IN RE: PETITION FOR SPECIAL HEARING S/S Beckleysville Road, 1,855' E of the c/l Falls Road **(4305 Beckleysville Road)** 5th Election District 3rd Council District James F. Knittle, Jr., et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-548-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, James F. Knittle, Jr., and his wife, Gloria G. Knittle, through their attorney, Douglas L. Burgess, Esquire. The Petitioners request a special hearing to approve "the transfer of one density unit between two parcels which make up the overall tract, said transfer will not result in any increases in the number of lots permitted." The subject property and requested relief are more particularly shown on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing were James F. Knittle, Jr., property owner; Bruce E. Doak, the Surveyor who prepared the site plan for this property; and C. William Clark, Esquire and Cornelia Koetter, Esquire. Appearing as interested persons were Robert Handzo, Esquire, Barbara Barrett, adjacent property owner, and Beth Hendrickson. There were no Protestants or other interested persons present.

Counsel for the Petitioners proffered the evidence that was presented. A series of documents were presented which established the following. The subject property is an irregularly shaped tract with frontage on the south side of Beckleysville Road, east of Falls Road in northern Baltimore County. The property contains a gross area of 63.27 acres more or less, zoned R.C.2 (61.23 acres) with a small portion of the site zoned R.C.4 (2.04 acres). Copies of deeds and plats submitted indicate that the Knittles originally acquired approximately 111 acres of land; however,

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Date 12/9/03
By

they subsequently conveyed 53.99 acres to Mr. & Mrs. Barrett in 1972. The Barretts have since built a home on their parcel and access thereto is provided via a long gravel driveway that leads from Beckleysville Road through the Knittle property into the Barrett parcel. The Knittles retained the right to construct one single-family dwelling on the retained property (57.58 acres). In 2002, the Petitioners acquired a separate but adjoining lot identified as the Sparks property, which is a narrow, rectangular shaped parcel of 5.69 acres in area. It was established at that time that the Petitioners had the right to construct one single family dwelling on that parcel. Thus, the Petitioners now own two separate lots totaling 63.27 acres, zoned R.C.2. These lots share a common boundary and, in the field, appear to be one large parcel.

As noted above, a series of deeds and plats were submitted which reflect these transfers. It is clear from the testimony and evidence offered that the Petitioners have the right to develop their overall holdings with two single-family dwellings. One such right of subdivision/density unit arises from the density attributable to the Sparks tract, while the other density unit is attributable to the Petitioner's retention of 57.58 acres from their original 111-acre holdings.

The Petitioners now propose to incorporate the density from the Sparks tract into their larger, 57.58-acre parcel, and a lot line adjustment thereby creating two new lots of approximately 32 acres each, and construct a single-family dwelling on each lot. One house will be located in the northwest corner of the tract adjacent to Beckleysville Road and comprise 31.80 acres. The second house is proposed to be located in the western portion of the tract and encompass the remaining 31.47 acres. Relief is requested to allow the transfer of the density associated with the Sparks parcel and undertake a lot line adjustment to reflect that only two lots are associated with the overall tract. The Petitioners testified that they sited the proposed houses in accordance with the topography of the subject property and to preserve its agricultural character. Apparently, much of the site is in active agricultural use and that use will be minimally disturbed as a result of this subdivision.

At the hearing, certain concerns were raised by the neighbors regarding access to the dwelling on the second lot. As a result of discussions between the parties, it was determined to

construct a driveway leading out to Beckleysville Road through the old Sparks parcel. This would eliminate the proposed use of the existing gravel driveway that presently serves the Barrett house and is apparently quite narrow.

The Zoning Commissioner has the authority to transfer density between adjacent R.C. tracts under common ownership (see, IN RE: Charlotte E. Frederick, Case No. 01-541-SPH). In my view, the transfer of density is appropriate in this instance and will permit a reasonable subdivision and use of the property.

It is also to be noted that there was no opposition raised at the time of the hearing to the request. As noted above, the neighbors who appeared requested the relocation of the proposed means of access to the house on the second lot and that is shown on a red-lined plan submitted at the hearing. They are not opposed to the relief sought within the Petition. Moreover, there were originally no adverse Zoning Advisory Committee (ZAC) comments. The ZAC comment from the Office of Planning indicated that proof should be submitted of the devolution of title to support a finding that the proposed subdivision into two lots is permitted under the density requirements. This information was provided at the hearing and is contained in the case file. Additionally, the Office of Planning suggested that the applicants contact Wally Lippincott of DEPRM regarding the siting of the houses. In this regard, the Petitioners indicated that they had called Mr. Lippincott approximately 10 days prior to the hearing to discuss this issue. Unfortunately, he was not available at that time and their messages were not returned. Subsequent to the hearing, however, Mr. Lippincott submitted a comment on behalf of DEPRM in which he recommends denial of the request.

It is unfortunate that Mr. Lippincott's comment was not available at the time of the hearing so that the parties could address the issues raised therein at that time. Nonetheless, I am appreciative of Mr. Lippincott's schedule and will consider his comments in rendering this decision. The evidence presented was clear that both the retained lot (57.78 acres) and the Sparks parcel (5.69 acres) can each be developed with one single family dwelling. Thus, the Petitioners' proposal to construct two dwellings on their holdings does not increase in any manner the

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residential "density" attributable to their property. Moreover, the Zoning Commissioner has the authority to approve such lot line adjustments and/or density transfers.

I am appreciative of Mr. Lippincott's comment that the R.C.2 zone should foster agricultural uses, and that large tracts are favored. Nonetheless, the Petitioners meet all zoning regulations and are not creating an undersized lot. Most persuasive of all, however, is that the relief requested and new properly line reflects actual conditions on the site. As shown on the site plan, the driveway that serves the Barrett property bisects the Petitioners' property. This driveway was used to establish the property lines for the two new lots. Thus, the Petitioners are not breaking up agricultural uses or fields, but using an existing divider to establish the new property lines.

Finally, it is appropriate that the Petitioners have proposed that the houses be located near the perimeter of the property so as to retain the existing agricultural fields/uses. This approach is consistent with the spirit and intent of the R.C.2 zoning regulations. For these reasons, relief shall be granted.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of July 2003 that the Petition for Special Hearing to approve the transfer of one density unit between two parcels which make up the overall tract, such transfer not increasing the number of density units associated with the overall tract, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; subject to the following restriction:

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) Within sixty (60) days of the date of this Order, the Petitioners shall record new deeds in the Land Records of Baltimore County referencing this case and the terms and conditions hereof. Copies of the new deeds shall be forwarded to the Department of Permits and Development Management for inclusion in the case file.

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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

IN THE MATTER OF THE APPLICATION OF JAMES KNITTLE, ET UX -LEGAL OWNERS /PETITIONERS FOR A SPECIAL HEARING ON PROPERTY LOCATED ON THE S/S BECKLEYSVILLE RD, 1,855' E OF C/L FALLS RD (4305 BECKLEYSVILLE RD)	* * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
5TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT	* 	Case No. 03-548-SPH

* * * * * * * * *

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on appeal filed by Peter Max Zimmerman, People's Counsel for Baltimore County, from the July 29, 2003 Order of the Zoning Commissioner in which the subject Petition was granted with restrictions.

WHEREAS, the Board is in receipt of a letter of withdrawal of Petition filed October 7, 2003 by Bruce E. Doak, Principal, Gerhold, Cross & Etzel, Ltd., on behalf of Petitioners, James and Gloria Knittle, (a copy of which is attached hereto and made a part hereof); and

WHEREAS, Petitioners request that the Petition for Special Hearing filed in the above-referenced matter be withdrawn without prejudice as of October 7, 2003,

IT IS THEREFORE, this 8th day of October, 2003, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. 03-548-SPH is **WITHDRAWN without prejudice AND hereby DISMISSED**, rendering moot the appeal filed in this matter; and that the Zoning Commissioner's Order of July 29, 2003, including any relief granted therein, is rendered null and void.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott

Edward W. Crizer, Jr.

Charles L. Marks

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

October 8, 2003

Bruce E. Doak, Principal
Gerhold, Cross & Etzel, Ltd.
Suite 100
320 East Towsontown Boulevard
Towson, MD 21286

RE: *In the Matter of: James and Gloria Knittle – Legal Owners*
Case No. 03-548-SPH/Order of Dismissal of Petition

Dear Mr. Doak:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the County Board of Appeals of Baltimore County in the subject matter in which the above-referenced Petition has been withdrawn and dismissed.

Inasmuch as the subject Petition for Special Hearing has been withdrawn, there is no further action pending before the Board of Appeals with the issuance of the subject Order.

Very truly yours,

Kathleen C. Bianco /trs

Kathleen C. Bianco
Administrator

Enclosure

c: James and Gloria Knittle
Douglas Burgess, Esquire
Barbara Barrett
Beth Hendrickson
People's Counsel for Baltimore County
Lawrence E. Schmidt /Zoning Commissioner
Pat Keller, Planning Director
Jeffrey Long /Planning
Timothy M. Kotroco, Director /PDM

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on Recycled Paper

Baltimore County
Zoning Commissioner

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

July 28, 2003

Douglas L. Burgess, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue, #700
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S Beckleysville Road, 1,855' E of the c/l Falls Road
(4305 Beckleysville Road)
5th Election District – 3rd Council District
James F. Knittle, Jr., et ux - Petitioners
Case No. 03-548-SPH

Dear Mr. Doak:

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 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. James F. Knittle, Jr.
1414 Phoenix Road, Phoenix, Md. 21131
Robert Handzo, Esquire, 102 W. Pennsylvania Avenue, Towson, Md. 21204
Ms. Barbara Barrett, 4209 Beckleysville Road, Hampstead, Md. 21074
Ms. Beth Hendrickson, 4219 Beckleysville Road, Hampstead, Md. 21074
Mr. Wally Lippincott, DEPRM; People's Counsel; Case File

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on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4305 Beckleysville Road

which is presently zoned RC 2 & 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 TRANSFER OF ONE DENSITY UNIT BETWEEN TWO PARCELS WHICH MAKE UP THE OVERALL TRACT, SAID TRANSFER WILL NOT RESULT IN ANY INCREASES IN THE NUMBER OF LOTS PERMITTED

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Douglas L. Burgess, Esq.
Name - Type or Print

Signature

Nolan Plumhoff & Williams
Company

502 Washington Ave, Suite 700 410-823-7800
Address Telephone No.

Towson Md 21204
City State Zip Code

Legal Owner(s):

James M. Knittle, Jr.
Name - Type or Print

Signature

Gloria G. Knittle
Name - Type or Print

Signature

1414 Phoenix Road 410-472-2826
Address Telephone No.

Phoenix Md 21131
City State Zip Code

Representative to be Contacted:

Bruce E. Doak
Gerhold Cross & Etzel
Name

320 E. Towsontown Blvd. 410-823-4470
Address Telephone No.

Towson Md 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRP Date 5-19-03

Case No. 03-548-SPH

ORDER RECEIVED FOR FILING
Date 5/19/03
By JRP

REV 9/15/98

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

May 6, 2003

KNITTLE PROPERTY
BECKLEYSVILLE ROAD
BALTIMORE COUNTY, MARYLAND

All that piece or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Beckleysville Road distant northeasterly 1,855 feet, more or less, from the intersection of Falls Road and Beckleysville Road, thence running and binding on the centerline of Beckleysville Road, The following course and distance, viz: (1) North 69 degrees 04 minutes 01 seconds East 60.00 feet, thence leaving the centerline of Beckleysville Road and running and binding, the following three courses and distances, viz: (2) South 00 degrees 11 minutes 10 seconds East 455.58 feet, (3) North 84 degrees 22 minutes 55 seconds East 919.31 feet, and (4) North 01 degree 47 minutes 55 seconds West 417.95 feet to the centerline of Beckleysville Road, thence running with and binding on the centerline of Beckleysville Road, the following course and distance, viz: (5) South 82 degrees 45 minutes East 16.74 feet, thence leaving the centerline of said road and running and binding, the following twelve courses and distances, viz: (6) South 01 degree 47 minutes 55 seconds East 417.95 feet, (7) South 15 degrees 55 minutes 24 seconds East 828.46 feet, (8) North 88 degrees 06 minutes 08 seconds West 23.30 feet, (9) South 06 degrees 51 minutes 49 seconds West 117.62 feet, (10) South 89 degrees 15 minutes 41 seconds West 446.79 feet, (11) South 12 degrees 57 minutes 57 seconds West 131.62 feet, (12) South 03 degrees 57 minutes 52 seconds West 110.58 feet, (13) North 61 degrees 02 minutes 46 seconds West 740.83 feet, (14) North 72 degrees 35 minutes 25 seconds West 111.74 feet, (15) South 04 degrees 47 minutes 42 seconds East 393.24 feet, (16) South 62 degrees 30 minutes 58 seconds West 89.10 feet, (17) North 01 degree 11 minutes 54 seconds West 1,102.69 feet, and (18) North 19 degrees 34 minutes 32 seconds East 367.67 feet to the zoning point of beginning.

Containing 31.47Acre s of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

#548

STATE OF MARYLAND
BRUCE EDWIN DOAR
No. 531
REGISTERED
PROPERTY LINE SURVEYOR

5/14/03

X:\knittle\zoningdescrip..doc

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23602

DATE 5-17-03 ACCOUNT 001-000 4150

AMOUNT $ 15.00

RECEIVED FROM: Gerald, Cross & Dettel

4305 Cockeysville Rd.

ITEM # 549

FOR: SPM

TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case. #03-548-SPH
4305 Beckleysville Road
S/side of Beckleysville Road at the distance of 1,855 feet +/- east of the centerline of Falls Road
5th Election District – 3rd Councilmanic District
Legal Owner(s): James and Gloria Knittle

Special Hearing: to permit the transfer of one density unit between two parcels which make up the overall tract, said transfer will not result in any increase in the number of overall lots permitted.

Hearing: Wednesday, July 2, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

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

JT 6/725 June 17 C610108

CERTIFICATE OF PUBLICATION

6/19/, 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 6/17/, 2003.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 03-548-SPH
PETITIONER/DEVELOPER:
James and Gloria Knittle
DATE OF HEARING:
July 2 , 2003

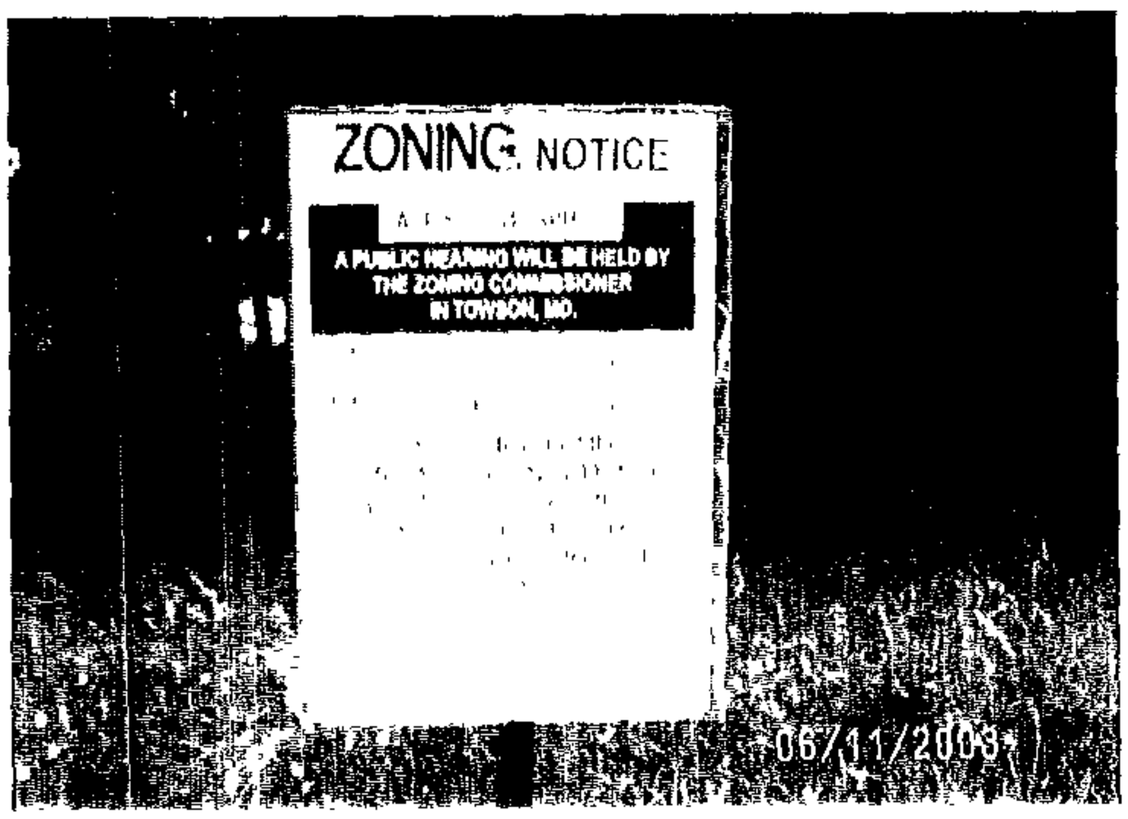
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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

LOCATION:
S/side of Beckleysville Road at the distance of
1,.855 feet +/- east of the centerline of Falls Road



POSTED ON: June 11, 2003

DATE:
June 12, 2003

Bruce E. Doak
SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

APPEAL SIGN POSTING REQUEST

CASE NO.: 03-548-SPH

James Knittle - LEGAL OWNERS

4305 Beckleysville Road; Hampstead

5th ELECTION DISTRICT APPEALED: 8/6/2003

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

**********COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

RE: Case No.: 03-548-SPH
Petitioner: James Knittle

This is to certify that the necessary appeal sign was posted conspicuously on the property located at: 4305 Beckleysville Road; Hampstead

The sign was posted on 10/1, 2003

By: Gary Freund
(Signature of Sign Poster)

GARY FREUND
(Printed Name)

APPEAL SIGN POSTING REQUEST

CASE NO.: 03-548-SPH

James Knittle - LEGAL OWNERS

4305 Beckleysville Road; Hampstead

5th ELECTION DISTRICT

APPEALED: 8/6/2003

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

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: 03-548-SPH

Petitioner: JAMES KNITTLE, JR.

Address or Location: 9305 BECKLEYSVILLE ROAD

PLEASE FORWARD ADVERTISING BILL TO

Name: JAMES KNITTLE, JR.

Address: 1414 PHOENIX ROAD

PHOENIX, MD 21131

Telephone Number: 410-472-2826

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

May 23, 2003

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: 03-548-SPH
4305 Beckleysville Road
S/side of Beckleysville Road at the distance of 1, 855 feet +/- east of the centerline of Falls Road
5th Election District – 3rd Councilmanic District
Legal Owners: James and Gloria Knittle

Special Hearing to permit the transfer of one density unit between two parcels which make up the overall tract, said transfer will not result in any increase in the number of overall lots permitted.

Hearings: Wednesday, July 2, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:klm

C: James and Gloria Knittle, 1414 Phoenix Road, Phoenix 21131
Douglass Burgess, Nolan Plumhoff Williams, 502 Washington Ave., Ste. 700, Towson 21204
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUEDAY, JUNE 17, 2003.**
(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.

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on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 17, 2003 Issue - Jeffersonian

Please forward billing to:
James Knittle, Jr.
1414 Phoenix Road
Phoenix, MD 21131

410-472-2826

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: 03-548-SPH
4305 Beckleysville Road
S/side of Beckleysville Road at the distance of 1, 855 feet +/- east of the centerline of Falls Road
5th Election District – 3rd Councilmanic District
Legal Owners: James and Gloria Knittle

Special Hearing to permit the transfer of one density unit between two parcels which make up the overall tract, said transfer will not result in any increase in the number of overall lots permitted.

Hearings: Wednesday, July 2, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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.

Maryland, and according to survey made by C. A. Myers, Surveyor, on August 3, 1960, being more particularly described as follows:

BEGINNING for the same at a point in or near the centerline of the present road-bed of Upper Beckleysville Road at the beginning of the first and second parcel of land described in a deed from Lillian A. Kelly, unmarried, to Harry Russell Strevig and wife, dated September 16, 1945, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2836, folio 62 &c., running thence binding on the first parcel reversely as heretofore surveyed by magnetic bearings of 1960 with due allowance for the magnetic declination to follow the same and running in or near the center of Upper Beckleysville Road, North 78 degrees, 25 minutes East, 301.50 feet; thence leaving that road by a line of division, South 09 degrees, 13 minutes, 30 seconds West, 456.19 feet to a stone at the end of the North 88 degrees West, 13 perches line of the third parcel in the aforementioned deed; thence binding on that parcel the six following lines as heretofore surveyed, South 09 degrees, 13 minutes, 30 seconds West, 969.07 feet to a stone; North 61 degrees, 49 minutes, 30 seconds West, 115.50 feet to a stake; South 04 degrees, 11 minutes, 30 seconds West, 398.18 feet to a pipe between two white oak trees; South 71 degrees, 10 minutes West, 90.85 feet to a stake; North 07 degrees, 26 minutes East, 290.43 feet to a large rock marked "TCD" and North 08 degrees, 21 minutes, 30 seconds East, 1168.68 feet to a stake and to the end of the South 2½ degrees West, 4 perches line in the second parcel of land conveyed by the above mentioned deed; thence binding on that parcel the three following lines as heretofore surveyed, North 81 degrees, 21 minutes, 15 seconds West, 346.37 feet to a stake; North 11 degrees, 50 minutes, 30 seconds West, 279.99 feet to a point in or near the center of Upper Beckleysville Road; thence running in or near

the center of that road, South 81 degrees, 19 minutes, 45 seconds East, 346.37 feet to the place of beginning and containing eight acres and six hundred and seventeen one thousandths of an acre (8.617), of land, more or less.

BEING a part of the same land conveyed unto the said John W. Tedder and Mary G. Tedder, his wife, by the deed of Larry E. Daugherty and Beulah V. Daugherty, his wife, bearing date September 24, 1965, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4532, folio 429 &c.

TOGETHER with the buildings and improvements thereon and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said GEORGE O. SPARKS, JR., and ELIZABETH H. SPARKS, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor of them, in fee simple.

AND the said John W. Tedder and Mary G. Tedder, his wife, hereby covenant that they will warrant specially the property hereby conveyed and that they will execute such other and further assurances of the same as may be requisite.

AS witness the hands and seals of the individual grantors herein and as witness the corporate name of Carroll County Bank and Trust Company, a body corporate of the State of Maryland, by the signature of Clifton W. Warner, its President, and its corporate seal affixed and attested by Gertrude E. Stimax----------, its Assistant Treasurer----, the day and year first hereinbefore written.

Luther H. Reese
Witness
Luther H. Reese

John W. Tedder (SEAL)
John W. Tedder

Mary G. Tedder (SEAL)
Mary G. Tedder

CARROLL COUNTY BANK AND TRUST COMPANY,
a body corporate of the State of
Maryland,

Loretta M. Ferguson
Witness
Loretta M. Ferguson

BY Clifton W. Warner (SEAL)
Clifton W. Warner, President

ATTEST:

Gertrude E. Stimax
Gertrude E. Stimax,
Assistant Treasurer

STATE OF MARYLAND, ~~COUNTY~~ City OF Baltimore, to wit:

I hereby certify that on this 23rd day of December, 1965, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared JOHN W. TEDDER and MARY G. TEDDER, his wife, grantors herein, and severally acknowledged the foregoing deed to be their respective act and deed.

Witness my hand and Notarial Seal.

Elaine Wilson
Notary Public
Elaine Wilson

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I hereby certify that on this 29th day of December, 1965, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared CLIFTON W. WARNER, President of Carroll County Bank and Trust Company, a body corporate of the State of Maryland, and as such President acknowledged the foregoing deed to be his act and deed.

Witness my hand and Notarial Seal.

Loretta M. Ferguson
Notary Public
Loretta M. Ferguson

Rec'd for record JAN 4 1966 at 12 55 P M
Mille T. Gosnell, Clerk
Ralph E. Hoffman
Receipt No. 26889 $ 10.50

THIS DEED, made this 14th day of February ~~in the~~ year two thousand and ~~one~~, by GEORGE O. SPARKS, JR. and ELIZABETH H. SPARKS, his wife, of Frederick County, Maryland, Grantors, and GEORGE O. SPARKS, JR., Grantee.

WHEREAS, the said Grantors did purchase from JOHN W. TEDDER and MARY G. TEDDER, his wife, certain real property in Baltimore County, Maryland by deed dated December 23, 1965, and recorded in the land records of Baltimore County, Maryland in Liber 4566 Page 558, the remaining parcel of which they are now subdividing into two building lots for purposes of development;

NOW THERE FORE, this deed witnesseth that for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said GEORGE O. SPARKS, JR. and ELIZABETH H. SPARKS, his wife do hereby grant and convey, release and confirm unto and to GEORGE O. SPARKS, JR., as sole owner, his assigns and the heirs and the assigns of his estate, in fee simple, all that tract or parcel of land situate in the Fifth Election District of Baltimore County, Maryland, according to a survey made by S. L. Snyder Surveyor, Inc. on September 30, 1993, being more particularly described as Lots 1 and 2 of the Sparks property and described in detail on the attached property descriptions made an integral part of this deed by reference thereto.

TOGETHER with the buildings and improvements thereon, and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said GEORGE O. SPARKS, JR., as sole owner, his assigns and the heirs and assigns of his estate, in fee simple.

AND the said GEORGE O. SPARKS, JR., and ELIZABETH H. SPARKS, his wife, hereby covenant that they will warrant specially the property hereby conveyed and that they will execute such other and further assurances of the same as may be requisite.

REVIEWED SDAT
BY 3/5/02
DATE

Pd No 4

AS WITNESS the hands and seals of the individual grantors herein on the Day and year first hereinbefore written.

Paula Harding
Witness

George O. Sparks, Jr. (SEAL)

Paula Harding
Witness

Elizabeth H. Sparks (SEAL)
Elizabeth H. Sparks

STATE OF MARYLAND,
COUNTY of Carroll,

I hereby certify that on this 14 day of February, 2002, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared George O. Sparks, Jr. and Elizabeth H. Sparks, his wife, grantors herein, and severally acknowledged the foregoing deed to be their respective act and deed.

Witness my hand and Notarial Seal.

DOREEN L. CAPECE NOTARY PUBLIC CARROLL COUNTY, MD.

Doreen L. Capece
Notary Public
My Commission Expires 2-1-04

I hereby certify that I, as an attorney duly admitted to practice before the courts of the State of Maryland, prepared the above document.

George O. Sparks, Jr., Esquire 2/14/02

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074
(410) 239-7744 (410) 374-9695

Certificate of Survey

Lot 1 of the Sparks Property

September 30, 1993

all that lot or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, Maryland on the south side of Beckleysville Road and which according to a survey by A. L. Snyder Surveyor, Inc., Property Line Surveyor No. 26, dated October 3, 1988, is more particularly described as follows:

Beginning for the same at an iron pin heretofore set at the beginning of the ninth or N 81° 21' 15" W 346.37 feet line of that parcel of land conveyed by John W. Tedder and Mary G. Tedder, his wife, and Carroll County Bank & Trust Company to George O. Sparks, Jr. and Elizabeth H. Sparks, his wife, by deed dated December 23, 1965 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4566 folio 558 etc., said iron pin being also the end of the S 82° 34' 36" E 346.08 feet line as shown on the plat entitled "Harding Property", recorded among the aforementioned Land Records in Platbook E.H.K., Jr. 46 folio 148, thence running reversely with and binding on a part of said line and running with and binding on a part of the aforesaid ninth line of Sparks,

1.) S 89° 14' 56" W 175.05 feet to a steel rebar

and cap now set at the end of the third or S 11° 50' 30" E 279.91 feet line of that parcel of land conveyed by Robert E. White and Rosemarie White, his wife, to Douglas E. Probst by deed dated May 31, 1985 and recorded among the aforementioned Land Records in Liber E.H.K., Jr. 6936 folio 314 etc., thence running reversely with and binding on said third line,

2.) N 21° 22' 38" W 279.76 feet (passing over a steel rebar and cap now set at 249.76 feet) to a railroad spike now set in or near the center of Beckleysville Road and in the eleventh or S 81° 19' 45" E 346.37 feet line of the aforementioned parcel conveyed to Sparks, thence running with and binding on a part of said eleventh line and a part of the first line of Sparks, the following two courses and distances,

3.) N 89° 19' 16" E 175.05 feet to a railroad spike now set in or near the center of said road, and

4.) N 69° 04' 01" E 241.07 feet to a railroad spike now set in or near the center of Beckleysville Road, thence leaving said road and the aforesaid first line of Sparks and running for a line of division now made,

5.) S 19° 34' 32" W 367.67 feet (passing over a steel rebar and cap now set at 30.00 feet) to the place of beginning.

Containing 1.8250 Acres of land, more or less.

Being a part of that parcel of land conveyed by John W. Tedder and Mary G. Tedder, his wife, and Carroll County Bank & Trust Company to George O. Sparks, Jr. and Elizabeth H. Sparks, his wife, by deed dated December 23, 1965 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4566 folio 558 etc., and being all that lot or parcel of land shown as Lot 1 on the attached plat.

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074
(410) 239-7744 (410) 374-9695

Certificate of Survey

Lot 2 of the Sparks Property

September 30, 1993

all that lot or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, Maryland on the south side of Beckleysville Road and which according to a survey by A. L. Snyder Surveyor, Inc., Property Line Surveyor No. 26, dated October 3, 1988, is more particularly described as follows:

Beginning for the same at a railroad spike now set in or near the center of Beckleysville Road in the first or N 78° 25' 00" E 301.5 feet line of that parcel of land conveyed by John W. Tedder and Mary G. Tedder, his wife, and Carroll County Bank & Trust Company to George O. Sparks, Jr. and Elizabeth H. Sparks, his wife, by deed dated December 23, 1965 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4566 folio 558 etc., thence running with and binding on a part of said line,

1.) N 69° 04' 01" E 60.00 feet to a railroad spike now set in or near the center of the road, the beginning of the second or S 9° 13' 30" W 456.19 feet line of the whole parcel as conveyed to Sparks, thence running with and binding on the said first line,

2.) S 0° 11' 10" E 455.58 feet (passing over a steel rebar and cap now set at 30.00 feet) to an iron pin heretofore set at the beginning of the third or S 9° 13' 30" W 969.07 feet line of Sparks, said iron pin being also the beginning of the nineteenth or S 9° 18' 45" W 970.21 feet line of that parcel of land conveyed by Thomas N. Ridgaway, Jr. and Jane Lee Ridgaway, his wife, to F. James Knittle, Jr. and Gloria G. Knittle, his wife, by deed dated May 10, 1972 and recorded among the aforementioned Land Records in Liber O.T.G. 5266 folio 784 etc., thence running with and binding on those lines,

3.) S 0° 11' 10" E 969.68 feet to a stone heretofore set at the beginning of the fourth or N 61° 49' 30" W 115.50 feet line of Sparks, said stone being also in the second or S 63° 37' 45" E 1251.74 feet line of that parcel of land conveyed by Lawrence H. Roberts and Olevia V. Roberts, his wife, to J. Warren Weiss and Mary M. Weiss, his wife, by deed dated March 21, 1968 and recorded among the aforementioned Land Records in Liber O.T.G. 4859 folio 133 etc., thence running reversely with and binding on a part of said second line and all of the first line of Weiss and running with and binding on the aforesaid fourth line and the fifth line of Sparks, the following two courses and

distances,

4.) N 72° 35' 25" W 111.74 feet to a steel rebar and cap now set, thence

5.) S 4° 47' 42" E 393.24 feet to a steel pin heretofore set in the center of a 24 inch diameter oak stump at the beginning of the sixth or S 71° 10' W 90.85 feet line of that aforementioned parcel of land conveyed to Sparks, said steel pin being also the end of the second or N 65½° E 5 4/10 perches line of that parcel of land conveyed by Pat Holding Company, Inc. to Pleasant I. Fowble and Evelyn V. Fowble, his wife, by deed dated July 17, 1959 and recorded among the aforementioned Land Records in Liber W.J.R. 3564 folio 043 etc., thence running reversely with and binding on said second line and the first and eighth lines of Fowble and running with and binding on the aforesaid sixth line and the seventh and part of the eighth lines of Sparks, the following three courses and distances,

6.) S 62° 30' 58" W 89.10 feet to a steel rebar and cap now set, thence

7.) N 2° 04' 59" W 288.75 feet to a hole drilled in a large rock marked "TCD" heretofore set, thence

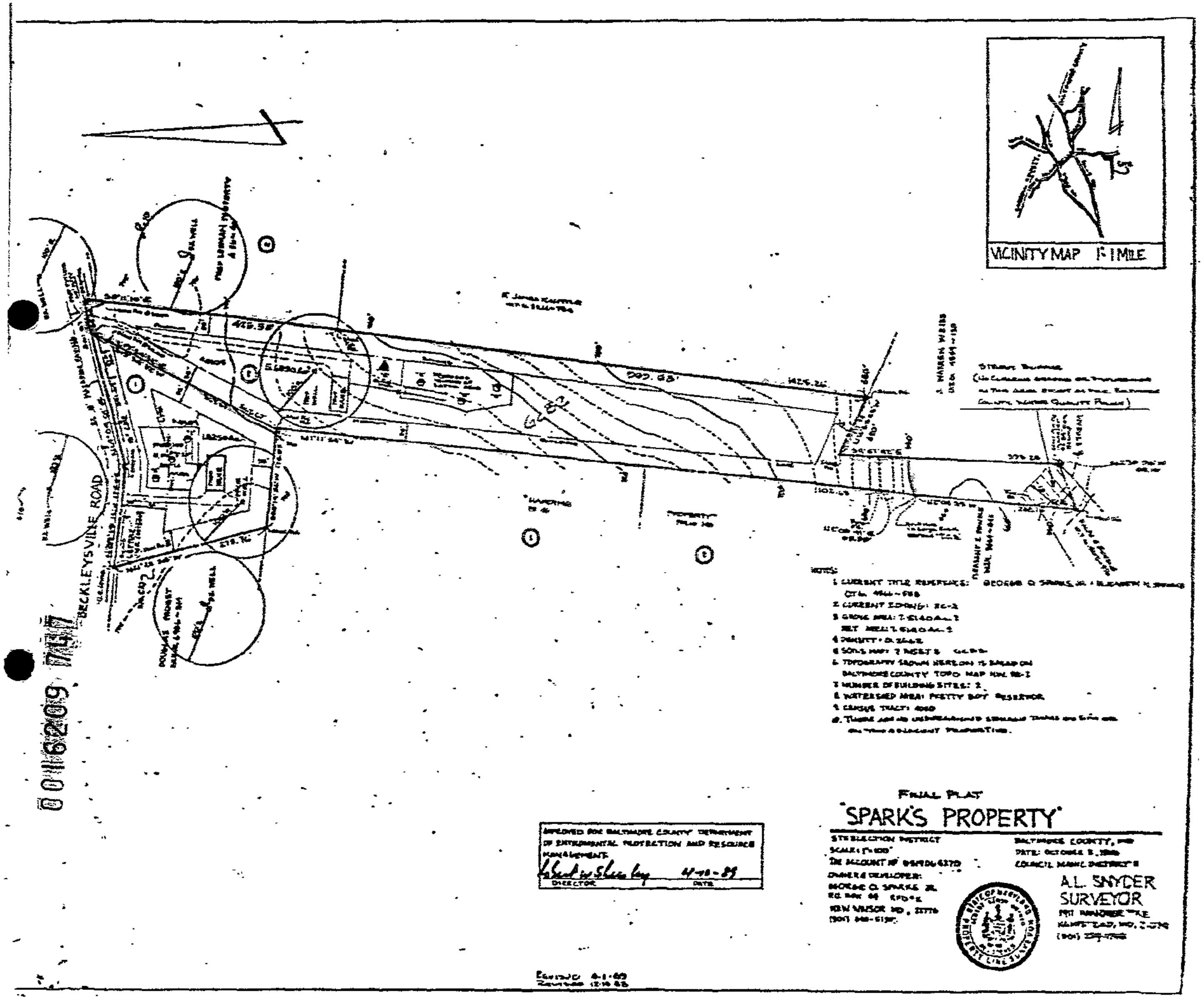
8.) N 2° 09' 41" E 65.98 feet to a tall pipe heretofore set, thence continuing to run with and bind on the remainder of the eighth line of Sparks,

9.) N 1° 11' 54" W 1102.69 feet to an iron pin heretofore set, thence for a line of division now made,

10.) N 19° 34' 32" E 367.67 feet (passing over a steel rebar and cap now set at 337.67 feet) to the place of beginning.

Containing 5.6890 Acres of land, more or less.

Being a part of that parcel of land conveyed by John W. Tedder and Mary G. Tedder, his wife, and Carroll County Bank & Trust Company to George O. Sparks, Jr. and Elizabeth H. Sparks, his wife, by deed dated December 23, 1965 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4566 folio 558 etc., and being all that lot or parcel of land shown as Lot 2 on the attached plat.



0016209 747

Book 16209 Page 747

0016209 748

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)

Space Reserved for Clerk Recording Validation

IMPFD SURE $	5.00
RECORDING FEE	20.00
TOTAL	25.00
Rcpt# BA01	Rcpt # 08977
SH SR	Blk # 1232
Mar 18, 2002	11:20 am

1 Type(s) of Instruments (☐ Check Box if Addendum Intake Form is Attached.)

X Deed	☐ Mortgage	☐ Other	☐ Other
☐ Deed of Trust	☐ Lease		

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	X Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation	No consideration transfer from
State Transfer	Husband & Wife to Husband alone
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ None	Transfer Tax Consideration	$
Any New Mortgage	$ No	X ( ) % =	$
Balance of Existing Mortgage	$	Less Exemption Amount	$
Other:	$	Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$
Full Cash Value	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	$	$	
Surcharge	$	$	Tax Bill:
State Recordation Tax	$	$	
State Transfer Tax	$	$	C.B. Credit:
County Transfer Tax	$	$	
Other	$	$	Ag. Tax/Other:
Other	$	$	

Rec'd SDAT

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	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOC
05	0519064270	4566/558		0519064270	☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2): 1420 E. of Falls Rd., on Beckleysville Rd.

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:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
George O. Sparks, Jr. and Elizabeth H. Sparks, his wife	[redacted]
Doc. 1 Owner(s) of Record, if Different from Grantor(s)	Doc. 2 Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
George O. Sparks, Jr.	

New Owner's (Grantee) Mailing Address: 3407 Sams Creek Road, New Windsor, Md. 21776

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Grantee named above

Firm: Mr. George O. Sparks

Address: 3407 Sams Creek Rd. New Windsor, MD 21776

Phone: 410-848-5190

☑ 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 X No Will the property being conveyed be the grantee's principal residence?

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

X Yes ☐ No Was property surveyed? If yes, attach copy of survey (if not recorded, no copy required). Attached

Space Reserved for County Validation

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Waste ☐ Fee ☐ Trans. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

	20	20				
Year			Geo	Map	Sub	Block
Land			Zoning	Grid	Parcel	Lot
Buildings			Use	Parcel	Section	Occ. Cod
Total			Town Cd.	Acc. St.		

REMARKS:

TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND

☐ COUNTY TRANSFER TAX
Per _____ Sec 33-139

☐ RECORDATION TAX
Per _____ T.P.-ART 12-108

Date 3/6/02

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

Det No 5

5.689 Acres on Upper Beckleysville Rd
District #05
Property Tax ID#2400000547

THIS DEED, Made this 1st day of August, in the year two thousand two, by and between GEORGE O. SPARKS, JR., party of the first part, and GLORIA G. KNITTLE, party of the second part.

WITNESSETH, That in consideration of the sum of One Hundred Thirty Five Thousand Dollars ($135,000.00), the said GEORGE O. SPARKS, JR. does grant and convey unto the said GLORIA G. KNITTLE, her personal representatives, heirs and assigns, in fee simple, all that parcel of ground situate, lying, and being in Baltimore County, State of Maryland, and described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING the same property which by Deed dated February 14, 2002 and recorded among the Land Records of Baltimore County in Liber 16209, folio 738, was granted and conveyed by George O. Sparks, Jr. and Elizabeth H. Sparks, his wife unto George O. Sparks, Jr., the Grantor herein, 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 GLORIA G. KNITTLE, her personal representatives, heirs and assigns, in fee simple.

AND 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 granted, and that he will execute such further assurances of the same as may be requisite.

This conveyance is part of a deferred tax-free exchange of like-kind property by Grantor under Section 1031 of the U.S. Internal Revenue Code of 1986, as amended.

AS WITNESS the signature of the said Grantor.

WITNESS:

_____ _____ (SEAL)
GEORGE O. SPARKS, JR.

STATE OF MARYLAND, Baltimore COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 1st day of November, 2002, before me, a Notary Public for the State aforesaid, personally appeared GEORGE O. SPARKS, JR., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained; and further made oath that the consideration hereinabove set forth is true and correct.

AS WITNESS my hand and Notarial Seal.

_____
Notary Public

LORI A. SCHLICHT NOTARY PUBLIC BALTIMORE COUNTY, MD.

My Commission Expires 8/1/03

ATTORNEY'S CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

CORNELIA M. KOETTER

Return to:
Lori Schlicht, Legal Assistant
Nolan, Plumhoff & Williams, Chartered
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204
(File No. 8358-1)

F:\Data\CMKDATA\wpdocs\Knittle\Deed.wpd

EXHIBIT "A"

A. L. Snyder
Surveyor Inc
1911 Hanover Pike
Hampstead, Maryland 21074
(410) 239-7744 (410) 374-9695

Certificate of Survey

Lot 2 of the Sparks Property

September 30, 1993

all that lot or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, Maryland on the south side of Beckleysville Road and which according to a survey by A. L. Snyder Surveyor, Inc., Property Line Surveyor No. 26, dated October 3, 1988, is more particularly described as follows:

> Beginning for the same at a railroad spike now set in or near the center of Beckleysville Road in the first or N 78° 25' 00" E 301.5 feet line of that parcel of land conveyed by John W. Tedder and Mary G. Tedder, his wife, and Carroll County Bank & Trust Company to George O. Sparks, Jr. and Elizabeth H. Sparks, his wife, by deed dated December 23, 1965 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4566 folio 558 etc., thence running with and binding on a part of said line,
>
> 1.) N 69° 04' 01" E 60.00 feet to a railroad spike now set in or near the center of the road, the beginning of the second or S 9° 13' 30" W 456.19 feet line of the whole parcel as conveyed to Sparks, thence running with and binding on the said first line,

2.) S 0° 11' 10" E 455.58 feet (passing over a steel rebar and cap now set at 30.00 feet) to an iron pin heretofore set at the beginning of the third or S 9° 13' 30" W 969.07 feet line of Sparks, said iron pin being also the beginning of the nineteenth or S 9° 18' 45" W 970.21 feet line of that parcel of land conveyed by Thomas N. Ridgaway, Jr. and Jane Lee Ridgaway, his wife, to F. James Knittle, Jr. and Gloria G. Knittle, his wife, by deed dated May 10, 1972 and recorded among the aforementioned Land Records in Liber O.T.G. 5266 folio 784 etc., thence running with and binding on those lines,

3.) S 0° 11' 10" E 969.68 feet to a stone heretofore set at the beginning of the fourth or N 61° 49' 30" W 115.50 feet line of Sparks, said stone being also in the second or S 63° 37' 45" E 1251.74 feet line of that parcel of land conveyed by Lawrence H. Roberts and Olevia V. Roberts, his wife, to J. Warren Weiss and Mary M. Weiss, his wife, by deed dated March 21, 1968 and recorded among the aforementioned Land Records in Liber O.T.G. 4859 folio 133 etc., thence running reversely with and binding on a part of said second line and all of the first line of Weiss and running with and binding on the aforesaid fourth line and the fifth line of Sparks, the following two courses and

distances,

4.) N 72° 35' 25" W 111.74 feet to a steel rebar and cap now set, thence

5.) S 4° 47' 42" E 393.24 feet to a steel pin heretofore set in the center of a 24 inch diameter oak stump at the beginning of the sixth or S 71° 10' W 90.85 feet line of that aforementioned parcel of land conveyed to Sparks, said steel pin being also the end of the second or N 65½° E 5 4/10 perches line of that parcel of land conveyed by Pat Holding Company, Inc. to Pleasant I. Fowble and Evelyn V. Fowble, his wife, by deed dated July 17, 1959 and recorded among the aforementioned Land Records in Liber W.J.R. 3564 folio 041 etc., thence running reversely with and binding on said second line and the first and eighth lines of Fowble and running with and binding on the aforesaid sixth line and the seventh and part of the eighth lines of Sparks, the following three courses and distances,

6.) S 62° 30' 58" W 89.10 feet to a steel rebar and cap now set, thence

7.) N 2° 04' 59" W 288.75 feet to a hole drilled in a large rock marked "TCD" heretofore set, thence

8.) N 2° 09' 41" E 65.98 feet to a tall pipe heretofore set, thence continuing to run with and bind on the remainder of the eighth line of Sparks,

9.) N 1° 11' 54" W 1102.69 feet to an iron pin heretofore set, thence for a line of division now made,

10.) N 19° 34' 32" E 367.67 feet (passing over a steel rebar and cap now set at 337.67 feet) to the place of beginning.

Containing 5.6890 Acres of land, more or less.

Being a part of that parcel of land conveyed by John W. Tedder and Mary G. Tedder, his wife, and Carroll County Bank & Trust Company to George O. Sparks, Jr. and Elizabeth H. Sparks, his wife, by deed dated December 23, 1965 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4566 folio 558 etc., and being all that lot or parcel of land shown as Lot 2 on the attached plat.

10042 46

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.)

INP FD SURC $	5.00
RECORDING FEE	20.00
TR TAX STATE	675.00
TOTAL	700.00
Rec# 6402	Rcpt # 19049
SM SR	Blk # 461
Nov 04, 2002	12:59 pm

1 Type(s) of Instruments

2 Conveyance Type Check Box

☒ Deed	Mortgage	Other	Other
Deed of Trust	Lease		
Improved Sale Arms-Length *[1]*	Unimproved Sale Arms-Length *[2]*	Multiple Accounts Arms-Length *[3]*	Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation

State Transfer

County Transfer

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 135,000.00
Any New Mortgage	$
Balance of Existing Mortgage	$
Other:	$
Other	$
Full Cash Value	$

Finance Office Use Only — Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( ) % =	$
Less Exemption Amount −	$
Total Transfer Tax =	$ 2025.00
Recordation Tax Consideration	$
X ( ) per $500 =	$ 675.00
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 5.00	$
State Recordation Tax	$ 675.00	$
State Transfer Tax	$ 675.00	$
County Transfer Tax	$ 2025.00	$
Other	$	$
Other	$	$

Agent: JAC

Tax Bill:

C.B. Credit:

Ag. Tax/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	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
05	24-00-000247	14209/123	15	249	☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2): 5.689 Acres on Upper Beckleysville Road

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:

If Partial Conveyance, List Improvements Conveyed

7 Transferred From

Doc. 1 - Grantor(s) Name(s): George O. Sparks, Jr.

Doc. 2 - Grantor(s) Name(s):

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)

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

8 Transferred To

Doc. 1 - Grantee(s) Name(s): Gloria G. Knight

Doc. 2 - Grantee(s) Name(s):

New Owner's (Grantee) Mailing Address: 1414 Phoenix Road West Phoenix, MD 21131

9 Other Names to Be Indexed

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

Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Lori A. [illegible]

Firm: Nolan Plumhoff & Williams, Chtd.

Address: Suite 700 Penthouse One, 502 Washington Avenue, Towson, MD 21204

Phone: (410) 823-7800

☐ 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 | ☐ Tran. Process Verification

Transfer Number: | Date Received | Deed Reference:

Year	Day	19	19	Geo	Map	Sub	Block
Land				Zoning	Grid	Plat	Lot
Buildings				Use	Parcel	Section	Occ. Cd.
Total				Town Cd	Ex. St	Ex. Cd	

Assigned Property No.:

REMARKS:

Distribution: White - Clerk's Office; Canary - SDAT; Pink - Office of Finance; Goldenrod - [illegible]

THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
C. WILLIAM CLARK
CATHERINE A. POTTHAST*
E. BRUCE JONES**
CORNELIA M. KOETTER*

* ALSO ADMITTED IN D.C.
** ALSO ADMITTED IN NEW JERSEY

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765
EMAIL NPW@NOLANPLUMHOFF.COM
WEB SITE WWW.NOLANPLUMHOFF.COM

JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

RALPH E. DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
(410) 823-7960

September 23, 2002

Exhibit 6

HAND DELIVERY

Mr. Arnold Jablon, Director
Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Re: Request for Zoning Density Verification Letter- **"SPARKS PROPERTY"**
Upper Beckleysville Road Parcel Numbers 05-2400000547 (5.689 ac)
and 05-2400000546 (1.825 ac)
Current Owner: George O. Sparks
Date of Settlement: **October 10, 2002**

Dear Mr. Jablon:

My client is interested in purchasing and building a home on the 5.689 acre parcel of land described above. Enclosed is our check in the amount of $40.00 made payable to Baltimore County, Maryland to obtain a zoning density verification letter which states that the lots on the attached minor subdivision plat have the proper density to permit subdivision of the parcel into two (2) lots and that the applicable zoning regulations allow one dwelling unit to be built on the 5.689 acre. Enclosed for your review are the following:

1. A color coded scaled site plat prepared by A. L. Snyder, Surveyor, Inc. showing the boundaries of the parcels as they were in 1965;

2. Deed dated December 23, 1965 recorded among the Land Records of Baltimore County in Liber OTG 4566 folio 558 from John W. Tedder and Mary G. Tedder unto George O. Sparks, Jr. and Elizabeth H. Sparks showing the acreage of the parcel as of 1965 to be 8.617 acres (highlighted in yellow);

3. Saving and excepting Deed dated November 8, 1973 recorded among the aforesaid Land Records in Liber EHK Jr. 5407 folio 739 from George O. Sparks, Jr. and Elizabeth H. Sparks to Robert E. White and Rosemarie White conveying out 1.028 acres of land (see also Deed dated May 31, 1985 and recorded in Liber 6936 folio 314 from Robert E. White and Rosemarie White unto Douglas E. Probst, the current owner)(highlighted in green);

4. Deed dated February 14, 2002 from George O. Sparks, Jr. and Elizabeth H. Sparks unto George O. Sparks and recorded among the aforesaid Land Records in Liber 16209 folio 738 subdividing the parcel into two (2) lots having the tax account numbers and acreage shown

above; and

5. "Final Plat of the 'Sparks Property' " dated October 3, 1988 prepared by A. L. Snyder, Surveyor, Inc. and approved by Robert W. Sheadley, Department of Environmental Protection and Resource Management for Baltimore County; and

6. SDAT printouts for the two (2) subdivided parcels.

Please also state in the letter that there is enough unrestricted road frontage to the 5.689 acre lot to allow for access to the lot from Upper Beckleysville Road and that the applicable zoning regulations allow a driveway on the lot from the road to the proposed structure.

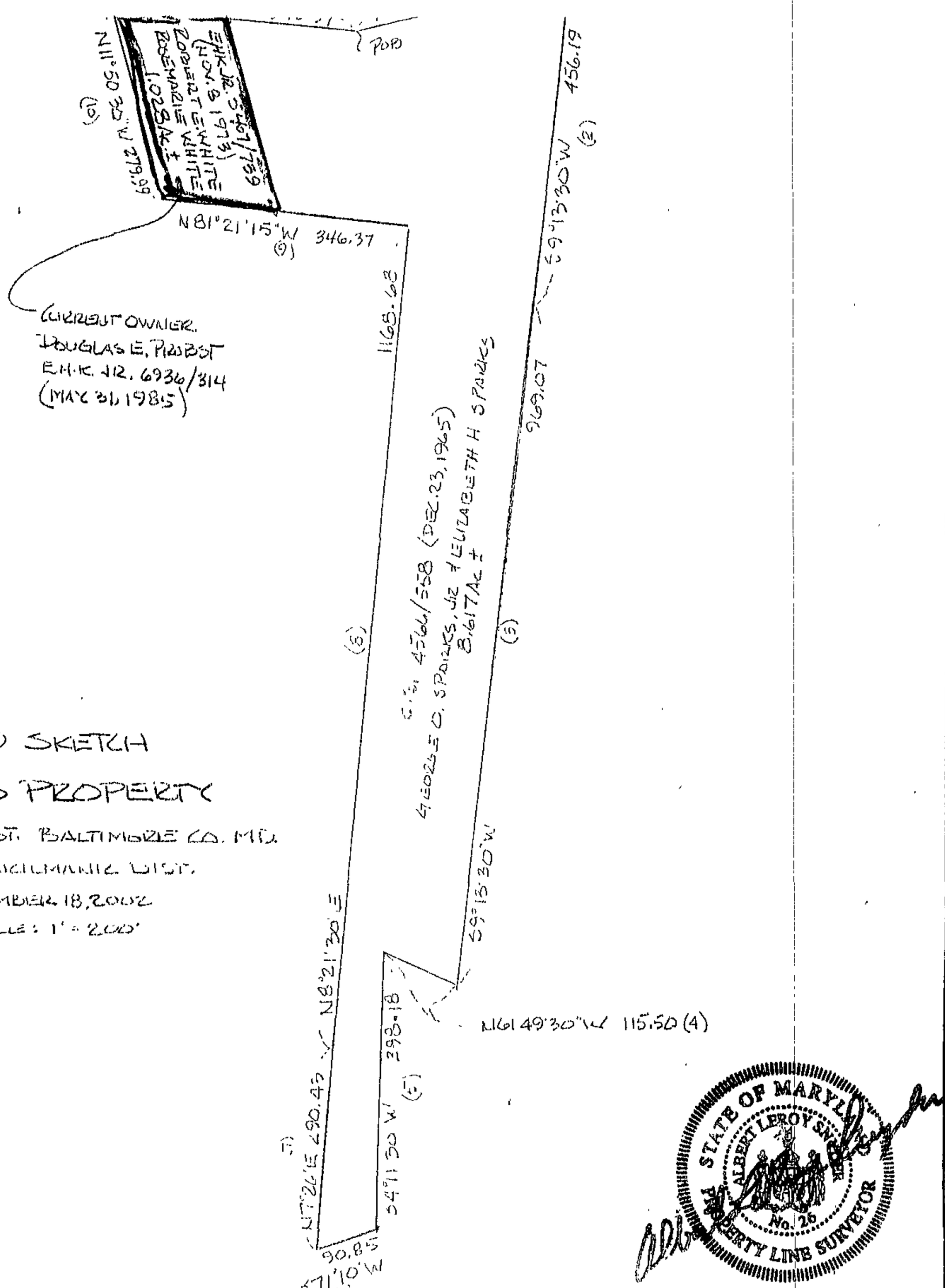
Please also state in the letter the status of the zoning designation of the above property, the existence or non-existence of any zoning violations, a certificate of permissible uses under the current zoning classification of the property, and such other information as may be necessary to verify the current zoning of the property and permitted uses.

Please be advised that my client needs approval on the above matter no later than October 10, 2002. Please contact me immediately if you need any additional information or have any questions. Enclosed is a self addressed stamped envelope for your convenience. Thank you.

Very truly yours,

Cornelia M. Koetter

CMK
Enclosure - check
cc: Mr. James Knittle *(with enclosures)*
George O. Sparks, Jr., Esquire *(with enclosures)*
Frederick Steinmann, Esquire *(without enclosures)*



DEED SKETCH

SPARKS PROPERTY

FIFTH ELEC. DIST. BALTIMORE CO. MD.

THIRD COUNCILMANIC DIST.

SEPTEMBER 18, 2002

SCALE: 1" = 200'

STATE OF MARYLAND
ALBERT LEROY SNYDER
No. 26
PROPERTY LINE SURVEYOR

PREPARED BY:

A. L. SNYDER
SURVEYOR, INC.
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
410-239-7744

JOB NO. 88103

DAVID & EXCELLING; E.H.K. VR. 0401/159 NOV. 8, 1973 1.028 ACRES -

ROBERT E. WHITE & ROSEMARIE WHITE

(CURRENTLY DOUGLAS E. PROBST EHK VR 6936/314 MAY 31, 1985)

WHICH LEAVES AN AREA, BY DEED SUBTRACTION, OF 7.589 ACRES ±

FOR THE SPARKS PROPERTY. AREA BY SURVEY = 7.5140 ACRES ±

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

Ed No?

September 27, 2002

Cornelia M Koetter
Nolan, Plumhoff and Williams
Suite 700, Nottingham Centre
502 Washington Avenue
Towson MD 21204

RE: Zoning Density Verification Letter
Final Plat of "Sparks Property"
Upper Beckleysville Road
Prop. Parcel Number 2400000547 (5.690 acres)
Prop. Parcel Number 2400000546 (1.825 acres)
5th Election District

Dear Ms. Koetter:

Your letter to Mr. Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The property known as Sparks Property located at 4305 and 4309 Upper Beckleysville Road is currently zoned RC-2 (Resource Conservation – Agricultural Protection) as per the official Baltimore County Zoning Map # NW 32-I.

Please be advised that, after careful review of the final plat of Sparks Property that has been approved by the Department of Environmental Protection and Resource Management dated April 4, 1989, the Department of Permits and Development Management, Zoning Review Section, has considered that the creation of the 2 lots is within the spirit and intent of Section 1A01.3.B of the Baltimore County Zoning Regulations (BCZR).

This response is for zoning purposes only. All other department requirements has to be met also. Further, Baltimore County Code Enforcement has advised that there are no current or outstanding zoning violations on the subject properties as of this date.

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,

Jun R. Fernando
Planner II
Zoning Review

JRF: gdz

c: Letter file

5266 784

FEE SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 40

Pet No 8

MAY 10-72 2603608 ***89130
MAY 10-72 2603600 ***530.00
MAY 10-72 2603598 ***349.00
MAY 10-72 2603586 ****1150

This Deed, Made this 10th day of May,

in the year one thousand nine hundred and seventy-two, by and between

THOMAS N. RIDGAWAY, JR. and JANE LEE RIDGAWAY, his wife,

of Baltimore County, State of Maryland - - - - - - - - , of the first part, and

F. JAMES KNITTLE, JR. and GLORIA G. KNITTLE, his wife,

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 of which is hereby acknowledged, - - - - - - - -

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 F. JAMES KNITTLE, JR. and GLORIA G. KNITTLE, his wife, as tenants by the entireties, their assigns, the survivor of them, and to the survivor's - - - - - - - - - - - - - - - heirs and assigns, - - - - - - - - - - - - - - -

45 minutes West 16.74 feet thence leaving the road South 01 degree 47 minutes 55 seconds East 417.95 feet to a stone thence North 84 degrees 22 minutes 55 seconds West 919.31 feet to a stone thence South 09 degrees 18 minutes 45 seconds West 970.21 feet to a stone thence South 63 degrees 16 minutes 10 seconds East 1140 feet to a stone thence south 20 degrees 50 minutes 50 seconds West 297.60 feet to a stone thence South 50 degrees 12 minutes 30 seconds West 560.05 feet to a stone thence South 10 degrees 47 minutes 50 seconds West 200.50 feet to a stone thence South 12 degrees 10 minutes 25 seconds East 261.92 feet to a stone thence South 31 degrees 04 minutes 25 seconds West 115.05 feet to a stone thence South 62 degrees 22 minutes 30 seconds East 771.59 feet to the place of beginning. Containing 111.35 acres of land, more or less, according to a survey made in September, 1959, by Edward V. Coonan & Co., and revised on April 25, 1972 by Russell M. Herbert, Registered Land Surveyor.

BEING all and the same tract of ground which by deed dated September 18, 1959 and recorded among the Land Records of Baltimore County in Liber WJR No. 3612, folio 460, was granted and conveyed by Charles Arthur Martin and Anna E. Martin, his wife, to the said Thomas N. Ridgaway, Jr. and Jane Lee Ridgaway, his wife.

THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS
C. WILLIAM CLARK
CATHERINE A. POTTHAST*
E. BRUCE JONES**
CORNELIA M. KOETTER*

* ALSO ADMITTED IN D.C.
** ALSO ADMITTED IN NEW JERSEY

Law Offices
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CHARTERED
SUITE 700, NOTTINGHAM CENTRE
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TOWSON, MARYLAND 21204-4528
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TELEFAX: (410) 296-2765
EMAIL: NPW@NOLANPLUMHOFF.COM
WEB SITE: WWW.NOLANPLUMHOFF.COM

JAMES D. NOLAN
(RETIRED 1980)

J. EARLE PLUMHOFF
(1940-1988)

NEWTON A. WILLIAMS
(RETIRED 2000)

RALPH E. DEITZ
(1918-1990)

WRITER'S DIRECT DIAL
(410) 823-7960

Pet No 9

March 18, 2003

HAND DELIVERY

Mr. Arnold Jablon, Director
Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Re: Request for Zoning Density Verification Letter- **"57.58 acres**
Upper Beckleysville Road Parcel Numbers-05-0518035210
5.689 acre parcel - account number 05-2400000547
Current Owners: F. James Knittle, Jr. amd Gloria G. Knittle

Dear Mr. Jablon:

James and Gloria Knittle are the owners of the 57.58 acre property on Upper Beckleysville Road cited above. They also own the adjacent 5.689 acre strip of land and are interested in applying for a lot line adjustment in order to move the dividing line between the two parcels to a point somewhere closer to the center of the 57.58 acre parcel of land.

Enclosed is our check in the amount of $50.00 made payable to Baltimore County, Maryland to obtain a zoning density verification letter to confirm that there is one density unit in the 57.58 acre parcel and that the applicable zoning regulations allow one dwelling unit to be built on the 57.58 acre parcel. (I have already obtained a density verification letter from your office regarding the 5.689 acre parcel confirming that it has one density unit.) Enclosed for your review are the following:

1. A color coded survey prepared by R.T.F., Inc. and dated February 10, 1996 (the "Survey"), showing the boundaries of the 57.58 acre parcel as Parcel "B" area;

2. Deed dated May 10, 1972 recorded among the Land Records of Baltimore County in Liber 5266 folio 784 from Thomas N. Ridgaway, Jr. and Jane Lee Ridgaway unto F. James Knittle, Jr. and Gloria G. Knittle showing the acreage of the parcel as of 1972 to be 111.35 acres (highlighted in yellow);

3. Saving and excepting Deed dated February 26, 1986 recorded among the aforesaid Land Records in Liber 7100 folio 262 from F. James Knittle, Jr. and Gloria G. Knittle to David W. Barrett and Barbara R. Barrett conveying 53.997 acres of land and shown on the Survey as Parcel "A" area (highlighted in blue); and

4. SDAT printouts for the two (2) subdivided parcels.

Please also state in the letter the status of the zoning designation of the above property, the existence or non-existence of any zoning violations, a certificate of permissible uses under the current zoning classification of the property, and such other information as may be necessary to verify the current zoning of the property and permitted uses.

Please be advised that my client needs approval on the above matter no later than April 4, 2003. Please contact me immediately if you need any additional information or have any questions. Enclosed is a self addressed stamped envelope for your convenience. Thank you.

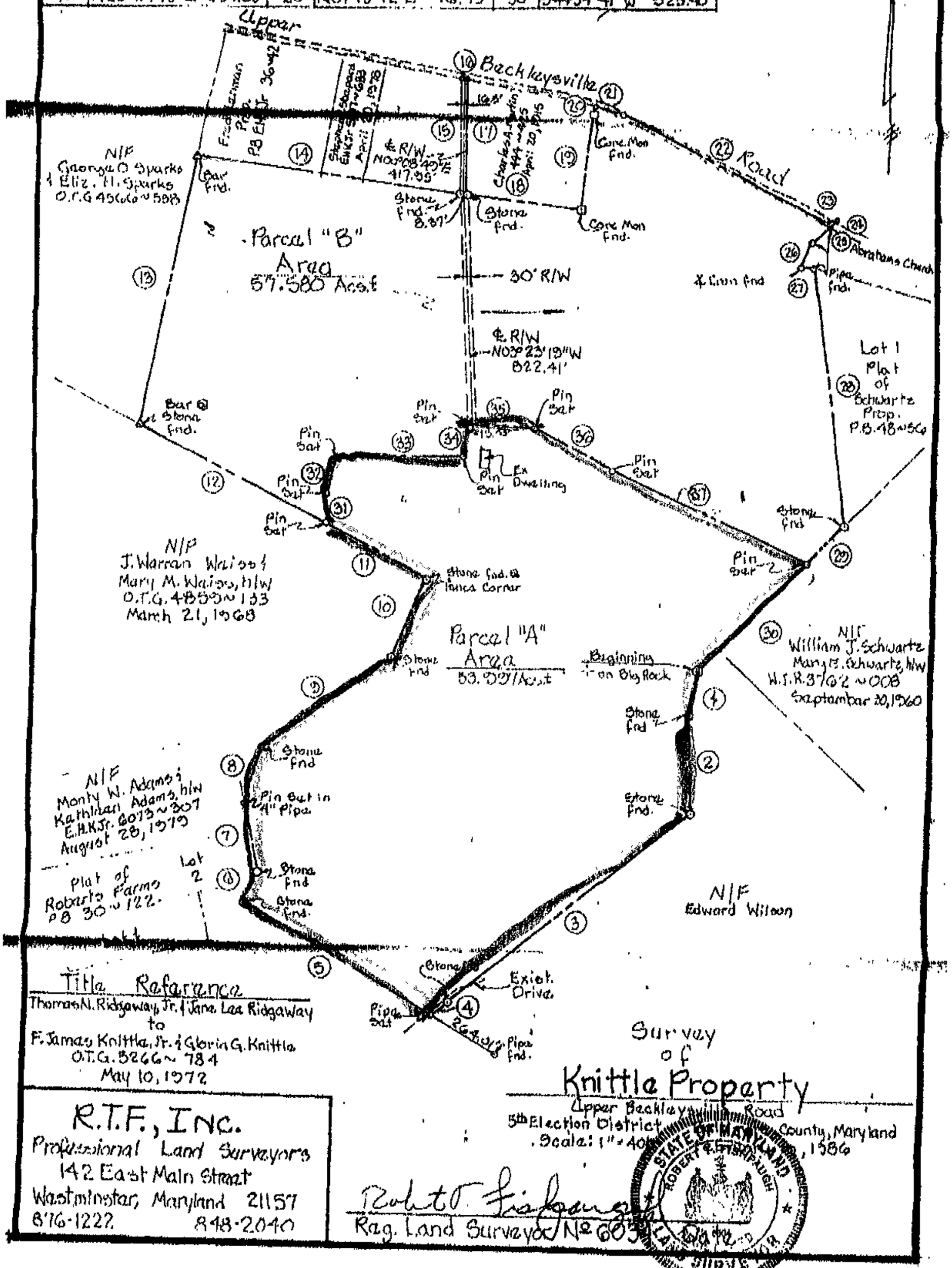
Very truly yours,

Cornelia M. Koetter

CMK
Enclosure - check
cc: Mr. and Mrs. F. James Knittle, Jr. *(with enclosures)*

Z:\Data\CMKDATA\wpdocs\Knittle\LotLine57ac\KNITTLEBaltoCoZoningreq031403 wpd

No.	Bearing & Distance	No.	Bearing & Distance	No.	Bearing & Distance	No.	Bearing & Distance
1	S10°20'37"W 164.43'	11	N61°02'46"W 899.36'	21	S76°36'18"E 99.00'	31	N09°57'52"E 110.58'
2	S02°50'39"E 348.00'	12	N61°02'46"E 740.83'	22	S62°32'50"E 804.38'	32	N12°57'57"E 131.62'
3	S50°34'00"W 1079.48'	13	N11°26'48"E 969.56'	23	N59°45'19"E 18.50'	33	N89°19'41"E 446.79'
4	S56°21'52"W 82.80'	14	S82°08'19"E 920.60'	24	S40°14'49"W 32.50'	34	N06°51'49"E 117.62'
5	N59°15'46"W 755.25'	15	N00°08'49"E 417.95'	25	S40°14'49"W 83.60'	35	S88°06'08"E 222.97'
6	N23°08'11"E 116.33'	16	S80°32'05"E 16.74'	26	S20°44'33"W 81.46'	36	S61°10'52"E 320.59'
7	N09°53'09"W 264.31'	17	S00°08'49"W 417.95'	27	S64°30'40"E 46.35'	37	S63°06'49"E 753.50'
8	N13°28'52"E 198.77'	18	S82°35'54"E 408.84'	28	S01°57'01"E 921.84'		
9	N52°25'17"E 500.62'	19	N01°13'42"E 371.52'	29	S44°34'41"W 195.68'		
10	N23°07'15"E 297.83'	20	N01°13'42"E 16.75'	30	S44°34'41"W 523.40'		



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

March 27, 2003

Ref No 10

Cornelia M Koetter
Nolan, Plumhoff and Williams
Suite 700, Nottingham Centre
502 Washington Avenue
Towson MD 21204

RE: Zoning Density Verification Letter
Survey of Knittle Property, parcel B
Upper Beckleysville Road
Tax ID # 0518035210 (57.58 acres)
5th Election District

Dear Ms. Koetter:

Your letter to Mr. Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The Knittle Property located on Upper Beckleysville Road is currently zoned RC-2 (Resource Conservation – Agricultural Protection) and RC-4 (Resource Conservation – Watershed Protection) as per the official Baltimore County Zoning Map # NW 32-I. Please be aware that only a small portion of the parcel, located in the southwest corner, lies within the RC-4 zoning classification.

Upon review of the R.T.F. survey and accompanying deeds of the Knittle Property, it has been determined that one density unit remains with parcel B and meets the spirit and intent of Section 1A01.3.B of the Baltimore County Zoning Regulations (BCZR).

In addition, Baltimore County Code Enforcement has advised that there are no current or outstanding zoning violations on the subject property as of this date. A copy of Section 1A01 BCZR is enclosed as per your request.

Printed with Soybean Ink
on Recycled Paper

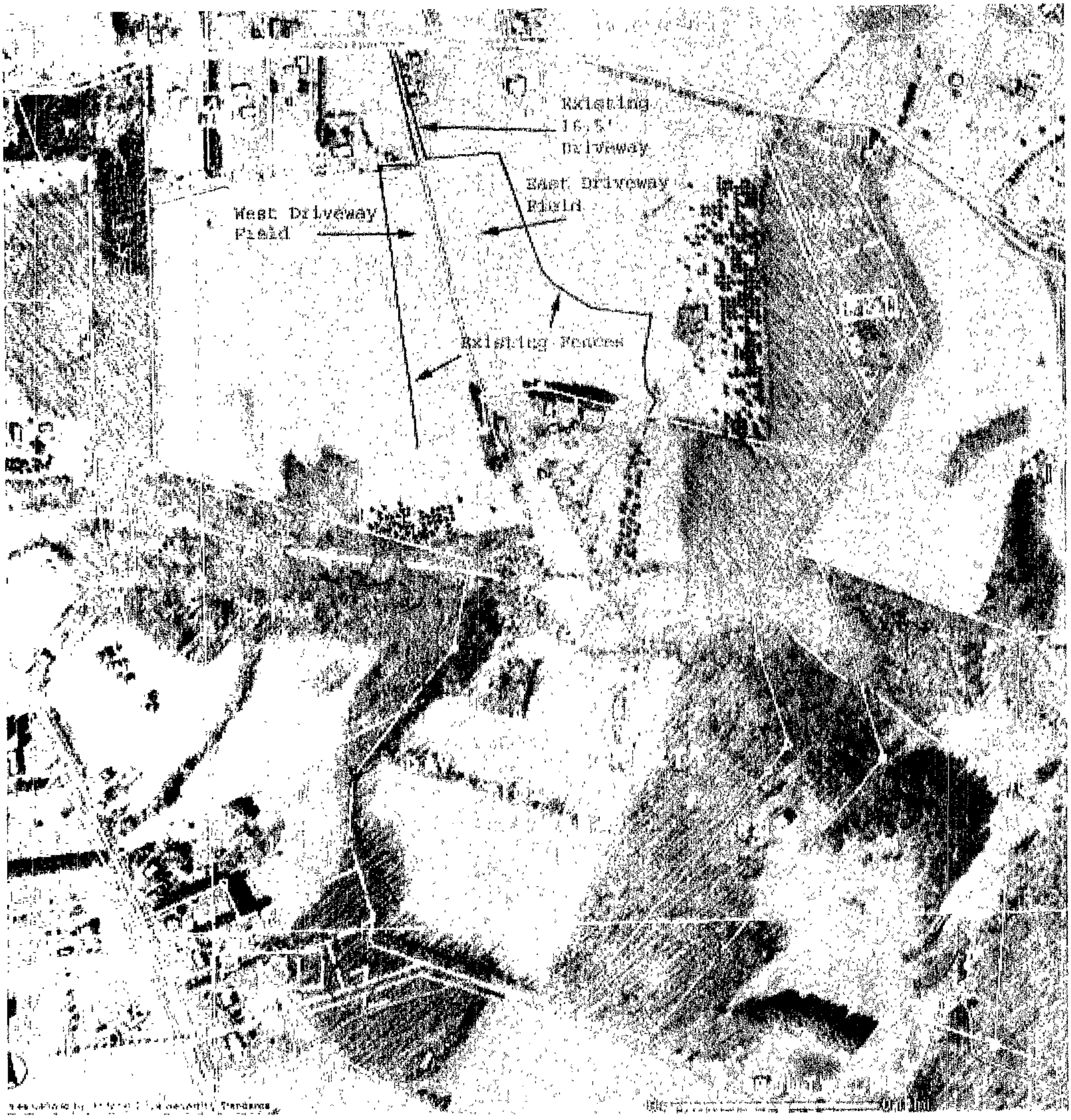
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Bruno Rudaitis

Bruno Rudaitis
Planner II
Zoning Review

BPR: bpr
enclosures
c: Letter file


Existing
16.5'
Driveway
East Driveway
Field
West Driveway
Field
Existing Fences

Pod No 11

Ref No 13A

Ref 13P

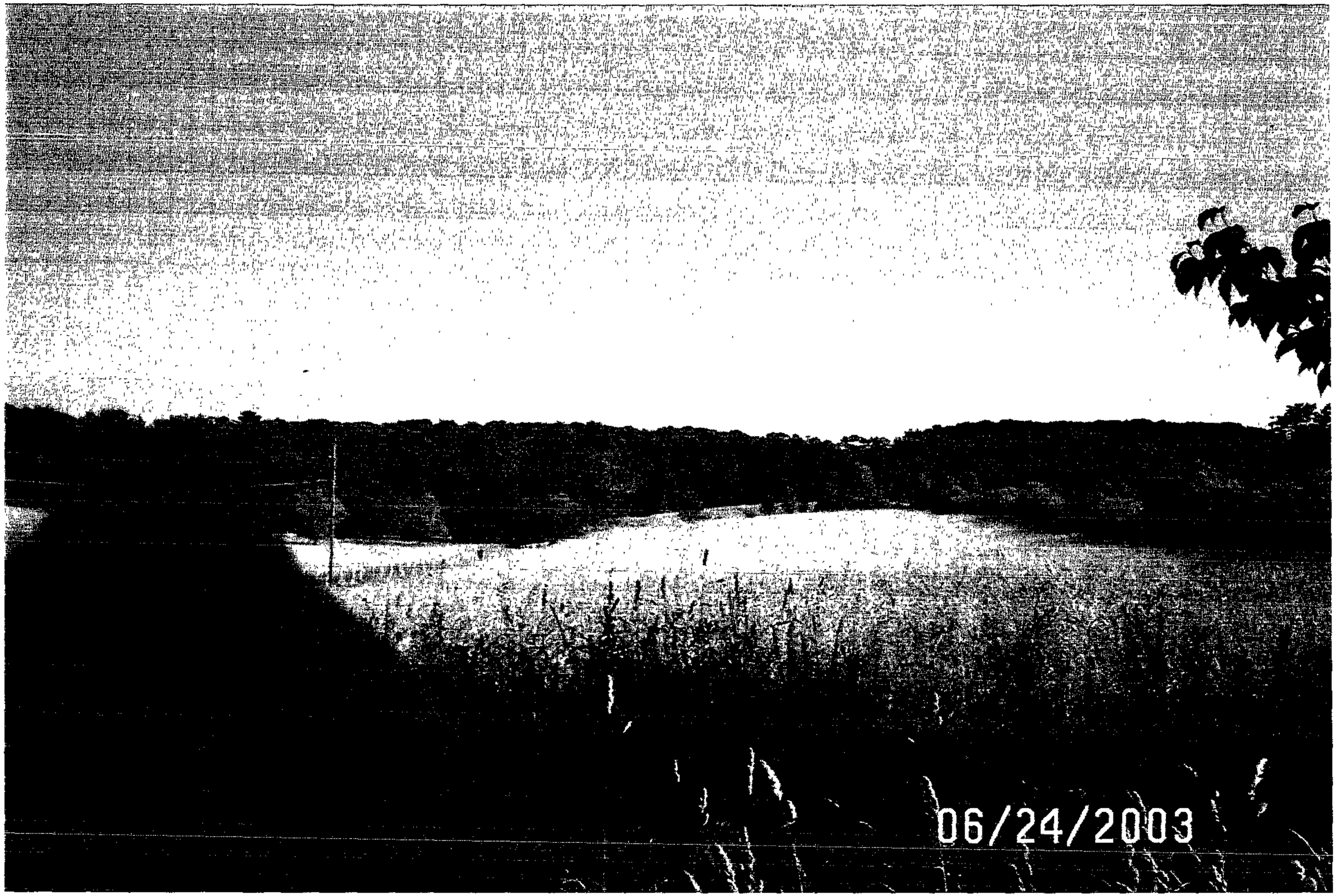
13c

13D

13E

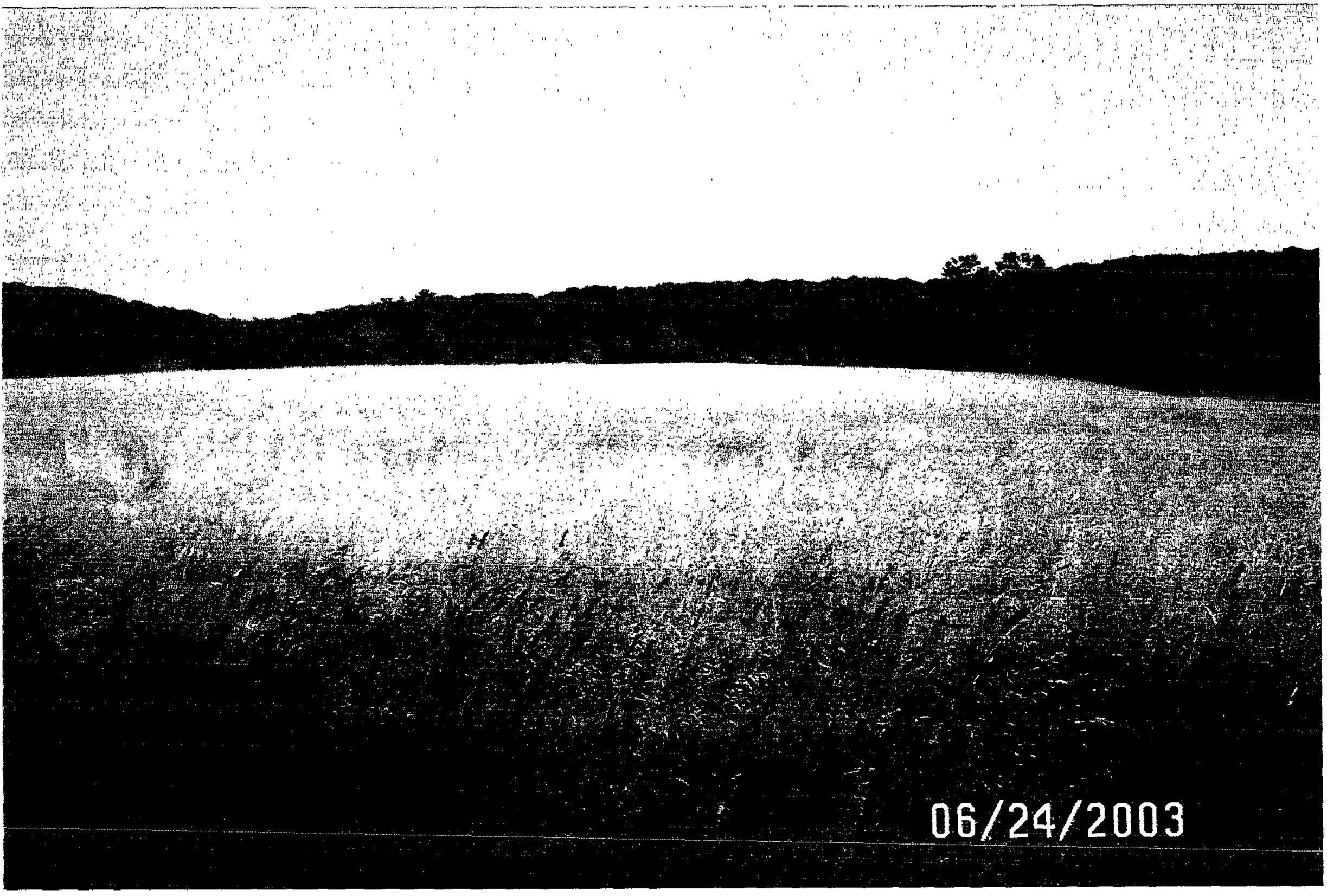
13 F

13G



13 H

13 I



13 J

13 12

13 L

13 M

13 N

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

June 27, 2003

Douglas Burgess, Esq.
Nolan, Plumhoff & Williams
502 Washington Avenue, Ste. 700
Towson, MD 21204

Dear Mr. Burgess:

RE: Case Number: 03-548-SPH, 4305 Beckleysville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 19, 2003.

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:klm

Enclosures

c: People's Counsel
F. James Knittle, Jr., Gloria Knittle, 1414 Phoenix Road, Phoenix 21131
Bruce Doak, Gerhold Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

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

unty Office Building, Room 111
il Stop #1105
1 West Chesapeake Avenue
wson, Maryland 21204

May 29, 2002

TENTION: Rebecca Hart

stribution Meeting of: May 27, 2003

em No.: 544, 547-551

ar Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by is Bureau and the comments below are applicable and required to be rrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time

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

: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 29, 2003

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

RECEIVED
MAY 29 2003
ZONING COMMISSIONER

SUBJECT: 4305 Beckeyville Road

INFORMATION:

Item Number: 03-548

Petitioner: F. James Knitttle, Jr.

Zoning: RC 2/RC 4

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The applicant should revise the plan to show the overall tract holding of the original 111± acres and the devolution of the 5.69±-acre lot. The location of the proposed dwelling should be reviewed and approved by Wally Lipponcott with the Department of Environment Protection and Resource Management.

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: May 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For June 2, 2003
Item Nos. 544, 545, 546, 547, 548,
549, and 551

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

RWB:CEN:jrb

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.27.03

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

RE: Baltimore County
Item No. 548 JRF

Dear. Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND

ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

TO: Development Coordination DATE: July 17, 2003

FROM: Wally Lippincott, Jr.

SUBJECT: 4305 Beckleysville Road – ZP 548

Recommendation – Strongly Recommend Denial – this conflicts with the provisions of the RC 2 zone and the purposes of the zone.

This petition requests the transfer of density from a 5.69 acre parcel to a 57.58 parcel both zoned RC 2 for the purposes of making a third subdivision of a RC 2 property. This conflicts directly with the density rights as permitted in the RC 2 zone (Sec.1A01.3.B.) and is conflict with the purposes of the RC 2 zone – to foster conditions favorable to a continued agricultural use of productive agricultural areas (Sec. 1A01.1B).

The request further subdivides a farm that was originally 111 acres to now create two approximately 31 acre parcels out of the remainder of the original subdivision. One of the primary purposes of the RC 2 regulations were to maintain large farm parcels for the purpose of fostering continued agriculture. Dividing land into smaller and smaller parcels frustrate that effort.

The RC 2 zoning regulations in Sec 1A01.3.B provide that a lot of record can be subdivided once if between two and 100 acres and for over 100 acres once again for every 50 acres. This original 111 acre property has been subdivided one time in conformance with those regulations. No where in the regulations is it permitted that the parcel can be subdivided again or that there are provisions to transfer density to accomplish this subdivision.

BALTIMORE COUNTY, MARYLAND

ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

TO: Development Coordination DATE: July 17, 2003

FROM: Wally Lippincott, Jr. WJL

SUBJECT: 4305 Beckleysville Road – ZP 548

Recommendation – Strongly Recommend Denial – this conflicts with the provisions of the RC 2 zone and the purposes of the zone.

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The request further subdivides a farm that was originally 111 acres to now create two approximately 31 acre parcels out of the remainder of the original subdivision. One of the primary purposes of the RC 2 regulations were to maintain large farm parcels for the purpose of fostering continued agriculture. Dividing land into smaller and smaller parcels frustrate that effort.

The RC 2 zoning regulations in Sec 1A01.3.B provide that a lot of record can be subdivided once if between two and 100 acres and for over 100 acres once again for every 50 acres. This original 111 acre property has been subdivided one time in conformance with those regulations. No where in the regulations is it permitted that the parcel can be subdivided again or that there are provisions to transfer density to accomplish this subdivision.

RECEIVED

JUL 17 2003

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Wally Lippincott

DATE: 7-10-03

FROM: Bruce Seeley
Development Coordination

Re: 4305 Beckleysville Road

Please review the attached Zp #548 provide comments by ASAP and Thank you.

NO COMMENTS: _____ DATE: _____

COMMENTS: _____

S:\Devcoord\MEMO TO WALLY FROM BRUCE.doc

RE:	PETITION FOR SPECIAL HEARING 4305 Beckleysville Road; S/side of Beckleysville Rd 1,855' E c/line Falls Rd 5th Election & 3rd Councilmanic Districts Legal Owner(s): James, Jr. & Gloria Knittle Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-548-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 29th day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to Bruce E Doak, Gerhold, Cross & Etzel, 320 Towsontown Blvd, Towson, MD 21286 and to Douglas L. Burgess, Esquire, Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

August 6, 2003

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR SPECIAL HEARING
S/S Beckleysville Road, 1,855' E of the c/l Falls Road
(4305 Beckleysville Road)
5th Election District; 3rdCouncil District
James F. Knittle, et ux- Petitioner(s)
Case No.: 03-548-SPH

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated July 29, 2003 by the Baltimore County Zoning Commissioner in the above-entitled case

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio /RMW

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Douglas L. Burgess, Esquire
Bruce E. Doak

RECEIVED
AUG 06 2003
Per.....

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

August 14, 2003

James Knittle, Jr.
Gloria Knittle
1414 Phoenix Road
Phoenix, MD 21131

Dear Mr. and Mrs. Knittle:

RE: Case No. 03-548-SPH, 4305 Beckleysville Road

Please be advised that an appeal of the above-referenced case was filed in this office on August 6, 2003 by Peter Zimmerman of Baltimore County People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

c: Lawrence E. Schmidt, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Douglas Burgess, Esq., Nolan, Plumhoff & Williams, 502 Washington Ave., Ste. 700, Towson 21204

Printed with Soybean Ink
on Recycled Paper

APPEAL

Petition for Special Hearing
4305 Beckleysville Road
S/S Beckleysville Road, 1, 855 feet E of c/l Falls Road
5th Election District – 3rd Councilmanic District
James Knittle – Legal Owner

Case No. 03-548-SPH

RECEIVED
AUG 19 2003
BALTIMORE COUNTY
BOARD OF APPEALS

✓ Petition for Special Hearing (May 19, 2003)

✓ Zoning Description of Property

✓ Notice of Zoning Hearing (May 23, 2003)

✓ Certification of Publication (Jeffersonian issue June 17, 2003)

✓ Certificate of Posting (June 12, 2003) by Bruce Doak

✓ Entry of Appearance by People's Counsel (May 29, 2003)

✓ Petitioner(s) Sign-In Sheet
One Sheet

✓ Protestant(s) Sign-In Sheet
None

✓ Citizen(s) Sign-In Sheet
One Sheet

✓ Zoning Advisory Committee Comments

Petitioners' Exhibit
✓ 1 Plat to accompany a petition for Special Hearing
✓ 2 Deed
✓ 3 Final Plat "Sparks Property"
✓ 4 Deed
✓ 5 Deed
✓ 6 Letter and Deed sketch from Nolan, Plumhoff & Williams for Sparks Property
✓ 7 Zoning Verification letter from Zoning Review office for Sparks Property
✓ 8 Deed
✓ 9 Letter and site plan from Nolan, Plumhoff & Williams for Knittle Property
✓ 10 Zoning Verification letter from Zoning Review office for Knittle Property
✓ 11 Map
12 NONE MARKED AS EXHIBIT 12
✓ 13 Photos (13a – 13n)

✓ Protestants' Exhibits:
None

✓ Miscellaneous (Not Marked as Exhibit)
✓ Plan to accompany photographs

✓ Deputy Zoning Commissioner's/Zoning Commissioner's Order (July 29, 2003 - GRANTED)

✓ Notice of Appeal received on August 6, 2003 from Peter Zimmerman, People's Counsel of Baltimore County

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Douglas Burgess, Nolan, Plumhoff & Williams, 502 Washington A
Towson 21204
James and Gloria Knittle, 1414 Phoenix Rd., Phoenix 21131
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., 1

BARBARA BARRETT
4209 BECKLEYSVILLE ROAD
HAMPSTEAD MD 21074

BETH HENDRICKSON
4219 BECKLEYSVILLE ROAD
HAMPSTEAD MD 21074

date sent August 18, 2003 klm

Case No. 03-548-SPH

In the Matter of: James Knittle

SPH – To approve "the transfer of one density unit between two parcels which make up the overall tract, said transfer will not result in any increases in the number of lots permitted.:

7/29/03 – Z.C.'s Order in which Petition for Special Hearing was GRANTED subject to restrictions.

10/01/03 – T/C from Barbara Barrett 4209 Beckleysville Rd Hampstead MD 21074 – inquiring as to status of case; advised that it would be assigned to be heard some time in early 2004. She also asked if she was included in the file, since she had been at the ZC's hearing and is the adjacent property owner. Advised her this would be verified prior to sending notice and she would be included

---

10/02/03 -- Checked file – Ms. Barrett had not been included in names /addresses provided; added her to file as requested.

10/07/03 – Letter received from Bruce E. Doak, Principal, Gerhold, Cross & Etzel, Ltd. – petition in this matter is withdrawn without prejudice; no longer wishes to go forward since the ZC's decision was appealed. Order of Dismissal to be issued.

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: November 24, 2003

TO: Timothy Kotroco, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	*PDM FILE NUMBER*	NAME	LOCATION
03-310-A	*03-310-A*	GRACE A.M.E.	671/2 WINTERS LANE 21228
02-479-X AND 02-480-X	*02-479-X AND 02-480-X*	JAMES AND KAREN YIRKA	14911 HANOVER PIKE 21136
03-267-A	*03-267-A*	KENNETH AND JUDY PETERS	9916 MARILYN ROAD 21128
03-548-SPH	*03-548-SPH*	JAMES KNITTLE	4305 BECKLEYSVILLE ROAD 21074

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

October 2, 2003

Timothy Kotroco, Director
Baltimore County Department of Permits
And Development Management
111 West Chesapeake Ave.
Towson, MD 21204

Re: Case No. 03-548-SPH

Dear Mr. Kotroco:

I am writing this letter to request that our petition for the transfer of a density unit on the Knittle Property be withdrawn without predjustice. Since Mr. Schmidt's decision has been appealed, my client no longer wishes to go any further. I hope this letter satisfies the requirements for the withdraw. Please call me if there is anything else that needs to be done.

Sincerely,

Bruce E. Doak
Principal

Z:\Business\Letters\Knittle petition withdraw.doc

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

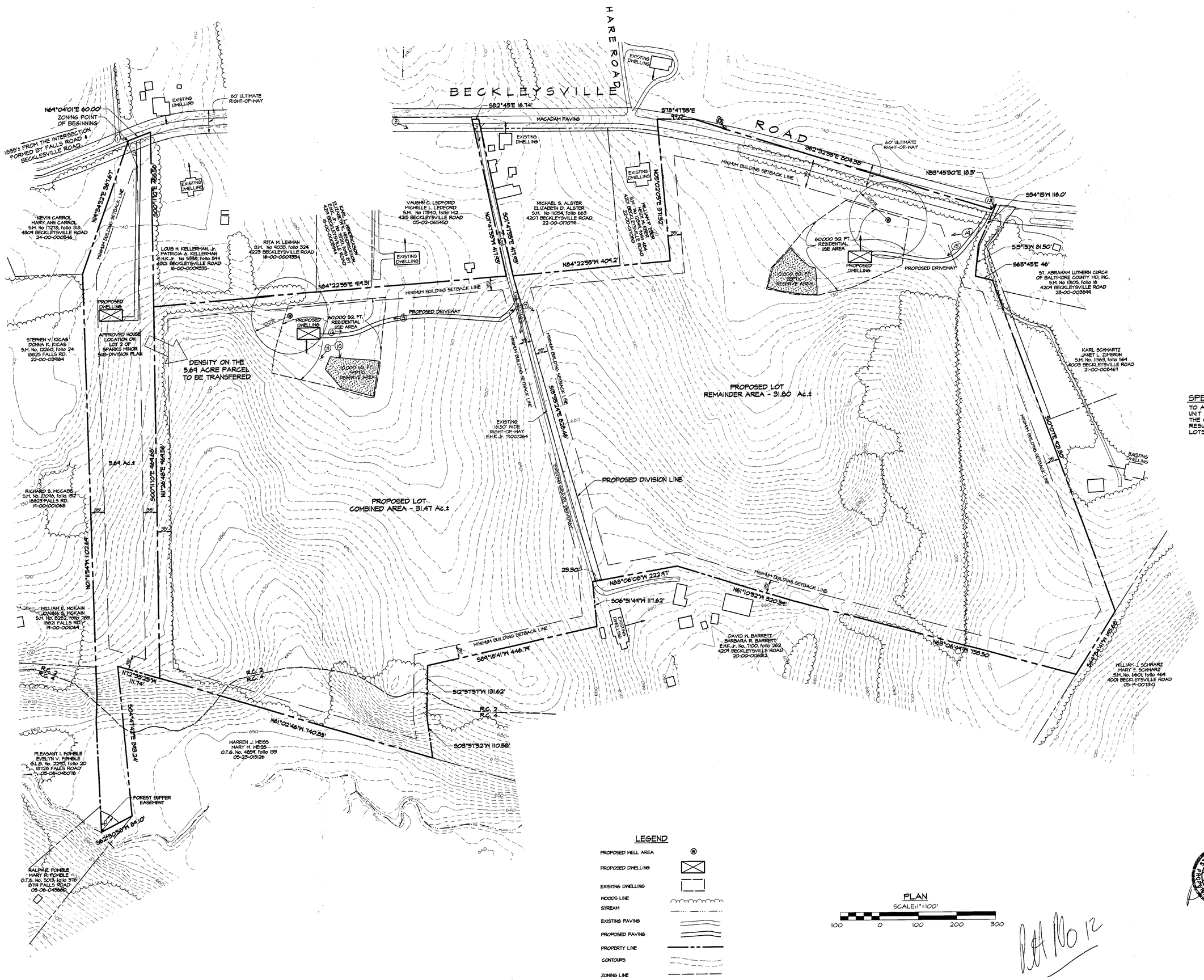
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
C. William Clark	502 Washington Ave	Towson MD 21204	
Cornelia Koetter	502 Washington Ave	Towson MD 21204	
F. James Knotte	1414 Phoenix Rd	Phoenix MD 21131	
Bruce E. Doak			
Gerhold Cross & Etzel	320 E. Towsontown Blvd	Towson Md 21286	

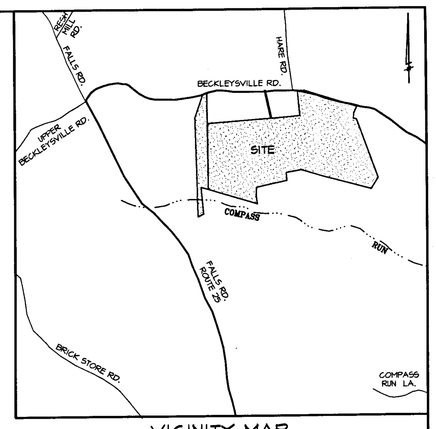
PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Rob Handy	102 W. Pa. Ave	Towson MD	
Barbara Barrett	4209 Beckleysville Rd	Hampstead, MD 21074	barbara_barrett@yahoo.com
BETH HENDRICKSON	4219 BECKLEYSVILLE RD	HAMPSTEAD, MD 21074	BANDOLIN@AOL.COM





VICINITY MAP

1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
2. THE TOPOGRAPHY SHOWN HEREON HAS TAKEN FROM BALTIMORE COUNTY GIS TILES 10A3 & 15A1.
3. CENSUS TRACT 4030 A.D.C. MAP & GRID 5 E4F 2
   WATERSHED PRETTY BOY SUBWATERSHED NONE
   SCHOOL DISTRICT 52 REGIONAL PLANNING DISTRICT 302
4. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
6. TOTAL AREA OF SUBJECT PROPERTIES: 57.381 + 5.691 = 63.21 ACRES±
7. ORIGINAL ACREAGE: 111.577 ACRES
   ORIGINAL DENSITY: 2
   DENSITY UTILIZED TO DATE: 1 (4204 BECKLEYSVILLE ROAD/53.991 ACRES±
   REMAINING ACREAGE: 57.580 ACRES±
   REMAINING DENSITY: 1
8. AREA IN R.C. 2: 61.23 ACRES±
   AREA IN R.C. 4: 2.04 ACRES(NO DENSITY POSSIBLE)

SPECIAL HEARING REQUESTED

TO APPROVE THE TRANSFER OF ONE DENSITY UNIT BETWEEN TWO PARCELS WHICH MAKE UP THE OVERALL TRACT, SAID TRANSFER WILL NOT RESULT IN ANY INCREASES IN THE NUMBER OF LOTS PERMITTED.

OWNER\DEVELOPER

JAMES F., Jr. & GLORIA G. KNITTLE
1414 PHOENIX ROAD
PHOENIX, MARYLAND 21131

LEGEND

- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING DWELLING
- WOODS LINE
- STREAM
- EXISTING PAVING
- PROPOSED PAVING
- PROPERTY LINE
- CONTOURS
- ZONING LINE

PLAN

SCALE: 1"=100'

100 0 100 200 300

PLAN TO ACCOMPANY PHOTOGRAPHS

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING

ON THE

KNITTLE PROPERTY

BECKLEYSVILLE ROAD
Deed Ref: O.T.G. No. 5266, folio 784
Tax Account No.: 05-18-035210
Zoned R.C. 2 & R.C. 4; Map NW 321
Tax Map 15; Grid 2; Parcel 3
5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND — BRUCE EDWIN GERHOLD — No. 531 — REGISTERED PROFESSIONAL LAND SURVEYOR — 5/13/03

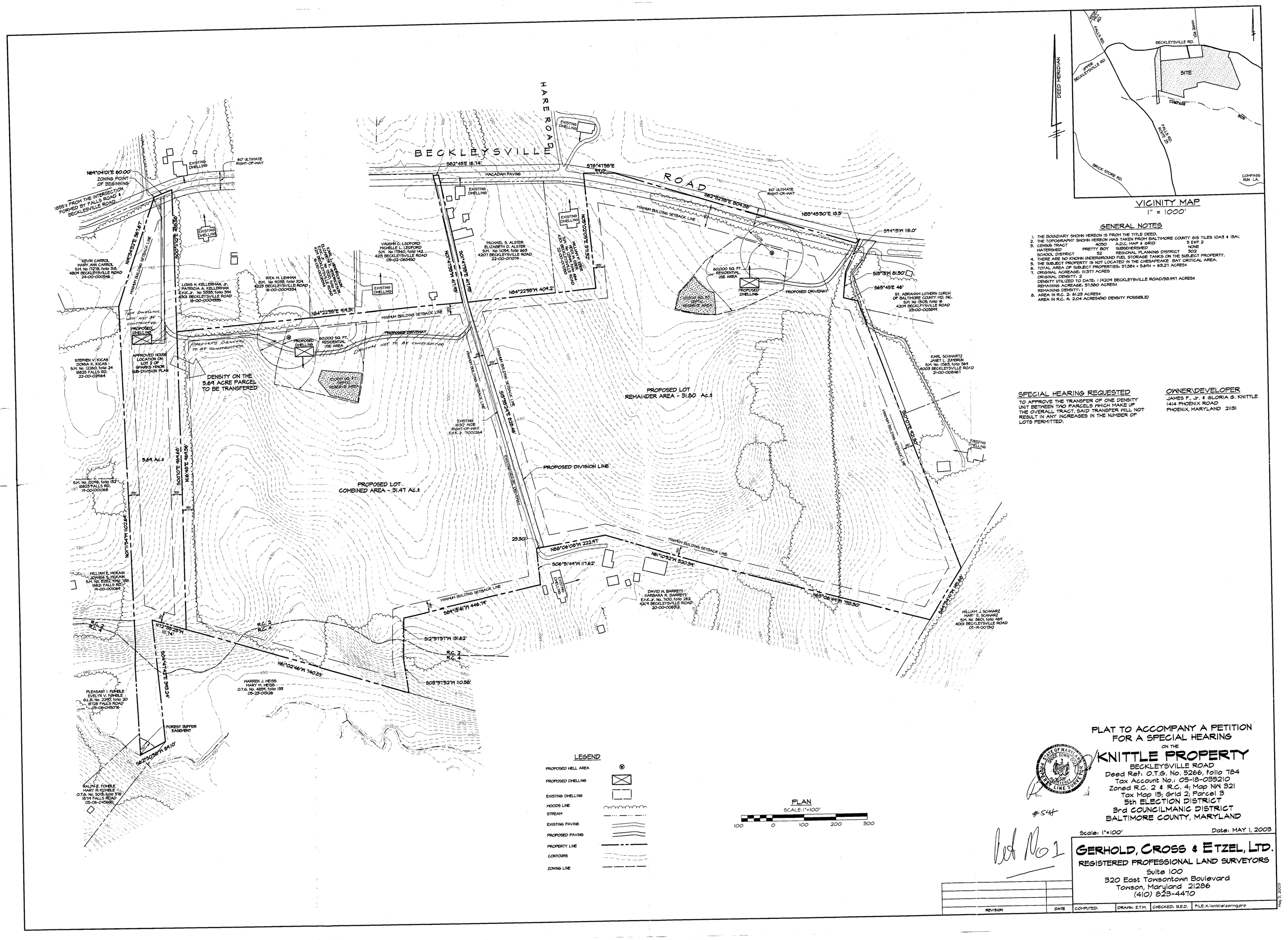
Scale: 1"=100' Date: MAY 1, 2003

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE	COMPUTED:	DRAWN: E.T.M.	CHECKED: B.E.G.	FILE:X:\knittle\zoning.pro

PLAN No 12

May 5, 2003



VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 10A3 & 15A1.
3. CENSUS TRACT 4050 A.D.C. MAP & GRID 5 E4P 2
   WATERSHED PRETTY BOY SUBSENERSHED NONE
   SCHOOL DISTRICT 52 REGIONAL PLANNING DISTRICT 302
4. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
6. TOTAL AREA OF SUBJECT PROPERTIES: 57.58± + 5.89± = 63.21 ACRES±
7. ORIGINAL ACREAGE: 111.571 ACRES
   ORIGINAL DENSITY: 2
   DENSITY UTILIZED TO DATE: 1 (4204 BECKLEYSVILLE ROAD/59.497 ACRES±
   REMAINING ACREAGE: 57.580 ACRES±
   REMAINING DENSITY: 1
8. AREA IN R.C. 2: 8.23 ACRES±
   AREA IN R.C. 4: 2.04 ACRES±(NO DENSITY POSSIBLE)

SPECIAL HEARING REQUESTED

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OWNER\DEVELOPER

JAMES F., Jr. & GLORIA G. KNITTLE
1414 PHOENIX ROAD
PHOENIX, MARYLAND 21131

LEGEND

- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING DWELLING
- WOODS LINE
- STREAM
- EXISTING PAVING
- PROPOSED PAVING
- PROPERTY LINE
- CONTOURS
- ZONING LINE

PLAN
SCALE: 1"=100'

100 0 100 200 300

STATE OF MARYLAND — GEORGE EDWIN COX — No. 10001 — PROFESSIONAL LAND SURVEYOR

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING
ON THE
KNITTLE PROPERTY
BECKLEYSVILLE ROAD
Deed Ref: O.T.G. No. 5266, folio 784
Tax Account No.: 05-18-035210
Zoned R.C. 2 & R.C. 4; Map NW 321
Tax Map 15; Grid 2; Parcel 3
5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

#548

Scale: 1"=100' Date: MAY 1, 2003

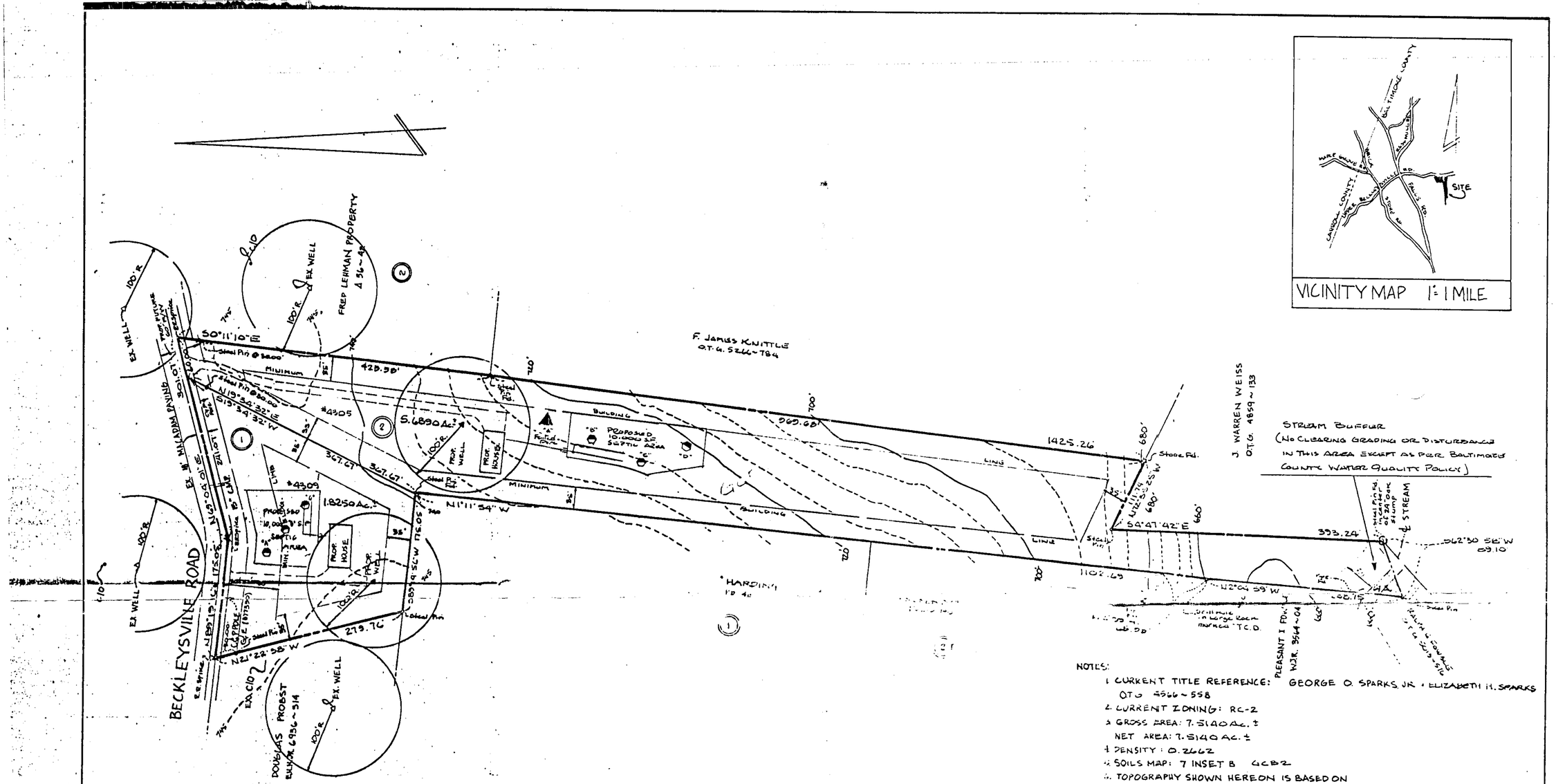
Pet No 1

REVISION	DATE

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COMPUTED: | DRAWN: E.T.M. | CHECKED: D.E.D. | FILE:X:\knittle\zoning.pro

May 5, 2003



NOTES:

1. CURRENT TITLE REFERENCE: GEORGE O. SPARKS, JR. + ELIZABETH H. SPARKS
   OTG 4566~558
2. CURRENT ZONING: RC-2
3. GROSS AREA: 7.5140 AC. ±
   NET AREA: 7.5140 AC. ±
4. DENSITY: 0.2662
5. SOILS MAP: 7 INSET B GcB2
6. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY TOPO MAP N.W. 32-I
7. NUMBER OF BUILDING SITES: 2
8. WATERSHED AREA: PRETTY BOY RESERVIOR
9. CENSUS TRACT: 4050
10. THERE ARE NO UNDERGROUND STORAGE TANKS ON SITE OR ON THE ADJACENT PROPERTIES.

Lot No 3

FINAL PLAT

'SPARK'S PROPERTY'

3TH ELECTION DISTRICT
SCALE: 1"=100'
TAX ACCOUNT № 0519064270
OWNER & DEVELOPER:
GEORGE O. SPARKS JR.
P.O. BOX 44 RFD #2
NEW WINSOR MD, 21776
(301) 640-5190

BALTIMORE COUNTY, MD
DATE: OCTOBER 3, 1988
COUNCIL MANIC DISTRICT: 3

A.L. SNYDER
SURVEYOR
1911 HANOVER PIKE
HAMPSTEAD MD, 21074
(301) 239-7744

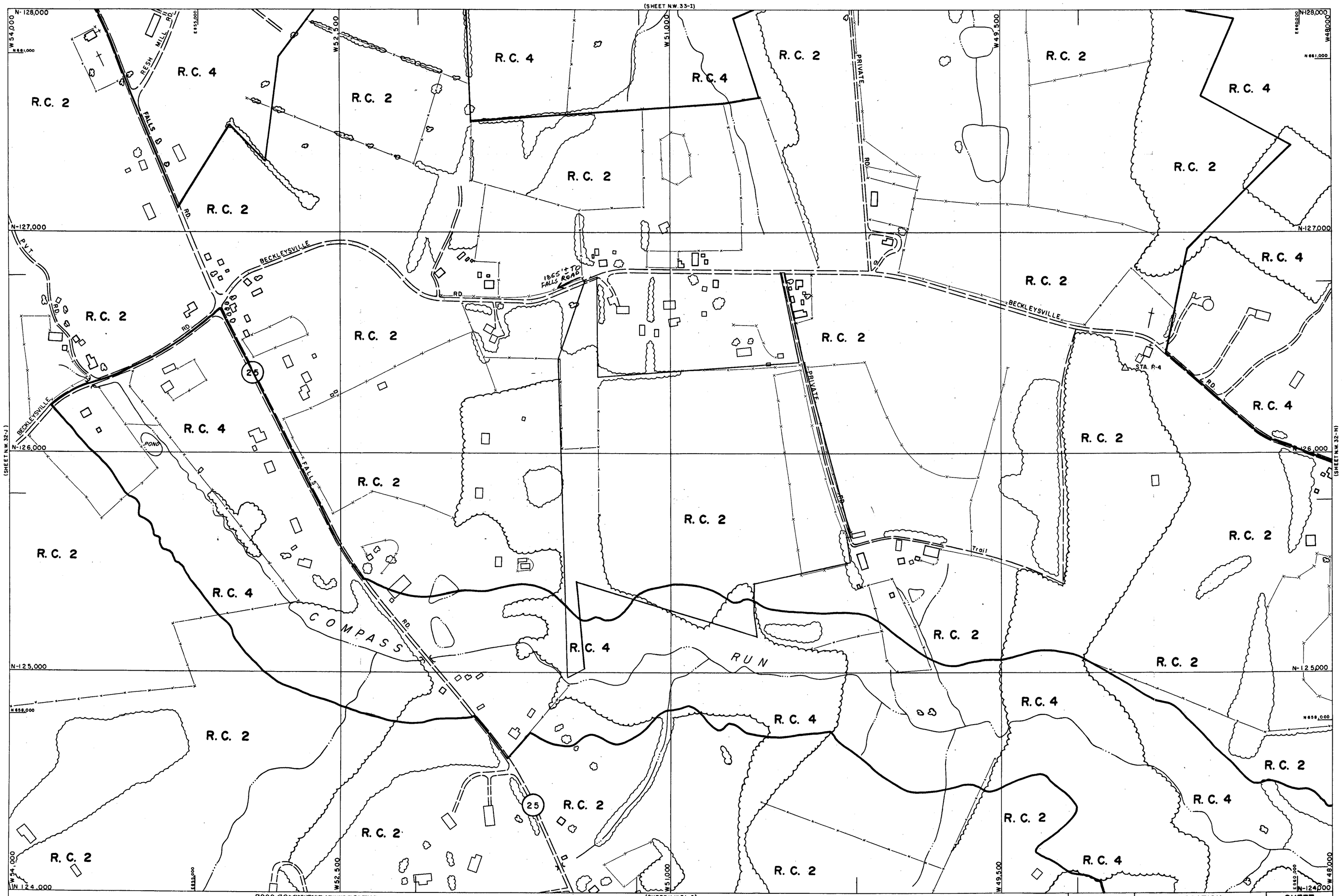
STATE OF MARYLAND — ALBERT LEROY SNYDER — No. 6195 — LAND SURVEYOR

APPROVED FOR BALTIMORE COUNTY DEPARTMENT OF ENVIROMENTAL PROTECTION AND RESOURCE MANAGEMENT.

Robert W Sheesley 4-13-89
DIRECTOR DATE

REVISED 4-1-89
REVISED 12-14-88

JOB № 88103



J J - SW

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

Joseph Bartenfelder
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	EAST OF BECKLEYSVILLE	N.W. 32-I
DATE OF PHOTOGRAPHY JANUARY 1986		

#548

NW 32 I

Exhibit No 2

THIS DEED, made this 23rd day of December, in the year nineteen hundred and sixty-five, by JOHN W. TEDDER and MARY G. TEDDER, his wife, of Carroll County, Maryland, and CARROLL COUNTY BANK AND TRUST COMPANY, a body corporate of the State of Maryland.

WHEREAS, the said John W. Tedder and Mary G. Tedder, his wife, have sold unto George O. Sparks, Jr., and Elizabeth H. Sparks, his wife, of Baltimore, Maryland, all that tract or parcel of land hereinafter conveyed; and, whereas, the said Carroll County Bank and Trust Company, a body corporate of the State of Maryland, is the holder of a mortgage lien against the said John W. Tedder and Mary G. Tedder, his wife, said mortgage being dated September 24, 1965, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4532, folio 433 &c.; and, whereas, the said Carroll County Bank and Trust Company, a body corporate of the State of Maryland, is willing to unite in these presents for the purpose of releasing the tract or parcel of land hereinafter conveyed, and none other, from the lien and operation of the aforesaid mortgage.

NOW, THEREFORE, this deed witnesseth that for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said JOHN W. TEDDER and MARY G. TEDDER, his wife, and CARROLL COUNTY BANK AND TRUST COMPANY, a body corporate of the State of Maryland, do hereby grant and convey, release and