

## 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

May 12, 2004

C. William Clark, Esquire  
Nolan, Plumhoff & Williams  
502 Washington Avenue, Suite 700  
Towson, Maryland 21204

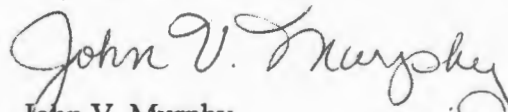
Re: Petition for Undersized Lot  
Property: 2315 Turkey Point Road

Dear Mr. Clark:

Enclosed please find the decision rendered in the above-captioned case. The petition for approval of an undersized lot has been denied in accordance with the enclosed Order.

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

Very truly yours,

  
John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

c: Carole & Jeffrey Creamer  
1779 Shaftsbury Avenue  
Crofton, MD 21114

Robin & Michael Ferro  
2313 Turkey Point Road  
Baltimore, MD 21221

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



IN RE: PETITION FOR APPROVAL OF  
UNDERSIZED LOT  
S/S of Turkey Point Road, 800 ft. E  
corner of Rockaway Beach Avenue  
15th Election District  
6th Councilmanic District  
(2315 Turkey Point Road)

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Undersized Lot

Carole Creamer, *Legal Owner* and  
Jeffrey Creamer, *Petitioners*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for approval of an undersized lot filed by the legal owner of the subject property, Carole Creamer by her husband, Jeffrey Creamer. The property is located at 2315 Turkey Point Road in the eastern area of Baltimore County. Approval of the undersized lot was made pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) for application to construct a dwelling on an undersized lot. The property was posted with Notice of Hearing on February 28, 2004 and a formal Demand for Hearing was subsequently filed on March 11, 2004 by Richard Ferro, an adjacent property owner. Pursuant to the statute the case was set for hearing before this Commission on April 27, 2004.

The property was posted with Notice of Hearing on April 10, 2004, 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 April 13, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 304 .1 and 304. 4 of the Baltimore County Zoning Regulations

Sec. 304.1[Bill Nos. 64-1999; 28-2001] Except as provided in Section 4A03, a one-family detached or semidetached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:

ORDER RECEIVED FOR FILING  
Date 5/10/04  
By [Signature]

- A. Such lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955;
- B. All other requirements of the height and area regulations are complied with; and
- C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations.

Sec. 304.4 Public hearing. Within the fifteen-day posting period: (1) Any owner or occupant within 1,000 feet of the lot may file a written request for a public hearing with the Department of Permits and Development Management, or (2) the Director of Permits and Development Management may require a public hearing. The Department of Permits and Development Management shall notify the applicant within 20 days of the receipt of a request for a public hearing. A hearing before the Zoning Commissioner shall be scheduled within 30 days from receipt of the request for public hearing. At the public hearing, the Zoning Commissioner shall make a determination whether the proposed dwelling is appropriate.

**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 request were Carole Creamer and Jeffrey Creamer, Petitioners. C. William Clark, Esq. represented the Petitioners. Robin Ferro and Michael Ferro appeared at the hearing in opposition to the requested approval. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

**Testimony and Evidence**

Testimony and evidence indicated that the property, which is the subject of this request, is zoned D.R. 3.5 which requires a 70 ft. wide lot pursuant to the small lot chart of Section 1B02.3.C.1 of the B.C.Z.R. This lot is 50 ft. wide and improved only by a small shed. Mr. Clark proffered that the Petitioner would like to sell the lot as a buildable waterfront lot. The lot is served by both public water and sewer. The building setback envelope is shown on Petitioner's Exhibit No. 2. The new home would meet all County regulations required under the DR 3.5 zoning except for the lot width.

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Date 5/10/04  
By [Signature]

Mr. Clark offered a deed dated September 11, 2002 showing that Carole Creamer purchased the property in her name alone. He further offered that this lot was Lot No. 10 of the "Turkey Point Farm" (now Rockaway Beach) subdivision which was recorded in the Land Records of Baltimore County in 1915, as shown on Petitioner's Exhibit No. 4. He noted that the lots on Sue Creek were all the typical 50 ft. wide lots of that era. Petitioner's Exhibit No. 5 is a deed for the lot and home next door at 2317 Turkey Point Road, which deed indicates that this property is owned by Petitioner Jeffrey Creamer, Carole Creamer's husband. A photograph of this property and the Creamer home is given in Petitioner's Exhibit No. 6A. Mr. Clark proffered that this home was in poor condition. Consequently, the Petitioner would like to raze this home and build another more suitable for the family. Finally, the Petitioner presented Exhibit No. 8 which is a rendering of the home that they propose to build on the subject property that shows the garage facing the street and side entrance.

The protestants, Mr. and Mrs. Ferro live next to the subject property at 2313 Turkey Point Road. They presented SDAT records that showed that 2315 Turkey Point road is owned by Carole Creamer, that 2317 Turkey Point Road is owned by Jeffrey Creamer, and that both properties were purchased on the same day in 2002. Protestant's Exhibit No. 4 is a deed dated November 15, 1994 from Lillian Kleinsmith to herself reserving a life estate. However, although the deed shows it involves Lot No. 10, the improvements are noted in the deed as being known as 2317 Turkey Point Road (not 2315 Turkey Point Road). The Protestants also placed on the record a copy of the Zoning Commissioner's Policy Manual regarding Section 304 of the B.C.Z.R. concerning elevations and floor plans for the new home to be constructed. Finally, the Protestants presented the Baltimore County GIS map of the area. See protestants' Exhibit No. 7.

Mr. Ferro argued that the Section 304.1 C of the B.C.Z.R. and Zoning Commissioner's Policy Manual, Section 304, prohibited approval of the undersized lot because the adjoining land was owned by the Petitioner's husband and could be used to conform to the lot width requirements by

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Date

5/10/04

By

*J. J. Spensator*

combining lots. He noted that the bulkhead on Sue Creek for Lots 10 and 11 was one structure, that the pier on the line between Lots 10 and 11 served both lots, that the shed on lot 10 was part of lot 11, and that both lots were sold together in 1994. He was also concerned about water runoff onto his property if the new home were built, about the side entrance of the proposed home and the Petitioner's site plan (Exhibit No. 2) which he said showed encroachments onto his property. He also presented a petition signed by neighbors opposed to the approval.

Mr. Creamer testified that the community association had taken no position in regard to this application, and that Lots 10 and 11 were in separate ownership. He denied that water from this lot would flow onto the Ferro lot, and asserted that many homes in the neighborhood had garages facing the street with side entrances.

**Findings of fact and conclusions of law**

Mr. Clark argued that Section 304 of the Zoning Commissioner's Policy Manual is no longer applicable to such cases as it is not supported by the regulations and is out-of-date. Specifically, he notes that Section 304 of the regulations makes no mention of any "six year rule" which arises in the Policy Manual only. He notes that the deeds show separate ownership and that Carole Creamer does not own sufficient adjoining land to conform to the regulations and so does not violate Section 304.1 C of the B.C.Z.R.

While I understand Mr. Clark's argument regarding the six year rule in the Zoning Commissioner's Policy Manual, I do not agree that the Policy Manual is without force or effect. As can be seen by reading The Policy Manual, it was written and adopted to prevent abuses that unfortunately developed in some areas where petitioners would put adjacent lots in different names as a subterfuge of the regulation in order to avoid Section 304.1.C of the B.C.Z.R. That reason is still very much of concern generally and was adopted by the Zoning Commission to interpret and explain the section of 304.1.C.

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Date 5/10/04  
By [Signature]

As the Policy states, it is not a rule but a guideline. It is input to a case by case determination of whether the Petitioners have acted in good faith. On its face, the present Petitioner violates the six-year rule. They have waited only two years to apply for a building permit. However, I have no evidence to support this, nor do I believe that the instant Petitioners had hatched some scheme to violate the policy. I have no evidence that the Petitioners placed the title of the two lots in separate names to confound the regulations. I do not find application of the six-year rule dispositive of this case.

Rather, when I look at the criteria given in Section 304.4, I note that I am only charged with finding whether or not the proposed dwelling is "appropriate". I find that it is not "appropriate" in this case, not because the orientation of the home, nor the possibility of water runoff onto the protestants property, nor because of the common use of Lots 10 and 11 as argued by the protestants. I find that putting a new home on a 50 ft. wide lot is not appropriate in this neighborhood because the neighborhood has not in fact been developed that way. I say this even though I recognize that the old 1915 subdivision was laid out in 50 ft. wide lots. However, unlike many similar waterfront subdivisions, this subdivision was actually developed using double lots. That fact is best shown by Protestant's Exhibit No. 7. A review of the County's GIS map shows the double lot development of the area. Sometimes the buildings are placed on the property line between double lots. Sometimes the buildings simply encroach on the adjacent lot. Finally, other situations show, as is the case here, the building on one lot and an accessory building on the other. But, in general, I find that the area has been developed in double 50 ft. lots. In my opinion, to start a single lot development now, as the Petitioners request, after many years of double lot development would change the character of the neighborhood. I do not think this is appropriate.

ORDER RECEIVED FOR FILING

Date

5/16/14

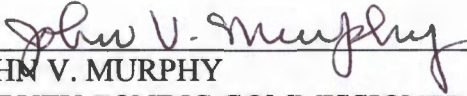
By

*[Signature]*

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's request to approve an undersized lot should be denied.

THEREFORE, IT IS ORDERED, this 10 day of May, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for approval an undersized lot pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R), for application to construct a dwelling on an undersized lot, be and is hereby Denied.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date 5/10/04

By J. J. [Signature]

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

Permit or Case No. \_\_\_\_\_

FROM: TIM KOTZCO  
Arnold Jablon, Director  
Department of Permits & Development Management

Residential Processing Fee Paid  
(\$50.00)

Accepted by LTM  
Date 12/17/04

RE: Undersized Lots

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:

JEFFREY A. CREAMER 1779 Shaftsbury Ave Crofton, MD 21114 (410) 451-3013  
Print Name of Applicant Address Telephone Number

Lot Address 2315 Turkey Point Rd. Election District 15 Councilmanic District 6 Square Feet 13,342

Lot Location: N ES W side corner of Turkey Point Rd. 800 feet from N ES W corner of Rockaway Branch Ave.  
(street) (street)

Land Owner: Carole C Creamer Tax Account Number 15-11-470451

Address: 1779 Shaftsbury Ave Crofton, MD 21114 Telephone Number (410) 451-3013

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!  
PROVIDED?

1. This Recommendation Form (3 copies)

YES  NO

2. Permit Application

3. Site Plan  
Property (3 copies)

4. Building Elevation Drawings

5. Photographs (please label all photos clearly)

Adjoining Buildings  
Surrounding Neighborhood

6. Current Zoning Classification: DR 3.5

Post-it® Fax Note	7671	Date	<u>2/25/04</u> # of pages <u>1</u>
To	<u>Lloyd Noxley</u>	From	<u>Arnold Jablon</u>
Co./Dept.		Co.	
Phone #		Phone #	
Fax #	<u>2824</u>	Fax #	

TO BE FILLED IN BY THE OFFICE OF PLANNING AND COMMUNITY CONSERVATION

RECOMMENDATIONS / COMMENTS:

Approval  Disapproval  Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: [Signature]  
for the Director, Office of Planning and Community Conservation

Date: 2/25/04

Revised 2/05/02

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

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by \_\_\_\_\_ on \_\_\_\_\_  
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

\*SUGGESTED POSTING DATE 2/29/04 D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED? YES \_\_\_\_\_ NO \_\_\_\_\_ - DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 3/15/04 C (B-3 Work Days)

TENTATIVE DECISION DATE 3/18/04 B (A + 30 Days)

\*Usually within 15 days of filing

**CERTIFICATE OF POSTING**

District: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 2315 Turkey Point Rd.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Turkey Point Farm

Feb. 16, 2004

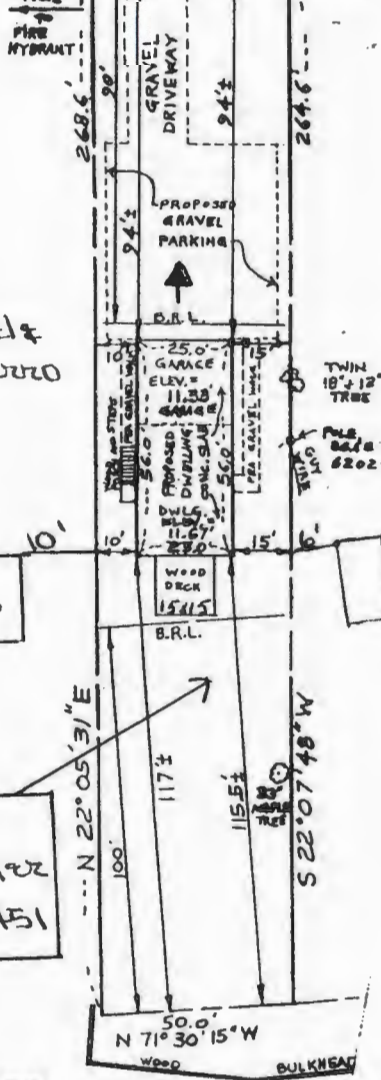
PLAT BOOK # 4 FOLIO # 171 LOT # 10 SECTION #

OWNER Carol & C. Creamer

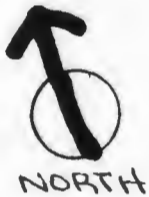
TURKEY POINT ROAD - 40' R/W; 20' +/- paved

S 67° 07' 52" E

50.0' PP BK. 16.395'



Michael & Robin Ferrero



2313

2315 T.P. Rd.  
Carol & C. Creamer  
Tax Act. # 15-11-470451

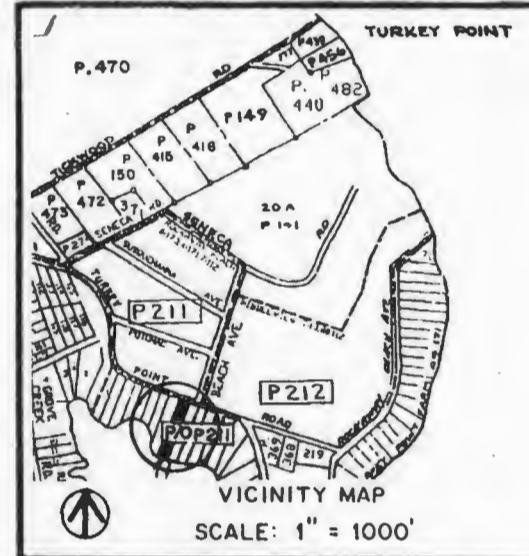
2317 T.P. Rd.  
J.A. Creamer  
Tax ID 15-11-470450

*Ret. Act. #1*

PREPARED BY J. CREAMER

SUE'S CREEK

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # SE 1K

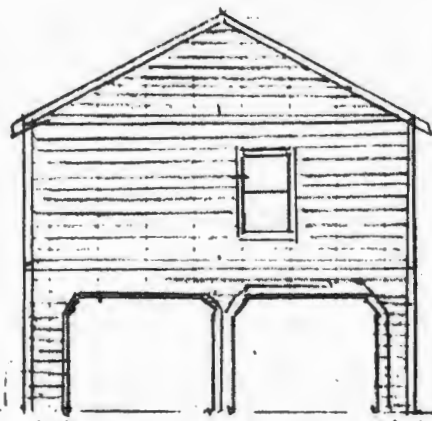
ZONING DR 3.5

LOT SIZE	ACREAGE	SQUARE FEET
	.31	13,342

	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>

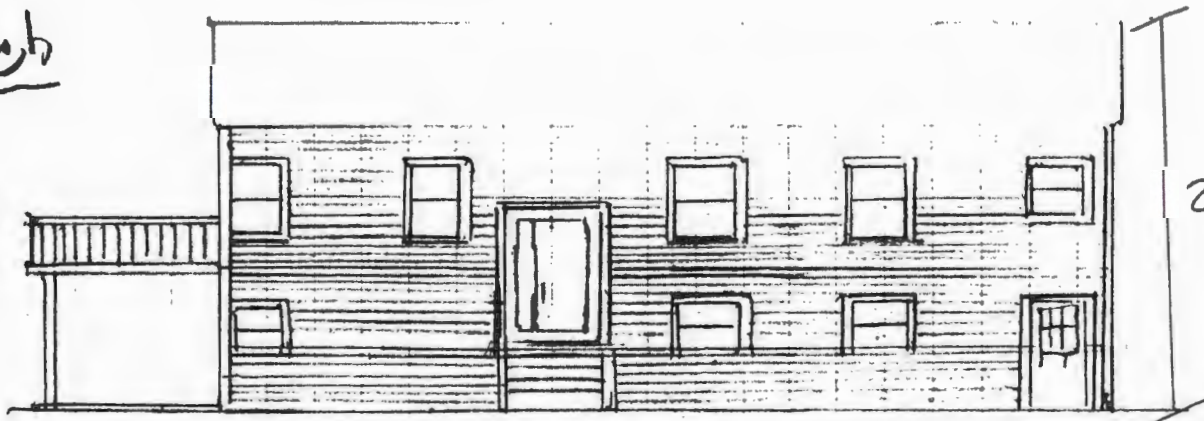
	YES	NO
CHESAPEAKE BAY CRITICAL AREA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
100 YEAR FLOOD PLAIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY  
REVIEWED BY \_\_\_\_\_ ITEM # \_\_\_\_\_ CASE # \_\_\_\_\_

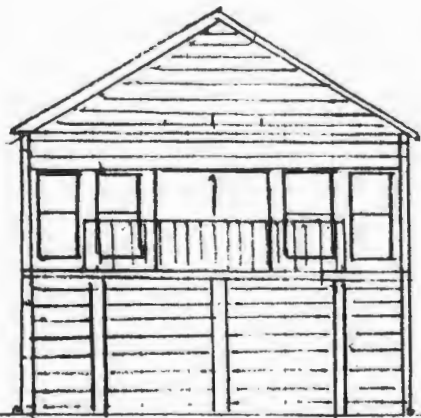


28" 14" 28"  
NORTH

6-12 pitch

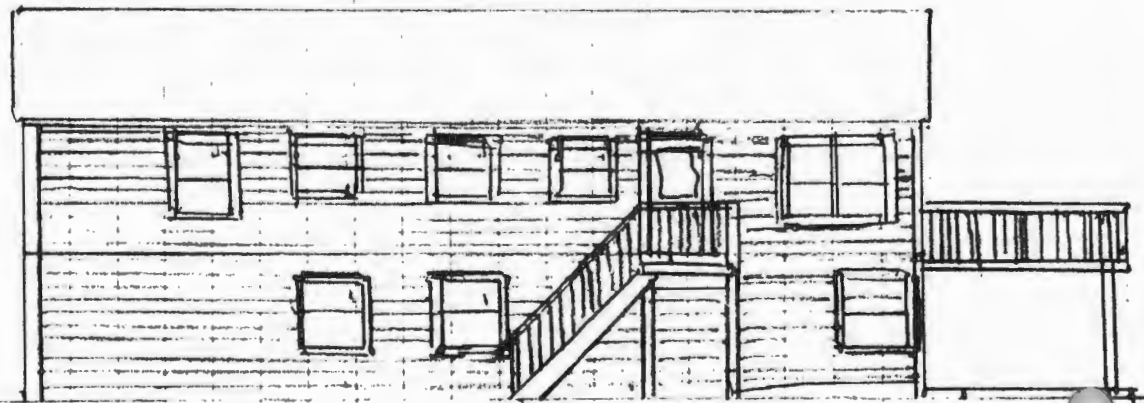


East



SOUTH

24' +



WEST

Creamer Creek House



From CENTER of LOT looking  
SOUTH to water



From CENTER of LOT looking  
EAST to house next door



From CENTER of LOT looking  
NORTH to street frontage



From FRONT of LOT looking  
SOUTH to rear



From REAR of LOT looking  
NORTH to front



From CENTER of LOT looking  
WEST to house, next door

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **32600**

DATE 2/17/04 ACCOUNT R001 006 G150

AMOUNT \$ 50.00

RECEIVED FROM: J. CREAMER

FOR: UNDEVELOPED LOT APP.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT  
PAID RECEIPT

BUSINESS	ACTUAL	TIME	DNM
2/17/2004	2/17/2004	09:19:58	2
RES W04	WALFH	DDOL DND	
>> RECEIPT # 256606 2/17/2004 OFLH			
Dept 5 528 ZONING VERIFICATION			
CR NO. 032600			
Recpt Tot		\$50.00	
\$50.00 CK		\$0.00 CA	
Baltimore County, Maryland			

**CASHIER'S VALIDATION**



# CERTIFICATE OF POSTING

RE: Case No.: BUILDING PERMIT APPLICATION

Petitioner/Developer: JEFFREY A. CREAMER

Date of Hearing/Closing: 3/15/04

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

ATTN: Kristen Matthews {(410) 887-3394}

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: \_\_\_\_\_

2315 TURKEY PT. RD.

The sign(s) were posted on 2/28/04  
(Month, Day, Year)

Sincerely,

Robert Black 2/28/04  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

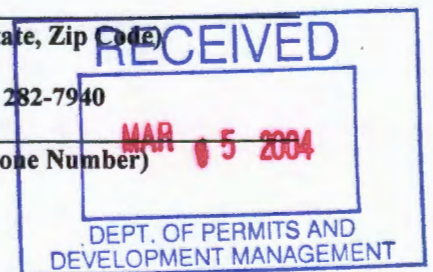
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

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

April 23, 2004

Jeffrey Creamer  
Carole Creamer  
1779 Shaftsbury Avenue  
Crofton, MD 21114

RE: Undersized Lot , 2315 Turkey Point Road

Dear Mr. and Mrs. Creamer:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 17, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:klm

C: People's Counsel  
Michael & Robin Ferro, 2313 Turkey Point Road, Baltimore 21221



# CERTIFICATE OF POSTING

RE: Case No.: UNDERSIZED LOT

Petitioner/Developer: JEFFREY

CREAMER

Date of Hearing/Closing: 4/27/04

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

2315 TURKEY POINT RD

The sign(s) were posted on

4/10/04  
(Month, Day, Year)

Sincerely,

Robert Black 4/10/04  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

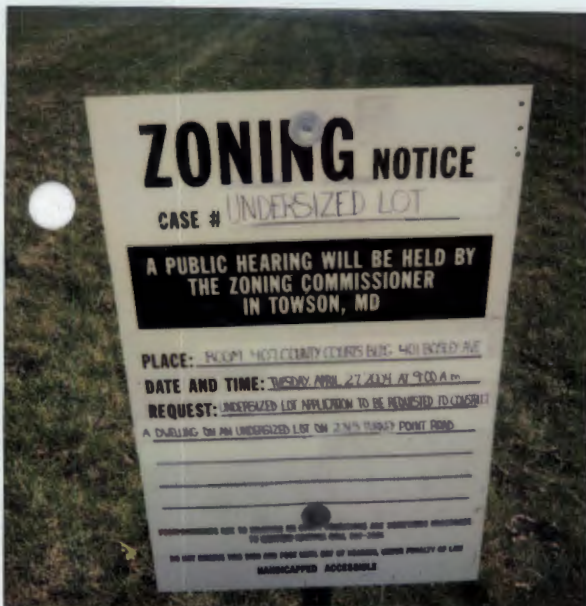
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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:

2315 Turkey Point Road  
S/side of Turkey Point Rd.,  
800 feet from East corner of  
Rockaway Beach Avenue  
15th Election District  
6th Councilmanic District  
Legal Owner(s): Carole Creamer  
Contract Purchaser:  
Jeffrey Creamer

**Undersized lot:** application to be requested to construct a dwelling on an undersized lot on 2315 Turkey Point Road.  
**Hearing: Tuesday, April 27, 2004 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/4/672 Ap13 C659462

## CERTIFICATE OF PUBLICATION

\_\_\_\_\_ 4/13/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/13/, 2004.

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



\_\_\_\_\_  
LEGAL ADVERTISING

Michael Ferro

2313 Turkey Point Rd

OWNERS OF THE 2 ADJOINING LOTS  
TO MY PROPERTY ARE APPLYING FOR PERMITS  
TO CONSTRUCT A NEW HOUSE ON 1  
OF 2 LOTS. LOTS ARE DR 3.5, 70' MIN,  
PLAN IS NOW TO REBUILD 2ND HOUSE ON  
2ND LOT. (2) 50' LOTS  
CURRENTLY DEVELOPED W/ HOUSE

Michael W. Ferro  
3-12-04



# FORMAL DEMAND FOR HEARING

~~CASE NUMBER:~~ PROPOSED BUILDING PERMIT / U.S.L.

Address: 2315 Turkey Point Road

Petitioner(s): Jeffrey Creamer

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Michael & Robin Ferro  
Name - Type or Print

( ) Legal Owner OR  Resident of

2313 Turkey Point Road  
Address

Baltimore MD 21221  
City State Zip Code

410.687.1403  
Telephone Number

which is located approximately \_\_\_\_\_ feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.**

Michael W. Ferro 3-11-04  
Signature Date

Signature Date  
Revised 9/18/98 - wcr/scj

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 34612

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRM
5/15/2004	3/12/2004	14:11:28	2

DATE 3/12/04 ACCOUNT R001 006 6150

REG #302 MAIL JENA JEE  
>> RECEIPT # 326413 3/12/2004 OFLN  
Dept 5 528 ZONING VERIFICATION  
CR NO. 034612

AMOUNT \$ 50.00

Recpt Tot \$50.00  
\$.00 OK \$50.00 CA  
Baltimore County, Maryland

RECEIVED FROM: MICHI. FERRO

FOR: HEARING DEMAND

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

CASHIER'S VALIDATION





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

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

March 16, 2004

**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:

**2315 Turkey Point Road**

S/side of Turkey Point Rd., 800 feet from East corner of Rockaway Beach Avenue  
15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owner: Carole Creamer  
Contract Purchaser: Jeffrey Creamer

Undersized Lot application to be requested to construct a dwelling on an undersized lot on 2315 Turkey Point Road.

Hearing: Tuesday, April 27, 2004 at 9:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Jeffrey Creamer, 1779 Shaftsbury Avenue, Crofton 21114  
Carole Creamer, 1779 Shaftsbury Avenue, Crofton 21114  
Michael & Robin Ferro, 2313 Turkey Point Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 12, 2004.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, April 13, 2004 Issue - Jeffersonian

Please forward billing to:  
Jeffrey Creamer  
1779 Shaftsbury Avenue  
Crofton, MD 21114

410-451-3013

---

## NOTICE OF ZONING HEARING

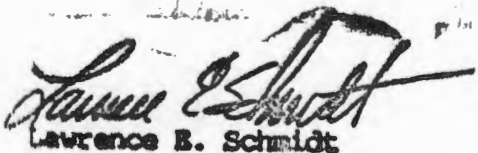
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### **2315 Turkey Point Road**

S/side of Turkey Point Rd., 800 feet from East corner of Rockaway Beach Avenue  
15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owner: Carole Creamer  
Contract Purchaser: Jeffrey Creamer

Undersized Lot application to be requested to construct a dwelling on an undersized lot on 2315 Turkey Point Road.

Hearing: Tuesday, April 27, 2004 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.

**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*

March 16, 2004

Jeffrey Creamer  
1779 Shaftsbury Avenue  
Crofton, MD 21114

Dear Mr. Creamer:

RE: Demand for Public Hearing, Undersized Lot, 2315 Turkey Point Road:

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand or the zoning commissioner is requiring a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Lloyd Moxley at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor  
Zoning Review

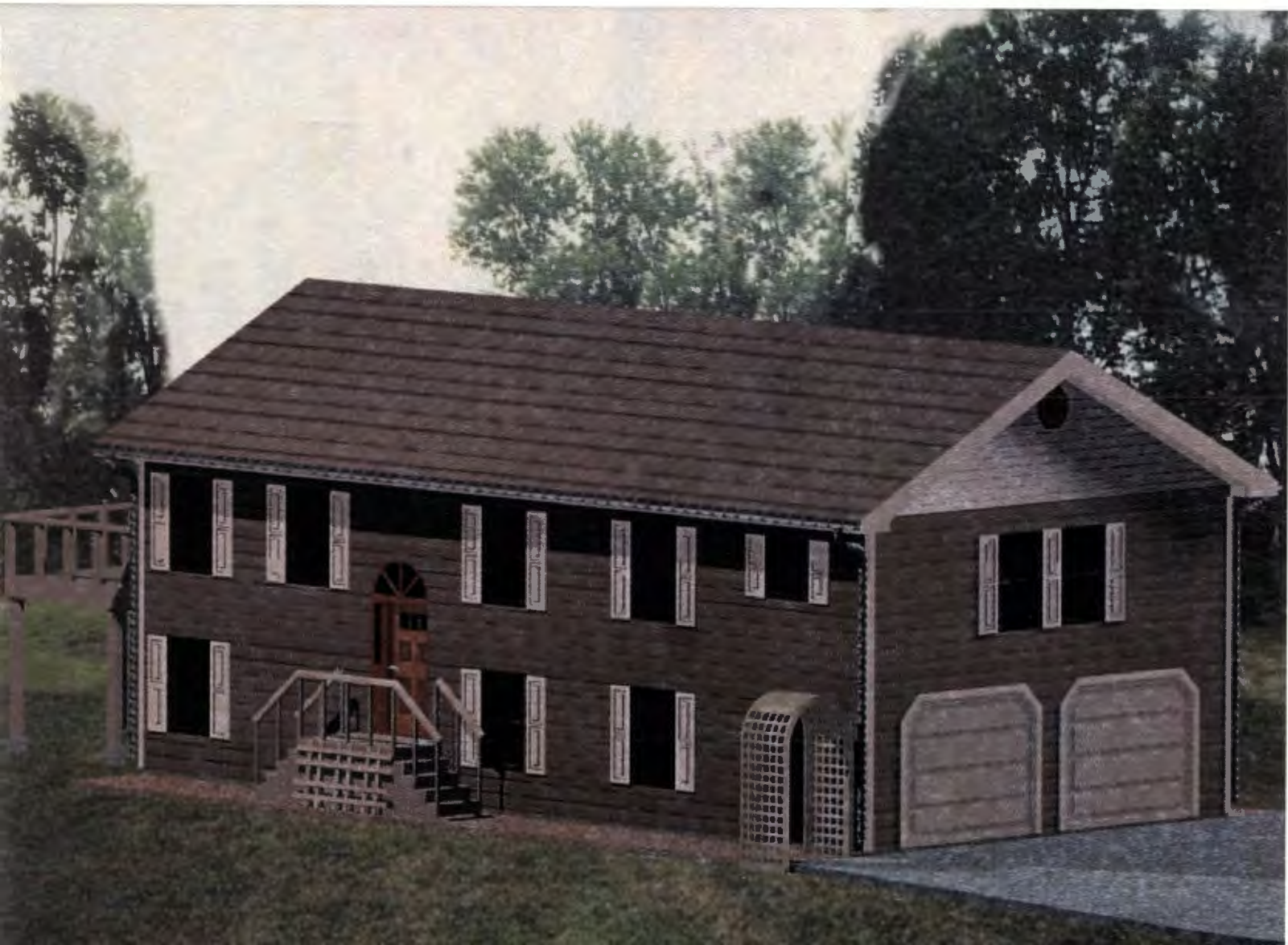
WCR:klm

C: Carole Creamer, 1779 Shaftsbury Avenue, Crofton 21114  
Michael & Robin Ferro, 2313 Turkey Point Road, Baltimore 21221









Det HS

**Opposition To:**

**"Request to construct a new dwelling on undersized lot"**

The residents, and property owners, as signed below, strongly oppose the request to build a new house on Lot 10, (which would be 2315 Turkey Point Road). It is known that this lot is not orphaned, but has contiguous ownership to Lot 11, (which is now 2317 Turkey Point Road), by the same family. These lots were sold together in 2003. It is our understanding that present zoning requirements stipulate a 70' wide lot to build a new single-family dwelling. This far exceeds the 50' width, of one lot, but is well within the 100', of the two adjoined lots. It is the communities wish to have the lots (10 & 11) remain together, as one property, to preserve the present spacing and openness of the area. We have been besieged by building and development ever since the public sewerage was installed. Please stop some of this gratuitous building, and slow the over-crowding which is ruining this area. This lot is "critical area", and not only does it impact the streets, sewerage and water, but also impacts an already overcrowded waterway.

The description of lot 10 as stated in the previous Deed dated 11-15-94, states the following:

"Being known and designated as Lot 10 on the Plat of Turkey Point Farm (now known as Rockaway Beach), which is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, Folio 171. **The improvements thereon being known as 2317 Turkey Point Road.** (Copy of deed attached as Exhibit A).

Name	Signature	Address
Jim & Alphasaw Wacker	<i>[Signature]</i>	2312 Turkey Pt. Rd.
Leo & Nancy Schrecker	<i>[Signature]</i>	2316 Turkey Pt. Rd.
Charles J. Wiggat	<i>[Signature]</i>	2318 Turkey Pt. Rd.
Earl & Diane Reinhart	<i>[Signature]</i>	2225 Turkey Pt. Rd.
Donny [unclear]	<i>[Signature]</i>	2326 Turkey Pt. Rd.
[unclear]	<i>[Signature]</i>	626 Rockaway Beach Ave
Tom Foster	<i>[Signature]</i>	2319 Turkey Pt. Rd.
Nancy Kars	<i>[Signature]</i>	2317 Turkey Pt. Rd.
Michael J. [unclear]	<i>[Signature]</i>	2310 Turkey Pt. Rd.
James J. [unclear]	<i>[Signature]</i>	700 Rockaway Beach Ave
John [unclear]	<i>[Signature]</i>	717 Rockaway Beach Ave
Frank [unclear]	<i>[Signature]</i>	719 Rockaway Beach Ave
Jacob G. [unclear]	<i>[Signature]</i>	2429 Beach Ave
Rene [unclear]	<i>[Signature]</i>	2427 Beach Ave
Cathleen [unclear]	<i>[Signature]</i>	707 Rockaway Beach Ave
Clad. B. [unclear]	<i>[Signature]</i>	2311 Turkey Point rd

Christopher Beys	2327 TURKEY POINT RD
JOSEPH GOUGHIN	852 Sue Grove Rd
<del>Joseph Goughin</del>	<del>2035 Sue Grove Rd</del>
Ed Bennett	2600 Bauernschmidt Dr
Bill Miller	2710 Bauernschmidt Dr.
Paul Hunt	2222 Bauernschmidt Dr
Rachelle Spitzer	2222 Bauernschmidt dr
Karen Leventis	2702 Bauernschmidt Dr.
Charles & Evelyn Rose	610 Greghound Rd 21221
Ed Young	1912 OLD TURKEY POINT RD 21221
Michelle	701 Zochoway Rd 21221
Richard W. Devo	2313 Turkey Point Road 21221
Anna L. Fano	2313 Turkey Pt Rd

THIS DEED, made this 15<sup>th</sup> day of November, 1994, by and between LILLIAM A. KLEINSMITH, of Baltimore County, State of Maryland, of the first part, and LILLIAM A. KLEINSMITH, of the second part.

WITNESSETH, that for NO CONSIDERATION, the said LILLIAM A. KLEINSMITH does grant and convey unto the said LILLIAM A. KLEINSMITH, for and during the term of her natural life, and with full and absolute powers in her and remainder over, as hereinafter provided, and subject to the powers and limitations hereinafter mentioned, all that lot of ground situate, lying and being in the 15th Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot 10 on the Plat of Turkey Point Farm (now known as Rockaway Beach), which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, folio 171. The improvements thereon being known as 2317 Turkey Point Road.

BEING the same lot of ground which by Deed dated September 3, 1969, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5032, folio 048, was granted and conveyed by Lillian R. Klingel, widow, unto William J. Kleinsmith and Lillian A. Kleinsmith, his wife; the said William J. Kleinsmith having departed this life on or about March 13, 1991, thereby vesting title in the name of Lillian A. Kleinsmith, the Grantor herein.

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 unto and to the use of LILLIAM A. KLEINSMITH for the term of her natural life with full power and the authority to her to sell, lease, convey, mortgage or otherwise dispose of said property or any part thereof, or any interest therein, including the absolute interest therein, including both life estate and remainder at any time during her natural life, except by Last Will and Testament, and the proceeds of any sale or lease thereof or money borrowed or secured by any mortgage thereof to take and expend or dispose of

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

RECEIVED FOR TRANSFER State Department of Assessments & Taxation for Baltimore County

TRANSFER TAX NOT REQUIRED Director of Finance BALTIMORE COUNTY MARYLAND

SIGNATURE

DATE

12-29-94

12-29-94

Per

Joy Burger

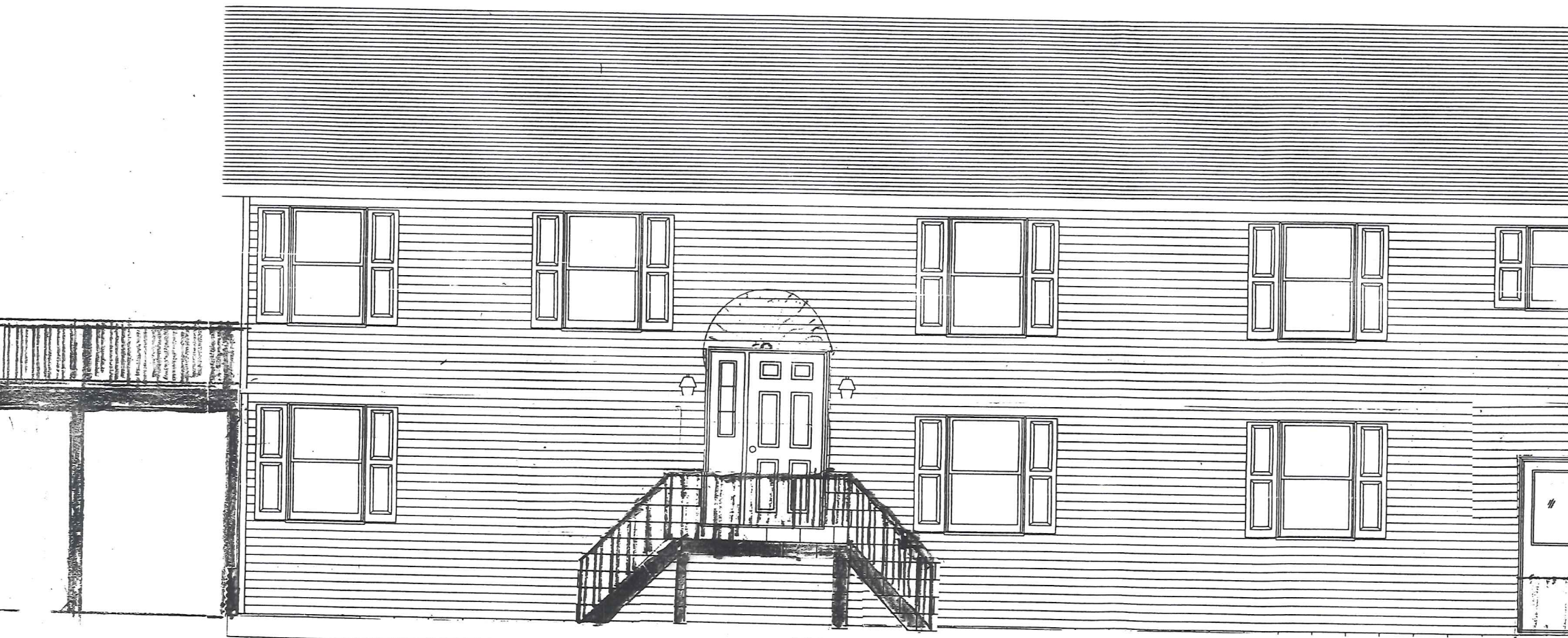
Date

12-28-94

Sec 33 139 C

Exhibit D

Pro # 4



EAST ELEVATION

Ht 24'

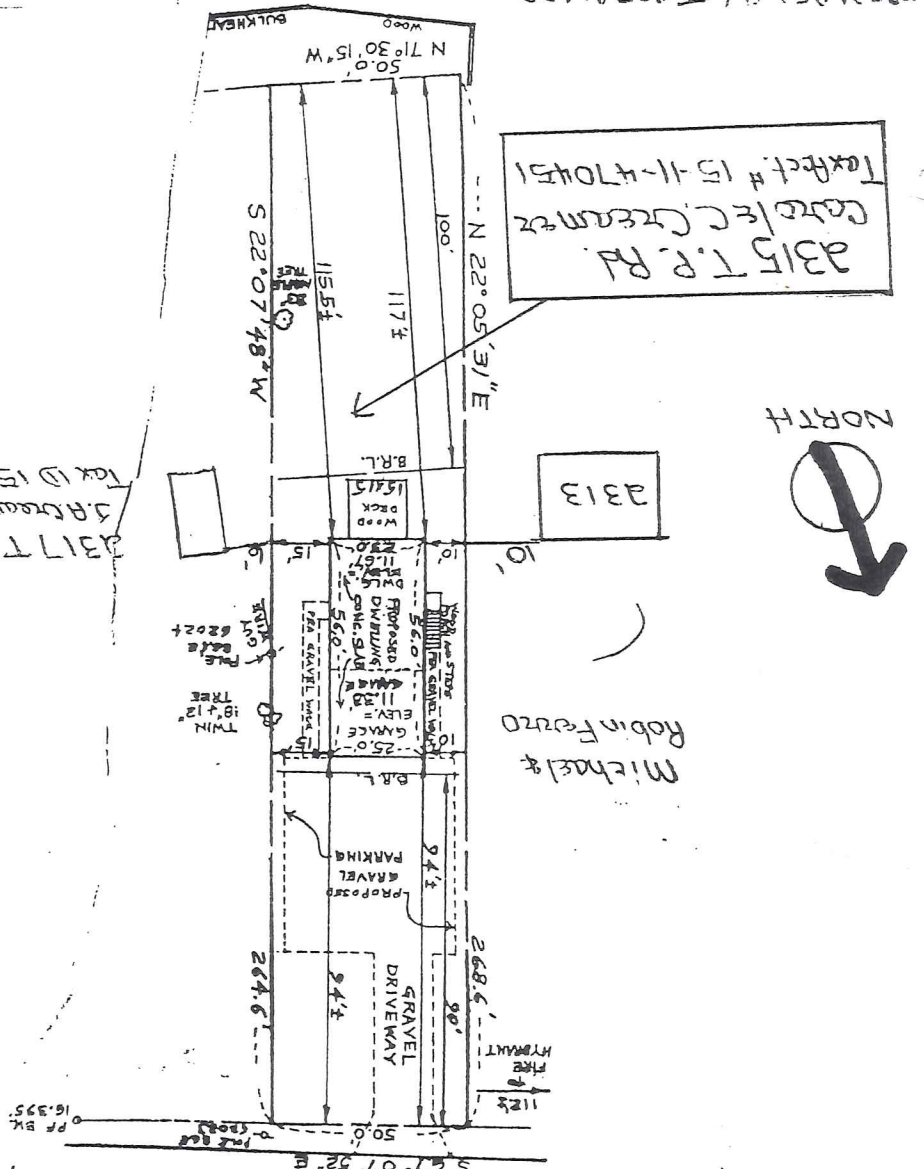
Petitioner's Exhibit #1A-19

**PLAT TO ACCOMPANY PETITION FOR ZONING [ ] VARIANCE [ ] SPECIAL HEARING**

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 2315 Turkey Point Rd  
 SUBDIVISION NAME Turkey Point Farm  
 PLAT BOOK # 4 FOLIO # 171 LOT # 10 SECTION #  
 OWNER Carol C. Creamer

TURKEY POINT ROAD - 40' R/W; 20' +/- PAVED



PREPARED BY J. CREAMER

SCALE OF DRAWING: 1" = 50'

**LOCATION INFORMATION**

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT

1" = 200' SCALE MAP #

ZONING

LOT SIZE 31 ACRES

13,342 SQUARE FEET

SEWER  PUBLIC  PRIVATE

WATER

CHESAPEAKE BAY YES  NO

CRITICAL AREA YES  NO

100 YEAR FLOOD PLAIN YES  NO

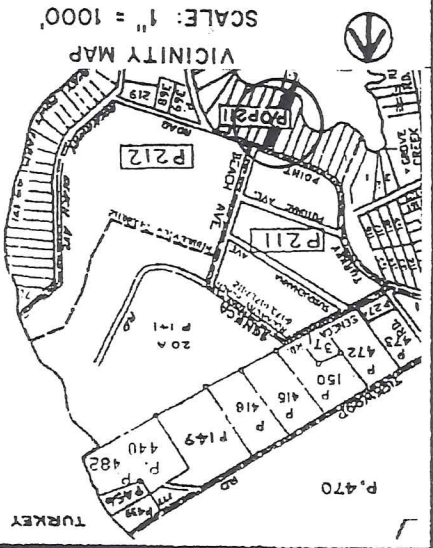
HISTORIC PROPERTY/ BUILDING YES  NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

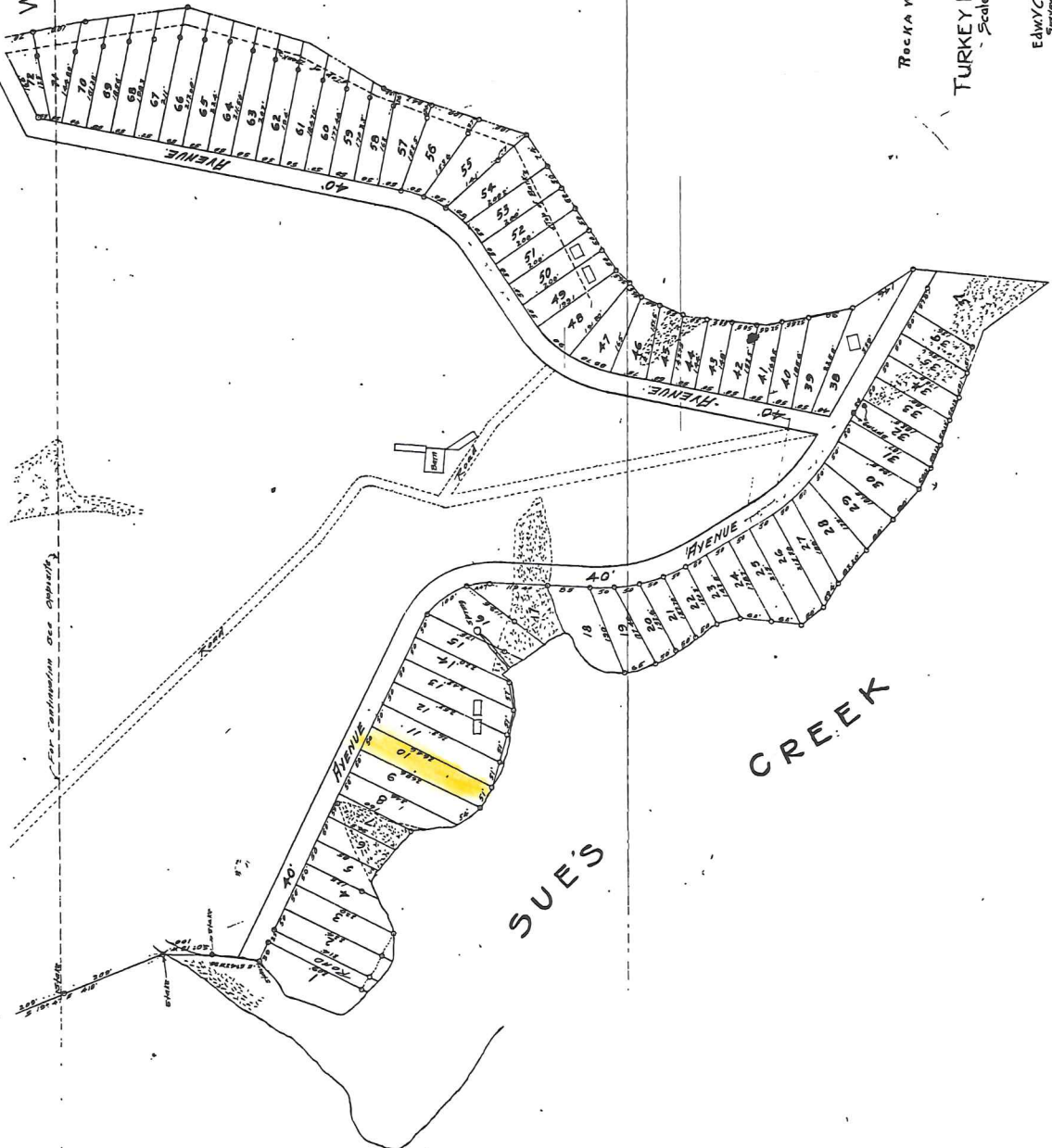
REVIEWED BY ITEM #

CASE #



171

W.P.C. No. 4.



Edw. Y. Coonrad & Co.  
 Surveyors & Civil Engineers  
 251 W. Broadway St.

TURKEY POINT FARM  
 Scale: 100'-1"

ROCKAWAY BEACH

CREEK

SUE'S

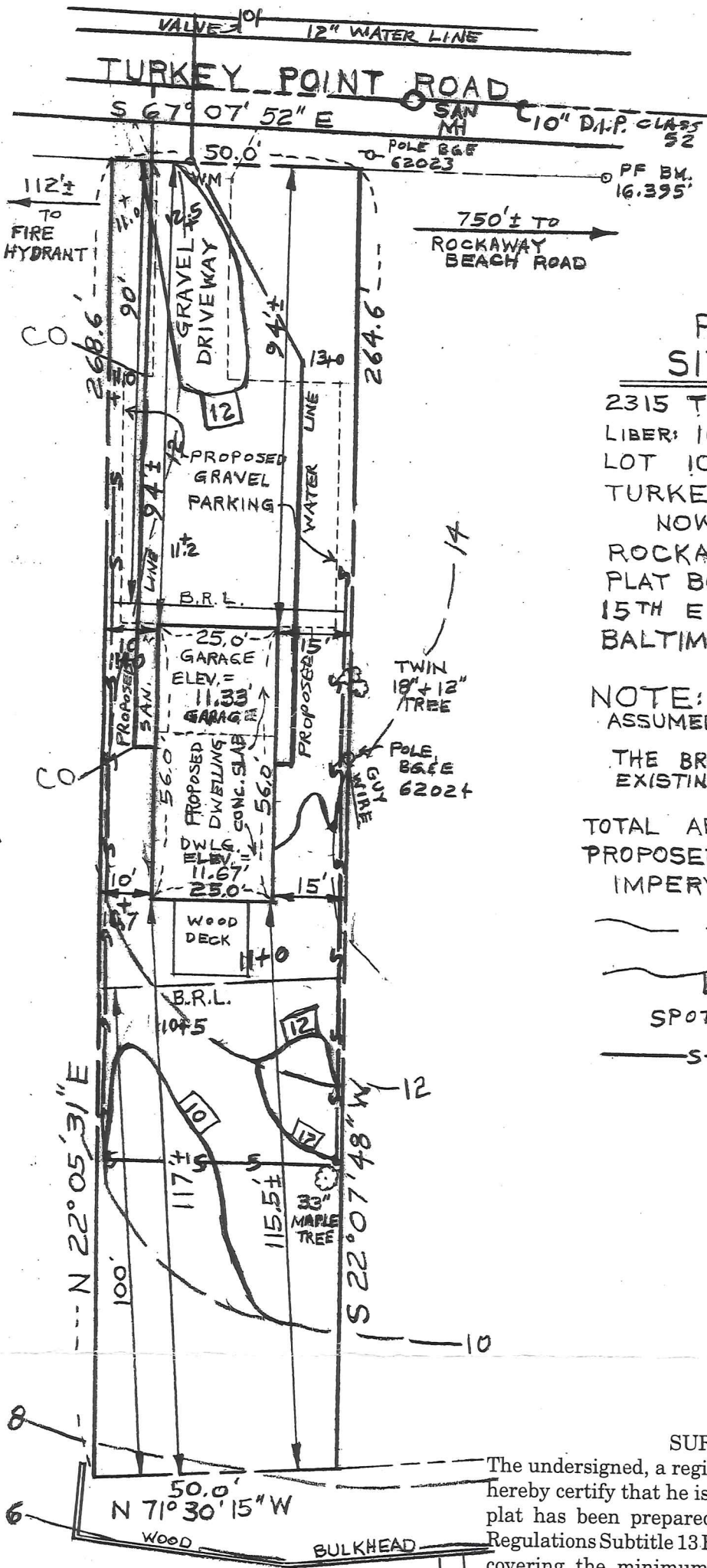
Plat accompanying Deed  
 between John W. 1st  
 and  
 Rockaway Beach Realty Co.  
 Filed Sept. 9, 1915  
 Town 1718 R. C. 1/4. Clerk



171 #2008

TITLE REFERENCE

GRANTOR: ANTOINETTE-J. SCHIELD, JACQUILINE C. STUMP AND LYNNE L. COLLINS
GRANTEE: CAROLE C. CREAMER
DEED DATED: SEPTEMBER 11, 2002



PROPOSED SITE PLAN

2315 TURKEY POINT ROAD
LIBER: 16854 FOLIO: 471
LOT 10
TURKEY POINT FARM
NOW KNOWN AS
ROCKAWAY BEACH
PLAT BOOK: W.R.C. 4 PAGE: 171
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

NOTE: BEARINGS AND DISTANCES ARE FROM ASSUMED DATA, THIS IS NOT A BOUNDARY SURVEY. THE BROKEN CONC WALK AND FRAME SHED EXISTING ON SITE TO BE REMOVED.

- TOTAL AREA LOT 10 = 13342 SQ. FT.
PROPOSED AREA IMPERVIOUS SOIL = 1681 SQ FT
Legend for symbols: Contour Lines, Proposed Contours, Spot Elevations, and Silt Fence.



SURVEYOR'S CERTIFICATE

The undersigned, a registered surveyor in the state of Maryland, does hereby certify that he is the surveyor who prepared this plat and said plat has been prepared in compliance with the Code of Maryland Regulations Subtitle 13 Board for Professional Land Surveyors 09.13.06, covering the minimum standards of practice insofar as the same concerns the making of the plat and/or setting of the markers.

Signed This 5th day March 2004
Dennis A. Warren

SCALE 30 ft. - inch

File No. 2002-200

NOTE: this plat cannot be used to establish property lines or corners.

Lot 10 TURKEY POINT ROAD



rem:  
: Plane:  
zontal Datum  
eet:  
al Datum  
apture: March 1995  
apture: 1" = 100'

NOTE:  
Floodplain Elevation Data from  
FEMA Flood Insurance Rate Map  
240010-0445C is based on  
Baltimore Co. Datum.  
Add 1.7 feet vertically to NAVD88  
elevation to approximate BCD elevation.

Baltimore County, MD  
Department of Public Works  
GIS Services



*D No #17*  
100  
[Scale bar]

**DEED**

**THIS DEED** made this 11 day of SEPTEMBER 2002 by and between **Antoinette J. Schield and , Jacqueline C. Stump, Co-Personal Representatives of the Estate of Lillian A. Kleinsmith** (see Estate No. 120720, Register of Wills for Baltimore County, Maryland), the first party, "Grantors", and **Jeffrey A. Creamer**, party of the second part, "Grantee"

**NOW, THEREFORE WITNESSETH**, that for and in consideration of the sum of \$130,000.00, the said parties of the first part do hereby grant and convey unto the said parties of the second part, as sole owner, in fee simple, the following described land and premises in Baltimore County, Maryland:

Lot numbered Eleven (11) on the Plat of "Turkey Point Farm", now known as Rockaway Beach, which plat is duly recorded among the land records of Baltimore County, Maryland in Plat Book W.P.C. No. 4, at folio 171. With improvements known as 2317 Turkey Point Road.

BEING the same property acquired by William J. Kleinsmith and Lillian A. Kleinsmith by deed dated June 27, 1952, recorded in Liber 2133, folio 149. The said William J. Kleinsmith, having died on March 13, 1991. The said Lillian Kleimsith died on March 18, 2002, thereby vesting title in her Co-Personal Representatives, the Grantors herein.

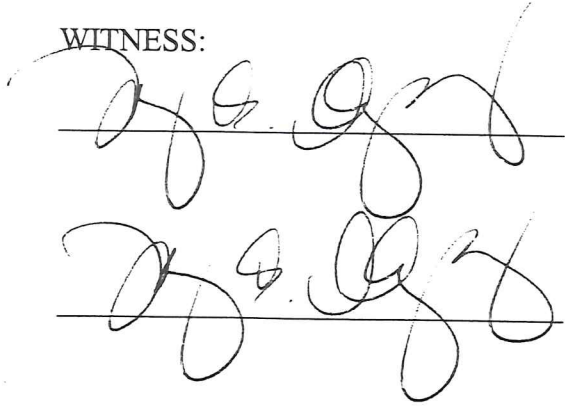
**TOGETHER** with all and singular the ways, easements, rights, privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said parties of the first part, of, in, to, or out of the said land and premises.

**TO HAVE AND HOLD** the property hereby conveyed unto the parties of the second part, his personal representatives, heirs and assigns, in fee simple, forever.

**AND** the said parties of the first part covenants that they shall execute such further assurances of said land as may be requisite.

**WITNESS** the hands and seals of the Grantors.

WITNESS:

  
\_\_\_\_\_  
\_\_\_\_\_

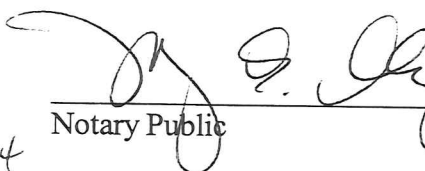
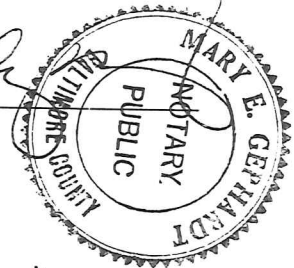
*Antoinette J. Schield Co Personal Representative* (Seal)  
Antoinette J. Schield, Co-Personal Representative  
*Jacqueline C. Stump, Co Personal Representative* (Seal)  
Jacqueline C. Stump, Co-Personal Representative

*Ret # 5*

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 11<sup>th</sup> day of October, 2002, before the undersigned officer, a Notary Public in and for the State and County aforesaid, personally appeared **Antoinette J. Schield**, Co-Personal Representative of the Estate of Lillian A. Kleinsmith, personally well known to me (or satisfactorily proven) as the person whose names is subscribed to the within Deed and she signed the same in my presence.

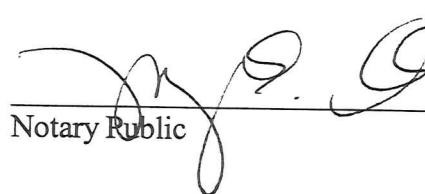
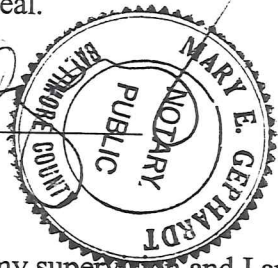
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: 10/1/04  
  
 \_\_\_\_\_  
 Notary Public  


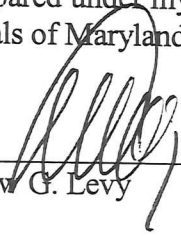
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 11<sup>th</sup> day of September 2002, before the undersigned officer, a Notary Public in and for the State and County aforesaid, personally appeared **Jacqueline C. Stump**, Co-Personal Representative of the Estate of Lillian A. Kleinsmith, personally well known to me (or satisfactorily proven) as the person whose names is subscribed to the within Deed and she signed the same in my presence.

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

My commission expires: 10/1/04  
  
 \_\_\_\_\_  
 Notary Public  


I HEREBY CERTIFY that the within deed was prepared under my supervision and I am an attorney duly admitted to practice before the Court of Appeals of Maryland.

  
 \_\_\_\_\_  
 Andrew G. Levy

**After recording mail to:**  
 Carol C. Creamer  
 1779 Shaftsbury Avenue  
 Crofton, MD 21114

0016854 477

State of Maryland Land Instrument Intake Sheet
Baltimore City X 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)

IMP FD SURE \$ 5.00
RECORDING FEE 20.00
TOTAL 25.00
Rest D404 Rct # 9699
SM LL Blk # 2395
Sep 23, 2002 02:30 PM

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable)
Cite or Explain Authority

C02-09-056

Table with columns: Consideration Amount, Finance Office Use Only, Transfer and Recordation Tax Consideration. Includes rows for Purchase Price, Mortgage, Balance of Existing Mortgage, and TOTAL DUE.

650

5 Fees
Table with columns: Amount of Fees, Doc. 1, Doc. 2. Includes rows for Recording Charge, Surchage, State Recordation Tax, State Transfer Tax, County Transfer Tax, and 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: 15
Property Tax ID No. (1): 15-11-470450
Grantor Liber/Folio: 2133/149
Map:
Parcel No.:
Var. LOG:
Subdivision Name: Rockaway Beach
Lot (3a): 11
Block (3b):
Sect/AR(3c):
Plat Ref.: 4/171
SqFt/Acreage (4):
Location/Address of Property Being Conveyed (2): 2317 Turkey Point Rd, Baltimore, Md 21221
Other Property Identifiers (if applicable):
Water Meter Account No.:
Residential X or Non-Residential
Fee Simple X or Grout Rent
Amount: TOTAL 650.00
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): Antoinette J. Schield, Jacqueline C. STUMP
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):
Doc. 2 - Grantee(s) Name(s):

(Optional)

**DEED**

THIS DEED made this 11 day of SEPTEMBER, 2002 by and between **Antoinette J. Schield (also, erroneously referred to of record as Antoinette J. Scheild), Jacqueline C. Stump and Lynne L. Collins**, parties of the first part, "Grantors", and **Carole C. Creamer**, party of the second part, "Grantee"

**NOW, THEREFORE WITNESSETH**, that for and in consideration of the sum of \$110,000.00, the said parties of the first part do hereby grant and convey unto the said parties of the second part, as sole owner, in fee simple, the following described land and premises in Baltimore County, Maryland:

Lot numbered Ten (10) on the Plat of "Turkey Point Farm", now known as Rockaway Beach, which plat is duly recorded among the land records of Baltimore County, Maryland in Plat Book W.P.C. No. 4, at folio 171.

BEING the same property conveyed by Lilliam A. Kleinsmith to herself, for life, with remainder under the Grantors (the Remainderman) named herein. The said Lillian Kleimsith died on March 18, 2002, thereby vesting title in the remainderman, the Grantors herein.

**TOGETHER** with all and singular the ways, easements, rights, privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said parties of the first part, of, in, to, or out of the said land and premises.

**TO HAVE AND HOLD** the property hereby conveyed unto the parties of the second part, her personal representatives, heirs and assigns, in fee simple, forever.

**AND** the said parties of the first part covenants that they shall execute such further assurances of said land as may be requisite.

**WITNESS** the hands and seals of the Grantors.

WITNESS:

*[Handwritten signatures of three witnesses]*

*Antoinette J. Schield* (Seal)  
Antoinette J. Schield,

*Jacqueline C. Stump* (Seal)  
Jacqueline C. Stump,

*Lynne L. Collins* (Seal)  
Lyn L. Collins

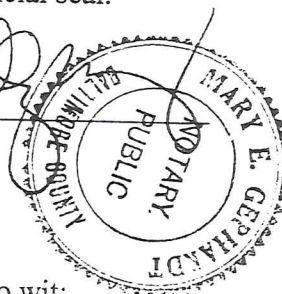
*Ret #3*

STATE OF MARYLAND, COUNTY OF Balto, to wit:

I HEREBY CERTIFY that on this 11<sup>th</sup> day of September, 2002, before the undersigned officer, a Notary Public in and for the State and County aforesaid, personally appeared **Antoinette J. Schield**, personally well known to me (or satisfactorily proven) as the person whose names is subscribed to the within Deed and she signed the same in my presence.

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

[Signature]  
Notary Public



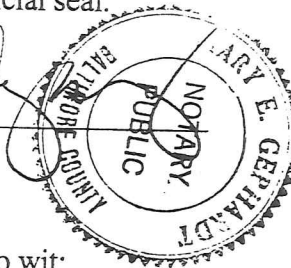
My commission expires: 10/1/04

STATE OF MARYLAND, COUNTY OF Balto, to wit:

I HEREBY CERTIFY that on this 11<sup>th</sup> day of September, 2002, before the undersigned officer, a Notary Public in and for the State and County aforesaid, personally appeared **Jacqueline C. Stump**, personally well known to me (or satisfactorily proven) as the person whose names is subscribed to the within Deed and she signed the same in my presence.

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

[Signature]  
Notary Public




My commission expires: 10/1/04

STATE OF MARYLAND, COUNTY OF Balto, to wit:

I HEREBY CERTIFY that on this 11<sup>th</sup> day of September, 2002, before the undersigned officer, a Notary Public in and for the State and County aforesaid, personally appeared **Lynn I. Collins** personally well known to me (or satisfactorily proven) as the person whose

6854-473

I HEREBY CERTIFY that the within deed was prepared under my supervision and I am an attorney duly admitted to practice before the Court of Appeals of Maryland.

  
\_\_\_\_\_  
Andrew G. Levy

**After recording mail to:**

Carol C. Creamer  
1779 Shaftsbury Avenue  
Crofton, MD 21114

CTIA FILE C0207198

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

DATE: 2-13-04

OEA: CPC/CC  
HISTORIC DISTRICT/BLDG.

PERMIT #: 2 546219  
RECEIPT #: D 494028  
CONTROL #: NRFP PA  
XREF #:

PROPERTY ADDRESS 231 Turkey Point Rd YES  NO   
SUITE/SPACE/FLOOR \_\_\_\_\_ DO NOT KNOW  
SUBDIV: ROCKAWAY  
TAX ACCOUNT #: 15-11-47071 DISTRICT/PRECINCT  
OWNER'S INFORMATION (LAST, FIRST) 15 01

FEE: 180<sup>00</sup> + 50' + 230<sup>00</sup>  
PAID: \_\_\_\_\_  
PAID BY: \_\_\_\_\_  
INSPECTOR: \_\_\_\_\_

NAME: CREAMER CAROLE C.  
ADDR: 1779 SHAFTSBURY AVE 2317 TURKEY POINT RD  
CROFTON, MD 21114-2018 BALTO, MD  
DOES THIS BLDG. HAVE SPRINKLERS  
YES  NO

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

APPLICANT INFORMATION  
NAME: CREAMER JEFFREY A  
COMPANY: NA  
STREET: 1779 SHAFTSBURY AVE  
CITY, ST, ZIP: CROFTON, MD 21114-2018  
PHONE #: (410) 451-3013 MHIC # \_\_\_\_\_  
APPLICANT: Jeffrey A. Creamer  
SIGNATURE: \_\_\_\_\_ DRC# \_\_\_\_\_  
PLANS: CONST 2 PLOT 11 PLAT 0 DATA 0 EL 1 PL 1  
TENANT: \_\_\_\_\_  
CONTR: HOMES BY KEYSTONE  
ENGR: \_\_\_\_\_  
SELLR: \_\_\_\_\_

- TYPE OF IMPROVEMENT
- NEW BLDG CONST
  - ADDITION
  - ALTERATION
  - REPAIR
  - WRECKING
  - MOVING
  - OTHER \_\_\_\_\_

DESCRIBE PROPOSED WORK:

Construct foundation & erect state approved industrialized dwelling 3 bedrooms w/ 2 car garage (above-ground) 56'1" x 25'1" x 24" level.

TYPE OF USE

- RESIDENTIAL
- ONE FAMILY
  - TWO FAMILY
  - THREE AND FOUR FAMILY
  - FIVE OR MORE FAMILY (ENTER NO UNITS) \_\_\_\_\_
  - SWIMMING POOL
  - GARAGE
  - OTHER \_\_\_\_\_

- NON-RESIDENTIAL
- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
  - CHURCH, OTHER RELIGIOUS BUILDING
  - FENCE (LENGTH \_\_\_\_\_ HEIGHT \_\_\_\_\_)
  - INDUSTRIAL, STORAGE BUILDING
  - PARKING GARAGE
  - SERVICE STATION, REPAIR GARAGE
  - HOSPITAL, INSTITUTIONAL, NURSING HOME
  - OFFICE, BANK, PROFESSIONAL
  - PUBLIC UTILITY
  - SCHOOL, COLLEGE, OTHER EDUCATIONAL
  - SIGN
  - STORE \_\_\_\_\_ MERCANTILE \_\_\_\_\_ RESTAURANT \_\_\_\_\_ SPECIFY TYPE \_\_\_\_\_
  - SWIMMING POOL \_\_\_\_\_ SPECIFY TYPE \_\_\_\_\_
  - TANK, TOWER
  - TRANSIENT HOTEL, MOTEL (NO. UNITS \_\_\_\_\_)
  - OTHER \_\_\_\_\_
- CBCA ZONE A10  
ELEV 10'

- TYPE FOUNDATION
- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> SLAB     | 1. <input type="checkbox"/> FULL            |
| 2. <input type="checkbox"/> BLOCK               | 2. <input type="checkbox"/> PARTIAL         |
| 3. <input checked="" type="checkbox"/> CONCRETE | 3. <input checked="" type="checkbox"/> NONE |

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- |                                 |  |
|---------------------------------|--|
| 1. <input type="checkbox"/> GAS | 3. <input checked="" type="checkbox"/> ELECTRICITY |
| 2. <input type="checkbox"/> OIL | 4. <input type="checkbox"/> COAL                   |

TYPE OF SEWAGE DISPOSAL

- |   |  |                                   |
|---|--|-----------------------------------|
| 1. <input checked="" type="checkbox"/> PUBLIC SEWER | <input checked="" type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> PRIVATE SYSTEM          | <input type="checkbox"/> EXISTS            | <input type="checkbox"/> PROPOSED |
|   | <input type="checkbox"/> SEPTIC            | <input type="checkbox"/> EXISTS   |
|   | <input type="checkbox"/> PRIVY             | <input type="checkbox"/> EXISTS   |

CENTRAL AIR: 1.  2.   
ESTIMATED COST: \$130,000  
OF MATERIALS AND LABOR

- |  |  |                                   |
|--|--|-----------------------------------|
| 1. <input checked="" type="checkbox"/> PUBLIC SYSTEM | <input checked="" type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> PRIVATE SYSTEM           | <input type="checkbox"/> EXISTS            | <input type="checkbox"/> PROPOSED |

PROPOSED USE: SFD - MODULAR  
EXISTING USE: VACANT LOT

OWNERSHIP

- |  |  |                                  |                                    |
|--|--|----------------------------------|------------------------------------|
| 1. <input checked="" type="checkbox"/> PRIVATELY OWNED | 2. <input type="checkbox"/> PUBLICLY OWNED | 3. <input type="checkbox"/> SALE | 4. <input type="checkbox"/> RENTAL |
|--|--|----------------------------------|------------------------------------|

RESIDENTIAL CATEGORY:

- |   |                                       |                                    |  |                                     |
|---|---------------------------------------|------------------------------------|--|-------------------------------------|
| 1. <input checked="" type="checkbox"/> DETACHED | 2. <input type="checkbox"/> SEMI-DET. | 3. <input type="checkbox"/> GROUP  | 4. <input type="checkbox"/> TOWNHSE        | 5. <input type="checkbox"/> MIDRISE |
| #EFF: _____                                     | #1BED: _____                          | #2BED: _____                       | #3BED: <input checked="" type="checkbox"/> | TOT BED: _____                      |
| 1 FAMILY BEDROOMS _____                         | TOT APTS/CONDOS: _____                | 6. <input type="checkbox"/> HIRISE |  |                                     |
- GARBAGE DISPOSAL 1.  2.  BATHROOMS 2 CLASS 34  
POWDER ROOMS 0 KITCHENS 1 LIBER 04 FOLIO 000

APPROVAL SIGNATURES DATE

BUILDING SIZE LOT SIZE AND SETBACKS  
FLOOR 2816 SIZE 13,342 S.F.  
WIDTH 56'1" FRONT STREET 50'  
DEPTH 25' SIDE STREET \_\_\_\_\_  
HEIGHT 24' FRONT SETBK 9'7"  
STORIES 2 SIDE SETBK 10'15"  
LOT #'S 10 SIDE STR SETBK 15'  
CORNER LOT REAR SETBK 94'

BLD INSP: \_\_\_\_\_  
BLD PLAN RM-120 OK TO FILE MS: 1/13/04  
FIRE: \_\_\_\_\_  
NCSEDI CTL: \_\_\_\_\_  
ZONING RM-111 OK TO FILE: 2/13/04  
PUB SERV: \_\_\_\_\_  
NENVRMNT RM-416 OK TO FILE 1/13/04  
House # RM 12 210 OK TO FILE: 2/13/04  
PERMITS: \_\_\_\_\_  
NCPANNING RM-406

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

+ may need photos / But has aerial photo

Ret #9