

IN RE: PETITION FOR VARIANCE
S/S Old Washington Road, 85' W of the c/l
Grant Road
(4115 Old Washington Road)
13th Election District
1st Council District

Gabriel Pellicciotti and
Romeo Stallman, substitute Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-291-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance initially filed by the owner of the subject property, Rosalie Stallman, who passed away prior to the scheduled hearing. Her children, Gabriel Pellicciotti and Romeo Stallman were allowed to proceed as Petitioners, by virtue of a Life Estate deed naming them as remainderman, passing title to them as a matter of law on the date of their mother's death. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 7,050 sq.ft., a lot width of 47½ feet, and a side yard setback sum of 27 feet in lieu of the minimum required 20,000 sq.ft. area, 100-foot width, and 40-foot side yard setback sum for a proposed dwelling. In addition, relief is requested to approve the property as an undersized lot, pursuant to Section 304, and a determination that density will not be affected by the proposed development. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 2.

Appearing at the requisite public hearing in support of the request were Romeo Stallman, owner of the subject property; his sister, Carol Barnabae, who cared for the late Rosalie Stallman until her death; and Damon Cogar, who researched the property and prepared the site plan. Appearing as Protestants in the matter were Tom and Jackie Munion, who own and reside on the adjacent property known as 4113 Old Washington Road.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the southeast side of and fronting north westerly on Old Washington Road, not

ORDER RECEIVED FOR FILING

Date

By

far from Washington Boulevard in western Baltimore County. The property contains a gross area of 7,050 sq.ft. and is 47.5' wide by 150' deep. The property was originally zoned D.R.5.5; however, was downzoned to D.R.2 in 1996. Testimony indicated that Rosalie Stallman acquired the property in 1995 from Clemis Kaikis, who had owned the property since 1982. At that time, Ms. Stallman owned and resided on the adjacent lot, now owned by Mr. & Mrs. Munion. It was indicated that Ms. Stallman purchased the subject property with the intention of building a new home to accommodate her needs and those of a disabled child. In 2001, Ms. Stallman sold the adjacent property to Mr. & Mrs. Munion and moved in with her daughter, Carol Barnabae, and resided there until her death.

The substitute owners/Petitioners now come before me seeking relief to allow development of the subject lot with a single-family dwelling. As shown on the site plan, the proposed dwelling will be 20' wide and 40' deep, and located 26' from the front property line, consistent with neighboring dwellings on this street. In addition, side yard setbacks of 15 feet (east) and 12 feet (west) will be provided. Due to the narrow width and small size of the property, relief is requested from area and width requirements as the lot is undersized. Under the D.R.2 zoning classification, the minimum lot width required is 100 feet, and side setbacks of no less than 40 feet are required. Moreover, the minimum lot area required is 20,000 sq.ft. Thus, the requested variances are necessary in order to develop the property.

On behalf of the Petitioners, Mr. Cogar testified that the property is located within an older subdivision which was platted and recorded in the Land Records in 1920, well prior to the first set of zoning regulations in Baltimore County. The property is identified as Lot 7 of Section A of the Oak Park Addition to the Joshua S. Hull subdivision. As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and width requirements. Of significant importance in this case is the original "sealed" American Engineering Land Survey, dated June 12, 1967, which was submitted into evidence and marked as Petitioner's Exhibit 4. This Survey evidences the fact that a dwelling, 29' x 40' in dimension, previously existed on the subject lot. The parties concurred that Anna Barnes and her grandson

resided in this home for some 30 years until it was destroyed by fire in 1986 and that Mr. Kaikis, the then owner, never rebuilt the house.

There is substantial opposition to the proposal from Mr. & Mrs. Munion. They testified that they and the other neighbor who resides to the west (Charles Wagner) believe that the subject property is too small and should not be used to support a single-family dwelling. They expressed concerns regarding the removal of mature trees and the effects of those root systems, and that their old foundation was susceptible to damage caused by heavy equipment used for digging and construction. Mr. & Mrs. Munion also produced a copy of the multiple listing that was advertised when they purchased their property (Protestants'1) which disclosed that the subject adjacent lot was also available for purchase. They testified that there was no mention at that time that Ms. Stallman ever intended to build on that lot.

After due consideration of the testimony and evidence presented, I am persuaded that relief should be granted. To deny relief would result in a practical difficulty for the Petitioners in that there would be no reasonable use of the property for a permitted purpose, a purpose for which the property had been previously used for some 30 years. The proposed development is in keeping with other homes in the neighborhood and meets the spirit and intent of Section 307 of the B.C.Z.R. and Cromwell v. Ward, 102 Md. App. 691 (1995) for variance relief to be granted. Moreover, I find that the subject property meets the requirements of Section 304 of the B.C.Z.R. and that the proposed development will not result in any increase in density. I find that the late Ms. Stallman, who at one time owned contiguous undersized lots, purchased the subject property in good faith and without any intent to avoid the area requirements. Moreover, as noted above, at the time of her purchase of the property in 1995, it was zoned D.R.5.5.

It is also to be noted that there were no adverse Zoning Advisory Committee (ZAC) comments by any County reviewing agency. However, within its comment dated January 3, 2005, the Office of Planning recommended that two off-street parking spaces be provided on a single-wide driveway in the side yard of the subject property in view of the limited on street

ORDER RECEIVED FOR FILING

Date

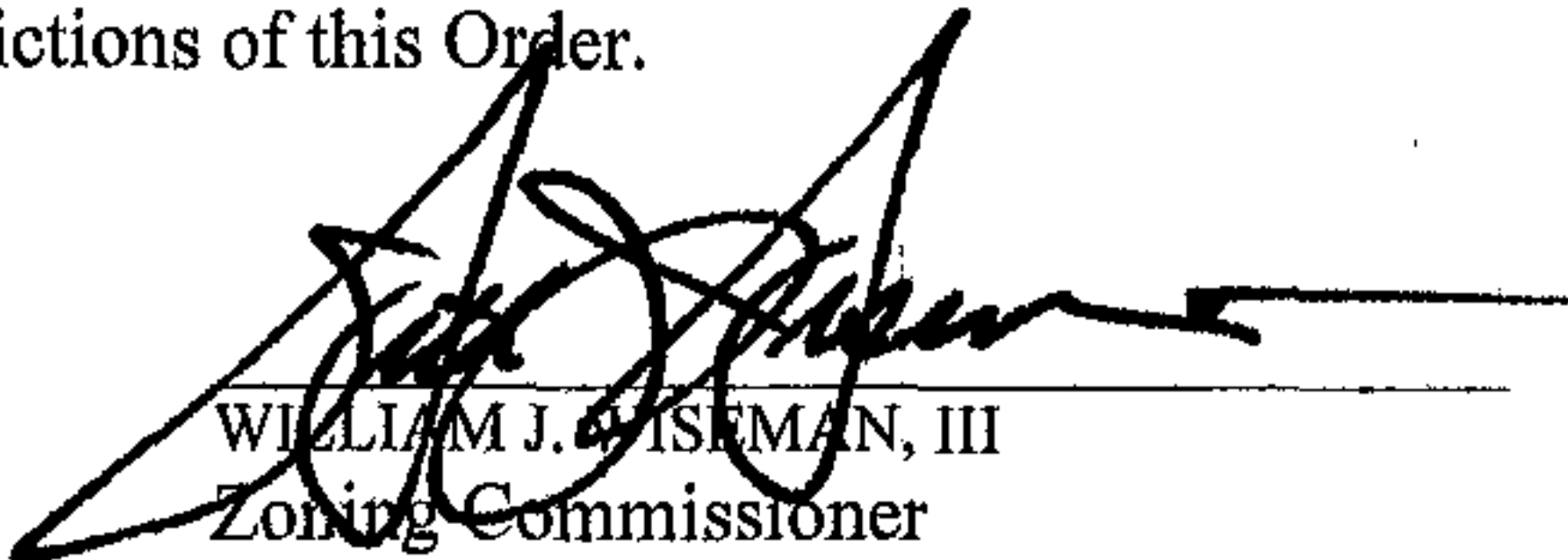
By

parking in this area and the narrowness of Old Washington Road. Thus, I will incorporate this recommendation as a condition of approval.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of February 2005 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 7,050 sq.ft., a lot width of 47½ feet, and a side yard setback sum of 27 feet in lieu of the minimum required 20,000 sq.ft. area, 100-foot width, and 40-foot side yard setback sum, and approval of the subject property as an undersized lot, pursuant to Section 304, and a determination that density will not be affected by the proposed development for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his 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) The Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning prior to the issuance of any permits to insure that the proposed house is compatible in terms of size, exterior, building materials, color and architectural details with existing dwellings in the area.
- 3) Pursuant to the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning, dated January 3, 2005, the Petitioners shall provide two (2) off-street parking spaces in the side yard.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 2/16/05
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

February 16, 2005

Ms. Carol Barnabae
1227 Glencrest Terrace
Pasadena, Maryland 21122

RE: PETITION FOR VARIANCE
S/S Old Washington Road, 85' W of the c/l Grant Road
(4115 Old Washington Road)
13th Election District – 1st Council District
Gabriel Pellicciotti and Romeo Stallman – Substitute Petitioners
Case No. 05-291-A

Dear Ms. Barnabae:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over the typed name.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Romeo Stallman, 1309 Nicodemus Road, Reisterstown, Md. 21136
Mr. & Mrs. Tom Munion, 4113 Old Washington Road, Halethorpe, Md. 21227
Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 4115 OLD WASHINGTON RD.
HALETHORPE, MD. 21227
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.2.1 304

To allow an undersize lot with an area of 7050 sq ft,
a lot width of 47 1/2 ft and a sum of side yard setbacks of 27 ft
in lieu of the minimum required 20,000 sq ft, 100 ft and 40 ft
respectively. And that density will not be affected.
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

LOT #7 OF 4115 OLD WASHINGTON RD. HALETHORPE MD. 21227 WAS RECORDED IN 1920.
THE LOT IS 47.5' X 150' WHICH FAILS TO MEET MINIMUM CURRENT LOT SIZE OF 50X1
AS A RESULT A VARIANCE IS REQUIRED TO ALLOW CONSTRUCTION OF A SINGLE FAMILY
DWELLING. LOTS ADJACENT TO BOTH SIDES ARE DEVELOPED PROHIBITING THE POSSIBILITY OF

Property is to be posted and advertised as prescribed by the zoning regulations. "adding" additional land.
I, or we, agree to pay expenses of above Variance, 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):

ROSALIE STALLMAN Deceased
Name - Type or Print _____
Signature Carolina P. Barnabae, attorney in fact
GABRIEL Pelligrino
Name - Type or Print _____

Signature P 410-526-4368
1227 GLENCREST TERRACE 410-437-2136
Address _____ Telephone No. _____
PASADENA MD. 21122
City _____ State _____ Zip Code _____

Representative to be Contacted:

Carol Barnabae
Name _____
1227 Glencrest Terrace 410-437-2136
Address _____ Telephone No. _____
Pasadena Md. 21122
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 12-6-04

ORDER RECEIVED FOR FILING
Date 12/15/04
Case No. 05-291 A
REV 15-08

**Zoning Description for
4115 Old Washington Road
Halethorpe, MD 21227**

Beginning at the south side of Old Washington Road, which is a 40' right of way, approximately 85' west of the centerline of Grant Road, which is also a 40' right of way; being Lot No. 7, Section A, Oak Park Addition, as recorded among the land records of Baltimore County in Liber W.P.C., No. 7, Folio 23, said portion of Lot Nos. 7 having frontage of $47\frac{1}{2}'$ on Washington Road running from the intersection of line between Lot Nos. 6 and 7 in Section "A", Oak Park Addition, with an even depth of 150'. The remaining $2\frac{1}{2}'$ of Lot No. 7, Section "A", Oak Park Addition, being along the division line between Lot Nos. 7 and 8, Section "A", Oak Park Addition, with an even depth of 150', to remain the property of the grantor.

291

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 681057
05-91A

DATE 12-06-04 ACCOUNT R-001-DDG-650

AMOUNT \$ 65.00

RECEIVED FROM Russell Stallman

FOR Residential Vanpool to pay for car 4115 old washing machine

DISTRIBUTION

WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

PAID RECEIPT

RECEIVED BY DATE TIME

BY DATE TIME

BY DATE TIME

BY DATE TIME

BY DATE TIME

BY DATE TIME

BY DATE TIME

BY DATE TIME

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Vn 05-291A

No. 441058

DATE 12-08-04 ACCOUNT R-001-006-650

AMOUNT \$ 50.00

RECEIVED FROM D. Cowgans

FOR Undersecretary for Policy for
and for Washington Fed

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED
12/15/2004 12/15/2004 11:00 AM

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12/15/2004 12/15/2004 11:00 AM

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commission 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: #05-291-A

4115 Old Washington Road

South side of Old Washington Road, 85 feet west of

centerline of Grant Road

13th Election District - 1st Councilmanic District

Legal Owner(s): Rosalie Stallman

Variance: to allow an undersized lot with an area of 7,050

square feet, a lot width of 47 1/2 feet and a sum of side

yard setbacks of 27 feet in lieu of the minimum required

20,000 square feet, 100 feet and 40 feet respectively and

to determine that density will not be affected.

Hearing: Wednesday, February 2, 2006 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 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.

01/17/06 Jan. 18 36180

CERTIFICATE OF PUBLICATION

1/20/2005

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 1/18/2005.

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

S. Wilkins

LEGAL ADVERTISING

ZONING NOTICE

CASE # 05-291-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD 21204

DATE AND TIME: AT 9:00 A.M.

REQUEST: VARIANCE

TO ALLOW AN UNDERSIZED LOT WITH
AN AREA OF 7,000 SQ. FT., A LOT WIDTH OF 47 FEET AND A SUM
OF SIDE YARD SETBACKS OF 27 FEET IN LIEU OF THE
MINIMUM REQUIRED 20,000 SQ. FT., 100 FEET AND 40 FEET
RESPECTIVELY AND TO DETERMINE WHAT DENSITY WILL
NOT BE AFFECTED.

POSTPONEMENTS DUE TO WEATHER OR OTHER SITUATIONS ARE SOMETIMES NECESSARY
TO CONFIRMATION DATE 02/22/05
IF YOU HAVE ANY QUESTIONS OR NEED MORE INFORMATION, PLEASE CALL THE TOWSON
PLANNING DEPARTMENT AT 410-326-7200.

ZONING NOTICE

CASE # 05-291-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD 21204

DATE AND TIME: WEDNESDAY, FEBRUARY 2, 2005
AT 9:00 A.M.

REQUEST: VARIANCE
TO ALLOW AN UNDERSIZED LOT WITH
AN AREA OF 7,000 SQ. FT., A LOT WIDTH OF 47 FEET AND A SUM
OF SIDE YARD SETBACKS OF 27 FEET IN LIEU OF THE
MINIMUM REQUIRED 20,000 SQ. FT., 100 FEET AND 40 FEET
RESPECTIVELY AND TO DETERMINE WHAT DENSITY WILL
NOT BE AFFECTED.

POSTPONEMENTS DUE TO WEATHER OR OTHER SITUATIONS ARE SOMETIMES NECESSARY
TO CONFIRMATION DATE 02/22/05
IF YOU HAVE ANY QUESTIONS OR NEED MORE INFORMATION, PLEASE CALL THE TOWSON
PLANNING DEPARTMENT AT 410-326-7200.

CERTIFICATE OF POSTING

RE: Case No.: 05-291-A

Petitioner/Developer: CARROLL BARNABAE

Date of Hearing/ Closing: FEB. 2, 2005

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

Attention: Becky Hart

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #4115 OLD WASHINGTON BLVD.

The sign(s) were posted on JAN. 5, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BAUTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday January 18, 2005 Issue - Jeffersonian

Please forward billing to:

Carol Barnabae
1227 Glencrest Terrace
Pasadena, Maryland 21122

410-437-2136

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: 05-291-A

4115 Old Washington Road

South side of Old Washington Road, 85 feet west of centerline of Grant Road.

13th Election District—1st Councilmanic District

Legal Owner: Rosalie Stallman

Variance to allow an undersized lot with an area of 7,050 square feet, a lot width of 47 1/2 feet and a sum of side yard setbacks of 27 feet in lieu of the minimum required 20,000 square feet, 100 feet, and 40 feet respectively and to determine that density will not be affected.

Hearing: Wednesday, February 2, 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.



December 21, 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: 05-291-A

4115 Old Washington Road

South side of Old Washington Road, 85 feet west of centerline of Grant Road.

13th Election District—1st Councilmanic District

Legal Owner: Rosalie Stallman

Variance to allow an undersized lot with an area of 7,050 square feet, a lot width of 47 1/2 feet and a sum of side yard setbacks of 27 feet in lieu of the minimum required 20,000 square feet, 100 feet, and 40 feet respectively and to determine that density will not be affected.

Hearing: Wednesday, February 2, 2005 at 9:00 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: clb

C: Rosalie Stallman 1227 Glencrest Terrace Pasadena 21122
Carol Barnabae 1227 Glencrest Terrace Pasadena 21122

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY JANUARY 18, 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/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 05-291A

Petitioner: ROSALIE STALLMAN

Address or Location: 4115 OLD WASHINGTON RD. HALETHORPE MD. 2

PLEASE FORWARD ADVERTISING BILL TO

Name: CAROL BARNABAE

Address 1227 GLENCREST TERR
PASADENA MD. 21122

Telephone Number 410-437-2136

**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*

January 26, 2005

Carolina Barnabae
1227 Glencrest Terrace
Pasadena, Maryland 21122

Dear Ms. Barnabae:

RE: Case Number: 05-291-A, 4115 Old Washington Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 6, 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



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

December 23, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 20, 2004

Item No.: 252, 291-296, 298-300, 302-304

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

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 21, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For December 27, 2004
Item Nos. 291, 293, 294, 296, 297, 299,
300, 301, 302, and 304

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

RWB:CEN:jrb

cc: File

ZAC-12-27-2004-NO COMMENT ITEMS-291-304-01212005

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: January 19, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of December 20, 2004.

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

05-291

05-293

05-296

05-297

05-299

05-301

05-304

Reviewers: Sue Farinetti, Dave Lykens

BW
2/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 3, 2005

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

RECEIVED

JAN 31 2005

SUBJECT: 4115 Old Washington Road

INFORMATION:

Item Number:

5-291

Petitioner: Rosalie Stallman

Zoning: DR 2

Requested Action: Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided 2 off-street parking spaces are provided in the side yard. This office will not support a two-car parking pad in the front yard of the subject lot.

Prepared by:

Mark A. Cunningham

Division Chief:

[Signature]

AFK/LL:MAC:

RE: PETITION FOR VARIANCE * BEFORE THE
4115 Old Washington Road; S/side Old *
Washington Road, 85' W c/line Grant Road * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts *
Legal Owner(s): Rosalie Stallman * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-291-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of December, 2004, a copy of the foregoing Entry of Appearance was mailed to, Carol Barnabae, 1227 Glencrest Terrace, Pasadena, MA 21122, Representative for Petitioner(s).

RECEIVED

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No.

05-2914 file

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by: JTS

Date: 12/14/04

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

ROSALIE STALLMAN 1227 GLENCREST TERRACE, PASADENA MD 21122 410-437-2136
Print Name of Applicant Address Telephone Number

Lot Address 4115 OLD WASHINGTON RD. HALETHORPE Election District 13 Councilmanic District 1 Square Feet 7,060 S.F.

Lot Location: NE SW side/corner of OLD WASHINGTON RD. 65 feet from NE SW corner of GRANT RD.
(street) (street)

Land Owner: ROSALIE STALLMAN Tax Account Number 13130201

Address: 1227 GLENCREST TERRACE, PASADENA MD 21122 Telephone Number (410) 437-2136

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

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

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: PR-2		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐

Approval

☐

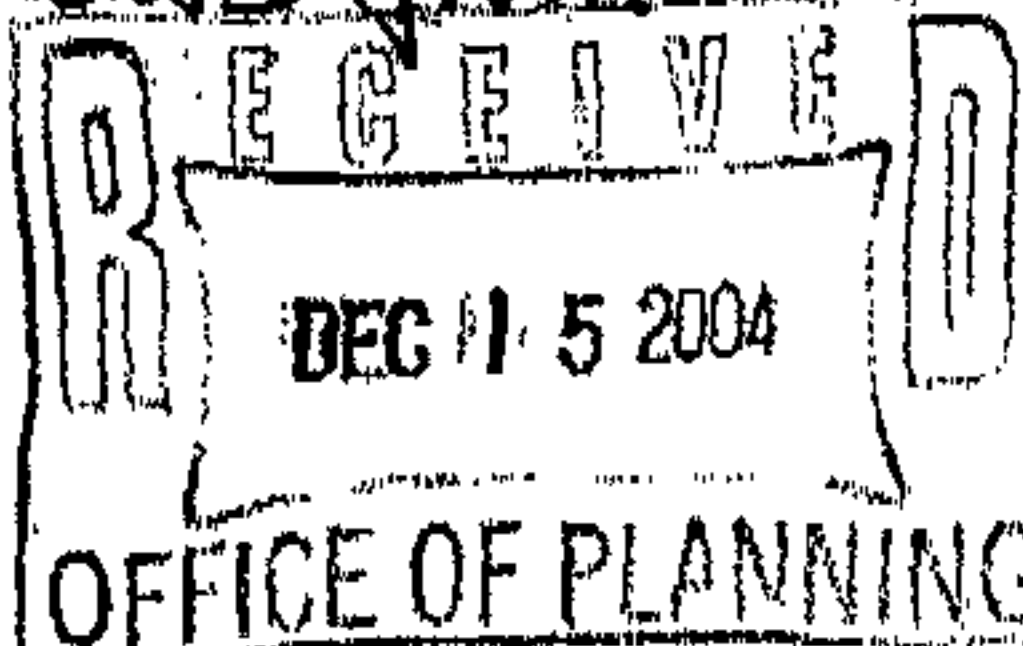
Disapproval

☒

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

See attached comments from area planner

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



Date: 1/3/2005

Revised 2/05/02

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

BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE CORRESPONDENCE

*TO ZC
Variance
File*

TO: Mark Cunningham
Jenifer German

DATE: 12/29/04

FROM: Dennis Wertz

SUBJECT: Undersized Lot and ZAC 5-291 (4115 Old Washington Road)

I don't have any objections to the proposed dwelling and the requested variances. The proposed dwelling is similar in appearance to many of the existing dwellings in this neighborhood. The proposed setbacks are adequate.

✓ Applications for undersized lots rarely provide information regarding off-street parking. I feel that all such applications should indicate whether off-street parking will be provided. In cases where it will be provided, the plan should show the parking spaces. In this particular case, on-street parking is limited and undesirable because of the narrow lots and the narrowness of Old Washington Road. I recommend that the applicant provide at least two off-street parking spaces located on a singlewide driveway along the side of the lot.

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



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

Maryland Department of Transportation

Date: 12.21.04

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

RE: Baltimore County
Item No. 291 JJS

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

To file:
TMM

Zoning Notice CS# 05-291-A

Dear Mr. Kotroco,

My Name is Jacqueline Munion and I live at 4113 Old Washington Blvd, Halethorpe, Md. 21007. I purchased this home on March 30, 2001 from Carol Barnabee. This is the same person which is trying to have the empty lot 4113 Old Washington Blvd, re-zoned. This lot has been empty for quite some time.

It is to my understanding that Baltimore County had re-zoned this property years ago. The required front footage is to be 100 foot across the front of the property. This property is only 47 1/2 feet width with side yard setback of 27 feet.

My home is between 80-90 years old and I fear that there may be structural damage to the foundation if construction would start. There are already several cracks in the foundation walls which were hidden at the time of the sale of my home. The front wall has a large crack which water comes through this with heavy rains. The seller of my home, M's Barnabee, said no water had come into the house. This was false.

I feel if construction is permitted, I may very well have more cracks as well as water damage to my property. There is not enough space between my home and this property line, therefore proper drainage of water is my biggest concern.

There are numerous old trees on this lot, which would have to be removed. I fear that their roots may very well be near my foundation.

Heavy equipment used for digging and building may cause damage to my home. Who will repair this damage if it occurs?

Our Neighborhood has come a long way, and to build on this small lot, in my opinion, will not improve it.

Why should two families, 4117 and myself suffer, while one person prospers. Up to this past summer, after suffering a heart attack, my Neighbor at 4117 and my self cut the grass on this empty lot for two years. No one paid us or even said "Thanks". We did it to maintain the neighborhood as well as our own properties.

From what I have been told from my Neighbor, there was a very small Shak type house many, many, years ago which sat at the very far end of this property.

Please give do consideration and great thought, before granting this new zoning permit.

Please feel free to contact me for any other information.

Sincerely,

Jaqueline A. Munro

4113 Old Washington Blvd.

Halethorpe, Md. 21227-4123

410-247-1936 H.

410-585-1544 ext. 24 W.

We the undersigned, being residents of this Community, Do Not want a permit issued to allow building on property 4115 Old Washington Blvd.

Name - ^{MUNION} Jacqueline A. Munion Thomas A. Munion
Address - 4113 Old Washington Blvd.
Halethorpe, Md. 21227-4123

Name - Charles Wagner
Address - 4117 OLD WASHINGTON BLVD
Halethorpe MD 21227

Name -
Address - 4111 OLD WASHINGTON BLVD
Halethorpe MD 21227

Kitty
Call this citizen. Let
her know we got her letter
and will put it in the
zoning file for the zoning
Commissioner. Tell her that
she should attend hearing and
oppose it. T-

2 #2
January 24, 2005

2nd Memo to the File

Zoning Case #05-291-A

4115 Old Washington Road

Ms. Carol Barnabae called again & stated that she had spoken with Mr. Wiseman, the Zoning Commissioner and that after another conversation with her that we could pencil in the names of the new owners (since the owner of the property on the petition accepted 12-6-04 is now deceased) and that she could bring all of the legal documents for him to review on the February 2, 2005, 9:00 a.m. hearing date. This afternoon I spoke to Bill Wiseman and he verified this.



John J. Sullivan, Jr.
Planner II
Zoning Review

MEMO TO FILE

1/19/05

ZONING CASE #05-291-A
4115 OLD WASHINGTON ROAD

Ms. Carol Barnabae called this morning and stated that the owner of this property, Rosalie Stallman passed away a few days ago and left this property to her two sons. I called Bill Wiseman and asked about the legal procedure. Bill stated that the Estate must be opened (in Baltimore County) and when it is and we get a letter of Administration then we can enter the new owners names on the Petition forms (and keep the letter in our file). I called Nancy Long in the County Register of Wills Office and informed her that the owner, Ms. Stallman lived in Pasadena, MD (Anne Arundel County) but that the property was located in Baltimore County. I asked Nancy if it was ok to have Ms. Barnabae to call her office for any info before she visits the office and she said ok. I called and advised Ms. Barnabae to contact Nancy.

John J. Sullivan, Jr.
Planner II
PDM, Zoning Review



CASE NAME Barnes
CASE NUMBER 05-291-A
DATE 2/2/05

CITIZEN'S SIGN-IN SHEET

[illegible]

DATE _____

[illegible]

Case No.:

05-291-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	LIFE ESTATE DEED - REMAINDER to CHILDREN - Substitution of GABRIEL FELLICCIOTTI ROMEO STALLMAN AS PETITIONER	Multiple listing of Protestants home - sold by Stallman with subject lot available
No. 2	SITE PLAN	Photos - 2A thru 2E denoting Protestants home and its location to property line
No. 3	OAK PARK SUBDIVISION PLAT dated 9/30/20	
No. 4	American Engineering - LAND Survey noting existence of home on 4115 OLD WASH. AVE	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Property Type: Residential

Customer Synopsis Report

4113 OLD WASHINGTON BLVD, HALETHORPE, MD 21227

List Price: \$96,900

MLS#: BC3372506 Status: ACTIVE

Ownership: Fee Simple, Sale

Leg Sub:

Adv Sub: WOODSHIRE VILLAGE

Map Old/TBM: 42D7/NA

Lease Term/Min/Max: //

Total Taxes:

Tax Year:

HOA Fee: \$0.00 /mo pd N

Area: N/A

Style: Cape Cod

Type: Detached

Model:

Yr. Built: 1924

TOTAL

UPR1

UPR2

#Lvs/#Fpls: 3 / 0

BR: 3

BR: 1

BR: 0

Tot Fin SF:

FB: 2

FB: 1

FB: 0

Lot-SF/AC: 5663/0.13

HB: 2

HB: 1

HB: 0

Lot-SF/AC: 5663/0.13

Main: Living Room, 12X12

Main: Bedroom-Master, 11X12

Main: Dining Room, 12X12

Upper 1: Bedroom-Second, 10X10

Main: Kitchen

Upper 1: Bedroom-Third, 10X9

Exterior:

Exterior Const: Alum/Steel Siding

Roofing:

Basement: YES, Full

Parking: Drwy/Off Str

Heat System: Radiator

Water: Public

Cool System: Window Unit(s)

Sewer/Septic: Public Septic

Appliances: Dryer, Refrigerator, Stove

Armenities: Home Warranty

Water Access: N

Front: N

Dock: N

Remarks: WILL SELL QUICKLY. SHOWS WELL - EXCELLENT CONDITION. NEWLY REMODELED KITCHEN AND MAIN LEVEL BATH (ADJACENT LOT (16 ACRES) ALSO AVAILABLE. NEAR SCHOOLS AND SHOPPING CENTERS.

Listing: 14-DEC-2000

Update: 14-DEC-2000

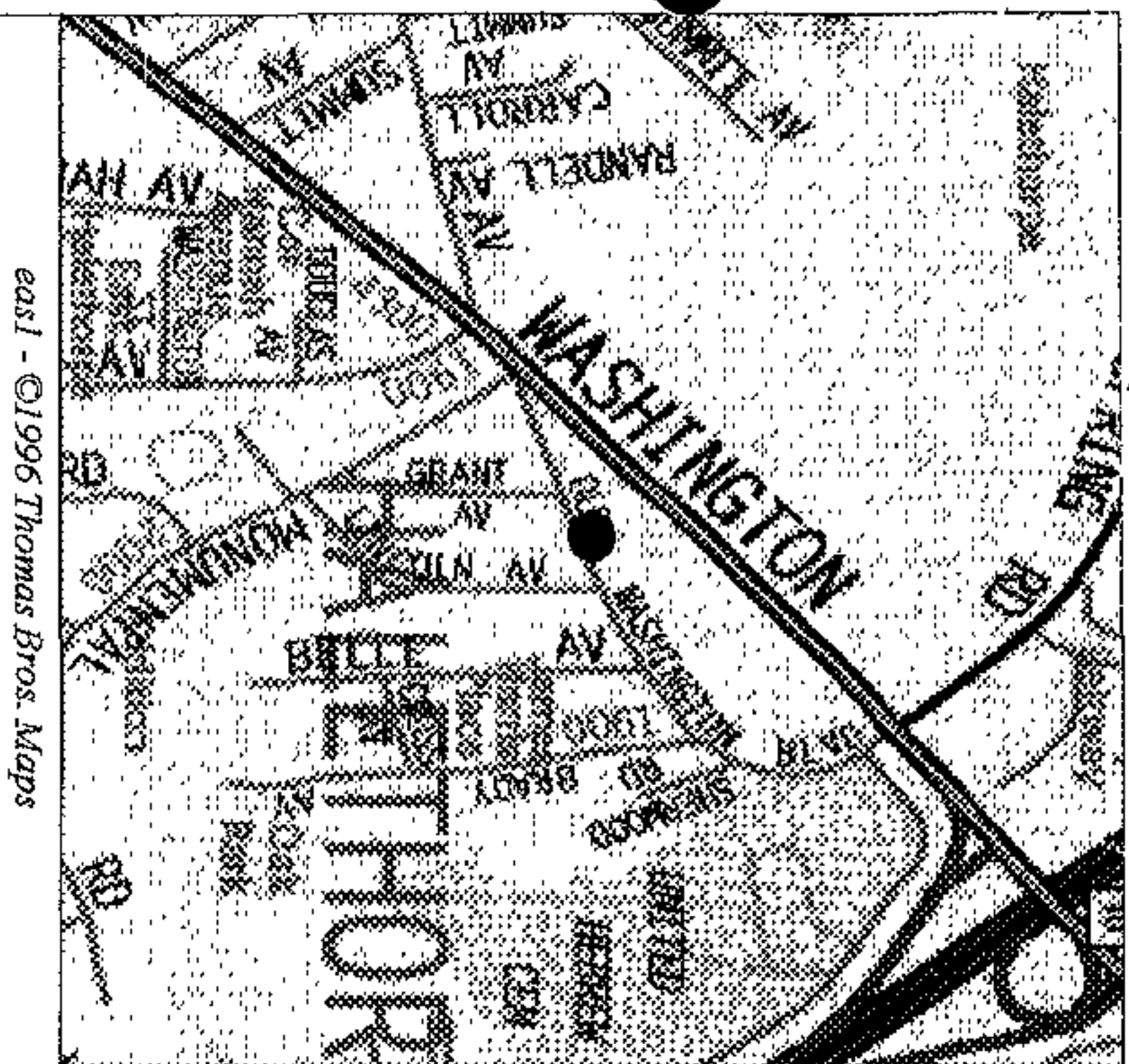
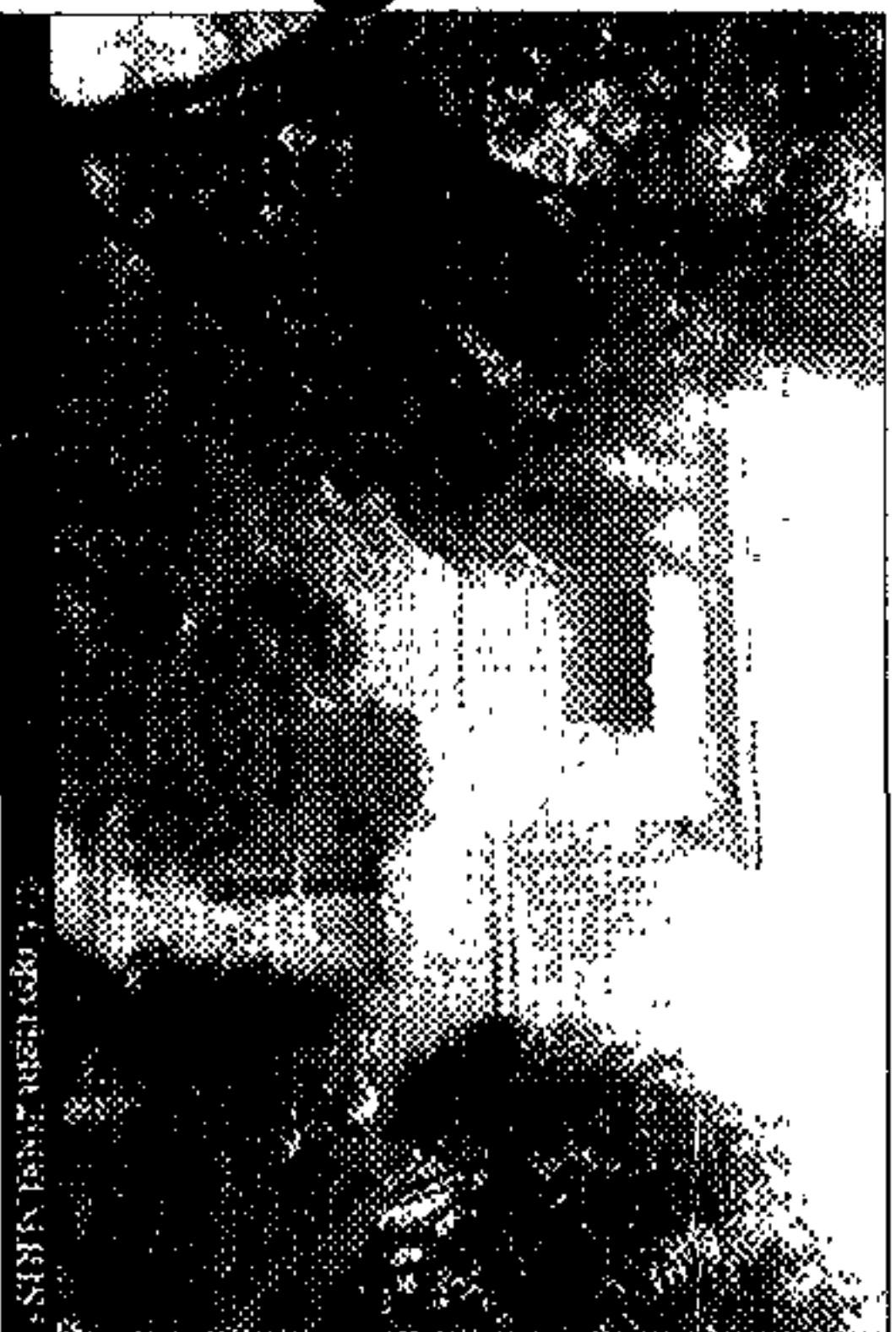
DOM-MLS: 46

DOM-Prop: 46

Show Instructions: Appt Only-Lister

Vacation Prop: NO

Directions: FROM GLEN BURNIE - 695 NORTH TO EXIT 10 (WASHINGTON BLVD). TURN LEFT AT THE RAMP LIGHT. TURN LEFT AT THE FIRST LIGHT (CORNER OF GRANT AND OLD WASH. BLVD)



east - ©1996 Thomas Bros. Maps

ANITA HAPPEL, CRB

Broker: A W HAPPEL, INC.

Broker Office: (410)242-6460

Pager:

Voice Mail:

E-mail:

Code: AWH1

Agent Office:

Home: (410)747-3399

Cell:

COPIES AVAILABLE

NO. 1



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

Account Identifier: District - 13 Account Number - 1302000130

Owner Information

Owner Name: STALLMAN ROSALIE **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 1227 GLENCREST TER
 PASADENA MD 21122-5337 **Deed Reference:** 1) /11169/ 33
 2)

4115 Old Washington

Location & Structure Information

Premises Address
 4115 OLD WASHINGTON RD

Legal Description

PT LT 7
 OAK PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
109	7	382			A		7	80		7/ 23

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
 0000

Enclosed Area

Property Land Area
 7,050.00 SF

County Use
 04

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-In Assessments As Of 07/01/2004	Phase-In Assessments As Of 07/01/2005
Land:	9,510	9,510		
Improvements:	0	0		
Total:	9,510	9,510	9,510	9,510
Preferential Land:	0	0	0	0

Transfer Information

Seller: STALLMAN ROSALIE	Date: 08/16/1995	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /11169/ 33	Deed2:
Seller: KAIKIS CLEMIS A	Date: 04/07/1982	Price: \$6,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 7020/ 299	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:

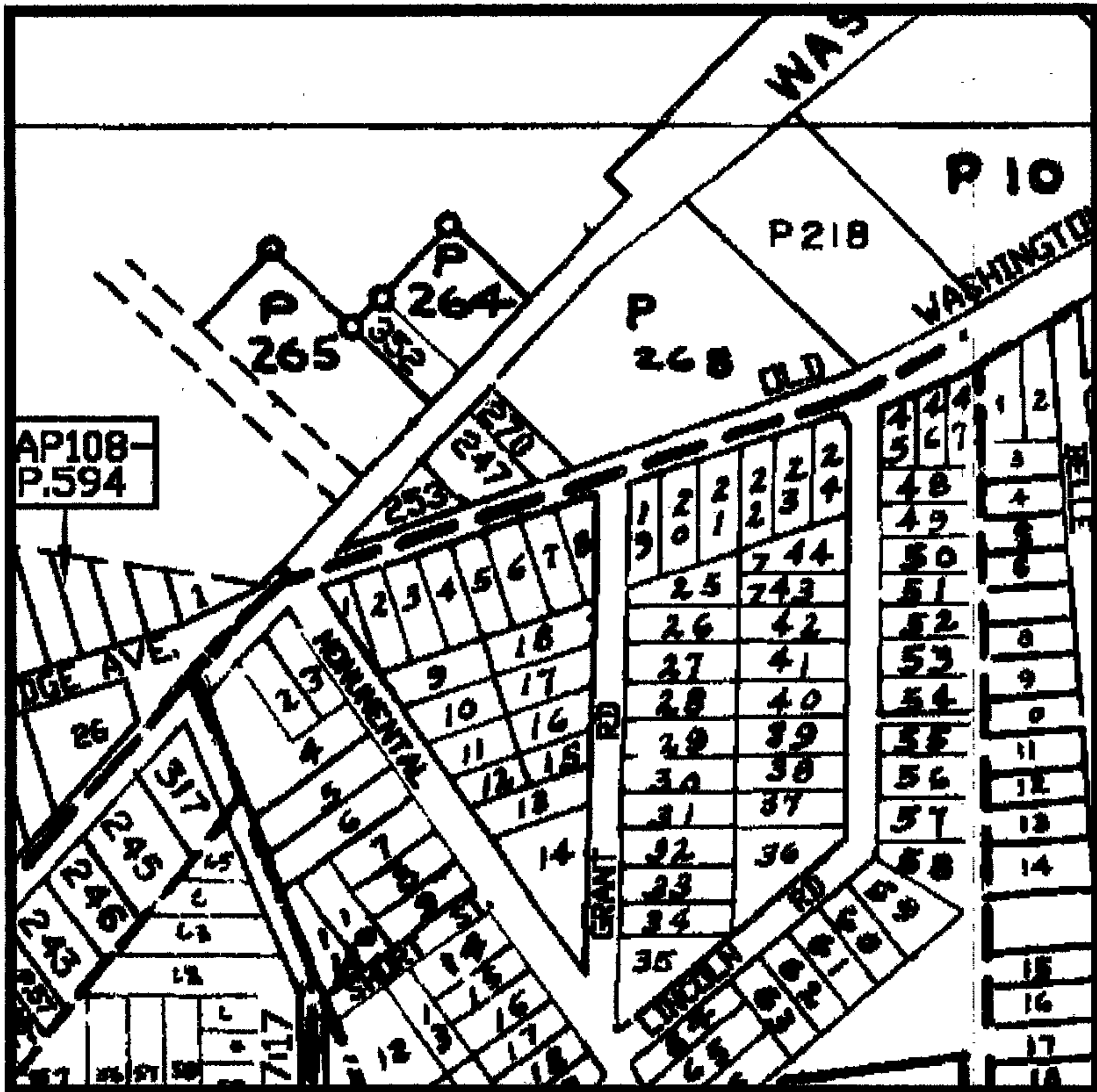
* NONE *



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

[View Map](#)

District - 13 Account Number - 1302000130



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



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

Account Identifier: District - 13 Account Number - 1319320350

Owner Information

Owner Name: WAGNER CHARLES J
WAGNER BRENDA L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 4117 OLD WASHINGTON RD
BALTIMORE MD 21227-4123
Deed Reference: 1) /18412/ 152
2)

Location & Structure Information

Premises Address
4117 OLD WASHINGTON RD

Legal Description

4117 OLD WASHINGTON RD
OAK PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
109	7	382			A		6	80		7/ 23

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1920

Enclosed Area
1,182 SF

Property Land Area
7,500.00 SF

County Use
04

Stories
1 1/2

Basement
YES

Type
STANDARD UNIT

Exterior
SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-In Assessments As Of 07/01/2004	Phase-In Assessments As Of 07/01/2005
Land:	32,120	32,120		
Improvements:	44,890	51,000		
Total:	77,010	83,120	79,046	81,082
Preferential Land:	0	0	0	0

Transfer Information

Seller: WAGNER CHARLES J	Date: 07/18/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /18412/ 152	Deed2:
Seller: SHETTLE VERA E	Date: 04/28/1976	Price: \$21,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 5627/ 926	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:

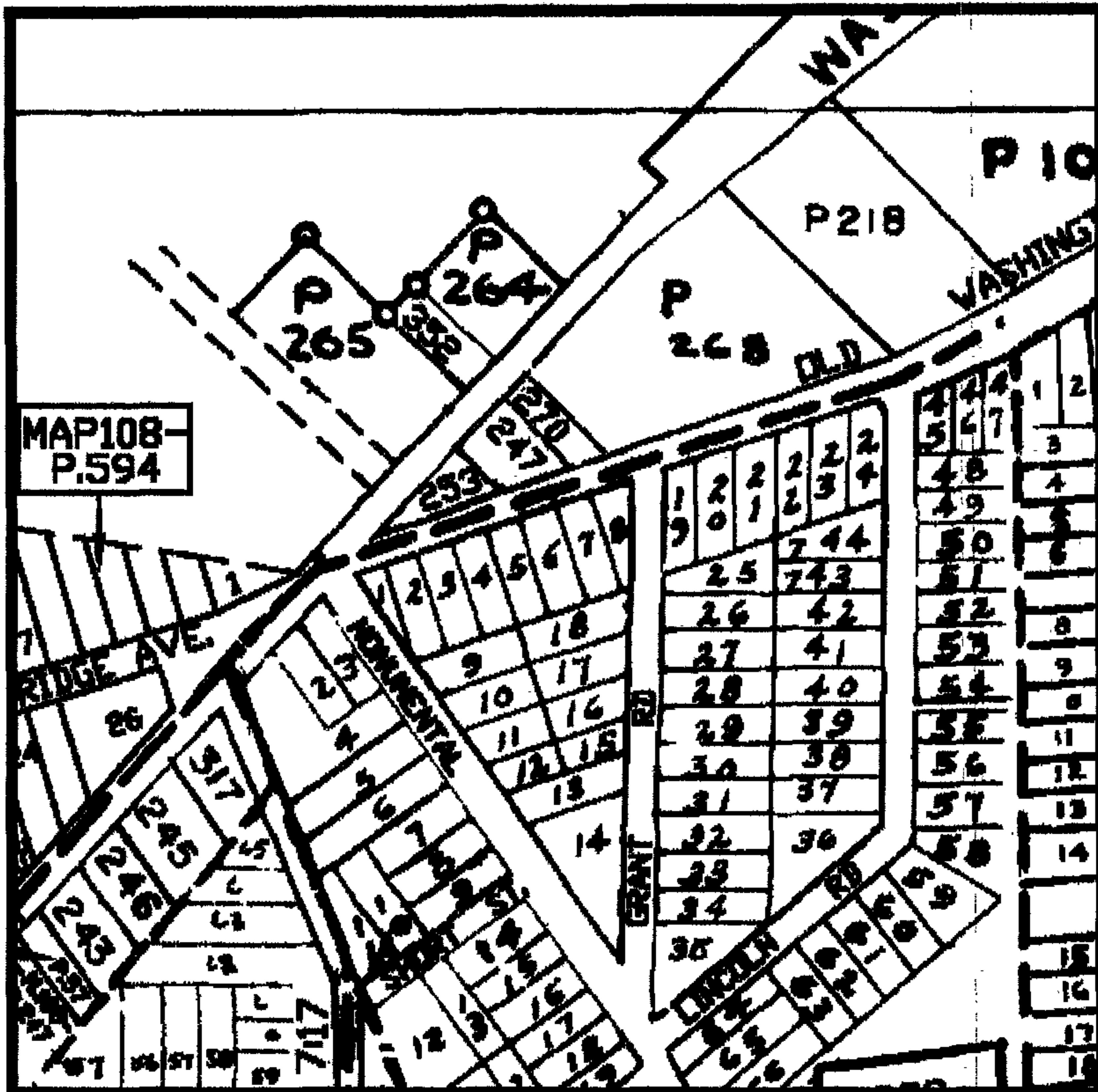
* NONE *



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

[View Map](#)

District - 13 Account Number - 1319320350



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



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

Account Identifier: District - 13 Account Number - 1319711230

Owner Information

Owner Name: MUNION JACQUELINE A **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 4113 OLD WASHINGTON BLVD **Deed Reference:** 1) /15090/ 312
 BALTIMORE MD 21227-4123 2)

Location & Structure Information

Premises Address
 4113 OLD WASHINGTON RD

Legal Description

4113 OLD WASHINGTON RD
 OAK PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
109	7	382			A		8	80		7/ 23

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
 1924

Enclosed Area
 1,100 SF

Property Land Area
 5,852.00 SF

County Use
 04

Stories
 1 1/2

Basement
 YES

Type
 STANDARD UNIT

Exterior
 SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-In Assessments As Of 07/01/2004	Phase-In Assessments As Of 07/01/2005
Land:	30,850	30,850		
Improvements:	41,580	65,850		
Total:	72,430	96,700	80,520	88,610
Preferential Land:	0	0	0	0

Transfer Information

Seller: STALLMAN ROSALIE M	Date: 04/04/2001	Price: \$95,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15090/ 312	Deed2:
Seller: STALLMAN EDWARD A	Date: 06/09/1976	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5641/ 741	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:

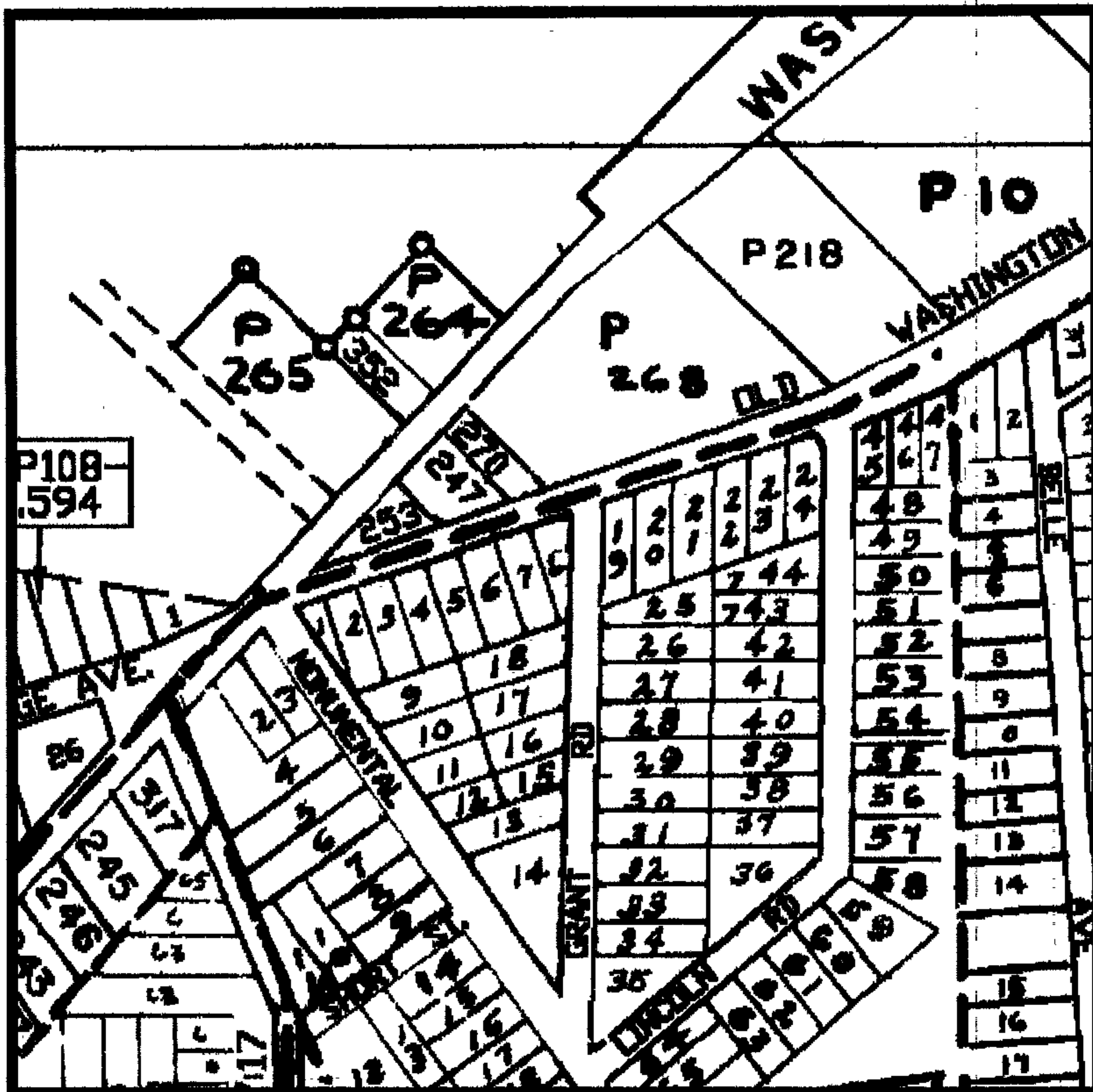
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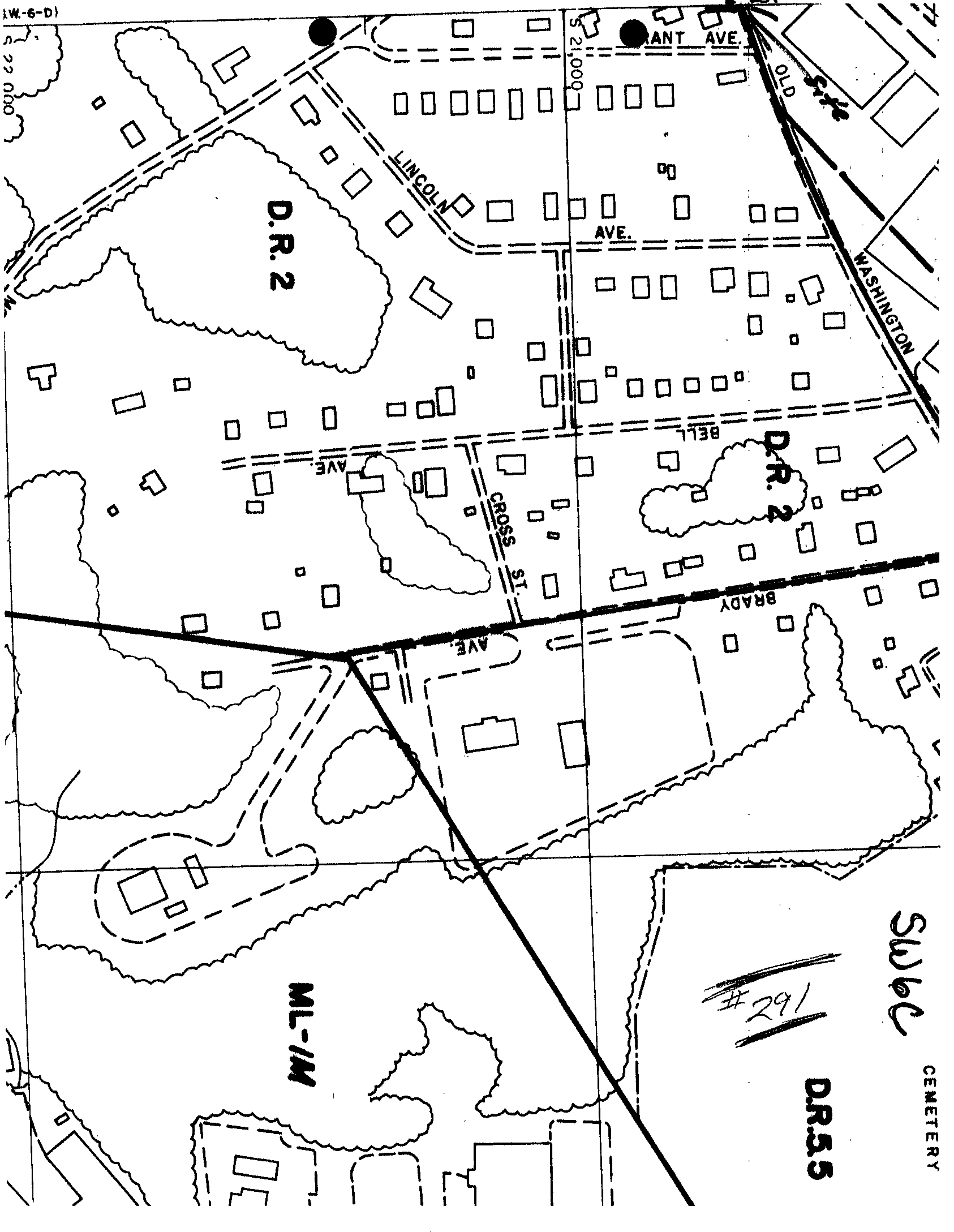
Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[View Map](#)

District - 13 Account Number - 1319711230



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 web site at



5 22 000

D.R. 2

LINCOLN

AVE.

ANT AVE.

OLD

Subec

WASHINGTON

AVE.

CROSS ST.

D.R. 3

BRADY

AVE.

ML-1M

#291

D.R. 5.5

Subec

CEMETERY

011169.033

NO TITLE SEARCH MADE
NO STAMPS REQUIRED
NO CONSIDERATION

PROPERTY NO. 411⁵ OLD WASHINGTON ROAD

THIS DEED, made this 15th day of August, 1995, by and between Rosalie Stallman, party of the first part, and Rosalie Stallman, party of the second part.

WITNESSETH, that in consideration of no cash but other good and valuable considerations, the receipt whereof is hereby acknowledged, Rosalie Stallman does hereby grant and convey unto herself, Rosalie Stallman, for and during the term of her natural life with full power to sell, lease, mortgage, convey or in any manner dispose of the whole or any part of the hereinafter described property in any manner whatsoever (excepting and excluding by a testamentary disposition), including the remainder as well as the life interest and including the absolute estate therein, and from and after the death of Rosalie Stallman, without having exercised any of the powers therein set forth, the whole of said property or so much thereof as may remain undisposed of unto Gabriel Pellicciotti and Romeo Stallman, as joint tenants, and not as tenants in common, the survivor of them, the survivor's personal representatives, heirs and assigns, all that lot of ground situate, lying and being in Baltimore County, Maryland, and described as follows:

BEING that portion of lot No. 7, Section "A", Oak Park Addition, Joshua S. Hull's sub-division of land, lying on the southeast side of and fronting northwesterly on the Washington Road as appears by Plat recorded among the Land Records of Baltimore County in Liber W.P.C., No. 7, folio 23. Said portion of lot No. 7, having frontage of forty-seven and one-half feet on the Washington Road running from the intersection of line between Lots nos. 6 and 7, in Section "A" Oak Park Addition, with an even depth of one hundred and fifty-feet. The remaining two and one half feet of lot No. 7, Section "A" Oak Park Addition, being along the division line between lots numbered 7 and 8, Section "A" Oak Park Addition, with an even depth of one hundred and fifty feet, to remain the property of the grantors.

JOSEPH W. GRAY, Notary Public
for Baltimore County

SIGNATURE

[Signature]

8-16-95

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

[Signature] 8-16-95

RECEIVED

11-16-95

BEING the same lot of ground and premises which by Deed dated October 7, 1985 and recorded among the Land Records of Baltimore County in Liber 7020, folio 299 was granted and conveyed by Rosalie Stallman unto herself, for and during the term of her natural life, reserving therein full powers of disposition; this Deed is executed pursuant to those powers.

TOGETHER with the buildings thereupon, and the rights, alleys, waters, privileges, appurtenances and advantages thereto belonging or in 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 Rosalie Stallman, for and during the term of her natural life, with full power to sell, lease, mortgage, convey, or in any manner dispose of the whole or any part of the hereinabove described property in any manner whatsoever (excepting and excluding by a testamentary disposition), including the remainder as well as the life interest, and including the absolute estate therein, and from and after the death of Rosalie Stallman, without having exercised any of the powers herein set forth, the whole of said property, or so much thereof as may remain undisposed of, unto Gabriel Pellicciotti and Romeo Stallman, as joint tenants, and not as tenants in common, the survivor of them, the survivor's personal representatives, heirs and assigns, in fee simple.

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

011169.055

AS WITNESS the hand and seal of the said Grantor.

TEST;

Rosalie Stallman (SEAL)
ROSALIE STALLMAN

James F. Brewer

STATE OF MARYLAND, Howard COUNTY, to wit:

I HEREBY certify that on this 15th day of August, 1995,

before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Rosalie Stallman, the within named Grantor, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument and she acknowledged that she executed the same for the purposes therein contained, and, in my presence signed and sealed same.

AS WITNESS my hand and Notarial Seal.

James F. Brewer
NOTARY PUBLIC

JAMES F. BREWER
NOTARY PUBLIC
STATE OF MARYLAND
MY COMMISSION EXPIRES: JANUARY 6, 1998

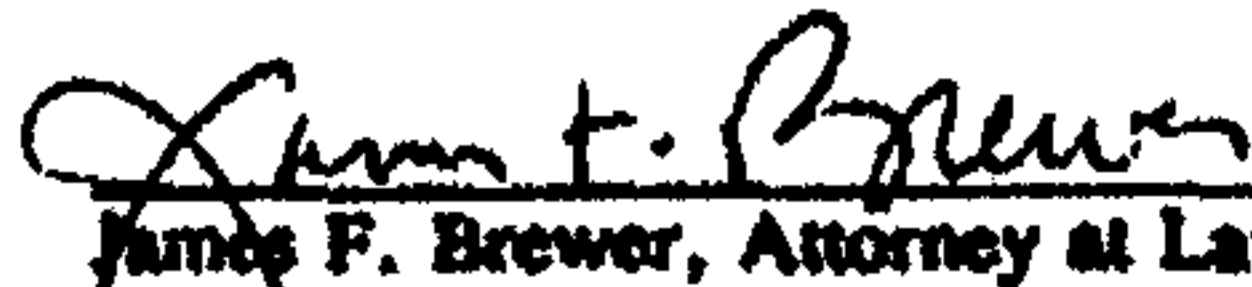
My Commission Expires Jan 6, 1998

At the request of Rosalie Stallman, no title search was made and this Deed was prepared solely on the basis of information furnished by Rosalie Stallman.

Rosalie Stallman (SEAL)
ROSALIE STALLMAN

011109.05e

THIS IS TO CERTIFY that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.


James F. Brewer, Attorney at Law

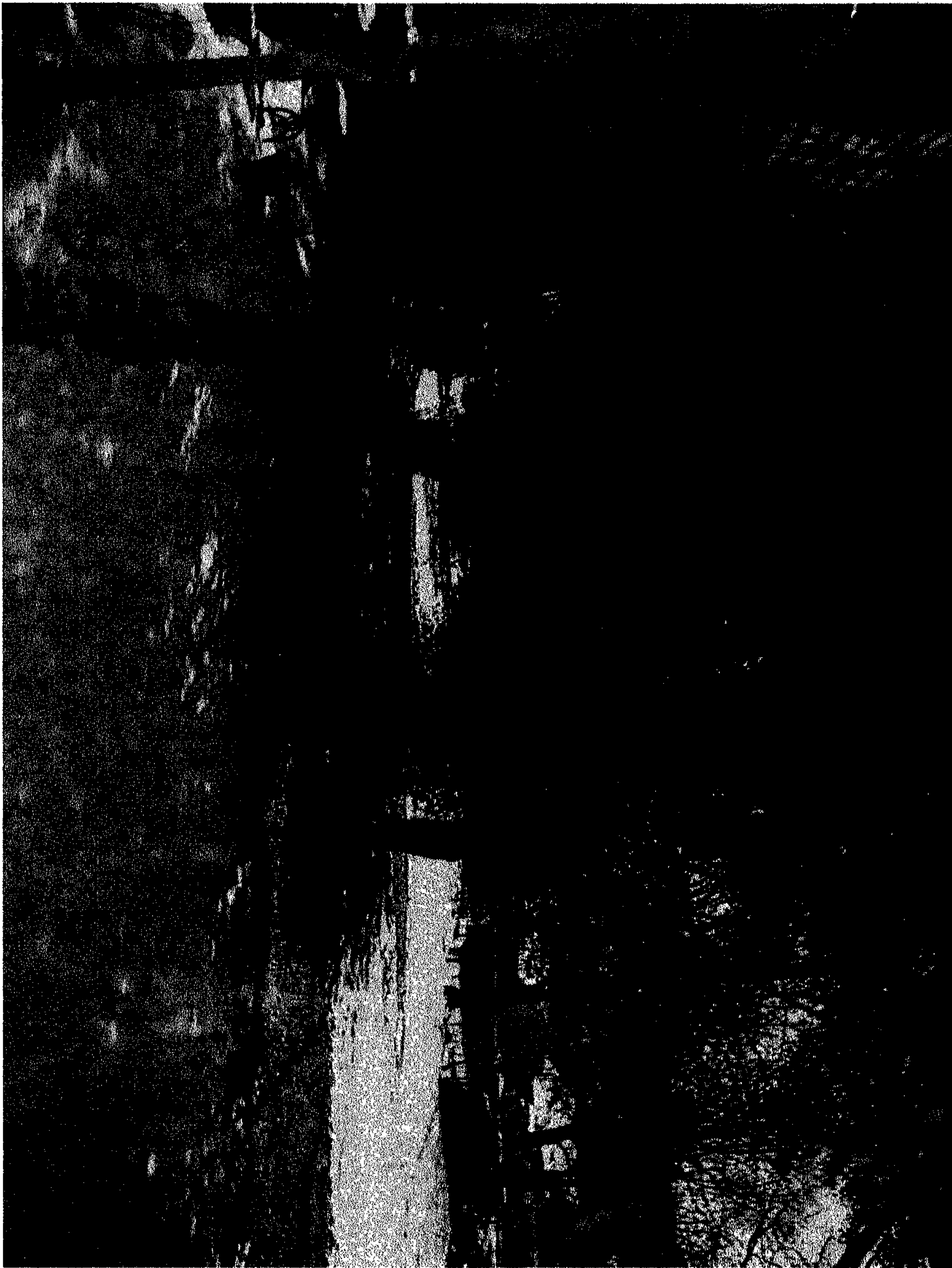
RETURN TO:
James F. Brewer, Esquire
5420 Carville Avenue
Baltimore MD 21227



PROTESTANTS
EXHIBIT NO. 2A



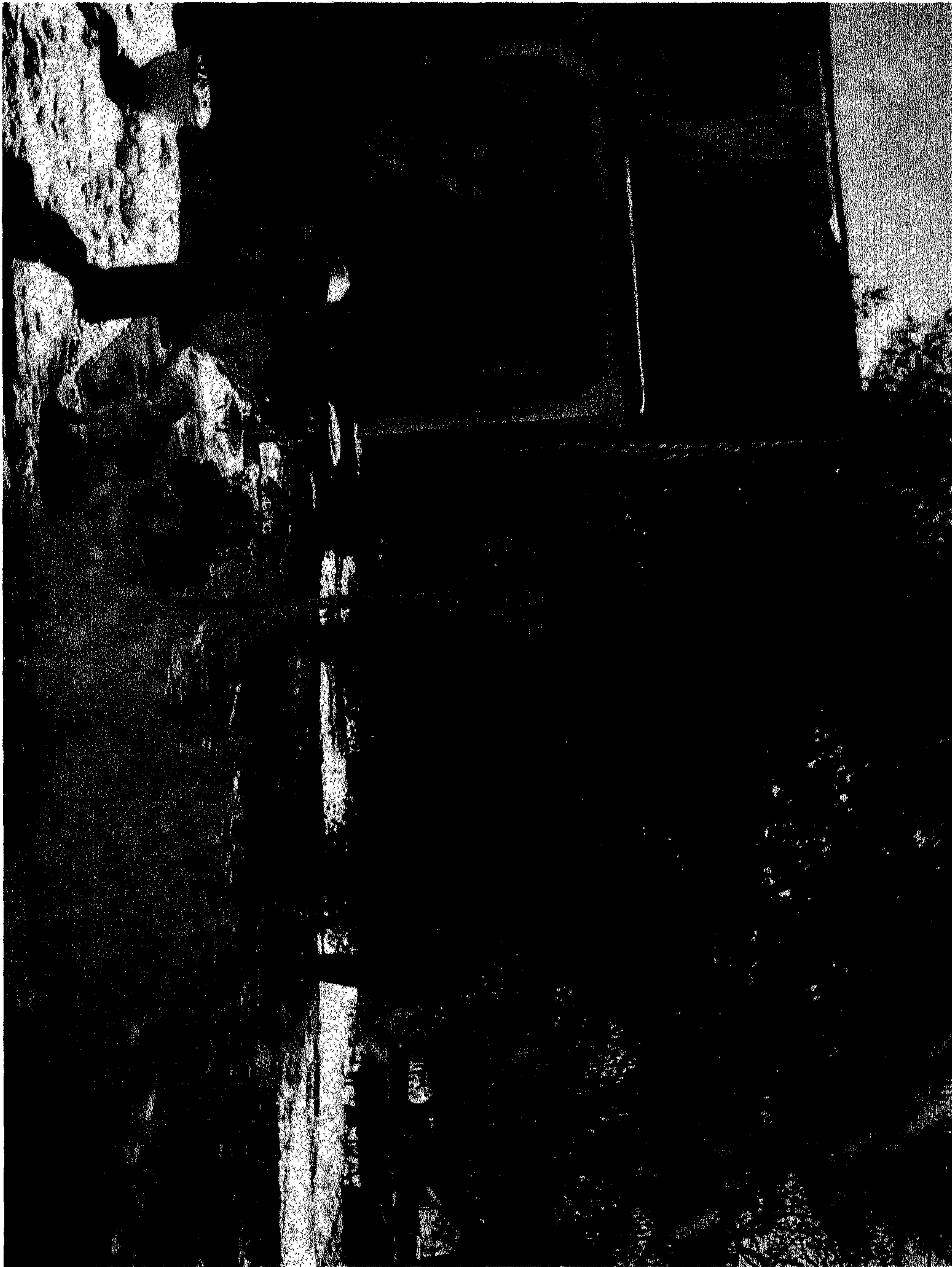
PROTESTANTS
EXHIBIT NO. 213



PROTESTANTS
EXHIBIT NO. 20

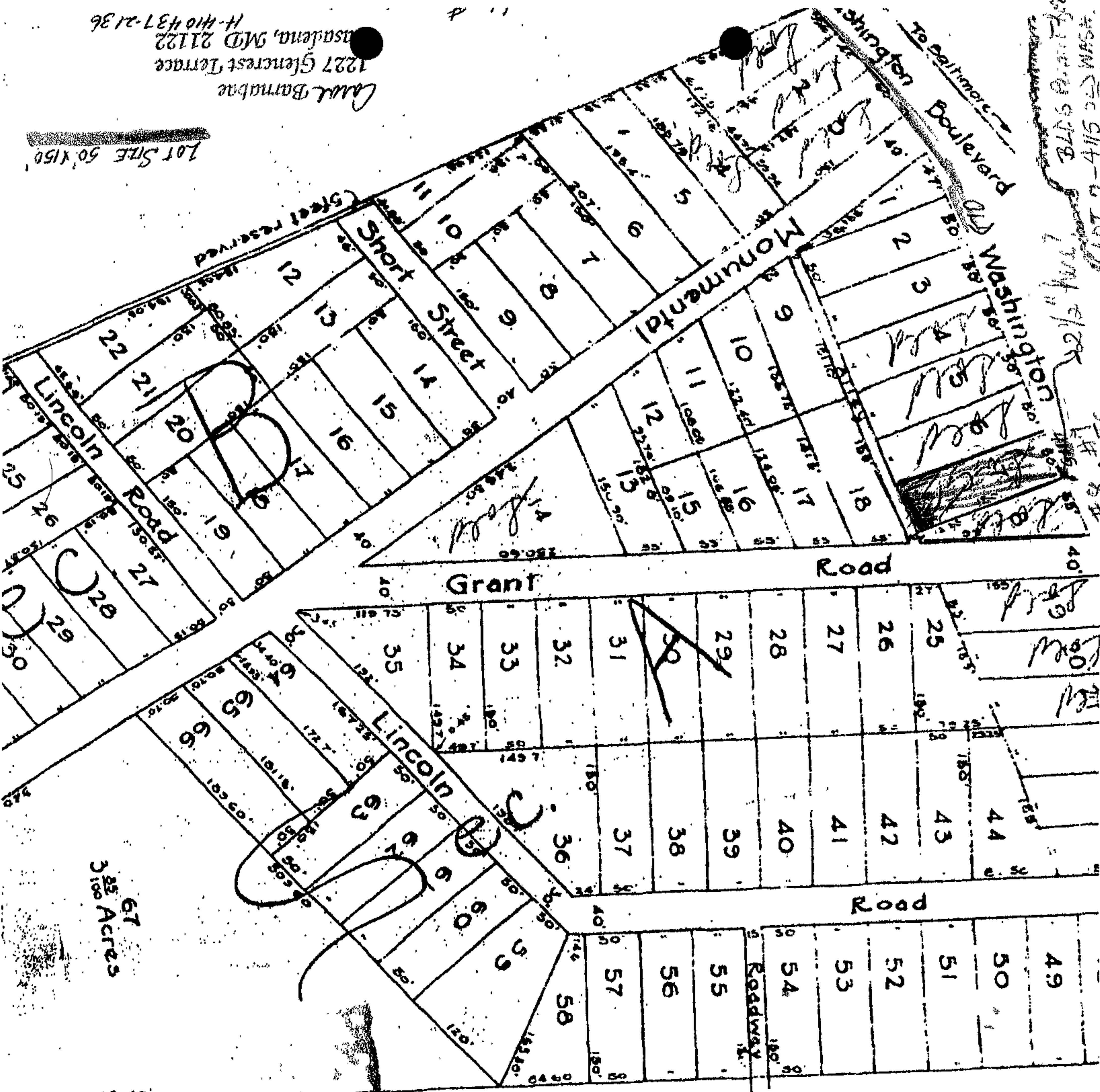


PROTESTANTS
EXHIBIT NO. 22



PROTESTANTS
EXHIBIT NO. 23

1227 Glencrest Terrace
 Pasadena, MD 21122
 H-410 437-2136
 1227 Glencrest Terrace
 Pasadena, MD 21122
 H-410 437-2136



OAK PARK
 SUBDIVISION
 THOMAS H. DISNEY
 LIBERTY 3
 I, Thomas H. Disney,
 certify that I have subdivided
 that parcel of land conveyed
 to the said Joshua
 wife to the said Recorder
 Sept. 30, 1920, and Recorded
 folio 402 lying on the Washi
 Northwesternly on the Washi
 plot is a correct represent
 are recorded. See Liber
 more Coun

AMERICAN ENGINEERING
DIVISION OF LAND SURVEYING

INCORPORATED

1001 S. A.
WASHINGTON, D.C.
20004

FOUNDATION ANALYSIS
STRUCTURAL AND
CONCRETE DESIGN

PROPERTY RIGHTS
AND RECORDS
DIVISION

2870 71 - 1001 S. A.
WASHINGTON, D.C.

2870 (1001)

2870 (1001)

2870 (1001)

2870 (1001)

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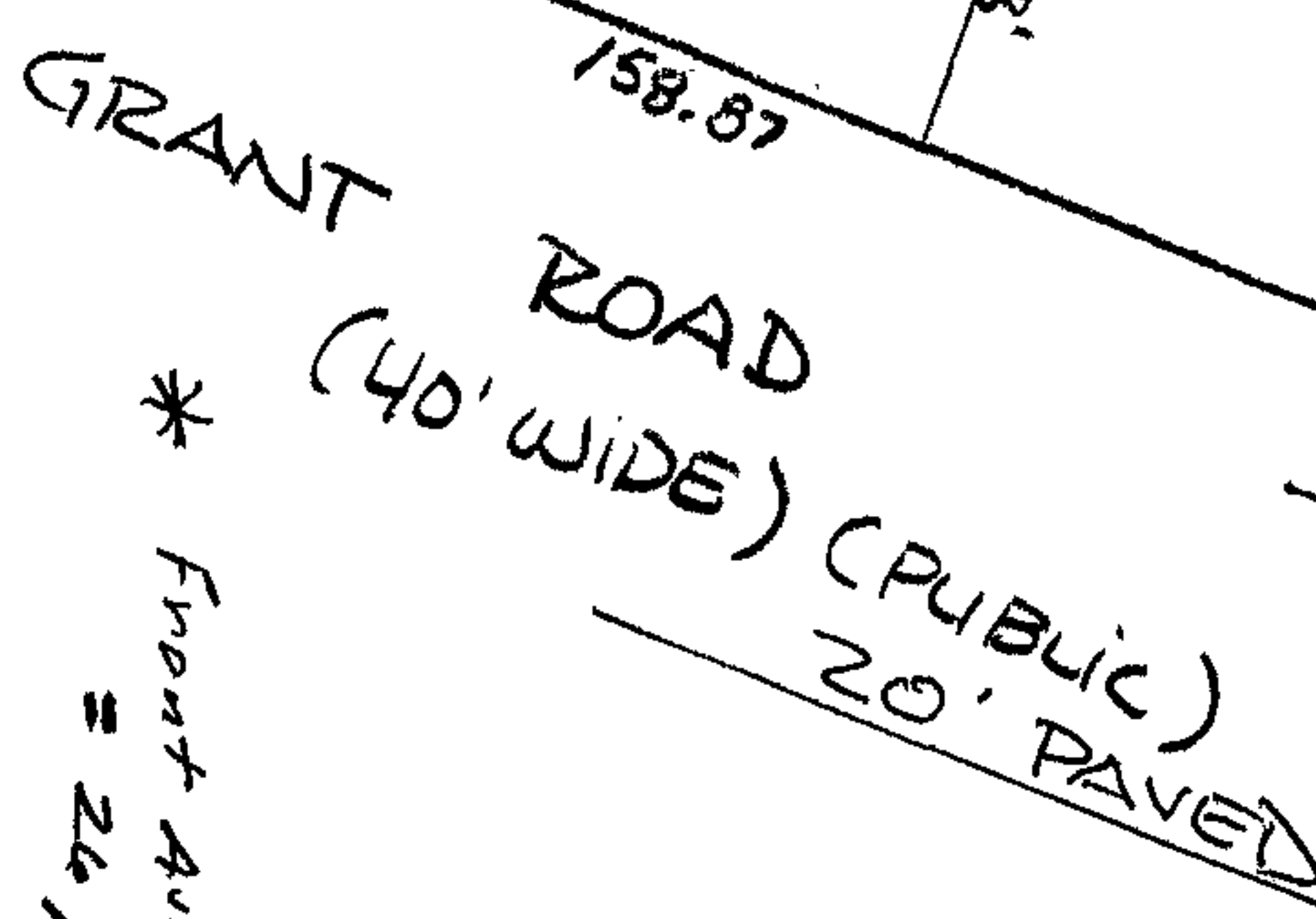
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DATED JUN 12, 1967

— (40' wide)

20' PAVED



1"-1000'
vicinity map

ACEAGE / 1,050 SA

HISTERIC - NO
PRIDE ZONING HEAL - NO
ZONING OFFICE USE ONLY

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OWNER
ROSALIE STALMAN

ZONING VARIANCE