrees 46 minutes 10 seconds West 245.65 feet to a pipe on the Northeast side of the Reisterstown to Westminster Road and to intersect the North 48-1/4 degrees West 100 foot line of the first above mentioned Deed, thence binding on that Deed and running along the Northeast side of the aforementioned road, North 48 degrees 41 minutes West 70.53 feet to a stake and North 52 degrees 59 minutes 30 seconds West 100.00 feet to the place of beginning, containing nine hundred sixty-two one- thousandths of an acre (0.962) of land more or less.

SUBJECT, however, to a right of way, 12 feet wide, to be used in common with others, their heirs and assigns, and described as follows:

BEGINNING on the Northeast side of Reisterstown to Westminster Road at the end of the South 32 degrees 46 minutes 10 seconds West 245.65 foot line of the above describd parcel, thence binding on that parcel and running along the Northeast side of the aforementioned road, North 48 degrees 41 minutes West 12.13 feet, thence North 32 degrees 46 minutes 10 seconds East 108.20 feet thence south 57 dgrees 13 minutes 50 seconds East 12.00 feet and to intersect the first above mentioned line at the end of 135.65 feet, thence binding on that line, South 32 degrees 46 minutes 10 seconds West 110.00 feet to the place of beginning.

BEGINNING FOR THE SECOND THEREOF at a pipe at the end of 42.20 feet in the North 7-1/2 degrees East 656.8 foot line as described in a Deed from Earl C. Rickerds, divorced, to Raymond Jungers and wife, dated May 5, 1941, recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1152, folio 410 etc., said pipe also being at the end of the North 07 degrees 15 minutes East 42.20 foot line in a Deed from Raymond Jungers and wife to James H. Patton and wife, dated May 28, 1963, recorded in Liber R.R.G. No. 4148, folio 182, etc., thence running binding on the first above mentioned Deed the three following lines as now surveyed, North 07 degrees 15 minutes East 614.50 feet to a pipe, South 32 degrees 51 minutes East 349.03 feet to a pipe and south 07 degrees 19 minutes West 453.39 feet to a pipe, thence by a line division as now surveyed, North 57 degrees 28 minutes 39 seconds West 47.11 feet to a pipe and to the end of the South 57 degrees 28 minutes 39 seconds East 200.92 foot line in the aforementiond Deed from Raymond Jungers and wife to James H. Patton and wife, running thence binding on that Deed reversely by continuing the same course, North 57 degrees 28 minutes 39 seconds West 200.92 feet to the place of beginning, containing two acres and seven hundred fifty-four thousandths of an acre (2.754) of land, more or less.

FEE-SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 40

This Deed, Made this 10th day of July

in the year one thousand nine hundred and sixty-eight by and between

RAYMOND JUNGERS and MARGARET A. JUNGERS, his wife,

, of the first part, and

JAMES H. PATTON and PEGGIE S. PATTON, his wife,

of the second part.

Witnesseth, that in consideration of the sum of five ($5.00) Dollars and other good and valuable consideration

the said RAYMOND JUNGERS and MARGARET A. JUNGERS, his wife,

do hereby grant and convey unto the said

JAMES H. PATTON and PEGGIE S. PATTON, his wife, their

heirs and assigns,

in fee simple, all that lot(s) of ground, situate, lying and being in the Fourth Election District of Baltimore County

, State of Maryland, and described as follows, that is to say:—

Beginning for the same at a pipe at the end of 42.20 feet in the North 7 1/2 degrees East 656.8 foot line as described in a Deed from Earl C. Rickers, divorced, to Raymond Jungers and wife, dated May 5, 1941, recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1152 folio 410 etc., said pipe also being at the end of the North 07 degrees 15 minutes East 42.20 foot line in a Deed from Raymond Jungers and wife to James H. Patton and wife, dated May 28, 1963, recorded in Liber R.R.G. No. 4148 folio 182 etc., thence running binding on the first above mentioned Deed the three following lines as now surveyed, North 07 degrees 15 minutes East 614.50 feet to a pipe, South 32 degrees 51 minutes East 349.03 feet to a pipe and South 07 degrees 19 minutes West 453.39 feet to a pipe, thence by a line of division as now surveyed, North 57 degrees 28 minutes 39 seconds West 47.11 feet to a pipe and to the end of the South 57 degrees 28 minutes 39 seconds East 200.92 foot line in the aforementioned Deed from Raymond Jungers and wife to James H. Patton and wife, running thence binding on that Deed reversely by continuing the same course, North 57 degrees 28 minutes 39 seconds West 200.92 feet to the place of beginning, containing two acres and seven hundred fifty-four thousandths of an acre (2.754) of land more or less.

BEING a part of the same land described in the above mentioned Deed from Earl C. Rickers, divorced, to Raymond Jungers and Margaret A. Jungers, his wife, dated May 5, 1941, recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1152 folio 410 etc.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said JAMES H. PATTON and PEGGIE S. PATTON, his wife, their

heirs and assigns,

in fee simple.

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

Witness the hands and seals of said grantor

TEST:

William E. Hammond

Raymond Jungers [SEAL]
RAYMOND JUNGERS

Margaret A. Jungers [SEAL]
MARGARET A. JUNGERS

State of Maryland, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 10th day of July, 1968, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared RAYMOND JUNGERS and MARGARET A. JUNGERS, his wife,

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

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

WILLIAM E. HAMMOND NOTARY PUBLIC BALTIMORE CO., MD.

William E. Hammond
Notary Public

My Commission expires:

Rec'd for record JUL 11 1968 at 10:25 AM
Per Orville T. Gosnell, Clerk
Mail to: 25.00 MSP William E. Hammond
Receipt No. 197304 $ 9.00

AUD 28 18 JUL 11

THIS DEED, Made this 28th day of May, in the year nineteen hundred and sixty-three, by and between RAYMOND JUNGERS and MARGARET A. JUNGERS, his wife, of Baltimore County, State of Maryland, parties of the first part, and JAMES H. PATTON and PEGGIE S. PATTON, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said RAYMOND JUNGERS and MARGARET A. JUNGERS, his wife, do grant and convey unto the said JAMES H. PATTON and PEGGIE S. PATTON, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple, all that parcel of ground situate, lying and being in the Fourth Election District of Baltimore County, State aforesaid, and described as follows, that is to say:

BEGINNING for the same at a pipe 33 feet Northeast of the centerline of the present road-bed of the Reisterstown to Westminster Road at the beginning point of that parcel of land described in a Deed from Earl C. Rickerds, divorced, to Raymond Jungers and wife, dated May 5, 1941, recorded among the Land Records of Baltimore County in Liber C.W.B.,Jr. No. 1152, folio 410, etc., said pipe also being at the beginning of the exception clause described in a Deed from J. Rollin Hunter and wife to Charles Bussey, recorded in Liber J.W.B. No. 1887, folio 536, etc., running thence binding on both of the above mentioned Deeds as now surveyed by magnetic bearings with due allowance for the magnetic declination to follow the same, North 28 degrees 45 minutes East 189.29 feet to a pipe and North 07 degrees 15 minutes East 42.20 feet to a pipe, thence by two lines of division as now surveyed, South 57 degrees 28 minutes 39 seconds East 200.92 feet to a pipe and South 32 degrees 46 minutes 10 seconds West 245.65 feet to a pipe on the Northeast side of the Reisterstown to Westminster Road and to intersect the North 48¼ degrees West 100 foot line of the first above mentioned Deed, thence binding on that Deed and running along the Northeast side of the aforementioned road, North 48 degrees 41 minutes West 70.53 feet to a stake and North 52 degrees 59 minutes 30 seconds West 100.00 feet to the place of beginning, containing nine hundred sixty-two one-thousandths of an acre (0.962) of land more or less.

SUBJECT, however, to a right of way, 12 feet wide, to be used in common with the Grantors herein, their heirs and assigns, and described as follows:

BEGINNING on the Northeast side of the Reisterstown to Westminster Road at the end of the South 32 degrees 46 minutes 10 seconds West 245.65 foot line of the above described parcel, thence binding on that parcel and running along the Northeast side of the aforementioned road, North 48 degrees 41 minutes West 12.13 feet, thence North 32 degrees 46 minutes 10 seconds East 108.20 feet

thence South 57 degrees 13 minutes 50 seconds East 12.00 feet and to intersect the first above mentioned line at the end of 135.65 feet, thence binding on that line, South 32 degrees 46 minutes 10 seconds West 110.00 feet to the place of beginning.

BEING a portion of the property which by Deed dated May 5, 1941, and recorded among the Land Records of Baltimore County in Liber C.W.B.,Jr. No. 1152, folio 410, was granted and conveyed by Earl C. Rickerds, divorced, unto the said Raymond Jungers and Margaret A. Jungers, his wife, in fee simple.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said JAMES H. PATTON and PEGGIE S. PATTON, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple.

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

WITNESS the hands and seals of said Grantors.

WITNESS:

Ralph E. Deitz

Raymond Jungers (SEAL)
Raymond Jungers

Margaret A. Jungers (SEAL)
Margaret A. Jungers

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 28th day of May, in the year nineteen hundred and sixty-three, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared RAYMOND JUNGERS and MARGARET A. JUNGERS, his wife, the within named Grantors, and they acknowledged the aforegoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

Ralph E. Deitz
Notary Public

FAID — Baltimore County, Md. — Office of Finance

5-29-63 9098 • 35493 PPD + 107.50
5-29-63 9098 • 35493 PPD + 107.50

Rec'd for record MAY 29 1963 at 2 54 P M
For Robert R. Gill, Clerk
Mail to Daniel V. Deitz
Receipt No. 33788

S-2

SAFECO TITLE INSURANCE CORPORATION
(Individual Form)

LIBER 7550 PAGE 306

(1)

App. H- H-111710

This Deed, Made this 13 day of MAY, in the year one thousand nine hundred and eighty seven, by and between PEGGIE S. PATTON party of the first part, Grantor; JAMES M. UVEGES party of the second part, Grantee.

THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS $170,000.00.

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 Grantee his heirs, personal representatives and assigns in fee simple..

all that(those) lot(s) of ground situate in BALTIMORE COUNTY in the State of Maryland, and described as follows, that is to say:

(See Exhibit A Attached)

STATE DEPARTMENT OF ASSESSMENTS & TAXATION
AF 5-22-87
CLERK DATE

AGRICULTURAL TRANSFER TAX NOT APPLICABLE
SIGNATURE AF DATE 5-22-87

C RC/F 14.00
C T TX 850.00
C DOCS 850.00
DEED 0 A
SM CLERK 1714.00
#93491 C001 R02 T09:34
05/28/87

SAFECO Title Insurance Company
110 St. Paul Street
Baltimore, Maryland 21202
727-3700

B B241****2720:01a 6228A

EXHIBIT 'A'

BEGINNING FOR THE FIRST THEREOF at a pipe 33 feet Northeast of the centerline of the present road-bed of the Reisterstown to Westminster Road at the beginning point of that parcel of land described in a Deed from Earl C. Rickerds, divorced, to Raymond Jungers and wife, dated May 5, 1941, recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1152, folio 410, etc., said pipe also being at the beginning of the exception clause described in a Deed from J. Rollin Hunter and wife to Charles Bussey, recorded in Liber J.W.B. No. 1887, folio 536, etc., running thence binding on both of the above mentiond Deeds as now surveyed by magnetic bearings with due allowance for the magnetic declination to follow the same, North 28 degrees 45 minutes East 189.29 feet to a pipe and North 07 degrees 15 minutes East 42.20 feet to a pipe, thence by two lines of division as now surveyed, South 57 degrees 28 minutes 39 seconds East 200.92 feet to a pipe and South 32 degrees 46 minutes 10 seconds West 245.65 feet to a pipe on the Northeast side of the Reisterstown to Westminster Road and to intersect the North 48-1/4 degrees West 100 foot line of the first above mentioned Deed, thence binding on that Deed and running along the Northeast side of the aforementioned road, North 48 degrees 41 minutes West 70.53 feet to a stake and North 52 degrees 59 minutes 30 seconds West 100.00 feet to the place of beginning, containing nine hundred sixty-two one- thousandths of an acre (0.962) of land more or less.

SUBJECT, however, to a right of way, 12 feet wide, to be used in common with others, their heirs and assigns, and described as follows:

BEGINNING on the Northeast side of Reisterstown to Westminster Road at the end of the South 32 degrees 46 minutes 10 seconds West 245.65 foot line of the above describd parcel, thence binding on that parcel and running along the Northeast side of the aforementioned road, North 48 degrees 41 minutes West 12.13 feet, thence North 32 degrees 46 minutes 10 seconds East 108.20 feet thence south 57 dgrees 13 minutes 50 seconds East 12.00 feet and to intersect the first above mentioned line at the end of 135.65 feet, thence binding on that line, South 32 degrees 46 minutes 10 seconds West 110.00 feet to the place of beginning.

BEING the same lot of ground described in a Deed dated May 28,1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4148, folio 182, was granted and conveyed by Raymond Jungers and Margaret A. Jungers, his wife to James H. Patton and Peggie S. Patton, his wife.

BEGINNING FOR THE SECOND THEREOF at a pipe at the end of 42.20 feet in the North 7-1/2 degrees East 656.8 foot line as described in a Deed from Earl C. Rickerds, divorced, to Raymond Jungers and wife, dated May 5, 1941, recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1152, folio 410 etc., said pipe also being at the end of the North 07 degrees 15 minutes East 42.20 foot line in a Deed from Raymond Jungers and wife to James H. Patton and wife, dated May 28, 1963, recorded in Liber R.R.G. No. 4148, folio 182, etc., thence running binding on the first above mentioned Deed the three following lines as now surveyed, North 07 degrees 15 minutes East 614.50 feet to a pipe, South 32 degrees 51 minutes East 349.03 feet to a pipe and south 07 degrees 19 minutes West 453.39 feet to a pipe, thence by a line division as now surveyed, North 57 degrees 28 minutes 39 seconds West 47.11 feet to a pipe and to the end of the South 57 degrees 28 minutes 39 seconds East 200.92 foot line in the aforementiond Deed from Raymond Jungers and wife to James H. Patton and wife, running thence binding on that Deed reversely by continuing the same course, North 57 degrees 28 minutes 39 seconds West 200.92 feet to the place of beginning, containing two acres and seven hundred fifty-four thousandths of an acre (2.754) of land, more or less.

BEING the same lot of ground described in a Deed, dated July 10, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4897, folio 331, was granted and conveyed by Raymond Jungers and Margarets A. Jungers, his wife to James H. Patton and Peggie S. Patton, his wife.

The improvements on the above two lots of ground being known as No. 428 Westminster Road.

The said James H. Patton departed this life on or about 12/23/84 thereby vesting title unto his surviving spouse, Peggie S. Patton, the within named Grantor.

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, his heirs, personal representatives 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:
Michael J Romano

Peggie S. Patton [Seal]
PEGGIE S. PATTON

[Seal]

State of Maryland, Baltimore County, TO WIT:

I HEREBY CERTIFY, that on this 8TH day of MAY, 19 87, before me, a Notary Public of the State aforesaid, personally appeared PEGGIE S. PATTON

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 he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

MICHAEL J. ROMANO NOTARY PUBLIC BALTIMORE, MD.

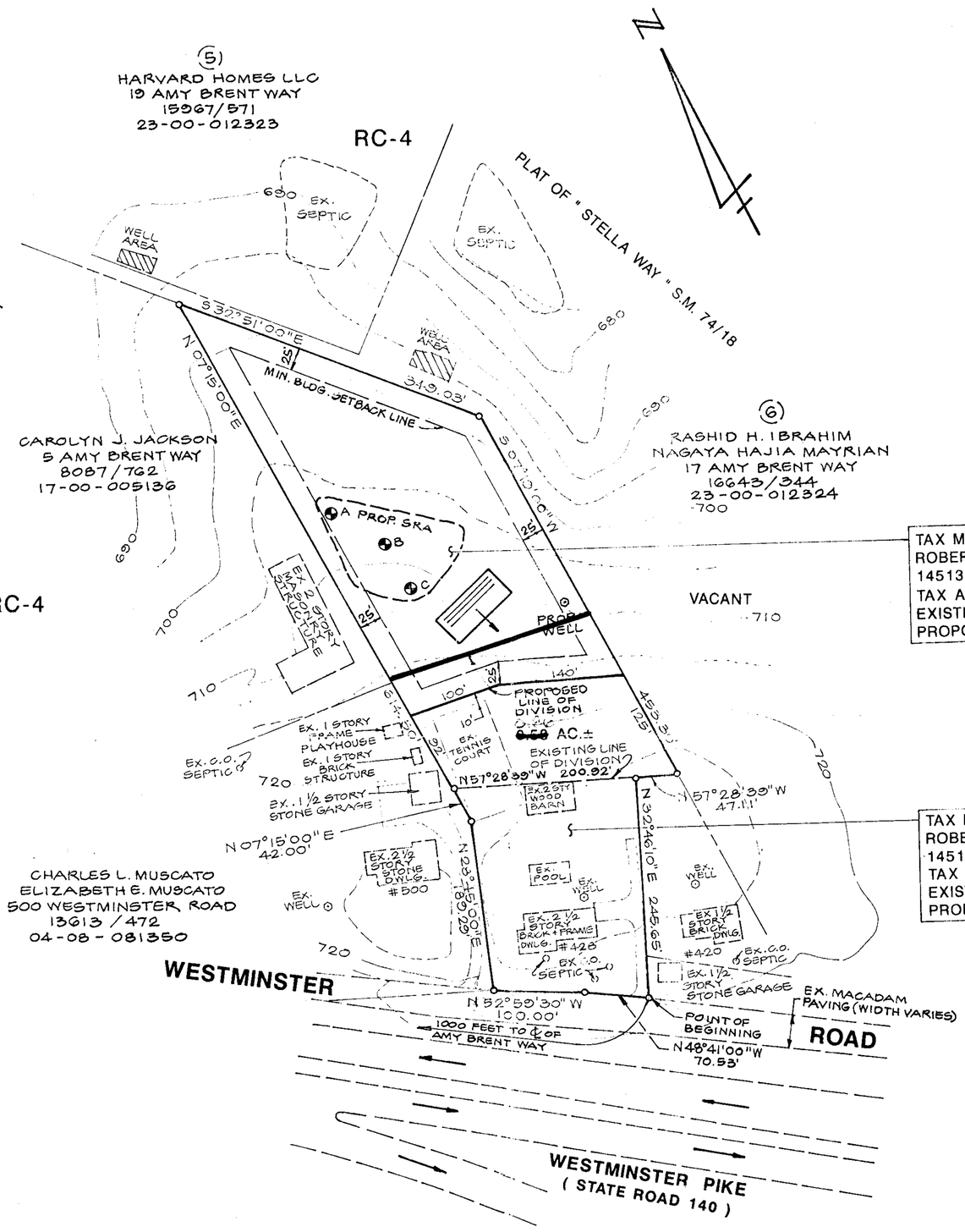
Michael J Romano
Notary Public

My commission expires:

R. C. 4
CT.
BRENT
SITE
WESTMINSTER
ST
AREA
UNDER
CONSTRUCTION
PRIVATE
RD.
EXPRESSWAY
#242
R.C. 4
200 SCALE ZONING MAP
426 WESTMINSTER ROAD
MAP NO. NW 17K
PIKE
AREA UNDER CONSTRUCTION

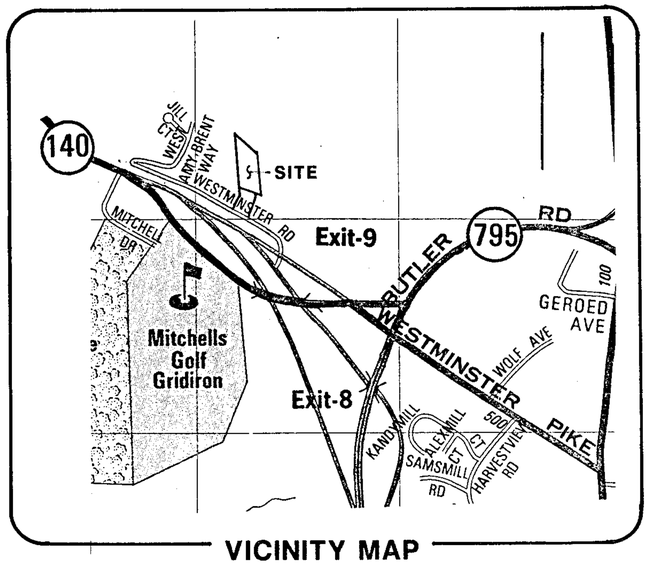
GENERAL NOTES

1. EXISTING ZONING RC-4
2. EXISTING GROSS AREA 2.754 AC. = 119,964 S.F.
3. PROPOSED GROSS AREA 2.174 AC. = 94,699 S.F.
4. 200 SCALE ZONING MAP NO. NW 17K
5. THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS PROPERTY
6. PROPERTY WILL OPERATE ON PRIVATE WELL AND SEPTIC SYSTEMS.
7. THERE ARE NO STREAMS, STORMWATER MANAGEMENT SYSTEMS, DRAINAGE, OR PIPE SYSTEMS WITHIN 50 FEET OF THE PROPERTY.
8. THIS PROPERTY SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 7·10·1968. THE DEVELOPERS ENGINEER HAS CONFIRMED THAT THE PLAN HAS NEVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLINGS.



TAX MAP 48 PARCEL 640
ROBERT J. GRAZIOSI
14513/109 (P.2)
TAX ACCT. NO. 04-16-001921
EXISTING AREA : 2.754 AC.±
PROPOSED AREA : ~~2.174~~ AC.±

TAX MAP 48 PARCEL 279
ROBERT J. GRAZIOSI
14513/109 (P.1)
TAX ACCT. NO. 04-16-002050
EXISTING AREA : 0.962 AC.±
PROPOSED AREA : ~~0.580~~ AC.±



VICINITY MAP

SCALE : 1" = 1000'

Pet Ex #1

PLAT TO ACCOMPANY PETITION FOR

SPECIAL HEARING REQUEST

426 WESTMINSTER PIKE

4TH ELECTION DISTRICT

3RD COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE : 1" = 100' DATE : 11/15/2002

STATE OF MARYLAND · JAMES W. McKEE · No. 9012 · REGISTERED PROFESSIONAL LAND SURVEYOR

11/15/02

JAMES W. McKEE DATE
MARYLAND REGISTRATION NO. 9012

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE 5 SHAWAN ROAD.
COCKEYSVILLE, MD 21030
PHONE - (410) 527-1555

OWNER

ROBERT J. GRAZIOSI
428 WESTERMINSTER PIKE
REISTERSTOWN, MD 21136