

IN RE: PETITION FOR VARIANCE
E/S Bowers Lane, 1,115' E of the c/l
Butler Road
(13 Bowers Lane)
4th Election District
3rd Council District

Ahmad Rosegar, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-493-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Ahmad Rosegar, and his wife, Alice Rosegar. The Petitioners seek relief from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling on a lot of record with 36,756 sq.ft. in lieu of the required 40,000 sq.ft., and approval of the subject property as an undersized lot, pursuant to Section 304.1 of the 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 Petitioner's Exhibit 1A.

Appearing at the requisite public hearing in support of the request were Ahmad and Alice Rosegar, property owners, and Buck Jones, their Builder and consultant. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped unimproved parcel, located at the southeastern end of Bowers Lane, south of Butler Road in Glyndon. The property is accessed via a privately owned common driveway just east of Butler Road and is located very near, but not in the historic district of Glyndon. The property measures 263 feet along the southern property line, 234 feet on the west, 141 feet to the north, and 170 feet on the eastern boundary, and contains a gross area of 36,756 sq.ft. (0.843 acres), more or less, zoned D.R.1. The Petitioners have owned the subject property for approximately 5 years and are desirous of developing same with a single-family dwelling. In this regard, the Petitioners have owned and resided on the adjacent property, known as 15 Bowers Lane, for the past 20 years; however, are desirous of building a

ORDER RECEIVED FOR FILING

Date

By

6/10/05

[Signature]

new home for themselves on the subject lot. On behalf of the Petitioners, Mr. Jones testified that the proposed dwelling will be consistent with other homes in the neighborhood and submitted building elevation drawings, which have been reviewed and approved by the Office of Planning and the surrounding neighbors who support the proposal. Those drawings show that the proposed structure will be 56' x 34' in dimension and feature an attached garage.

Variance relief is necessary given the size of the property and its zoning classification, which under today's standards require a minimum lot area of 40,000 sq.ft. The subject lot misses the area requirements by some 3200 sq.ft.; however, the new dwelling will meet all front, side and rear setback requirements. As evidenced by the deed history, the subject property has been a lot of record since 1949 (See Petitioner's Exhibit 3). Moreover, testimony and evidence presented indicated that many of the houses in the vicinity are built on undersized lots. Thus, it appears that the relief requested is appropriate and consistent with the neighborhood.

A Zoning Advisory Committee (ZAC) comment submitted by the Bureau of Development Plans Review division of the Department of Permits and Development Management (DPDM) expressed concern that Bowers Lane (currently 12 feet wide) should be shown as a 40-foot wide right-of-way. As noted on Petitioner's Exhibit 3, Bowers Lane at the subject property line is a private road. Following the hearing in this matter, the Petitioners met with Eric Rockel, a representative of the Bureau of Land Acquisition who confirmed that the County has no right-of-way for Bowers Lane (Road No. 449) at the Petitioner's property.

The ZAC comment received from the Office of Planning indicated that they are not opposed to the requested relief, however, thought the property was located within the historic district of Glyndon and therefore subject to review and approval by the Landmarks Preservation Commission. Karen Brown from that agency later confirmed to this Zoning Commissioner that the subject property is, in fact, outside the Glyndon Historic District.

After due consideration of all of the testimony and evidence presented, the Petitioner's request for variance relief to construct a new dwelling on a currently vacant lot shall be approved. It has been established that the subject property is a lot of record that has existed for many years and

ORDER RECEIVED FOR FILING
Date 6/10/05
By [Signature]

although it is undersized, it is consistent with other lots in the community. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale. I further find that the requirements of Section 1B02.3.C and 307 of the B.C.Z.R. will be met and that the proposed improvements will be compatible with the pattern of development in the neighborhood. In that the Petitioners own the adjacent lot, they do not qualify for relief, pursuant to Section 304.1. Thus, that portion of the variance request shall be dismissed as moot.

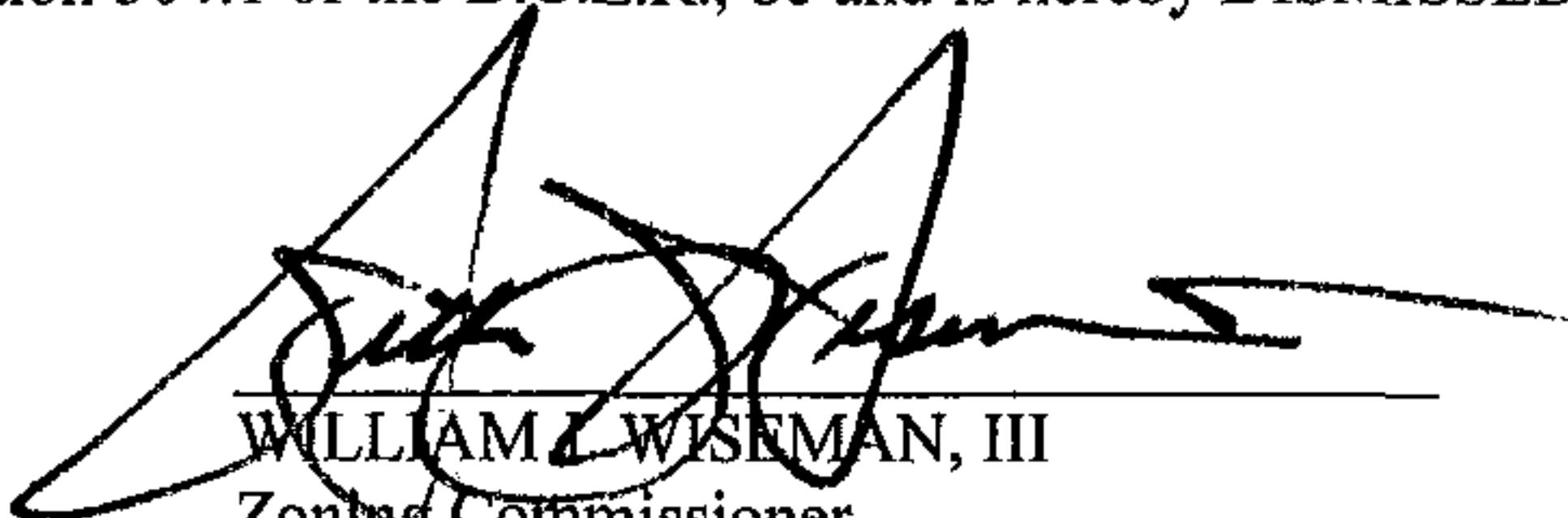
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of June 2005 that the Petition for Variance seeking relief from Sections 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling on a lot of record with 36,756 sq.ft. in lieu of the required 40,000 sq.ft., in accordance with Petitioner's Exhibit 1A, 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 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) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings submitted for review and approved by the Office of Planning.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking approval of the subject property as an undersized lot, pursuant to Section 304.1 of the B.C.Z.R., be and is hereby DISMISSED AS MOOT.

WJW:bjs


WILLIAM L. WISEMAN, III
Zoning Commissioner
for Baltimore County

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

June 10, 2005

Mr. & Mrs. Ahmad Rosegar
15 Bowers Lane
Glyndon, Maryland 21071

RE: PETITION FOR VARIANCE
E/S Bowers Lane, 1,115' E of the c/l Butler Road
(13 Bowers Lane)
4th Election District – 3rd Council District
Ahmad Rosegar, et ux - Petitioners
Case No. 05-493-A

Dear Mr. & Mrs. Rosegar:

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. Buck Jones
500 Vogts Lane, Baltimore, Md. 21221
Office of Planning; People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13 Bowers Lane

which is presently zoned DR-1

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) 1802.30., 304.1 (DCZR)

TO PERMIT A PROPOSED DWELLING ON A LOT OF RECORD WITH 36,756 SQUARE FEET IN LIEU OF THE REQUIRED 40,000 SQUARE FEET AND TO APPROVE AN UNDERSIZED LOT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons (indicate hardship or practical difficulty) This property is just undersize to meet today's area.

This lot has been a lot of record prior to May of 1955 and has not changed. The applicant purchased the property at a different time than his property. The applicant can meet all existing zoning setbacks. Practical difficulty includes strict compliance would unreasonably prevent the use of the property for a permitted purpose and render conformance unnecessarily burdensome. Granting this would not be injustice to applicant or other property owner's in this district and can be granted in such a fashion that the spirit of ordinance will be observed.

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

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.

State

Zip Code

Legal Owner(s):

Ahmad Rozegar

Name - Type or Print

Signature

Alice Rozegar

Name - Type or Print

Signature

15 Bowers Lane 443-744-9339

Address GLYNDOR 21071 Telephone No.

Reisterstown MD 21136

City State Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane 410-574-9337

Address Telephone No.

Baltimore, MD 21221

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D.T. Date 3/29/05

Case No. 05-493-A

DATE 4/15/98

ORDER RECEIVED FOR FILING

ZONING DESCRIPTION FOR 13 BOWERS LANE, ELECTION DISTRICT 4
COUNCILMANIC DISTRICT 3. BEGINNING AT A POINT ON THE EAST SIDE OF
BOWERS LANE WHICH IS VERIBAL WIDTH USE IN COMMON DRIVE WIDE
AT A DISTANCE OF 1,115 FT EAST OF THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET BUTLER ROAD WHICH IS 30 FT WIDE.
"AS RECORDED IN DEED LIBER 14456, FOLIO 487". SOUTH 38 DEGREES 35'
23" WEST 171.57 FT, NORTH 67 DEGREES 20' 09" WEST 115.90 FT, NORTH 49
DEGREES 59' 43" WEST , 147.28 FT, NORTH 78 DEGREES 50' 56" EAST 101.56
NORTH 61 DEGREES 21' 19" EAST 133.20 FT, SOUTH 59 DEGREES 04' 27" EAST
41.00 FT, NORTH 31 DEGREES WEST 11.1 FOOT LINE, SOUTH 54 DEGREES 16'
38" EAST 100.00 FT.

05-493-A

**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: #D5-493-A
13 Bowers Lane
E/side of Bowers Lane,
1,115 feet east of centerline
of Butler Road
4th Election District
3rd Councilmanic District
Legal Owner(s): Ahmad &
Alice Rozegar

Variance: to permit a proposed dwelling on a lot of record with 36,756 square feet in lieu of the required 40,000 square feet and to approve an undersized lot.

Hearing: Wednesday, May 11, 2005 at 2:00 p.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/4/764 Apr. 26 48376

CERTIFICATE OF PUBLICATION

4/27/2005

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 4/26/2005.

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



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443627

DATE

3/29/05

ACCOUNT

00100146150

AMOUNT

\$

115.00

RECEIVED FROM

FREESOME

FOR ITEM

44193

05-4193-A

4 UNDERSTREET LOT

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

13

POULERS / A/E

BY D. THOMPSON

Paid Receipt

Business Amount

115.00

DATE 3/29/05

RECEIVED BY 2/29/05

5.00

DATE 3/29/05

115.00

DATE 3/29/05

115.00

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date *April 25, 2005*

RE: Case Number *05-493-A*

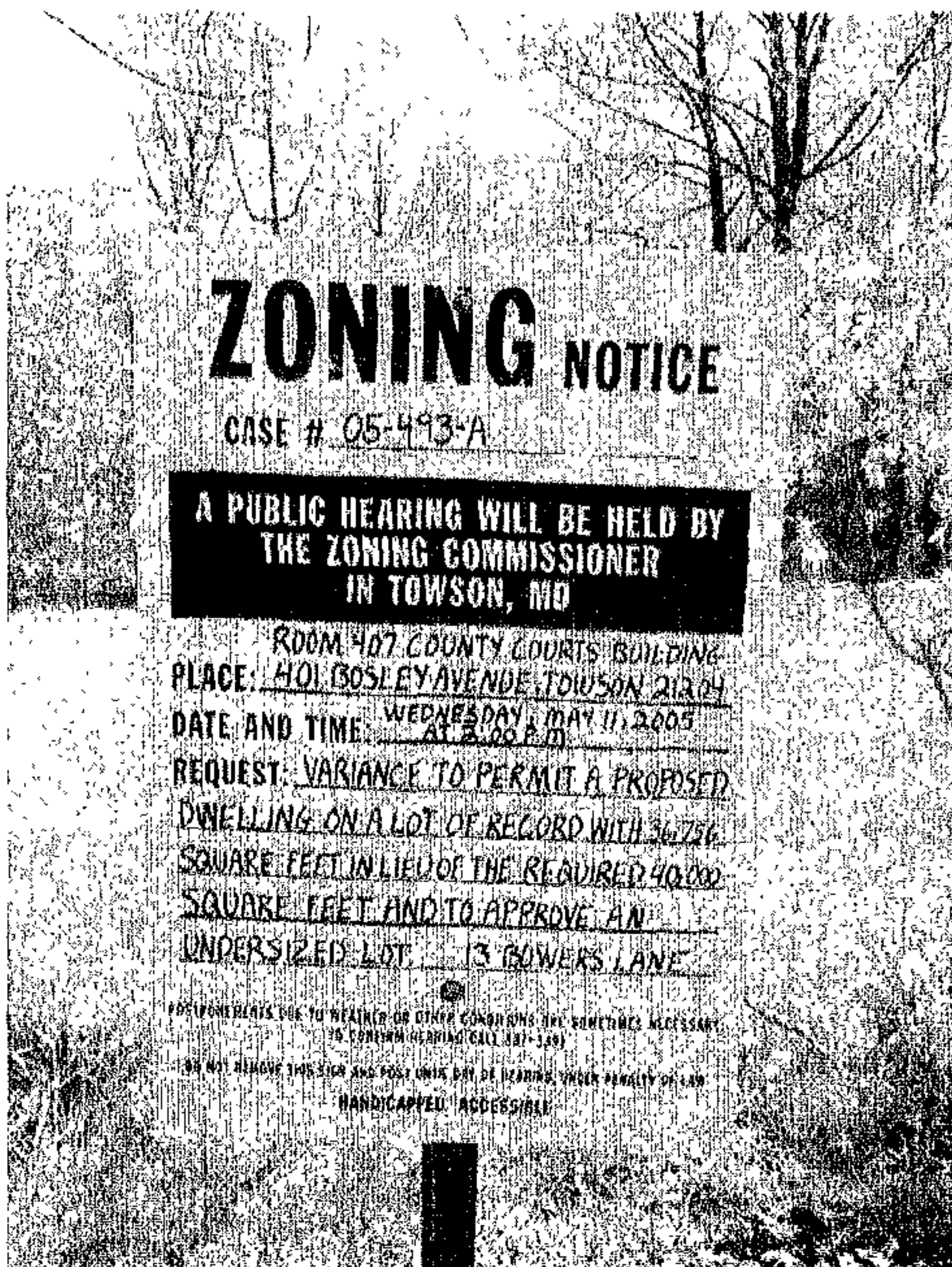
Petitioner/Developer *AHMAD + ALICE ROZEGAR / BUCK JONES*

Date of (Hearing/Closing) *May 11, 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 *13 BOWERS LANE*

The sign(s) were posted on

April 23, 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)

RE: PETITION FOR VARIANCE
13 Bowers Lane; E/side Bowers Lane,
1,115' E c/line Butler Road
4th Election & 3rd Councilmanic Districts
Legal Owner(s): Ahmad & Alice Rozegar
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 05-493-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 and all documentation filed in the case.

RECEIVED

Per.....

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 April, 2005, a copy of the foregoing Entry of Appearance was mailed to, Buck Jones, 500 Vogts Lane, Baltimore, MD 21221,
Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 26, 2005 Issue - Jeffersonian

Please forward billing to:
Ahmad & Alice Rozegar
15 Bowers Lane
Glyndon, MD 21071

443-744-9339

NOTICE OF ZONING HEARING

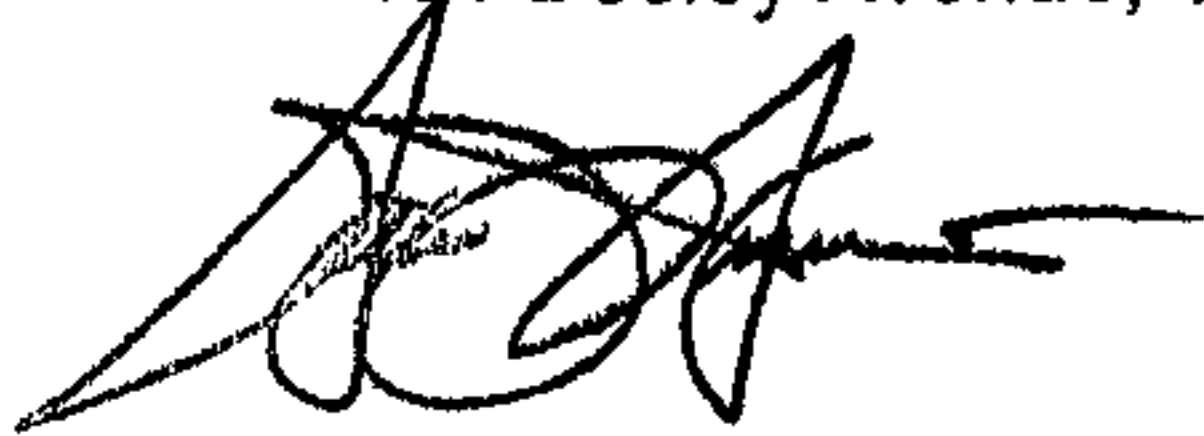
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-493-A

13 Bowers Lane
E/side of Bowers Lane, 1,115 feet east of centerline of Butler Road
4th Election District – 3rd Councilmanic District
Legal Owners: Ahmad & Alice Rozegar

Variance to permit a proposed dwelling on a lot of record with 36,756 square feet in lieu of the required 40,000 square feet and to approve an undersized lot.

Hearing: Wednesday, May 11, 2005 at 2:00 p.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**



Baltimore County

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

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

April 11, 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: 05-493-A

13 Bowers Lane

E/side of Bowers Lane, 1,115 feet east of centerline of Butler Road

4th Election District – 3rd Councilmanic District

Legal Owners: Ahmad & Alice Rozegar

Variance to permit a proposed dwelling on a lot of record with 36,756 square feet in lieu of the required 40,000 square feet and to approve an undersized lot.

Hearing: Wednesday, May 11, 2005 at 2:00 p.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: Ahmad & Alice Rozegar, 15 Bowers Lane, Glyndon 21071
Buck Jones, 500 Vogts Lane, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 26, 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

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: 05-493-A

Petitioner: ~~Buck Jones~~ ROZEGAR

Address or Location: ~~500 Vogts Lane~~ 13 BOWERS LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ahmad & Alice Rozegar

Address: 15 Bowers Lane

Reistertown, MD 21136

Telephone Number: 410-526-6375

**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*

May 3, 2005

Ahmad Rozegar
Alice Rozegar
15 Bowers Lane
Glyndon, Maryland 21071

Dear Mr. and Mrs. Rozegar:

RE: Case Number: 05-493-A, 13 Bowers Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Buck Jones 500 Vogts Lane Baltimore 21221

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



April 14, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 487, 488, 489, 490, 491, 493, 493, 495, 496, 497, 502, 503

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.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 8, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2005
Item No. 493

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Bowers Lane is a publicly maintained road with an ultimate 40-foot-wide right-of-way. Show the right-of-way and modify the setbacks accordingly.

DAK:CEN:clw
Cc: file
ZAC-ITEM NO 493-03282005.doc

Bow
5/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 19, 2005

RECEIVED

APR 22 2005

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

ZONING COMMISSIONER

SUBJECT: 13 Bowers lane

INFORMATION:

Item Number: 5-493

Petitioner: Ahmad Rozegar

Zoning: DR 1

Requested Action: Varaince

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to construct a dwelling on an existing undersized lot. However, the property is located in the Baltimore County Historic District of Glyndon and the National Register District of Glyndon.

Any new construction in a County Historic District must be compatible in design, bulk and height with the community's historic character and is subject to review and approval by the Baltimore County Landmarks Preservation Commission (LPC). Please contact Karin Brown at 410-887-3480 to schedule a meeting date.

The petitioner shall submit 20 copies of the following materials to the Historic Preservation staff at least 10 days prior to the LPC meeting:

1. Photographs of all structures abutting the site as viewed from the road (please make sure that trees do not obstruct the view of the structures);
2. Elevation drawings of all sides of the proposed dwelling; and
3. Information about the proposed exterior materials.

In addition, it is recommended that the petitioner inform Kimberly Carlson of Historic Glyndon, Inc. (the local historic advisory committee) at 410-526-9227, about the proposed development, so that the committee's advisory comments can be submitted at least 10 days before the LPC meeting.

Prepared by: Mark A. Cunningham

Division Chief: John Terhune

AFK/LL:MAC:



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

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

Maryland Department of Transportation

Date: 4.8.05

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

RE: Baltimore County
Item No. 493 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

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. 05-493-A

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

Residential Processing Fee Paid
(\$50.00)

Accepted by D.T.
Date 3/29/05

RE: Undersized Lots

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

Buck Jones 500 Vogts Lane Balto, MD 21221 410-574-9337
Print Name of Applicant Address Telephone Number

Lot Address 13 Bowers Lane Election District 4 Councilmanic District 3 Square Feet 36,150

Lot Location: NE S W side/corner of Bowers Lane 1,115 feet from NE S W corner of Butler Road
(street) (street)

Land Owner: Ahmad & Alice Rozegar Tax Account Number 0406

Address: 15 Bowers Lane Telephone Number (410)

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

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

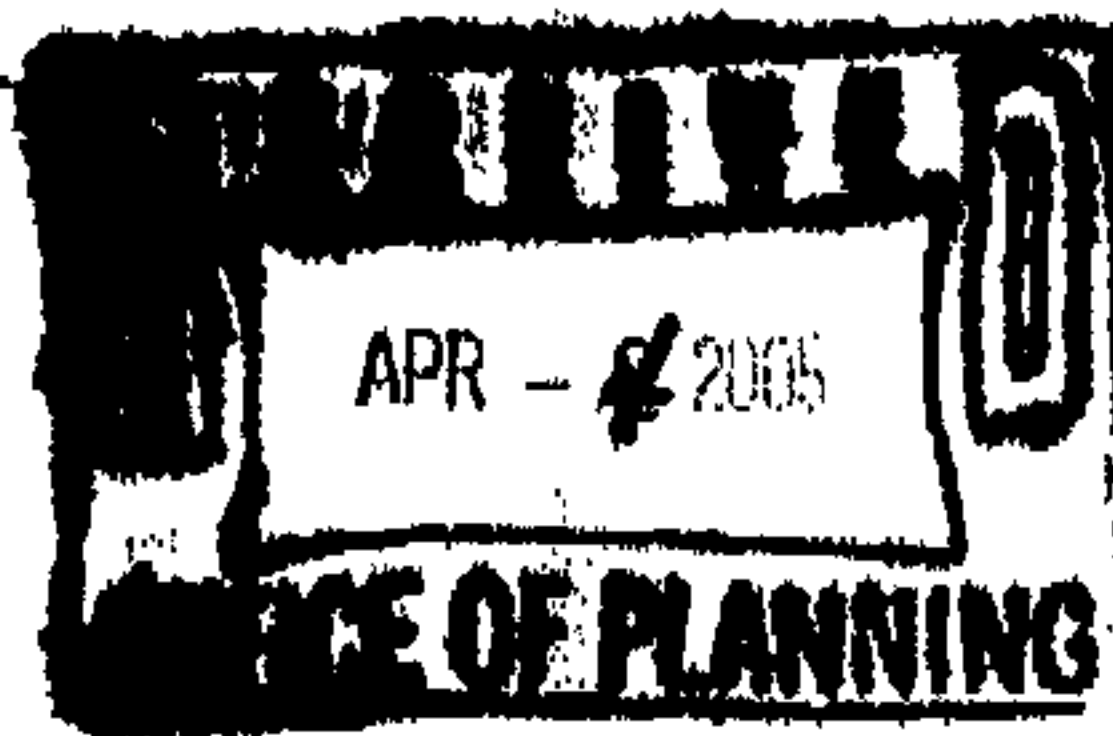
- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. This Recommendation Form (3 copies) | ☒ | ☐ |
| 2. Permit Application | ☐ | ☒ |
| 3. Site Plan
Property (3 copies) | ☒ | ☐ |
| 4. Building Elevation Drawings | ☒ | ☐ |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings | ☒ | ☐ |
| Surrounding Neighborhood | ☒ | ☐ |
| 6. Current Zoning Classification: <u>DR1</u> | | |

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.

Signed by: See attached comments
Jeffrey Long
for the Director, Office of Planning and Community Conservation



Date: 4/19/05

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****HISTORIC PRESERVATION COMMENTS FOR ZAC****TO:** Mark Cunningham**DATE:** April 11, 2005**VIA:** Lynn Lanham**FROM:** Karin Brown**PROJECT NAME:** 13 Bowers Lane**PROJECT #:** 5-493

The property is located in the Baltimore County Historic District of Glyndon and the National Register District of Glyndon.

Any new construction in a County historic district must be compatible in design, bulk and height with the community's historic character and is subject to review and approval by the Baltimore County Landmarks Preservation Commission (LPC), which meets on the second Thursday of each month.

20 copies of the following materials must be submitted to the Historic Preservation staff 10 days prior to the LPC meeting:

Photographs of all structures abutting the site as viewed from the road (please make sure that trees do not obstruct the view of the structures);

Elevation drawings of all sides of the proposed dwelling; and

Information about the proposed exterior materials.

Additionally it is recommended that the petitioner inform Kimberly Carlson of Historic Glyndon, Inc. (the local historic advisory committee) at 410-526-9227, about the proposed development, so that the committee's advisory comments can be submitted at least 10 days before the LPC meeting.

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
---	--

Account Identifier: District - 04 Account Number - 2000009399

Owner Information

Owner Name:	ROZEGAR AHMAD DARAKHSHAN M ROZEGAR ALICE ANN D	Use:	RESIDENTIAL
Mailing Address:	15 BOWERS LA GLYNDON MD 21071	Principal Residence:	YES
		Deed Reference:	1) / 7108/ 563 2)

Location & Structure Information

Premises Address							Legal Description			
15 BOWERS LA							.90 AC ES BOWERS LA 1200FT SE BUTLER RD			

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No: Plat Ref:
48	6	1066						1	

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 1900	Enclosed Area 1,336 SF
	Property Land Area .90 AC
County Use 04	

Stories 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	As Of 07/01/2005
Land:	45,000	45,000		
Improvements:	43,460	47,920		
Total:	88,460	92,920	89,946	91,432
Preferential Land:	0	0	0	0

Transfer Information

Seller: LANG GREGORY E	Date: 02/26/1986	Price: \$55,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7108/ 563	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 *

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

[illegible]

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=04+200(... 5/6/2005

Zoning Classification	Minimum Net Lot Area per Dwelling Unit (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40
D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	--	30
D.R.10.5	3,000	20	10	10	--	50
D.R.16	2,500	20	10	25	--	30

2. Other standards for development of small lots on tracts as so described shall be as set forth in provisions adopted pursuant to the authority of Section 504.
- D. An amendment to any part of a development plan involving only property subject to the provisions of this subsection shall not be subject to the provisions of Section 1B01.3.A.7.

DATE _____

ahmadrozegar@mrisc.com

Case No.:

05.493 SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN IA (Red Line) IB - House Measurements	
No. 2	DEPRM	
No. 3	DEEDS -	
No. 4	PHOTOS OF LOT AND SURROUNDING HOMES	
No. 5	Bldg Elevations.	
No. 6	ZONING MAP - OUTSIDE Historic District	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

FILE TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION
FROM ZONING 13 POLARIS 1000

CHAS. JONES, JR.

150000/1000

150000/1000

150000/1000

150000/1000

150000/1000

150000/1000



PREPARED BY CHAS. JONES, JR. SCALE OF DRAWING 1" = 50'

PETITIONER'S

EXHIBIT NO. 1A



AHMAD & ALICE ROZEGAR
 BOWERS LANE
 REISTER TOWN, MD 21116
 TAX ID. 0406050411
 LEGAL DESCR. 110075660000
 PARCEL: 552
 COUNCIL DIST: 3
 ELECTION DIST: 4
 ZONING: DR1
 ZONING MRP: NW 17-3
 LOT SIZE: 36756sq./0.83ac

Rozeqar Site Plan

SCALE: 1"=10'-0.5"
 1-10-05

PETITIONER'S
 EXHIBIT NO. 11A

196430-1955

**Department of Environmental Protection
and Resource Management**

401 Bosley Avenue, Suite 416
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
David A.C. Carroll, Director

Ground Water Management

410-887-2762
Fax: 410-887-4804

March 7, 2005

PETITIONER'S

Mr. Buck Jones
500 VOGTS LN
BALTIMORE MD 21221

EXHIBIT NO. 2

RE: 11 Bowers Lane, D-4

Dear Mr. Jones,

A representative of this office, J. Robert Powell, R.S., conducted soil evaluations on 03/03/2005 regarding the above-referenced lot(s). Prior to granting approval of the soil percolation tests, a revised plan, drawn to a scale no greater than 1" equals to 100', must be submitted to this office and contain the following:

- Topography of the property
- Accurate location(s) of:
 - Proposed water well(s)
 - Proposed dwelling(s)
 - Existing water well(s) on site and within 100 ft. of the property lines
 - Existing septic system(s) on site and within 100 ft. of the property lines
 - Existing underground storage tank(s) on site and within 100 ft. of the property lines
- Field verify that slopes in septic reserve area are less than 25% and note this on the Plan.
- Property is designated by the Baltimore County Master Water & Sewer Plan as being in a S-1 & W-1 area, owner must submit a justification for a variance to the Master Water & Sewer Plan to the Department of Public Works (form enclosed).

In order to subdivide this property, the owner/developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. For additional subdivision information, contact the Development Coordination office at 410-887-5859.

IN ORDER TO FACILITATE PROCESSING OF THE PROJECT, WE REQUEST THAT THE REVISED PLANS BE SUBMITTED DIRECTLY TO THE SANITARIAN WHO CONDUCTED THE SOIL TESTS.

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

0014456 485

PLEASE RETURN TO:

Avalon Title Corporation (410)526-9222
322 Main Street
Reisterstown, Maryland 21136
AT0153

DEED

THIS DEED, dated April 27, 2000, by and between Jeffrey Wayne Nelson and Helen Ruth Nelson, husband and wife, Grantors, and Ahmad Rozegar and Alice Rozegard, husband and wife, as tenants by the entireties, Grantees.

The Grantors for the consideration of Ten Thousand Dollars (\$10,000.00) do hereby grant, convey and assign to the Grantees, as tenants by the entireties, to their assigns, and to the personal representatives, heirs and assigns of the survivor of them, the fee simple property, lying and being located in Baltimore County, State of Maryland, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

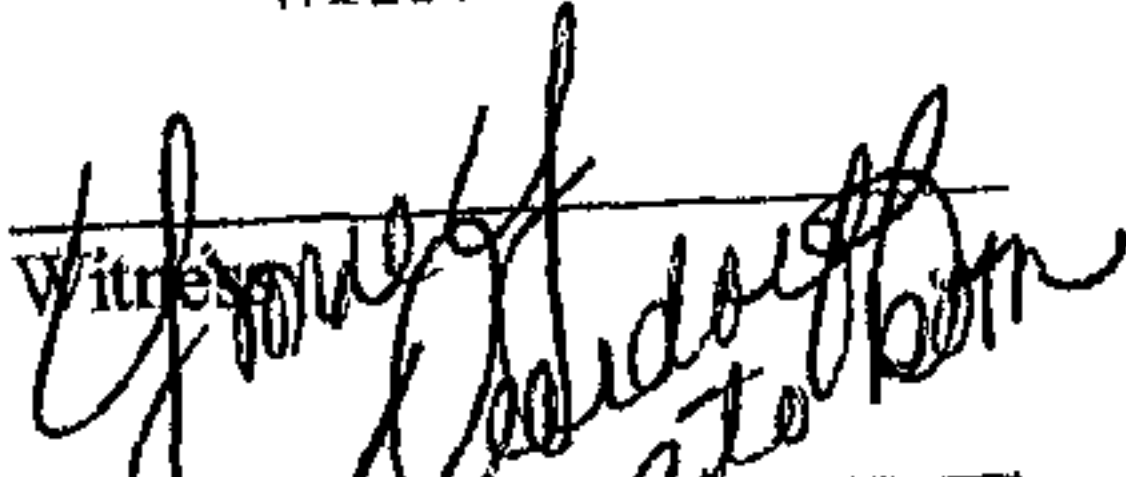
BEING the same and all of that property which by fee simple deed dated July 30, 1990, and recorded among the Land Records of Baltimore County in Liber 8589, Folio 636, which was granted and conveyed by Gregory E. Land unto Jeffrey Wayne Nelson and Helen Ruth Nelson, his wife, the within Grantors.

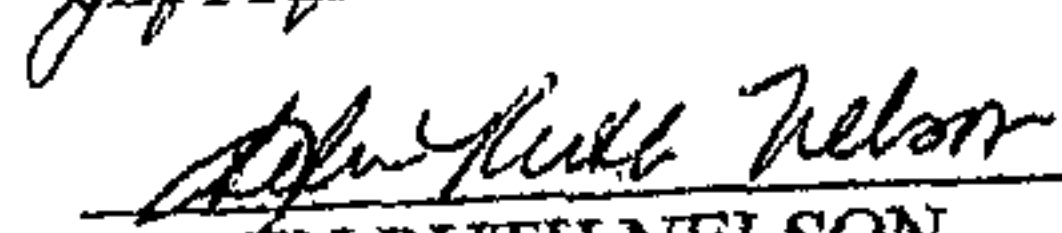
TOGETHER WITH the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, hereby conveyed unto the Grantees, as tenants by the entireties, their personal representatives, heirs and assigns, in fee simple forever.

The Grantors covenant to warrant specially the property hereby conveyed, and to execute such further assurances of the property as may be requisite.

WITNESS the hand and seal of the Grantors:

Witness 
Witness 


JEFFREY WAYNE NELSON

HELEN RUTH NELSON

PETITIONER'S

EXHIBIT NO. 3

0014456 486

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned an Attorney duly admitted to practice before the Court of Appeals of Maryland.

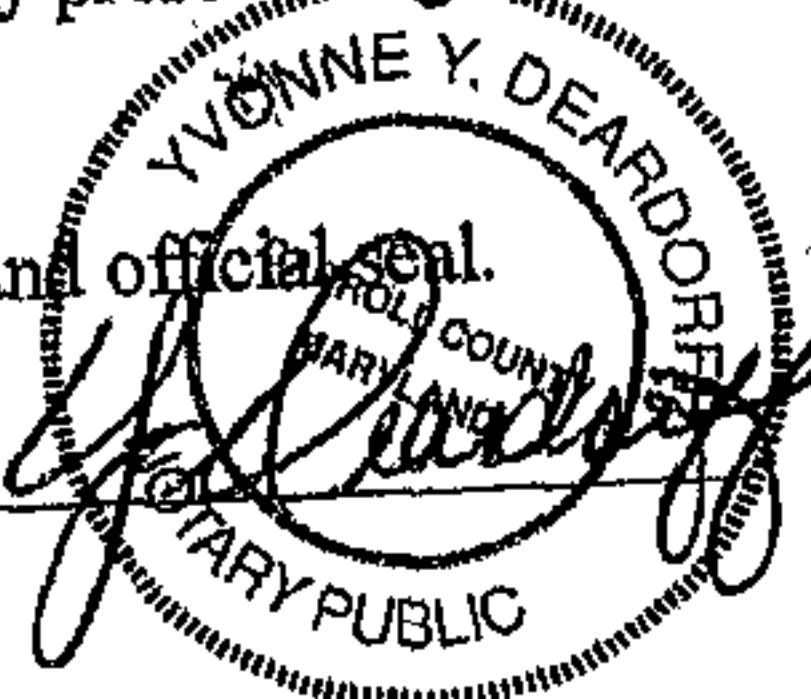

Yvonne Y. Deardorff, Esquire

State of Maryland County of Carroll :

I HEREBY CERTIFY, that on this 28th day of April, 2000, before me, the Subscriber, a Notary Public of the State aforesaid, personally appeared JEFFREY WAYNE NELSON 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 his act and in my presence signed and sealed the same.

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


Notary Public

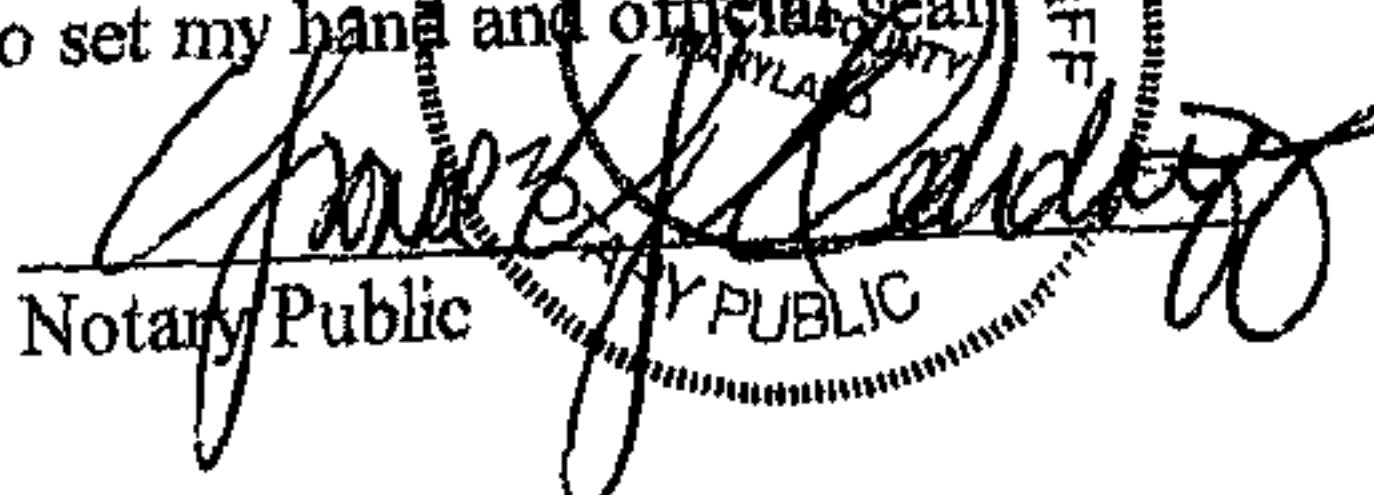


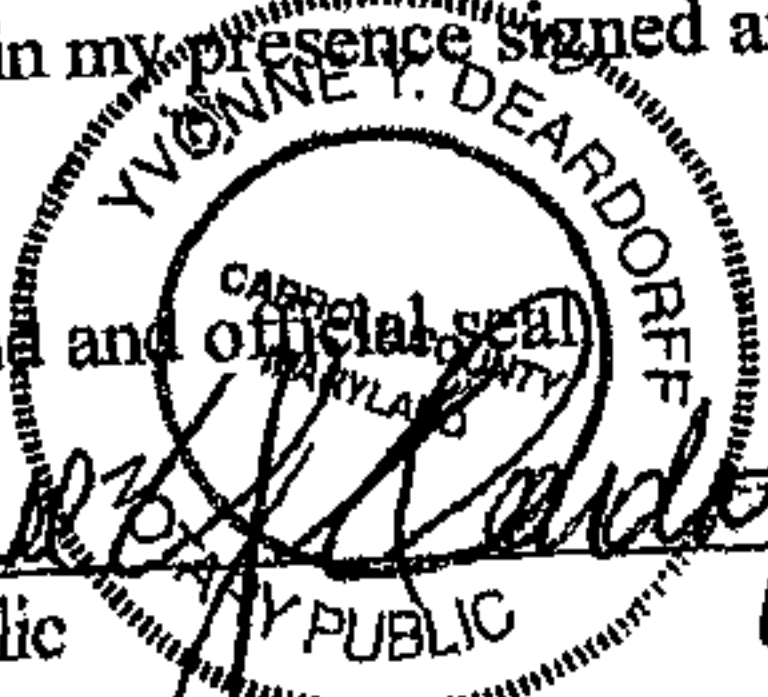
My Commission Expires: 1/1/2004

State of Maryland ; County of Carroll :

I HEREBY CERTIFY, that on this 28th day of April, 2000, before me, the Subscriber, a Notary Public of the State aforesaid, personally appeared HELEN RUTH NELSON, 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.


Notary Public



My Commission Expires: 1/1/2004

EXHIBIT "A"LEGAL DESCRIPTION

of .8438 acres remaining portion of Gregory E. Lang property located on Bowers Lane, in Glyndon, in the 4th Election District of Baltimore County, Maryland.

Beginning for the same at a PK nail heretofore set in the center of Bowers Lane at the end of the 9-th or North 38 degrees East 174.2 foot line of the land which by deed dated February 19, 1986 and recorded among the Land Records of Baltimore County in Liber 7108 folio 563 was conveyed by Gregory E. Lang to Ahmad Darakhshan Mahbob Rozegar and Alice Ann Karakhshan Magbob Rozegar, his wife, said place of beginning being also situate at the beginning of the 6-th or South 38 degrees West 174.2 foot line of the First Parcel of the land which by deed of Edward D. Wood and Joanne J. Wood, his wife, dated March 31, 1978, and recorded among the Land Records in Liber E.H.K. 5870, folio 543 was conveyed to Gregory E. Lang, thence leaving said place of beginning and running with and binding on said 6-th line and running with and binding on the 7-th and 8-th lines of said First Parcel, as now surveyed and referring all courses of this description to the magnetic meridian of May, 1983, the three following courses and distances, viz; South 38 degrees 35' 23" West 171.57 feet to an iron pipe, thence North 67 degrees 20' 09" West 115.90 feet to an iron pin, and thence North 49 degrees 59' 43" West to and across Bowers Lane at the distance of 136 feet more or less, in all, 147.28 feet to an iron pipe on the North side of Bowers Lane at the beginning of the 1-st or North 78 ½ degrees East 103.5 foot line of said First Parcel, thence running with and binding on the 1-st, 2nd and 3-rd lines of said First Parcel the three following courses and distances, viz; North 78 degrees 50' 56" East 101.56 feet to an iron pipe on the North side of said Bowers Lane, thence North 61 degrees 21' 19" East 133.20 feet to a PK nail near the North edge of said road, and thence running near the edge of said road South 59 degrees 04' 27" East 41.00 feet to an iron pin on the North side of said Bowers Lane at the end of the 5-th or North 31 degrees West 11.1 foot line of the land which by deed dated June 10, 1986, and recorded among said Land Records in Liber 7207 folio 490 was conveyed by Charles L. Tiralla and Joan M. Tiralla, his wife, to David M. Tiralla and Jean Schaffer Tiralla, his wife, thence running with and binding reversely on the 5-th and 4-th lines of said deed the two following courses and distances, viz; South 33 degrees 23' 47" West 11.10 feet to a PK nail in the center of said Bowers Lane and thence running with and binding in the center of said road South 54 degrees 16' 38" East 100.00 feet to the place of beginning.

Containing 0.8438 Acres of land, more or less.

Being all of the First Parcel of land which by deed of Edward D. Wood and Joanne J. Wood, his wife, dated March 31, 1978 and recorded among said Land Records in Liber E.H.K. 5870 folio 543 was conveyed to Gregory E. Lang.

Together with and subject to the use in common with others entitled thereto for ingress, egress, and unlimited regress to and from the within described parcel and Fiske Avenue of a private road of varying width known as Bowers Lane.

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM
File No. 103472BC

This Deed, MADE THIS 30th day of July

in the year one thousand nine hundred and Ninety

by and between

✓ GREGORY E. LANG

of Baltimore County, State of Maryland, party

of the first part, and

✓ JEFFREY WAYNE NELSON and HELEN RUTH NELSON, His wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of NINE THOUSAND AND NO/100 (\$9,000.00) DOLLARS, which is the actual consideration paid or to be paid and other good and valuable considerations, the receipt whereof is hereby acknowledged the said party of the first part

do as grant and convey to the said parties of the second part, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's

personal representatives ~~and assigns~~ and assigns

, in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

I, hereby certify that this instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the court of appeals of the State of Maryland.

Howard C. Weinstein
Howard C. Weinstein, Attorney

C RC/F	15.00
C T TX	45.00
C DOCS	45.00
DEED	0 #
SM CLERK	105.00
SM CLERK	105.00
	2 #
	2 #
	09/10/90

RECORDED & INDEXED
9/29/90
Date

ACRITIC FOR THE TRANSFER OF
NOT APPLICABLE
SIGNATURE 9/29/90

01A02H0156TLRTX \$144.00
BA C002:38PM08-28-90

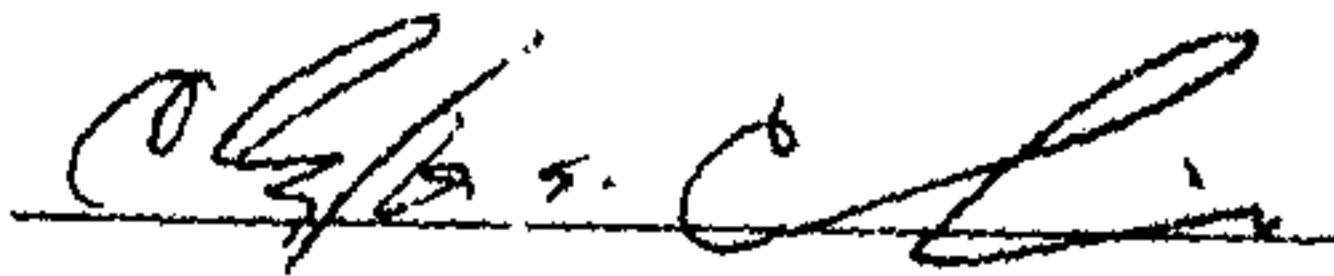
TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

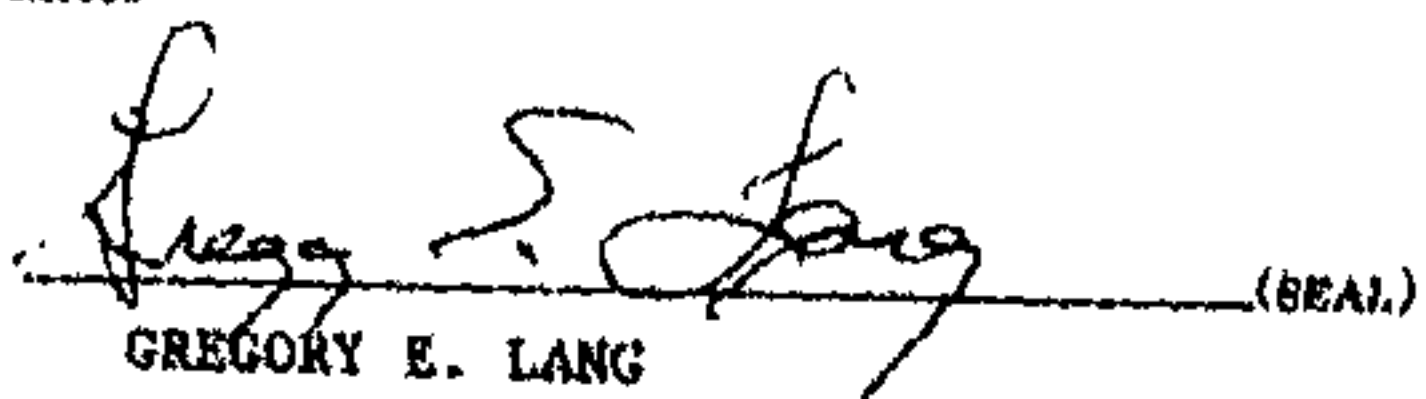
To HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives ~~XXXXXX~~ and assigns, in fee simple.

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

WITNESS the hand and seal of said grantor

Test:



 (SEAL)
GREGORY E. LANG

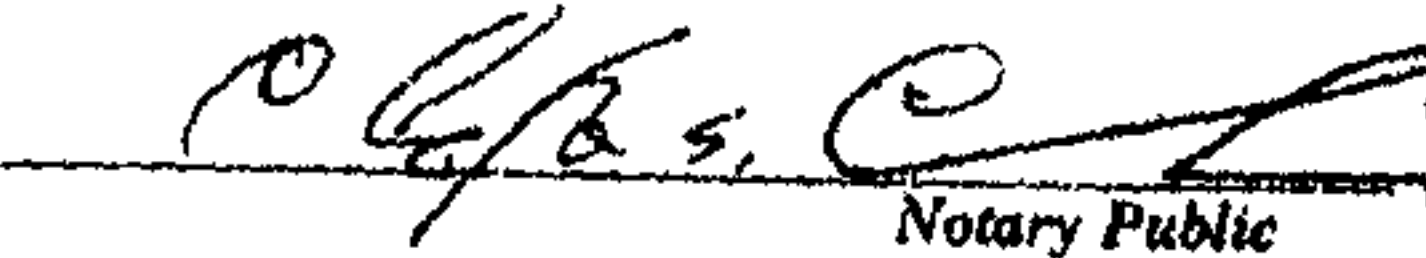
____ (SEAL)

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 30th day of July, before me, in the year one thousand nine hundred and Ninety, the subscriber, a Notary Public of the State aforesaid, personally appeared GREGORY E. LANG

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 his act, and in my presence signed and sealed the same.

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

 Notary Public

My Commission expires:

3-1-92



EXHIBIT "A"

LIBER 8589 PAGE 638

of 0.8438 Acres remaining portion of
Gregory E. Lang property located on Bowers
Lane, in Glyndon, in the 4-th Election
District of Baltimore County, Maryland.

Beginning for the same at a PK nail heretofore set in the center of Bowers Lane at the end of the 9-th or North 38° East 174.2 foot line of the land which by deed dated February 19, 1986 and recorded among the Land Records of Baltimore County in Liber 7108 folio 563 was conveyed by Gregory E. Lang to Ahmad Darakhshan Mahbob Rozegar and Alice Ann Darakhshan Mahbob Rozegar, his wife, said place of beginning being also situate at the beginning of the 6-th or South 38° West 174.2 foot line of the First Parcel of the land which by deed of Edward D. Wood and Joanne J. Wood, his wife, dated March 31, 1978 and recorded among said Land Records in Liber E.H.K. 5870 folio 543 was conveyed to Gregory E. Lang, thence leaving said place of beginning and running with and binding on said 6-th line and running with and binding on the 7-th and 8-th lines of said First Parcel, as now surveyed and referring all courses of this description to the magnetic meridian of May, 1983, the three following courses and distances, viz; South 38° 35' 23" West 171.57 feet to an iron pipe, thence North 67° 20' 09" West 115.90 feet to an iron pin, and thence North 49° 59' 43" West to and across Bowers Lane at the distance of 136 feet more or less, in all, 147.28 feet to an iron pipe on the North side of Bowers Lane at the beginning of the 1-st or North 78-1/2° East 103.5 foot line of said First Parcel, thence running with and binding on the 1-st, 2-nd and 3-rd lines of said First Parcel the three following courses and distances, viz; North 78° 50' 56" East 101.56 feet to an iron pipe on the North side of said Bowers Lane, thence North 61° 21' 19" East 133.20 feet to a PK nail near the North edge of said road, and thence running near the edge of said road South 59° 04' 27" East 41.00 feet to an iron pin on the North side of said Bowers Lane at the end of the 5-th or North 31° West 11.1 foot line of the land which by deed dated June 10, 1986 and recorded among said Land Records in Liber 7207 folio 490 was conveyed by Charles L. Tiralla and Joan M. Tiralla, his wife, to David M. Tiralla and Jean Schaffer Tiralla, his wife, thence running with and binding reversely on the 5-th and 4-th lines of said deed the

two following courses and distances, viz; South 33° 23' 47" West 11.10 feet to a PK nail in the center of said Bowers Lane and thence running with and binding in the center of said road South 54° 16' 38" East 100.00 feet to the place of beginning.

Containing 0.8438 Acres of land, more or less.

Being all of the First Parcel of the land which by deed of Edward D. Wood and Joanne J. Wood, his wife, dated March 31, 1978 and recorded among said Land Records in Liber E.H.K. 5870 folio 543 was conveyed to Gregory E. Lang.

Together with and subject to the use in common with others entitled thereto for ingress, egress, and unlimited regress to and from the withindescribed parcel and Fiske Avenue of a private road of varying width known as Bowers Lane.

Westminster, this 16-th day of
July, 1990



Leon A. Podolak, Prof. L.S. #4799

MAIL TO:

SUNNY TITLE COMPANY
Suite 502, Lafayette Building
40 West Chesapeake Avenue
Towson, Maryland 21204
583-5359

382 TEST: Harry G Bayley
Harry G. Bayley

Gordon Phebus (SEAL)
Gordon F. Phebus
Gertrude L. Phebus (SEAL)
Gertrude L. Phebus
Beulah Bruehl (SEAL)
Beulah Bruehl

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, that on this first day of February in the year one thousand nine hundred and forty-nine before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GORDON F. PHEBUS, and GERTRUDE L. PHEBUS, his wife, the within named Lessors; and at the same time also personally appeared BEULAH BRUEHL, the within named Lessee, and severally acknowledged the foregoing Lease to their respective act.

As Witness my hand and notarial seal

(Notarial Seal)

Harry G Bayley

Harry G. Bayley Notary Public

Recorded February 4 1949 at 2:10 P M & exd per T Braden Silcott Clerk REC ETB

Exd by DD&AG

84598 John A Bowers et al : THIS DEED, Made this 3rd day of February in the year one thousand and four hundred and forty-nine by and between JOHN A. BOWERS and Bessie M. Bowers, his wife, of Baltimore County in the State of Maryland, of the first part, and GEORGE A. BROWN and ROEMAE BROWN, his wife, of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged the said John A. Bowers and Bessie M. Bowers, his wife, do grant and convey unto the said George A. Brown and Roemae Brown, his wife, as Tenants by the entireties, their assigns, the survivor of them and the survivor's heirs and assigns, in fee simple, all that lot or parcel of ground, situate, lying and being in the Fourth Election District of Baltimore County, State aforesaid, and described as follows, that is to say:-

Beginning for the same at an iron pin formerly driven at the end of the third line of the land described in the deed from John A. Bowers and wife to Bessie F. G. Woodward and John Lewis Woodward, her husband, dated August 30, 1934, and recorded among the Land Records of Baltimore County, in Liber C.W.B. Jr. No. 943 folio 192 &c., and running thence by three lines of division now made, (1) S. 61 degrees east 100 feet to the north margin of a 16.5 foot road, thence running with and across said road, (2) S. 75½ degrees W. 215 feet to an iron pin now driven near a large Black Oak Tree, (3) N. 33½ degrees west 83.25 feet to the end of the 2nd line of the above mentioned Woodward Lot, and running with the 3d line of the Woodward Lot, (4) N. 80½ degrees east 166 feet to the place of beginning and containing .37 of an acre of land, as surveyed on October 25, 1948 by J. Harry Koller, Surveyor.

Being part of the property described in a deed dated February 18, 1920 and recorded among the Land Records of Baltimore County in Liber W.P.C. 520 folio 405 from Mary E. Baublitz, et al, to John A. Bowers and Bessie M. Bowers, his wife, within grantors.

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

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances, and

DEL. PER TICKET APR 13 1949

advantages thereto belonging or appertaining unto and to the proper use and benefit of the said George A. Brown and Roemae Brown, his wife, as Tenants by the entireties, their assigns, the survivor of them and the survivor's heirs and assigns, in fee simple.

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

Witness the hands and seals of said grantors.

TEST: Daphne A. Duncan

John A Bowers (SEAL)

Daphne A. Duncan

John A. Bowers

Bessie M Bowers (SEAL)

Bessie M. Bowers

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 3rd day of February in the year one thousand nine hundred and forty-nine, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared John A. Bowers and Bessie M. Bowers, his wife, the above named grantors, and they severally acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

(Notarial Seal)

Daphne A. Duncan

Daphne A. Duncan Notary Public

Recorded February 4 1949 at 2:20 P M & exd per T Braden Silcott Clerk REC ETB

Exd by DD&AG

of
84599 West Balto B Assn/Balto: THIS RELEASE, Made this second day of February, 1949, by the Rel to Desaree Nolen Sandifer: WEST BALTIMORE BUILDING ASSOCIATION OF BALTIMORE CITY, a
-----: duly incorporated body under the Laws of the State of Maryland.

WITNESSETH, That whereas all the covenants of the hereinafter described Mortgage have been performed, and the whole sum of money and interest secured thereby has been paid, the said body corporate doth grant and release unto DESAREE NOLEN SANDIFER, her personal representatives and assigns, all that lot of ground and premises described in a mortgage from the said Desaree Nolen Sandifer to the said body corporate, dated February 17, 1948, and recorded in the Land Records of Baltimore County in Liber J.W.B. No. 1645, fol 214&c., free and clear from the operation of said Mortgage.

AS WITNESS, the corporate seal of said body corporate, and the signature of Hamilton C. Davis, the President thereof.

Signed, sealed and delivered in the presence of

Alice F. Deering (Corporate Seal)

WEST BALTIMORE BUILDING ASSOCIATION OF
BALTIMORE CITY

Alice F. Deering

By Hamilton C Davis

Hamilton C. Davis, President

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I HEREBY CERTIFY, that on this 2nd day of February, 1949, before me the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared Hamilton C. Davis, the President of the West Baltimore Building Association of Baltimore City and acknowledged the said Deed of Release to be the act of said body corporate.

THE TITLE GUARANTEE COMPANY
(Individual Form)

LIBER 5 B 7 0 PAGE 5 4 3

App. B-

This Deed, Made this

31st

day of

March

, in the year one

thousand nine hundred and ninety-eight, ---, by and between

EDWARD D. WOOD and JOANNE J. WOOD, his wife

parties of the first part, Grantors; and

GREGORY E. LANG

party of the second part, Grantee

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, party of the second part, his heirs, personal representatives and assigns, in fee simple, all

lot(s) of ground
situate in Baltimore County
in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same at an iron pin heretofore established on the west edge of Bowers Lane at the end of the third line in the Deed from George A. Brown and Rosam Brown, his wife to John A. Bowers, dated January 31, 1953 and recorded in Liber No. 2249, folio 194, etc., and subsequently conveyed to Bessie Bowers by Deed dated November 20, 1953 and recorded in Liber No. 2393, folio 391, (being the third lot therein) and running thence with a part of the second line in the Deed from John A. Bowers, and wife to Bessie F. G. Woodward and John Louis Woodward, her husband dated February 16, 1953 and recorded in Liber No. 2248, folio 555, etc. (1) North 78 1/2 degrees East 103.5 feet to a "PK" Nail in the hard surface of said Bowers Lane; thence still with the west edge of Bowers Lane and reversely with the second line of the second lot and with a part of the second line of the first lot conveyed in the Deed from John P. Bowers and wife to John A. Bowers and Bessie M. Bowers, his wife dated July 29, 1953 and recorded in Liber No. 2332, folio 82, etc., said lots having been in the first lot in the Deed to Bessie M. Bowers, November 20, 1953 and recorded in Liber No. 2293, folio 391, etc. (2) North 54 degrees East 140.3 feet to a "PK" Nail at the end of the fourth line in the Deed from Alfred Brown and wife to John A. Bowers and Bessie M. Bowers, his wife dated January 27, 1943 and recorded in Liber No. 1990 folio 432, etc. thence reversely with a part of the said fourth line and to exclude that part of the whole lot conveyed to Lottrell Bowers, as recorded in Liber No. 2090, folio 264, etc.; (3) South 59 degrees East 41.0 feet to an iron pipe and stake near the edge of said Bowers Lane; thence by three lines of division now made (4) South 31 degrees West, 11.1 feet to a "PK" Nail in the center of said Bowers Lane; (5) South 55 degrees East, 100.0 feet to a "PK" Nail in the center of said Road thence leaving said Road, (6) South 38 degrees West, 174.2 feet to an iron pipe and stake intersecting the 13th line of the whole tract 50.0 feet from the beginning of said line; thence along the property of Vernon M. Hamby two lines (7) North 69 7/8 degrees West, 115.8 feet to an iron pin heretofore established; thence (8) North 54 1/8 degrees West; 148.6 feet to the point of beginning and containing 0.83 of an acre of land more or less.

BEGINNING FOR THE SAME at an iron pipe and stake at the end of the third line of Parcel No. 1 and end of the third line of the whole tract, thence; (1) north 48 1/4 degrees East, 297.5 feet to an iron pipe and stake, said line being the fourth line of the said whole tract and thence with part of the fifth line thereof; (2) South 54-7/8 degrees East, 50.4 feet to an iron pipe and stake, thence by three lines of division now made; (3) South 38 degrees West, 302.8 feet to a "PK" Nail in the center of Bowers Lane, thence with said road; (4) North 55 degrees West, 190.0 feet to a "PK" Nail in the center of said road, thence to side of said road; (5) North 31 degrees West 11.1 feet to the point of beginning, and containing 0.53 of an acre of land, more or less.

BEGINNING FOR THE SAME at an iron pipe and stake at the end of the second line of Parcel No. 2, and with the remaining part of the fifth line of the said whole tract; (1) South $54\frac{7}{8}$ degrees East, 244.3 feet passing over a concrete marker, heretofore established, 21.85 feet from the beginning and on to an iron pipe heretofore established thence with part of sixth line of the said whole tract (2) South 33 degrees West 301.6 feet to an iron pipe and stake, thence by two lines of division now made; (3) North 55 degrees West 249.9 feet to a "PK" Nail in the center of the Bowers Lane; thence leaving said road (4) North 38 degrees East 302.0 feet to the point of beginning and containing 1.72 acres of land more or less.

BEGINNING FOR THE SAME at an iron pipe and stake at the end of second line of Parcel No. 3 and thence with the outlines of the whole tract by lines 7, 8, 9, 10, 11 and 12 and parts of 6 and 13; (1) South 33 degrees West 120.4 feet to an iron pipe heretofore established thence (2) South 33 degrees West, 108.0 feet to an iron pin heretofore established; (3) North $67\frac{3}{8}$ degrees West 198.5 feet to an iron pin heretofore established (4) North 32 degrees East, 8.0 feet to an iron post heretofore established; (5) South $67\frac{3}{8}$ degrees East 190.5 feet to an iron pipe and stake; (6) North 33 degrees East, 100.0 feet to an iron post heretofore established; (7) North $67\frac{3}{8}$ degrees West 200.0 feet to an iron marker heretofore established; (8) North $69\frac{7}{8}$ degrees West, 50.5 feet to an iron pipe and stake being the southwest corner of Parcel No. 1; thence by two lines of division now made, (9) North 38 degrees East, 174.2 feet to the center of Bowers Lane, marked by a "PK" Nail; thence with and beyond the end of said road; (10) South 55 degrees East, 249.9 feet to the point of beginning and containing 0.90 of an acre of land more or less.

BEING the same lots of ground which by Deed dated July 14, 1965 and recorded among the Land Records of Baltimore County in Liber 4487, folio 211 were granted and conveyed by John C. Whitaker to Robert T. Frankton and Catherine M. Frankton, his wife.

BEING also the same lots of ground which by Deed dated August 17, 1965 and recorded among the Land Records of Baltimore County in Liber 4509 folio 247 were granted and conveyed by Robert T. Frankton and Catherine M. Frankton, his wife to Richard Frankton as to an undivided one-half interest.

BEING also the same lots of ground (as now corrected as to the fourth parcel therein) which by Deed dated August 21, 1972 and recorded among the Land Records of Baltimore County in Liber BHK, Jr. No. 5295, folio 62 were granted and conveyed by Robert T. Frankton, Catherine M. Frankton, his wife and Richard Frankton to W. W. Industrial Equipment, Inc.

BEING ALSO the same lots of ground as now corrected as to the fourth parcel therein) which by Deed dated September 2, 1977 and recorded among the Land Records of Baltimore County in Liber BHK, Jr. No. 5804, folio 717 were granted and conveyed by W. W. Industrial Equipment, Inc. to Edward D. Wood and Joanne J. Wood, his wife, the within grantors.

FROM JOHN BOWEN'S
TO JOHN WHITAKER
3-10-1958
3320 - 109

FROM GEORGE BROWN
TO JOHN BOWEN'S
1-31-53
2243 - 194
JOHN BOWEN'S

TO GEORGE BROWN
2-3-1949
1727 - 382

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantee, party of the second part, his heirs, personal representatives and assigns, in fee simple,

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

Debbie A. Berger

Edward D. Wood [Seal]
EDWARD D. WOOD

Debbie A. Berger

Joanne J. Wood [Seal]
JOANNE J. WOOD

State of Maryland,

I HEREBY CERTIFY, that on this

TO WIT:
31st day of March, 1978

before me, a Notary Public of the State aforesaid, personally appeared

Edward D. Wood and Joanne J. Wood, his wife

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



Debbie A. Berger
DEBBIE A. BERGER Notary Public

My commission expires: July 1, 1978

Rec'd for record APR 5 1978 at 9:31 A.M.

Per Elmer H. Kahlene, Jr., Clerk

Mail to THE TITLE GUARANTEE COMPANY

Receipt No. _____ \$ 12.00

FROM John Bourns.

TO JOHN WOODWARD.

8-30-1934

943-192

ADON

BOBBS
SKE
AVE

D.R. 1

GLYNDON
N.R.H.D.

W 55,500

D.R.2

SITE

R.C. 5

R.C. 4

D.R.1

E 854,000

N 64,000

W 54,000

N 598,000

PETITIONER'S
EXHIBIT NO. 6

SCALE

1" = 200' ±

LOCATION

GLYNDON

REISTERSTOWN

AREA

NG

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SHEET

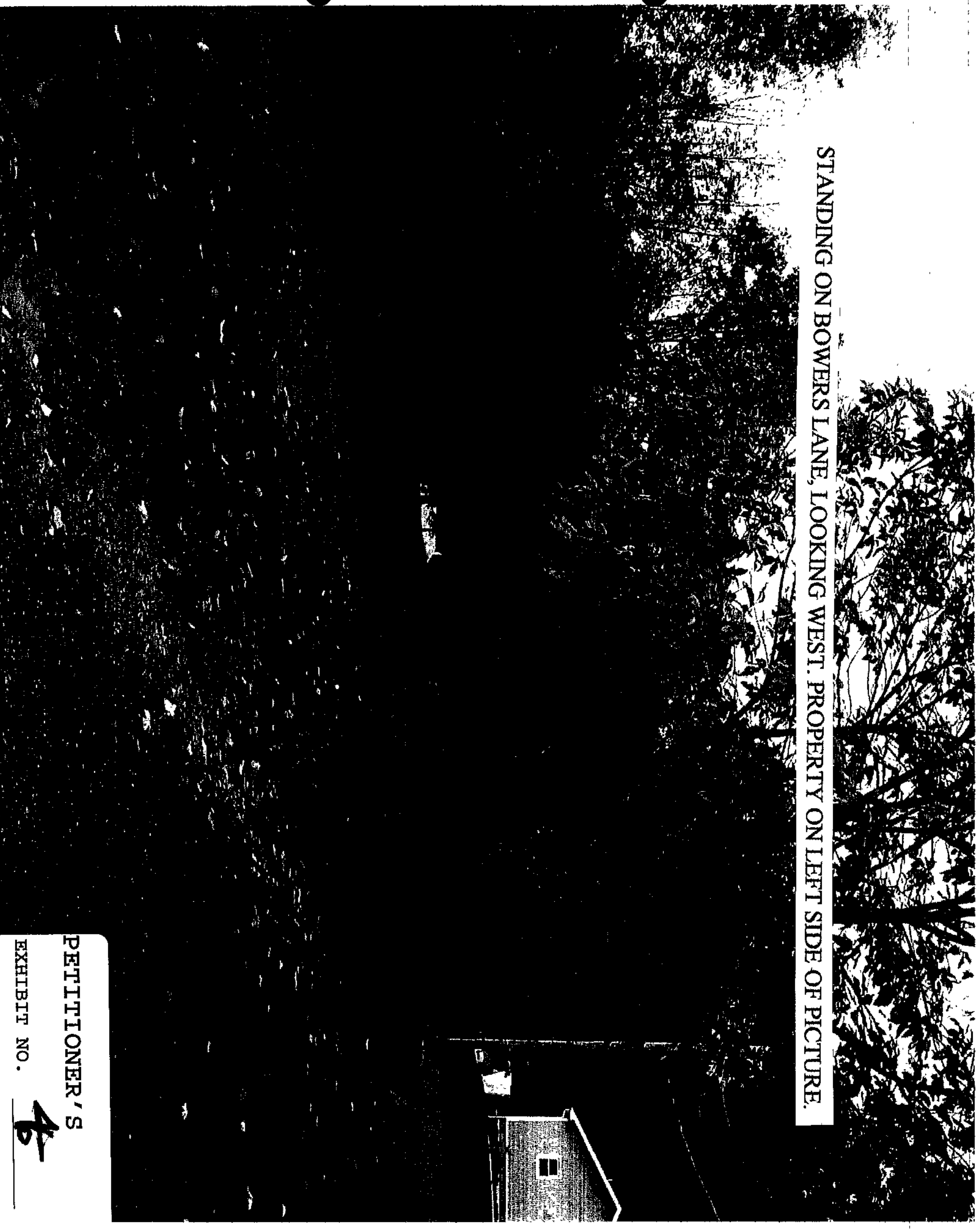
N.W.

17-J

From: Karin Brown
To: Abe, Kim; Lanham, Lynn; Navy, Vicki; Tim Dugan
Date: 5/13/2005 8:23:41 AM
Subject: 13 Bowers Lane

Two days ago Buck Jones came to this office stating that the proposed dwelling on 13 Bowers Lane in Glyndon was **outside** the BC Historic District of Glyndon. He was correct. Our GIS map showed the wrong boundary, hence the error. I left a message at Buck's home voice mail. Also, I asked Kathy to correct the mapping error. Regards Karin

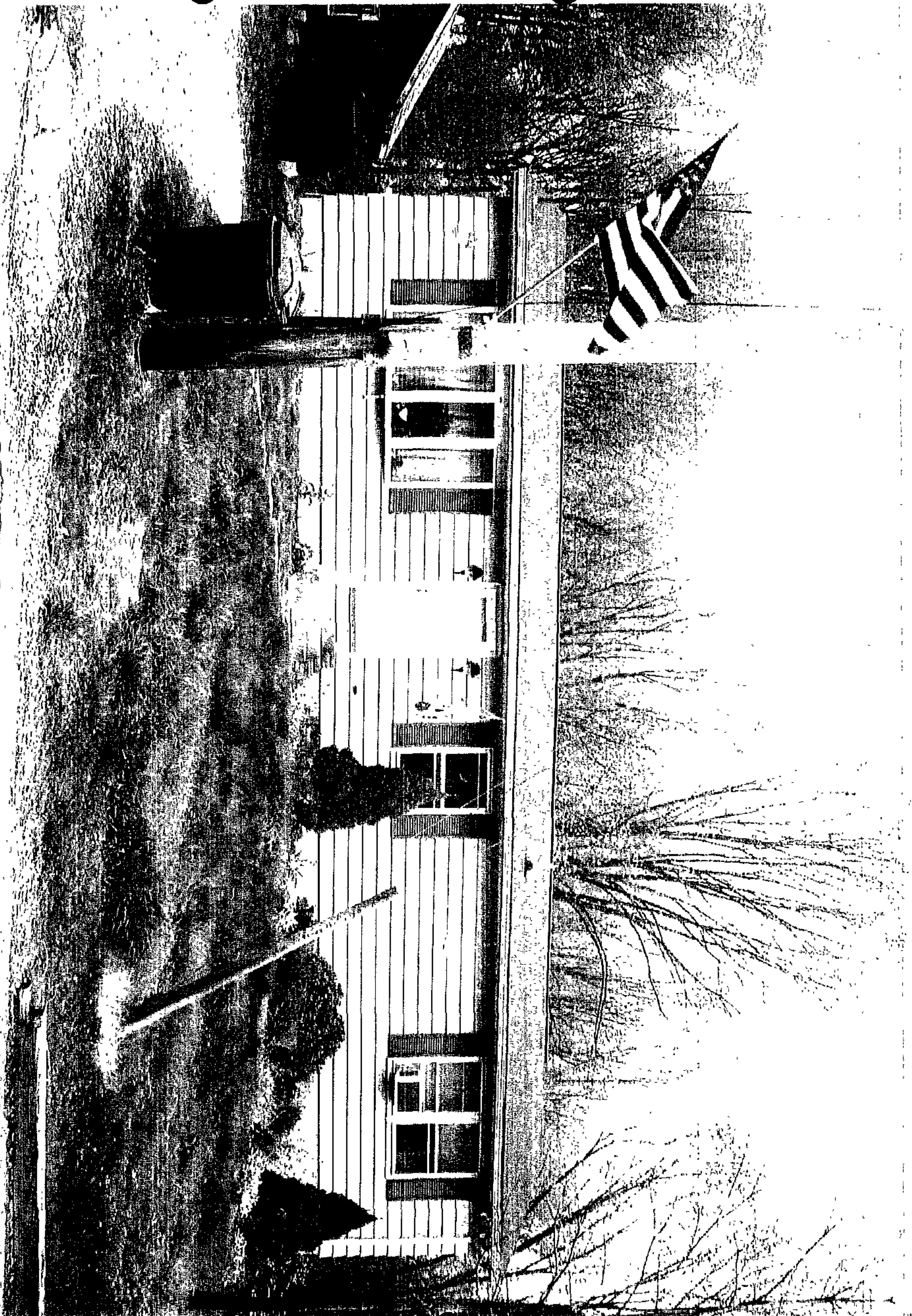
STANDING ON BOWERS LANE, LOOKING WEST. PROPERTY ON LEFT SIDE OF PICTURE.



PETITIONER'S
EXHIBIT NO. **46**

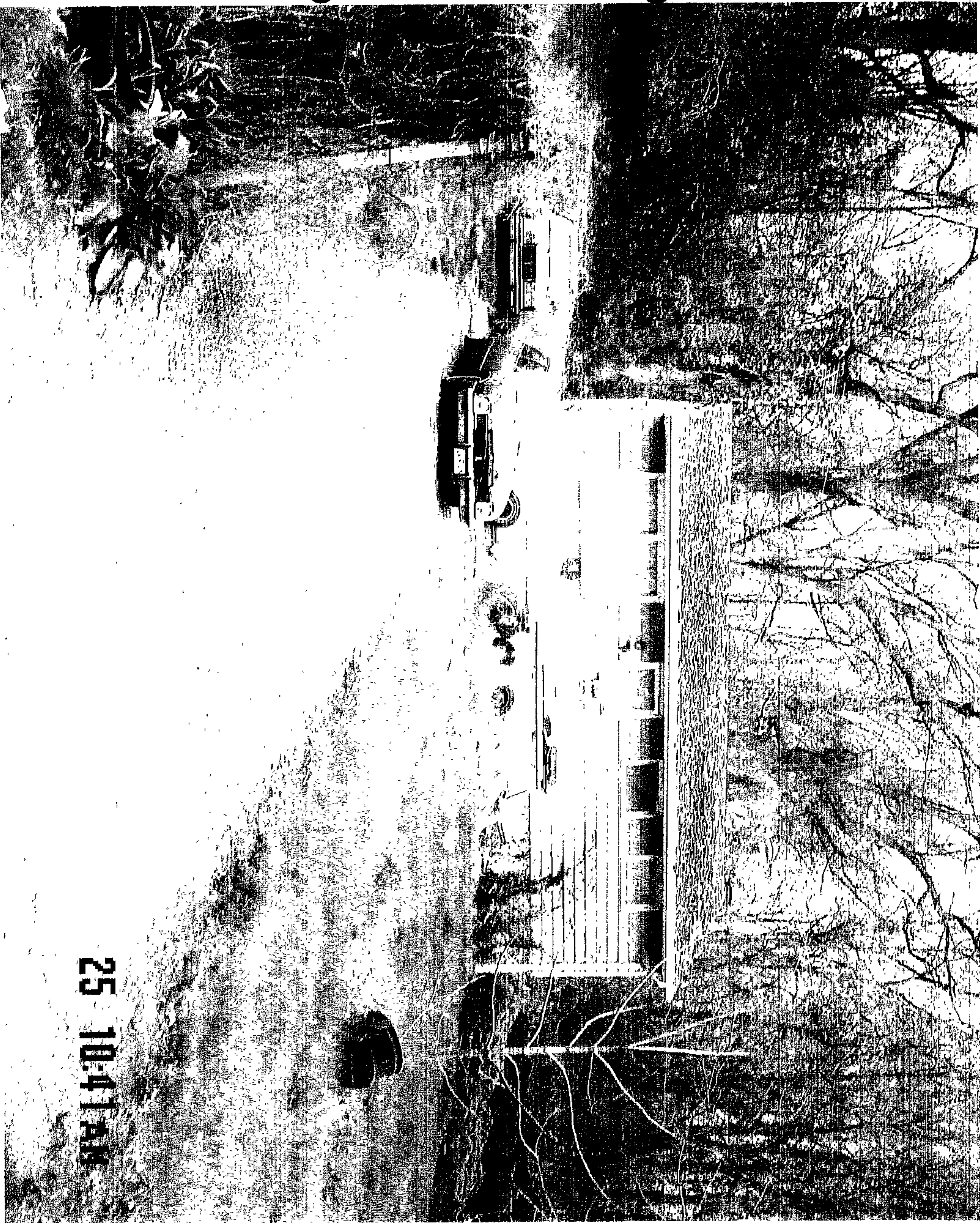
STANDING ON BOWERS LANE, LOOKING SOUTH AT PROPOSED SITE.

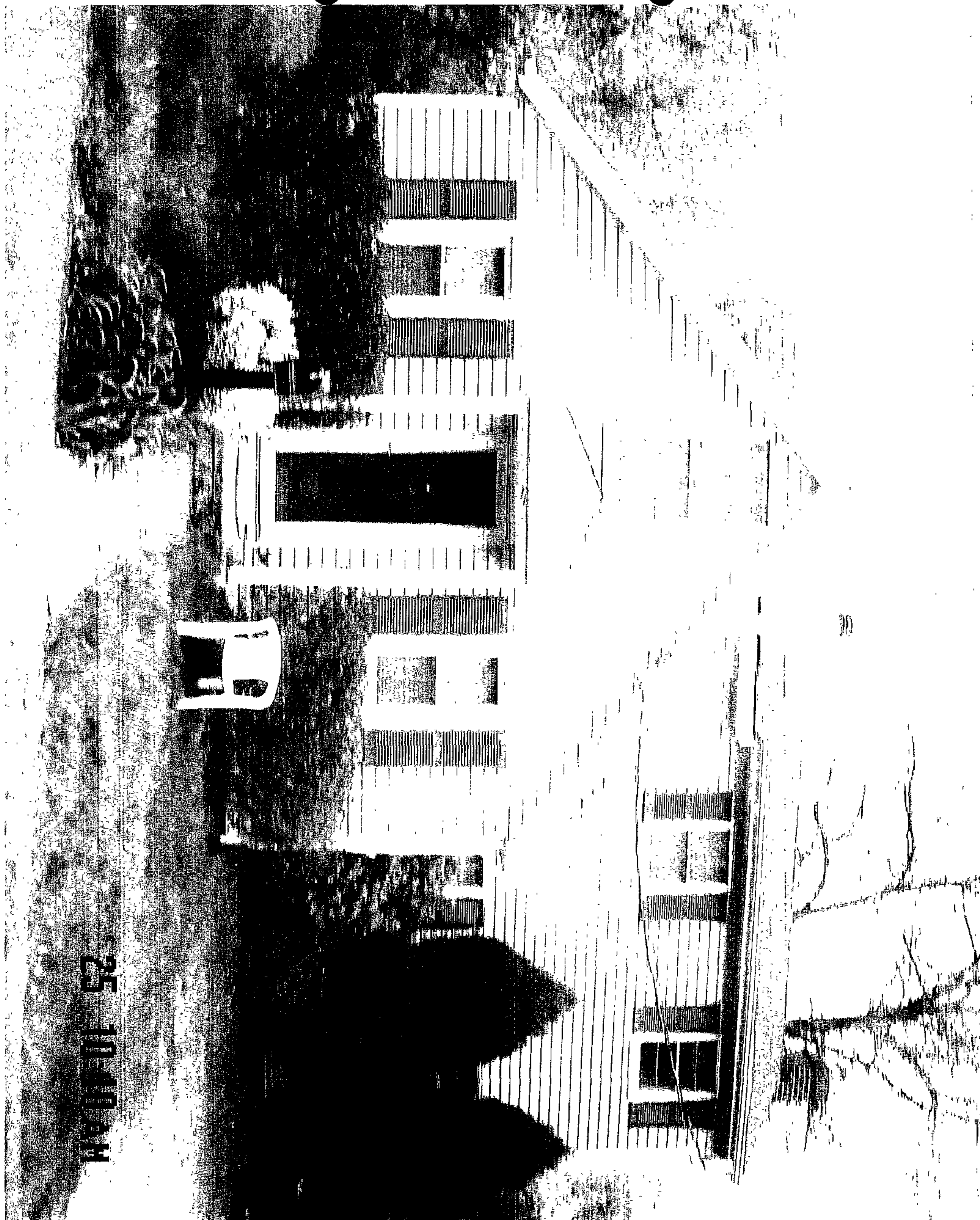




25 10:40 AM

25 10:41 AM

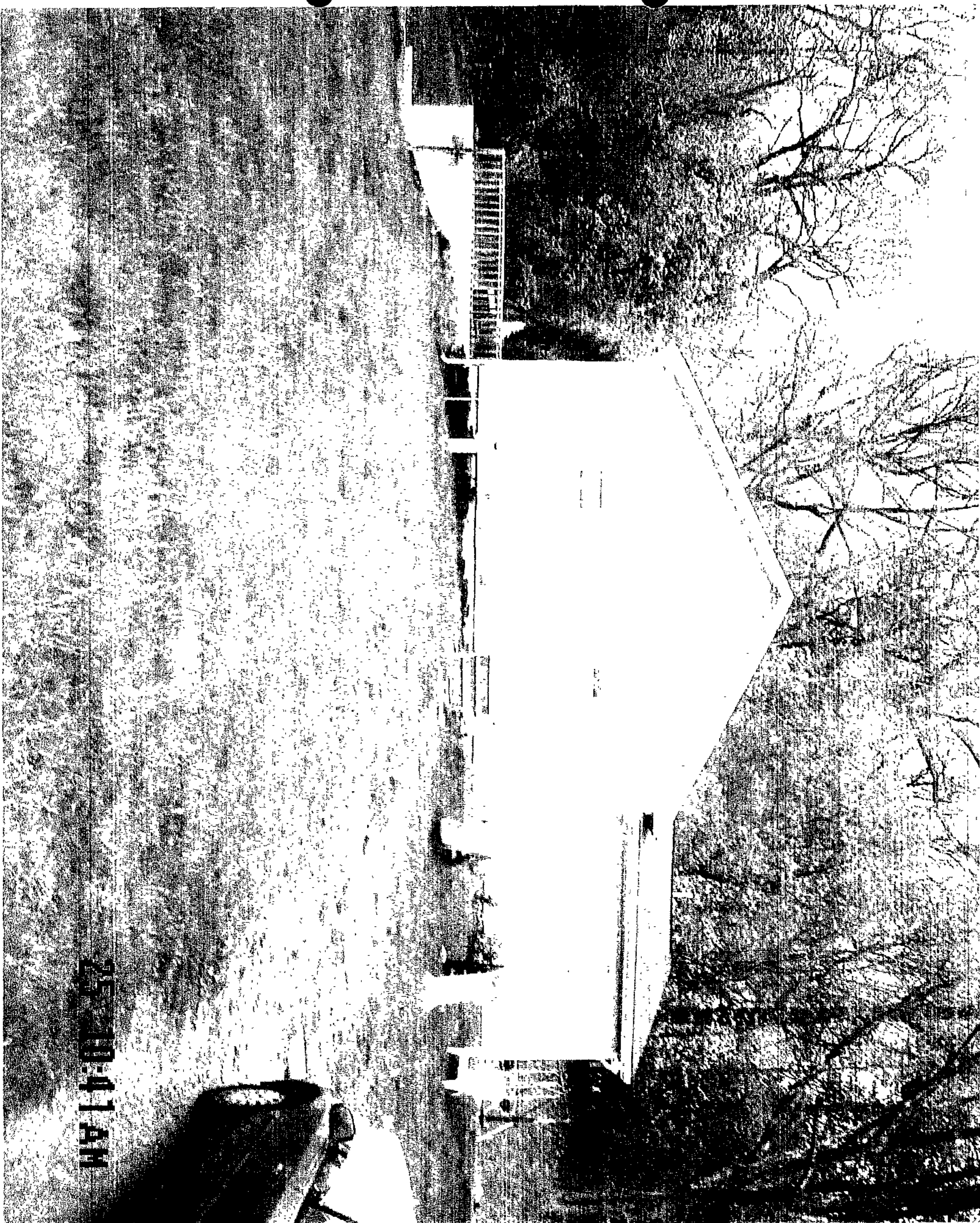


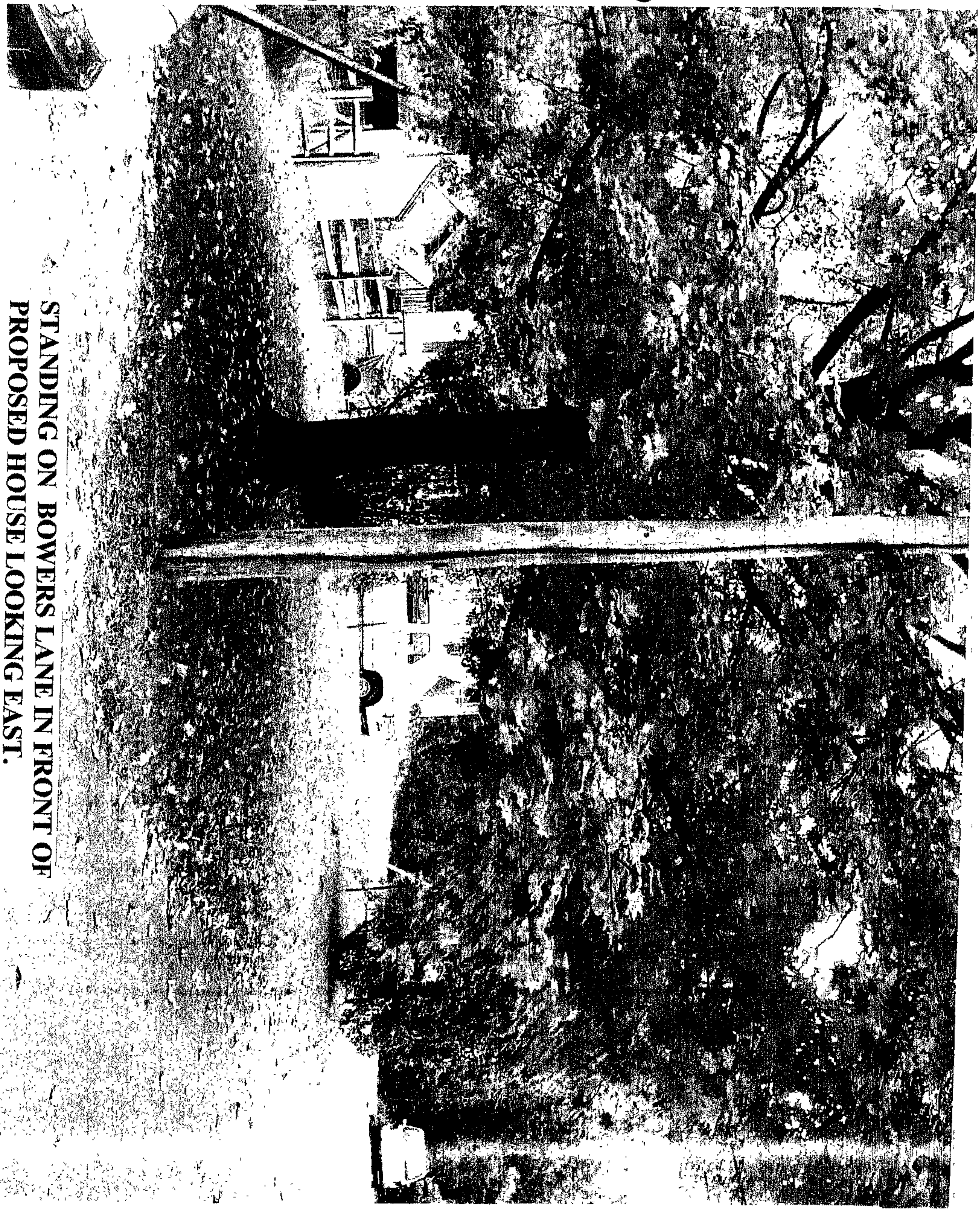


38

25 10-11-12

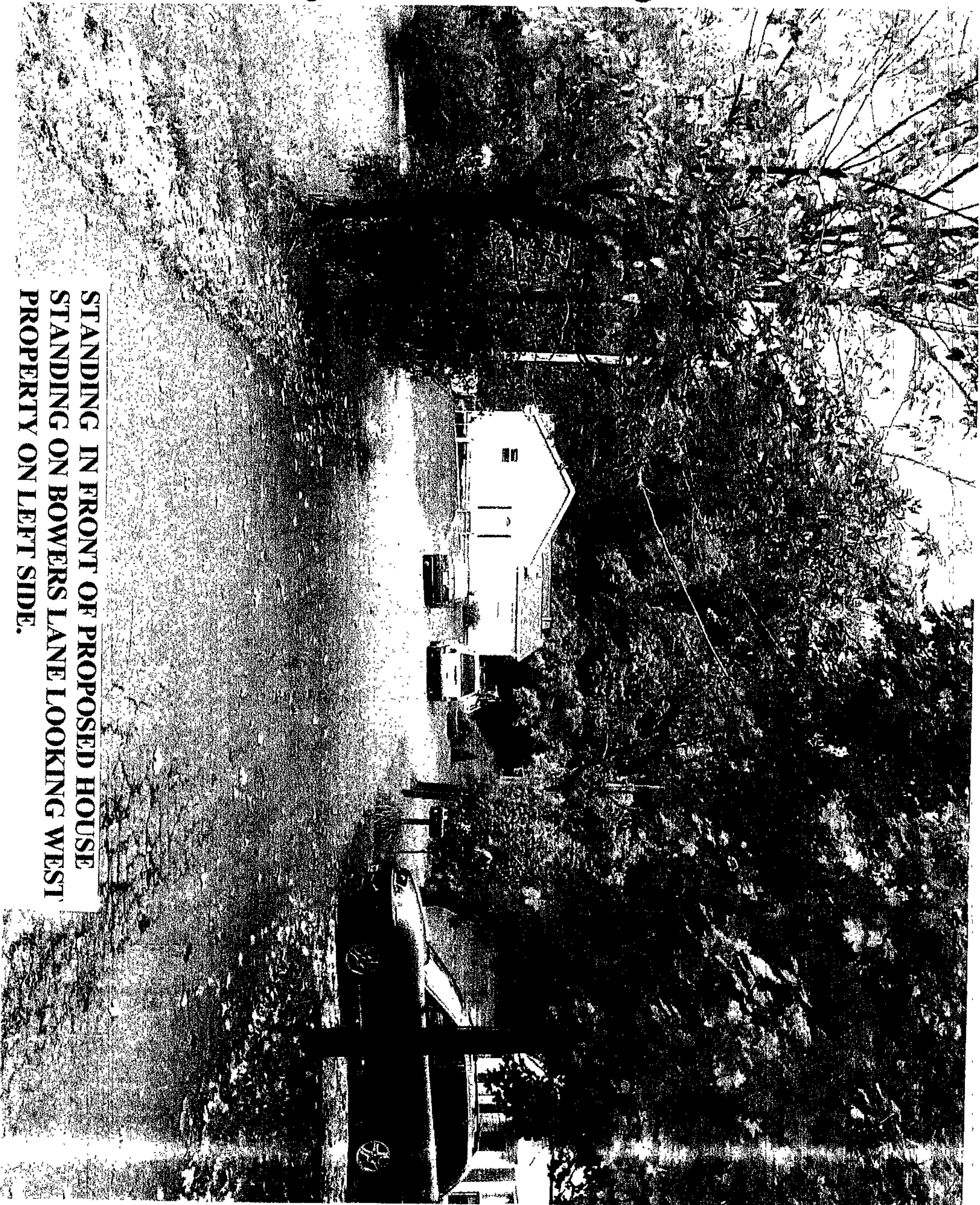
25-10-41 AM



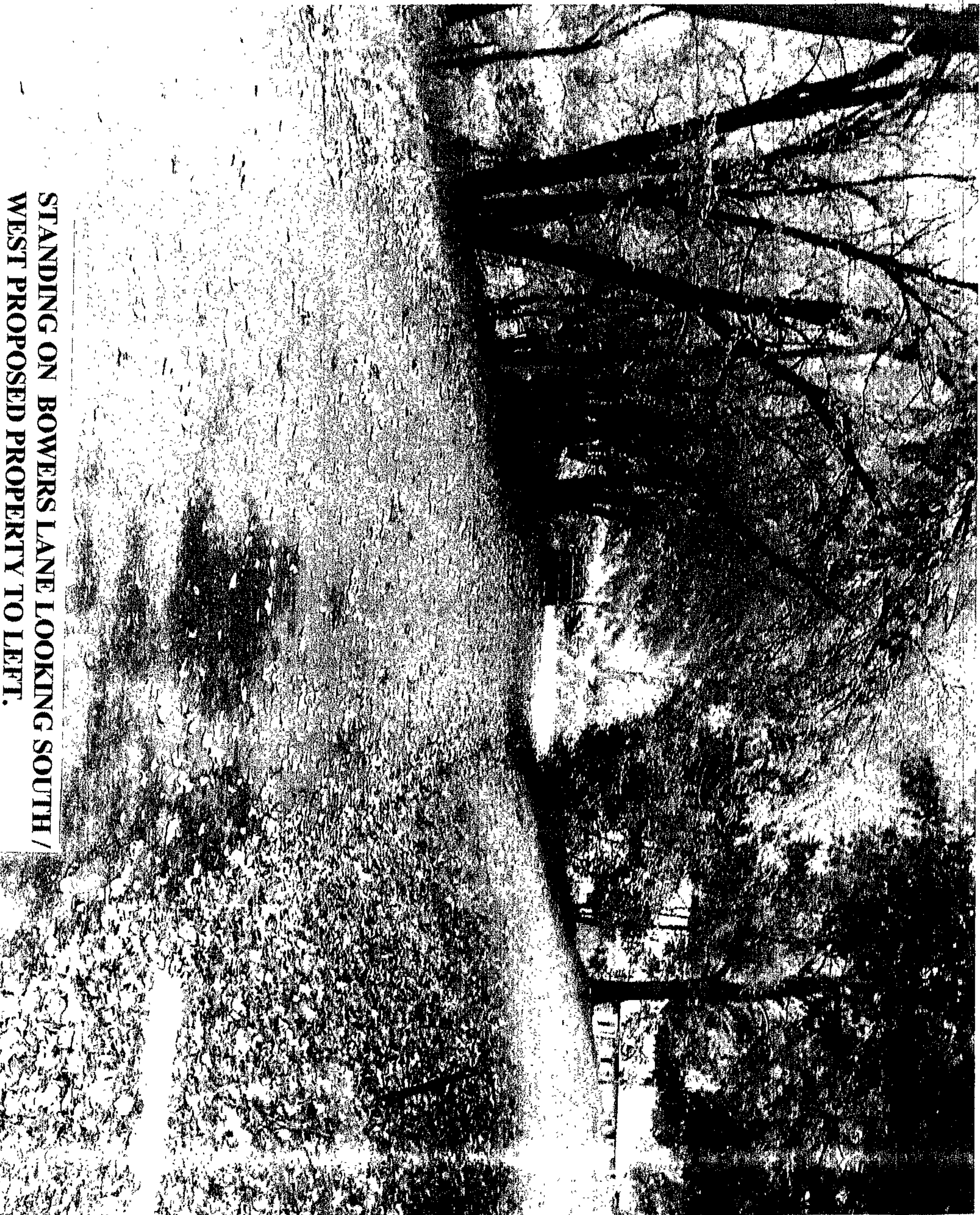


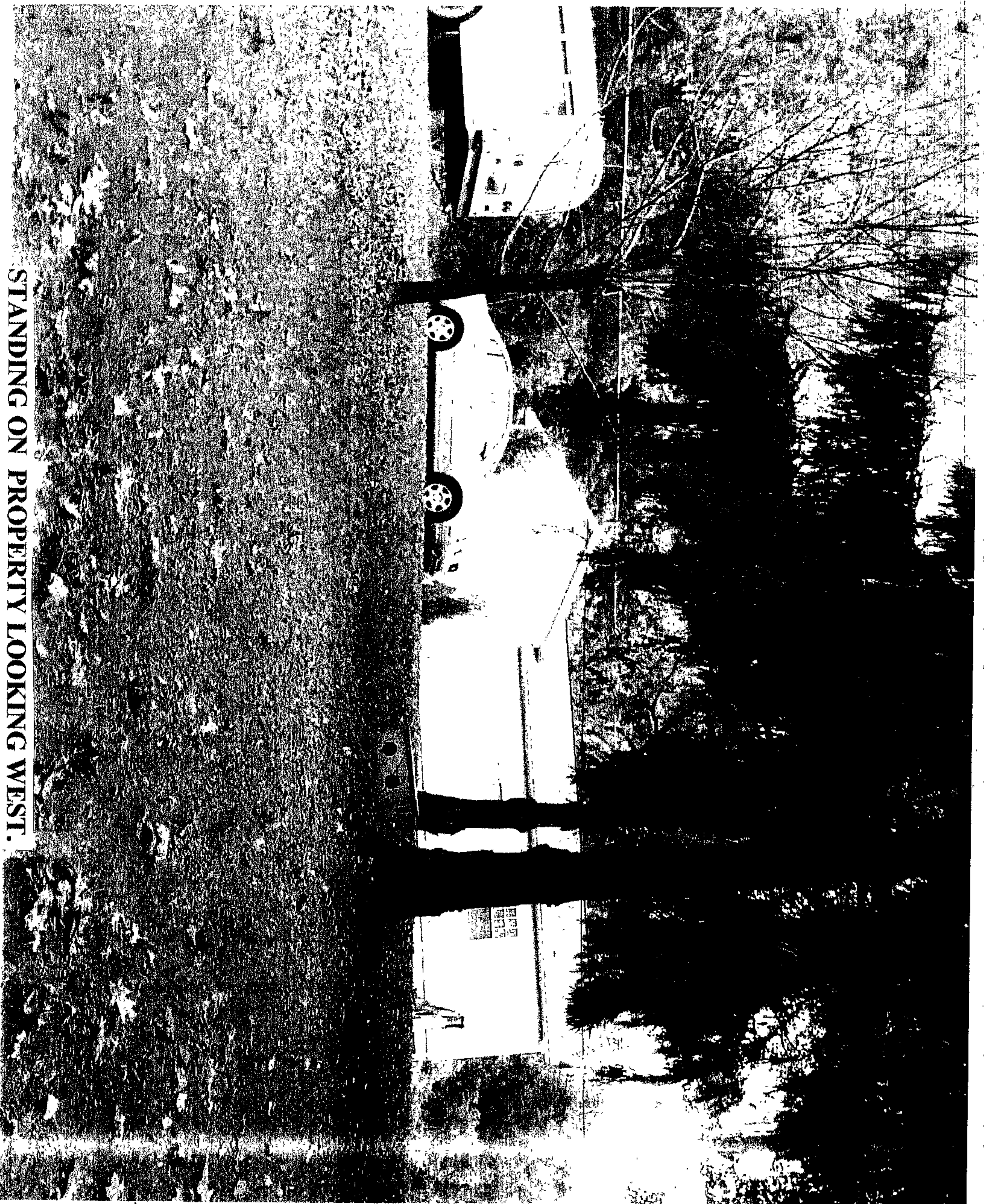
STANDING ON BOWERS LANE IN FRONT OF
PROPOSED HOUSE LOOKING EAST.

STANDING IN FRONT OF PROPOSED HOUSE
STANDING ON BOWERS LANE LOOKING WEST
PROPERTY ON LEFT SIDE.

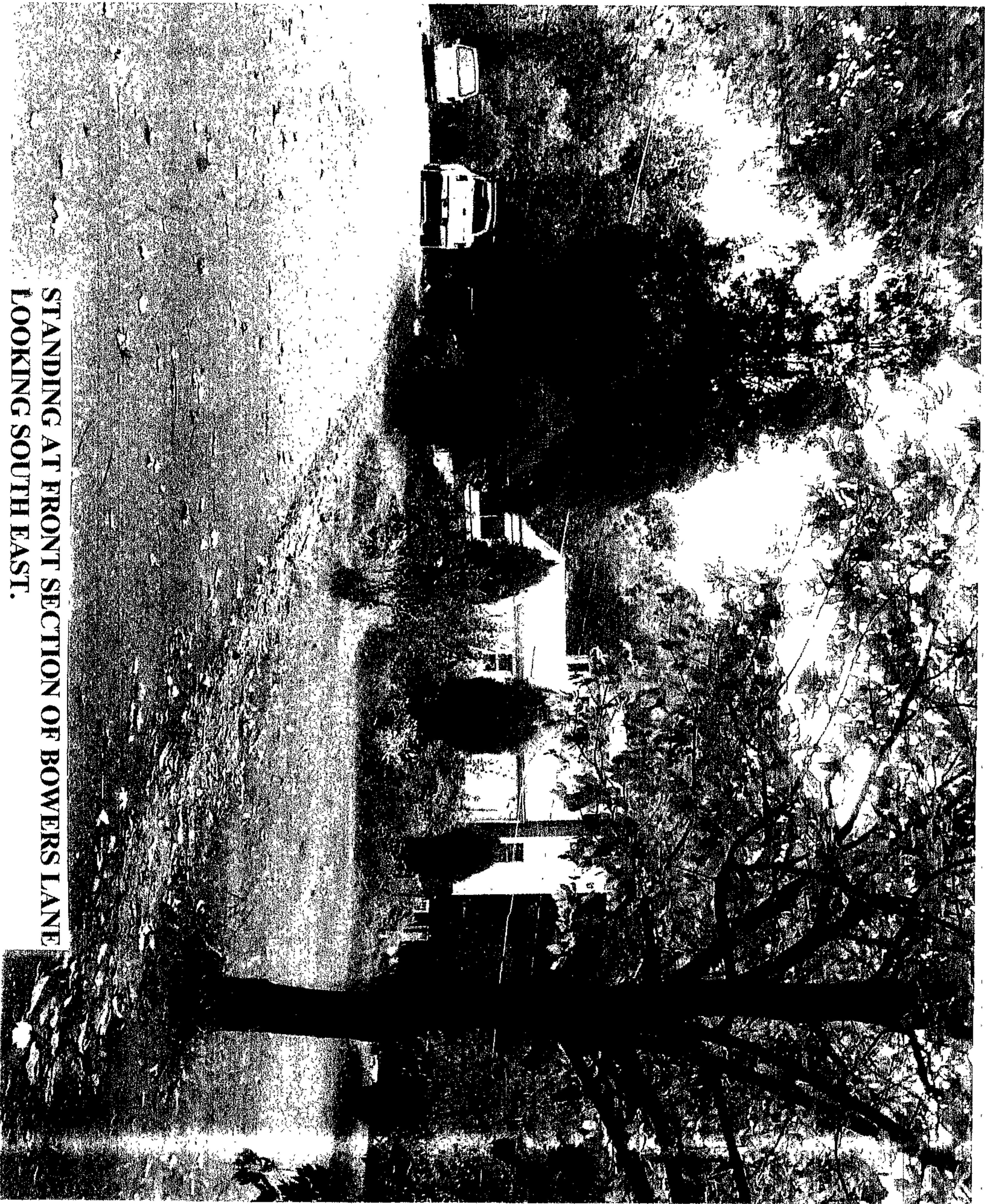


STANDING ON BOWERS LANE LOOKING SOUTH /
WEST PROPOSED PROPERTY TO LEFT.



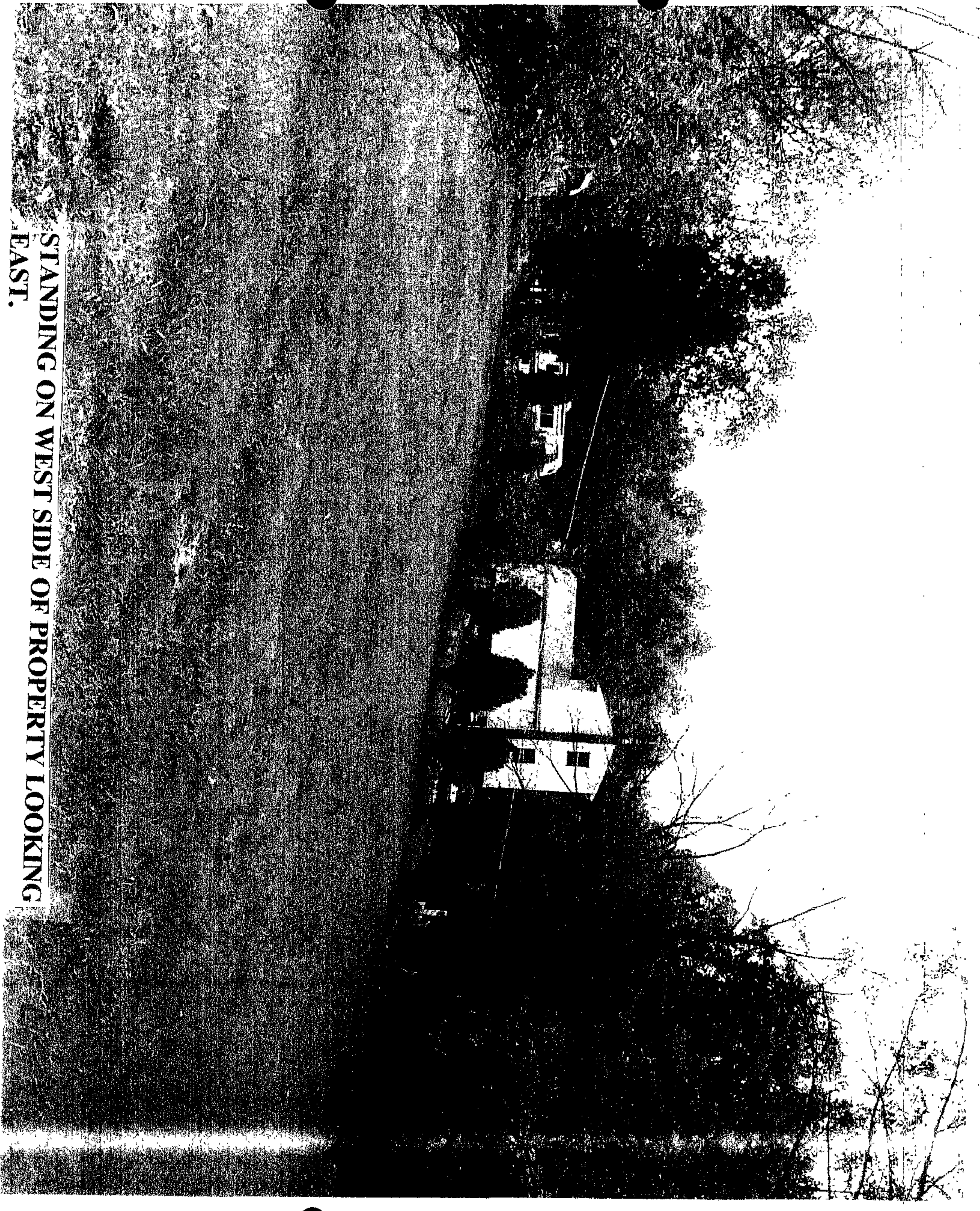


STANDING ON PROPERTY LOOKING WEST.



STANDING AT FRONT SECTION OF BOWERS LANE
LOOKING SOUTH EAST.

STANDING ON WEST SIDE OF PROPERTY LOOKING
EAST.



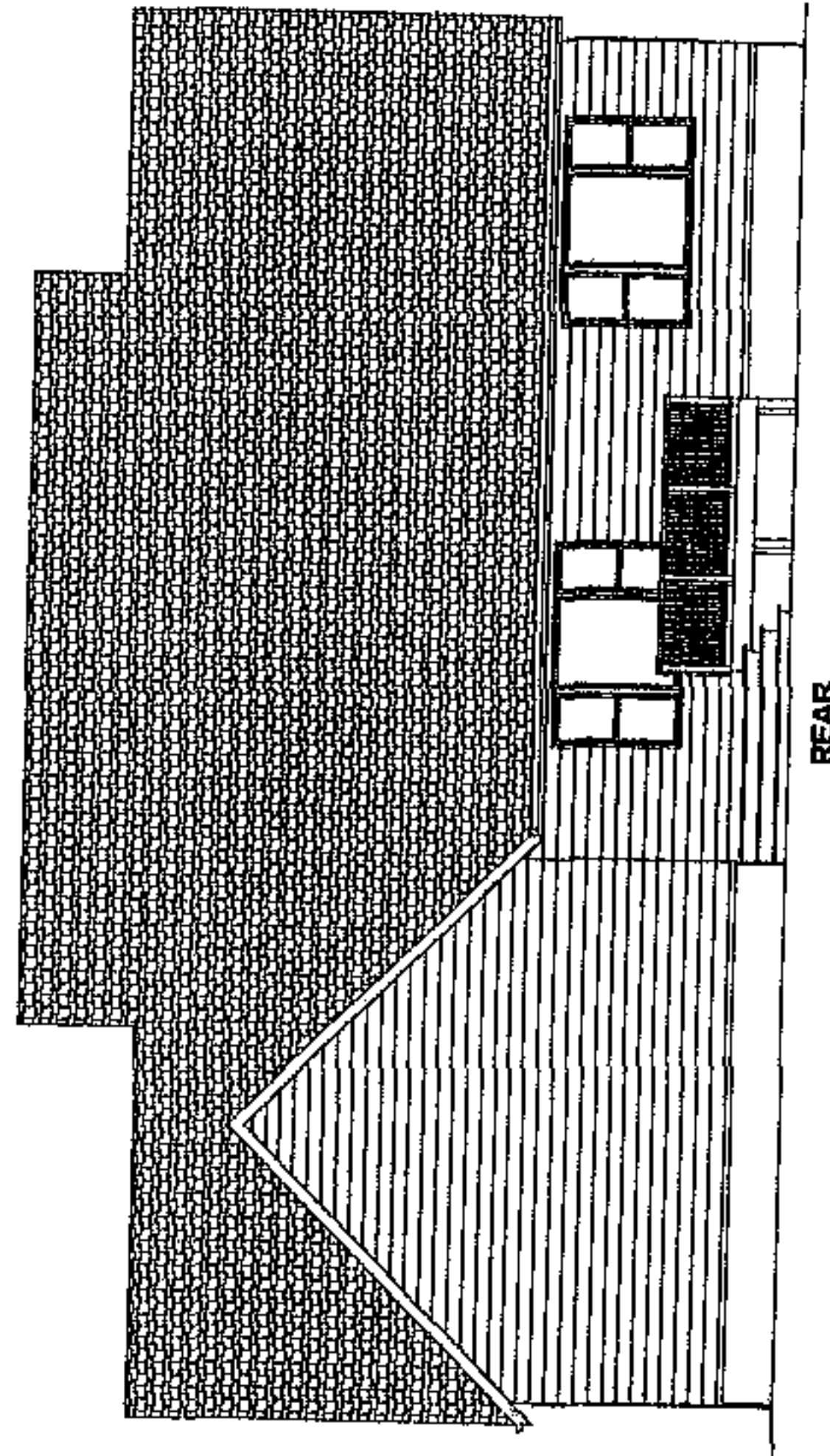
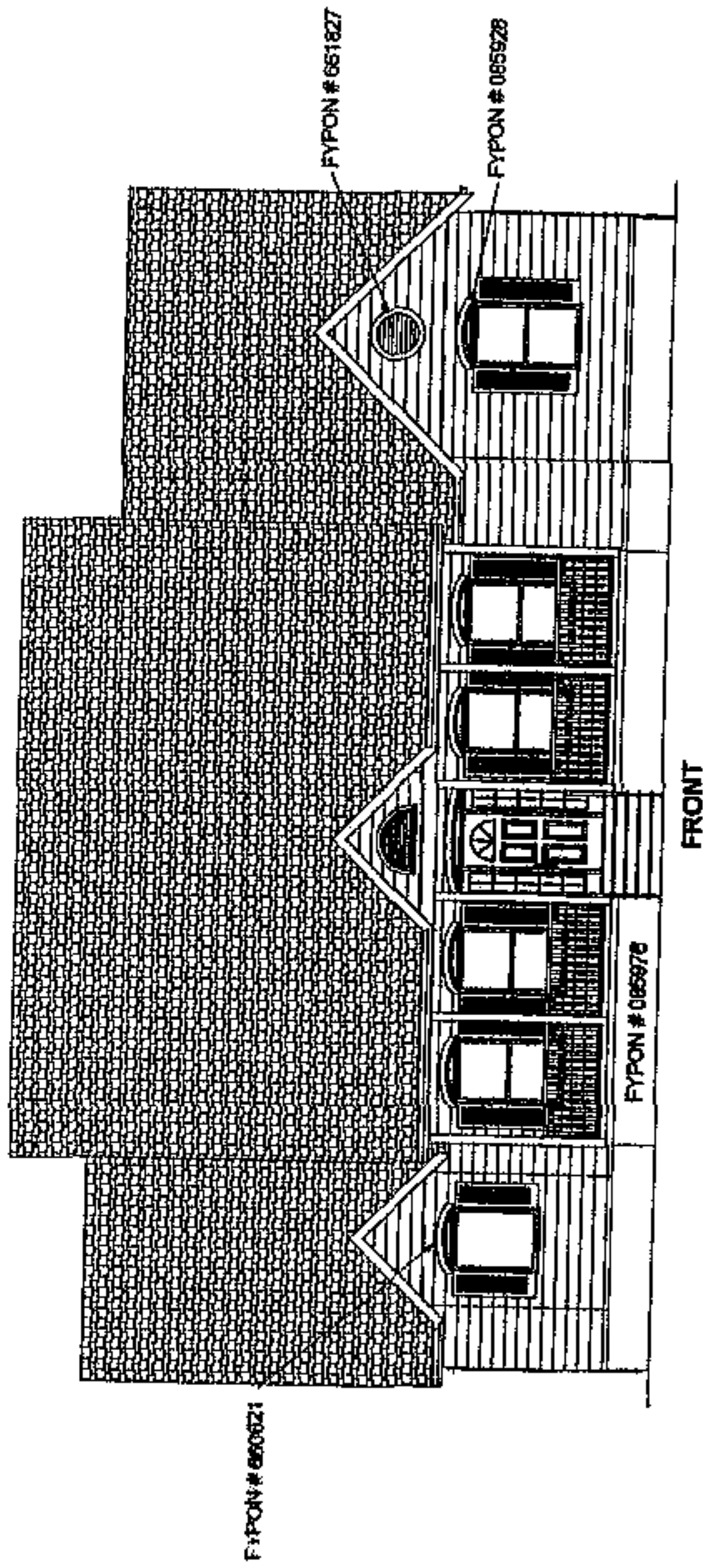




PETITIONER'S

EXHIBIT NO.

51



FREESTATE GENERAL CONTRACTORS

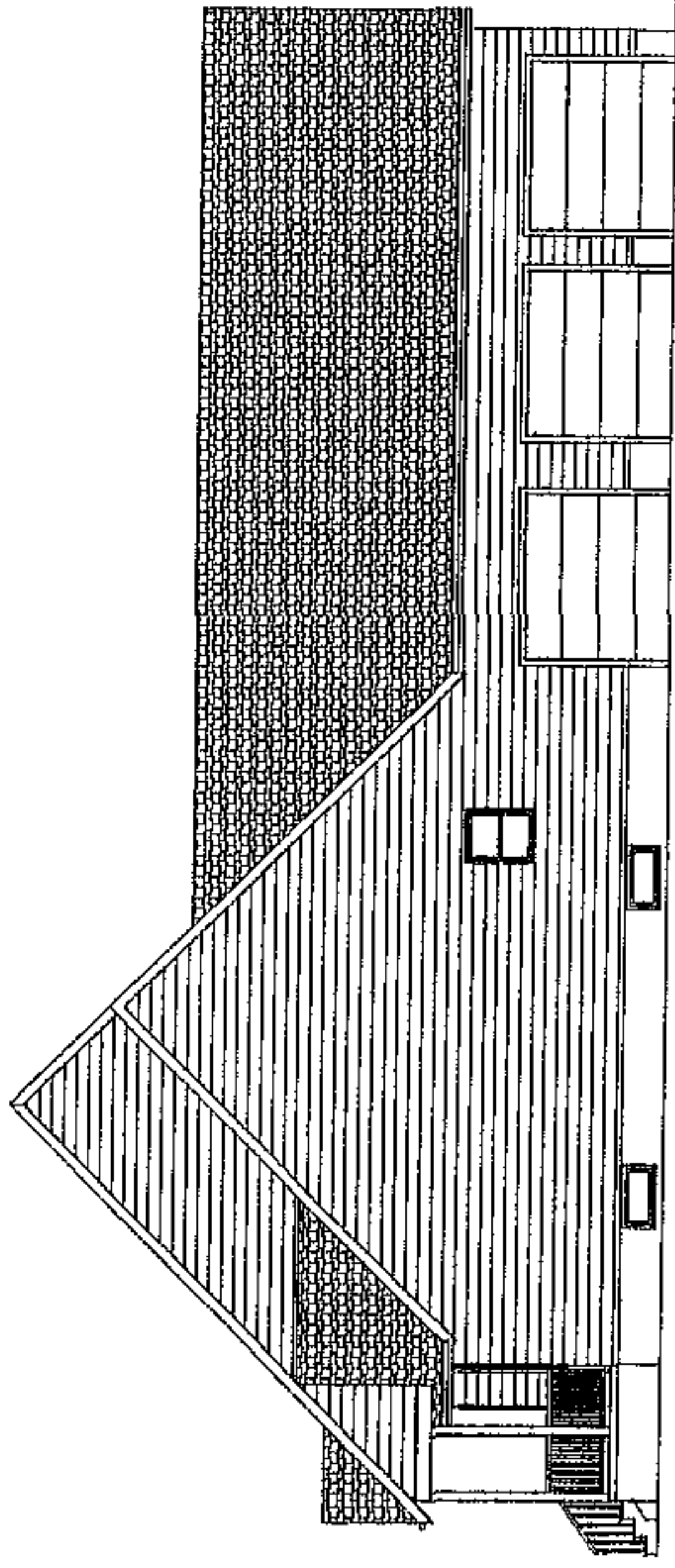
810 BACK RIVER NECK RD 410-574-9337

SCALE 1/4" = 1'

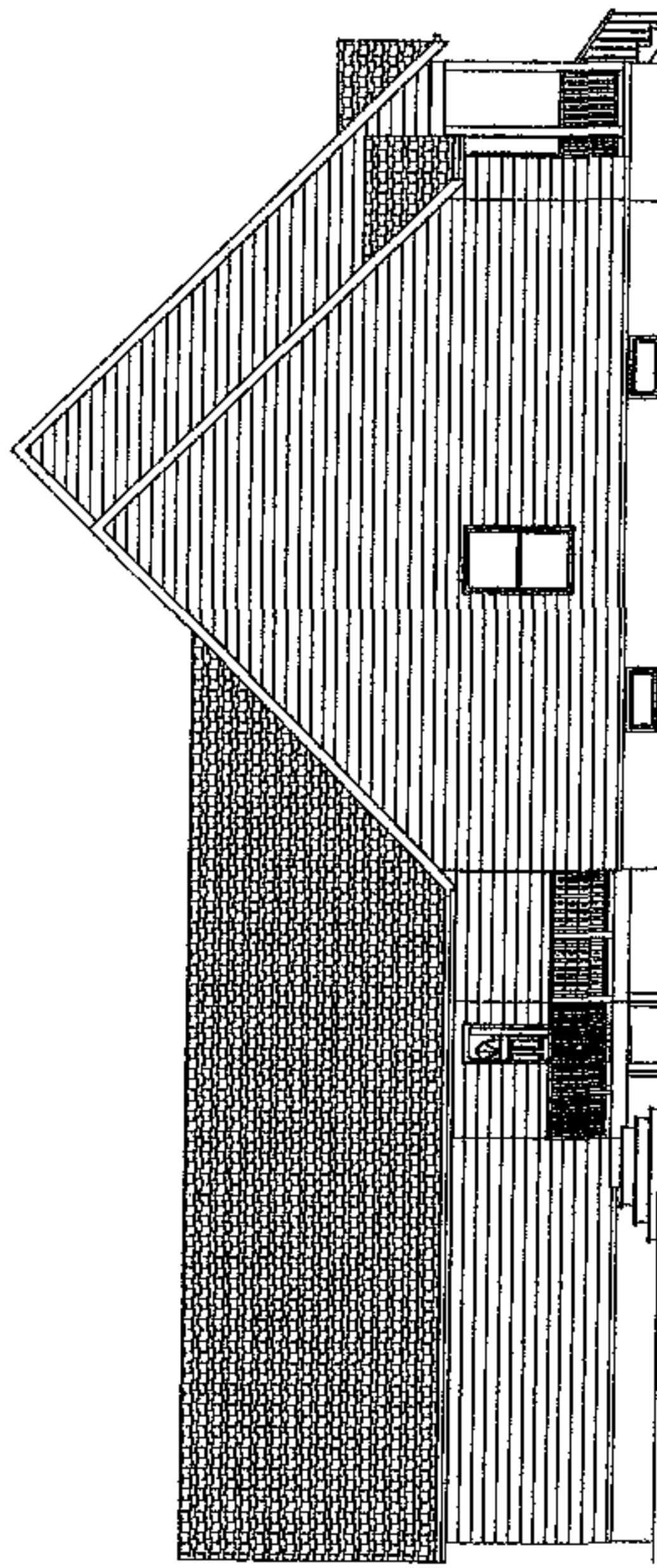
DATE 12-08-04

ROZEGAR RESIDENCE

ELEVATIONS



RIGHT SIDE



LEFT SIDE

FREESTATE GENERAL CONTRACTORS

810 BACK RIVER NECK RD 410-574-9337

ROZEGAR RESIDENCE

ELEVATIONS

SCALE 1/4" = 1'

DATE 12-08-04

DRAWN BY
SKIP STORM

PAGE # 4