

IN RE: PETITION FOR SPECIAL HEARING
NW/Corner Bay Drive and Wye Road
(1550 Wye Road)
15th Election District
5th Council District

Thomas V. Stem, Sr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

* Case No. 05-226-SPH

*

* * * * *

ORDER ON THE MOTION FOR RECONSIDERATION

This matter comes before the Zoning Commissioner on a Motion for Reconsideration filed by Thomas V. Stem, Sr., and his wife, Bernadette L. Stem, through their attorney, John B. Gontrum, Esquire, of the decision rendered in the above-captioned matter on March 15, 2005. By way of background, a Petition for Special Hearing was filed by the owners of the subject property, Thomas V. Stem, Sr., and his wife, Bernadette L. Stem, seeking relief to allow the replacement of an existing dwelling, which had been allegedly damaged by Hurricane Isabel in 2003. Further relief was requested, if deemed necessary, from Section 1A04.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R., to alter the minimum acreage and setback requirements. Due to the number of residents who appeared at the first hearing and questioned the propriety of the relief sought, the Petitioners amended their request. At a subsequent hearing held on March 8, 2005, testimony and evidence presented disclosed that the subject property is a corner lot, 74 feet wide by 300 feet deep, and contains a gross area of 24,200 sq.ft. (0.510 acres) more or less, zoned R.C.5. Presently, the lot is unimproved, but for a garage and shed, which are located in the front of the property close to the intersection. It was indicated that the Petitioners have traditionally used the property and the accessory structures thereon to support the use of their residential property located immediately across from this site at 3735 Bay Drive.

As noted above, the Petitioners wish to develop the property with a single-family dwelling. Initially, they proposed to build the structure towards the rear of the lot, facing Wye Road. The Protestants had no objections to the proposal in that they viewed the development as an improvement to the property. However, all were opposed to the existing structures remaining

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Date

By

on the property and believed that they should be removed. In this regard, the Office of Planning wanted the house located in the front portion of the lot, and oriented to face Bay Drive to be consistent with the other houses along this street. This would of course require the removal of the accessory structures.

Ultimately, the Petitioners and the Office of Planning agreed to a compromise. The Petitioners agreed to relocate the dwelling towards the front of the property, closer to Bay Drive, with a minimum setback of 60 feet from that road and a 38-foot setback from Wye Road. The Office of Planning agreed that the house could be oriented to face Wye Road; however, requested that the side of the house facing Bay Drive incorporate certain design elements so that it would be consistent in appearance with the other homes that face that road.

Accordingly, the undersigned Zoning Commissioner granted relief consistent with the above, pursuant to my Opinion and Order dated March 15, 2004.

Subsequent to the issuance of said Order, Counsel for the Petitioners filed the instant Motion for Reconsideration. Within their Motion, the Petitioners argue that they should be able to build the home anywhere on their property, provided the minimum setbacks set forth above are maintained. Counsel for the Petitioners contends that although the houses across Bay Drive from this site are shown on the plan to face that road, they actually face the water, and thus, the orientation of the proposed dwelling towards Wye Road will have no impact. Moreover, the Petitioners believe they should be able to retain the existing accessory structures to support the new dwelling. Counsel for the Petitioners further argued that there were no Protestants at the March 8th hearing and that the neighbors who did appear supported the Petitioners' request. Finally, Counsel argues that amended relief should be granted to permit the proposed dwelling to be constructed somewhere between the existing accessory structures and the originally proposed location, and to allow the existing accessory structures to remain on the property.

After due consideration of the arguments raised by Counsel and a further review of my Opinion and Order, I am not persuaded to grant the Motion. I believe the Findings of Fact and Conclusions of Law issued by me were clear as to the ultimate location of the proposed

ORDER RECONSIDERATION PLAN
Date 5/19/15
By [Signature]

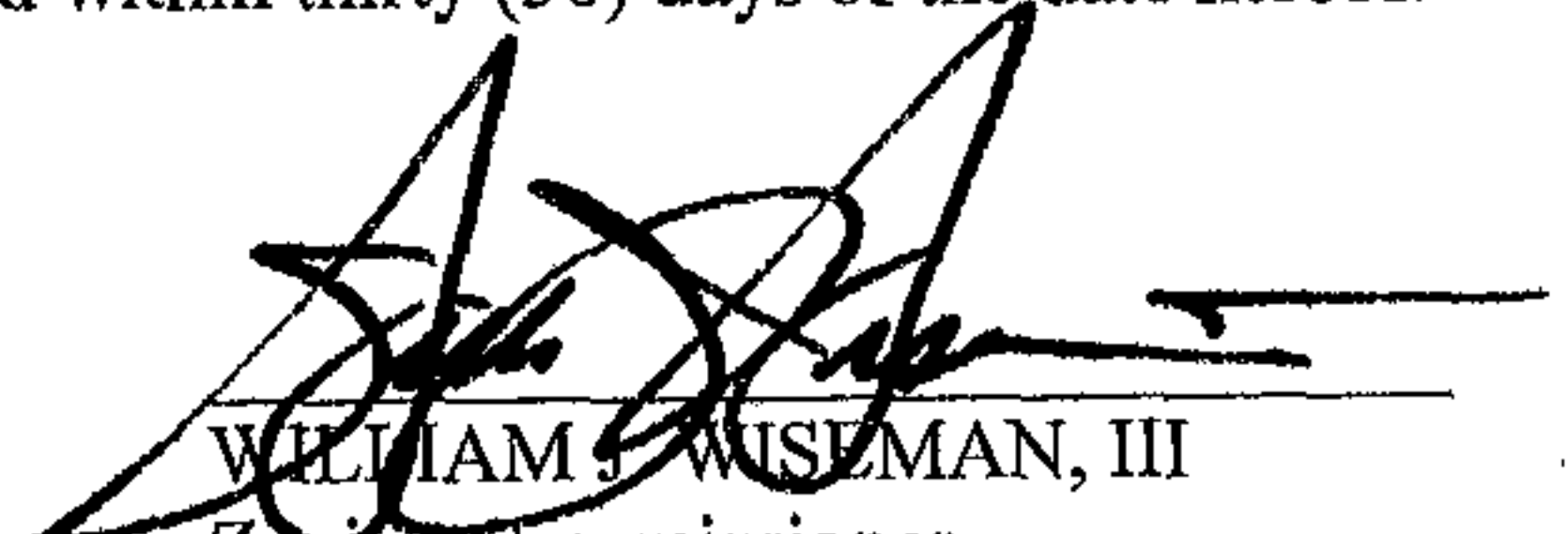
dwelling on the site. Moreover, I concur with the Office of Planning's position that the dwelling should be located towards the front of the lot, consistent with the other houses that front Bay Drive, regardless of the fact that some of the houses may face the water, as contended by the Petitioners. This Zoning Commissioner acknowledges the fact that the existing accessory structures will have to be removed in order to construct the dwelling where directed by the Office of Planning. Furthermore, while I agree that the Protestants are not opposed to the proposed improvements, it was clear from the testimony presented at the hearing that the neighbors wanted the existing accessory structures removed. It is to be noted that Mike Vivirito, neighborhood activist and President of the Bowleys' Quarters Improvement Association, has advised this Zoning Commissioner that the position of the community has not changed in this regard. Thus, I am persuaded to deny the Motion.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of May 2005 that the Motion for Reconsideration filed in the above-captioned matter be and is hereby DENIED; and,

IT IS FURTHER ORDERED that all of the terms and conditions set forth in the Order issued March 15, 2005 shall remain in full force and effect; and,

IT IS FURTHER ORDERED that Restriction No. 2 of the Order issued March 15, 2005 shall be amended to include the provision that a copy of the revised site plan shall be forwarded to the Office of Planning for review and approval prior to the issuance of any permits.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 5/12/05
By [Signature]

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
William J. Wiseman III, Zoning Commissioner

May 12, 2005

John B. Gontrum, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: MOTION FOR RECONSIDERATION
PETITION FOR SPECIAL HEARING
(1550 Wye Road)
15th Election District – 5th Council District
Thomas V. Stem, Sr., et ux - Petitioners
Case No. 05-226-SPH

Dear Mr. & Mrs. Stem:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Motion for Reconsideration has been denied in accordance with the attached Order.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III".
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. & Mrs. Thomas V. Stem, Sr., 3735 Bay Drive, Baltimore, Md. 21220
Mr. David Billingsley, Central Drafting & Design, Inc.
601 Charwood Court, Edgewood, Md. 21040
Mr. & Mrs. Brian Butcher, 3733 Bay Drive, Baltimore, Md. 21220
Mr. Jack Rosier, 3731 Bay Drive, Baltimore, Md. 21220
Ms. Jackie Megee, 3112 East Avenue, Baltimore, Md. 21234
Mr. Mike Vivirito, 3619 Bay Drive, Baltimore, Md. 21220
Ms. Lynda L. Blackmon, 3841 Bay Drive, Baltimore, Md. 21220
Ms. Emilie M. Hosna, 710 Nollmeyer Road, Baltimore, Md. 21220
Ms. Deborah Brill, 3926 New Section Road, Baltimore, Md. 21220
Mr. Paul A. Paul, Jr., 3803 Bay Drive, Baltimore, Md. 21220
Mr. Melvin J. Bauernfeind, 3737 Bay Drive, Baltimore, Md. 21220
Chesapeake Bay Critical Areas Comm., 1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM; Office of Planning; People's Counsel; File

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



IN RE: PETITION FOR SPECIAL HEARING
NW/Corner Bay Drive and Wye Road
(1550 Wye Road)
15th Election District
5th Council District

Thomas V. Stem, Sr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-226-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Thomas V. Stem, Sr., and his wife, Bernadette L. Stem. As originally filed, the Petitioners requested special hearing relief to allow the replacement of an existing dwelling, which was made uninhabitable due to damage since at least 1996, and was further damaged by Hurricane Isabel in 2003. Further relief was requested, if deemed necessary, from Section 1A04.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to alter the minimum acreage and setback requirements. A public hearing was held on December 15, 2004 and several residents from the surrounding locale appeared in opposition and questioned the voracity of the relief being requested. They included Brian and Kim Butcher, adjacent property owners, Jack Rosier, Jackie Megee, and Mike Vivirito, President of the Bowleys Quarters Improvement Association. As a result of this action, the hearing was continued to allow the Petitioners an opportunity to amend their Petition. The Petitioners subsequently filed a revised Petition for Special Hearing seeking amended relief, pursuant to Section 1A04.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). Specifically, the Petitioners now seek approval to develop the subject property with a single-family dwelling with a front setback of 38 feet from the center of a road or street other than a collector road, or a road or street leading to a collector road, in lieu of the required 75 feet; to permit a rear yard setback of 23 feet in lieu of the required 50 feet; to permit a lot size of 0.51 acres in lieu of the required 1.5 acres; and confirmation that the

ORDER RECEIVED FOR FILING

Date

By

overall density of the neighborhood will not be affected by the proposed development. The property was re-posted and the continued hearing scheduled before the undersigned on March 8, 2005. The subject property and amended relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

At the hearing held on March 8, 2005, Thomas V. Stem, Sr. and his wife, Bernadette. L. Stem, property owners, appeared in support of the request, as did David Billingsley, the consultant who prepared the site plan for this property. Also appearing were Melvin J. Bauernfeind, Paul A. Paul, Jr., Lynda L. Blackmon, Emilie M. Hosna, and Deborah Brill, all nearby property owners. There were no Protestants or other interested persons present. In this regard, it was indicated that the individuals who appeared at the first hearing as Protestants had no objections to the amended relief or development of the subject property as proposed.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel, 74 feet wide by 300 feet deep, located on the northwest corner of Wye Road and Bay Drive across from Miami Beach Park in Middle River. The property contains a gross area of 24,200 sq.ft. (0.510 acres) more or less, zoned R.C.5 and is unimproved but for a garage and shed, and a concrete driveway. The Petitioners have owned the property for the past 8 years and have used same as an accessory to the use of their residential property located immediately across from this site at 3735 Bay Drive. The Petitioners now come before me seeking relief to allow development of the subject property with a single-family dwelling.

The property is also known as Lot 238 of the "Second Addition to Plat Number One (#1)" of Bowleys Quarters, an older subdivision which was recorded in the Land Records well prior to the adoption of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots in this community do not meet current area and width requirements. Presently, the R.C.5 zoning regulations require a minimum setback of 50 feet from any side property line, and a minimum lot area of 1½ acres. Thus, it is clear that the subject lot is undersized by today's standards and that relief, pursuant to Section 1A04.3(B) of the B.C.Z.R. is appropriate, as compliance with current regulations is neither practical nor possible.

ORDER RECEIVED FOR FILING
Date 3/15/15
By [Signature]

As noted above, the property is presently improved with a garage, storage shed and driveway, all of which will be removed to make way for the new construction. In this regard, a two-story single-family dwelling, 44 feet wide and 28 feet deep, is proposed, with vehicular access thereto provided via a new driveway leading into the site from Wye Road. The Petitioners originally proposed construction of the dwelling towards the rear of the lot, with the dwelling oriented to face Wye Road. However, in response to objections raised by the Office of Planning, the Petitioners relocated the dwelling towards the front portion of the site, closer to Bay Drive, and agreed to incorporate certain design elements to insure compatibility with the other houses that face that road. In order to maintain consistent setbacks with the other dwellings along Bay Drive, the house will be setback a minimum distance of 60 feet from Bay Drive. Moreover, the house will be setback 38 feet from the centerline of Wye Road and provide a rear yard setback of 23 feet.

Relief is necessitated given the narrow width and small area of the lot. Mr. Billingsley testified that the proposal would be consistent with many of the other houses in the neighborhood and pointed to examples of other similar sized lots with single-family dwellings surrounding the subject site on the 200 scale zoning map. He further testified that the subject property is a buildable lot of record and that the overall density for this neighborhood will not be affected by the proposed development. Moreover, he opined that the requested relief, if granted, would not negatively impact or be detrimental to adjacent properties.

As noted above, several adjacent and neighboring residents appeared in support of the proposal and testified that the contemplated improvements are consistent with the locale. While there were no adverse ZAC comments submitted by any County reviewing agency, the Office of Planning has requested that certain conditions be imposed to insure compliance with the R.C.5 zoning regulations and development standards. Therefore, as a condition to the relief granted, the Petitioners shall be required to submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval prior to the issuance of any permits. Moreover, a revised site plan showing the new location of the dwelling and the front, side and rear setbacks as provided herein, shall be submitted to the Department of Permits and Development Management

ORDER RECEIVED FOR FILING

Date

By

for inclusion in the case file prior to the issuance of any permits. Finally, due to the property's location near the water and within a floodplain, the proposed construction must comply with Federal Flood Insurance regulations and Chesapeake Bay Critical Areas requirements. Those requirements are more particularly described in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management and the Development Plans Review Division of the Department of Permits and Development Management, copies of which are attached hereto and made a part hereof.

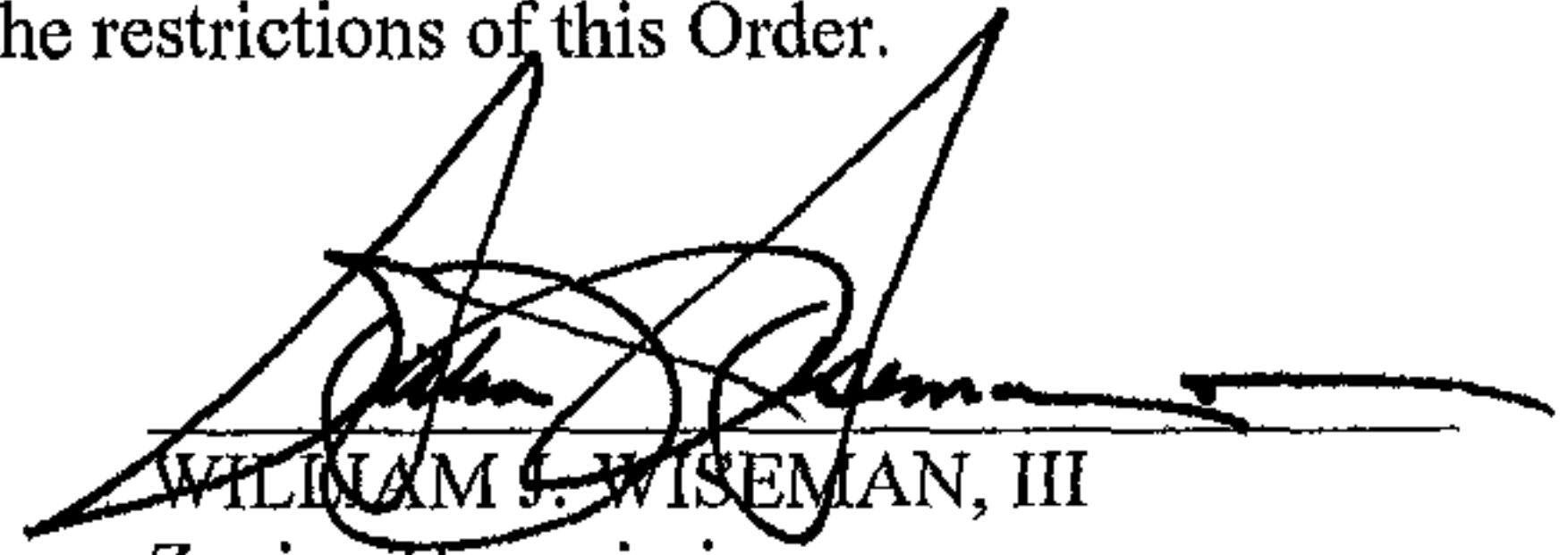
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the amended relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of March 2005 that the Petition for Special Hearing, as amended, seeking relief, pursuant to Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed dwelling on the subject property with a front setback of 38 feet from the center of a road or street other than a collector road, or a road or street leading to a collector road (Wye Road), in lieu of the required 75 feet; to permit a rear yard setback of 23 feet in lieu of the required 50 feet; to permit a street centerline setback of 60 feet in lieu of the required 100 feet (Bay Drive); to permit a lot size of 0.51 acres in lieu of the required 1.5 acres; and confirmation that the overall density of the neighborhood will not be affected by the proposed development, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit a revised site plan showing the new location of the dwelling and incorporating the modified relief granted herein to the Department of Permits and Development Management for inclusion in the case file.

ORDER RECEIVED FOR FILING
Date 3/15/05
By [Signature]

- 3) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed dwelling, including proposed building materials, color scheme, and architectural details, to the Office of Planning for review and approval to insure compatibility with existing houses in the area.
- 4) Compliance with the ZAC comments submitted by DEPRM and the Bureau of Development Plans Review relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations for the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
- 5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM S. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 3/15/16
By JOP

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
William J. Wiseman III, Zoning Commissioner

March 15, 2005

Mr. & Mrs. Thomas V. Stem, Sr.
3735 Bay Drive
Baltimore, Maryland 21220

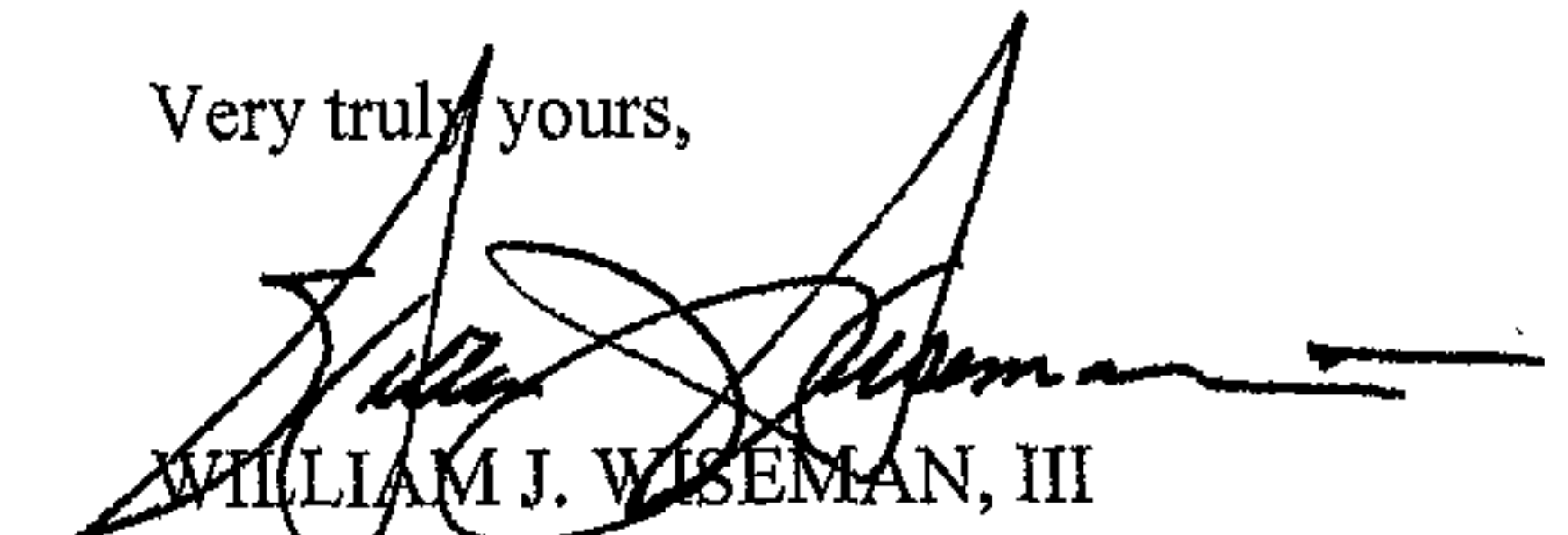
RE: PETITION FOR SPECIAL HEARING
NW/Corner Bay Drive and Wye Road
(1550 Wye Road)
15th Election District – 5th Council District
Thomas V. Stem, Sr., et ux - Petitioners
Case No. 05-226-SPH

Dear Mr. & Mrs. Stem:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. David Billingsley, Central Drafting & Design, Inc.
601 Charwood Court, Edgewood, Md. 21040
Mr. & Mrs. Brian Butcher, 3733 Bay Drive, Baltimore, Md. 21220
Mr. Jack Rosier, 3731 Bay Drive, Baltimore, Md. 21220
Ms. Jackie Megee, 3112 East Avenue, Baltimore, Md. 21234
Mr. Mike Vivirito, 3619 Bay Drive, Baltimore, Md. 21220
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Mr. Paul A. Paul, Jr., 3803 Bay Drive, Baltimore, Md. 21220
Mr. Melvin J. Bauernfeind, 3737 Bay Drive, Baltimore, Md. 21220
Chesapeake Bay Critical Areas Comm., 1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM; Office of Planning; People's Counsel; File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1550 WYE ROAD
which is presently zoned R.C. 5

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

WITH
A PROPOSED DWELLING A FRONT SETBACK OF 38 FEET FROM THE CENTER OF A ROAD OR STREET OTHER THAN A COLLECTOR ROAD OR A ROAD OR STREET LEADING TO A COLLECTOR IN LIEU OF THE REQUIRED 75 FEET, TO PERMIT A REAR SETBACK OF 23 FEET IN LIEU OF THE REQUIRED 50 FEET, TO PERMIT A LOT SIZE OF 0.51 ACRE IN LIEU OF THE REQUIRED 1.5 ACRES AND TO CONFIRM THAT OVERALL DENSITY OF THE NEIGHBORHOOD IS NOT EFFECTED

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

THOMAS Y. STEM, JR

Name - Type or Print

Thomas Y. Stem Jr.

Signature

BERNADETTE L. STEM

Name - Type or Print

Bernadette L. Stem

Signature

3735 BAY DRIVE (410) 344-1178

Address

Telephone No.

BALTO.

MD.

21220

City

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address

Telephone No.

EDGEWOOD

MD.

21040

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP

Date 1/24/05

ORDER RECEIVED FOR FILING

REV 9/15/98

Date

By

Case No. 05-226-SPH

DESCRIPTION TO ACCOMPANY PETITION

FOR ZONING ~~COMMISSION~~ *Special* Hearing
1550 WYE ROAD

Beginning for the same at a point formed by the intersection of the north^{west} side of Bay Drive (30 feet wide) with the^{south} west side of Wye Road (30 feet wide), thence (1) S 60° 54' W 74 feet, thence (2) N 29° 06' W 300 feet, thence (3) N 60° 54' E 74 feet, thence (4) S 29° 06' E 300 feet to the place of beginning. Containing 0.510 acre of land, more or less.

Being known as 1550 Wye Road. Located in the 15th Election District, 5th Councilmanic District of Baltimore County, Maryland.

05-226 -SPH

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: #06-228-SPH

1550 Wye Road

Corner of N/west side of Bay Drive and s/west of Wye Road

15th Election District — 5th Councilmanic District

Legal Owner(s): Thomas V. and Bernadette Lisa Stern

Special Hearing: to allow the replacement of an existing dwelling which was made uninhabitable due to damage since at least 1998, and was further damaged by Hurricane Isabel and to alter the minimum acreage requirement and minimum setback requirements, if necessary.
Hearing: Wednesday, December 15, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

WILLIAM WISEMAN

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

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

JT 11/818 Nov. 30

31388

CERTIFICATE OF PUBLICATION

12/21, 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 11/30/2004.

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

S. Wilkinson

LEGAL ADVERTISING

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: #05-226-SPH
1550 Wye Road
Corner of n/west side of Bay Drive & s/west side of Wye Road

15th Election District -- 5th Councilmanic District
Legal Owner(s): Thomas V. & Bernadette L. Stem

Special Hearing: to allow a proposed dwelling with a front setback of 38 feet from the center of a road or dwelling street other than a collector road or a road of street leading to a collector in lieu of the required 75 feet, to permit a rear setback of 23 feet in lieu of the required 50 feet, to permit a lot size of 0.51 acres in lieu of the required 1.5 acres and to confirm that overall density of the neighborhood is not affected.

Hearing: Tuesday, March 8, 2005 at 9:00 a.m. in Room 207, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN

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.

1/27/41 Feb. 22

40281

CERTIFICATE OF PUBLICATION

2/24, 2005

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 2/22, 2005.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42643

DATE

4/23/04

ACCOUNT

R-006006-6/50

AMOUNT

\$ 65.00

RECEIVED

FROM

FOR

Special Meeting (150 Wye Road)

05-226-SPH (Jitem)

DISTINGUISH

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED

DATE

TIME

11/03/2004 11:26:03

RECEIVED

11/03/2004

11:26

RECEIVED

11/03/2004

11:26

RECEIVED

11/03/2004

11:26

RECEIVED

11/03/2004

11:26

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. : 05-226-SPH

Petitioner/Developer: THOMAS

STEM

Date of Hearing/Closing: 3/8/05

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

Attention:

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
at 1550 WYE ROAD

This sign(s) were posted on February 22, 2005
(Month, Day Year)

Sincerely,

(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

5016 Castlestone Drive

Address

Balto. Md 21237

(443-629-3411)

im000216 (1152x864x256 jpeg)



Masterfile 2/20/05

Certificate Of Posting

RE: Case NO.: 05-226-SP4

Petitioner/Developer: _____

THOMAS STEM

Date of Hearing/Closing: 12/15/04

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

Attention:

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
at 1550 WYE RD

This sign(s) were posted on November 29, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 11/29/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

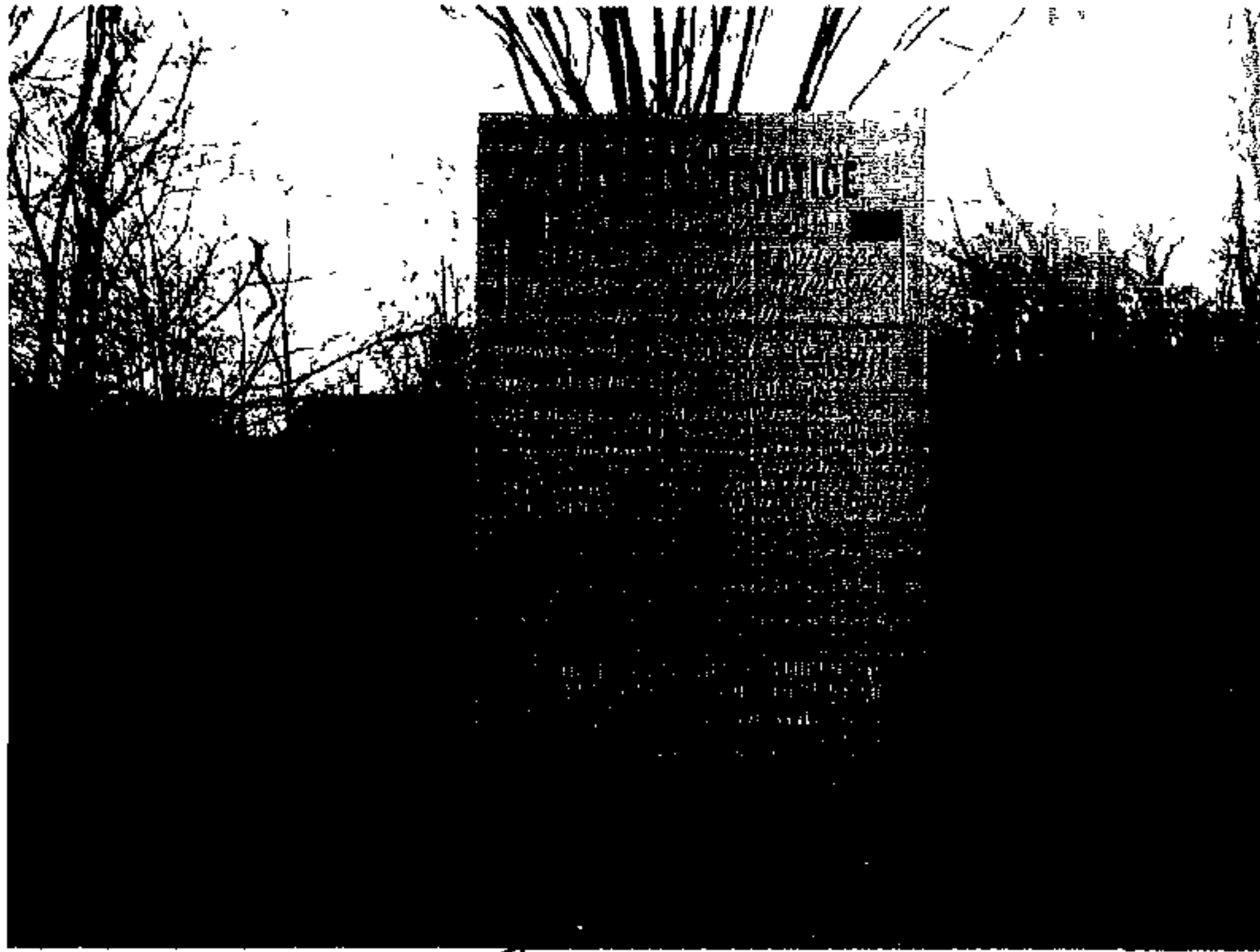
Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)

im000123 (1152x864x256 jpeg)



W. J. [unclear] 11/29/04

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 30, 2004 Issue - Jeffersonian

Please forward billing to:

Thomas V. Stem, Sr.
3735 Bay Drive
Baltimore, MD 21220

410-882-0077

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: 05-226-SPH

1550 Wye Road

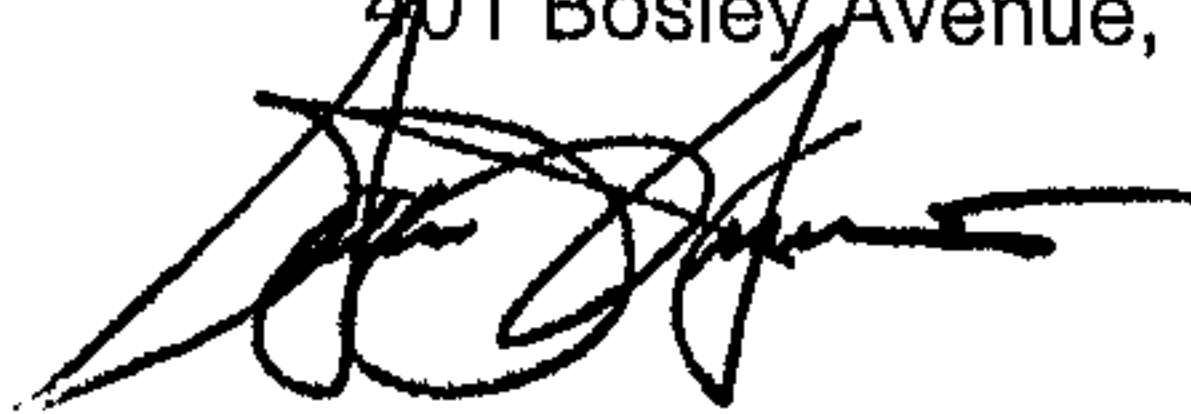
Corner of N/west side of Bay Drive and s/west side of Wye Road

15th Election District – 5th Councilmanic District

Legal Owners: Thomas V. and Bernadette Lisa Stem

Special Hearing to allow the replacement of an existing dwelling which was made uninhabitable due to damage since at least 1996, and was further damaged by Hurricane Isabel and to alter the minimum acreage requirement and minimum setback requirements, if necessary.

Hearing: Wednesday, December 15, 2004 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 22, 2005 Issue - Jeffersonian

Please forward billing to:
Thomas Stem
3735 Bay Drive
Baltimore, MD 21220

410-344-1178

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: 05-226-SPH

1550 Wye Road

Corner of n/west side of Bay Drive & s/west side of Wye Road

15th Election District – 5th Councilmanic District

Legal Owners: Thomas V. & Bernadette L. Stem

Special Hearing to allow a proposed dwelling with a front setback of 38 feet from the center of a road or dwelling street other than a collector road or a road or street leading to a collector in lieu of the required 75 feet, to permit a rear setback of 23 feet in lieu of the required 50 feet, to permit a lot size of 0.51 acres in lieu of the required 1.5 acres and to confirm that overall density of the neighborhood is not effected.

Hearing: Tuesday, March 8, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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**

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



Baltimore County

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

November 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:

CASE NUMBER: 05-226-SPH

1550 Wye Road

Corner of N/west side of Bay Drive and s/west side of Wye Road

15th Election District – 5th Councilmanic District

Legal Owners: Thomas V. and Bernadette Lisa Stem

Special Hearing to allow the replacement of an existing dwelling which was made uninhabitable due to damage since at least 1996, and was further damaged by Hurricane Isabel and to alter the minimum acreage requirement and minimum setback requirements, if necessary.

Hearing: Wednesday, December 15, 2004 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Thomas & Bernadette Stem, 3735 Bay Drive, Bowley's Quarters 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 30, 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.

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





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

January 31, 2005

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: 05-226-SPH

1550 Wye Road

Corner of n/west side of Bay Drive & s/west side of Wye Road

15th Election District – 5th Councilmanic District

Legal Owners: Thomas V. & Bernadette L. Stem

Special Hearing to allow a proposed dwelling with a front setback of 38 feet from the center of a road or dwelling street other than a collector road or a road or street leading to a collector in lieu of the required 75 feet, to permit a rear setback of 23 feet in lieu of the required 50 feet, to permit a lot size of 0.51 acres in lieu of the required 1.5 acres and to confirm that overall density of the neighborhood is not effected.

Hearing: Tuesday, March 8, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Thomas & Bernadette Stem, 3735 Bay Drive, Baltimore 21220
David Billingsley, Central Drafting, Inc., 601 Charwood Ct., Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 21, 2005.**
- (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.



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors/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 05-226-SPH
Petitioner: STEM
Address or Location: 1550 WYE ROAD

PLEASE FORWARD ADVERTISING BILL TO

Name: Thomas V. Stem
Address 3735 Bay Drive
Baltimore, Md. 21220
Telephone Number: 410-882-0077

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: OS-226-SPH (Revised)
Petitioner: STEM
Address or Location: 1550 WYE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS STEM
Address: 3735 BAY DRIVE
BALTO, MD. 21220
Telephone Number: (410) 344-1178

**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*

December 7, 2004

Thomas V. Stem, Sr.
Bernadette Stem
3735 Bay Drive
Bowleys Quarters, Maryland 21220

Dear Mr. and Mrs. Stem:

RE: Case Number:05-226-SPH , 1550 Wye Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 3, 2004.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



**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 2, 2005

Mr. & Mrs. Thomas Y. Stem, Sr.
3735 Bay Drive
Baltimore, Maryland 21220

Dear Mr. & Mrs. Stem::

RE: Case Number:05-226-A, 1550 Wye Road.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 24, 2005.

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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel
David Billingsley Central Drafting & Design, Inc. 601 Charwood Ct. Edgewood MD 21040

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





**Baltimore County
Fire Department**

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 16, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 15, 2004

Item No.: 205, 221-226

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. 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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

January 28, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 31, 2005

Item No.: 226, 360-364, 366-367

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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 February 7, 2005
Item No. 226

DATE: February 9, 2005

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

The minimum right-of-way for all public roads in Baltimore County is 40 feet. Variances shall be modified accordingly.

The flood protection elevation for this site is 10.4 feet (MCS).

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) or residential development.

The Building Engineer shall require a permit.

RWB:CEN:cp

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 22, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For November 22, 2004
Item No. 226

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

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

A 40-foot minimum right-of-way for Wye Road and Bay Drive should be shown. The requested variances shall be modified accordingly.

RWB:CEN:jrb

cc: File

ZAC-11-22-2004-ITEM NO 226-11222004

BW
12/15

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. JD
DEPRM

DATE: December 6, 2004

SUBJECT: Zoning Items # See List Below

RECEIVED
DEC 7 2004
ZONING COMMISSIONER

Zoning Advisory Committee Meeting of November 15, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-205
05-221
05-222
05-224
05-225
05-226

Reviewers: Sue Farinetti, Dave Lykens

Row
3/8

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr. JOO
DATE: February 11, 2005
SUBJECT: Zoning Item # 05-226
Address 1550 Wye Road

RECEIVED

FEB 16 2005

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of January 31, 2005

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Property is located in a limited Development Area (LDA) of the CBCA and must comply with LDA regulations, specifically:

- 1.) Maximum of 15% impervious surface cover;
- 2.) Minimum of 15% tree cover (8 trees for a lot of this size).

Reviewer: Martha Stauss

Date: February 15, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 8, 2005

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

SUBJECT: 1500 Wye Road -- **REVISED COMMENT**

INFORMATION:

Item Number: 5-226

Petitioner: Thomas Y. Stem, Sr.

Zoning: RC 5

Requested Action: *Special Hearing*

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a lot size of 0.51 acre in lieu of the minimum required 1.5 acre. In addition, the subject property is an existing lot of record that is not a subdivision approved. As such, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of the existing dwelling located at 3800 Bay Drive.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area. Incorporate prominent entries and porches or stoops in the front building façade.
3. The proposed dwelling shall be located on-line with the existing dwelling at 3800 Bay Drive, and the front orientation shall be towards Bay Drive as this is in-keeping with the development pattern of the neighborhood. This office will support the necessary setback variance required for construction at this location. This office also acknowledges that

locating the proposed dwelling at this location will require removal/relocation of the existing sheds/garage and does not consider this to be an unreasonable hardship.

4. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
5. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
6. Ensure that exterior of all buildings use the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
7. Provide landscaping along all public roads.

For further questions or additional information concerning the matters stated herein, please contact David Pinning in the Office of Planning at 410-887-3480.

Prepared By: Maeb A. Cunniff

Division Chief: [Signature]

MAC/LL

by
2/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: February 22, 2005

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

RECEIVED

FEB 23 2005

SUBJECT: 1500 Wye Road

INFORMATION:

Item Number: 5-226

Petitioner: Thomas Y. Stem, Sr.

Zoning: RC 5

Requested Action: Special Hearing

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a lot size of 0.51 acre in lieu of the minimum required 1.5 acre. In addition, the subject property is an existing lot of record that is not a subdivision approved. As such, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

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2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area. Incorporate prominent entries and porches or stoops in the front building façade.
3. The proposed dwelling shall be located on-line with the existing dwelling at 3800 Wye Road, and the front orientation shall be towards Wye Road as this is in-keeping with the development pattern of the neighborhood. This office will support the necessary setback variance required for construction at this location. This office also acknowledges that locating

the proposed dwelling at this location will require removal/relocation of the existing sheds/garage and does not consider this to be an unreasonable hardship.

4. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
5. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
6. Ensure that exterior of all buildings use the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
7. Provide landscaping along all public roads.

For further questions or additional information concerning the matters stated herein, please contact David Pinning in the Office of Planning at 410-887-3480.

Prepared By:

Maeb A Cunningham

Division Chief:

Lynn Jacob

MAC/LL

BW
12/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 10, 2004

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

RECEIVED

DEC 15 2004

SUBJECT: 1550 Wye Road

INFORMATION:

Item Number: 5-226

Petitioner: Thomas V. Stem, Sr.

Zoning: RC 5

Requested Action: Special Hearing

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning conducted a search of the State's property database but could not find any record of the existence of the dwelling mentioned in the Petition for Special Hearing. It is therefore incumbent upon the petitioner to provide this documentation. This office recommends that the petitioner's request be **DENIED** if said evidence cannot be provided.

Prepared by:

Marla Cunniff

Division Chief:

Lynn Saboe

AFK/LL:MAC:



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

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

Maryland Department of Transportation

Date: 11.17.04

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

RE: Baltimore County
Item No. 226

JMP

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

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



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

Maryland Department of Transportation

Date: 1.25.05

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

RE: Baltimore County
Item No. 226 JHP

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1550 Wye Road; Corner of NW/side *
Bay Drive & SW/side of Wye Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Thomas & Bernadette Stem* FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-226-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 18 2004

Per *[Signature]*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to Thomas & Bernadette Stem, 3735 Bay Drive, Baltimore, MD 21220, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

WHITEFORD, TAYLOR & PRESTON L.L.P.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 547-8700
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515

410 832-2000
FAX 410 832-2015
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

20 COLUMBIA CORPORATE CENTER
10420 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3528
TELEPHONE 410 884-0700
FAX 410 884-0719

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

JOHN B. GONTRUM
DIRECT NUMBER
410-832-2055
JGontrum@wtplaw.com

April 13, 2005

*Rec'd 4/18/05
3:50*

William J. Wiseman, III
Zoning Commissioner for Baltimore County
Suite 405, County Courts Building
Towson, Maryland 21204

Re: Case No. 05-226-SPH
NW/Corner Bay Drive and Wye Road
(1550 Wye Road)
Thomas V. Stem, Sr. et ux - Petitioners

Dear Commissioner Wiseman:

On behalf of our clients Mr. and Mrs. Thomas Stem we would like to request a reconsideration of the Findings of Fact and Conclusions of Law rendered in the above-referenced case on March 15, 2005. Specifically, my clients are concerned about the requirements of the Office of Planning that the structure face Bay Drive instead of Wye Road, be located closer to Wye Road than shown on the site plan, and that the existing garage and shed be torn down. These are dealt with in restriction number 2 of your Order. My clients have informed me that the statements contained in the first paragraph of Page 3 were never agreed to by them and are not reflected on the site plan filed in this case. My clients have no problem with a minimum 60 foot setback from Bay Drive, for according to the site plan they had intended to set back 186' feet from Bay Drive. It is not as if the rear of the dwelling as proposed will be facing any property's front yard,

It is my understanding that at the hearing on March 8, no Protestants were present, and that several nearby property owners appeared in support of the requests of Petitioners including the location of the dwelling on the lot.

Given the location of the property at the corner of Wye Road and Bay Drive it would not make much sense to have the house face the rear of houses on Bay Drive, which front on the water when across Wye Road is Miami Beach Park. The site plan in this regard is somewhat

William J. Wiseman, III

April 13, 2005

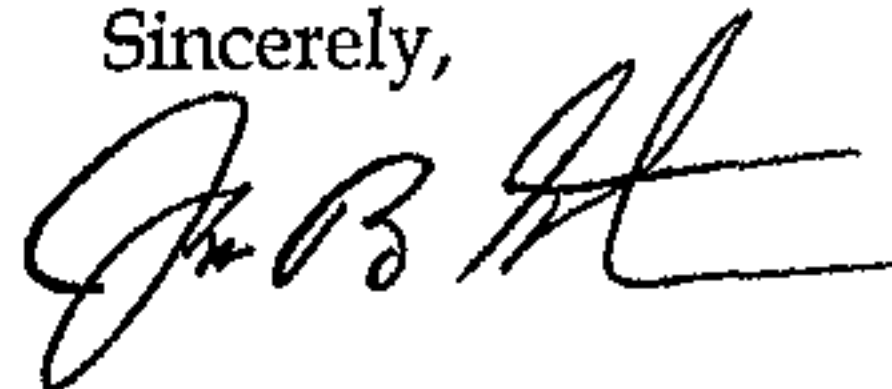
Page 2

misleading for it would lead one to believe that the dwellings on Bay Drive indeed face Bay Drive, when indeed they face the water as do most waterfront residences.

My clients understand that Planning would like the houses on Bay Drive to be in a line, but they have approved a permit that has similar setbacks to that desired by my client in the immediate neighborhood, and their house is unique in being at the corner of Wye Road facing empty property with empty property to its rear. I hope to be in discussion with the Office of Planning on this issue within the next couple of days.

Your consideration of this request would be greatly appreciated, and my clients would be willing to come to a hearing to further discuss this matter.

Sincerely,



John B. Gontrum

JBG/jbg

cc: Mr. David Billingsley
Mr. & Mrs. Brian Butcher
Mr. Jack Rosier
Ms. Jackie Megee
Mr. Mike Vivirito

~~Mr. [REDACTED]~~

Ms. Emilie M. Hosna

Ms. Deborah Brill

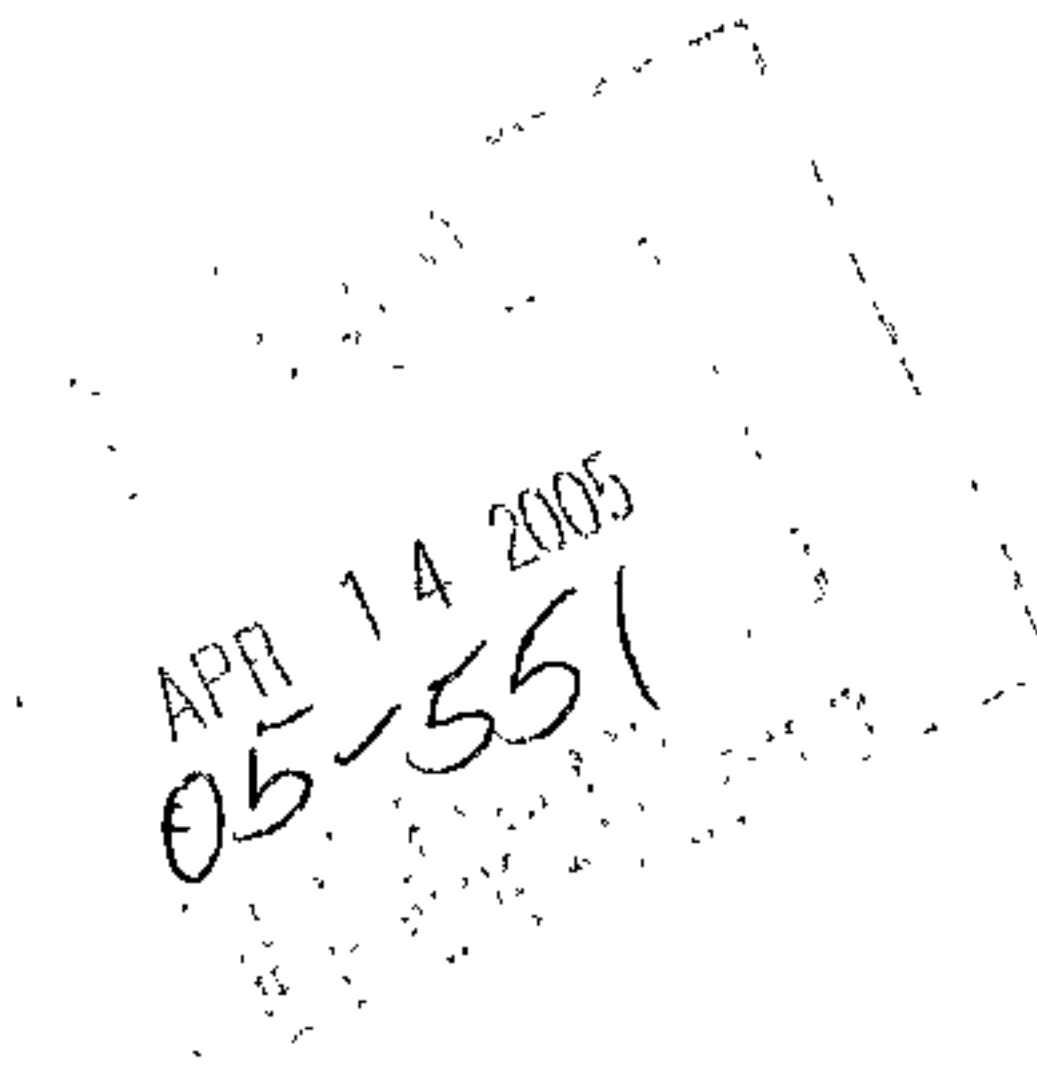
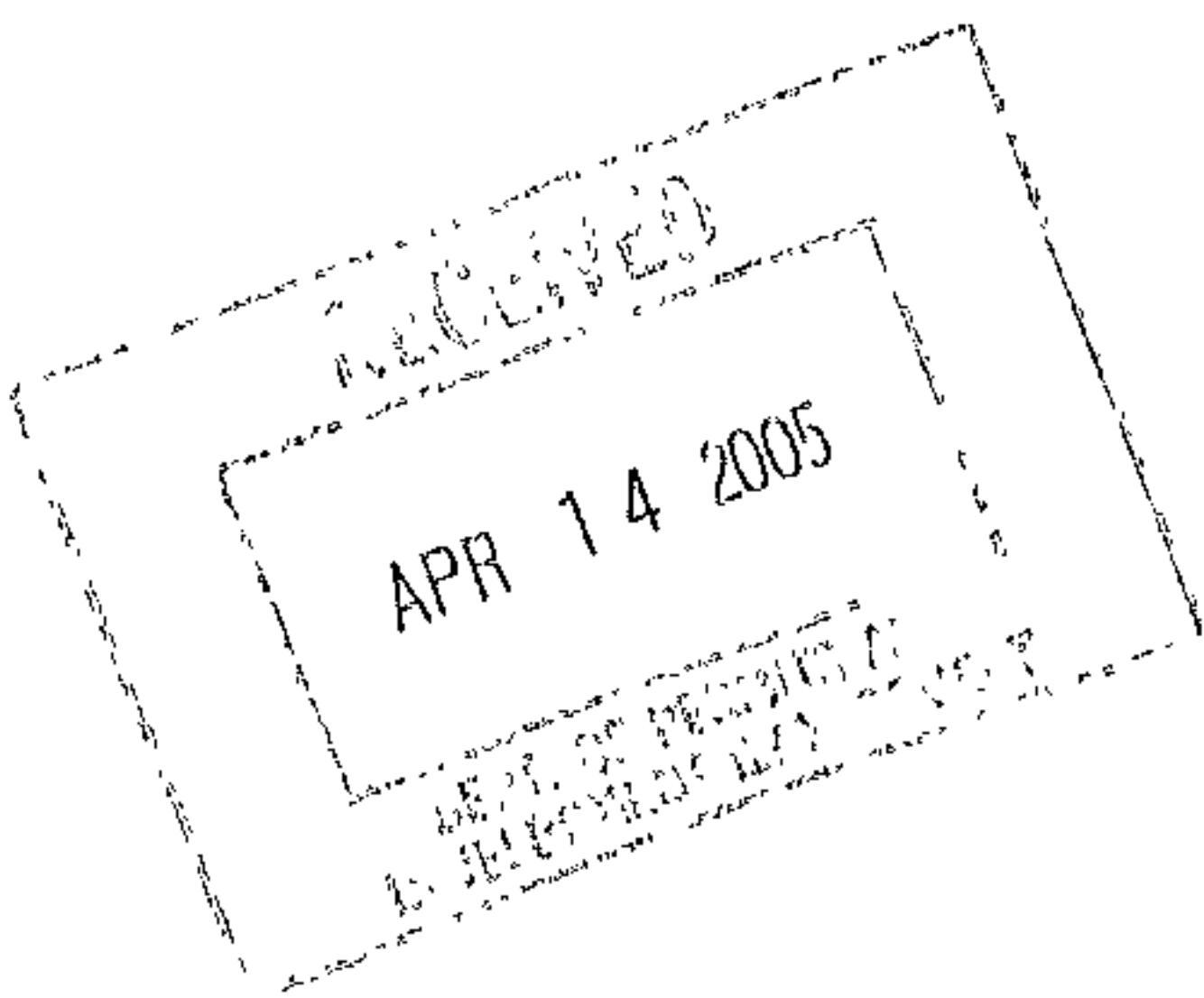
Mr. Paul A. Paul, Jr.

Mr. Melvin J. Bauerfeind

Chesapeake Bay Critical Areas Comm.

✓ Development Plans Review; DPDM; DEPRM; Office of Planning; People's Counsel

#331608



LETTER OF TRANSMITTAL

CENTRAL DRAFTING AND DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

TO: ZONING REVIEW

DATE: 1/24/05

SUBJECT: 1550 WYE ROAD

05-226-SPH

ATTENTION: JEFF PERLOW

OUR FILE: 0470

WE ARE TRANSMITTING VIA

☒ MESSENGER
☐ U.S. MAIL
☐

THE FOLLOWING:

QUANTITY

DESCRIPTION AND/OR TITLE

1

SUBMISSION FOR REVISED

SPECIAL HEARING

TRANSMITTED AS INDICATED:

COMMENTS

☒ PER AGREEMENT

☐ AS REQUESTED

☐ FOR YOUR INFORMATION

☐ FOR APPROVAL

☐ FOR COMMENT

☐ COPY (S) OF _____ SENT TO _____

☐ COPY (S) OF _____ SENT TO _____

VERY TRULY YOURS,

SENT BY DAVE BILLINGSLEY RECEIVED BY _____

Bowleys Quarters Improvement Association, Inc.
3619 Bay Drive
Middle River, Maryland 21220
410-335-3371
410-335- 5887 fax

FAX

To: COMMISSIONER WILLIAM WISEMAN

From: Michael Vivirito, President

Fax# 410-887-3468Pages (including cover sheet) 2Date 12-13-04RE: CASE # 05-226-SPHCC: TIM KOTROCO

I am sending you this information to be added as evidence in this case. Others will follow or submitted at the hearing on 12-15-04. Myself and other neighbors will attend the hearing.

Thank you,

Michael Vivirito

To : Baltimore County Zoning Department
Attention: Kristen Matthews

To File
VMMK

Reference: Case Number 05-226-SPH
1550 Wye Road, Baltimore, Maryland 21220
Legal Owners: Thomas V. & Bernadette Lisa Stem

From: Jackie Megee 410- 665-9253, fax 410-668-7717, email, megee@msn.com
Daughter of Jack & Iris Rosier and co-owner of the home currently being rebuilt
due to "Isabelle" (2 doors from the Stems at 3731 Bay Drive)

This hearing, this issue is a gross waste of taxpayer's time, energy and money !

The primary issue is the existence of a dwelling. According to Webster dictionary :
Dwelling -

*A building or place of shelter to live in; a place of residence; adobe;
home. Syn .house*

shed - A slight or rude structure build for shelter, storage etc

My mother's parents are the original owners of their property and my mother has never
seen a dwelling/residence on that property dating back more than 70 years ago.

The Stems constantly seem to test our intelligence -- telling us they have a permit for all
the changes the have made since they have been here. Now they are putting the Zoning
Department's intelligence to the same test.

I don't mean to tell you how to do your job, but I suggest you check their Deed, their
property tax records and the permit department for the existence a dwelling

I also recommend you check their Dwelling and property on Bay Drive for other zoning
violations.

The permit on the secondary dwelling that was originally approved as a bathhouse.
Electrical inspection of lighting on their pier.

Approve for the 8 ft fence on the side of their dwelling

The carport that became garage.

I'm not sure if their was a permit for the shed on the Wye road property since I believe
it's larger than is currently allowed without a permit.

Jack Rosier
Iris A. Rosier

Jackie Megee

Brian and Kim Butcher
3733 Bay Drive
Baltimore, MD 21220

December 10, 2004

Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue Room 407
Towson, MD 21204

RE: Zoning Hearing - 1550 Wye Road
Case Number: 05-226-SPH

We object to the request to replace an existing dwelling on the above referenced property. As neighboring residents for over ten years and Tropical Storm Isabel victims, we know that there was never any dwelling on lot 238a, and certainly not anything that was damaged during Isabel or the storm of 1996. In fact, we can see that the Stems currently use the existing two sheds that are on the property to warehouse vehicles and other personal property. What is most objectionable to us is the misleading statement, "to allow the replacement of an existing dwelling which was made uninhabitable due to damage since at least 1996, and was further damaged by Hurricane Isabel", when we know that there was never any dwelling to replace. In a previous conversation, Mr. Stem informed us that his intention was to divide the lot into two; maintaining one half for parking and storage, and selling the other half. In fact, there was a For Sale sign posted several months ago on the back half of the lot. The Stems subsequently put their house on the market, which is situated on lot 238 across the street from lot 238a. Over the years, we have looked the other way when the Stems made numerous alterations to their property on lot 238, even though they did not secure the proper permits. We did this in the interest of trying to be neighborly. Our fear now is that they want to sneak this variance through and profit even further by selling the lot as buildable and/or further develop the land without care to how this will impact neighboring residents. We regret that we have been put in this awkward position to have to protest this but we do not want to deal with the continued development that goes by unchecked. In fact, I know that there are quite a number of neighbors who told us that they objected to many of the Stem's previous alterations but they chose to remain silent on those matters for fear of retaliation by them. Ironically, while the Stems proceeded to make additions to their home without permits, they harassed other neighbors for the most minor of perceived violations, none of which, the county in the end, considered valid. What is truly offensive is that the Stems took advantage of the neighbor's benevolence when all they seemed to care about was their own personal gain. We question the Stem's motives for improving the neighborhood when they have continually skirted the law. State tax records show that, if

in fact, there was an existing dwelling on the property; they have not paid taxes on it. In fact, they appear to be misleading the Maryland State Department of Assessments and Taxation for all the improvements made to their property on lot 238. Additionally I think you will find that the reason why so many neighbors are in such an uproar over this is because that in spite of all that they have been through with Isabel, (i.e., the additional debt that they have had to incur, the battles with insurers, being displaced during the reconstruction of their homes, etc), they still want to come back to the area. Why? Because of the natural beauty. It is particularly hard to accept when someone such as the Stems, are only interested in maximizing their personal gain on their way out, leaving the neighbors who truly love the area to deal with their aftermath. Given their history of divisiveness and falsification, we have no other choice than to object to this request.

Respectfully,

Brian Butcher
Kim Butcher

Brian Butcher
Kim Butcher

The Bowleys Quarters Improvement Association, Inc.

P.O. Box 18051

Baltimore, Maryland

410-335-9802

December 15, 2004

William Wiseman
Zoning Commissioner For Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RE: Zoning Hearing -- 1550 Wye Road
Case # - 05-226-SPH

Dear Commissioner Wiseman:

The Bowleys Quarters Improvement Association does not support the request to build a dwelling on lot # 238A at 1550 Wye Road. The posted sign is very misleading in that it states "to allow the replacement of an existing dwelling which was made uninhabitable due to damage since at least 1996, and was further damaged by Hurricane Isabel and to alter the minimum acreage requirement and minimum setback requirements, if necessary." This special hearing is questionable, since the Board of Directors claims that there was never a dwelling on this lot. Therefore the Board has decided to back the objections of our members in their opposition to building on this lot.

Sincerely,


Michael Vivirito
President

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO.	4586
CONNECTION TEL	94103355887
CONNECTION ID	
START TIME	03/09 18:12
USAGE TIME	00'35
PAGES	1
RESULT	OK

Sent Planning Comments
to Michael Vukobrat
3/9/05 and
Promised
help would be
conditional
on these
conditions

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO.	4587
CONNECTION TEL	94103355887
CONNECTION ID	
START TIME	03/09 18:13
USAGE TIME	00'52
PAGES	2
RESULT	OK

- a. Accommodations for public spectators may not be provided at the facility and field;
- b. Only one sports organization may use the facility and field at one time;
- c. The facility and field may not include lighting that would produce substantial off-site illumination;
- d. The sports organization may not sell admission to the sports events at the facility and field; and
- e. The facility and field shall be located:
 - (1) Within proximity to adequate road access; and
 - (2) On publicly owned land.

1A04.3 Height and area regulations.

- A. Height regulation. No structure hereafter erected in an R.C.5 Zone shall exceed a height of 35 feet, except as provided under Section 300.
- B. Area regulations.
 1. Lot area; density control. **[Bill Nos. 178-1979¹³55-2004¹⁴]**
 - a. A lot having an area of less than 1 1/2 acres may not be created in an R.C. 5 Zone. The maximum gross residential density of a lot of record is 0.667 dwelling per acre.
 - b. The owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003 but does not meet the minimum acreage requirement, or does not meet the setback requirement of Paragraph 2., may apply for a special hearing under Article 5 to alter the minimum lot size requirement. However, the provisions of Section 1A04.4 may not be varied.
 2. Building setbacks. **[Bill No. 55-2004]**
 - a. As used in this section, "collector road" means a street or road that is designed for speeds of at least 35 miles per hour, and is intended for travel, including commuter travel, between residential neighborhoods, but not for travel within neighborhoods, and is not designated as a principal arterial.

¹³ Editor's Note: This bill also repealed former Paragraph 2, "Minimum diametral dimension," which followed this paragraph.

¹⁴ Editor's Note: This bill also stated that it would not apply to any concept plan or application for limited exemption or waiver accepted for filing prior to June 7, 2004, that it would not apply to the Back River Neck District as defined in Section 4A03.13 of the Baltimore County Zoning Regulations, and any structure, building or use in existence prior to the effective date of this bill that is damaged or destroyed by fire or other casualty after the effective date of this bill would be subject to the provisions of Section 104 of the Baltimore County Zoning Regulations regarding nonconforming uses. The effective date of this bill is 6-11-2004.

Baltimore County, Maryland Property Taxes

Other Charges		Assessment		1st SA	FY/SA BAL
Sewer Bnft	100.00	Co. Tax	339,316	1,483.86	2,967.71
Sewer Srv	204.51	St. Tax	339,316	223.95	447.90
Water Bnft	0.00	Other Chg		292.76	585.51
Water Dist	59.76	Co. HH	0.00		
Utility	221.24	St. HO	0.00		
Paving	0.00	Co. HS	-798.38		
Dredging	0.00	St. HS	-17.28		
Water/Other	0.00	Misc Cr	0.00		
Total	585.51	Tot. Cr	-815.66		

Gross 2,000.57 4,001.12

Parcel Id	Year	Cyl	Roll	Dist	Fees	
1511771370	2005	FY	RE	15	Interest/Disc	0.00
					Amt Paid	24.45
					Net Due Thru:	-2,025.01
					12 31 2004	0.00
						2,000.56

STEM THOMAS V, SR
STEM BERNADETTE LISA
3735 BAY DR
BALTIMORE, MD. 21220

0409

Property 003735 BAY DR

Status 03735 BAY

D BOWLEYS QUARTERS

Flags: S

Baltimore County, Maryland Property Taxes

Other Charges		Assessment		1st SA	FY/SA BAL
Sewer Bnft	0.00	Co. Tax	160,539	481.28	962.56
Sewer Srv	0.00	St. Tax	160,539	105.96	211.91
Water Bnft	0.00	Other Chg		29.88	59.76
Water Dist	59.76	Co. HH	0.00		
Utility	0.00	St. HO	0.00		
Paving	0.00	Co. HS	-791.56		
Dredging	0.00	St. HS	-35.89		
Water/Other	0.00	Misc Cr	0.00		
Total	59.76	Tot. Cr	-827.45		
				Gross	617.12
					1,234.23

Parcel Id	Year	Cyl	Roll	Dist	Fees	
1511771370	2004	FY	RE	15	Interest/Disc	0.00
					Amt Paid	-9.63
					Net Due Thru:	-1,224.60
					12 31 2004	0.00

STEM THOMAS V, SR
STEM BERNADETTE LISA
3735 BAY DR
BALTIMORE, MD. 21220

Property 003735 BAY DR

Flags: N Status IMPS

D 3735 BAY DR

H--PS24W TAXES DUE FOR OTHER YEAR/CYCLE

H- -----

PARCEL NOTES

JURI= BC ROLL= RE PARCEL= 1511771370

YEAR= 2004

TOPIC= FM

PAGE= 1 SCAN-LINE=

DESCRIPTION
-----SUB LINE

01- KF 10-1-03 ISABEL DAMAGE ASMT DEC 121607

001

02- RFND 139.15 DP910889J

002

03-

04-

05-

06-

07-

08-

09-

10-

11-

03-*L009 HEADER CHANGE

Current Date: 12 14 2004

Last Payment: 12 31 2002

Baltimore County, Maryland Property Taxes

Other Charges		Assessment		1st SA	FY/SA BAL
Sewer Bnft	0.00	Co. Tax	271,250	1,098.17	2,196.33
Sewer Srv	0.00	St. Tax	271,250	113.93	227.85
Water Bnft	0.00	Other Chg		27.17	54.33
Water Dist	54.33	Co. HH	0.00		
Utility	0.00	St. HO	0.00		
Paving	0.00	Co. HS	-794.07		
Dredging	0.00	St. HS	-34.04		
Water/Other	0.00	Misc Cr	0.00		
Total	54.33	Tot. Cr	-828.11		

Gross 1,239.27 2,478.51

Parcel Id	Year	Cyl	Roll	Dist	Fees	
1511771370	2003	FY	RE	15	Interest/Disc	0.00
					Amt Paid	-10.98
					Net Due Thru:	-2,467.53
					12 31 2004	0.00

STEM THOMAS V,SR
STEM BERNADETTE LISA
3735 BAY DR
BALTIMORE, MD. 21220

Property 003735 BAY DR

Flags: S

Status IMPS

D 3735 BAY DR

H--PS24W TAXES DUE FOR OTHER YEAR/CYCLE

* PERMITS *

ACCOUNT NO: 15 1511771370 NAME KEY: STEM THOMAS VSR OWNER OCC: D

SELECT ONE	PERMIT NUMBER	ISSUE DATE	COMP CODE	DESCRIPTION	PAGE	1	OF	1
	B279918	08/13/1996	R	PIER				
	B287327	11/14/1996	R	2ND STY ADDN				
	B306626	06/13/1997	R	2ND STY BALCONY				
	B534583	10/29/2003	C	SFD 3735 BAY DR				

<S>ELECT ONE, PRESS ENTER

F1 = PRIMARY

F4 = TRANSFERS

F11= APPEALS

F2 = VALUES

F5 = TAX/NEW CONS F8 = NOTICES

F13= INTAKE SHEET

F3 = LOCATION

F6 = ENTRY SCREEN

F14= HIST

* LOCATION AND PROPERTY FACTORS *

ACCOUNT NO: 15 1511771370 NAME KEY: STEM THOMAS VSR

PREMISE ADDRESS

LEGAL DESC 1: IMPS

NUMBER: 3735 SUFFIX: DIR:

LEGAL DESC 2: 3735 BAY DR

STREET: BAY

LEGAL DESC 3: BOWLEYS QUARTERS

TYPE : DR

CONDO NO:

CITY :

ZIP :

PROPERTY FACTORS

LAND DATA

AREA: 12,450.00 S

W/D: 50.00

CAMA VALUATION UNIT: 1

AGR LAND PRES FDN

AREA: 0.00

NON PERC

TEST DATE:

AREA: 0.00

PRIMARY STRUCTURE DATA

GRADE : 4

CONSTR: 01

STORY : 06

TYPE : 01

COND : 4

ENCLOSED AREA: 2212 SF

ADDITIONAL STRUCTURE DATA

UNITS: 2 STORIES:

YEAR BUILT:

2004

UTIL WATER 1 SEWER:

LOCAT WTFRT: 1 REAR :

STREET PAVED: UNPVD:

INFLU COM/IN: HISTR:

TOPOG LEVEL: ROLLG:

SHAPE RECTG: IRREG:

PLAN DEV DATE:

CAMA SET: 01503

SUBSET: 00020

F1 = PRIMARY

F5 = TAX/NEW CONS

F8 = NOTICES

F11= APPEALS

F2 = VALUES

F6 = ENTRY SCREEN

F13= INTAKE SHEET

F4 = TRANSFERS

F10= PERMITS

F14= HIST

Current Date: 12 14 2004

Last Payment: 07 31 2002

Baltimore County, Maryland Property Taxes

Other Charges

Assessment

Semi-N/A

Full Year

Sewer Bnft	0.00	Co. Tax	5,550	30.94	61.88
Sewer Srv	0.00	St. Tax	5,550	2.33	4.66
Water Bnft	0.00	Other Chg		0.00	0.00
Water Dist	0.00	Co. HH	0.00		
Utility	0.00	St. HO	0.00		
Paving	0.00	Co. HS	0.00		
Dredging	0.00	St. HS	0.00		
Water/Other	0.00	Misc Cr	0.00		
Total	0.00	Tot. Cr	0.00		

Gross

33.27

66.54

Parcel Id	Year	Cyl	Roll	Dist	Fees	
1511771371	2003	FY	RE	15	Interest/Disc	0.00
STEM THOMAS V,SR					Amt Paid	-0.62
STEM BERNADETTE LISA					Net Due Thru:	-65.92
3735	BAY DR				12 31 2004	0.00

BALTIMORE, MD. 21220

*** NOT OWNER OCCUPIED! ***

Property 000000 BAY DR

Flags:

Status OPP LT 238

N BAY DR

Current Date: 12 14 2004

Last Payment: 07 29 2003

Baltimore County, Maryland Property Taxes

Other Charges		Assessment		Semi-N/A	Full Year
Sewer Bnft	0.00	Co. Tax	5,550	30.94	61.88
Sewer Srv	0.00	St. Tax	5,550	3.67	7.33
Water Bnft	0.00	Other Chg		0.00	0.00
Water Dist	0.00	Co. HH	0.00		
Utility	0.00	St. HO	0.00		
Paving	0.00	Co. HS	0.00		
Dredging	0.00	St. HS	0.00		
Water/Other	0.00	Misc Cr	0.00		
Total	0.00	Tot. Cr	0.00		

Gross 34.61 69.21

Parcel Id	Year	Cyl	Roll	Dist	Fees	
1511771371	2004	FY	RE	15	Interest/Disc	0.00
					Amt Paid	-68.59
					Net Due Thru:	
					12 31 2004	0.00

BALTIMORE, MD. 21220

*** NOT OWNER OCCUPIED! ***

Property 000000 BAY DR

Flags: Status OPP LT 238

N BAY DR

Current Date: 12 14 2004

Last Payment: 07 28 2004

Baltimore County, Maryland Property Taxes

Other Charges		Assessment		Semi-N/A	Full Year
Sewer Bnft	148.00	Co. Tax	5,550	30.94	61.88
Sewer Srv	0.00	St. Tax	5,550	3.67	7.33
Water Bnft	0.00	Other Chg		138.53	277.05
Water Dist	0.00	Co. HH	0.00		
Utility	129.05	St. HO	0.00		
Paving	0.00	Co. HS	0.00		
Dredging	0.00	St. HS	0.00		
Water/Other	0.00	Misc Cr	0.00		
Total	277.05	Tot. Cr	0.00		

Gross 173.14 346.26

Parcel Id	Year	Cyl	Roll	Dist	Fees	
1511771371	2005	FY	RE	15	Interest/Disc	0.00
					Amt Paid	-345.64
					Net Due Thru:	
					12 31 2004	0.00
						*** NOT OWNER OCCUPIED! ***

BALTIMORE, MD. 21220

Property 000000 BAY DR

Flags: Status OPP LT 238

N BAY DR

* PERMITS *

ACCOUNT NO: 15 1511771371

NAME KEY: STEM THOMAS VSR

OWNER OCC: N

SELECT ONE	PERMIT NUMBER	ISSUE DATE	COMP CODE	DESCRIPTION	PAGE	0	OF	0
---------------	------------------	---------------	--------------	-------------	------	---	----	---

THERE ARE NO PERMITS FOR THIS ACCOUNT

<S>ELECT ONE, PRESS ENTER

F1 = PRIMARY

F4 = TRANSFERS

F11= APPEALS

F2 = VALUES

F5 = TAX/NEW CONS

F8 = NOTICES

F13= INTAKE SHEET

F3 = LOCATION

F6 = ENTRY SCREEN

F14= HIST

B39290 REAL PROPERTY DISPLAY BALTIMORE COUNTY 12/14/2004 PAGE 11
* INTAKE SHEET VERIFICATION *
ACCOUNT NO: 15 1511771370 NAME KEY: STEM THOMAS VSR 10/23/1992
8659 11664/ 305 MAP PARCEL IMPS W 50.00
98 / 12 3735 BAY DR D .00

PLAT: 8/ 73 BOWLEYS QUARTERS

PREMISE:
3735 BAY DR

STEM THOMAS V, SR
STEM BERNADETTE LISA

3735 BAY DR

BALTIMORE

MD 21220

00000
AREA: 12450.000 S FCV BASE CURRENT
LOT /BLOCK/SEC SUB L: 111450 137110
238/ / I: 195620 218330
T: 307070 355440

GEO : 82 GRID: 14 TX CL:

USE : R TOWN: 000 EX ST: 0 CO PROP CD: 34

OWNR: D ZONE: EX CL: 000 INC LIEN DT:

BPRUC: 00000 H OWN TX CRED: N REZN RL PR : PARTIAL EX

LETTER OF INTENT DT: CC ASMT DT : CO 000 0

AG TAX DUE UNTIL: EXP DT : ST 000 0

FCMA: EXT EXP DT : MU 000 0

TRANS FM: KRAMER HELEN V 06/25/1996 / 4157/ 489

F1 = PRIMARY F4 = TRANSFERS F7 = NAME LIST F10= PERMITS

F2 = VALUES F5 = TAX/NEW CONS F8 = NOTICES F11= APPEALS

F3 = LOCATION F6 = ENTRY SCREEN F14= HIST

1550 Wye Rd

Not Found By Street
Numbers

410-887-3710

Listed in Phone Book

Only AS 3735 Bay Dr.

December 2002

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1511771370

Owner Information

Owner Name: STEM THOMAS V,SR
STEM BERNADETTE LISA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3735 BAY DR
BALTIMORE MD 21220-4406
Deed Reference: 1) /11664/ 305
2)

Location & Structure Information

Premises Address
3735 BAY DR

Legal Description

3735 BAY DR
BOWLEYS QUARTERS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
98	14	12		WATERFRONT			238	82		8/ 73

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2004	2,212 SF	12,450.00 SF	34
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2004	Phase-In Assessments As Of 07/01/2005
Land:	111,450	137,110		
Improvements:	195,620	218,330		
Total:	307,070	355,440	339,316	355,440
Preferential Land:	0	0	0	0

Transfer Information

Seller: KRAMER HELEN V	Date: 06/25/1996	Price: \$230,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /11664/ 305	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

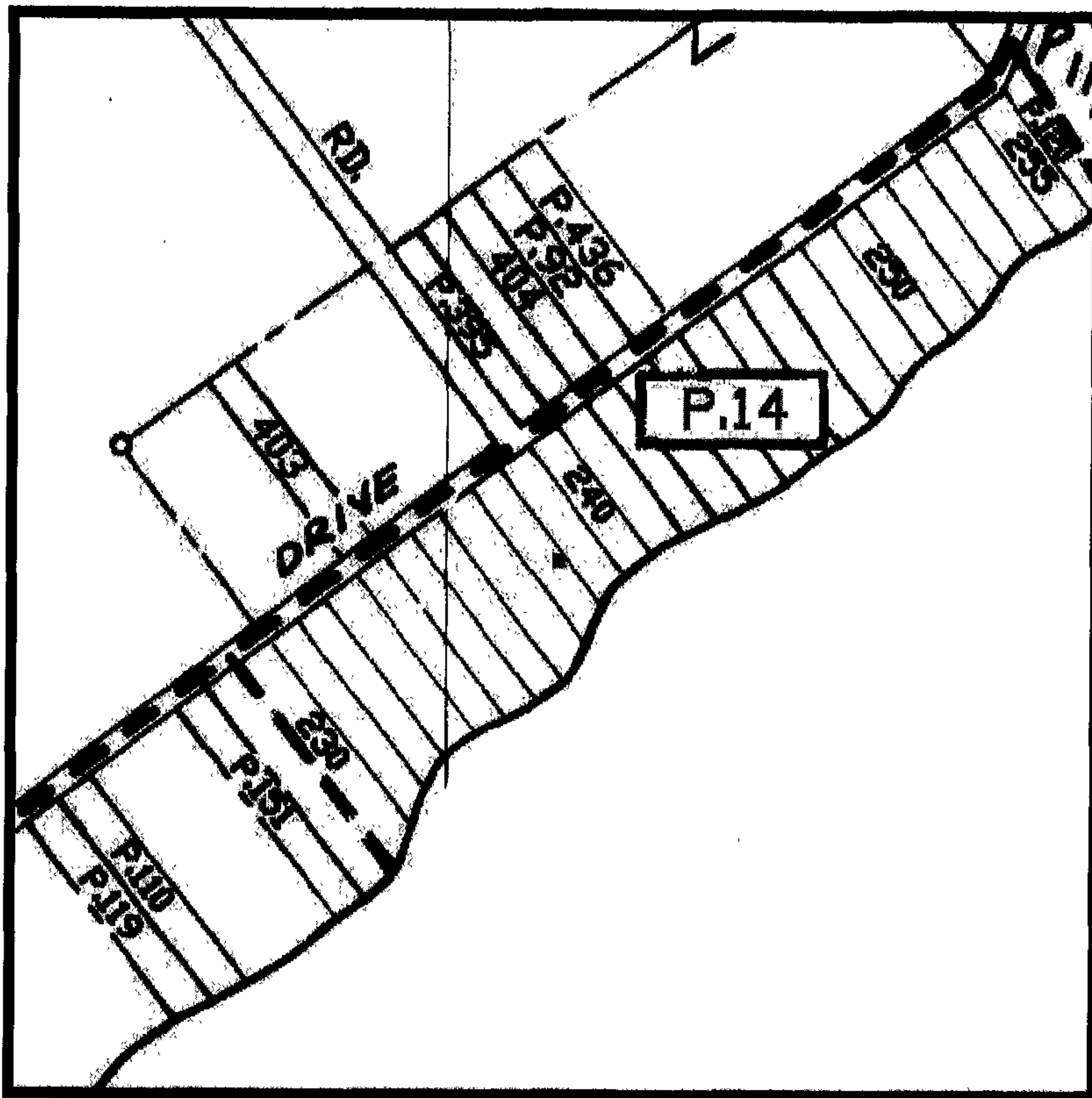
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 15 Account Number - 1511771370



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

SELECT ONE •	NOTICE TYPE	ACCOUNT NUMBER	NOTICE DATE	NOTICE NUMBER	TAX YEAR
	ASSESSMENT BULK	15-1511771370	12/28/1993	044643	
	ASSESSMENT BULK	15-1511771370	12/27/1996	347706	07/01/1997
	ASSESSMENT FINAL	15-1511771370	02/24/1997	347706	07/01/1997
	ASSESSMENT BULK	15-1511771370	12/27/1999	632066	07/01/2000
	ASSESSMENT BULK	15-1511771370	12/27/2002	924494	07/01/2003
	OUT OF CYCLE	15-1511771370	10/07/2003	956075	07/01/2003
s	NEW CONSTRUCTION	15-1511771370	07/20/2004	049991	07/01/2004
	NEW CONST. FINAL	15-1511771370	08/31/2004	049991	07/01/2004

F1 = PAGE FORWARD

F2 = PAGE BACK

F3 = RETURN TO PREV SCREEN

B39292 REAL PROPERTY DISPLAY BALTIMORE COUNTY 12/14/2004 PAGE 1
ACCT NO: 15 1511771370 NAME KEY: STEM THOMAS V,SR
NAME / : STEM THOMAS V,SR MAP : 98 NOTICE
ADDRESS , STEM BERNADETTE LISA GRID: 14 NO : 956075
3735 BAY DR PAR : 12 DATE : 10/07/2003
BALTIMORE MD 21220-4406 GEO : 82
USE : R APPEAL: 11/21/2003

OUT OF CYCLE TAX YEAR: 07/01/2003 PROCESSED: 10/02/2003

CURRENT MARKET VALUE	:	137,110	166,830	303,940	
NEW MARKET VALUE	:	137,110	10	137,120	ASSESSOR: 0480
		---LAND---	--BUILDING--	---TOTAL---	
PHASED-IN MARKET VALUE:		120,013	128,566	137,120	
		----2003---	----2004---	----2005---	

TAXABLE ASSESSMENT	:	120,013	120,013	0	OCCUPANCY: D
		STATE	COUNTY	MUNICIPAL	
				LAND AREA:	12,450.000 S

LOCATION:

3735 BAY DR

F1 = PRIMARY	F4 = TRANSFERS	F11= APPEALS
F2 = VALUES	F5 = TAX/NEW CONS	F12= REPRINT NOTICE
F3 = LOCATION	F6 = ENTRY SCREEN	F13= INTAKE SHEET
	F8 = NOTICE LIST	F14= HISTORY
	F10= PERMITS	F15= NOTICE WORKSHEET

ACCT NO: 15 1511771370 NAME KEY: STEM THOMAS VS

NAME / : STEM THOMAS V, SR

MAP : 98 NOTICE

ADDRESS , STEM BERNADETTE LISA

GRID: 14 NO : 924494

3735 BAY DR

PAR : 12 DATE : 12/27/2002

BALTIMORE MD 21220-4406

GEO : 82 CNTRL: 1549

USE : R APPEAL: 02/10/2003

ASSESSMENT BULK

TAX YEAR: 07/01/2003 PROCESSED: 11/09/2002

CURRENT MARKET VALUE : 111,450 159,800 271,250

NEW MARKET VALUE : 137,110 166,830 303,940 ASSESSOR: 0480

---LAND--- --BUILDING- ---TOTAL---

PHASED-IN MARKET VALUE: 282,146 293,042 303,940

----2003--- ----2004--- ----2005---

TAXABLE ASSESSMENT : 254,959 211,154 0 OCCUPANCY: D

STATE COUNTY MUNICIPAL

LOCATION:

3735 BAY DR

F11= APPEALS

F1 = PRIMARY

F4 = TRANSFERS

F13= INTAKE SHEET

F2 = VALUES

F5 = TAX/NEW CONS

F8 = NOTICE LIST

F14= HISTORY

F3 = LOCATION

F6 = ENTRY SCREEN

F10= PERMITS

F15= NOTICE WORKSHEET

ACCT NO: 15 1511771370 NAME KEY: STEM THOMAS V,SR

NAME / : STEM THOMAS V,SR

MAP : 98 NOTICE

ADDRESS: STEM BERNADETTE LISA

GRID: 14 NO : 632066

• 3735 BAY DR

PAR : 12 DATE : 12/27/1999

BALTIMORE MD 21220-4406

GEO : 82

USE : R APPEAL: 02/10/2000

ASSESSMENT BULK

TAX YEAR: 07/01/2000 PROCESSED: 11/21/1999

CURRENT MARKET VALUE : 102,110 79,480 181,590

NEW MARKET VALUE : 111,450 160,110 271,560 ASSESSOR: 0480

---LAND--- --BUILDING- ---TOTAL---

PHASED-IN MARKET VALUE: 211,580 241,570 271,560 PRIOR ASMT

PHASED-IN ASSESSMENT : 84,630 96,620 108,620 72,630

----2000--- ----2001--- ----2002---

TAXABLE ASSESSMENT : 78,615 75,042 0 OCCUPANCY: D

STATE COUNTY MUNICIPAL

LOCATION:

3735 BAY DR

F11= APPEALS

F1 = PRIMARY

F4 = TRANSFERS

F13= INTAKE SHEET

F2 = VALUES

F5 = TAX/NEW CONS

F8 = NOTICE LIST

F14= HISTORY

F3 = LOCATION

F6 = ENTRY SCREEN

F10= PERMITS

F15= NOTICE WORKSHEET

ACCT NO: 15 1511771370 NAME KEY: STEM THOMAS VSR

NAME / : STEM THOMAS V,SR

MAP : 98 NOTICE

ADDRESS, STEM BERNADETTE LISA

GRID: 14 NO : 049991

3735 BAY DR

PAR : 12 DATE : 07/20/2004

BALTIMORE MD 21220-4406

GEO : 82

USE : R APPEAL: 09/03/2004

NEW CONSTRUCTION FULL YEAR

TAX YEAR: 07/01/2004

PROCESSED: 07/13/2004

CURRENT MARKET VALUE : 137,110 10 137,120

NEW MARKET VALUE : 137,110 218,330 355,440 ASSESSOR: 0480

---LAND--- --BUILDING- ---TOTAL---

PHASED-IN MARKET VALUE: 339,316 355,440

----2004--- ----2005---

TAXABLE ASSESSMENT : 339,316 339,316 0 OCCUPANCY: D

STATE

COUNTY

MUNICIPAL

DESCR: New Addition or Out Structure

LAND AREA: 12,450.000 S

LOCATION:

3735 BAY DR

F11= APPEALS

F12= REPRINT NOTICE

F13= INTAKE SHEET

F1 = PRIMARY

F4 = TRANSFERS

F2 = VALUES

F5 = TAX/NEW CONS

F8 = NOTICE LIST

F14= HISTORY

F3 = LOCATION

F6 = ENTRY SCREEN

F10= PERMITS

F15= NOTICE WORKSHEET

* INTAKE SHEET VERIFICATION *

ACCOUNT NO: 15 1511771371 NAME KEY: STEM THOMAS VSR 10/23/1992
 /11664/ 305 MAP PARCEL OPP LT 238 W 74.00
 8627 98 / 14 BAY DR D 300.00
 PLAT: 8/ 73 BOWLEYS QUARTERS

PREMISE:

BAY DR

STEM THOMAS V, SR
 STEM BERNADETTE LISA

00000

3735 BAY DR AREA: 22200.000 S FCV BASE CURRENT
 BALTIMORE MD 21220 LOT /BLOCK/SEC SUB L: 5550 5550

I: 0 0

T: 5550 5550

PR: 0 0

CB: 0 0

GEO : 82 GRID: 12 TX CL:

USE : R TOWN: 000 EX ST: 0 CO PROP CD: 04

OWNR: N ZONE: EX CL: 000 INC LIEN DT:

BPRUC: 00000 H OWN TX CRED: N REZN RL PR : PARTIAL EX

LETTER OF INTENT DT: CC ASMT DT : CO 000 0

AG TAX DUE UNTIL: EXP DT : ST 000 0

FCMA: EXT EXP DT : MU 000 0

TRANS FM: KRAMER HELEN V 06/25/1996 / 4995/ 447

F1 = PRIMARY F4 = TRANSFERS F7 = NAME LIST F10= PERMITS

F2 = VALUES F5 = TAX/NEW CONS F8 = NOTICES F11= APPEALS

F3 = LOCATION F6 = ENTRY SCREEN F14= HIST

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 1511771371

Owner Information

Owner Name: STEM THOMAS V, SR
STEM BERNADETTE LISA
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 3735 BAY DR
BALTIMORE MD 21220-4406
Deed Reference: 1) /11664/ 305
2)

Location & Structure Information

Premises Address
BAY DR

Legal Description
OPP LT 238
BAY DR
BOWLEYS QUARTERS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
98	12	14						82		8/ 73

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		22,200.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	5,550	5,550		
Improvements:	0	0		
Total:	5,550	5,550	5,550	5,550
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
KRAMER HELEN V	06/25/1996	\$230,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /11664/ 305	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

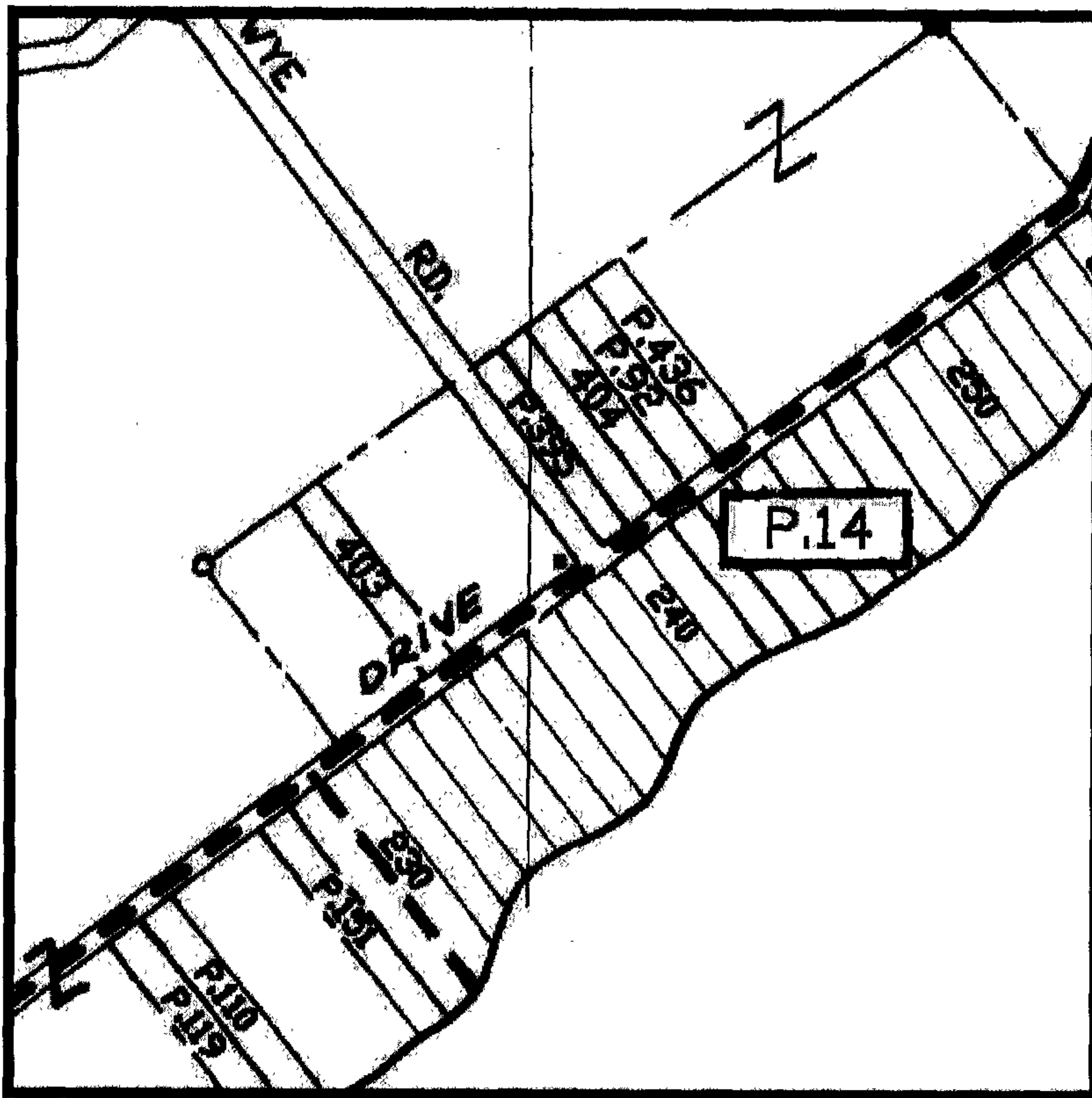
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 15 Account Number - 1511771371



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

SELECT ONE	NOTICE TYPE	ACCOUNT NUMBER	NOTICE DATE	NOTICE NUMBER	TAX YEAR
	ASSESSMENT BULK	15-1511771371	12/28/1993	044644	
	ASSESSMENT BULK	15-1511771371	12/27/1996	347707	07/01/1997
	ASSESSMENT FINAL	15-1511771371	02/24/1997	347707	07/01/1997
	ASSESSMENT BULK	15-1511771371	12/27/1999	632067	07/01/2000
	ASSESSMENT BULK	15-1511771371	12/27/2002	924495	07/01/2003

F1 = PAGE FORWARD F2 = PAGE BACK F3 = RETURN TO PREV SCREEN

ACCT NO: 15 1511771371 NAME KEY: STEM THOMAS VS

NAME / : STEM THOMAS V, SR

MAP : 98 NOTICE

ADDRESS STEM BERNADETTE LISA

GRID: 12 NO : 924495

3735 BAY DR

PAR : 14 DATE : 12/27/2002

BALTIMORE MD 21220-4406

GEO : 82 CNTRL: 1559

USE : R APPEAL: 02/10/2003

ASSESSMENT BULK

TAX YEAR: 07/01/2003

PROCESSED: 11/09/2002

CURRENT MARKET VALUE : 5,550 0 5,550

NEW MARKET VALUE : 5,550 0 5,550 ASSESSOR: 0480

---LAND--- --BUILDING- ---TOTAL---

PHASED-IN MARKET VALUE: 5,550 5,550 5,550

----2003--- ----2004--- ----2005---

TAXABLE ASSESSMENT : 5,550 5,550 0 OCCUPANCY: N

STATE COUNTY MUNICIPAL

LOCATION:

BAY DR

F11= APPEALS

OPP LT 238

F1 = PRIMARY

F4 = TRANSFERS

F13= INTAKE SHEET

F2 = VALUES

F5 = TAX/NEW CONS

F8 = NOTICE LIST

F14= HISTORY

F3 = LOCATION

F6 = ENTRY SCREEN

F10= PERMITS

F15= NOTICE WORKSHEET

ACCT NO: 15 1511771371 NAME KEY: STEM THOMAS VSR

NAME / : STEM THOMAS V,SR

MAP : 98 NOTICE

ADDRESS STEM BERNADETTE LISA

GRID: 12 NO : 632067

3735 BAY DR

PAR : 14 DATE : 12/27/1999

BALTIMORE MD 21220-4406

GEO : 82

USE : R APPEAL: 02/10/2000

ASSESSMENT BULK

TAX YEAR: 07/01/2000 PROCESSED: 11/21/1999

CURRENT MARKET VALUE : 5,550 0 5,550

NEW MARKET VALUE : 5,550 0 5,550 ASSESSOR: 0480

---LAND--- --BUILDING- ---TOTAL---

PHASED-IN MARKET VALUE: 5,550 5,550 5,550 PRIOR ASMT

PHASED-IN ASSESSMENT : 2,220 2,220 2,220 2,220

-----2000--- -----2001--- -----2002---

TAXABLE ASSESSMENT : 2,220 2,220 0 OCCUPANCY: N

STATE COUNTY MUNICIPAL

LOCATION:

BAY DR

F11= APPEALS

OPP LT 238

F1 = PRIMARY

F4 = TRANSFERS

F13= INTAKE SHEET

F2 = VALUES

F5 = TAX/NEW CONS

F8 = NOTICE LIST

F14= HISTORY

F3 = LOCATION

F6 = ENTRY SCREEN

F10= PERMITS

F15= NOTICE WORKSHEET

ACCT NO: 15 1511771371 NAME KEY: STEM THOMAS VSR

NAME / : STEM THOMAS V, SR

MAP : 98 NOTICE

ADDRESS STEM BERNADETTE LISA

GRID: 12 NO : 347707

3735 BAY DR

PAR : 14 DATE : 02/24/1997

BALTIMORE MD 21220-4406

GEO : 82

USE : R APPEAL: 03/26/1997

ASSESSMENT FINAL

TAX YEAR: 07/01/1997 PROCESSED: 02/20/1997

APPEALED VALUE : 5,550 0 5,550

FINAL MARKET VALUE : 5,550 0 5,550 ASSESSOR: 0480

---LAND--- --BUILDING- ---TOTAL---

PHASED-IN FINAL MARKET: 5,550 5,550 5,550 PRIOR ASMT

PHASED-IN ASSESSMENT : 2,220 2,220 2,220 2,220

----1997--- ----1998--- ----1999---

TAXABLE ASSESSMENT : 2,220 2,220 0 OCCUPANCY: N

STATE COUNTY MUNICIPAL

LOCATION:

BAY DR

F11= APPEALS

OPP LT 238

F12= REPRINT NOTICE

F1 = PRIMARY

F4 = TRANSFERS

F13= INTAKE SHEET

F2 = VALUES

F5 = TAX/NEW CONS

F8 = NOTICE LIST

F14= HISTORY

F3 = LOCATION

F6 = ENTRY SCREEN

F10= PERMITS

F15= NOTICE WORKSHEET

SELECT ONE	NAME	ACCOUNT KEY NUMBER	STREET LOCATION	OWN OCC	MAP	PARCEL
	BALTIMORE COUNTY	15-1502190623	WYE RD	N	98	470
	BEDNAR LAWRENCE G	15-1507581691	WYE RD	N	97	470
	HORNEY HARRY E	15-1502007300	WYE RD	N	97	464
	HORNEY HARRY E	15-1502007304	WYE RD	N	97	464
	HORNEY HARRY E	15-1518351260	WYE RD	N	98	464
	HORNEY ROBERT R	15-1508652451	WYE RD	N	97	470
	HORNEY ROBERT R	15-1508652452	WYE RD	N	97	470
	HORNEY ROBERT R	15-1508652453	WYE RD	N	97	470
	HORNEY ROBERT R	15-1508652454	WYE RD	N	97	470
	HORNEY ROBERT R	15-1508652455	WYE RD	N	97	470
	UMERLEY BOWLEYS Q	15-1521400042	WYE RD	N	98	34
	MORENO JOHN F	15-1508003000	303 WYE RD	H	97	470
	CARDARELLI WILLIA	15-2400002434	304 WYE RD	H	97	470
	YUHAS VICKI LEE	15-1503850140	305 WYE RD	N	97	470
	HEIM TIMOTHY L	15-1513207370	307 WYE RD	H	97	470
	THOMPSON BEVERLY	15-1600000911	308 WYE RD	N	97	470

F1 = PAGE FOWARD

F2 = PAGE BACK

F3 = RETURN ENTRY

1550 Wye Rd.

SELECT ONE	ACCOUNT NAME KEY NUMBER	STREET LOCATION	OWN OCC	MAP	PARCEL
	WOLLARD ALLEN L 15-1507581690	309 WYE RD	H	97	470
	LANGENFELDER DORO 15-2200016962	310 WYE RD	N	97	470
	LANGENFELDER DORO 15-1508652457	312 WYE RD	N	97	470
	BEDNAR LAWRENCE G 15-1507581692	313 WYE RD	H	97	470
	HOLMES TIMOTHY W 15-1508653280	314 WYE RD	H	97	470
	A & D REALTY INC 15-1501130008	315 WYE RD	N	97	470
	HORNEY ROBERT R 15-1508652456	316 WYE RD	N	97	470
	HORNEY ROBERT R 15-1508652390	318 WYE RD	H	97	470
	A & D REALTY INC 15-1501130009	321 WYE RD	N	97	470
	HOWARD MARK R 15-1515370370	324 WYE RD	H	97	373
	SAMPLES DONNA M 15-1519390840	325 WYE RD	H	97	470
	JANSKY JEROME J 15-1516602180	326 WYE RD	H	98	373
	GRIMES JONATHAN W 15-1503330330	327 WYE RD	H	97	470
	SPANGLER PARBATTE 15-1519641380	328 WYE RD	N	97	373
	SCHEPLENG CATHERI 15-1519641381	330 WYE RD	H	97	373
	HODGE BEN A 15-1516001092	331 WYE RD	H	97	470

F1 = PAGE FOWARD

F2 = PAGE BACK

F3 = RETURN ENTRY

SELECT ONE	N A M E	ACCOUNT K E Y NUMBER	STREET LOCATION	OWN OCC	MAP	PARCEL
	HARRISON ROBERT W	15-1518471510	332 WYE RD	N	97	373
	SEMUTA MARY	15-1519270690	334 WYE RD	H	97	373
	HELEWICZ RONALD M	15-1512400970	336 WYE RD	H	98	392
	MATTHEU MELVIN W	15-1511570101	338 WYE RD	N	98	392
	MATTHEU MELVIN W	15-1511570100	340 WYE RD	N	98	392
	LIBERTO MARK W	15-1506571010	342 WYE RD	H	97	373
	MILLER CLARENCE E	15-1800000407	344 WYE RD	H	97	373
	WILSON MARK A	15-1504502286	345 WYE RD	H	97	470
	DANAN HOLDING COR	15-1504001983	346 WYE RD	N	97	373
	FOOS WILLIAM	15-1503370820	347 WYE RD	H	97	470
	HANES ERNEST CJR	15-1511671600	348 WYE RD	H	97	373
	SNYDER JAMES TJR	15-1511671601	349 WYE RD	H	97	470
	RODMAN PAUL A	15-1520300090	350 WYE RD	H	97	373
	SHIELDS SHELLY A	15-1511771450	351 WYE RD	N	97	470
	MICHAEL SHARON B	15-1507580230	352 WYE RD	H	97	373
	SCHMIDT FRANKLIN	15-1519073340	353 WYE RD	H	97	470

F1 = PAGE FOWARD

F2 = PAGE BACK

F3 = RETURN ENTRY

SELECT ONE	N A M E	ACCOUNT K E Y NUMBER	STREET LOCATION	OWN OCC	MAP	PARCEL
	HANCOCK JAMES LAW	15-1516602140	354 WYE RD	H	97	373
	REILLEY ROBERT W	15-1511770970	356 WYE RD	H	97	373
	SIMMONS SCOTT LOU	15-1700001274	357 WYE RD	H	97	470
	WARD PATRICK SEAN	15-1516000070	358 WYE RD	H	97	373
	BITTLE JOSEPH GJR	15-1512840200	360 WYE RD	H	97	373
	MARION RICK J	04-2000001829	2 WYEGATE CT	H	58	538
	MARSHALL GREGORY	04-2000001830	4 WYEGATE CT	H	58	538
	CRONE THOMAS D	04-2000001831	6 WYEGATE CT	H	58	538
	CARR SOLOMON S	04-2000001832	8 WYEGATE CT	H	58	538
	ARSCOTT JOYELL SA	04-2000001833	10 WYEGATE CT	H	58	538
	GRODNITZKY JULIE	04-2000001834	12 WYEGATE CT	N	58	538
	SALIARD STARLENE	04-2000001835	14 WYEGATE CT	H	58	538
	LYLES TYRONE	04-2000001836	16 WYEGATE CT	H	58	538
	STEWART ANN DENIS	04-2000001837	18 WYEGATE CT	H	58	538
	JACKSON TRACY	04-2000001838	20 WYEGATE CT	H	58	538
	THOMPSON JAMES CS	04-2000001839	22 WYEGATE CT	H	58	538

F1 = PAGE FOWARD F2 = PAGE BACK F3 = RETURN ENTRY

CASE NAME BAY DE/VE & WYE
CASE NUMBER 05-226-5PH
DATE 03/8/05

PETITIONER'S SIGN-IN SHEET

[illegible]

DATE 12/15/04

60209970@yahoo.com

Thomas V. Stem

DATE _____

[illegible]

Case No.:

05-226 SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	AERIAL OF PROPERTY	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Case No.:

05- 226 SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	4 Letters of Opposition
No. 2	SEWER CONSTRUCTION PLAN	
No. 3	PHOTO COMPOSIT	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

THIS DEED, Made this 20th day of June in the year nineteen hundred and ninety-six by and between HELEN V. KRAMER and MARGARET E. KRAMER, parties of the first part, and THOMAS V. STEM, SR, and BERNADETTE LISA STEM, his wife, party of the second part.

WITNESSETH, That in consideration of the sum of Two Hundred Thirty Thousand Dollars (\$230,000.00), the said Helen V. Kramer and Margaret E. Kramer, do grant and convey unto the said Thomas V. Stem, Sr., and Bernadette Lisa Stem, his wife, their assigns, the survivor of them, and the personal representatives and assigns of the survivor, in fee simple, all that parcel of ground situate, lying, and being in Baltimore County, State of Maryland, and described as follows, that is to say:

Parcel 1: BEING KNOWN AND DESIGNATED as Lot No. 238, "Second Addition to Plat Numbered One (#1)" as shown on the Plat of the property of Bowley's Quarter Company of Baltimore County, which Plat is duly filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 8, folio 73.

BEING that same lot of ground which by Deed dated June 12, 1963 and recorded among the Land Records of Baltimore County in Liber 4157, folio 489 was granted and conveyed by Cesare Piccinini and Ros Piccinini, his wife, unto Helen V. Kramer and Margaret E. Kramer, in fee simple.

Parcel 2: BEGINNING for the same on the northwest side of Bay Drive 30 feet wide where it would be intersected by the prolongation northwesterly of the division line between Lots Nos. 237 and 238 as shown on the Plat of the Second Addition to Plat No. 1 of Bowley's Quarter which Plat is duly filed among the Land Records of Baltimore County in Plat Book W. P.C. No. 8, folio 73 and running thence north 29 degrees 06 minutes West at right angles to Bay Drive and Continuing the extension of said division line 300 feet, thence north 60 degrees 54 minutes East 74 feet to Wye Road, thence binding thereon South 29 degrees 06 minutes East 300 feet to Bay Dive and thence binding thereon South 60 degrees 54 minutes West 74 feet to the place of beginning.

BEING that same lot of ground which by Deed dated May 23, 1969 and recorded among the Land Records of Baltimore County in Liber 4995, folio 447 was granted and conveyed by Anthony Piccinini and Augustino Piccinini, executors under the Last Will and Testament of Cesare Piccinini, deceased, unto Helen V. Kramer and Margaret E. Kramer, in fee simple.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE HK DATE 6/25/96

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

HK 6/25/96
by Date

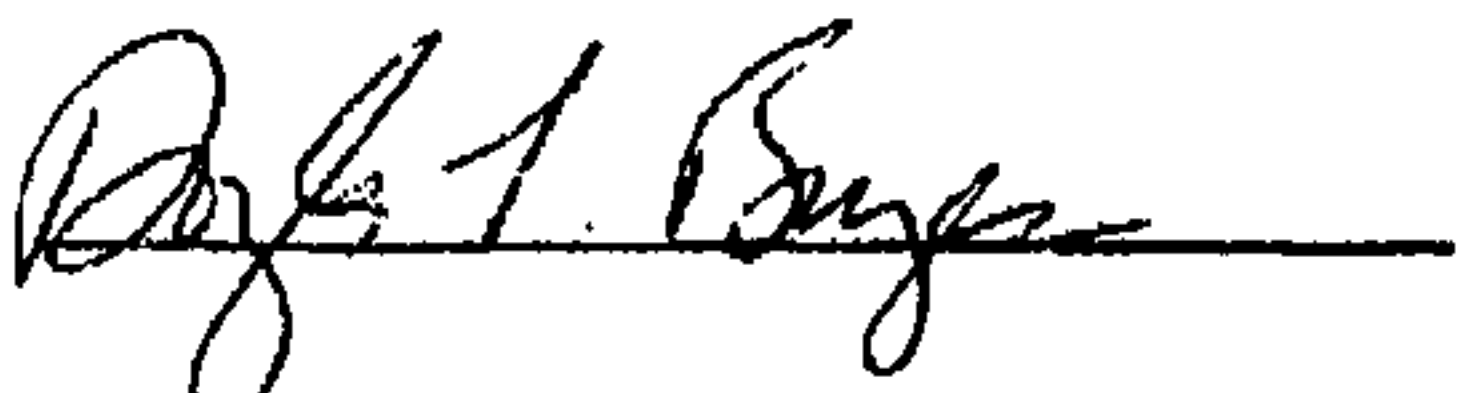
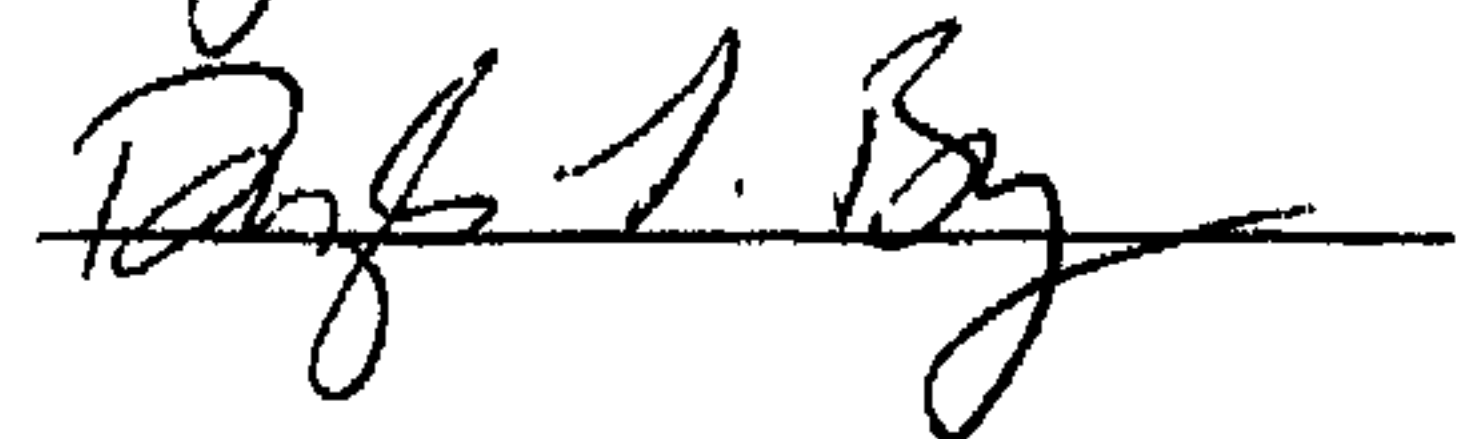
TOGETHER WITH the buildings and improvements thereupon erected, made, or being and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Thomas V. Stern, Sr., and Bernadette Lisa Stern, his wife, their assigns, the survivor of them, and the personal representatives and assigns of the survivor, in fee simple.

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

AS WITNESS the signatures of the said Grantors.

WITNESS:

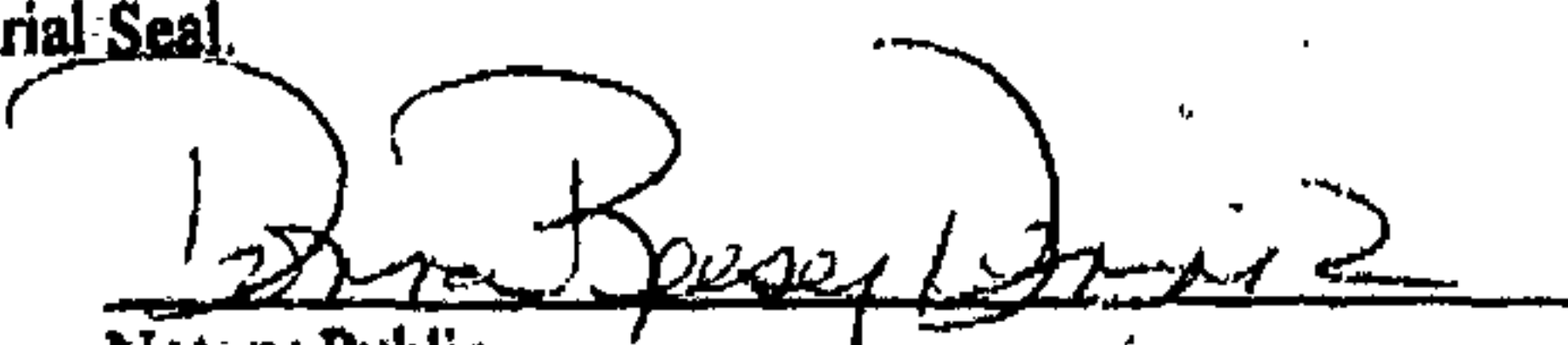
	 (SEAL) HELEN V. KRAMER
	 (SEAL) MARGARET E. KRAMER

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY that on this 20th day of June, 1996, before me, a Notary Public of the State aforesaid, personally appeared Helen V. Kramer and Margaret E. Kramer known to me (or

satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained; and further made oath that the consideration hereinabove set forth is true and correct.

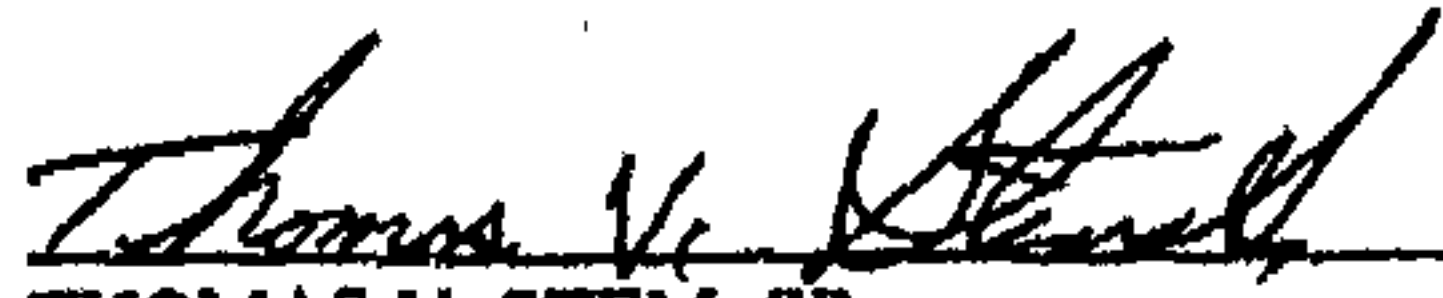
AS WITNESS my hand and Notarial Seal.


Notary Public

My Commission Expires 2/10/97

STATE TRANSFER TAX AFFIDAVIT

Thomas V. Stem, Sr., and Bernadette Lisa Stem, his wife, Grantees in the within Deed, hereby certify under the penalties of perjury that the land conveyed in said Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.


THOMAS V. STEM, SR.


BERNADETTE LISA STEM

0011664 308

ATTORNEY'S CERTIFICATION

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


DOUGLAS L. BURGESS

Return to:

Nolan, Plumhoff & Williams, Chtd
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204
(File No. 1480/03)

0011664 309

046806 JUN 25 1996

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

JUN 25, 1996

HP FD SURE \$

5.00

RECORDING FEE

20.00

RECORDATION T

1,150.00

TR TAX STATE

1,150.00

TOTAL

2,325.00

Rep: BAH1

Rep: 17389

SR

SR: 1437

SR: 1241

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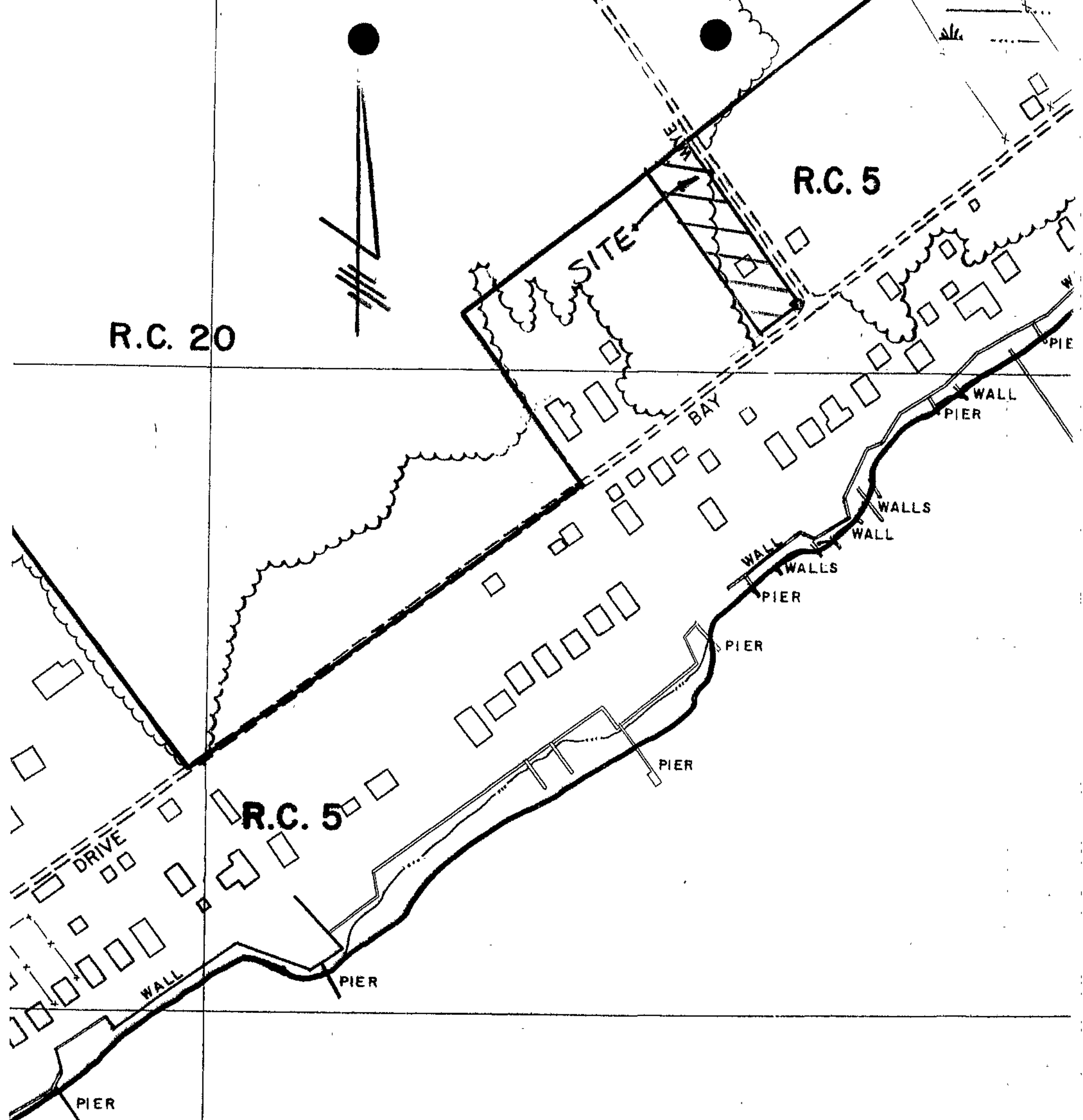
SR: 1241

SR: 1241

SR: 1241

1	Type(s) of Instruments	☒ Deed ☐ Mortgage ☐ Other ☐ Other																																											
2	Conveyance Type Check Box	☒ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale (9)																																											
3	Tax Exemptions (If Applicable) Cite or Explain Authority	Recordation State Transfer County Transfer																																											
4	Consideration and Tax Calculations	<table border="1"> <thead> <tr> <th colspan="2">Consideration Amount</th> <th colspan="2">Transfer and Recordation Tax Consideration</th> </tr> </thead> <tbody> <tr> <td>Purchase Price/Consideration</td> <td>\$ 230,000.00</td> <td>Transfer Tax Consideration</td> <td>\$ 230.00</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$ 170,000.00</td> <td>X (1.5) % =</td> <td>\$ 3,450.00</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$ - 0 -</td> <td>Less Exemption Amount</td> <td>\$ 320.00</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Total Transfer Tax</td> <td>\$ 3,130.00</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Full Cash Value</td> <td>\$</td> <td>X () per \$500 =</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td>TOTAL DUE</td> <td>\$</td> </tr> </tbody> </table>				Consideration Amount		Transfer and Recordation Tax Consideration		Purchase Price/Consideration	\$ 230,000.00	Transfer Tax Consideration	\$ 230.00	Any New Mortgage	\$ 170,000.00	X (1.5) % =	\$ 3,450.00	Balance of Existing Mortgage	\$ - 0 -	Less Exemption Amount	\$ 320.00	Other:	\$	Total Transfer Tax	\$ 3,130.00	Other:	\$	Recordation Tax Consideration	\$	Full Cash Value	\$	X () per \$500 =	\$			TOTAL DUE	\$								
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Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Proprietor AGC-CC-300 (8/95)																																													

BA 0012:23PN06-25-96
02A91N03007L1R1X
\$3,120.00



NE. 1-L
SCALE: 1"=200'

05-226-SPH

20460 R.C.G.

280

下
部
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分

EX.
DWLG
#3800

DRIVE

~~CONFIDENTIAL - SECURITY INFORMATION~~
EX. PAYING

ZONED R.C. 5

NO HOUSES
WITHIN

$N 60^{\circ} 54'$
 $74'$

N 29° 06' W 300'

131A
BUTCHER
(VACANT)
ZONED R.C.S

(VACANT)

BAY

OWNER

THOMAS V. STEM, SR.
BERNADETTE LISA STEM
3735 BAY DRIVE
BALTIMORE, MARYLAND 21220
410-344-1178

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

**PETITIONER'S
EXHIBIT NO.**

EXHIBIT NO.

ZONE D R.C. 5

239

BOWLEY
P.B. 8

240

QUARTERS
F. 73

3801
EX.
CIVILG.

↑
#3737
EX.
OWLS

↑
#3735
JEX.
DWLG.

237

EX
DWLG

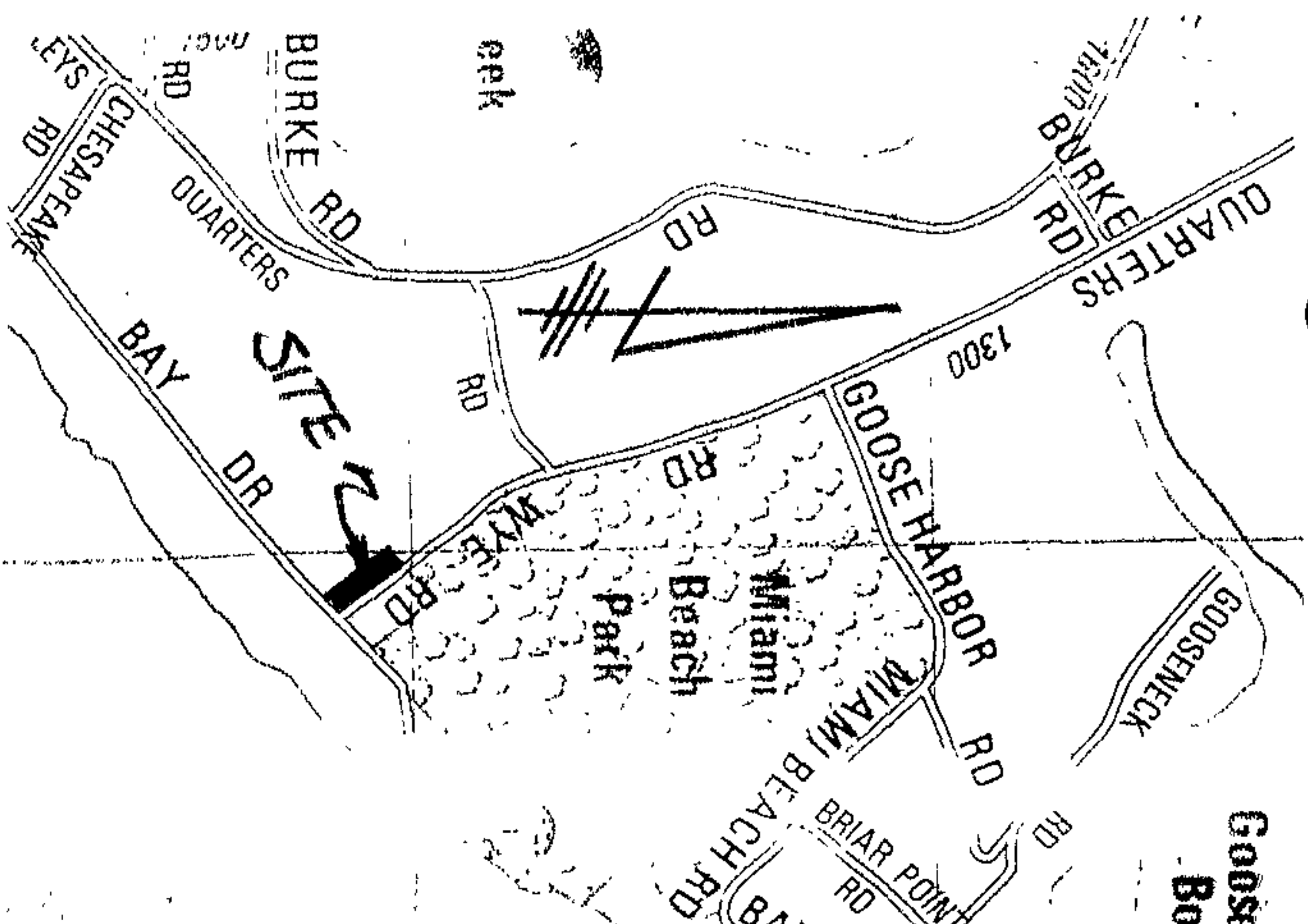
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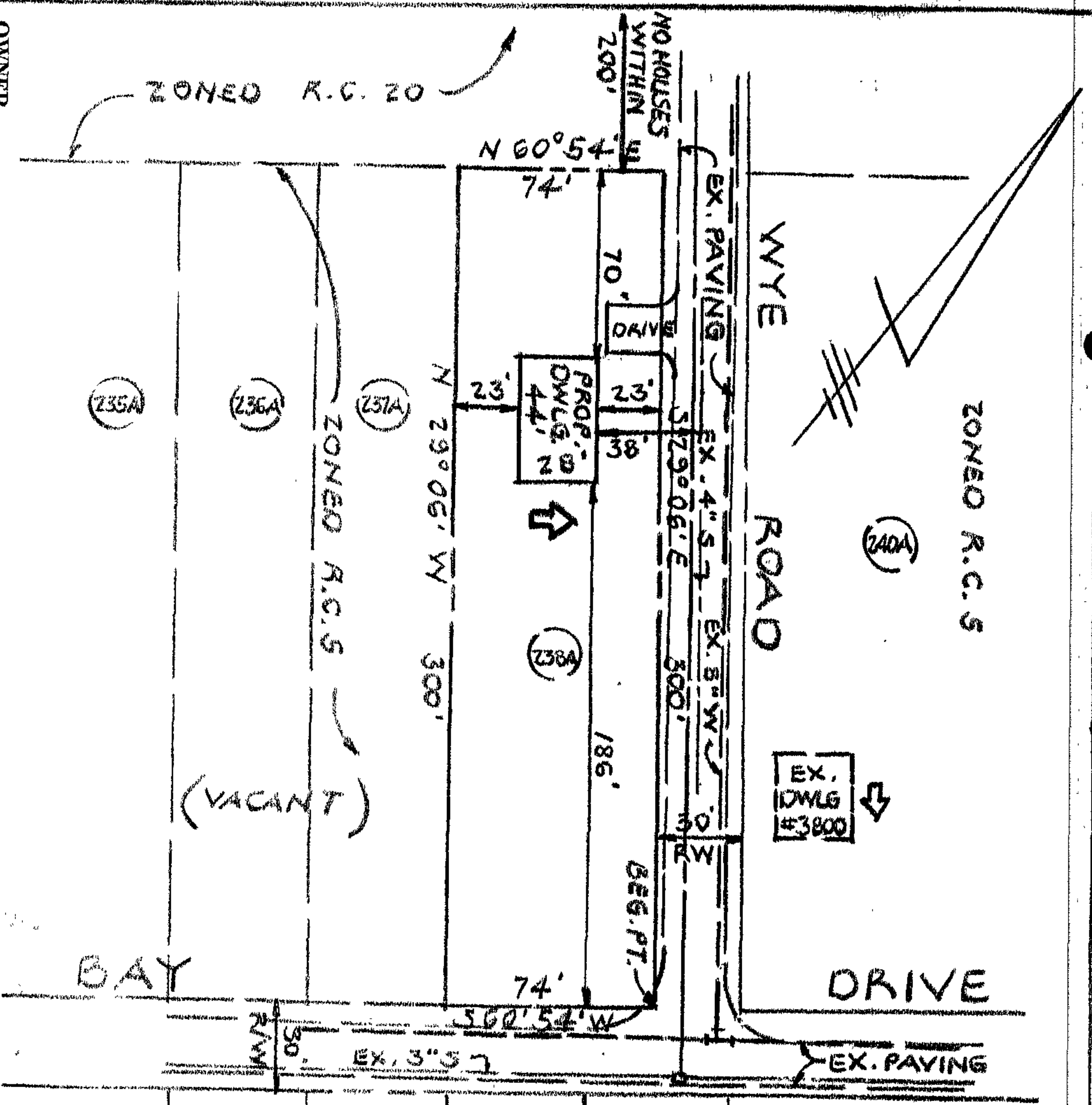
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2. AREA = 24,200 S.F. = 0.510 AC. +/-
3. SITE IS LOCATED IN THE C.B.C.A. AND FLOOD ZONE A
4. NO HISTORIC BUILDINGS EXIST
5. NO ZONING HISTORY KNOWN
6. PUBLIC WATER AND SEWER

**PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING**

**ELECTION DISTRICT 15,C5
BALTIMORE COUNTY, MARYLAND
SCALE: 1 INCH = 50 FEET JANUARY 2, 2005**

VICINITY MAP
SCALE = 1" = 1000'

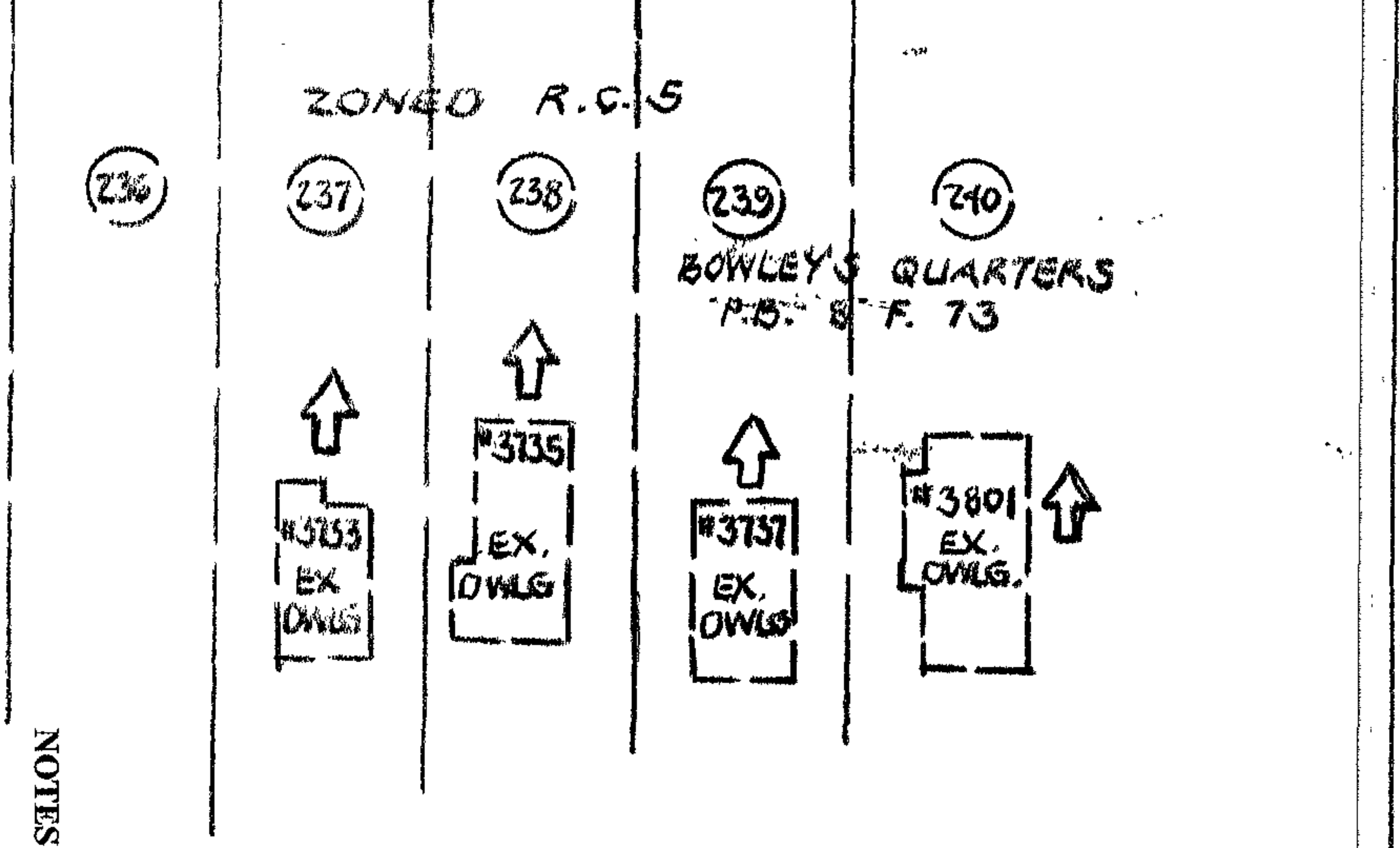




OWNER
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 BERNADETTE LISA STEM
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 410-344-1178

CENTRAL DRAFTING & DESIGN, INC.
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VARIANCE FROM SECTION 4.3.B.2b TO PERMIT A FRONT SETBACK OF 38 FEET FROM THE CENTER OF A ROAD OR STREET OTHER THAN A COLLECTOR ROAD OR A ROAD OR STREET LEADING TO A COLLECTOR ROAD OR A ROAD OR STREET LEADING TO A REAR SETBACK OF 23 FEET INSTEAD OF THE REQUIRED 50 FEET FOR A SINGLE FAMILY DWELLING.



NOTES

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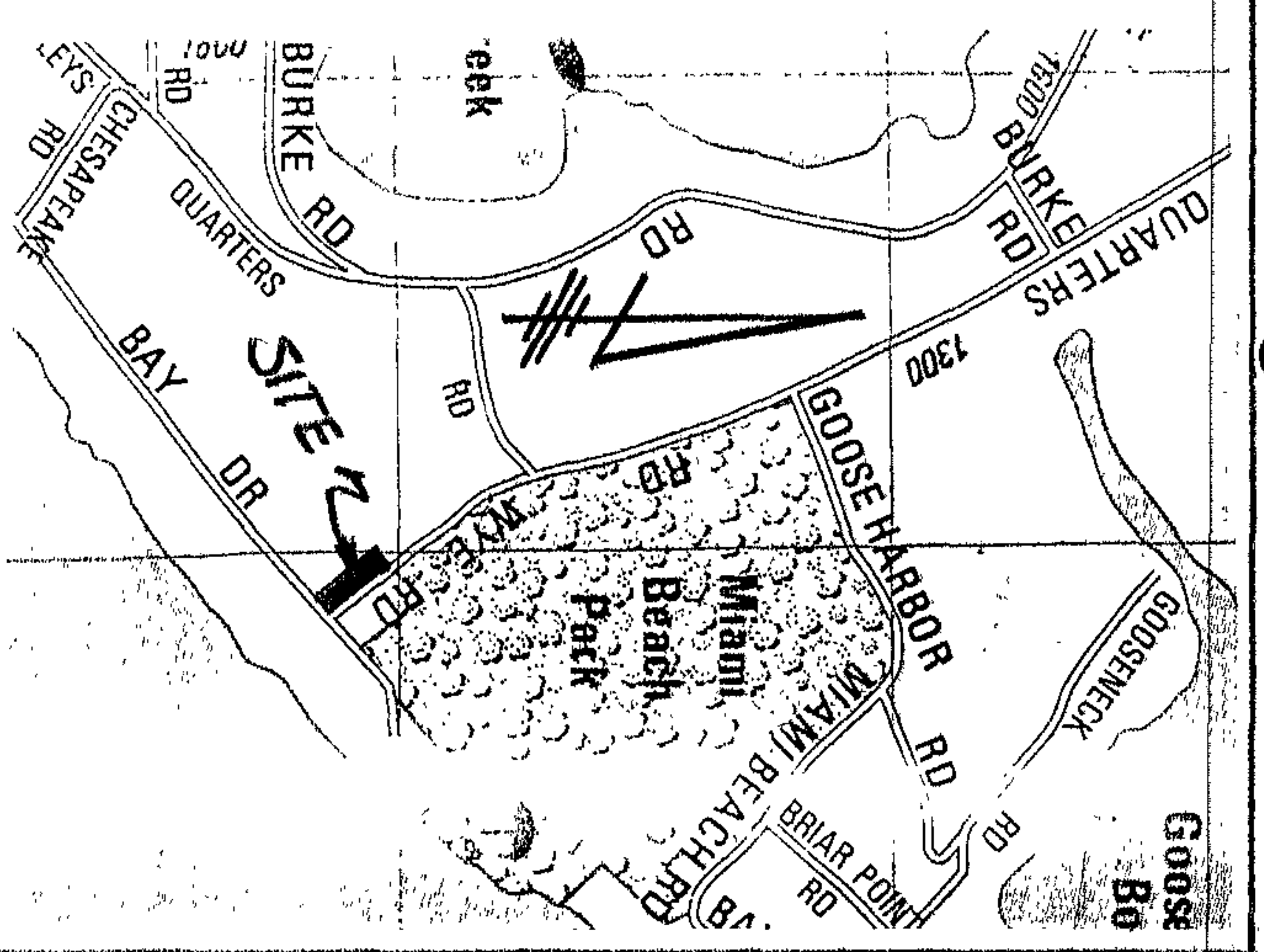


EXHIBIT 1

PLAT TO ACCOMPANY PETITION FOR

ZONING ~~EXEMPTION~~ Special Hearing

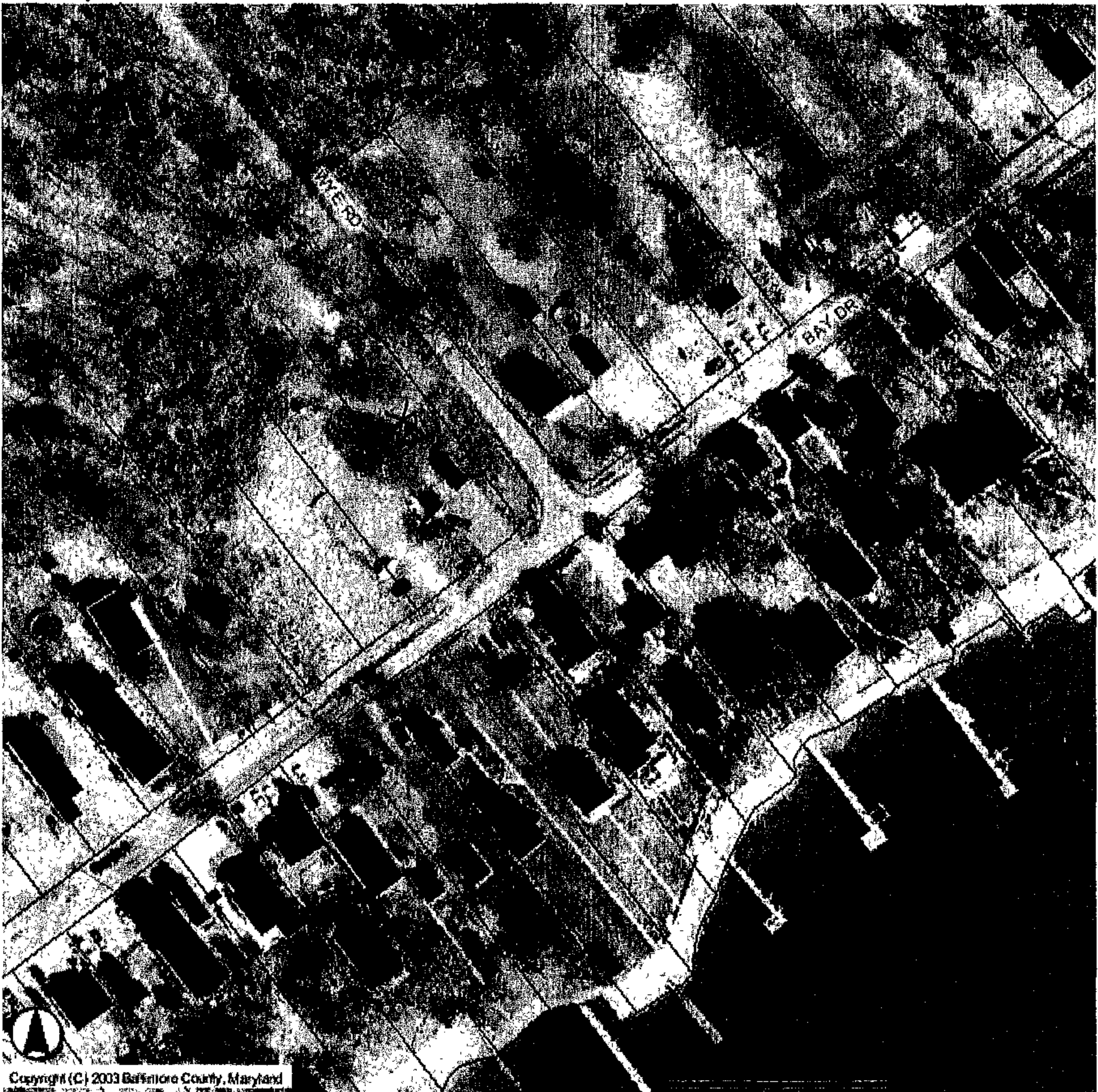
1550 WYE ROAD

ELECTION DISTRICT 15,C5

BALTIMORE COUNTY, MARYLAND

SCALE: 1 INCH = 50 FEET OCTOBER 29, 2004

05-226-5PH



PETITIONER' S

EXHIBIT NO. _____

2

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

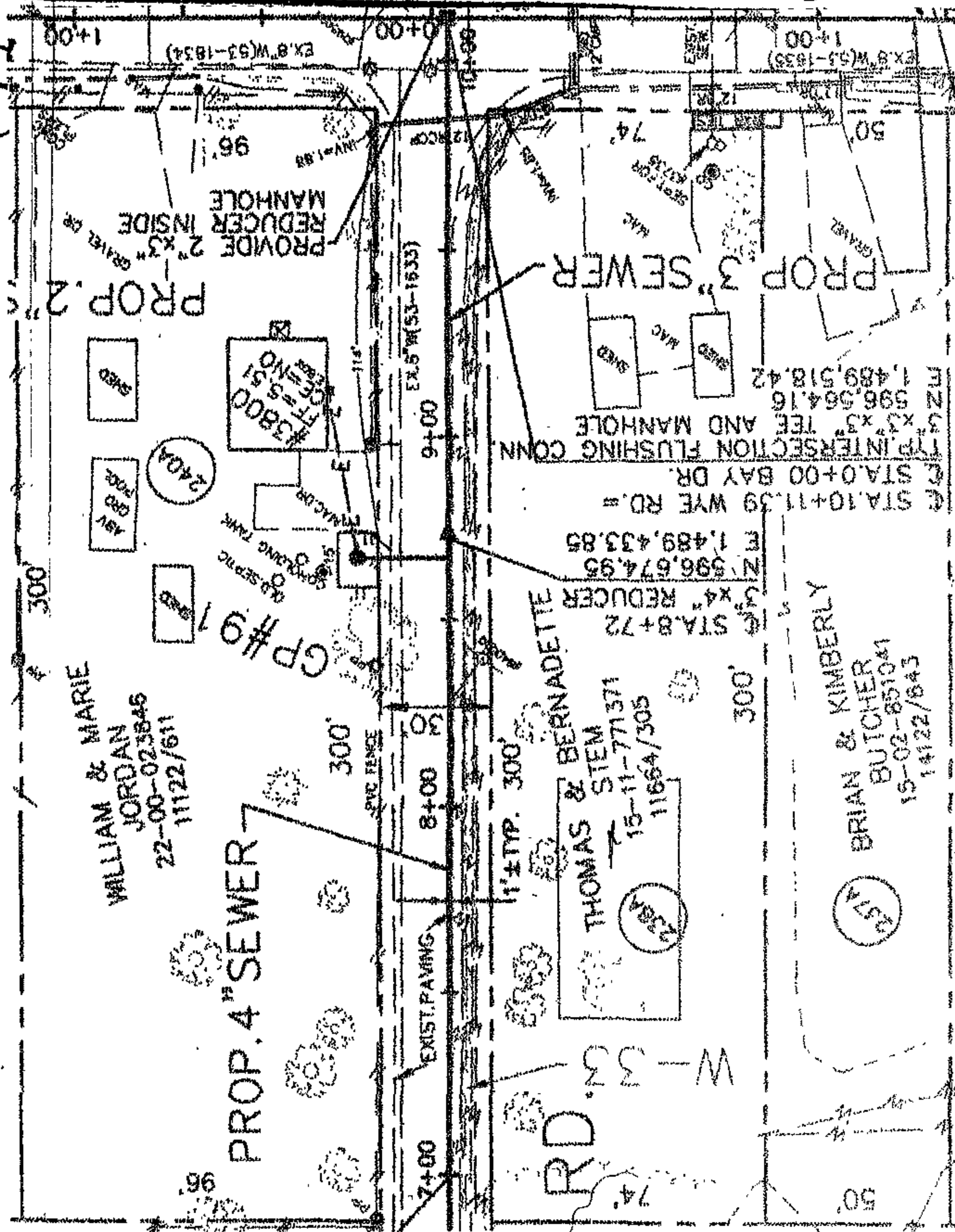
PROPERTY ADDRESS 3735 Bay Drive

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

SUBDIVISION NAME

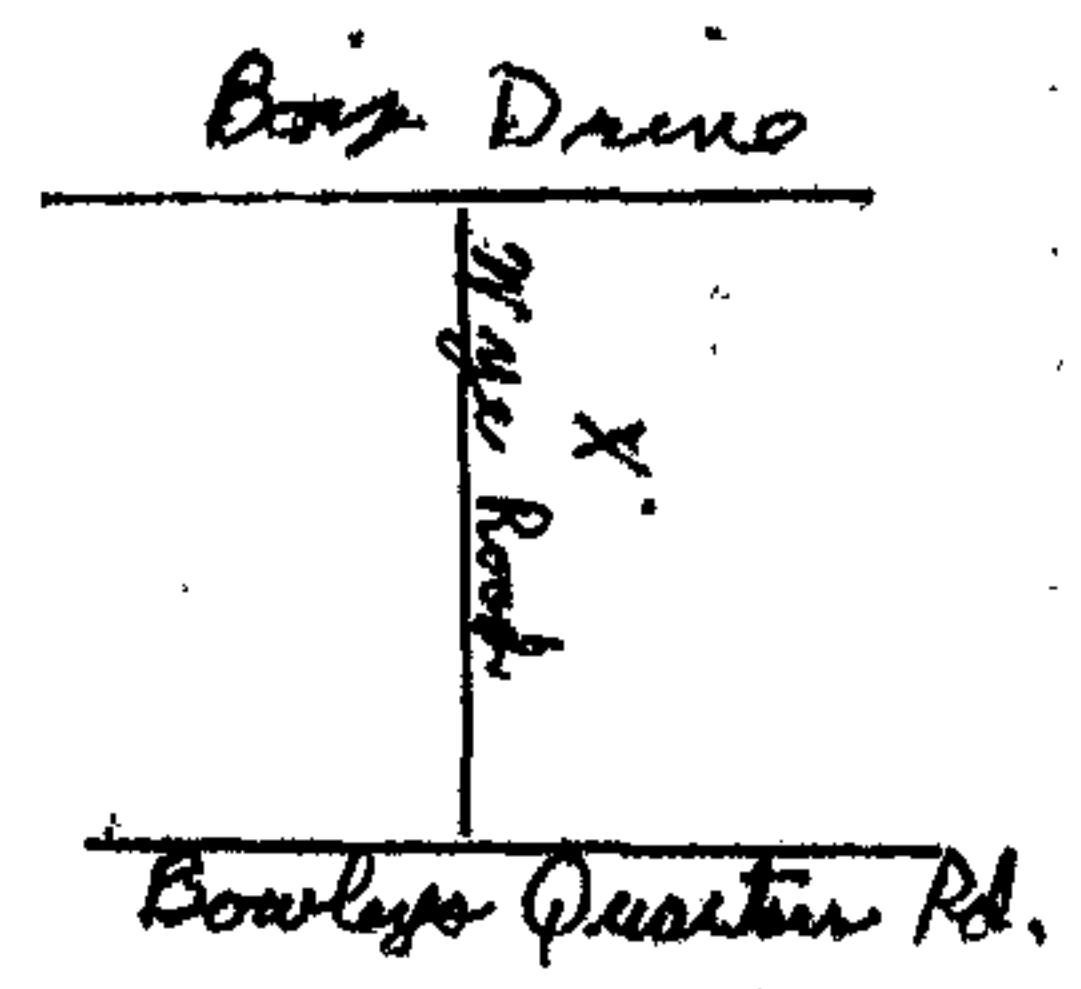
PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER Thomas V. & Bernadette L. Allen



PREPARED BY Thomas V. Allen

SCALE OF DRAWING: 1" = _____



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT

1" = 200' SCALE MAP #

ZONING

LOT SIZE

ACREAGE 22.208
SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

YES NO
☒ ☐
☒ ☐
☒ ☐
☒ ☐

EXHIBIT 2

Brian and Kim Butcher
3733 Bay Drive
Baltimore, MD 21220

December 10, 2004

Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue Room 407
Towson, MD 21204

RE: Zoning Hearing – 1550 Wye Road
Case Number: 05-226-SPH

We object to the request to replace an existing dwelling on the above referenced property. As neighboring residents for over ten years and Tropical Storm Isabel victims, we know that there was never any dwelling on lot 238a, and certainly not anything that was damaged during Isabel or the storm of 1996. In fact, we can see that the Stems currently use the existing two sheds that are on the property to warehouse vehicles and other personal property. What is most objectionable to us is the misleading statement, *"to allow the replacement of an existing dwelling which was made uninhabitable due to damage since at least 1996, and was further damaged by Hurricane Isabel"*, when we know that there was never any dwelling to replace. In a previous conversation, Mr. Stem informed us that his intention was to divide the lot into two; maintaining one half for parking and storage, and selling the other half. In fact, there was a For Sale sign posted several months ago on the back half of the lot. The Stems subsequently put their house on the market, which is situated on lot 238 across the street from lot 238a. Over the years, we have looked the other way when the Stems made numerous alterations to their property on lot 238, even though they did not secure the proper permits. We did this in the interest of trying to be neighborly. Our fear now is that they want to sneak this variance through and profit even further by selling the lot as buildable and/or further develop the land without care to how this will impact neighboring residents. We regret that we have been put in this awkward position to have to protest this but we do not want to deal with the continued development that goes by unchecked. In fact, I know that there are quite a number of neighbors who told us that they objected to many of the Stem's previous alterations but they chose to remain silent on those matters for fear of retaliation by them. Ironically, while the Stems proceeded to make additions to their home without permits, they harassed other neighbors for the most minor of perceived violations, none of which, the county in the end, considered valid. What is truly offensive is that the Stems took advantage of the neighbor's benevolence when all they seemed to care about was their own personal gain. We question the Stem's motives for improving the neighborhood when they have continually skirted the law. State tax records show that, if

PROTESTANTS
EXHIBIT NO. 1

in fact, there was an existing dwelling on the property; they have not paid taxes on it. In fact, they appear to be misleading the Maryland State Department of Assessments and Taxation for all the improvements made to their property on lot 238. Additionally I think you will find that the reason why so many neighbors are in such an uproar over this is because that in spite of all that they have been through with Isabel, (i.e., the additional debt that they have had to incur, the battles with insurers, being displaced during the reconstruction of their homes, etc), they still want to come back to the area. Why? Because of the natural beauty. It is particularly hard to accept when someone such as the Stems, are only interested in maximizing their personal gain on their way out, leaving the neighbors who truly love the area to deal with their aftermath. Given their history of divisiveness and falsification, we have no other choice than to object to this request.

Respectfully,

Brian Butcher
Kim Butcher

Brian Butcher
Kim Butcher

To : Baltimore County Zoning Department
Attention: Kristen Matthews

Reference: Case Number 05-226-SPH
1550 Wye Road, Baltimore, Maryland 21220
Legal Owners: Thomas V. & Bernadette Lisa Stem

From: Jackie Megee 410- 665-9253, fax 410-668-7717, email, megee@msn.com
Daughter of Jack & Iris Rosier and co-owner of the home currently being rebuilt
due to "Isabelle" (2 doors from the Stems at 3731 Bay Drive)

This hearing, this issue is a gross waste of taxpayer's time, energy and money !

The primary issue is the existence of a dwelling. According to Webster dictionary :
Dwelling -

*A building or place of shelter to live in; a place of residence; adobe;
home. Syn .house*

shed - A slight or rude structure build for shelter, storage etc

My mother's parents are the original owners of their property and my mother has never
seen a dwelling/residence on that property dating back more than 70 years ago.

The Stems constantly seem to test our intelligence – telling us they have a permit for all
the changes the have made since they have been here. Now they are putting the Zoning
Department's intelligence to the same test.

I don't mean to tell you how to do your job, but I suggest you check their Deed, their
property tax records and the permit department for the existence a dwelling

I also recommend you check their Dwelling and property on Bay Drive for other zoning
violations.

The permit on the secondary dwelling that was originally approved as a bathhouse.

Electrical inspection of lighting on their pier.

Approve for the 8 ft fence on the side of their dwelling

The carport that became garage.

I'm not sure if their was a permit for the shed on the Wye road property since I believe
it's larger than is currently allowed without a permit.

Jack Rosier
Iris A. Rosier

Jackie Megee

The Bowleys Quarters Improvement Association, Inc.

P.O. Box 18051

Baltimore, Maryland

410-335-9802

December 15, 2004

William Wiseman
Zoning Commissioner For Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

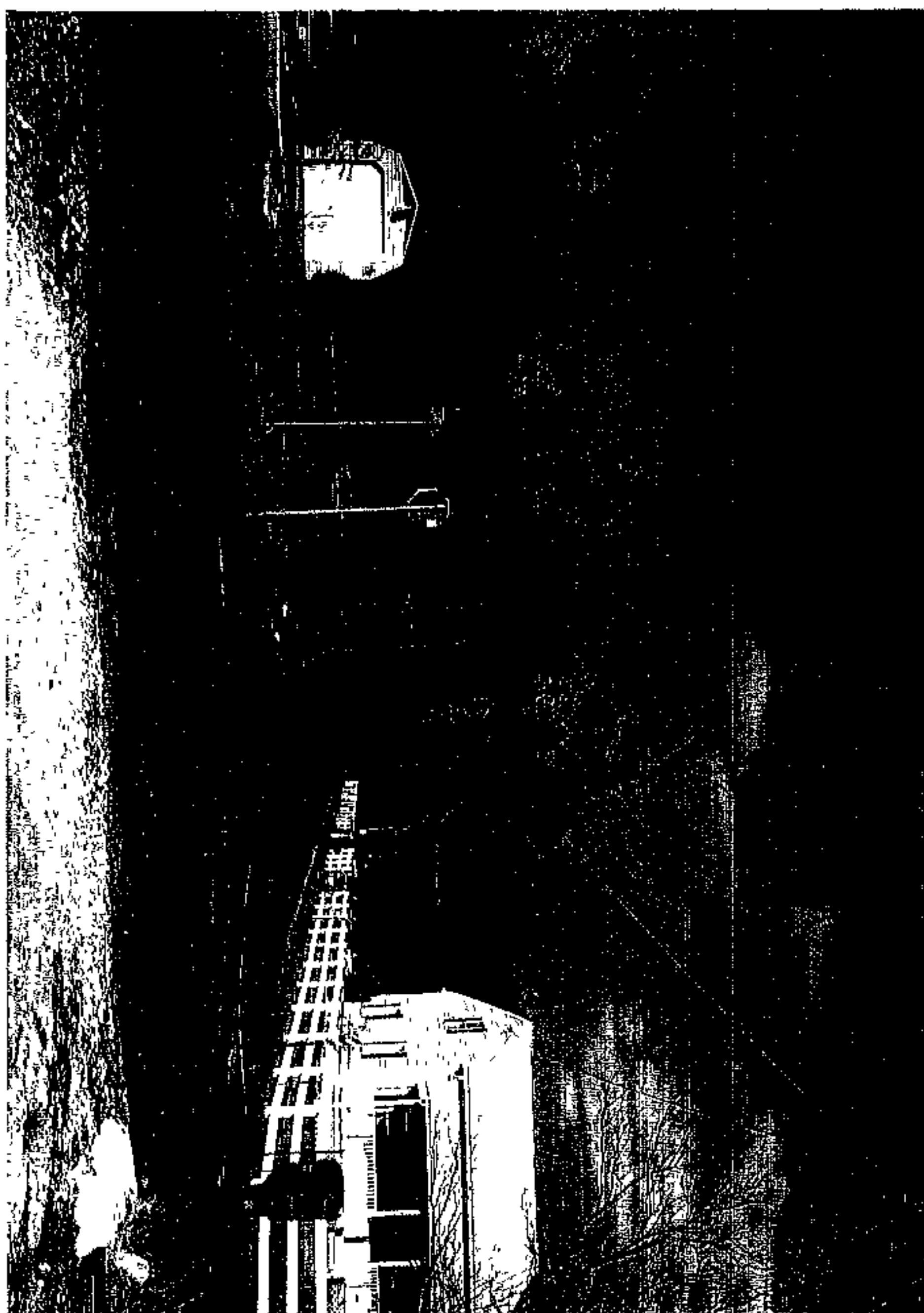
RE: Zoning Hearing -- 1550 Wye Road
Case # - 05-226-SPH

Dear Commissioner Wiseman:

The Bowleys Quarters Improvement Association does not support the request to build a dwelling on lot # 238A at 1550 Wye Road. The posted sign is very misleading in that it states "to allow the replacement of an existing dwelling which was made uninhabitable due to damage since at least 1996, and was further damaged by Hurricane Isabel and to alter the minimum acreage requirement and minimum setback requirements, if necessary." This special hearing is questionable, since the Board of Directors claims that there was never a dwelling on this lot. Therefore the Board has decided to back the objections of our members in their opposition to building on this lot.

Sincerely,


Michael Vivirito
President



DEFENDANT'S
EXHIBIT 3