IN RE: PETITION FOR SPECIAL HEARING

NE/Corner Parrish Road and Emory Road, MD Route 91 4th Election District 3rd Councilmanic District (15101 Parrish Road)

Robert Michael Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY \*

CASE NO. 04-213-SPH

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Robert Michael. The Petitioner is requesting special hearing relief for property he owns at 15101 Parrish Road. The special hearing request is for an undersized lot on contiguous property pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.).

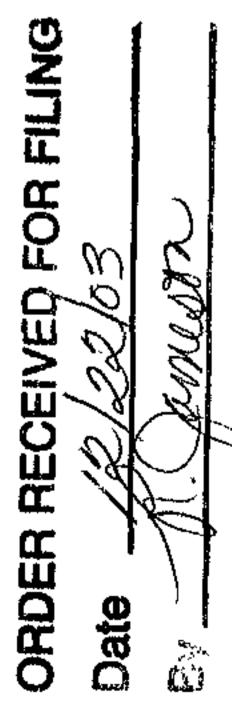
The property was posted with Notice of Hearing on December 3, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on December 4, 2003 to notify any interested persons of the scheduled hearing date.

Notice is taken that the property, which is the subject of this special hearing request, is zoned R.C.2.

### Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.



### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

### **Interested Persons**

Appearing at the hearing on behalf of the requested special hearing relief was Edwin Kirby, Surveyor and Robert Michael, Petitioner. No protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

### **Testimony and Evidence**

This property is a 0.796 acre lot in an R.C.2 zone, which had been purchased by the Petitioner in March, 2003 with the intention to build a home on the premises. The Petitioner successfully drilled a well and completed perk test for the home and applied for a building permit only to discover that the lot was undersized. More importantly, he owned the lot next door at 15401 Parrish Road and so the County suggested requesting a special hearing to approve the undersized lot on contiguous property. The implication was that perhaps the Petitioner could contribute land form the adjacent lot to clear the undersize nature of this lot.

Mr. Kirby proffered that the lot in its present configuration was created in 1976 after a series of out parcels had been made to Baltimore County for Parrish Road. Petitioner's Exhibit No. 2 documents the events leading up to the 1976 configuration. The RC.2 zone was applied in 1979. Photographs submitted by the Petitioner show the lot is essentially a vacant property covered in lawn. Testimony was that it had never been used for agricultural purposes in modern times and that the area was a residential neighborhood of lots of similar size. Finally, the Petitioner proffered that there was no land that could be transferred from his adjacent lot, as his home is located there and he needs all available land for his residence, well and septic system.

ORDER RECEIVED FOR FILING
Date

Oate

A 22/22/03

### Findings of Fact and Conclusions of Law

I find that the property has not been used for agricultural purposes in the recent past and so approving the site for a residence would not offend the purposes of the R.C.2 zoning. At 0.7 acres, this property is hardly the size that would be useful to agriculture. I further find that there is no land available from the Petitioner's present adjacent lot that could be transferred to this lot to relieve the undersized nature of the lot. Finally, I find the lot was created in its final configuration in 1976, which was several years before the imposition of R.C.2 zoning. Consequently, I will grant the special hearing and approve the undersized lot with contiguous property.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this AZ day of December, 2003, that the Special Hearing request for an undersized lot pursuant to Section 500.7 of the B.C.Z.R., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;

JOHN'V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

# Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

December 22, 2003

Mr. Robert Michael 15401 Parrish Road Upperco, Maryland 21155

Re: Petition for Special Hearing

Case No. 04-213-SPH

Property: 15101 Parrish Road

Dear Mr. Michael:

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

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

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 15101 PARK	ISH KOAD
which is presently zoned	RC.2

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 AN WOOLS (ZOO) (OT.)

ow Couraguous Provous

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:	Legal Owner(s): ROBERT MICHAEL
Name - Type or Print	Name Type or Print
Signature	Signature
Address Telephone	No. Name - Type or Print
City State Zip C  Attorney For Petitioner:	Ode Signature 15401 PARRISH 70 410 429.444
ALL TOP TO COLUMN TO THE PARTY OF THE PARTY	Address MD 21155
Name - Type or Print	City State Zip Code
Signature	Representative to be Contacted:
Company	Name
Address Telephone	No. Address Telephone No.
City State Zip (	ode City State Zip Code
	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
No. 04-213-SP4	UNAVAILABLE FOR HEARING
	Reviewed By 805 Date 107805
1 9 1 198	

### ZONING DESCRIPTION

Beginning for the same at the corner formed by the intersection of the northwesternmost right of way line of Emory Road (MD RTE #91) and the northeasternmost right of way line of Parrish Road and running thence and binding on Parrish Road (1) North 61 degrees 12 minutes 02 seconds West 62.00 feet, thence binding on the old line of Parrish Road as incorporated into the right of way of Parrish Road (2) North 37 degrees 44 minutes 02 seconds West 115.88 feet, thence leaving Parrish Road (3) North 54 degrees 16 minutes 09 seconds East 164.73, thence (4) South 52 degrees 04 minutes 02 seconds East 200.00 feet to intersect the abovementioned right of way of Emory Road and thence binding thereon (5) South 51 degrees 43 minutes 58 seconds West 98.30 feet and (6) South 69 degrees 09 minutes 58 seconds West 95.27 feet to the place of Beginning..containing 0.7960 acres of land (34,673.7 sq.feet of land).

Mannan The Control of the Control of

Edwin J.Kirby, Jr. Professional Land Surveyor Sept. 23, 2003



BALTIMORE COUNTY, MARYLAND	
OFFICE OF BUDGET & FINANCE  No. 24417  NO. 24417	
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WHITE CASHER PINK AGENCY YELLOW - CUSTOMER	CADITIEN & VALIDATION

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#### 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: #04-213-SPH
15101 Parrish Road
N/east corner of Parrish
Road and Emory Road,
Route 91
4th Election District
3rd Councilmanic District
Legal Owner(s): Robert Michael
Special Hearing: to permit
an undersize lot on contiguous property and any
other relief necessary.
Hearing: Friday, December
19, 2003 at 10:00 a.m. in
Room 106, County Office
Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

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

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

12/009 Dec. 4 C639750

# CERTIFICATE OF PUBLICATION

1214, <sub>2003</sub>
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
<b>₽</b>

J. W. LUNG LEGAL ADVERTISING

# CERPITATE OF POSTINO

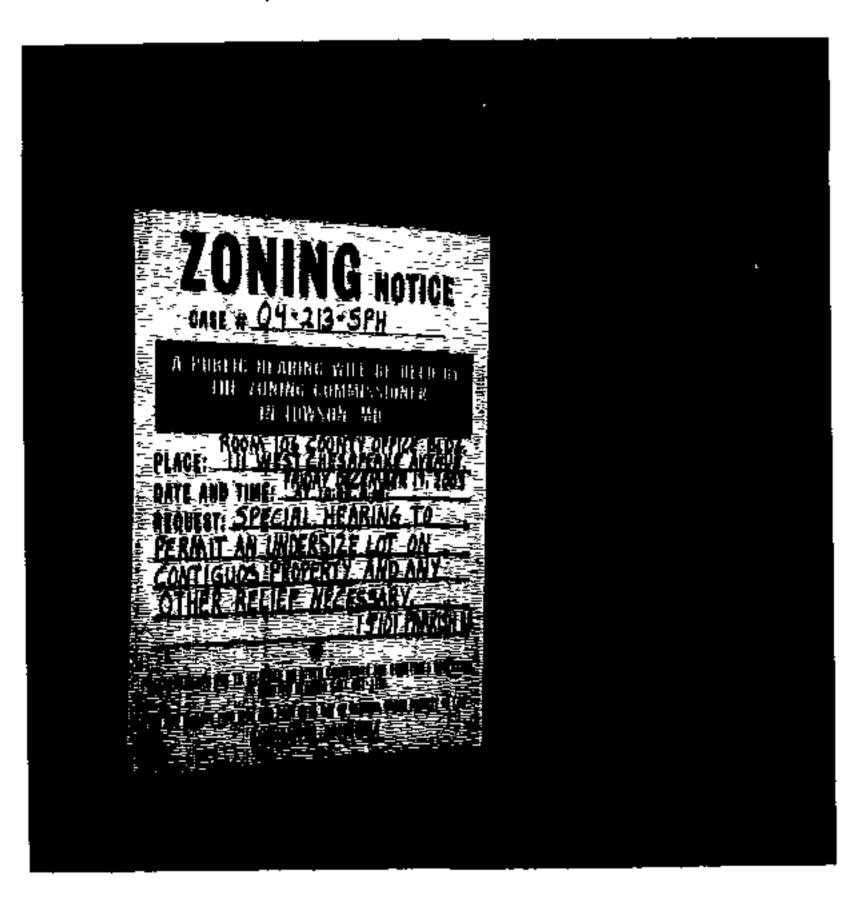


Date: December 5, 2003

RE:	Case Number 04-213-5PH
, 10,	Petitioner/Developer: ROBERT MICHAEL
	Date of Hearing) Closing: Dicember 19, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 15101~PARRISH~ROAD

The sign(s) were posted on <u>December 3, 2003</u>
(Month, Day, Year)



15101 PARRISH RP

(Signature of Sign Poster)

LINDA O'KEFE
(Printed Name of Sign Poster)

523 PENNY LANE (Street Address of Sign Poster)

HUNT VALLEY MP 21030 (City, State, Zlp Code of Sign Poster)

410-66-5366 (Telephone Number of Sign Poster)

PETITION FOR SPECIAL HEARING RE: 15101 Parrish Road; NE corner of Parrish Road & Emory Rod Route # 91 4<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts Legal Owner(s): Robert Michael Petitioner(s)

BEFORE THE

ZONING COMMISSIONER \*

**FOR** \*

BALTIMORE COUNTY

04-213-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 and documentation filed in the case.

RECEIVED

NOV 1 0 2003

Per Um

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10<sup>th</sup> day of November, 2003, a copy of the foregoing Entry of Appearance was mailed to Robert Michael 15401 Parrish Road, Upperco, MD 21155, Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, December 4, 2003 Issue - Jeffersonian

Please forward billing to:

Robert Michael 15401 Parrish Road Upperco, MD 21155 410-429-4446

### **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: 04-213-SPH

15101 Parrish Road

N/east corner of Parrish Road and Emory Road, Route 91

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Robert Michael

Special Hearing to permit an undersize lot on contiguous property and any other relief necessary.

Hearings:

Friday, December 19, 2003, at 10:00 a.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL

ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S

OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT

THE ZONING REVIEW OFFICE AT 410-887-3391.

# Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



## Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

November 14, 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: 04-213-SPH

15101 Parrish Road

N/east corner of Parrish Road and Emory Road, Route 91

4<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Robert Michael

Muthy Kotroco

Special Hearing to permit an undersize lot on contiguous property and any other relief necessary.

Hearings:

Friday, December 19, 2003, at 10:00 a.m. in Room 106, County Office

Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Robert Michael, 15401 Parrish Road, Upperco 21155

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 4, 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.



Visit the County's Website at www.baltimorecountyonline.info

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

# ZONING REVIEW

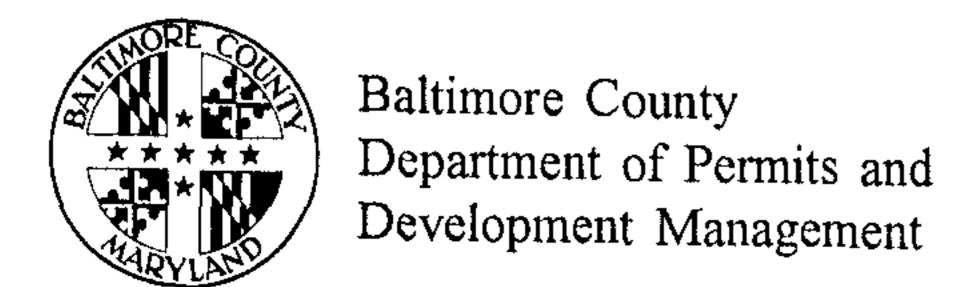
# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 04-213-5p4.			
Petitioner ROBGOOT MICHAEC.			
Address or Location. 15101 PARTISHED			
PLEASE FORWARD ADVERTISING BILL TO			
Name ROBERT MICHAEL			
Address 15401 PARRISH ROAD			
DPBRCO, MD. 21155			
Telephone Number: 410 429-4446			



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

December 16, 2003

Robert Michael 15401 Parrish Road Upperco, MD 21155

Dear Mr. Michael:

RE: Case Number: 04-213-SPH, 15101 Parrish Road

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

U. Callichall D

WCR:klm

Enclosures

People's Counsel



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

November 12, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 10, 2003

Item No.:

207-210, (21)3-219

Dear Ms. Hart:

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

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

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

cc: File

## BALTIMORE COUNTY, MARYLAND

## INTEROFFICE CORRESPONDENCE

DATE: November 21, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 17, 2003

Item Nos. 207, 208, 209, 210, 212, 213, 214, 216, 217, 218, and 219

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

RWB:CEN:jrb

cc: File

Mala

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 04-213

DATE: December 3, 2003

RECEIVED

EC 3 2003

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

Prepared By:

Section Chief.

AFK/LL



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

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

3RA

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: /1.10.03

Baltimore County

Item No. 2/3

RE:

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

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,

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

# INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation

Attention: Jeffrey Long

County Courts Building, Room 406

401 Bosley Avenue Towson, MD 21204

FROM: Arnold Jablon, Director

Department of Permits & Development Management

RE: Undersized Lots

Permit or Case No. 04-213-5P4

Residential Processing Fee Paid (\$50.00)

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:				410-429-
Print Namo of Applicant	Address Address	WZ CSCI K	<u> </u>	Telephone Number
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		COURCIUMATE		
Lot Location: NE SWiside Comer of PARISH (street)	·)	_ feet from NES W	V corner of	(street)
Land Owner: ROBETZT FCCCATOR	31	_ Tax Account Nun		
Address: (510) PARICH PD	<del></del>	Telephone Num!	ber (Hio)_	429-444G
CHECKLIST OF MATERIALS. (to be submitted for design review by	y the Office of Planning	and Community Co.	nservation)	
TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PE			ENT ONLY!	
1, This Recommendation Form (3 copies)	تمسيلا مدين	A CONTRACTOR OF THE PARTY OF TH	44X	
2. Permit Application	n'd was here			
3. Site Plan Property (3 copies)	ų	The state of the s		
4. Building Elevation Drawings	-	——————————————————————————————————————	-	
5. Photographs (please label all photos clearly) Adjoining Buildings	1	Harris I.		
Surrounding Neighborhood	•	<b></b> -		
6. Current Zoning Classification:	<u>,                                     </u>			
TO BE FILLED IN	BV T. Post-It* Fax	Note 7671	Date /2/0	of the state of th
<i>,</i>	To 900	Lu Mexica	From (Co.	un outer
RECOMMENDATIONS / COMMENTS:	Co./Dept.	WILLIAM	Phone #	flanning-
Approval Disapproval Approval condition	Phone #	254	Fax #	
	<u> </u>			
I				I .

Signed by: for the Director Office of Planning and Community Conservation

Date: 10303

Revised 2/05/02

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

December 1, 2003

From: J. Edward Crooks, Jr. Kathryn Crooks
5536 Emory Road
Upperco, Md. 21155

To: John Alexander

Subject: New Dwelling

5538 Emory Road

Mr. Alexander,

I have no objection to Mr. Bobby Michael, building a new dwelling on the lot west of our property.

Facing his property from Emory Road it borders our property on the right side.

J. Edward Crooks, Jr. and Kathryn Crooks

J. Edward Crooks

Kathryn Crooks

DEC 2 2003
03-5952

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

04.215. SPU

December 1, 2003

From: Mr. J. Edward Crooks, Jr. 5536 Emory Road

Upperco, Md. 21155

To: Mr. John Alexander

Subject: New Dwelling 5538 Emory Road

Mr. Alexander;

I have no objection to Mr. Bobby Michael, building a new dwelling on the lot west of our property Facing his property from Emory Road it borders our property on the right side.

J. Edward Crooks, Jr. and Kathryn Crooks

Kathryn Crooks

Atte m. John Alexander:
Peinut + Herelypment mangent.
Room 111
Towson md.21201.

Rel: mr. Robert michael Property. 15101 Parrish Rd. Uppero, and 21/55.

My name is James P. Rucher

Residency at 15111 Padrish Road

Spoker, Comol 31155. Come michael

wisles to eithe sell or develope

a Lot Located naw at 5540

Emory Road. Cong Respectly joins

this Property.

Line developing or selling this

Property.

June Property.

James P. Rucher

James P. Rucher

15111 Canish Rd

Uppero, and 31155

GREENSPRING SURVEYS Greenspring Station P.O.B.No.761 Brooklandville,Md 21022

October 10,2003

RE: 15101 Parrish Road

This lot was originally created by a conveyance from Wm.B.Davidson unto M.Ruth Parrish, dated July 11,1949 and recorded among the Land Records of Baltimore County in Liber 1757, folio 277 and is shown on the attached drawing outlined in RED. M.Ruth Parrish was unmarried and upon her death her estate went to her next of kin, John Gordon Parrish . John Gordon Parrish conveyed this same lot as parcel number Three in a deed dated August 6,1958 unto Edward A.Parrish and Margaret Parrish recorded among the Land Records in Liber No.3406, folio 583 (at this time the lot retained its original dimensions. Edward A.Parrish and Margaret Parrish conveyed a portion of this lot as part of a conveyance unto James P.Rucker and Wife on March 8, 1976 and recorded among the Land Records in Liber 5616 folio 197 This area is outlined in YELLOW on the attached drawing. This conveyance to Rucker defined the lot as it exists today outlined in BLUE and has since "1976" .A small parcel was isolated on the other side of Parrish Road. This Parcel is outlined in GREEN. Both the GREEN and YELLOW Parcels were taken by Baltimore County and made part of Parrish Road (see attached Right of Way Acquisition Plats and Road Plan). This parcel outlined in BLUE was conveyed unto Robert Michael as parcel number Three described by a current survey in a deed dated March 6, 2003 and recorded, amon the Land Records in Liber No.17948, folio 692. This is the same lot created in 1949 and modified to 0.7960 acres in 1976.

Edwin J.Kirby, Jr.

Professional Land Surveyor No.5481



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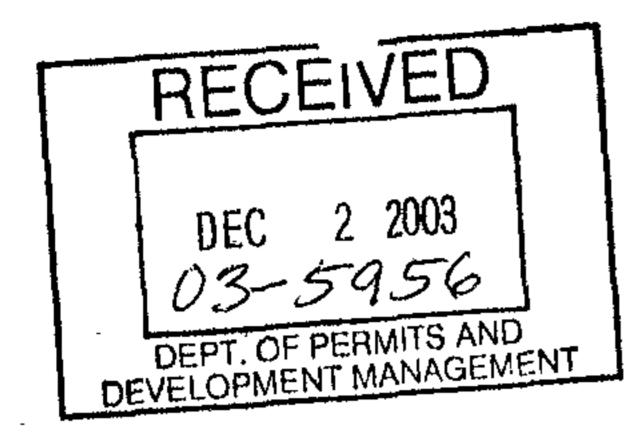
B



NC



W



Nov. 24, 2003

Attn. mv. John Alexander:
Peinut Herelgement Margant.
Room 111
Towson, Md. 21201.

Rel: mr. Robert michaels Property 15101 Parrish Rd Upperso, and 21/55.

My name is James P. Rucher

Residency at 15111 Palust Roal

Upplier, Comol 31155. Come michaels

wieles to either sell on develope

a hot Located naw at 5540

Emory Roal. Cong Begreity joins

this Property.

Land no objections to Robins

Property.

Oct 213.574

Could Be Built on this
property.

Low no objections

Sincerely

James C. Ruche

15111 Carrist Rd

Upperer, cmd. 31153

# State of Maryland Department of Assessments and Taktion

BALTIMORE CO ASSESSMENT OFC JEFFERSON BLDG 105 W CHESAPEAKE AVE STE 200 TOWSON MD 21204-4737

410-512-4905 blco@dat.state.md.us

# Agessment Notice is is Not A Tax Bill)

NOTICE # NOTICE DATE TAX YEAR BEGINNING
954920 07/29/2003 07/01/2003

DIST MAP PARCEL SEC BLOCK LOT USE SUBD
04 31 8 R

PROPERTY LOCATION PRINCIPAL RESIDENCE

15101 PARRISH RD .7960 AC

State law provides that in any year of a 3 year cycle, real property shall be revalued when certain factors cause a change in value. This is to notify you that the value of your property has been changed due to a zoning reclassification; subdivision; change in use; termination of residential use; or other correction.

### Current Market Value

1,	\$ 0	
	 Land	

2. \$ 0
Buildings, Other

3. \$ 0 TOTAL

NO

### New Market Value

5. \$ 0 Buildings ,Other

6. \$ 47,660 TOTAL

To lessen the impact of increases in value. State law provides that any increase in value be phased in over the next 3 years in equal amounts. Your phased-in market value for the next three taxable years is:

### Phased-In Market Value

7. \$ NOT APPLICABLE

8.\$ NOT APPLICABLE

9. \$ 47,660 2003

If this property is your primary residence, you may have the assessment increase limited by the assessment cap (Homestead Tax Credit). Taxable assessment increases are capped at 10% annually for the state property tax. Counties and municipalities must set an assessment cap of 10% or less each year. Based on current information, if you qualify, we estimate that you will be taxed on the following assessments next year:

#### Taxable Assessment

10, \$ 47,660 State

11.\$ 47,660

County/Baltimore City

12.\$ NOT APPLICABLE

Municipal

# Your Appeal Rights

If you feel that the Total New Market Value (Box 6) is incorrect, you may file an appeal. Included in this notice is an explanation of the appeal process and instructions on how to file your appeal. An appeal must be filed or postmarked within 45 days from the date of this notice.

The LAST DAY to file an appeal is:

09/12/2003

ACCT#04 04 2400003458 / 2663 31 954920 R MICHAEL ROBERT 15401 PARRISH RD UPPERCO MD 21155-9773 If the address at left is incorrect, please print the correct address below and return to the assessment office.

Pet#7

#### APPEAL PROCEDURE

Every property owner has the right to appeal the notice of assessment. A three step appeal process is available to protect the property owner from an incorrect assessment. The first level is with the local assessment office. The second and third levels are with the Property Tax Assessment Appeal Board and the Maryland Tax Court (independent agencies that are completely separate from the Department of Assessments and Taxation).

A property owner may at any time obtain at no charge from their assessment office (located at the address indicated on the front of this notice) brochures, a copy of the worksheet for the property which is the subject of the assessment, and a copy of the sales analysis for the area in which the property is located

If you wish to appeal your notice of assessment, please complete and sign this form and return it to the assessment office. An appeal must be filed within 45 days from the date of this notice.

When filing an appeal, you have three options: (1) to submit an appeal in writing: (2) to meet personally with an assessor; or (3) to have a telephone hearing.

Options: Please indicate with a check mark the one option you have selected. NOTE. Expedited service will be given to written appeals (Option #1). These appeals will receive priority in processing.

* 1		The state of the s	an reserve brigarith in broseportie.		
	Option #1	Written Appeal Inst	tead of a Personal Hearing.		
		If additional space is	needed, attach paperwork to this form.		
		I am appealing becaus	se:	<del></del>	
		Note: When you file a is sent.	a written appeal, your account is review	ved based on all available infor	maiton and a final notice
	Option #2	Personal Hearing w right to postpone this	ith an Assessor. You will be notified hearing one time.	d of the date and time for you	r hearing. You have the
Option #3	Telephone Hearing. accepted.	You will be notified of a date and tin	ne to call the assessment office	. Collect calls will not be	
				ione #,	
		Signature	Date	Home	Work

If you file an appeal, please retain a copy of this form and a copy of page 3 for your records,

3RD PARCEL

FEE-SIMPLE DEED-CODE-CHT of 1968:3400 PAGE UUU

This Deed, Made this

day of August

in the year one thousand nine hundred and fifty-eight

, by and between JOHN GORDON

PARRISH, widower,

A A Children and a land

of Baltimore County

in the State of Maryland, of the first part, and

EDWARD A. PARRISH and MARGARET PARRISH, his wife, of Baltimore County, State of Maryland

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good, and valuable considerations, the receipt whereof is hereby acknowledged

the said party of the first part

do th grant and convey unto the said parties of the second part for and during the term of their natural lives and the natural life of the survivor of them with full power in the meantime in the said parties of the second part, and the survivor of them to sell, mort-gage, lease, encumber or in any other manner limit or dispose of (except by Last Will and Testament) the absolute estate in said property, including the life estate and the remainder thereof and from and after the death of the parties of the second part, so much as remains undisposed of unto Kathleen Belle Parrish, her

heirs and assigns, in fee simple, all those two lots

of ground, situate, lying and being in....

Baltimore County

, aforesaid, and described as follows, that is to say:---

Beginning for the first thereof, for the outlines to include the same at a pipe at the end of the north 45 degrees 19 minutes west 200 foot line of that parcel of land described in a Deed from William B. Davidson and wife to M. Ruth Parrish, dated July 14, 1949, and recorded among the Land Records of Baltimore County, in Liber T.B.S. No. 1757 folio 277 &c., running thence by a line of division to extend the above mentioned deed line as now surveyed by magnetic bearings as of the year 1949 north 45 degrees 19 minutes west 541.7 feet to a pipe; thence by a line of division as now surveyed, south 44 degrees 41 minutes west 226.8 feet to a pipe and to intersect the south 58 degrees 50 minutes east 730.1 foot line as described in a Deed from William B. Davidson and wife to John G. Parrish, running thence binding on that deed the two following lines as now surveyed, south 58 degrees 59 minutes east 367.4 feet to a pipe and south 56 degrees 10 minutes east 161.7 feet to a pipe and to intersect the south 60 degrees 55 minutes west:237.1 foot line of the first above mentioned deed, running thence binding on that line reversely as now surveyed, north 60 degrees 55 minutes east 105 feet to the place of beginning. Laid out for and containing two acres of land more or less.

BEGINNING for the second thereof on the northwest side of Emory Road at a pipe set on said side of said Road at the end of the north 58 degrees 29 minutes east 98.3 foot line of the secondly described lot of ground in a Deed from William B. Davidson and wife to John Gordon Parrish, dated July 1949, and recorded amon g the Land Records of Baltimore County, and running thence North 45 degrees 19 minutes west 200 feet to a pipe set up at the beautiming of the first line described in the first above described lot of ground; thence south 60 degrees 55 minutes west 10 feet; thence southeasterly parallel with the first line of the lot now being described 200 feet to the northwest side of Emory Road, and thence boudning on the northwest side of Emory Road, north 58 degrees 29 minutes east 10 feet to the place of beginnings

BEING the same lots of ground which by Deed dated December 16, 1954, and recorded among the Land Records of Baltimore County in Idber G.L.B. No. 3030 folio 544 was granted and conveyed by M. Ruth Parrish, unmarried unto Hal R. Clay. See also judgment of the Circuit Court of Baltimore County dated May 19, 1958 Decket 55 folio 134 in a case therein entitled John Gordon Parrish vs. Mattie Clay

BEGINNING for the third thereof at a pipe set on the northwest side of Emory Road at the end of the second line of the second lot described in a Deed from William B. Davidson and Lorenna V. Davidson, his wife to John Gordon Parrish, dated July 1949, and to be recorded among the Land Records of Baltimore County, prior hereto, running thence binding along the northwest side of Emory Road, right of way, it being along a curve in said road, two lines as forming chords as Caller.

# LIBER 3406 PAGE 584

stake and north 58 degrees 29 minutes east 98.3 feet to a pipe, thence by a line of division and leaving the road, north 45 degrees 19 minutes west 200 feet to a pipe; thence by snother line of division, south 60 degrees 55 minutes west 237-1 feet to a stake and to the northeast side of that part of a road which is laid out 16 feet wide; running to Emory Road; thence binding along the northeast side of that Road, south 58 degrees 59 minutes cast 200 feet to the place of beginning. Containing 875 one-thousandths of an acre of land, more or less, according to a survey of H.S. Morfoot, County Surveyor, for Baltimore County, in June 1949.

SAVING AND EXCEPTING therefrom, however, all that parcel of land hereinabove

secondly described.

BEING part of that lot of ground which by Dood dated July 11, 1949, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1757 folio277 was granted and conveyed by William B. Davidson and wife unto M.Ruth Parrish, unmarried. The said M. Ruth Parrish, unmarried, having since died leaving as her sole heir at law and next of kin the said Grantore

## LIBER 56 16 PAGE 197

#### NO TITLE EXAMINATION

Hundred and Seventy-Six, by and between EDWARD A. PARRISH and MARGARET PARRISH, his wife, of Baltimore County, State of Maryland, parties of the first part; and JAMES P. RUCKER and KATHLEEN B. RUCKER, his wife, of Carroll County, State of Maryland, parties of the second part.

WITNESSETH, that for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Edward A. Parrish and Margaret Parrish, his wife, do hereby grant and convey unto the said James P. Rucker and Kathieen B. Rucker, his wife, as tenants by the entireties, their heirs and assigns, forever in fee simple, all that piece or parcel of land lying and being in the Fourth Election District of Baltimore County, Maryland, described as follows:

BEGINNING for the same at an iron pipe heretofore set at the end of the first or north 45° 10' west 541.70 feet line of that first parcel of land which by a deed dated August 6. · 1958 and recorded among the land records of Baltimore County In Liber G. L. B. 3406 folio 583 etc. was granted and conveyed by John Gordon Parrish, widower to Edward A. Parrish and Margaret Parrish his wife running thence and binding on the second line in anid deed south 44° 41' west 226, 80 feet to an tron pipe heretofore set, running thence for the follwing lines of division viz: south 60° 11' east 346,08 feet, south 34° 16' west 36, 66 feet, south 43°53' east (running parallel to and 10 feet southwesterly from the centerline of an existing gravel road known as Parrish Road) 150.58 feet, thence running still parallel to and 10 feet southwesterly from the center of said gravel road south 30° 50' east 117, 78 feet, running thence more or less parallel to and southwesterly of the centerline of said gravel road south 54° 27' east 51.96 feet to northerly side of Emory Road and to the beginning of the second line of the second parcel of land by a deed dated July 11, 1949 and recorded among the aforesaid land records in Liber T. B.S. No. 1757 folio 272 etc. was conveyed by William B. Davidson and Lorenna V. Davidson his wife to John Gordon Parrish, widower running thence and binding on the northerly side of Emory Road and on the said second line north 73\* 49' east 23.50 feet and still binding on the northerly side of Emory Road and on the first line of the third parcel of land in the deed firstly herein mentioned (Parrich

# LIBER 56 16 PAGE 198

Road and running more or less parallel to and 10 feet northcasterly from the aforesaid gravel road the following 3 courses and distances viz: north 54° 27' west 62.45 feet, north 30° 59' west 115.88 feet and north 43° 53' west 136.48 feet, thence leaving said gravel road and running north 34° 16' east passing over an iron pipe heretofore set at the distance of 21.96 feet in all 157.05 feet to an iron bar and to intersect the first or north 45° 19' west 541.70 feet line firstly herein mentioned in this description, running thence and binding on a part of said first line north 45° 19' west 329.46 feet to the place of beginning. Containing 1.58 acres of land, more or less.

This parcel of land in subject to the use in common with others entitled thereto over the herein mentioned gravel road known as Parrish Road.

BEING a part of the land conveyed unto Edward A. Parrish and Margaret Parrish, his wife, by deed dated August 6, 1958 from John Gordon Parrish, widower, and recorded among the Land Records of Baltimore County in Liber No. 3406, folio 583 &c.

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

described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said James P. Rucker and Kathleen B. Rucker, his wife, as tenants by the entireties, their heirs and assigns, in fee simple; SUBJECT, HOWEVER, to the use in common with others entitled thereto over the gravel road known as Parrish itead.

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



101595 Wm B. Davidson and wife Deed to M. Ruth Parrish
U S S \$1.10 S R T \$1.10

This Deed, Made this 11th day of July, inthe year one thousand nine hundred and forty-nine, by and between William B. Davidson and Lorenna V. Davidson, his wife, of Baltimore County, inthe State of Maryland,

parties of the first part, and M. Ruth Parrish, unmarried, of the City of Baltimore, in the State of Maryland, parties of the second part:

Witnesseth that in consideration of the sum of five dollars (\$ 5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said William B. Davidson and Lorenna V. Davidson, his wife, do grant and convey unto the said M. Ruth Parrish, unmarried, her heirs and assigns in fee-simple, all that lot or parcel of ground and premises, situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and which by a survey of H.S. Morfoot, County Surveyor for Baltimore County in June, 1949, is described as follows:

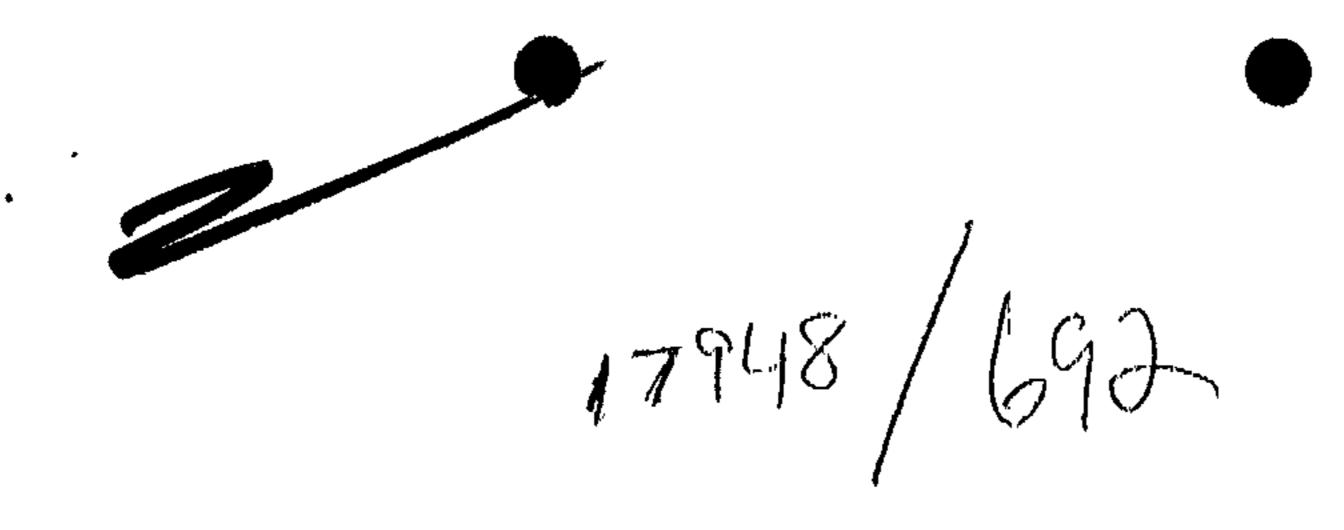
Beginning for the same at a pipe set on the north west side of Emory Road at the and of the second line of the second lot described in a Deed from William B. Davidson and Lorenna V. Davidson, his wife, to John Gordon Parrish, dated July, 1949, and to be recorded among the Land Records of Baltimore County, prior hereto, running thence binding along the northwest side of Emory Road, right of way, it being along a curve in said road, two lines as forming cohords as follows: north 75 degrees 55 minutes east 97.3 feet to a stake and north 58 degrees 29 minutes east 98.3 feet to a pipe; thence by a line of division and leaving the road, north 45 degrees 19 minutes west 200 feet to a pipe; thence by another line of division, south 60 degrees 55 minutes west 237.1 feet to a stake and to the north east side of that part of a road whichis laid out 16 feet wide; running to Emory Road; thence binding along the north east side of that Road, south 58 degrees 59 minutes east 200 feet to the place of beginning. Containing 875 one- thousandths of an acre of land, more or less.

Being a part of the same land described in a Deed from Raymond Burke to William B. Davidson and Lorenna V. Davidson, his wife, dated March 22, 1921, and recorded among the Land Records of Baltimore County in Liber W.P.C., No. 538, folio 313 etc.

Together, with the buildings and improvements thereon er ected, made or being and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or inanywise appertaining.

To have and to hold the 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

M. Ruth Parrish, her heirs and assigns, in fee-simple.



[Space Above This Line for Recording Data]\_\_\_\_\_\_\_\_\_

# DEED

This Docd made this 6TH day of March, 2003, BY AND BETWEEN MARGARET PARRISH, a party (los) of the first part, hereinafter referred to as GRANTOR(S)\*, and ROBERT MICHAEL, a party (los) of the second part, an GRANTEE(S)\*.

WIT NESSETH. That in consideration of the sum of One Hundred Thousand and 00/100 (\$100,000.00) and other good and valuable considerations, the receipt of which is hereby asknowledged, the said party(rec) of the first part do hereby grant and convey to the party(ies) of the second part, as SOLE OWNER, his/her/their personal representatives, heirs and assigns, in fee simple, the following described land located in Baltimere County NON E, State of Maryland, and described as follows, that is to say:

# **EXHIBIT A**

ALL THOSE LOTS OF GROUND, SITUATE, LYING AND BEING IN BALTIMORE COUNTY, AFORESAID, AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:

# PARCEL ONE

BEGINNING FOR THE SAME AT A POINT ON THE NORTHEASTERNMOST RIGHT OF WAY LINE OF PARRISH ROAD AS SHOWN BALTIMORE COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 75-05203A SAID POINT BEING THE INTERSECTION OF SAID SIDE OF PARRISH ROAD AND THE FIRST OR NORTH 45 DEGREES 67 MINUTES EAST 121.00 FEET LINE OF THAT SAME LAND WHICH BY DEED DATED JANUARY 6, 1953 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 2232 FOLIO 83 WAS CONVEYED BY WILLIAM B. DAVIDSON AND WIFE UNTO JOHN GORDON PARRISH, WIDOWER, ET AL AND RUNNING THENCE WITH COURSES REFERRED TO THE ABOVEMENTIONED PLAT AND BINDING ON THE FIRST LINE OF SAID LASTMENTIONED CONVEYANCE IN PART (1) NORTH 38 DEGREES 09 MINUTES 10 SECONDS EAST 57,20 FEET TO A PIPE HERETOFORE SET AND THENCE BINDING IN PART ON THE SECOND LINE OF SAID LASTMENTIONED CONVEYANCE (2) SOUTH 66 DEGREES 45 MINUTES 05 SECONDS EAST 710.10 FEET TO THE BEGINNING OF THE THIRD LINE OF THAT SAME LAND WHICH BY DEED DATED MARCH 8, 1976 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 5616 FOLIO 197 WAS CONVEYED BY EDWARD A. PARRISH AND WIFE UNTO JAMES P. RUCKER AND WIFE AND RUNNING THENCE AND BINDING ON THE THIRD, FOURTH AND PART OF THE FIFTH LINES THEREOF AS FOLLOWS VIZ; (3) SOUTH 27 DEGREES 30 MINUTES 58 SECONDS WEST 36.45 FILET, (4) SOUTH 50 DEGREES 33 MINUTES 37 SECONDS EAST 146.42 FEET AND (5) SOUTH 37 DEGREES 44 MINUTES 02 SECONDS EAST 37.24 FEET TO INTERSECT THE ABOVEMENTIONED RIGHT OF WAY LINE OF PARISH ROAD AND THENCE BINDING THEREON THE THREE FOLLOWING COURSES AND DISTANCES VIZ; (6) NORTHWESTERLY BY A LINE CURVING TO THE LEFT AND HAVING A RADIUS OF 125.00 FEET FOR AN ARC DISTANCE OF 8.85 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 64 DEGREES 31 MINUTES 45 SECONDS WEST 8.85 FEET), (7) NORTH 66 DEGREES 33 MINUTES 36 SECONDS WEST 736.62 FEET AND (8) NORTHWESTERLY BY A LINE CURVING TO THE RIGHT AND HAVING A FIADIUS OF 325.00 FEET FOR AN ARC DISTANCE OF 155.85 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 52 DEGREES 49 MINUTES 19 SECONDS WEST 154.36 FEET) TO THE PLACE OF BEGINNING....CONTAINING 1.6013 ACRES OF LAND MORE OR LESS. TAX ID # 04-0146000504

BEING PART OF THAT SAME LAND WHICH WAS BY DEED DATED JANUARY 6, 1953 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 2232 FOLIO 83 CONVEYED UNTO JOHN GORDON PARRISH, WIDOWER, ET AL.

BEING ALSO PART OF THAT SAME LAND WHICH WAS THIRDLY DESCRIBED IN A DEED DATED AUGUST 6, 1958 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 3406 FOLIO 583 FROM JOHN GORDON PARRISH, WIDOWER, UNTO EDWARD A. PARRISH AND MARGARET PARRISH, HIS WIFE.

TOGETHER WITH THE USE IN COMMON WITH OTHERS ENTITLED THERETO OF THE GRAVEL ROAD MENTIONED IN THE CONVEYANCE FROM PARRISH UNTO RUCKER.

SUBJECT TO THE USE IN COMMON WITH JAMES P. RUCKER AND WIFE OF THE DRIVEWAY LEADING IN A SOUTHWESTERLY DIRECTION FROM THE END OF THE SECOND LINE OF THE ABOVEDESCRIBED PARCEL TO THE ABOVEMENTIONED RIGHT OF WAY LINE OF PARRISH ROAD.

# PARCEL TWO

BEGINNING FOR THE SAME AT THE BEGINNING OF THE FIRST LINE OF THE FIRSTLY DESCRIBED PARCEL IN A DEED DATED AUGUST 6, 1958 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 3406 FOLIO 583 FROM JOHN GORDON PARRISH, WIDOWER UNTO EDWARD A. PARRISH AND MARGARET PARRISH, HIS WIFE AND RUNNING THENCE AND BINDING ON SAID FIRST LINE IN PART AND WITH COURSES REFERRED TO BALTIMORE COUNTY RIGHT OF WAY PLAT NO. 75-052-3A ANT) PLAT NO. 75-052-2 (1) NORTH 52 DEGREES 04 MINUTES 02 SECONDS WEST 212.24 FEET TO A PIPE HERETOFORE SET AND TO THE END OF THE 12TH OR NORTH 34 DEGREES 16 MINUTES MAST 157.05 FEET LINE OF THAT SAME LAND WHICH BY DEED DATED MARCH 8, 1976 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER NO. 5616 FOLIO 197 WAS CONVEYED BY EDWARD A. PARRISH AND MARGARET PARRISH HIS WIFE UNTO JAMES P. RUCKER AND WIFE AND RUNNING THENCE AND BINDING REVERSELY ON THE 12TH AND 11TH LINES THEREOF THE TWO FOLLOWING COURSES AND DISTANCES VIZ; (2) SOUTH 27 DEGREES 30 MINUTES 58 SECONDS WEST 157.05 FEET, AND (3) SOUTH 50 DEGREES 33 MINUTES 37 SECONDS EAST 137.56 FEET TO INTERSECT THE FOUNTH OR SOUTH 60 DEGREES 66 MINUTES WEST 237.1 FEET LINE OF THE THIRDLY DESCRIBED PARCEL OF THE ABOVEMENTINGED CONVEYANCE FROM PARRISH UNTO PARRISH AND THENCE BINDING THEREON REVERSELY AND IN PART (4) NORTH 54 DEGREES 16 MINUTES 09 SECONDS EAST 164.73 FEET TO THE PLACE OF BEGINNING...CONTAINING 0.6277 ACRES OF LAND MORE OR LESS. TAX ID # 04-0416000576

BEING ALL OF THE ABOVEMENTIONED CONVEYANCE FROM PARRISH UNTO PARRISH.

BEING ALSO PART OF THAT SAME LAND WHICH BY DEED DATED JANUARY 6, 1953 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER NO. 2232 FOLIO 83 WAS CONVEYED UNTO JOHN GORDON PARRISH AND WIFE.

TOGETHER WITH THE RIGHT TO USE IN COMMON WITH OTHERS ENTITLED THERETO OF THE GRAVEL ROAD MENTIONED IN THE ABOVEMENTIONED CONVEYANCE FROM PARRISH UNTO RUCKER.

# PARCEL THREE

BEGINNING FOR THE SAME AT THE END OF THE THIRD OR NORTH 45 DEGREES 19 MINUTES WEST 200 FOOT LINE OF THE THIRD PARCEL OF THAT SAME LAND WHICH BY WHICH BY DEED DATED AUGUST 6. 1958 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER NO. 3406 FOLIO 583 WAS CONVEYED BY JOHN GORDON PARRISH UNTO EDWARD A. PARRISH AND WIFE AND RUNNING THENCE AND DINDING REVERSELY ON THE THIRD, SECOND AND PART OF THE FIRST LINES THEREOF THE THREE FOLLOWING COURSES AND DISTANCES VIZ; AND WITH COURSES REFERRED TO BALTIMORE COUNTY RIGHT OF WAY PLAT NO, 75-052-2 (1) SOUTH 52 DEGREES 04 MINUTES 02 SECONDS EAST 200,00 FEET, TO A POINT ON THE NORTHWESTERNMOST RIGHT OF WAY LINE OF EMORY ROAD AND THENCE BINDING THEREON THE TWO FOLLOWING COURSES AND DISTANCES VIZ; (2) SOUTH 51 DEGREES 43 MINUTES 58 SECONDS WEST 98.30 FEET AND (3) SOUTH 69 DEGREES 09 MINUTES 58 SECONDS WEST 95.27 FEET TO THE END OF THE 8TH OR NORTH 75 DEGREES 55 MINUTES EAST 2.03 FEET LINE OF THAT SAME LAND WHICH BY DEED DATED MARCH 8, 1976 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 5616 FOLIO 197 WAS CONVEYED BY EDWARD A. PARRISH AND WIFE UNTO JAMES P. RUCKER AND WIFE AND RUNNING THENCE AND BINDING ON THE 9TH AND 10TH LINES THEREOF THE TWO FOLLOWING COURSES AND DISTANCES VIZ; (4) NORTH 61 DEGREES 12 MINUTES 02 SECONDS WEST 62.00 FEET AND (5)NORTH 37 DEGREES 44 MINUTES 02 SECONDS WEST 115.88 FEET TO INTERSECT THE FOURTH LINE OF THE ABOVEMENTIONED THIRD PARCEL AND THENCE BINDING THEREON REVERSELY AND IN PART (6) NORTH 54 DEGREES 16 MINUTES 09 SECONDS EAST 164.73 FEET TO THE PLACE OF BEGINNING....CONTAINING 0.7960 ACRES OF LAND MORE OR LESS.

TAX ID # 04-041600577

BEING ALL OF THE SECOND AND PART OF THE THIRD PARCEL OF LAND WHICH BY DEED DATED AUGUST 6, 1958 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 3406 FOLIO 503 WAS CONVEYED BY JOHN GORDON PARRISH, WIDOWER, UNTO EDWARD A. PARRISH AND MARGARET PARRISH, HIS WIFE.

TOGETHER WITH THE RIGHT TO USE IN COMMON WITH OTHERS ENTITLED THERETO OF THE GRAVEL ROAD MENTIONED IN THE ABOVEMENTIONED CONVEYANCE FROM PARRISH UNTO RUCKER.

BEING THAT SAME LOT OF GROUD WHICH BY DEED DATED AUGUST 6, 1958 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 3406, FOLIO 583 WAS GRANTED AND CONVEYED BY JOHN GORDON PARRISH, WIDOW UNTO EDWARD A. PARRISH AND MARGARET PARRISH. THE SAID EDWARD A. PARRISH HAVING DEPARTED THIS EARTH ON OR ABOUT OCTOBER 14, 1973.

and said GRANTOR(S) do(es) hereby warrant the title to said land, as provided herein, and will defend the same against the lawful claims of all persons whomsosver.

TOGETHEET with the buildings thereupon, and the rights, alloys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise apportaining.

AND the GEANTOR(S) hereby coverant that he/she/they have not done or suffered to be done any act, matter or thing whatsonver, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

TO HAVE AND TO HOLD the cald described let of ground and premises to the said GRANTEE(S), as SOLE OWNER, his/hol/their successors and assigns in too simple.

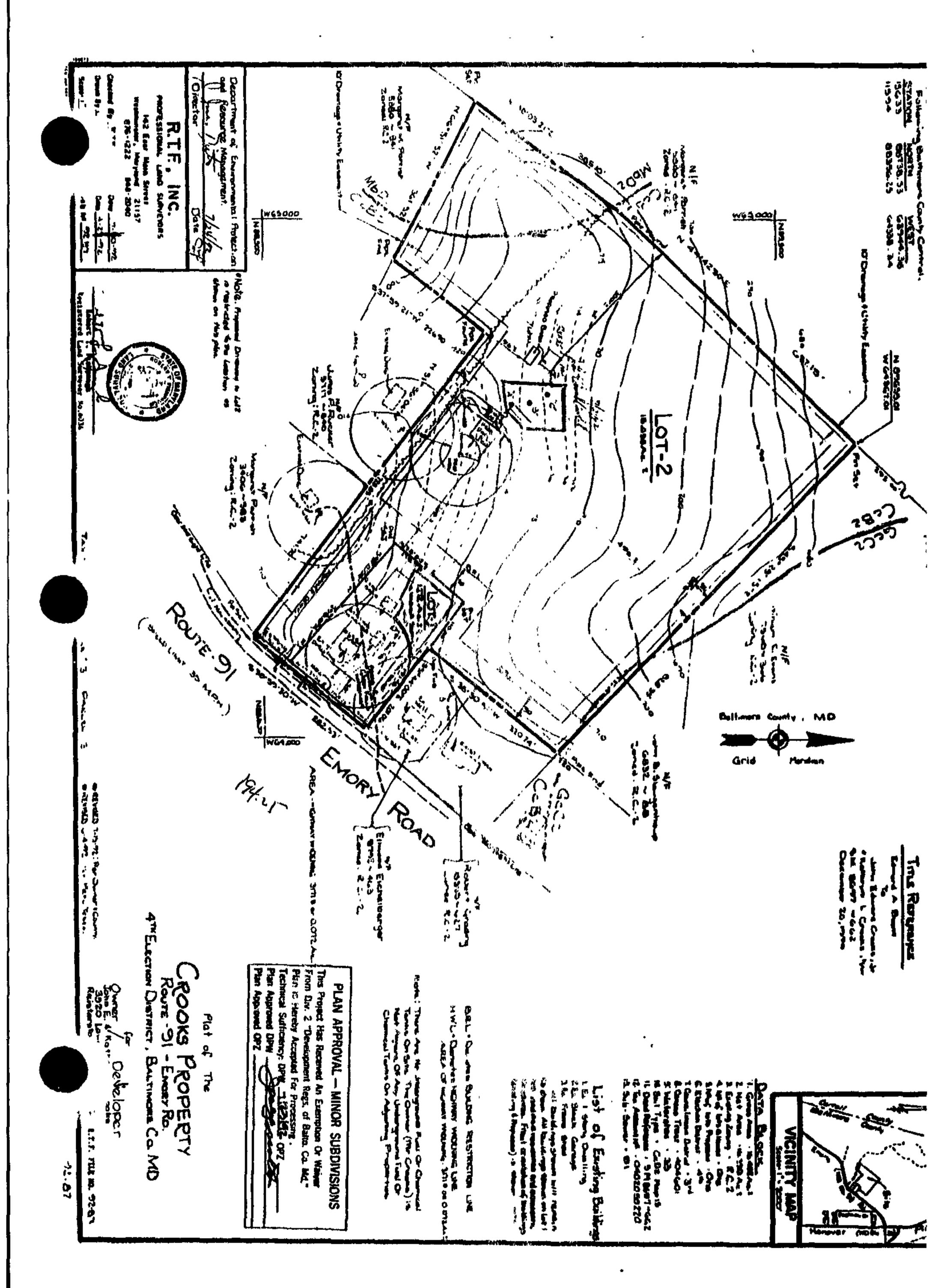
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1) I s con recommend a management	TY 180/4, 19/4 No.
STATE OF MARYLAND, COUNTY OF	<del></del>
THE APORESAID STATE, PERSONALLY APPEARED M PROVEN) TO BE THE SAME PERSON(S) WHOSE NAM	ARGARET PARRISH AND , KNOWN TO ME (OR SATISFACTORILY ME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, WHO VLEDGED THAT HE/SHE/THEY EXECUTED THE SAME FOR THE
MY COMMISSION EXPIRES:	NOTARY PUBLIC NOTARY NOTARY Public, State of Maryland County of Maltimore My Commission Expires Toballony 11, 200.
STATE OF MARYLAND, COUNTY OF AND	TO WIT:
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MY COMMISSION EXPIRES:	NOTARY PUBLIC NOTARY Public, State of Maryland County of Baltimore My Commission Expires Filmony 11, 200

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED MARYLAND ATTORNEY.

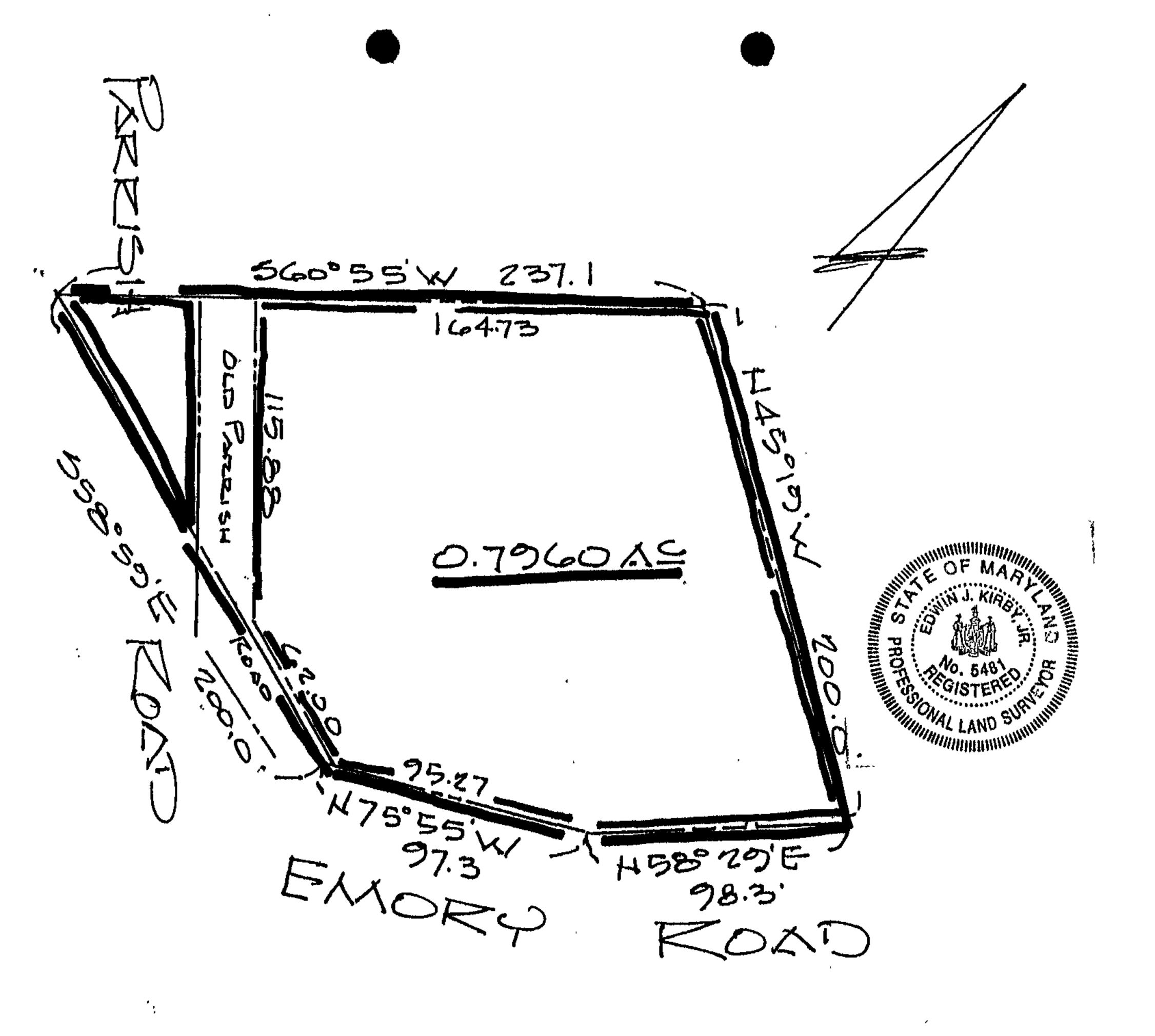
PLEASE PRINT CLEARLY

# PETITIONER'S SIGN-II

TSMDRY BAZ									
CITY, STATE, ZIP More controlles Mossi									
1-401 Pourish Rd POB)(4)	, ]								
Robert Michael EDWIN J. KIRBY Jr.									

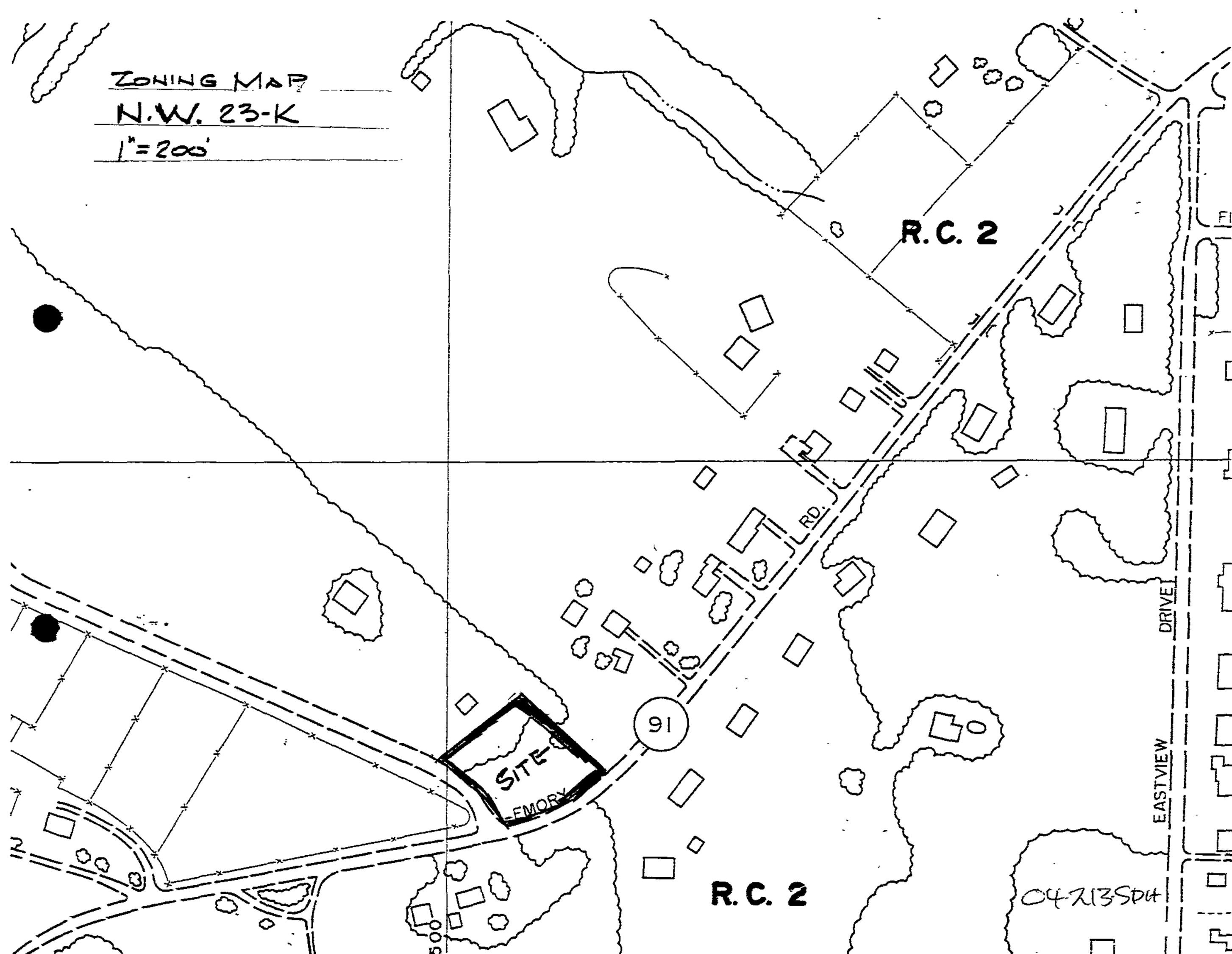


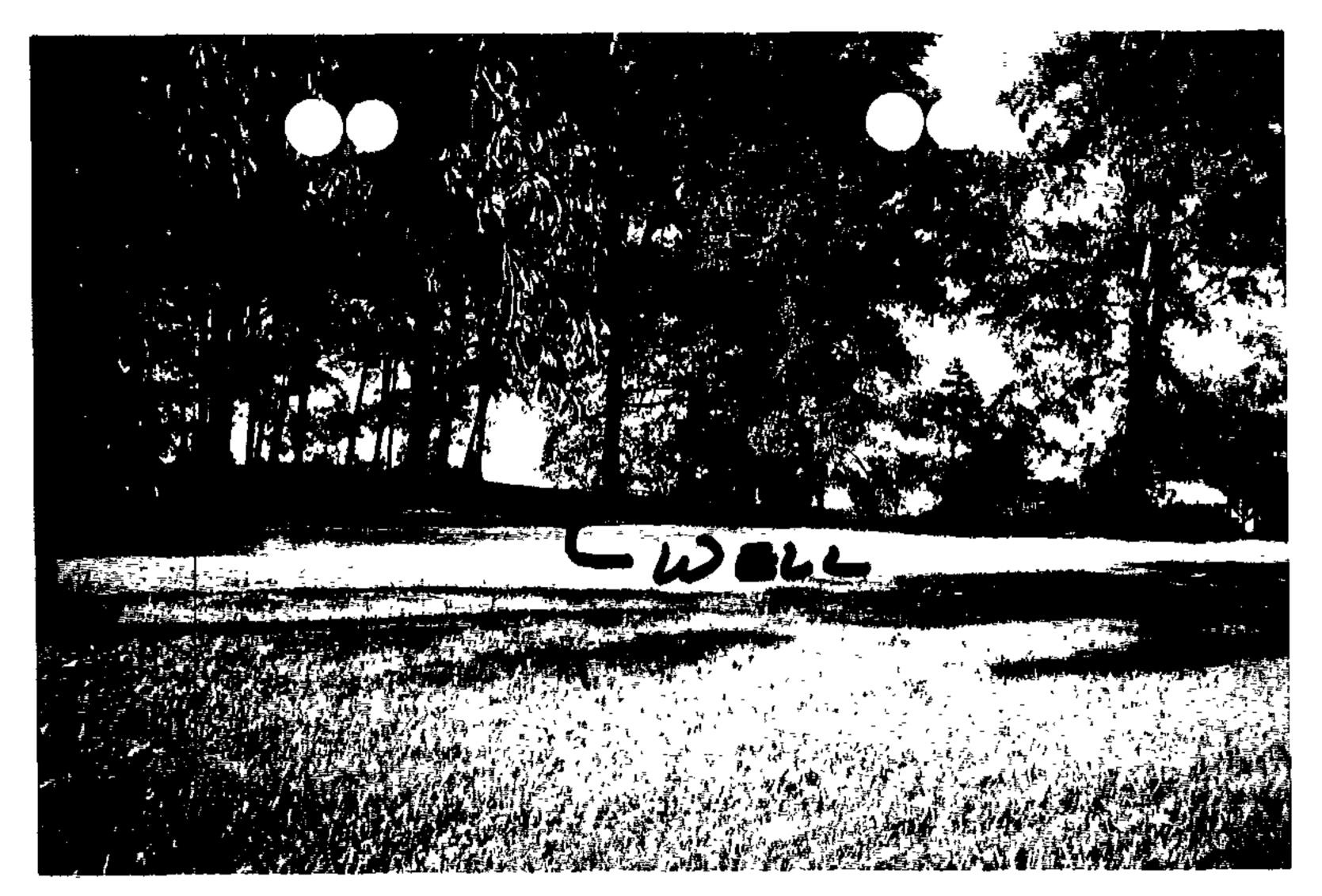
04.213.SPU



ORIGINAL LOT - JULY 11, 1949 LIBER 1757 FOLIO 277 W. B. DAVIDSON TO M. RUTH PARRISH 0.875 ACRES

OFF CONVEYANCE MARCH 8,1976 LIBER 5616 FOLIO 197 EDWARD A. PARRISH AND MARGARET PARRISH TO JAMES P. RUCKER AND WIFE CREATING A USE IN COMMON OF PARRISH ROAD (AT THAT TIME PARRISH ROAD WAS A PUBLIC ROAD, NOT A COUNTY ROAD). THIS REDUCED THE LOT TO IT'S CURRENT SIZE AND SHAPE. IT ALSO ISOLATED A SMALL PARCEL ON THE OTHER SIDE OF PARRISH ROAD SHOWN ON THE ATTACHED RIGHT OF WAY ACQUISITION PLAT AND ROAD PLAN ATTACHED.

























# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 15101 PARRISH ROAD, UPPERCO MD.21155

OWNER: ROBERT MICHAEL

JAMES P.RUCKER 15111 PARRISH ROAD UPPERCO,MD.21155

15401 PARRISH ROAD UPPERCO,MD.21155

ROBERT MICHAEL 15401 PARRISH ROAD UPPERCO,MD.21155 PWL. JOHN EDWARD CROOKS 5536 EMORY ROAD 4561 UPPERCO,MD 21155 ACCE FIL Tolery N 5491600E 1604.73 SUBJECT PREMIS 740.01 738 🏂 30 EXISTING WELL PROPOSED DRIVE MYRON ALMONY 5616 ENMORY ROAD Upperco, MD21155 1200 50 734.1 734 -0.7960A5 JOHN ROSS CROOKS To 3 7313 5534 EMORY ROAD UPPERCO,MD 21155 730.4 10,000 Pf+ SEPTIC REPLACEMENT 5698958W BEGINNING POINT ' 7283 TORTE.30 551°43'58"W EMORY ROAD (RTE # 21)

ROBERT L.LEATHERWOOD 51603 EMORYT ROAD UIPPERCO,MD 21155

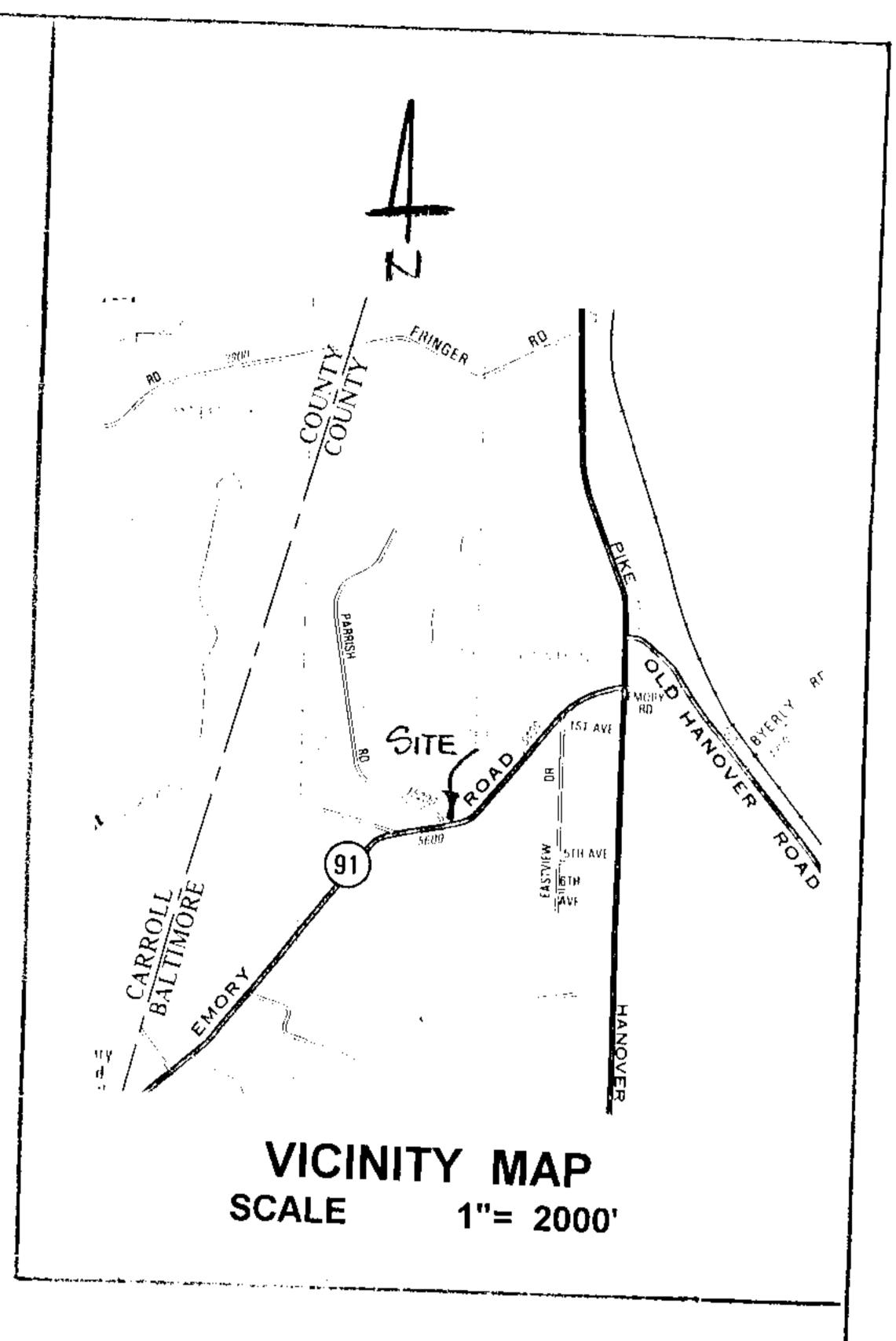
> DAVID RUPP 5541 EMORY ROAD UPPERCO,MD 21155

GREENSPRING SURVEYS GREENSPRING STATION **BOX No.761** BROOKLANDVILL, MD.21022 410-409-5237 410-337-7942

SCALE 1'=5()' Date:09-23-03



FLOOD ZONE MAP 240010 0100B - ZONE C"



# DWELLING **DETAILS**

**Basement Elevation** 729.0 First Floor Elevation 738.0 Second Floor Elevation 747.0 Parking 4 including 2 car garage

# LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT 5

1"= 200' SCALE MAP # NW 23 K

ZONING R.C.2

LOT SIZE 0.7960 ACRES 34,673.7 SQUARE FEET

SEWER-PRIVATE

**WELL-PRIVATE** 

CHESAPEAKE BAY CRITICAL AREA NO 100 YEAR FLOOD PLAIN HISTORIC PROPERTY/BUILDING NO PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY REVIEWED BY ITEM# CASE #

# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 15101 PARRISH ROAD, UPPERCO MD.21155

OWNER: ROBERT MICHAEL

15401 PARRISH ROAD UPPERCO, MD.21155

JAMES P.RUCKER 15111 PARRISH ROAD UPPERCO,MD.21155

1604.73

0.7960A=

SEPTIC KEPLICEMENT

10,000 Pft

7283

740.2

ROBERT MICHAEL 15401 PARRISH ROAD UPPERCO,MD.21155 EX PWL.

734.1

7313

N 5491609E

JOHN EDWARD CROOKS 5536 EMORY ROAD UPPERCO,MD 21155

ACCHET. Francis. SUBJECT PERCOR

-SPECIANT HARLING.

JOHN ROSS CROOKS

5534 EMORY ROAD

UPPERCO,MD 21155

738 3 EXISTING \ PROPOSED DRIVE

MYRON ALMONY 7 5616 EMORY ROAD 5 Upperco, IND21155 I

BEGINNING

ROBERT L.LEATHERWOOD

56989'58'W POINT '

115.88

Hoto

EMORY

195.27

ROAD (RTE # DI)

98.30

734 -

DAVID RUPP 5541 EMORY ROAD UPPERCO,MD 21155

5603 EMORYT ROAD UPPERCO,MD 21155

GREENSPRING SURVEYS GREENSPRING STATION **BOX No.761** BROOKLANDVILL, MD.21022 410-337-7942 410-409-5237

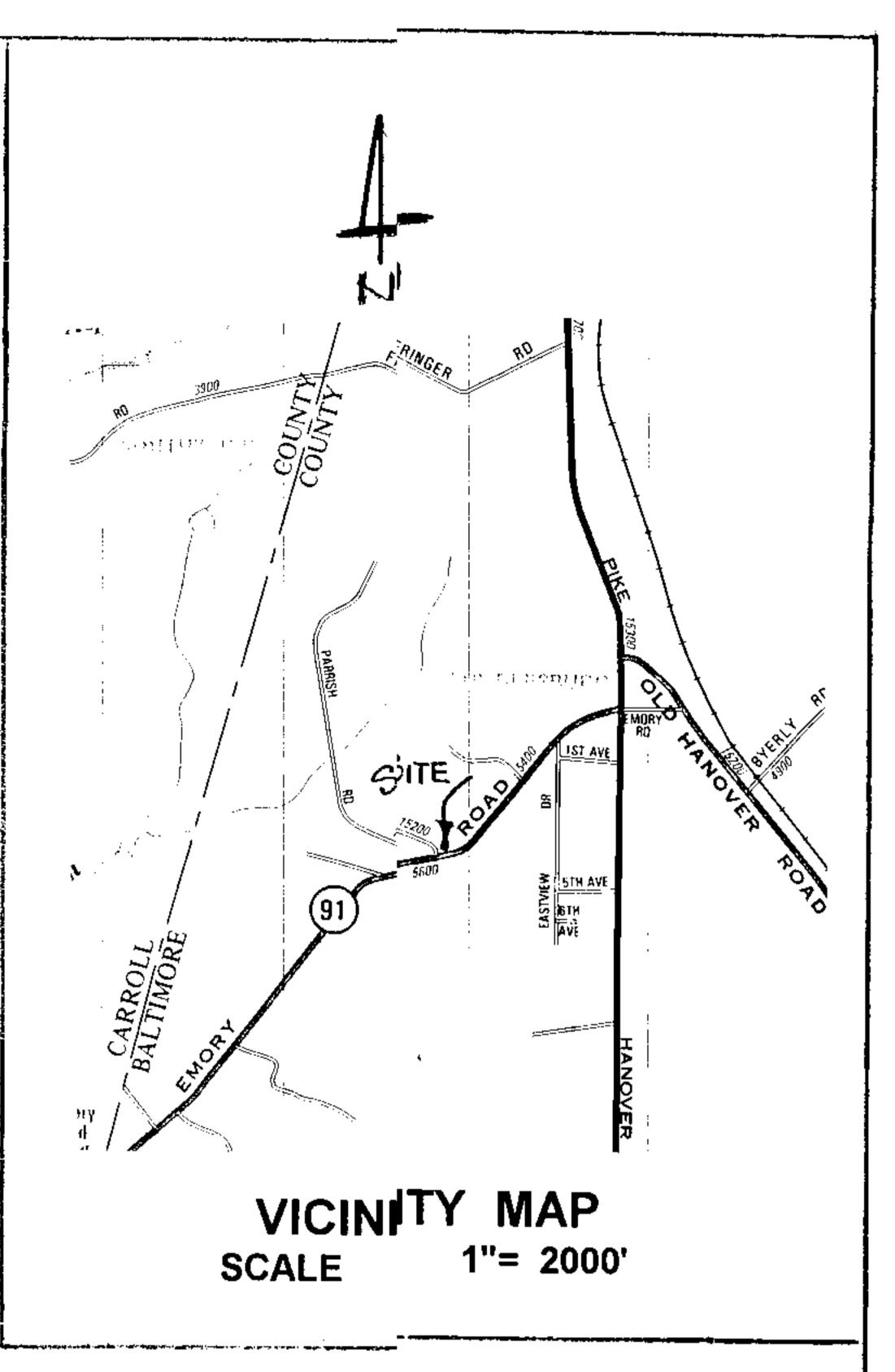
SCALE 1'=50'

Date:09-23-03



FLOOD ZONE MAP 240010 010015 - ZONE C

TORTE.30



### **DWELLING DETAILS**

729.0 **Basement Elevation** 738.0 First Floor Elevation 747.0 Second Floor Elevation 2 car garage Parking including

# LOCATION INFORMATION

**ELECTION DISTRICT** 

COUNCILMANIC DISTRICT

1"= 200' SCALE MAP # NW 23 K

ZONING **R.C.2** 

34,673.7 SQUARE FEET LOT SIZE 0.7960 ACRES

**SEWER-PRIVATE** 

**WELL-PRIVATE** 

CHESAPEAKE BAY CRITICAL ARREA NO NO 100 YEAR FLOOD PLAIN NO HISTORIC PROPERTY/BUILDING NO PRIOR ZONING HEARING

ZONING OFFICE USE ONLY **REVIEWED BY** 

ITEM \*

CASE #



