

IN RE: **PETITION FOR SPECIAL EXCEPTION**

S/S Gwynnbrook Avenue, 474' E of the c/l

Byway Road

(211 Gwynnbrook Avenue)

4th Election District

2nd Council District

Glenn H. Meyer, et ux

Petitioners

*

BEFORE THE

*

ZONING COMMISSIONER

*

FOR

*

BALTIMORE COUNTY

*

Case No. 05-416-X

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Glenn H. Meyer, Esquire, and his wife, Jean W. Meyer. The Petitioners request a special exception for a professional office for an attorney within the professional person's primary residence, pursuant to Section 1B01.1.C.12 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request was Glenn H. Meyer, property owner/Counsel for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the south side of Gwynnbrook Avenue, 474 feet east of Byway Road in the subdivision of Pleasant Hill Park in Owings Mills. The property contains a gross area of 17,859 sq.ft., more or less, zoned D.R.3.5, and is improved with a brick and frame dwelling and detached garage. The Petitioners have owned and resided on the property for the past year. Mr. Meyer is currently self-employed as an attorney, is a member in good standing of the Maryland Bar, and is

ORDER RECEIVED FOR FILING

DATE

BY

4/13/05

[Signature]

licensed to practice law in the state of Maryland. The instant Petition was filed seeking approval to allow Mr. Meyer to establish a professional law office within the dwelling on the subject property.

As shown on the site plan, the proposed office will occupy a 9'6" x 20'4" room on the east side of the dwelling. Mr. Meyer testified that he anticipates the employment of no more than one non-resident professional associate or two other non-resident employees. It was also indicated that client consultation hours would be scheduled with peak traffic conditions in mind. In this regard, Mr. Meyer testified that the hours of operation would be limited to Monday through Friday, 10:00 AM to 4:00 PM, and Saturdays, from 10:00 AM to 12:00 PM and that there would be no Sunday hours.

Testimony also indicated that sufficient on-site parking and road access visibility exists to accommodate the proposed use without endangering the use and enjoyment of other contiguous properties or impeding traffic flow along Gwynnbrook Avenue.

Section 1B01.1.C.12 of the B.C.Z.R. permits, by special exception:

Office[s] or studios of physicians, dentists, *lawyers*, architects, engineers, artists, musicians or other professional person, provided that any such office or studio is established within the same building as that serving as the professional person's primary residence at the time of application; does not occupy more than 25% of the total floor area of such residence; and does not involve the employment of more than one non-resident professional associate nor two other non-resident employees.

The undisputed testimony and evidence presented at the hearing was persuasive that the Petitioner meets the requirements of the aforementioned Section. That is, I find that the subject property does serve as the primary residence of Mr. Meyer, and that the proposed professional office will not occupy more than 25% of the total floor area of the building. Furthermore, the Petitioners

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Date 4/13/05
By [Signature]

do not propose the employment of more than one non-resident professional associate or two other non-resident employees.

Further testimony and evidence presented was sufficient to satisfy the standards set forth in Section 502.1 of the BCZR. That Section sets out the criteria which must be met in order for special exception relief to be granted. In this case, I find that the proposed professional office will not be detrimental to the health, safety or general welfare of the locale and that sufficient on-site parking exists to accommodate the proposed use without impacting traffic flow on Gwynnbrook Avenue. Finally, the testimony and evidence presented supports a finding that the proposed use of the property complies with Section 1B01.1.C.12 of the B.C.Z.R. and meets the special exception requirements set forth in Section 502.1 thereof for relief to be granted.

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

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 13th day of April, 2005, that the Petition for Special Exception to approve the use of the Subject Property for office use of a professional, pursuant to Section 1B01.1.C.12 of the Baltimore County Zoning Regulation and Policy Manual in accordance with the Petitioners' Exhibit 1 and the requirements of Section 1B01.1.C.12 of the Baltimore County Zoning Regulation and Policy Manual be, and hereby is, GRANTED, subject to the following restrictions:

- 1) 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) Office hours shall be limited to Monday through Friday, 10:00 AM to 4:00 PM, and Saturdays, from 10:00 AM to 12:00 PM. There shall be no Sunday hours.

- 3) 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

4/13/15

By



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

April 14, 2005

Mr. & Mrs. Glenn H. Meyer
211 Gwynnbrook Avenue
Owings Mills, Maryland 21117

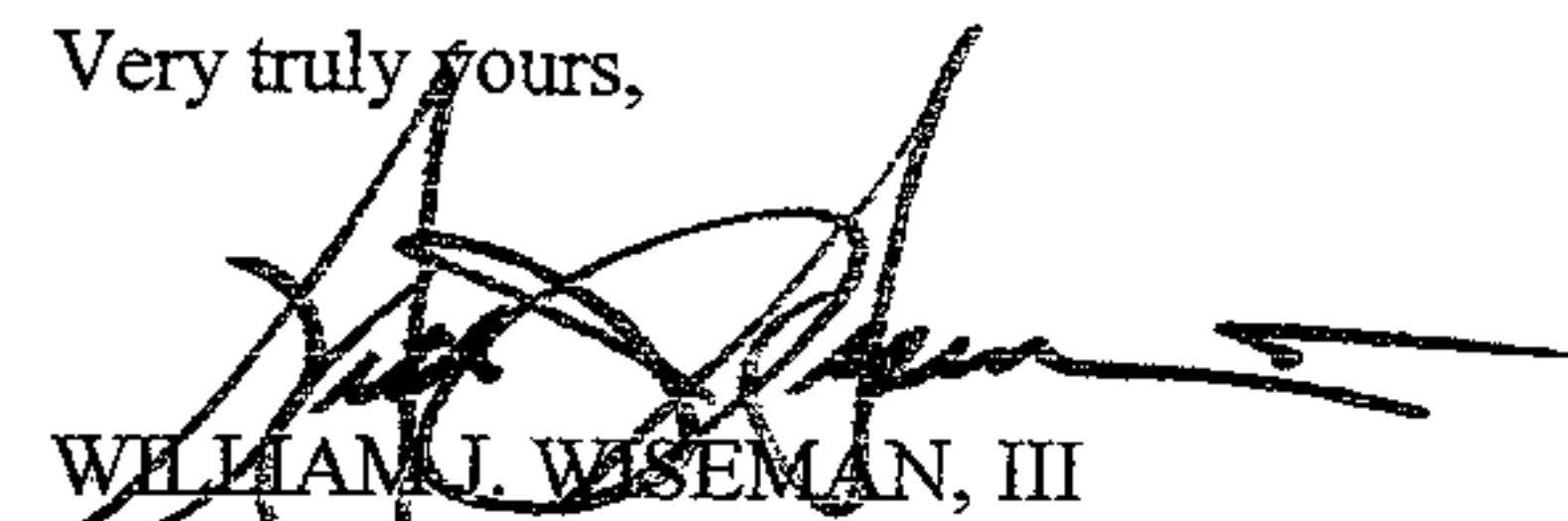
RE: PETITION FOR SPECIAL EXCEPTION
S/S Gwynnbrook Avenue, 474' E of the c/l Byway Road
(211 Gwynnbrook Avenue)
4th Election District – 2nd Council District
Glenn H. Meyer, et ux - Petitioners
Case No. 05-416-X

Dear Mr. & Mrs. Meyer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception 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: People's Counsel; Case File

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





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 211 GWYNNBROOK AVE. OWINGS HILLS

which is presently zoned D.R. 3.5

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for 1B01.C.12. (BCZR)

AN OFFICE OF A PROFESSIONAL (LAWYER) WITHIN THE
PROFESSIONAL PERSON'S PRIMARY RESIDENCE.

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

I, or we, agree to pay expenses of above Special Exception, 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 GLENN H. MEYER
Signature [Signature]
Address 211 GWYNNBROOK AVENUE
City OWINGS HILLS, MARYLAND State MD Zip Code 21117
Telephone No. 410-654-9827

Attorney For Petitioner:

Name - Type or Print SAME AS ABOVE City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print GLENN AND JEAN MEYER
Signature [Signature]
Name - Type or Print JEAN W. MEYER
Signature [Signature]
Address 211 GWYNNBROOK AVENUE
City OWINGS HILLS, MARYLAND State MD Zip Code 21117
Telephone No. 410-654-9827

Representative to be Contacted:

Name GLENN H. MEYER
Address 211 GWYNNBROOK AVE.
City OWINGS HILLS, MARYLAND State MD Zip Code 21117
Telephone No. 410-654-9827

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 2/17/05

Case No. 05-416-X

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

LEGAL DESCRIPTION

From deed 0019016/220

That parcel of ground situate in Baltimore County, Maryland.

Beginning for the same on the south side of Gwyn[n]brook Avenue being Lot No. 3 in Section A as delineated on the Amended Plat of Pleasant Hill Park Which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7 folio 65.

Parcel ID Number 0404051000

ZONING DESCRIPTION

Beginning at a point on the south side of Gwynnbrook Avenue which is twenty feet wide at the distance of four hundred seventy four feet east of the centerline of the nearest improved intersecting street The Byway Road which is twenty feet wide. *Being Lot number 4, Section number A in the subdivision of Pleasant Hill Park as recorded in Baltimore County Plat Book number 7, Folio number 65 containing 17,859.00 square feet. Also known as 211 Gwynnbrook Avenue, Owings Mills, Maryland 21117 and located in the 04 Election District, 02 Councilmanic District.

05-416-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441399

DATE 2/17/05 ACCOUNT 0010066150

AMOUNT \$ 380.00

RECEIVED FROM GLENN MEYER

FOR FEES # 416 05-416-X

211 Gwynndbrook Ave D THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

NOTES: 2/18/05 2:00 PM 10000
RECEIVED BY: 2/18/05 10:15
DEPT: 3 OFFICE OF BUDGET & FINANCE
P. NO. 441399
Receipt for 380.00
\$380.00
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #05-416-X

211 Gwynnbrook Avenue

S/side of Gwynnbrook Avenue, 474 feet east of Byway Road

4th Election District — 2nd Councilmanic District

Legal Owner(s): Glenn and Jean Meyer

Special Exception: to permit an office of a professional (Lawyer) within the professional person's primary residence.

Hearing: Wednesday, April 6, 2005 at 11:00 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.

JT 3/7/44 Mar. 15

43198

CERTIFICATE OF PUBLICATION

3/17/ 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 3/15/ 2005.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date March 14, 2005

RE: Case Number 05-416-X

Petitioner/Developer GLENN & JEAN MEYER

Date of (Hearing) Closing APRIL 6, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 211 GWYNNBROOK AVENUE

The sign(s) were posted on March 13, 2005



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

**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

March 4, 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: 05-416-X

211 Gwynnbrook Avenue
S/side of Gwynnbrook Avenue, 474 feet east of Byway Road
4th Election District – 2nd Councilmanic District
Legal Owners: Glenn & Jean Mayer

Special Exception to permit an office of a professional (Lawyer) within the professional person's primary residence.

Hearing: Wednesday, April 6, 2005 at 11:00 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: Glenn & Jean Meyer, 211 Gwynnbrook Avenue, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 16, 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.**

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 15, 2005 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

410-887-3353

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: 05-416-X

211 Gwynnbrook Avenue

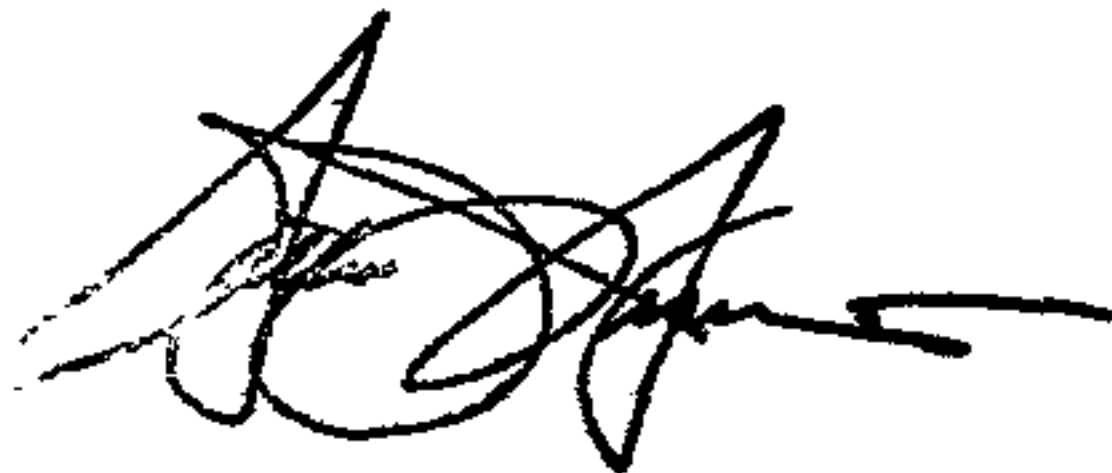
S/side of Gwynnbrook Avenue, 474 feet east of Byway Road

4th Election District – 2nd Councilmanic District

Legal Owners: Glenn & Jean Mayer

Special Exception to permit an office of a professional (Lawyer) within the professional person's primary residence.

Hearing: Wednesday, April 6, 2005 at 11:00 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
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: 05-416-X
Petitioner: GLENN H. MEYER
Address or Location: 211 GWYNBROOK AVENUE, DWINGS MILLS

PLEASE FORWARD ADVERTISING BILL TO:

Name: GLENN H. MEYER
Address: 211 GWYNBROOK AVENUE
DWINGS MILLS MARYLAND 21117
1
Telephone Number: 410-654-9827

**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 29, 2005

Glen Meyer
Jean W. Meyer
211 Gwynbrook Avenue
Owings Mills, Maryland 21117

Dear Mr. and Mrs. Meyer:

RE: Case Number: 05-416-X, 211 Gwynbrook Avenue

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

March 9, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 14, 2005

Item No.: 416, 417, 421

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 site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Acting Lieutenant Don W. Muddiman
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



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 3.8.05

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

RE: Baltimore County
Item No. 416 DT

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr *JDO*
DATE: April 13, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 7, 2005

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

05-416

05-417

05-418

05-420

05-421

05-422

05-424

05-425

05-426

05-428

05-431

05-432

05-433

Reviewers: Sue Farinetti, Dave Lykens

BW
4/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 18, 2005

RECEIVED

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

MAR 21 2005

ZONING COMMISSIONER

SUBJECT: 211 Gwynnbrook Avenue

INFORMATION:

Item Number: 5-416

Petitioner: Glenn and Jean Meyer

Zoning: DR 3.5

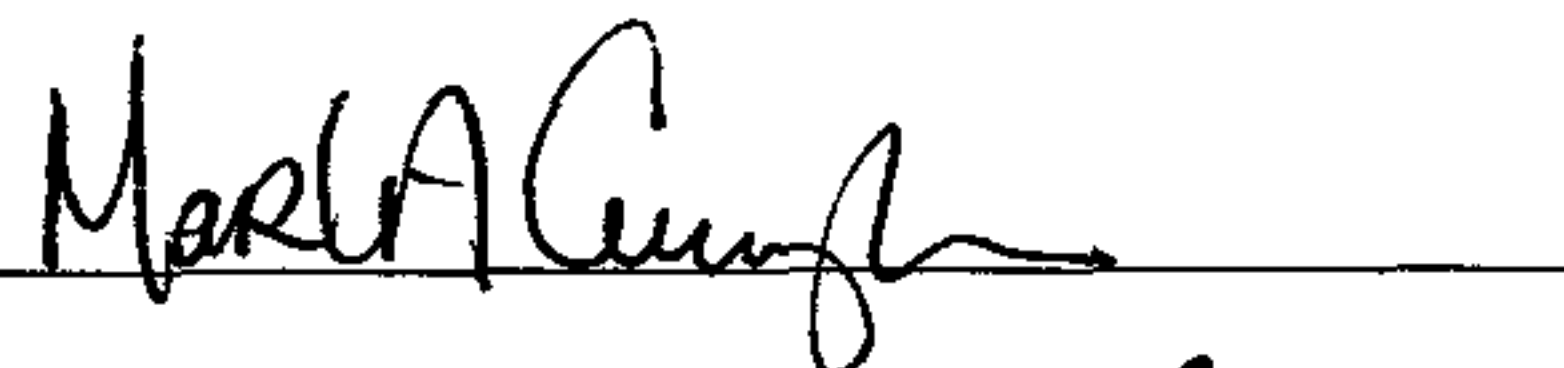
Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

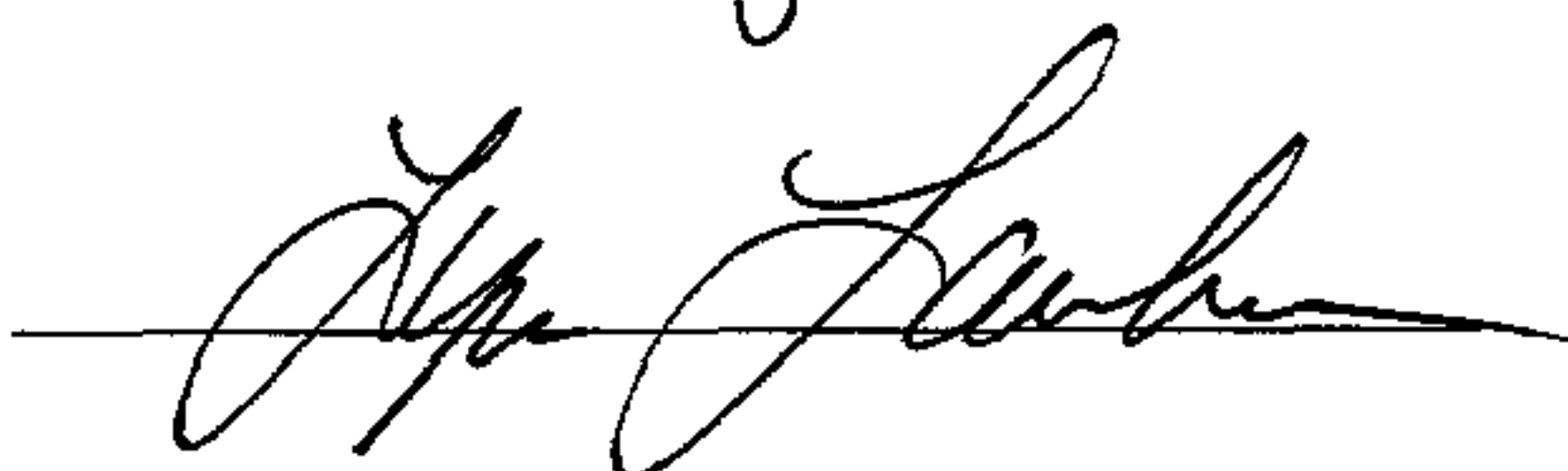
The Office of Planning does not oppose the petitioner's request provided the petitioner resides at the subject residence.

For further information concerning the matters stated herein, please contact Diana Itter at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 23, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For March 14, 2005
Item No. 416

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

Provide acceptable site parking for business.

RWB:CEN:cp

cc: File

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: February 18, 2005

TO: Zoning Commissioner and File

FROM: Donna Thompson, Planner II, Zoning Review

SUBJECT: Petition for Special Exception, Item 416,
Case No. 05-416-X
211 Gwynnbrook Avenue

A petition for Special Exception for a Professional Office has been requested for the above referenced property. The Petitioner has requested that the plan be accepted without a professional seal. Pursuant to the "Non-Residential Properties" Zoning Hearing Checklist contained in the Zoning Commissioner's Policy Manual the application must contain a sealed plat and sealed description. I have informed the Petitioner of this requirement and the writing of this memo.

DT

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 211 Gwynnbrook Avenue; S/side
 Gwynnbrook Avenue, 474' E Byway Road * ZONING COMMISSIONER
 4th Election & 2nd Councilmanic Districts
 Legal Owner(s): Glenn & Jean Meyer * FOR
 Contract Purchaser(s): Glenn Meyer * BALTIMORE COUNTY
 Petitioner(s) *
 * 05-416-X

* * * * *

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 and 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 11th day of March, 2005, a copy of the foregoing Entry of Appearance was mailed Glenn H. Meyer, 211 Gwynnbrook Avenue, Owings Mills, MD 21117, Petitioner(s).

RECEIVED

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Per.....

TAP

BEGIN

END

Case No.:

05-416 X -211 GWYNN BROOK AVE
OWINGS MILLS MD

Exhibit Sheet

Petitioner/Developer

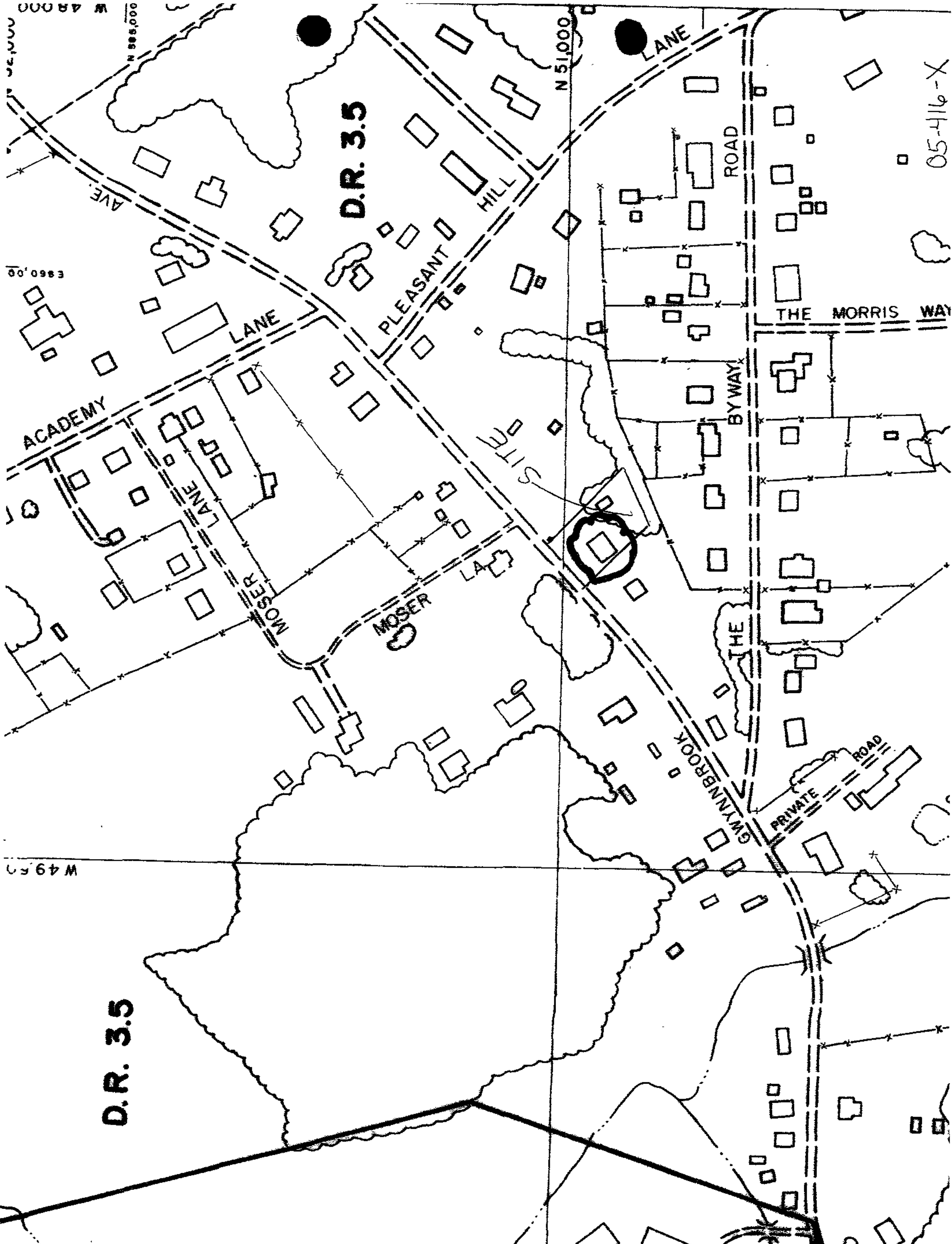
Protestant

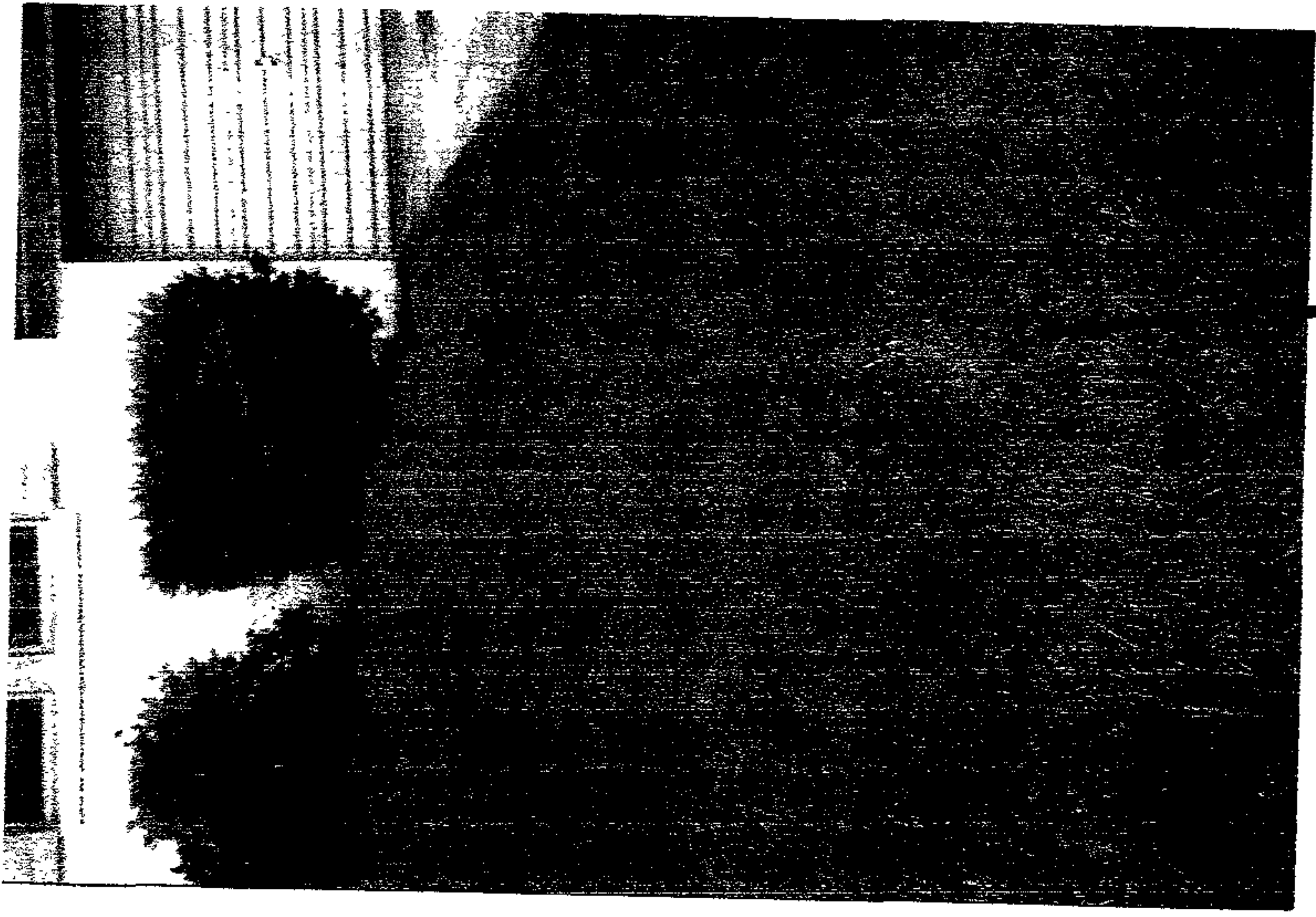
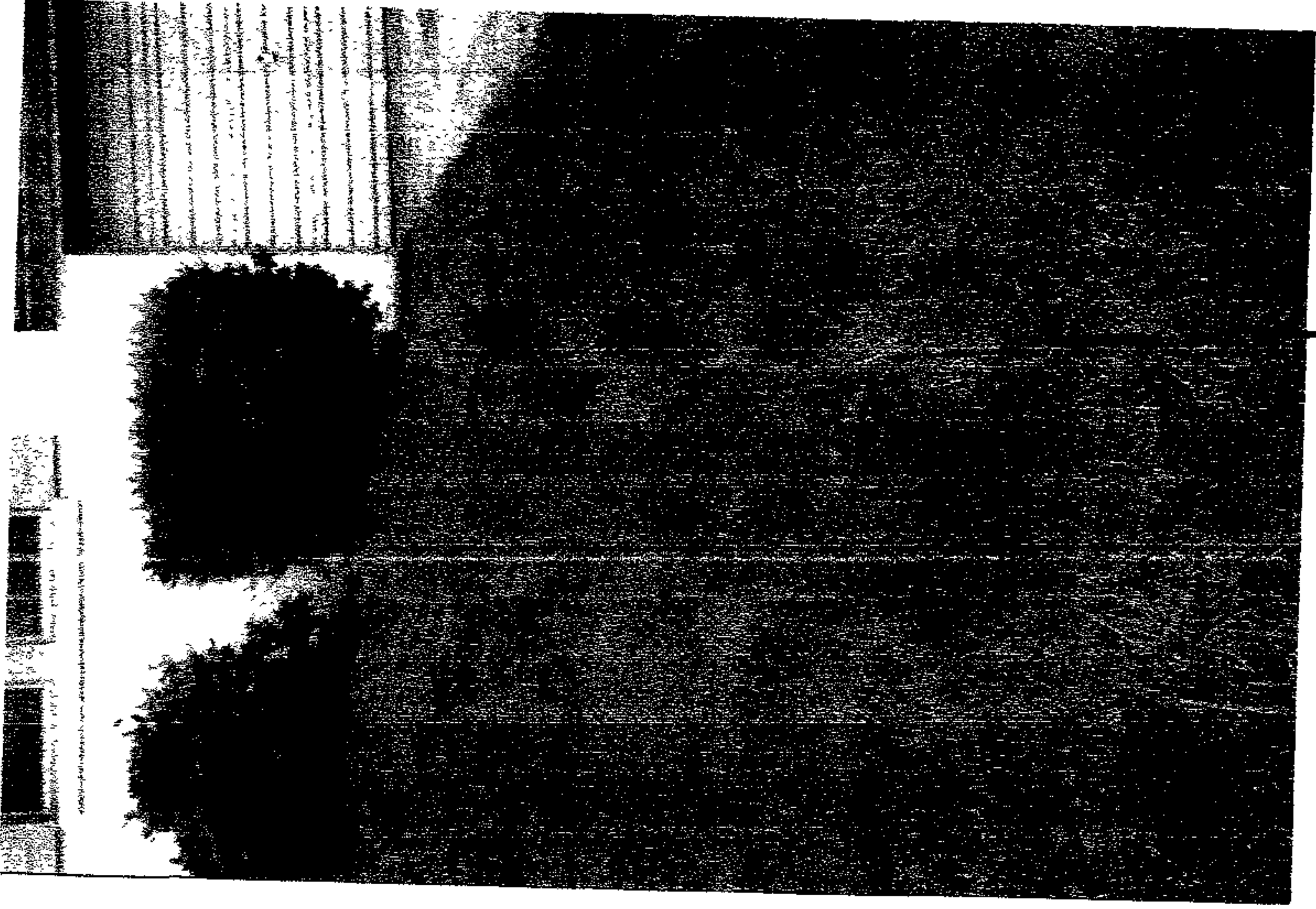
No. 1	UNSEALED SITE PLAN ACCOMPANYING PETITION (used to be a draftsmen) ^{Petitioner}	
No. 2	22 EXHIBITS SUBMITTED AND MARKED AS PETITIONERS NO. 2	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

D.R. 3.5

D.R. 3.5

05-416-X





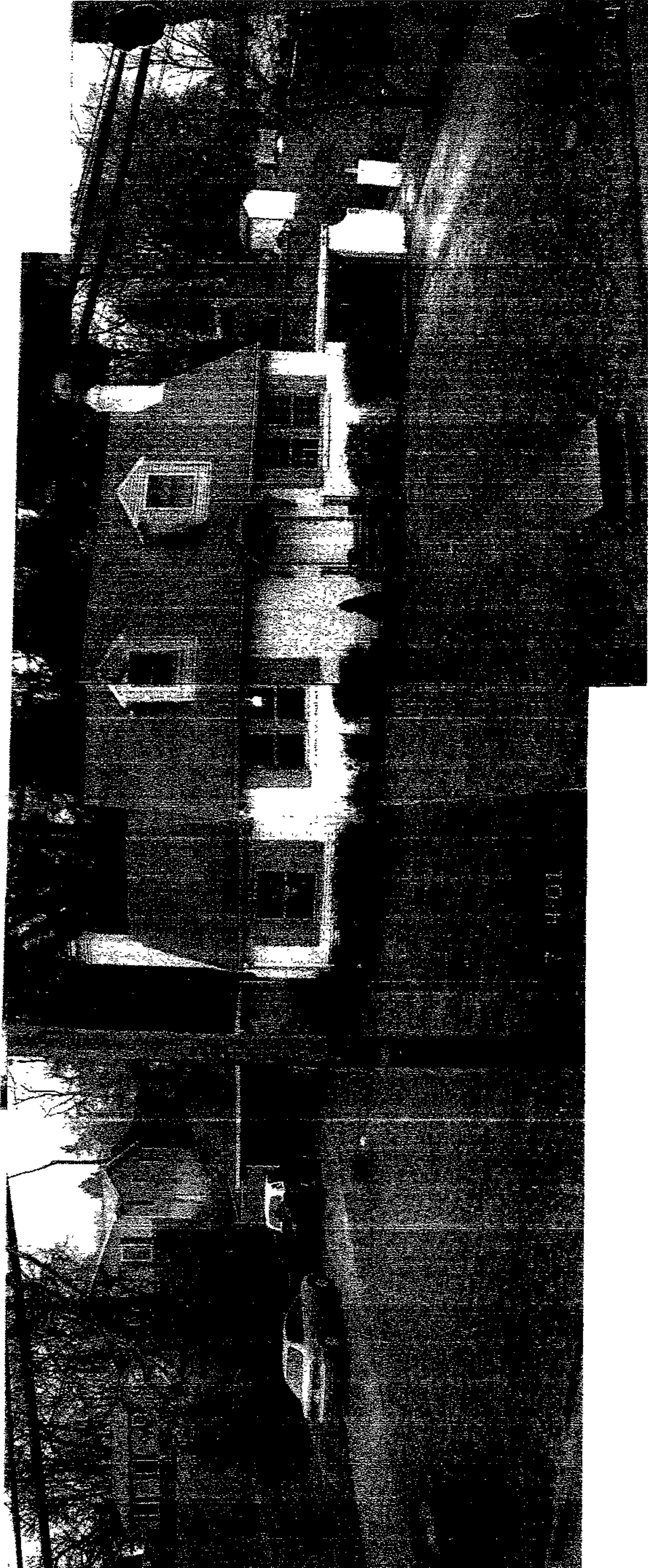
X-914-S0



05-416-X



05-416-X



05-416-X

Baltimore County - My Neighborhood



EXHIBITS
FOR SPECIAL EXCEPTION HEARING
FOR SUBJECT PROPERTY,
211 GWYNNBROOK AVENUE, OWINGS MILLS, MARYLAND 21117

1. Copy of *Petition For Special Exception, Advertising And Posting Requirements And Procedures* form, and *Certificate Of Posting*
2. Copy of Vicinity Map 1"= 1000'
3. Copy of "My Neighborhood" aerial photograph showing neighborhood and DR 3.5 zoning
4. Copy of "My Neighborhood" aerial photograph showing subject property and DR 3.5 zoning
5. Copy of Dept. Of Permits and Development Management *Zoning Map* showing subject property
6. Copy of *Amended Plat of Pleasant Hill Park Subdivision* and boundary lines dated April 1923
7. Copy of *Location Drawing Plat* for 211 Gwynnbrook Avenue by James C. Hudgins Property Line Surveyor dated 8-17-03
8. Copy of State Department of Assessments and Taxation *Individual Report* for subject property
9. Copy of Legal Description and Zoning Description for subject property
10. Copy of recorded deed for subject property dated 6-30-03, Liber 0019016, Folio 220
11. Copy of pictures of front of subject property from across Gwynnbrook Avenue showing off-street parking facilities in one of two drives
12. Copies of pictures showing location of business sign of legal dimensions and business entrance
13. Copy of utility *Profile* drawing of subject property and area showing 2 "H.P. Gas line, 24" water main and vault dated 1-19-67
14. Copies of pictures showing water utility line location as painted on property by BG&E and water meter access manhole
15. Copies of State Department of Assessments and Taxation listing of property owners and addresses for Gwynnbrook Avenue and Individual Reports for contiguous property owners
16. Copies of plats for 213 Gwynnbrook Avenue, recently built, and 206 Gwynnbrook Avenue, being built
17. Copies of pictures showing foliage protection of nearest neighbor at 213 Gwynnbrook Avenue
18. Copies of State Department of Assessments and Taxation listing of property owners and addresses for The Byway Road and Individual Reports for contiguous property owners
19. Copy of utility *Profile* drawing of The Byway Road area showing neighbor residences
20. Copy of pictures showing The Byway Road neighbors from the rear of the subject property
21. Copy of back page of Internal Revenue Service instructions and forms mailed to corporate entity at subject property prior to most recent purchase
22. Foldout copy of required Plat at 1" = 30' scale



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 211 GWYNNBROOK AVE. OWINGS HILLS

which is presently zoned DR 3.5

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

12001.C.12. (BCZR)

AN OFFICE OF A PROFESSIONAL (LAWYER) WITHIN THE PROFESSIONAL PERSON'S PRIMARY RESIDENCE.

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

I, or we, agree to pay expenses of above Special Exception, 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 GLENN H. MEYER
Signature [Signature]
Address 211 GWYNNBROOK AVENUE
City OWINGS HILLS, MARYLAND Telephone No. 410-654-9827
State MD Zip Code 21117

Attorney For Petitioner:

Name - Type or Print SAME AS ABOVE
City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print GLENN AND JEAN MEYER
Signature [Signature]
Name - Type or Print JEAN W. MEYER
Signature [Signature]
Address 211 GWYNNBROOK AVENUE Telephone No. 410-654-9827
City OWINGS HILLS, MARYLAND State MD Zip Code 21117

Representative to be Contacted:

Name GLENN H. MEYER
Address 211 GWYNNBROOK AVE. Telephone No. 410-654-9827
City OWINGS HILLS, MARYLAND State MD Zip Code 21117

OFFICE USE ONLY

Case No. 05-416-X

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 2/17/05

**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: _____

Petitioner: GLENN H. MEYER

Address or Location: 211 GWYNBROOK AVENUE, DWINGS MILLS

PLEASE FORWARD ADVERTISING BILL TO:

Name: GLENN H. MEYER

Address: 211 GWYNBROOK AVENUE

DWINGS MILLS, MARYLAND 21117

Telephone Number: 410-654-9827

Revised 2/20/98 - SCJ

CERTIFICATE OF POSTING

ATTENTION. KRISTEN MATTHEWS

Date March 14, 2005

RE. Case Number 05-416-X

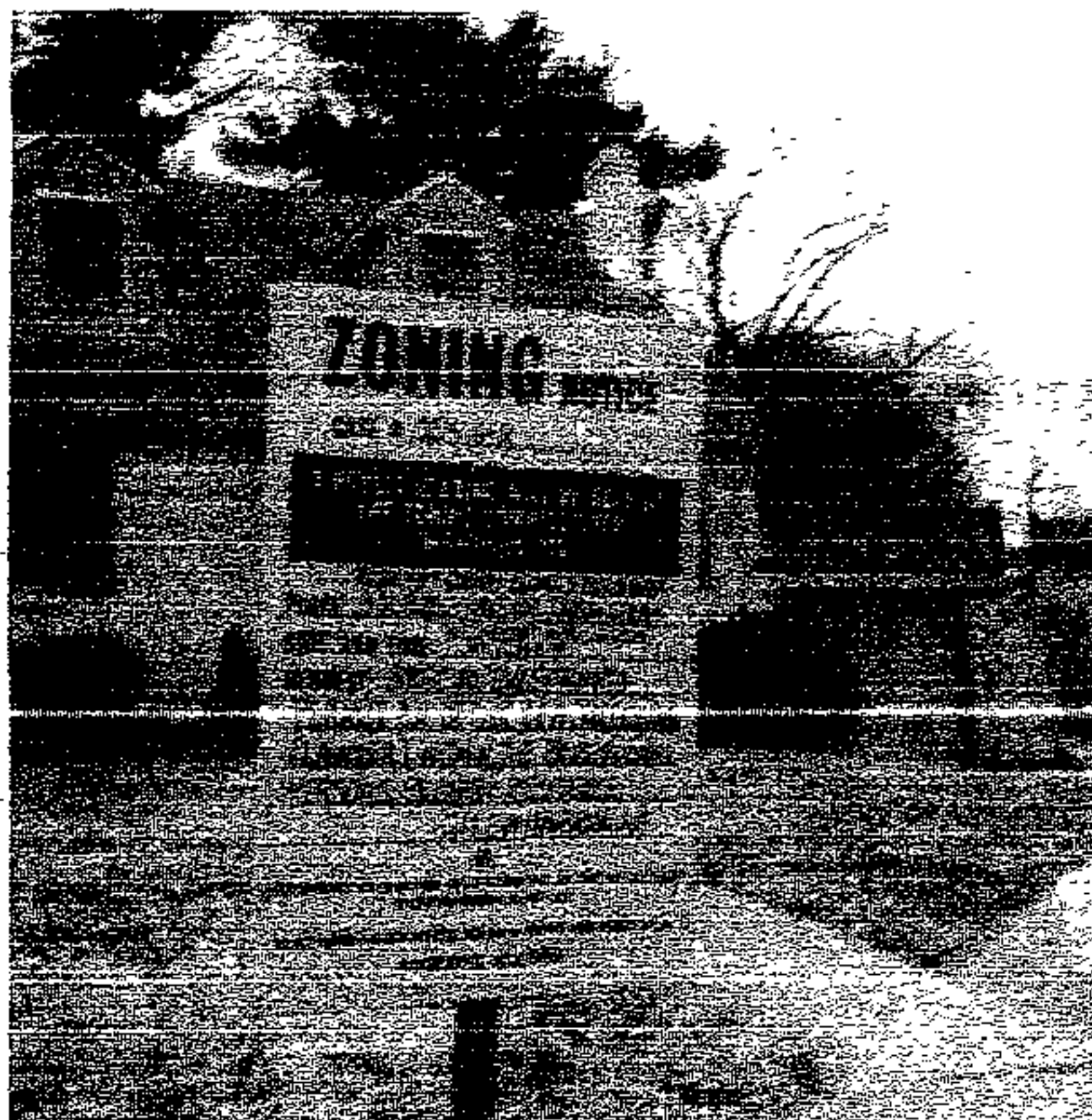
Petitioner/Developer GLENN & JEAN MEYER

Date of (Hearing) Closing APRIL 6, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 211 GWYNNBROOK AVENUE

The sign(s) were posted on

March 13, 2005



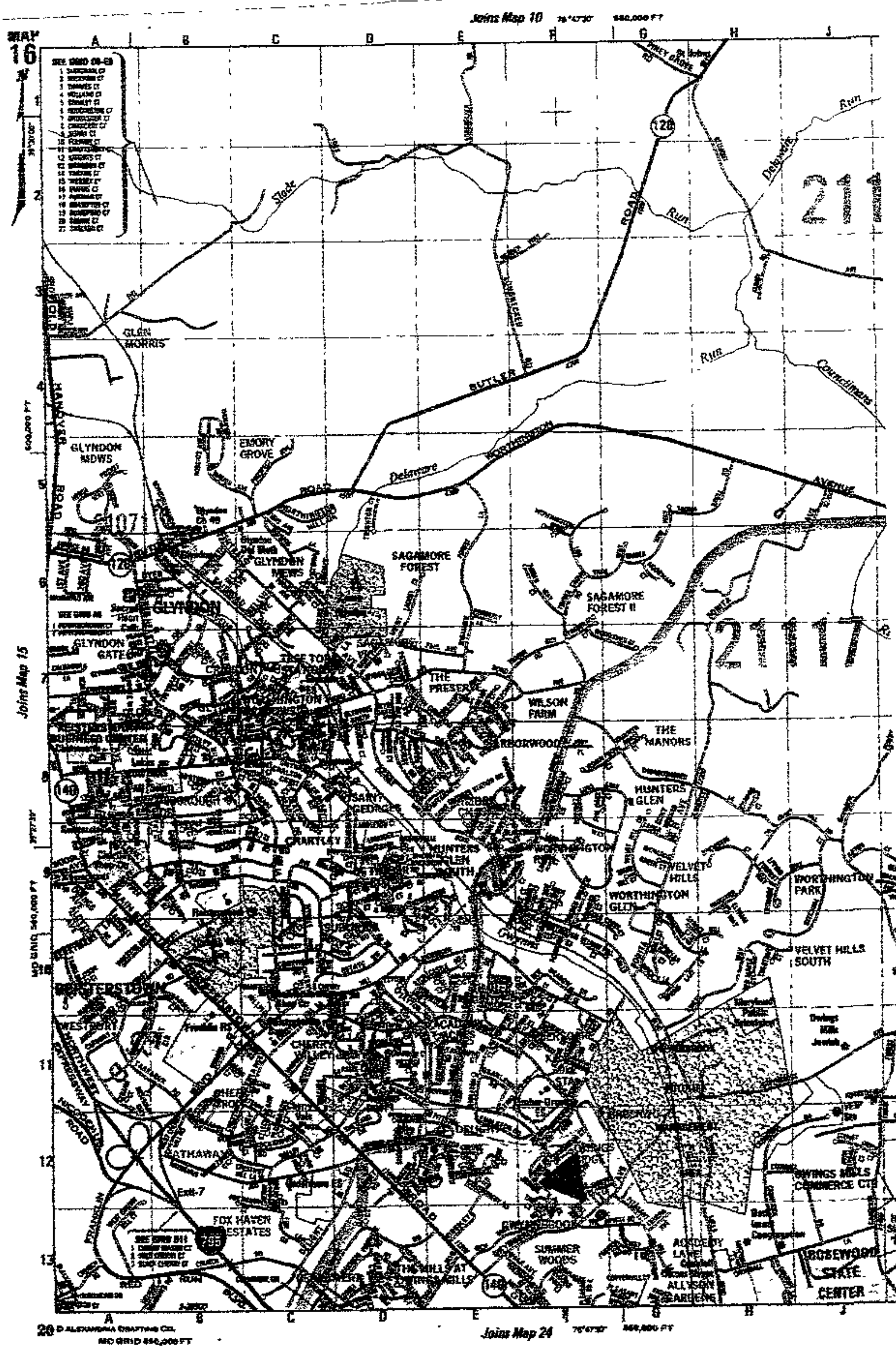
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

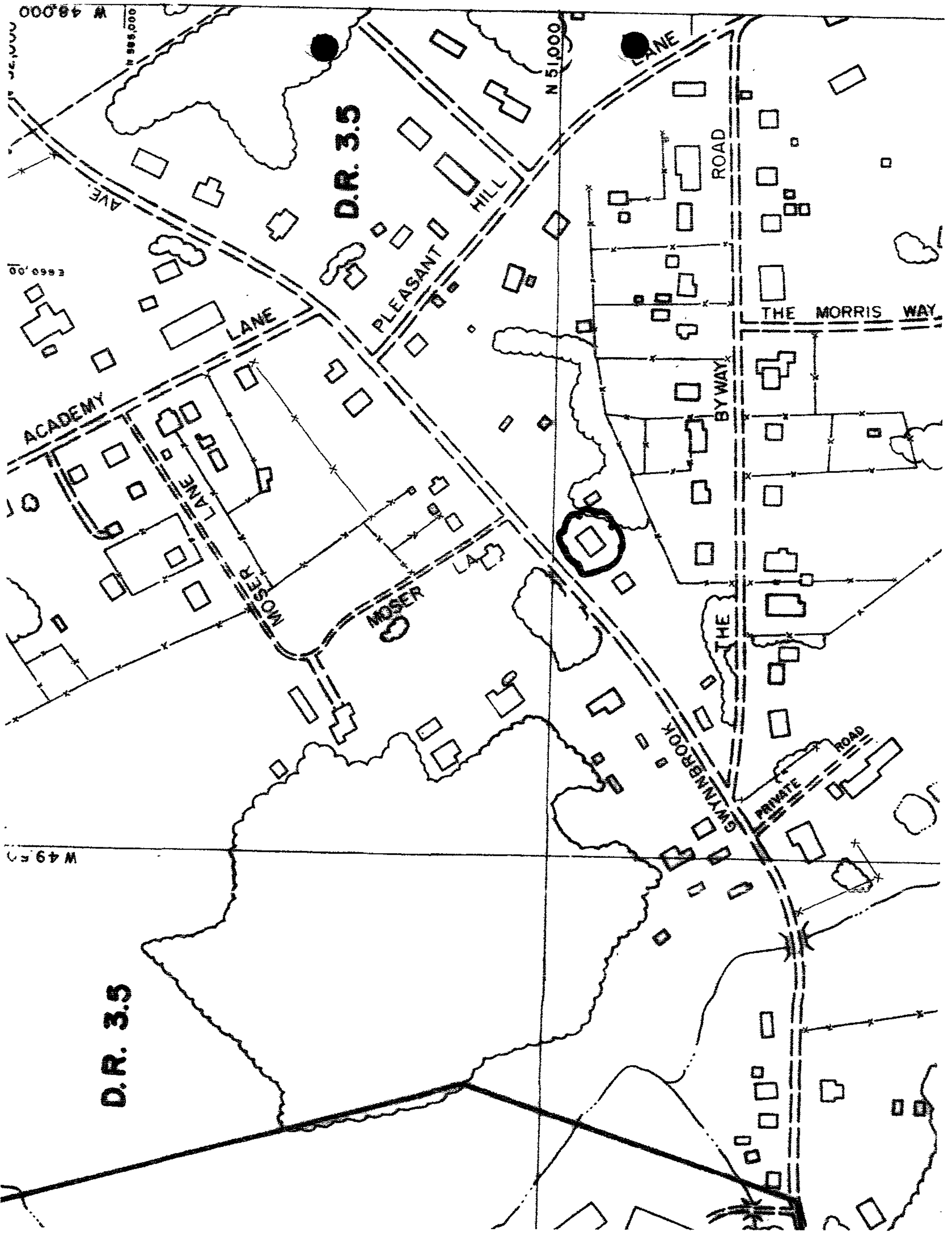


Baltimore County - My Neighborhood



Baltimore County - My Neighborhood





D.R. 3.5

D.R. 3.5

ACADEMY

MOSE

GWYNBROOK

PRIVATE

ROAD

THE

BYWAY

THE MORRIS WAY

ROAD

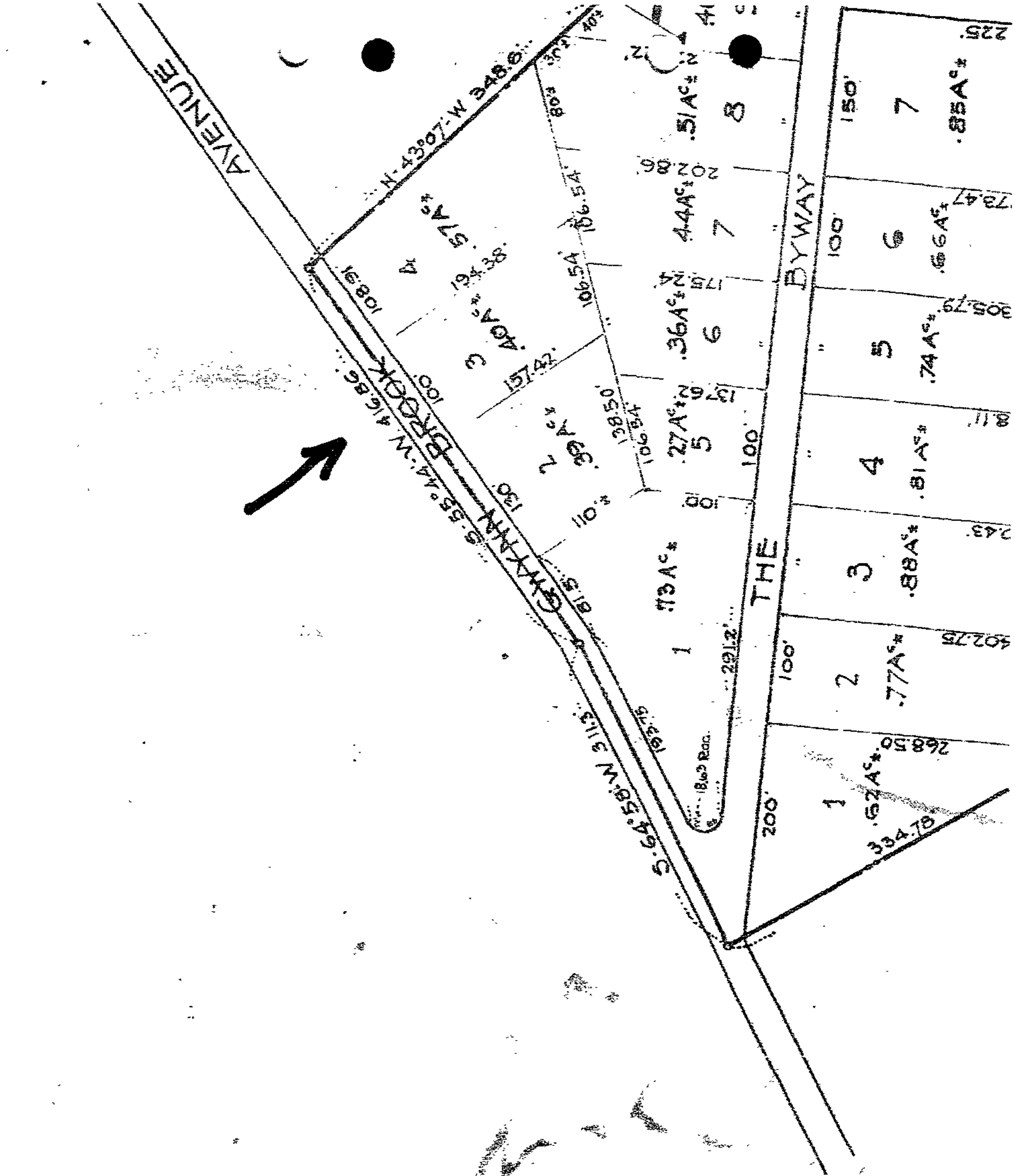
LANE

N 51,000

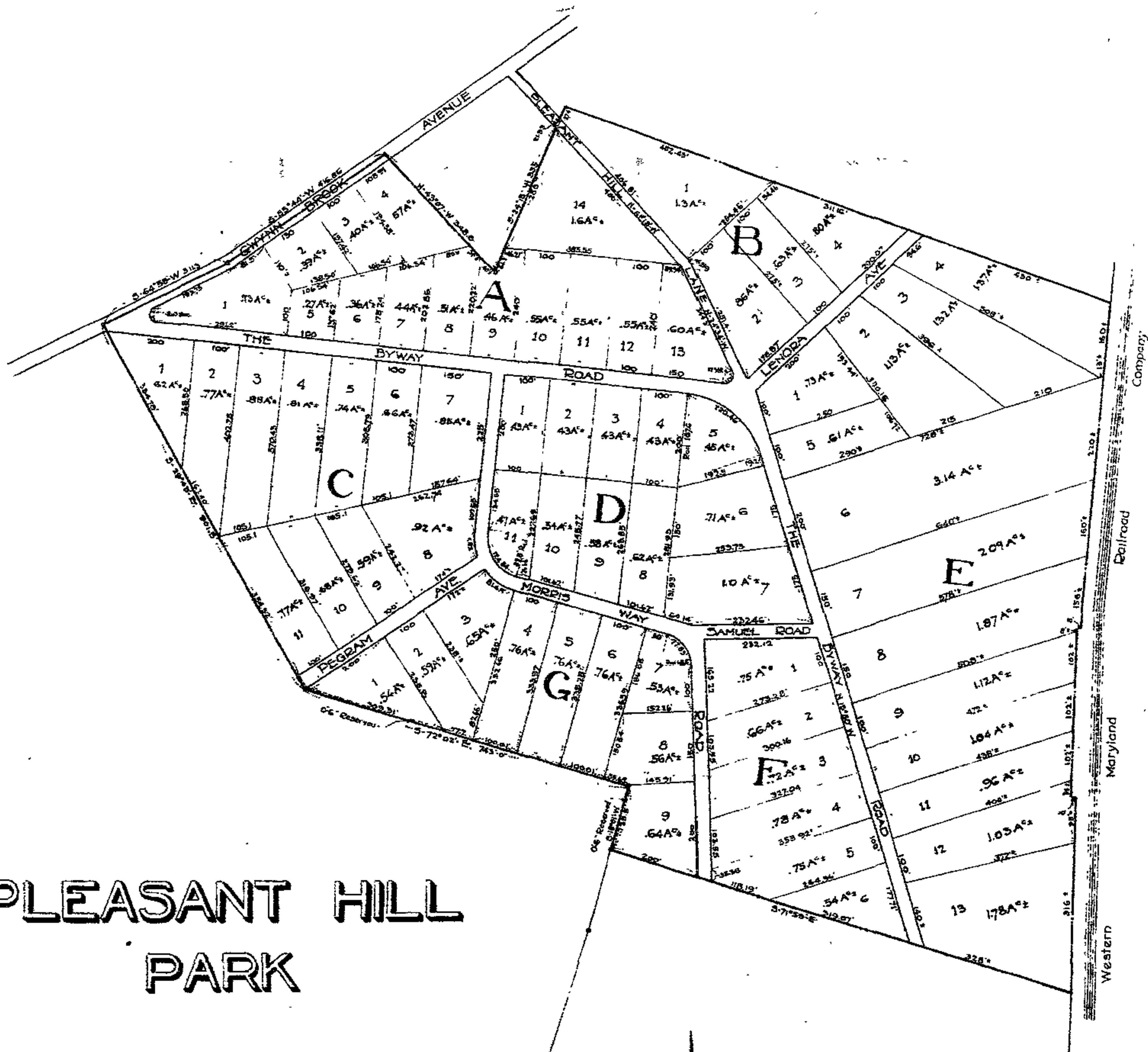
N 58,000

W 48,000

W 49,000



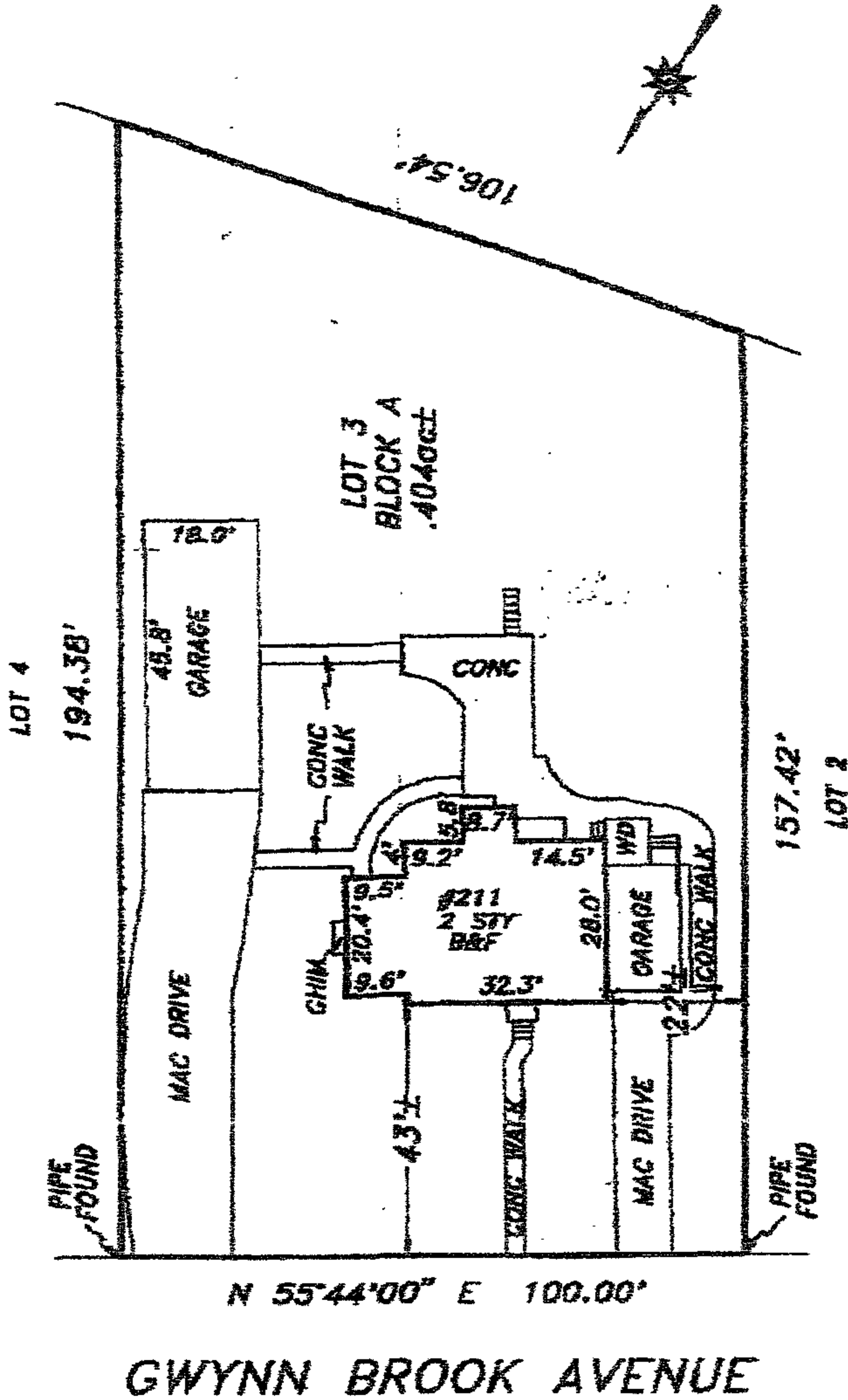
PLEASANT HILL PARK



J. SPENCE HOWARD

CIVIL & CONSTRUCTIVE ENGINEER, BALTIMORE
SCALE 1"=100' APRIL, 1923.

SCALE 1"=30'



GWYNN BROOK AVENUE

N 55°44'00" E 100.00'

Subject property is shown in Zone C on the FIRM Map of Baltimore County, Maryland on Community Panel 240010 0220 B Effective MARCH 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as LOT 3 BLOCK A "PLEASANT HILL PARK" and recorded among the land records of Baltimore County, Maryland in Plat Folio 85 for the purpose of locating the improvements thereon.

This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes. This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for



LOCATION DRAWING
211 GWYNN BROOK AVENUE
4th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

NYT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771

Scale: 1"=30'
Date: 8/17/03
Field By: DBM
Drawn By: DBM

NOTES:
1) B.L.A. Information, if shown, was obtained from existing record plat or local ordinances and is not guaranteed by NYT.
2) Building line and/or Flood Zone Information is subject to the interpretation of the originator.
3) NYT, Inc. does not certify to unknown or unrecorded encroachments or easements.
4) Property lines are NOT found, or guaranteed by this location.
5) Boundary corners are not shown.

[Click here for a plain text ADA compliant screen.](#)


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

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[New Search](#)
[Ground Rent](#)

Account Identifier: District - 04 Account Number - 0404051000

Owner Information

Owner Name: MEYER GLENN
 MEYER JEAN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 211 GWYNNBROOK AVE
 OWINGS MILLS MD 21117-2110
Deed Reference: 1) /19016/ 220
 2)

Location & Structure Information

Premises Address
 211 GWYNNBROOK AVE

Legal Description

211 GWYNNBROOK AVE
 PLEASANT HILL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
58	9	146			A		3	80		7/ 65

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,398 SF	17,859.00 SF	04
Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior BRICK

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	43,460	43,460		
Improvements:	85,640	109,490		
Total:	129,100	152,950	137,050	145,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: THORNTON CLIFTON E,SR	Date: 10/23/2003	Price: \$195,000
Type: IMPROVED ARMS-LENGTH	Deed1: /19016/ 220	Deed2:
Seller: DOBSON JOSEPH TIMOTHY	Date: 06/28/2001	Price: \$155,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15354/ 550	Deed2:
Seller: DOBSON JOSEPH TIMOTHY	Date: 10/16/1990	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8622/ 567	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 *

LEGAL DESCRIPTION

From deed 0019016/220

That parcel of ground situate in Baltimore County, Maryland.

Beginning for the same on the south side of Gwyn[n]brook Avenue being Lot No. 3 in Section A as delineated on the Amended Plat of Pleasant Hill Park Which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7 folio 65.

Parcel ID Number 0404051000

ZONING DESCRIPTION

Beginning at a point on the south side of Gwynnbrook Avenue which is twenty feet wide at the distance of four hundred seventy four feet east of the centerline of the nearest improved intersecting street The Byway Road which is twenty feet wide. *Being Lot number 4, Section number A in the subdivision of Pleasant Hill Park as recorded in Baltimore County Plat Book number 7, Folio number 65 containing 17,859.00 square feet. Also known as 211 Gwynnbrook Avenue, Owings Mills, Maryland 21117 and located in the 04 Election District, 02 Councilmanic District.

This Deed, MADE THIS 30th day of June in the year Two Thousand Three by and between Clifton E. Thornton, Sr., party of the first part, and Glenn Meyer and Jean Meyer, parties of the second part.

Witnesseth, That in consideration of the sum of One Hundred Ninety Five Thousand Dollars and NO Cents (\$195,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

Beginning for the same on the south side of Gwynbrook Avenue being Lot No. 3 in Section A as delineated on the Amended Plat of Pleasant Hill Park which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, folio 65.

Parcel ID Number 0404051000

BEING the same parcel of ground which by deed dated June 28, 2001 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 15354, folio 550 was granted and conveyed by Joseph Timothy Dobson unto Clifton E. Thornton, Sr., the Grantor herein.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

A. Joseph Cservek

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as Tenants by the Entirety, their assigns, the survivor of them and 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 hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:

Im Glenn Sr. (SEAL)
CLIFTON E. THORNTON, SR.

STATE OF MARYLAND, COUNTY OF Carroll, to wit:

I Hereby Certify, That on this 30th day of June in the year Two Thousand Three, before me, the subscriber, a Notary Public of the State of Maryland, County of Carroll personally appeared Clifton E. Thornton, Sr. known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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

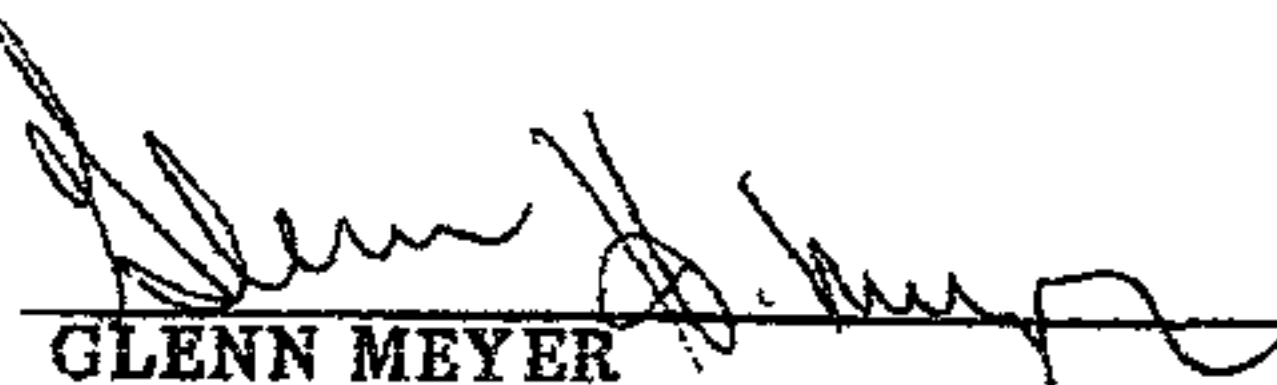
My Commission Expires: 11/10/04

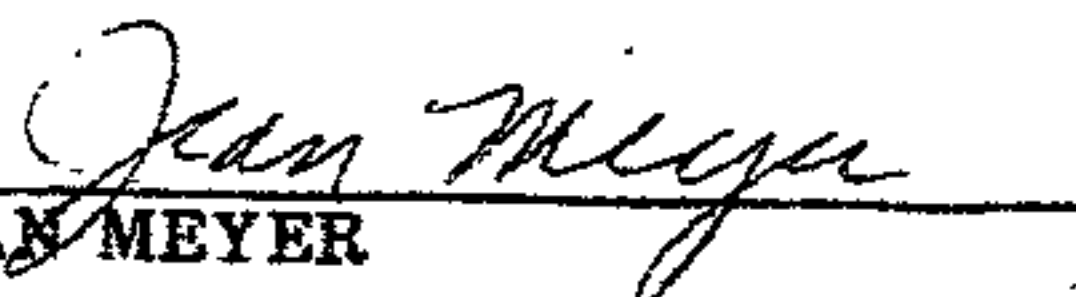
Denise A. Merson
DENISE A. MERSON
NOTARY PUBLIC STATE OF MARYLAND
CARROLL COUNTY

OCCUPANCY AFFIDAVIT

Glenn Meyer and Jean Meyer
 Grantee(s), in the Deed dated June 30, 2003, from
 CLIFTON E. THORNTON, SR
 hereby certify under the penalties of perjury, that the land
 conveyed in said Deed, known as
 211 GWYNNBROOK AVENUE, OWINGS MILLS, MD 21117
 is residentially improved, owner-occupied real property and
 that the residence thereon will be occupied by me/us.

As Witness our hands and seals this 30th day of
JUNE, 2003,

 (Seal)
 GLENN MEYER

 (Seal)
 JEAN MEYER

STATE OF MARYLAND
 COUNTY OF CARROLL

, to wit:

I HEREBY CERTIFY, That on this 30th day of June, 2003,
 before me, the subscriber, a Notary Public of the State
 aforesaid, personally appeared GLENN MEYER AND
JEAN MEYER

known to me (or satisfactorily proven) to be the person(s)
 whose name(s) is/are subscribed to the within Affidavit, and
 having been duly sworn, executed the same in my presence.

In Witness Whereof, I hereunto set my hand and official seal.


 Notary Public

My Commission Expires: 11/10/07

DENISE A. MERSON
 NOTARY PUBLIC STATE OF MARYLAND
 CARROLL COUNTY

0019016 222

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore County

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)

1	Type(s) of Instruments	☒ Check Box if Addendum Intake Form is Attached						
		1 Deed	☐ Mortgage	☐ Other	☐ Other			
2	Conveyance Type Check Box	2 Deed of Trust	☐ Lease	3 2nd D/T	☐ Not an Arms-Length Sale			
		Arm-Length[1]	Arms-Length[2]	Arms-Length[3]	Length Sale[9]			
3	Tax Exemptions (if applicable)	Recordation						
		State Transfer						
		County Transfer						
Cite or Explain Authority								
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	\$ 195,000.00	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$ 156,000.00	Transfer Tax Consideration				
		Balance of Existing Mortgage	\$	Less Exemption Amount				
		Other:	\$	Land Transfer Tax				
		Other:	\$	Recordation Tax Consideration				
		Full Cash Value	\$	TOTAL DUE				
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent		
		Recording Charge	\$ 20.00	\$ 20.00				
		Surcharge	\$ 20.00	\$ 20.00				
		State Recording Tax	\$ 975.00	\$				
		State Transfer Tax	\$ 975.00	\$				
		County Transfer Tax	\$ 2595.00	\$				
		Other	\$	\$				
		Other	\$	\$				
6	Description of Property SDAT Requires Submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-10(g)(3)(i).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOC	
			04-0404051000	15354/550				115
		Subdivision Name		Lot (3a)	Block (3b)	Section (3c)	Plat Ref.	SqFt/Acreage(4)
		Pleasant Hill Park		3		A	7/65	
		Location/Address of Property Being Conveyed (2)						
		211 Gwynnbrook Avenue, Owings Mills, MD 21117						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
		Residential [] or Non-Residential [] Fee Simple [] or Ground Rent [] Amount: \$						
		Partial Conveyance? [] Yes [] No Description/Amt. of SqFt/Acreage Transferred: 975.00						
7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)				
		Clifton E. Thornton, Sr.		Glenn Meyer				
				Jean Meyer				
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)				
		Glenn Meyer		Real Title Co., Inc., Trustee				
		Jean Meyer						
		New Owner's (Grantee) Mailing Address						
9	Other Names To Be Indexed	same as property						
		Doc. 1 - Additional Name(s) to be Indexed (Optional)			Doc. 2 - Additional Name(s) to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					☐ Return to Contact Person	
		Name: Betty Johnson FILE: 1730DM					☐ Hold for Pickup	
		Firm: The Fountainhead Title Group					☒ Return Address Provided	
		Address: 532 Baltimore Blvd., Suite 406						
		Westminster, MD 21157 (410) 848-7475						
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
Assessment		X Yes	No	Will the property being conveyed be the grantee's principal residence?				
		Yes	X No	Does transfer include personal property? If yes, identify:				

INF FD SURE \$ 20.00
 RECORDING FEE 20.00
 TR TAX STATE 975.00
 TOTAL 1,015.00
 Reg# B403 Rpt# 62740
 SM CR Blk# 5331
 Oct 23, 2003 12:11 PM

0019016 223

Addendum
State of Maryland Land Instrument Intake Sheet
☐ **Baltimore City** ☐ **County:** _____

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

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

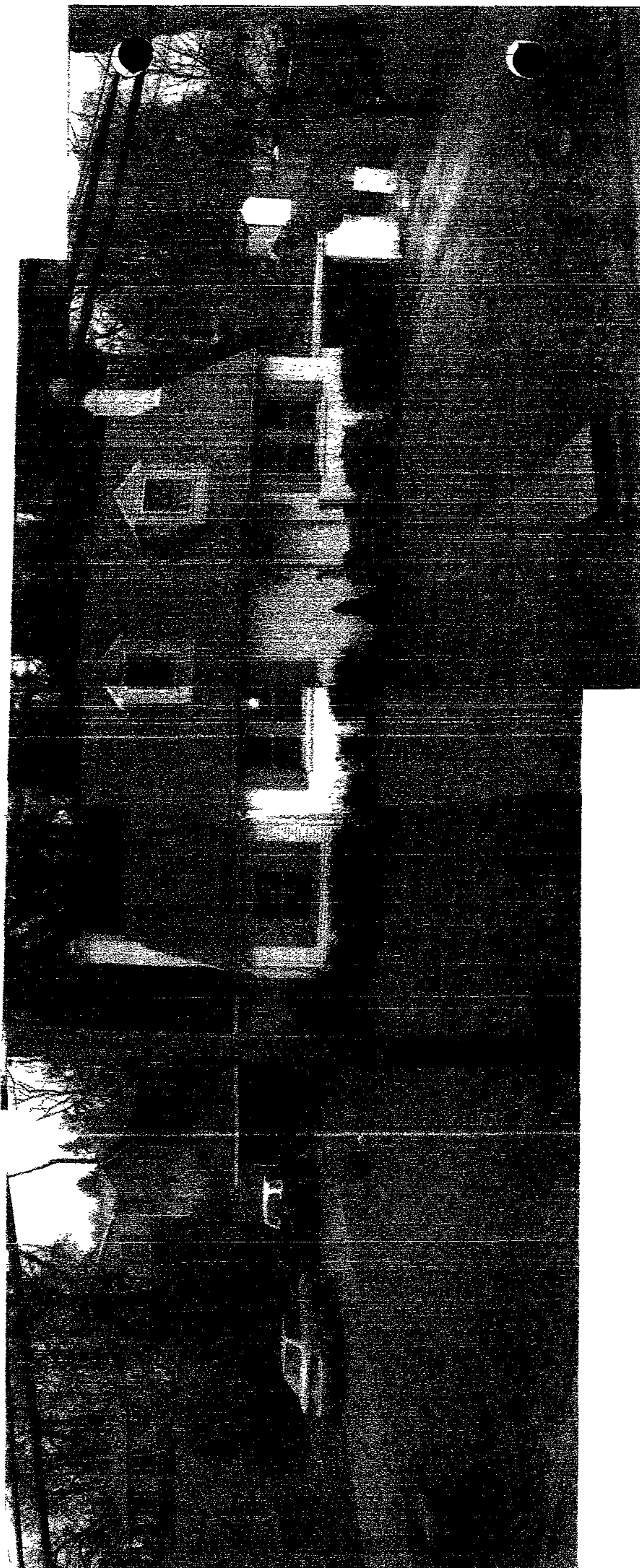
5 (Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
	Recording Charge	\$	\$	\$	\$
	Surcharge	\$	\$	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
7 (Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)		Doc. 4 - Grantor(s) Name(s)		
	Glenn Meyer				
	Jean Meyer				
	Doc. 5 - Grantor(s) Name(s)		Doc. 6 - Grantor(s) Name(s)		
8 (Continued) Transferred To	Doc. 3 - Grantee(s) Name(s)		Doc. 4 - Grantee(s) Name(s)		
	National City Bank				
	Doc. 5 - Grantee(s) Name(s)		Doc. 6 - Grantee(s) Name(s)		
9 (Continued) Other Names to be Indexed	Doc. 3 - Additional Names to be Indexed (Optional)		Doc. 4 - Additional Names to be Indexed (Optional)		
	Doc. 5 - Additional Names to be Indexed (Optional)		Doc. 6 - Additional Names to be Indexed (Optional)		
Special Instructions	Special Recording Instructions (if any)				

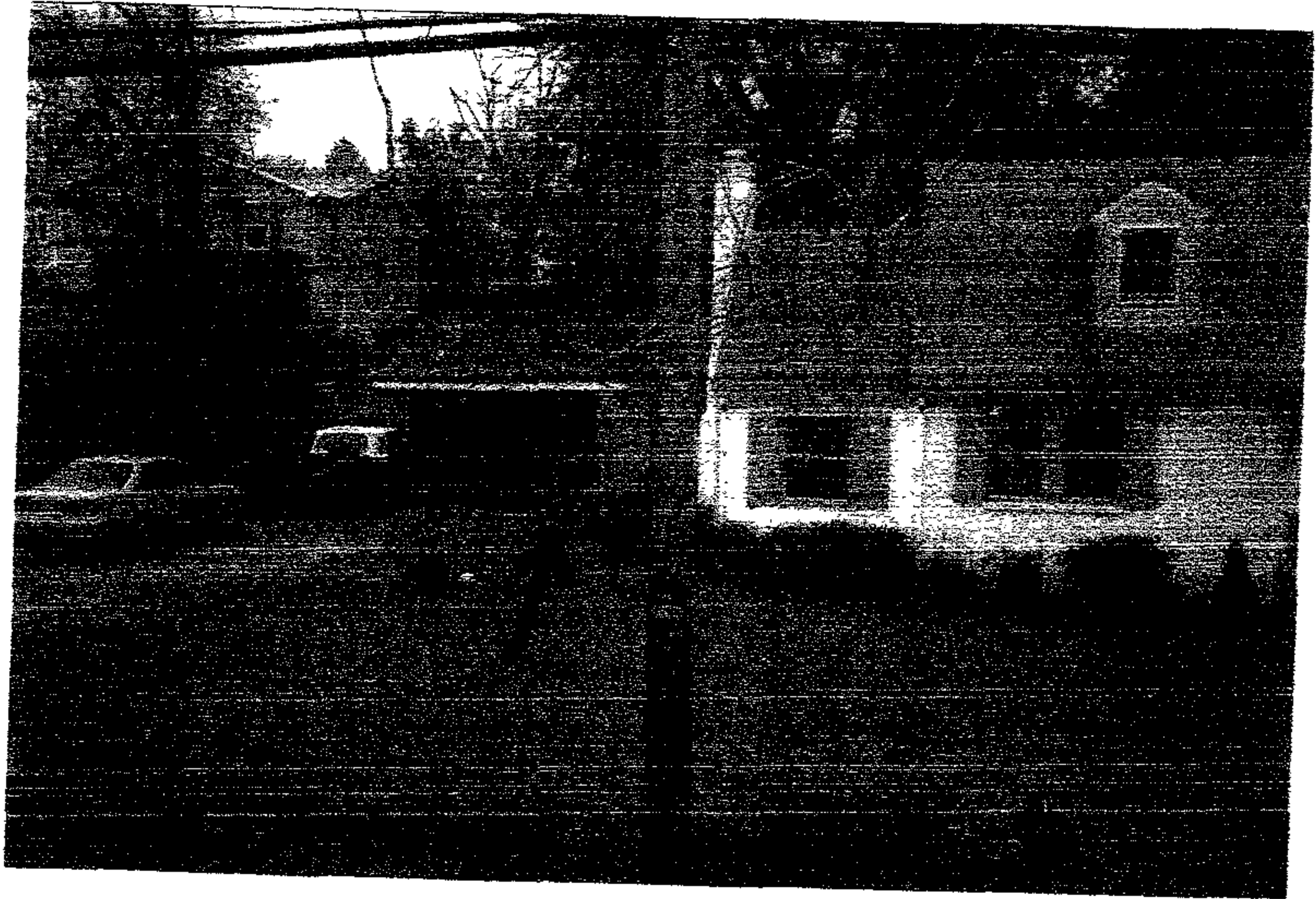
04-04-05 1.000

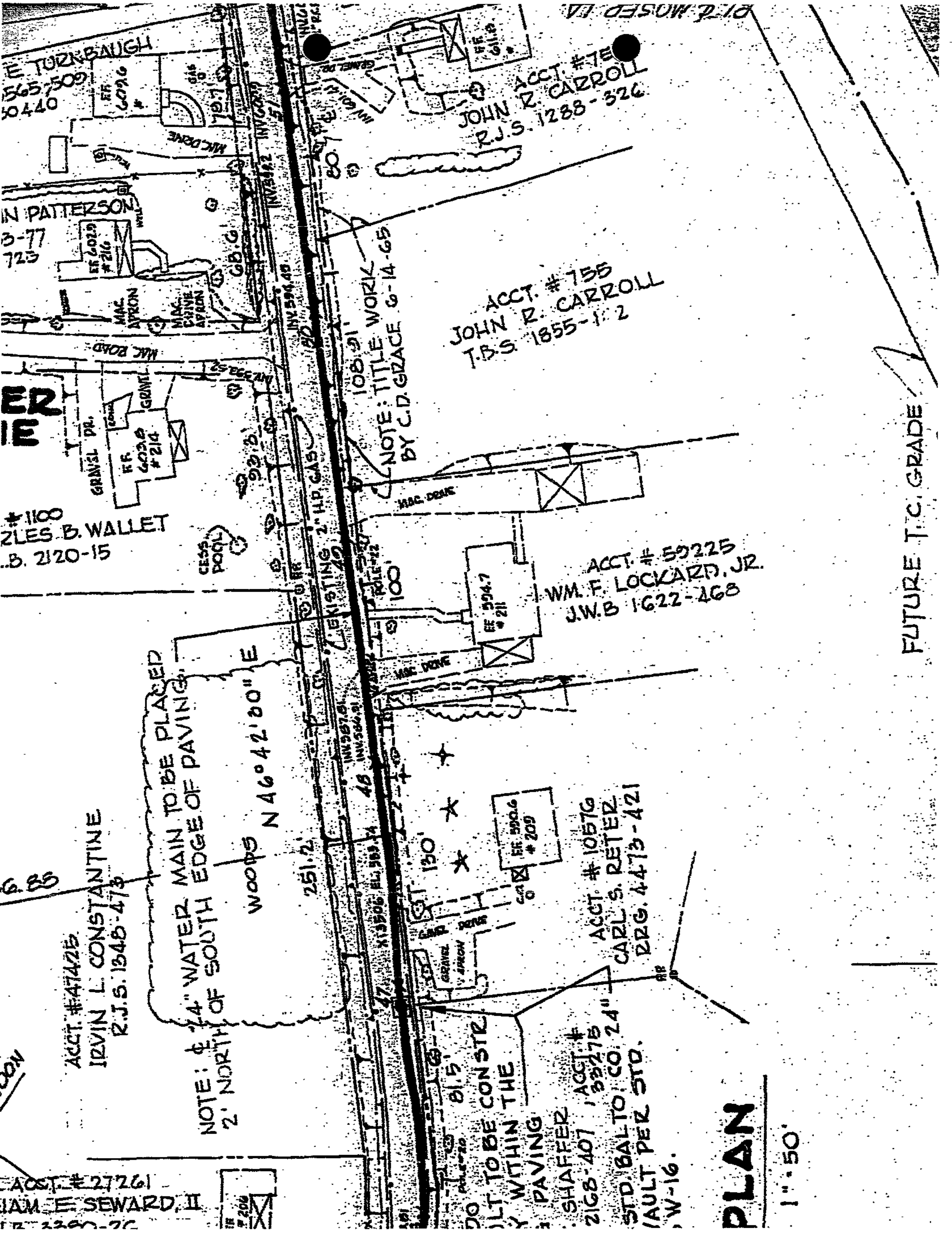
DOC # 2 3 4 5 6

Initial: _____

Date _____





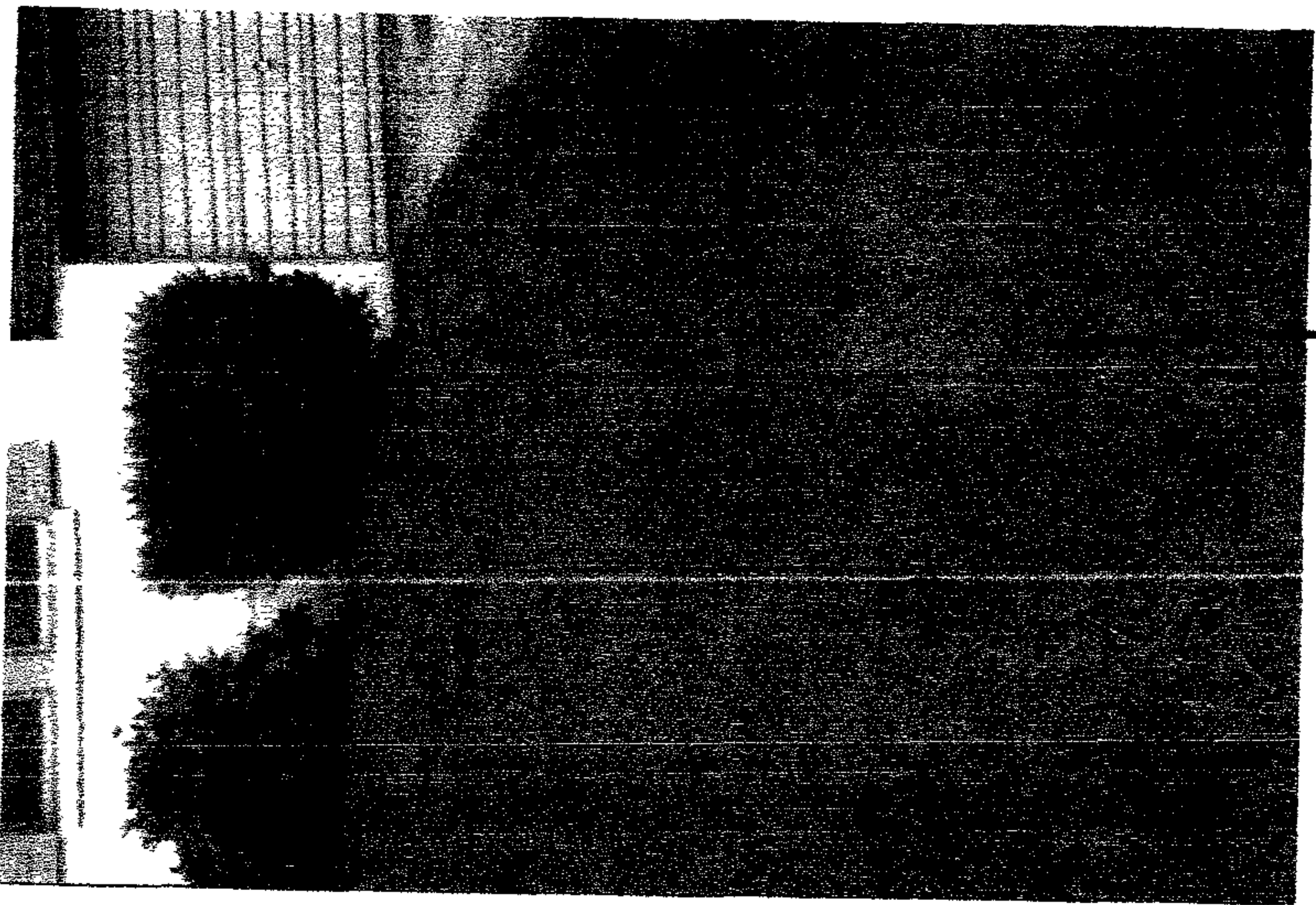
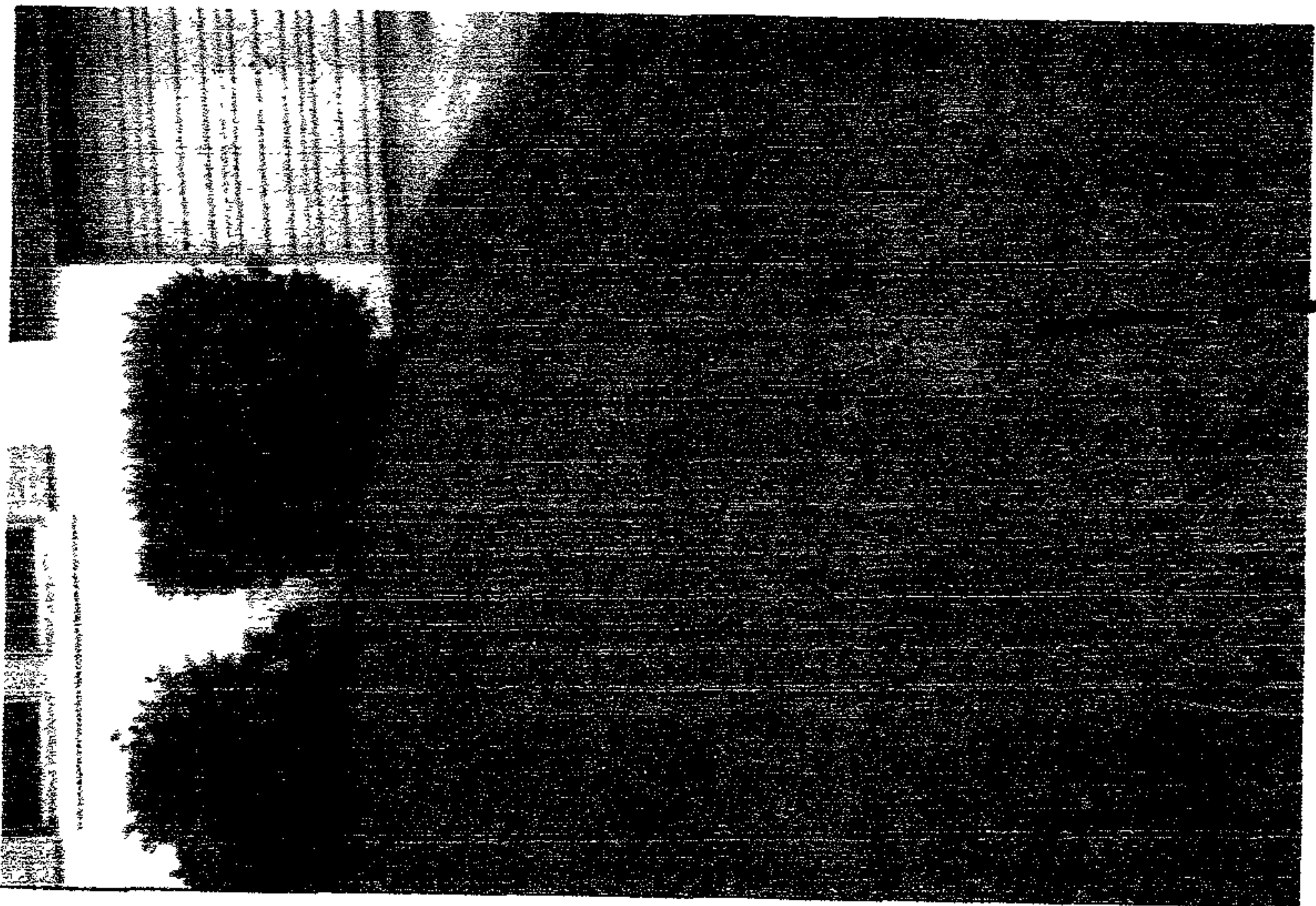


FUTURE T.C. GRADE

PLAN

1"=50'







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

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Page 1 of 1

Name	Account	Street	OWN OCC	Map	Parcel
BALTIMORE COUNTY	04 2300012743	GWYNNBROOK AVE	N	58	922
BALTIMORE COUNTY	04 2300012744	GWYNNBROOK AVE	N	58	922
BALTIMORE COUNTY	04 2300012793	GWYNNBROOK AVE	N	58	922
BALTIMORE COUNTY	04 2300012794	GWYNNBROOK AVE	N	58	922
BALTIMORE COUNTY	04 2300012795	GWYNNBROOK AVE	N	58	922
BALTIMORE COUNTY	04 2400005891	GWYNNBROOK AVE	N	58	935
BALTIMORE GAS & E	04 0402001681	GWYNNBROOK AVE	N	58	349
BALTIMORE GAS & E	04 0402001702	GWYNNBROOK AVE	N	58	370
BALTIMORE GAS & E	04 0402001680	GWYNNBROOK AVE	N	58	692
GWYNNBROOK DEVELO	04 2300012745	GWYNNBROOK AVE	N	58	922
GWYNNBROOK DEVELO	04 2300012746	GWYNNBROOK AVE	N	58	922
GWYNNBROOK DEVELO	04 2300012769	GWYNNBROOK AVE	N	58	922
GWYNNBROOK DEVELO	04 2300012771	GWYNNBROOK AVE	N	58	922
GWYNNBROOK DEVELO	04 2300012772	GWYNNBROOK AVE	N	58	922
GWYNNBROOK DEVELO	04 2300012796	GWYNNBROOK AVE	N	58	922
GWYNNBROOK DEVELO	04 2300012797	GWYNNBROOK AVE	N	58	922
HEATHCOTE NORMAN	04 1800013513	GWYNNBROOK AVE	N	58	484
OURSER BERNARD L	04 0415077051	GWYNNBROOK AVE	N	58	56
PFAB HANS JOHN	04 0408001525	GWYNNBROOK AVE	N	58	698
MOSER FRANK D	04 0413075501	4 GWYNNBROOK AVE	H	58	684
MOSER FRANK D	04 0413075800	6 GWYNNBROOK AVE	N	58	683
ABBOTTKNEFEL THER	04 2100012764	10 GWYNNBROOK AVE	H	58	856
DOBYNS SANDRA	04 2100012765	12 GWYNNBROOK AVE	H	58	857
WILDER ROSE	04 0408080225	13 GWYNNBROOK AVE	N	58	126
LASKER ADRIAN G	04 2100012766	14 GWYNNBROOK AVE	H	58	494
HASKINS ADRIENNE	04 0418072460	15 GWYNNBROOK AVE	H	58	127
BOLESTA TIMOTHY C	04 0423087290	17 GWYNNBROOK AVE	H	58	130
EYLER KENNETH M	04 0406035200	19 GWYNNBROOK AVE	H	58	131
CULBERTSON THOMAS	04 2300003018	20 GWYNNBROOK AVE	H	58	104
CULBERTSON THOMAS	04 2300003019	22 GWYNNBROOK AVE	N	58	907
SNYDER MICHAEL L	04 2300003020	24 GWYNNBROOK AVE	N	58	908
BEAN ANNA MARY	04 0402020850	101 GWYNNBROOK AVE	N	58	133

BRIGHT ELVA MTRUS	04 04 67880	105 GWYNNBROOK AVE	H	58	134
WINSKER PAUL RJR	04 0406045750	107 GWYNNBROOK AVE	H	58	136
BELL PETER A	04 2200027656	109 GWYNNBROOK AVE	H	58	899
MULINDE JEAN M	04 2200027657	109A GWYNNBROOK AVE	H	58	898
SAPPERSTEIN THEOD	04 0408003660	111 GWYNNBROOK AVE	N	58	135
THORNHILL AMY	04 0408003661	111 GWYNNBROOK AVE	H	58	135
GIBSON RONALD WAY	04 0413022824	112 GWYNNBROOK AVE	H	58	520
TEAGARDEN KIMBERL	04 0418072471	114 GWYNNBROOK AVE	H	58	601
GIES EDWARD LEONI	04 0413022820	115 GWYNNBROOK AVE	H	58	137
BIDDINGER GORDON	04 0420080560	116 GWYNNBROOK AVE	H	58	428
THODE RONNIE	04 0402066850	118 GWYNNBROOK AVE	N	58	686
BROWN MILTON V	04 1900008811	124 GWYNNBROOK AVE	D	58	685
THODE CLAUS PETER	04 0420045244	125 GWYNNBROOK AVE	D	58	138
BROWN MILTON V	04 0402066325	126 GWYNNBROOK AVE	N	58	15
BROWN MILTON V	04 1900008701	128 GWYNNBROOK AVE	N	58	15
GILLIS CHRISTOPHE	04 0419033275	201 GWYNNBROOK AVE	H	58	146
GAMBER THOMAS MAR	04 0419027470	204 GWYNNBROOK AVE	N	58	15
ASHLAND NEW HOMES	04 0419027261	206 GWYNNBROOK AVE	N	58	15
RETER CARL S	04 0418010576	209 GWYNNBROOK AVE	N	58	146
MEYER GLENN	04 0404051000	211 GWYNNBROOK AVE	H	58	146
WHITCOMB GEORGE A	04 0403000755	213 GWYNNBROOK AVE	H	58	146
HARRY VERNON	04 0423001100	214 GWYNNBROOK AVE	H	58	15
PATTERSON H FRANK	04 0416000725	216 GWYNNBROOK AVE	H	58	15
THODE RONNIE	04 0403000756	217 GWYNNBROOK AVE	H	58	146
TURNBAUGH ESTELLA	04 0420080440	218 GWYNNBROOK AVE	H	58	8
THODE RONNIE	04 0412074210	223 GWYNNBROOK AVE	H	58	693
DIXON HELEN O	04 0404076030	224 GWYNNBROOK AVE	N	58	627
SCHOENFELD RICHA	04 0401035350	226 GWYNNBROOK AVE	H	58	435
GORDON DEVELOPMEN	04 0412020929	301 GWYNNBROOK AVE	N	58	492
ENSOR NEAL ELWOOD	04 0402020375	304 GWYNNBROOK AVE	H	58	163
HEATHCOTE NORMAN	04 1800007359	305 GWYNNBROOK AVE	H	58	484
KLINEFELTER JAMES	04 1600004337	309 GWYNNBROOK AVE	H	58	758
TRAN QUAN	04 0413022191	311 GWYNNBROOK AVE	H	58	486
GWYNNBROOK DEVELO	04 2300012742	315 GWYNNBROOK AVE	N	58	922
THODE CLAUS PETER	04 1800014067	3419 GWYNNBROOK AVE	N	58	592
YAKHNES YURIY	04 1800014068	3421 GWYNNBROOK AVE	H	58	592
TROYER DONALD A	04 0420066700	3423 GWYNNBROOK AVE	D	58	59
LUNDQUIST JOHN	04 0419072601	3431 GWYNNBROOK AVE	H	58	431
ENSOR GEORGE W	04 0405061177	3501 GWYNNBROOK AVE	H	58	700
BIDDINGER VIRGINI	04 0408001550	3503 GWYNNBROOK AVE	H	58	699
TOWNSEND ROBERT J	04 0420055570	3505 GWYNNBROOK AVE	H	58	58
PFAB HANS J	04 0419034120	3507 GWYNNBROOK AVE	H	58	57

<u>OURSLE</u> BERNARD L	04 04 77050	3515 GWYNNBROOK AVE	H	58	56
<u>MARSIGLIA</u> HARRY J	04 0418072670	3517 GWYNNBROOK AVE	H	58	55
<u>OMCC</u> STORM WATER	04 2200028288	3519 GWYNNBROOK AVE	N	58	864
<u>P & S</u> HOMES INC	04 1800014707	3603 GWYNNBROOK AVE	N	58	53
<u>SEXTON</u> JOHN BRYAN	04 1800014706	3605 GWYNNBROOK AVE	H	58	53
<u>BRIGGS</u> DONALD	04 1800014705	3607 GWYNNBROOK AVE	H	58	53

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BALTIMORE COUNTY
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Account Identifier: District - 04 Account Number - 0419033275

Owner Information

Owner Name: GILLIS CHRISTOPHER W
 GILLIS THERESA W Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 201 GWYNNBROOK AVE
 OWINGS MILLS MD 21117-2110 Deed Reference: 1) /14914/ 561
 2)

Location & Structure Information

Premises Address
 201 GWYNNBROOK AVE

Legal Description
 .73 AC
 201 GWYNNBROOK AVE
 PLEASANT HILL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
58	9	146			A		1	80		7/ 65

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	684 SF	31,798.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	46,940	46,940		
Improvements:	44,950	58,460		
Total:	91,890	105,400	96,393	100,896
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
ROGERS KENNETH E	01/11/2001	\$82,000
Type: NOT ARMS-LENGTH	Deed1: /14914/ 561	Deed2:
WARNER SCOTT A	08/22/1994	\$80,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10714/ 45	Deed2:
SHAFFER JOHN T	09/06/1988	\$52,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 7963/ 56	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 *

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BALTIMORE COUNTY
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Account Identifier: District - 04 Account Number - 0419027261

Owner Information

Owner Name: ASHLAND NEW HOMES LLC Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 5634 BEL AIR RD Deed Reference: 1) /20036/ 370
 BALTIMORE MD 21206-3616 2)

Location & Structure Information

Premises Address
 206 GWYNNBROOK AVE

Legal Description
 LT 107,108
 C D MOSER PLAT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
58	8	15				A	107	80		7/ 155

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960		7,400.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	40,400	40,400		
Improvements:	0	0		
Total:	40,400	40,400	40,400	40,400
Preferential Land:	0	0	0	0

Transfer Information

Seller: SEWARD WILLIAM ELMER,3RD(DEC)	Date: 05/11/2004	Price: \$49,900
Type: UNIMPROVED ARMS-LENGTH	Deed1: /20036/ 370	Deed2:
Seller: SEWARD WILLIAM E,2ND	Date: 06/30/1987	Price: \$17,340
Type: IMPROVED ARMS-LENGTH	Deed1: / 7596/ 361	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 *

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Account Identifier: District - 04 Account Number - 0418010576

Owner Information

Owner Name: RETER CARL S
 RETER MIRIAM V
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 3410 WALNUT AV
 OWINGS MILLS MD 21117
Deed Reference: 1) / 4473/ 421
 2)

Location & Structure Information

Premises Address
 209 GWYNNBROOK AVE

Legal Description

PLEASANT HILL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
58	9	146			A		2	80	Plat Ref: 7/ 65

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1951	832 SF	17,424.00 SF	04
Stories	Basement			Type	Exterior
1	YES			STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	43,350	43,350		
Improvements:	40,630	54,410		
Total:	83,980	97,760	88,573	93,166
Preferential Land:	0	0	0	0

Transfer Information

Seller: BROWN DUSTIN LEE	Date: 06/18/1965	Price: \$12,500
Type: UNKNOWN	Deed1: / 4473/ 421	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 *

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BALTIMORE COUNTY
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Account Identifier: District - 04 Account Number - 0423001100

Owner Information

Owner Name: HARRY VERNON
 HARRY ANN
 Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 214 GWYNNBROOK AV
 OWINGS MILLS MD 21117
 Deed Reference: 1) / 8231/ 655
 2)

Location & Structure Information

Premises Address
 214 GWYNNBROOK AVE

Legal Description
 LT 119-120-121-122
 NW COR MOSER LA
 MOSER PLAT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
58	8	15			A		119	80		7/ 155

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1924	810 SF	14,496.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	42,620	42,620		
Improvements:	35,460	48,010		
Total:	78,080	90,630	82,263	86,446
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
OLLIS SCOTTY RAY	07/24/1989	\$70,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8231/ 655	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 *

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BALTIMORE COUNTY
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Account Identifier: District - 04 Account Number - 0416000725

Owner Information

Owner Name: PATTERSON H FRANKLIN, JR
 PATTERSON MARY I
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 216 GWYNNBROOK AV
 OWINGS MILLS MD 21117
Deed Reference: 1) / 2353/ 77
 2)

Location & Structure Information

Premises Address
 216 GWYNNBROOK AVE

Legal Description
 LT 131-132 PT 133-13
 MOSER PLAT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
58	8	15			A		131	80		7/ 155

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1940	928 SF	10,440.00 SF	04
Stories 2	Basement NO	Type STANDARD UNIT	Exterior SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	41,610	41,610		
Improvements:	33,190	36,020		
Total:	74,800	77,630	75,743	76,686
Preferential Land:	0	0	0	0

Transfer Information

Seller: HUNT JOSEPH F	Date: 10/01/1951	Price: \$3,000
Type: UNKNOWN	Deed1: / 2353/ 77	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:

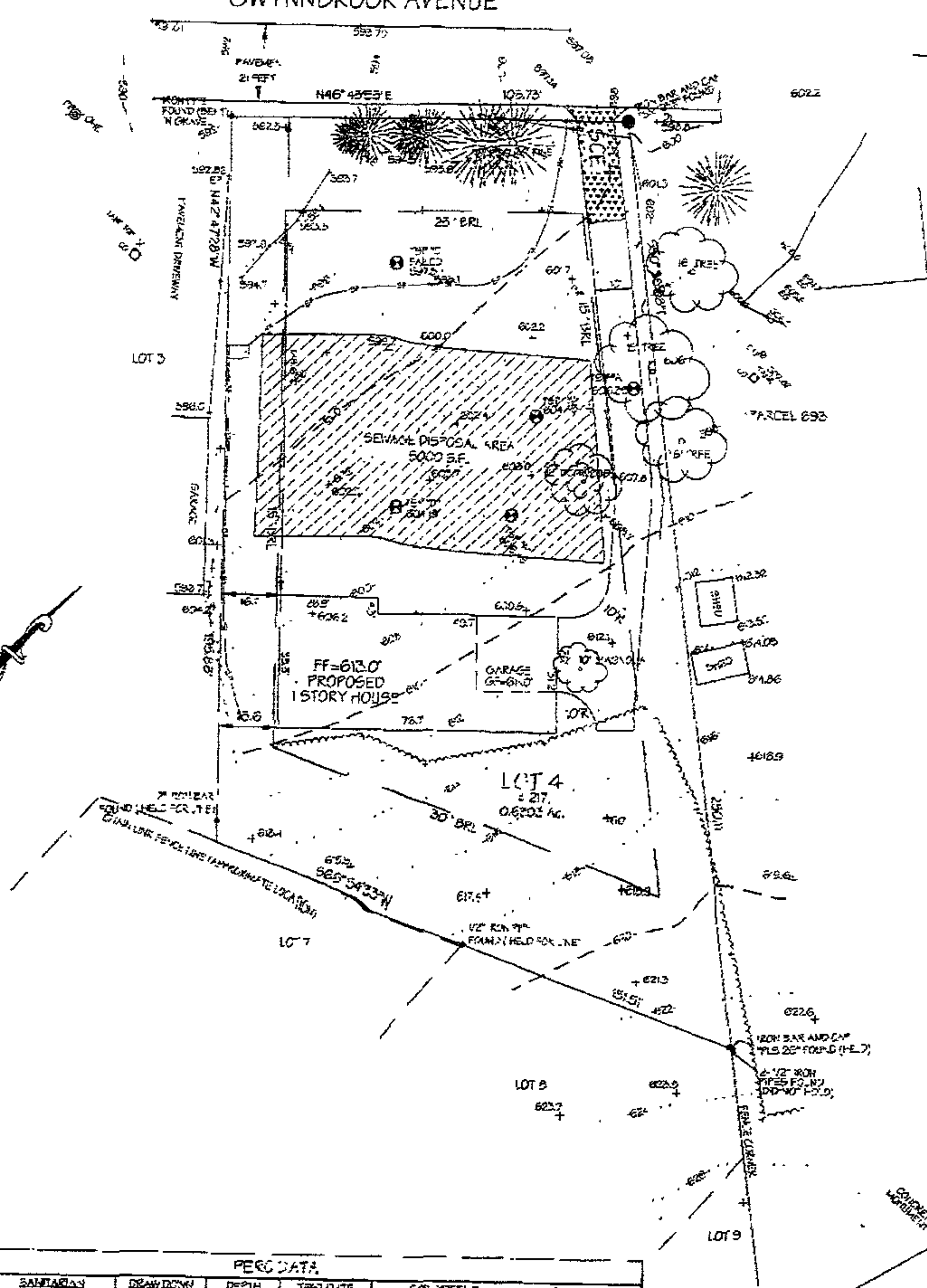
Special Tax Recapture:

* NONE *

213 GWYNNBROOK

GWYNNBROOK AVENUE

- LEGEND
- ST SPLIT FENCE
 - SVR STONE CONSTRUCTION ENTRANCE
 - BRL BUILDING RESTRICTION LINE
 - EXS EXISTING GRADE
 - EXS EXISTING CONTOUR
 - D DITCH LINE
 - EP EDGE OF PAVEMENT
 - DO DITCH OR DEPRESSION
 - CO SETTING CLEARANCE



OK TO FILE
[Signature]
 Dept. of Environmental
 Planning and Horticulture
 MARYLAND
 FILED, PLAN APPROVED:
 WELL, AND OF THE CITY

NOTES

1. PROPERTY HAS PUBLIC WATER
2. A 1 EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF PROPERTY BOUNDARY HAVE BEEN SHOWN

PROPERTY OWNED BY:
 LOT 4
 PLEASANT HILL PARK
 PLAT BOOK 7 PAGE 66
 BALTIMORE COUNTY, MARYLAND

PERC DATA

PERC HOLE	SAMPLING	DEPT (IN)	TEST DATE	SOIL PROFILE	REMARKS
A	DRINKER		11/2/2003	CLAY - D-66-16-17	
B	DRINKER		11/2/2003	CLAY - D-66-16-17	
C	DRINKER		11/2/2003	CLAY - D-66-16-17	
D	DRINKER	24 IN	11/2/2003	CLAY - D-66-16-17	WATER DEEP IN 63"
E	DRINKER		11/2/2003	CLAY - D-66-16-17	

LDE Inc.
 Engineers, Surveyors, Planners
 9250 Rumsey Road, Suite 106
 Columbia, Maryland - 21045
 (410)715-1070 - (410)715-9540 Fax

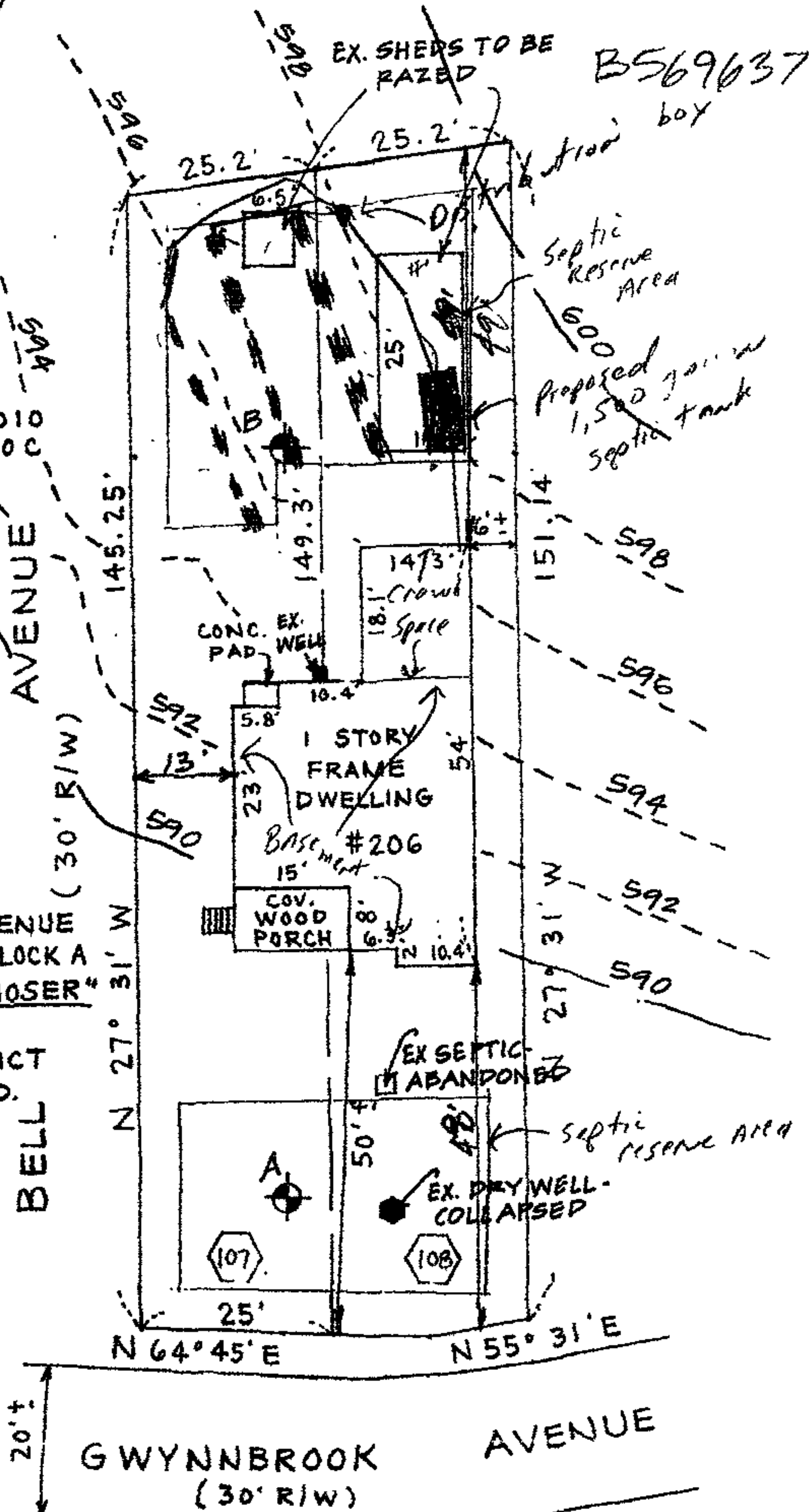


TITLE: PLOT PLAN FOR BUILDING PERMIT
 PLEASANT HILL PARK LOT 4 PB.7 PG 66
 4th ELECTION DISTRICT 3rd COUNCIL DISTRICT
 BALTIMORE COUNTY, MARYLAND

DATE 1-20-03 LDE # 02-200.14
 SCALE 1" = 20' DRAWN: JLW SHEET 1 OF 1

COMMUNITY PANEL NO: 240010
 ZONE "C"
 THIS PROPERTY IS NOT
 LOCATED IN A FLOOD
 HAZARD ZONE.

PERC PLAN
 #206 GWYNNBROOK AVENUE
 LOT 107 AND LOT 108 - BLOCK A
 "PROPERTY OF C. D. MOSER"
 P.B. 7, FOLIO 155
 4TH ELECTION DISTRICT
 BALTIMORE COUNTY, MD.
 DEED: 7596 - 361



B558322

O.K. TO FILE:

[Signature] 7/23/04
 Dept. of Environmental
 Protection and Resource
 Management

FINAL PLAN APPROVED:

[Signature] 7/23/04
 WELL AND SEPTIC ONLY

R

8821

Site Rite Surveying, Inc.
 200 E. Joppa Road
 Shell Building, Room 101
 Towson, MD 21286
 (410)828-9060

DRAWN BY
 L.B.

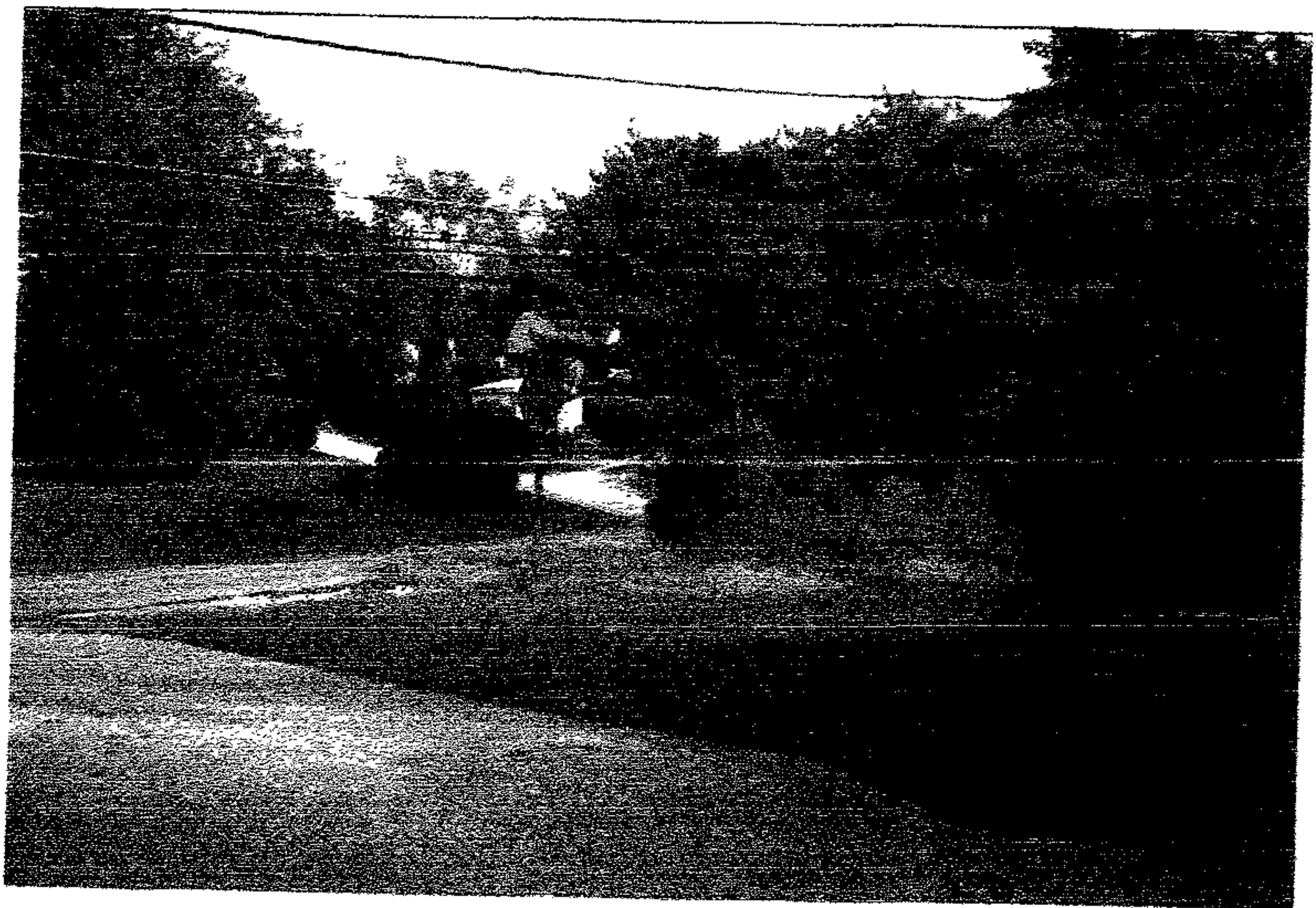
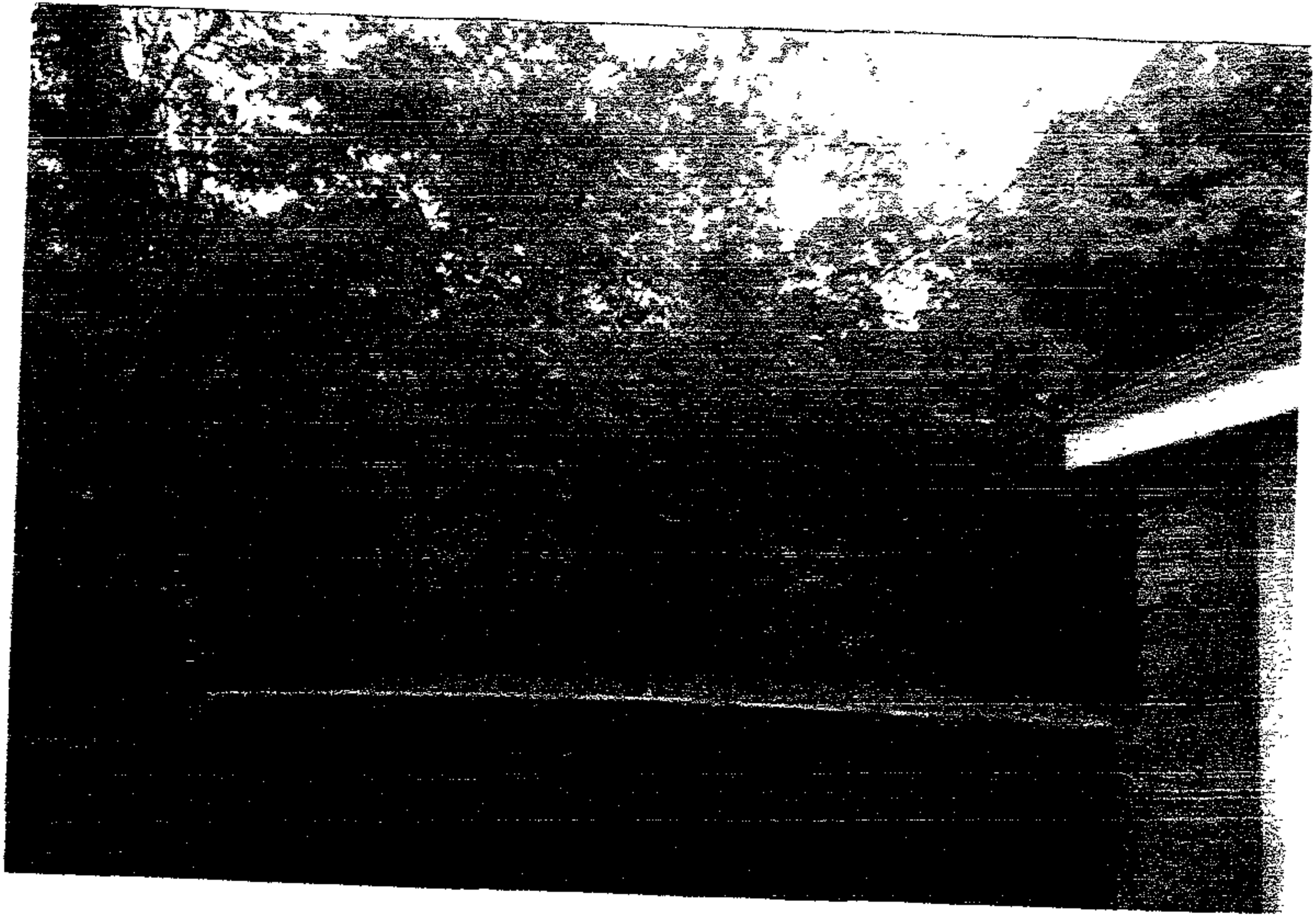
CHECKED BY
 V. J. M.

SURVEYED BY
 L.B.

SCALE
 1" = 20'

DATE
 7/23/04







Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Name	Account	Street	OWN OCC	Map	Parcel
CHRISTOPHER HELEN	04 0403023353	BYWAY RD	N	58	146
FREEMAN CHARLES	04 0406057351	BYWAY RD	N	58	146
MOATS RALPH F	04 0408055252	BYWAY RD	N	58	146
PETERSON DALE EDW	04 0418072176	BYWAY RD	N	58	146
RAMOS JORGE A	04 0412059176	BYWAY RD	N	58	146
WATSON CAROL ISAB	04 0408055278	BYWAY RD	N	58	146
WOOLFORD LLOYD W	04 0423075201	BYWAY RD	N	58	146
ALDEN EDWARD R	04 0401036690	2 BYWAY RD	H	58	146
ALLEN WILLIAM HOW	04 0401036610	4 BYWAY RD	H	58	146
CARSTENS DAVID	04 0423000378	6 BYWAY RD	H	58	146
COLE ROBERT LJR	04 0403049840	7 BYWAY RD	N	58	146
RAMOS JORGE A	04 0412059175	8 BYWAY RD	H	58	146
OSBORN MARTHA D	04 0404075800	9 BYWAY RD	H	58	146
PARRY CECIL M	04 0416000925	10 BYWAY RD	H	58	146
FIELDS SUSAN ANNE	04 0403067750	11 BYWAY RD	H	58	146
RUSSELL TAYLOR L	04 0419065080	13 BYWAY RD	H	58	146
ELKO NICHOLAS	04 0408004630	14 BYWAY RD	H	58	146
YAMIN MARK	04 0402067055	15 BYWAY RD	H	58	146
PAYNTER THOMAS H	04 0416002530	16 BYWAY RD	H	58	146
MCCAFFREY TERRENC	04 0420000350	17 BYWAY RD	H	58	146
LEEDY MARVIN AJR	04 0412021340	18 BYWAY RD	H	58	146
MILLER HENRY M	04 0413056640	19 BYWAY RD	H	58	146
DRYDEN BELINDA D	04 0412021341	20 BYWAY RD	H	58	146
SHCHERBINA TETIAN	04 0407029201	22 BYWAY RD	H	58	146
OREM RONALD LEE	04 0413056300	23 BYWAY RD	H	58	146
STIERHOFF HARRY H	04 0419072075	24 BYWAY RD	H	58	146
DALCIN MICHAEL	04 0413056301	25 BYWAY RD	H	58	146
WOOLFORD LLOYD W	04 0423075200	102 BYWAY RD	H	58	146
SIPES NANCY V	04 0419039200	103 BYWAY RD	H	58	146
WOOLFORD LLOYD WI	04 0423075525	104 BYWAY RD	N	58	146
THE REAL ESTATE P	04 0423075176	107 BYWAY RD	N	58	146
PARIS MARY E	04 0423035408	109 BYWAY RD	H	58	146

GOOD HARRY E	04 4050860	111 BYWAY RD	H	58	146
PEACHER FELTON BR	04 0402003030	113 BYWAY RD	H	58	146
THOMAS MARY ELAIN	04 0413092125	114 BYWAY RD	H	58	146
PEACHER NANCY MAY	04 0406082100	115 BYWAY RD	H	58	146
WATSON CAROL ISAB	04 0423001427	116 BYWAY RD	H	58	146
FREEMAN CHARLES	04 0406057350	117 BYWAY RD	H	58	146
WEBB RACHEL H	04 0408055277	118 BYWAY RD	H	58	146
CHRISTOPHER HELEN	04 0403023352	119 BYWAY RD	H	58	146
PETERSON DALE EDW	04 0418072175	120 BYWAY RD	H	58	146
MOATS RALPH F	04 0408055251	121 BYWAY RD	N	58	146
HENSLEY CHARLES E	04 0418072178	122 BYWAY RD	H	58	146
MOATS RALPH F	04 0407047604	125 BYWAY RD	H	58	146
MOATS RALPH F	04 0407047602	127 BYWAY RD	N	58	146



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Account Identifier: District - 04 Account Number - 0403049840

Owner Information

Owner Name: COLE ROBERT L,JR
 COLE SHIRLEY M Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 7 BYWAY RD
 OWINGS MILLS MD 21117 Deed Reference: 1) / 3979/ 123
 2)

Location & Structure Information

Premises Address: 7 BYWAY RD Legal Description: PLEASANT HILL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
58	9	146			A		5	80		7/ 65

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	975 SF	12,154.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	42,030	42,030		
Improvements:	59,140	79,320		
Total:	101,170	121,350	107,896	114,622
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
MOSER DONALD P	04/19/1962	\$13,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 3979/ 123	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 *

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Account Identifier: District - 04 Account Number - 0404075800

Owner Information

Owner Name: OSBORN MARTHA D Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 9 BYWAY RD Deed Reference: 1) /11002/ 723
OWINGS MILLS MD 21117 2)

Location & Structure Information

Premises Address

9 BYWAY RD

Legal Description

9 BYWAY RD
PLEASANT HILL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
58	9	146			A		6	80		7/ 65

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	948 SF	16,068.00 SF	04
Stories 1	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	As Of 07/01/2005
Land:	43,010	43,010		
Improvements:	51,450	68,980		
Total:	94,460	111,990	100,303	106,146
Preferential Land:	0	0	0	0

Transfer Information

Seller: DUNCAN WILLIAM C	Date: 04/10/1995	Price: \$105,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11002/ 723	Deed2:
Seller: LOCHARD JR WILLIAM F	Date: 12/27/1958	Price: \$15,000
Type: IMPROVED ARMS-LENGTH	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 *

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STR

Account Identifier: District - 04 Account Number - 0403067750

Owner Information

Owner Name: FIELDS SUSAN ANNE **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 11 BYWAY RD **Deed Reference:** 1) / 5098/ 27
OWINGS MILLS MD 21117 2)

Location & Structure Information

Premises Address

11 BYWAY RD

Legal Description

PLEASANT HILL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
58	9	146			A	A	7	80		7/ 65

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1959

Enclosed Area
912 SF

Property Land Area
19,364.00 SF

County Use
04

Stories
1

Basement
YES

Type
STANDARD UNIT

Exterior
ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2004	Phase-In Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	43,840	43,840		
Improvements:	55,220	74,070		
Total:	99,060	117,910	105,343	111,626
Preferential Land:	0	0	0	0

Transfer Information

Seller: CRUMRINE RALPH K	Date: 06/05/1970	Price: \$22,700
Type: IMPROVED ARMS-LENGTH	Deed1: / 5098/ 27	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:
HOMEOWNERS TAX CREDIT

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

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Account Identifier: District - 04 Account Number - 0419065080

Owner Information

Owner Name: RUSSELL TAYLOR L
RUSSELL MILDRED T

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 13 BYWAY RD
OWINGS MILLS MD 21117

Deed Reference: 1) /10773/ 570
2)

Location & Structure Information

Premises Address
13 BYWAY RD

Legal Description

13 BYWAY RD
PLEASANT HILL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
58	9	146			A		8	80		7/ 65

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1923

Enclosed Area
948 SF

Property Land Area
22,155.00 SF

County Use
04

Stories
1

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	As Of 07/01/2005
Land:	44,530	44,530		
Improvements:	35,370	47,030		
Total:	79,900	91,560	83,786	87,672
Preferential Land:	0	0	0	0

Transfer Information

Seller: MCCARRAHER MARY MCKANN CLYDE H	Date: 08/30/1996	Price: \$64,000
Type: NOT ARMS-LENGTH	Deed1: /10773/ 570	Deed2:
Seller: MCKANN EDWARD JOSPEH	Date: 08/28/1992	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9341/ 35	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

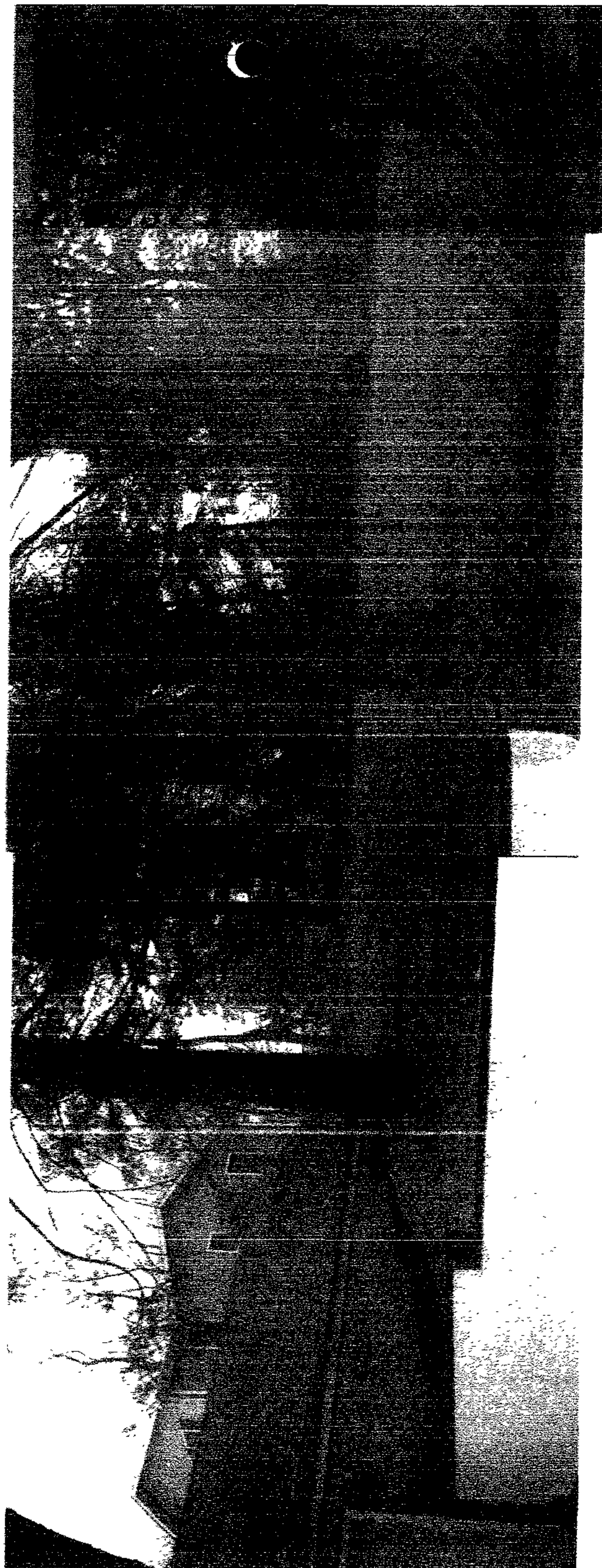
Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

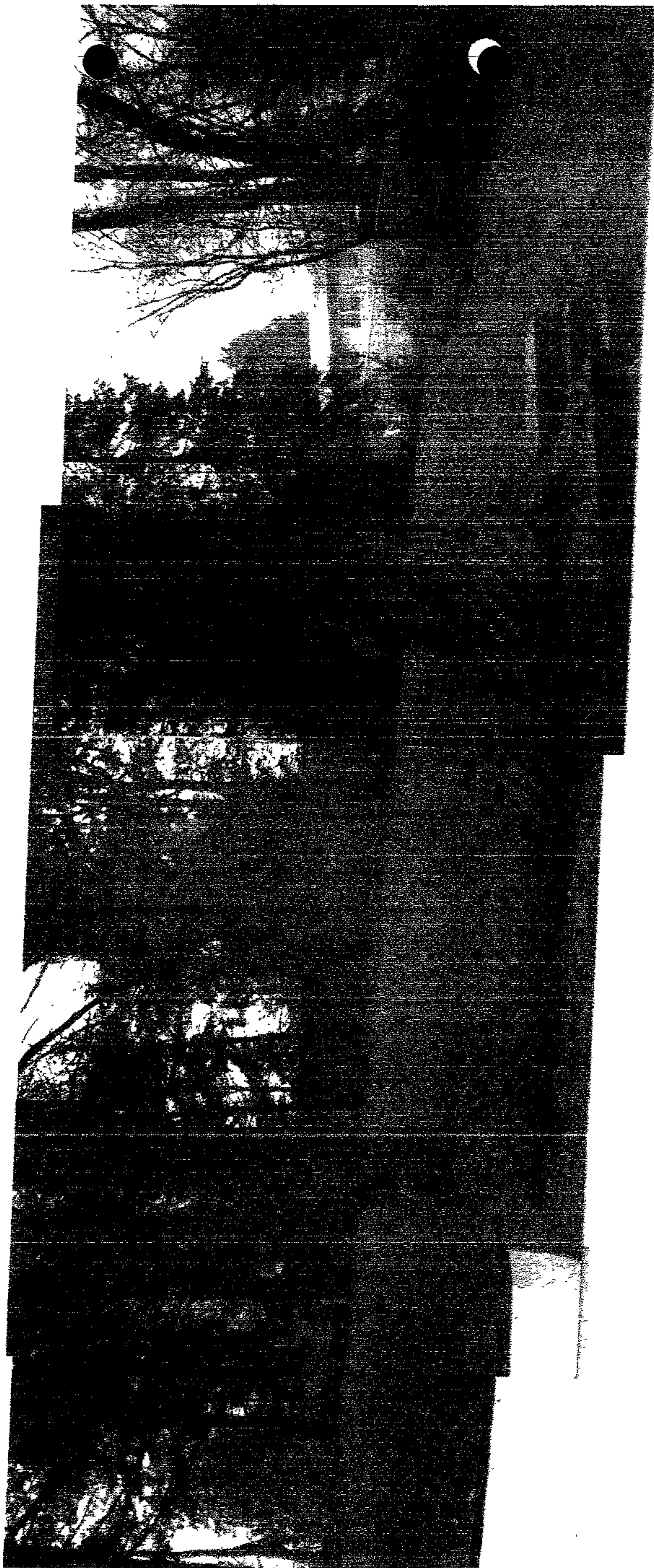
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

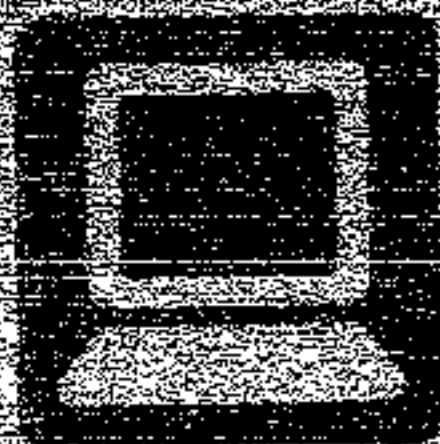
* NONE *

[illegible]





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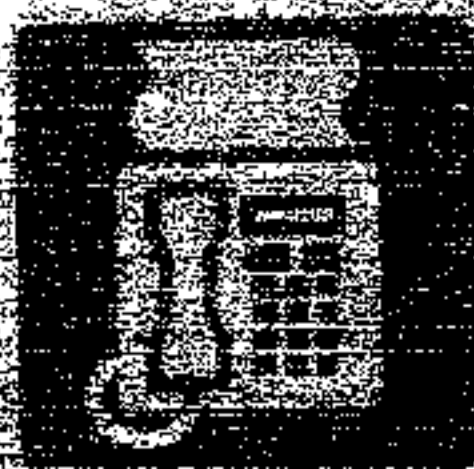
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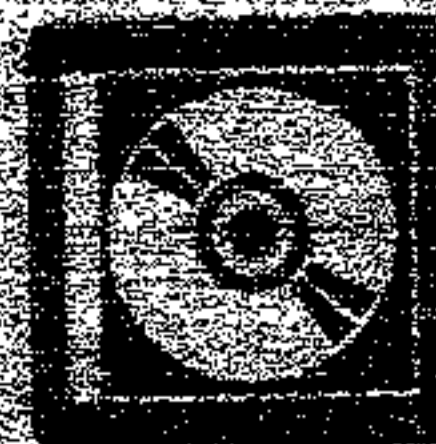
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