

IN RE: **PETITION FOR ADMINISTRATIVE  
VARIANCE - E/S River Road,  
155' S of the c/l of Silver Lane  
(2023 River Road)  
15<sup>th</sup> Election District  
6<sup>th</sup> Council District**

Paul E. Miller, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 05-544-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Paul E. Miller, and his wife, Patricia K. Miller. The Petitioners seek relief from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, and with a height of 18 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate. In this regard, a formal demand for public hearing was made on May 23, 2005 by Candice Maxwell, adjacent property owner, and the matter was scheduled for a public hearing before the undersigned Zoning Commissioner on July 7, 2005.

Appearing at the hearing in support of the request were Paul Miller, owner of the property, and his builder, Scott Chilton. Appearing in opposition to the request was Candice

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Date 7/21/05  
By [Signature]

(Candie) Maxwell, whose home is located immediately adjacent to the proposed location for the garage.

At the outset of the hearing, there was a great deal of concern expressed by the Protestant as to the nature and scope of the hearing. Ms. Maxwell suggested that the property lines on the site plan and the plats and deeds contained within the Land Records of Baltimore County were not accurate. She indicated that her medical condition and limited funds have impaired her ability to litigate these concerns; however, she claims that the Petitioners (Millers) are in wrongful possession of a portion of the subject property (Lot 8D) where the proposed accessory structure is to be constructed. Ms. Maxwell's representations were rebutted by the Petitioner who offered into evidence copies of deeds (Exhibit 3) and a Maryland State Department of Assessment and Taxation Real Property Description (Exhibit 5), evidencing his ownership of the subject property. In addition, he submitted as Petitioner's Exhibit 6, a copy of an Order issued by the Circuit Court for Baltimore County, dated December 20, 2004, in Case No. 03-C-04-007526, which granted the Petitioners' possession of the subject Lot 8D.

As Zoning Commissioner for Baltimore County, my jurisdiction is limited to that set forth in the statute. I cannot determine the ownership of real property. That determination is vested solely with the Circuit Court and I must accept Judge Bollinger's decision in this regard, despite the Protestant's pleas to the contrary.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel with frontage on River Road to the west and Poplar Road to the east, just south of Silver Lane not far from Sue Creek in the waterfront community of Cedar Beach in Essex. The property is comprised of three lots, identified as Lots 8D, 9D and 10D of Cedar Beach, an older subdivision recorded in the Land Records of Baltimore County many years ago. Collectively, the property contains a gross area of 26,352 sq.ft., or .61 acres more or less, zoned R.C.5 and is improved with a single family dwelling and accessory shed.

The Petitioners have owned and resided on the property since October 2002. Testimony indicated that the Petitioners received a Code Enforcement Correction Notice as a

result of a complaint mandating that their 28-foot boat and trailer be located to the rear and side of their home. Thus, the Petitioners propose removing the shed and constructing a 40' x 26' detached garage to provide storage for both the boat and trailer as well as the family's automobiles. As shown on the site plan, the proposed garage will be located adjacent to the north side of the Petitioner's home at the end of an existing gravel driveway, even with the front face of the existing dwelling and approximately 50 feet from the bed of River Road. Variance relief is necessary given the unique configuration of the property, the location of existing improvements thereon, and the existence of a drainage ditch along that side of the property. Moreover, the variance from height limitations is necessary to accommodate the boat when stored atop the trailer. In support of the request, the Petitioner submitted photographs of the property, which show that the rear and south sides of the property are heavily wooded. Moreover, these photographs indicate that there are other garages of similar heights and locations throughout this community.

As noted above, Ms. Maxwell is vehemently opposed to the location of the garage. She believes that the proposed garage will have an adverse impact on her quality of life and use of her property given its location in close proximity to her home. As shown on the site plan, her home is situated just 15 feet from the side property line adjoining the subject lot and the location of the proposed garage.

Following further discussion of this issue, the Petitioner indicated that he would be amenable to shifting the garage an additional 4 feet back from the front property line so as to provide a 4-foot offset from the front façade of both his home and Ms. Maxwell's home. However, Ms. Maxwell remains vehemently opposed to the structure and claims that it is being built on her property.

As noted earlier in this opinion, the Zoning Commissioner cannot determine property line locations or quiet questions of title to resolve land ownership matters. While I am sympathetic to Ms. Maxwell's plight, these issues are reserved to a judge of the Circuit Court of Maryland for Baltimore County.

ORDER RECEIVED FOR FILING  
Date 7/21/15  
By Rep

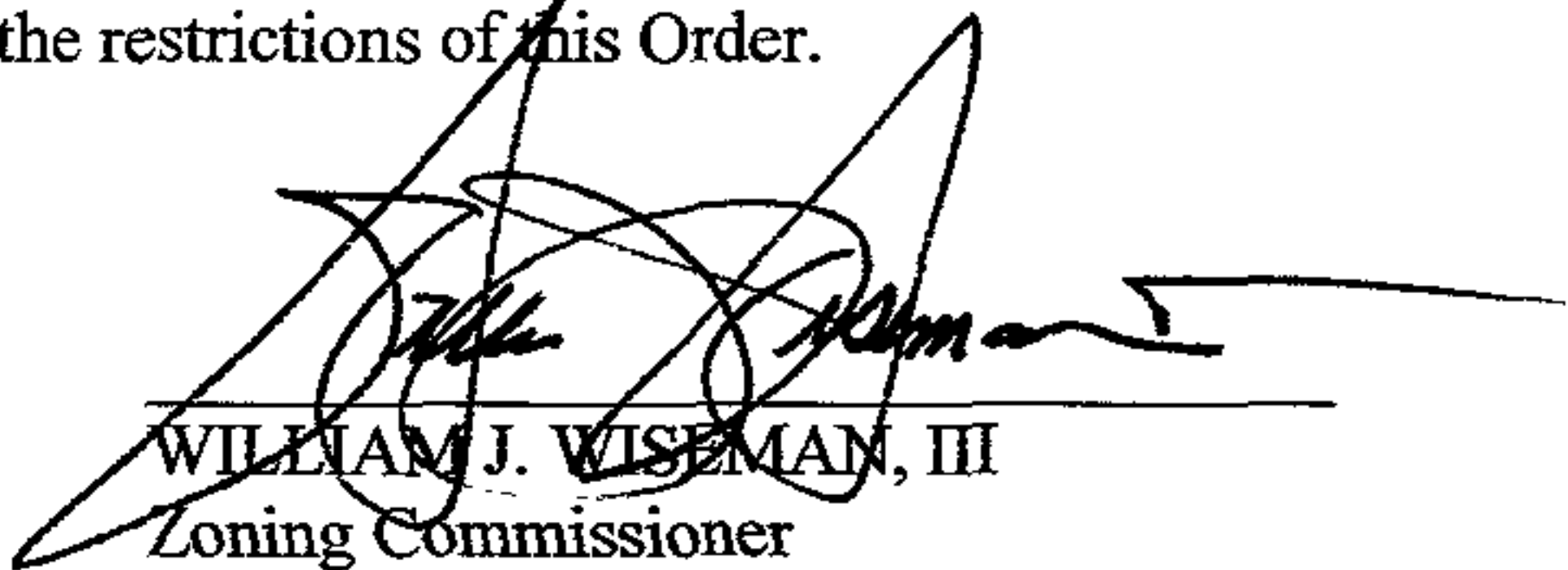
After due consideration of the testimony and evidence presented, I find that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship to the Petitioners and that relief can be granted without detrimental impact to the adjacent property. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the other neighbors expressed any opposition. However, as a condition of approval and in an effort to mitigate any impacts the proposed garage might have on the adjacent property, I will require that the Petitioners provide landscaping of an evergreen variety along the north side property line sufficient to buffer the view of the proposed garage from the Maxwell home. I will leave the type of landscaping and the more precise location of same to the discretion of the Office of Planning as I realize space is limited. Additionally, the Office of Planning has requested that building elevation drawings of the proposed garage be submitted for their review and approval prior to the issuance of any permits. Moreover, given the property's close proximity to Sue Creek, the proposed construction must comply with Chesapeake Bay Critical Areas requirements as set forth in the comments submitted by the Department of Environmental Protection and Resource Management.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of July 2005 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard and with a height of 18 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, as amended, 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) Prior to the issuance of any permits, Petitioners shall submit a revised plan showing that the garage will be located 54 feet from the edge of paving of River Road, as amended at the hearing.
- 3) Prior to the issuance of any permits, Petitioners shall submit building elevation drawings of the proposed garage to the Office of Planning for review and approval. Additionally, the Petitioners shall provide landscaping of an evergreen variety along the north side property line sufficient to buffer the view of the garage from the Maxwell property. The more precise location, size and type of evergreens to be installed shall be at the discretion of the Office of Planning. All landscaping shall be accomplished prior to the issuance of a use and occupancy permit for the garage.
- 4) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 5) Compliance with Chesapeake Bay Critical Areas regulations and all other appropriate environmental requirements, as set forth in the ZAC comments submitted by the Department of Environmental Protection and Resource Management, dated June 14, 2005, a copy of which is attached hereto and made a part hereof.
- 6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING

Date

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*

July 20, 2005

Mr. & Mrs. Paul E. Miller  
2023 River Road  
Baltimore, Maryland 21221

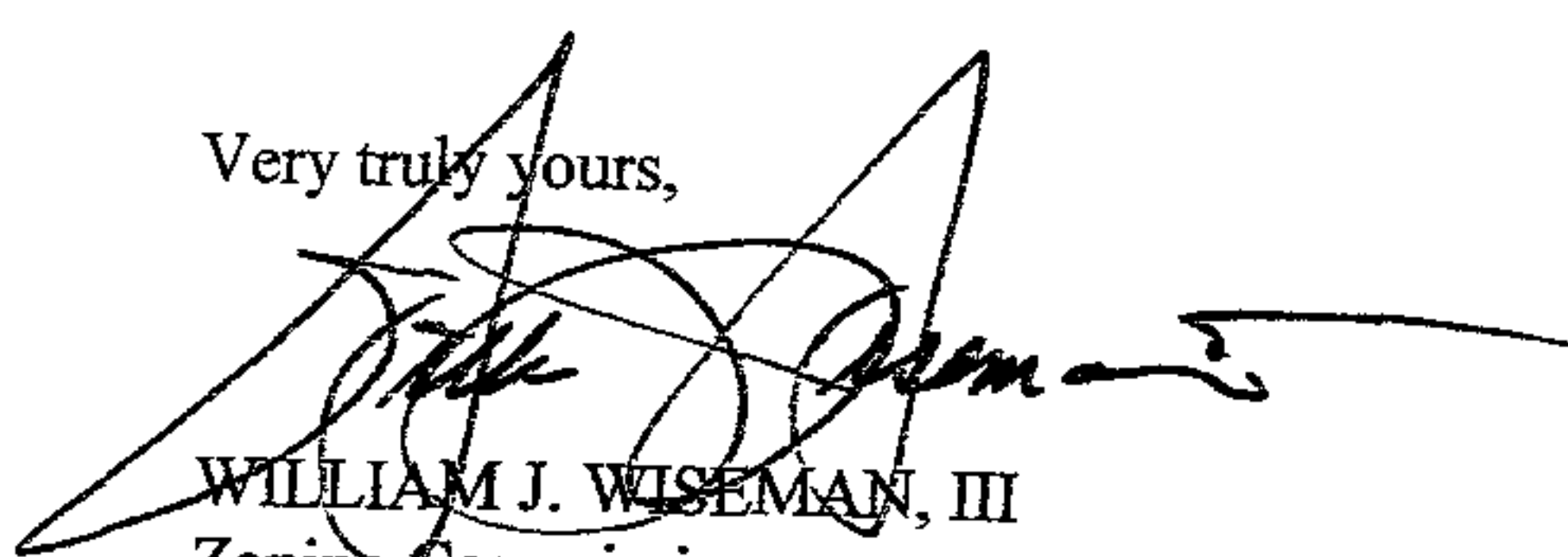
RE: **PETITION FOR ADMINISTRATIVE VARIANCE**  
E/S River Road, 155' S of the c/l Silver Lane  
**(2023 River Road)**  
15<sup>th</sup> Election District – 6<sup>th</sup> Council District  
Paul E. Miller, et ux - Petitioners  
Case No. 05-544-A

Dear Mr. & Mrs. Miller:

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

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:bjs

cc: Ms. Candice Maxwell  
2025 River Road, Baltimore, Md. 21221  
Chesapeake Bay Critical Areas Commission  
1804 West Street, Suite 100, Annapolis, Md. 21401  
DEPRM; Office of Planning; People's Counsel; Case File

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





**CRCA**

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at X 2023 River Road  
which is presently zoned X RC-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 Variance from Section(s) 400 BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE (GARAGE)  
WITH A HEIGHT OF 18' AND LOCATED IN THE SIDEYARD  
IN LIEU OF THE REQUIRED 15' AND REARYARD  
RESPECTIVELY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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.

City

State

Zip Code

**Legal Owner(s):**

Name - Type or Print

Signature

Patricia K Miller

Name - Type or Print

Patricia K Miller

Signature

2023 River Road

410-780-8616

Address

Telephone No.

Baltimore

MD

21221

City

State

Zip Code

**Representative to be Contacted:**

Name

Address

Telephone No.

City

State

Zip Code

PAUL E Miller

2023 River Rd 410 375 1638

BALTIMORE

MD

21221

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10/25/01 day of October, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-544-A

Reviewed By CTM

Date 4/25/05

Estimated Posting Date

5/8/05

ORDER RECEIVED FOR FILING

DATE 10/25/01

By [Signature]

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

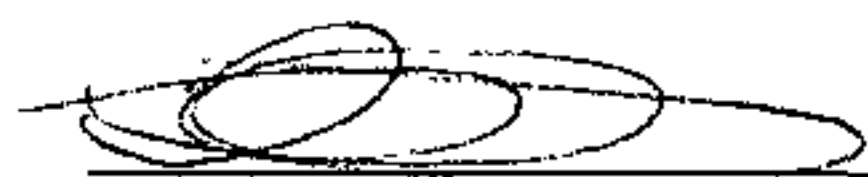
2023 River Road  
Address  
Baltimore MD 21221  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

PAUL AND PATRICA MILLER WOULD LIKE TO APPLY FOR TWO VARIANCES. WE WOULD LIKE TO BUILD A GARAGE TO HOUSE OUR VEHICLES AS WELL AS OUR 28 - FOOT BOAT. WE ARE ASKING FOR A VARIANCE OF 3 ADDITIONAL FEET IN HEIGHT, WHICH WOULD BE 18 FEET TOTAL TO ACCOMMODATE OUR BOAT, WHICH HAS A HEIGHT OF 13 FEET 4 INCHES HIGH. SINCE THIS IS A LARGE INVESTMENT WE WOULD LIKE TO BE ABLE TO KEEP IT UNDER COVER AND AS SECURE AS POSSIBLE.

THE SECOND VARIANCE WOULD BE TO LOCATE THE FRONT OF THE GARAGE EVEN WITH THE FRONT OF OUR HOUSE. THE REASON FOR THIS IS WE HAVE A STORM DRAIN THAT RUNS DIAGONALLY THROUGH OUR PROERTY. THIS WOULD NOT BE COST EFFECTIVE FOR BALTIMORE COUNTY OR US TO TRY AND RELOCATE THIS. BALTIMORE COUNTY DOES NOT HAVE AN EASMENT FOR THE STORM DRAIN. WE ALSO DO NOT WANT TO DISTRUB ANY TREES OR OTHER VEGETATION, WHICH WOULD CHANGE THE FORESTATION OF OUR PROERTY. YOU WILL FIND ENCLOSED PICTURES OF NEIGHBORS WITHIN 1500 FT. OF OUR PORPERTY WITH SIMILAR VARIANCES. WE WOULD APPRECIATE YOUR HELP WITH THIS MATTER. IF YOU HAVE ANY QUESTIONS PLEASE CALL.

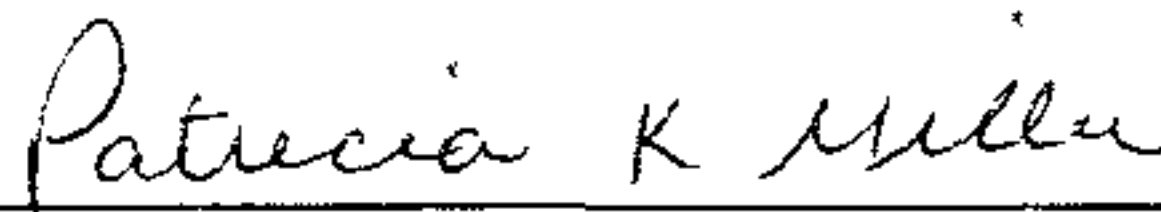
That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

PAUL E Miller

Name - Type or Print



Signature

PATRICIA K. MILLER

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

X  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

X Andrew J. Lease  
Notary Public

My Commission Expires 4-5-05



# **CBCA**

## **Petition for Administrative Variance** **to the Zoning Commissioner of Baltimore County**

for the property located at 2023 River Road  
which is presently zoned RC-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 Variance from Section(s) 400 BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE  
(GARAGE) WITH A HEIGHT OF 18' AND LOCATED IN  
THE SIDEYARD IN LIEU OF THE REQUIRED 15' AND  
REARYARD RESPECTIVELY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### **Legal Owner(s):**

PAUL E Miller  
Name - Type or Print \_\_\_\_\_

[Signature]  
Signature \_\_\_\_\_

Patricia K Miller  
Name - Type or Print \_\_\_\_\_

Patricia K Miller  
Signature \_\_\_\_\_

2023 River Road 410-780-8616  
Address Telephone No.

Baltimore MD 21221  
City State Zip Code

### **Representative to be Contacted:**

PAUL E Miller  
Name \_\_\_\_\_

2023 River Rd 4103751638  
Address Telephone No.

BALTIMORE md 21221  
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

CASE NO. 05-544-A

Reviewed By LTm Date 4/25/05

REV 10/25/01

Estimated Posting Date 5/8/05

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2023 River Road  
Address  
Baltimore MD 21221  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

PAUL AND PATRICA MILLER WOULD LIKE TO APPLY FOR TWO VARIANCES. WE WOULD LIKE TO BUILD A GARAGE TO HOUSE OUR VEHICLES AS WELL AS OUR 28 - FOOT BOAT. WE ARE ASKING FOR A VARIANCE OF 3 ADDITIONAL FEET IN HEIGHT, WHICH WOULD BE 18 FEET TOTAL TO ACCOMMODATE OUR BOAT, WHICH HAS A HEIGHT OF 13 FEET 4 INCHES HIGH. SINCE THIS IS A LARGE INVESTMENT WE WOULD LIKE TO BE ABLE TO KEEP IT UNDER COVER AND AS SECURE AS POSSIBLE.

THE SECOND VARIANCE WOULD BE TO LOCATE THE FRONT OF THE GARAGE EVEN WITH THE FRONT OF OUR HOUSE. THE REASON FOR THIS IS WE HAVE A STORM DRAIN THAT RUNS DIAGONALLY THROUGH OUR PROERTY. THIS WOULD NOT BE COST EFFECTIVE FOR BALTIMORE COUNTY OR US TO TRY AND RELOCATE THIS. BALTIMORE COUNTY DOES NOT HAVE AN EASMENT FOR THE STORM DRAIN. WE ALSO DO NOT WANT TO DISTRUB ANY TREES OR OTHER VEGETATION, WHICH WOULD CHANGE THE FORESTATION OF OUR PROERTY. YOU WILL FIND ENCLOSED PICTURES OF NEIGHBORS WITHIN 1500 FT. OF OUR PORPERTY WITH SIMILAR VARIANCES. WE WOULD APPRECIATE YOUR HELP WITH THIS MATTER. IF YOU HAVE ANY QUESTIONS PLEASE CALL.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
Signature  
PAUL E Miller  
Name - Type or Print

Patricia K Miller  
Signature  
Patricia K Miller  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25<sup>th</sup> day of March, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Andrew J. Lease  
Notary Public

My Commission Expires 4-5-05

### **ZONING DESCRIPTION**

**ZONING DESCRIPTION FOR 2023 RIVER ROAD BALTIMORE, MD 21221.**

**BEGINNING AT A POINT ON THE EAST SIDE OF RIVER ROAD WHICH IS 30'  
WIDE AT A DISTANCE OF 155' SOUTH OF THE CENTERLINE OF THE  
NEAREST IMPROVED INTERSECTING STREET SILVER LANE WHICH IS 30'  
WIDE. \* BEING LOT # 8D, 9D, 10D, IN THE SUBDIVISION OF CEDAR BEACH  
AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 13, FOLIO # 56,  
CONTAINING 26,352 / .61. ALSO KNOWN AS 2023 RIVER ROAD AND  
LOCATED IN THE 15 ELECTION DISTRICT, 6 COUNCILMANIC DISTRICT.**

*H 544*

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 443877

DATE 4/25/05

ACCOUNT 12901 006 6150

AMOUNT \$ 65.40

RECEIVED FROM: PAUL MILLER

FOR: OS - SADA-A

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

PAID RECEIPT

DATE 4/25/05  
AMOUNT \$ 65.40  
RECEIVED BY PAUL MILLER  
RECEIPT # 443877  
REQ. 5 502 (OFFICE) (MILLER)  
IR NO. 443877  
Receipt for \$65.40  
Baltimore County, Maryland

CASHIER'S VALIDATION



# FORMAL DEMAND FOR HEARING

CASE NUMBER: 05-544-A

Address: 2023 River Road

Petitioner(s): Paul Miller

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Candie Maxwell  
Name - Type or Print

(☒) Legal Owner OR (☐) Resident of  
2025 River Rd.  
Address

Baltimore MD 21221  
City State Zip Code

410-687-3832  
Telephone Number

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

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

Candie Maxwell 5/23/05  
Signature Date

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

**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: #05-544-A  
2023 River Road  
E/side of River Road, 155 feet south of centerline of Silver Lane  
15th Election District  
6th Councilmanic District  
Legal Owner(s): Paul E. & Patricia K. Miller  
**Variance:** to permit a detached accessory structure (garage) with a height of 15 feet and located in the sideyard in lieu of the required 15 feet and rear yard respectively.  
**Hearing:** Thursday, July 7, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III  
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/6/687 June 21 55952

## CERTIFICATE OF PUBLICATION

6/22/2005

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 6/21/2005.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 445017

DATE 5/23/05 ACCOUNT RCF-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Con. Max. 11

FOR: Personal hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS AGENCY TIME OFF  
5/23/2005 5/23/05 11:40:07 2  
50 0002 0001 0000 0000  
RECEIPT & AMOUNT 5.00 0000  
Dept 5 500 0000 0000 0000  
R NO. 445017  
Receipt Tot 50.00  
\$ 50.00 15 150.00 00  
Baltimore County - Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date JUNE 19, 2005

RE: Case Number 05-544-A

Petitioner/Developer: PAUL + PATRICIA MILLER / CANDIE MAXWELL / BUCK JONES

Date of (Hearing/Closing). JULY 7, 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 2023 RIVER ROAD

The sign(s) were posted on JUNE 19, 2005  
(Month, Day, Year)

Linda O'Keefe

(Signature of Sign Poster)

LINDA O'KEEFE

(Printed Name of Sign Poster)

523 PENNY LANE

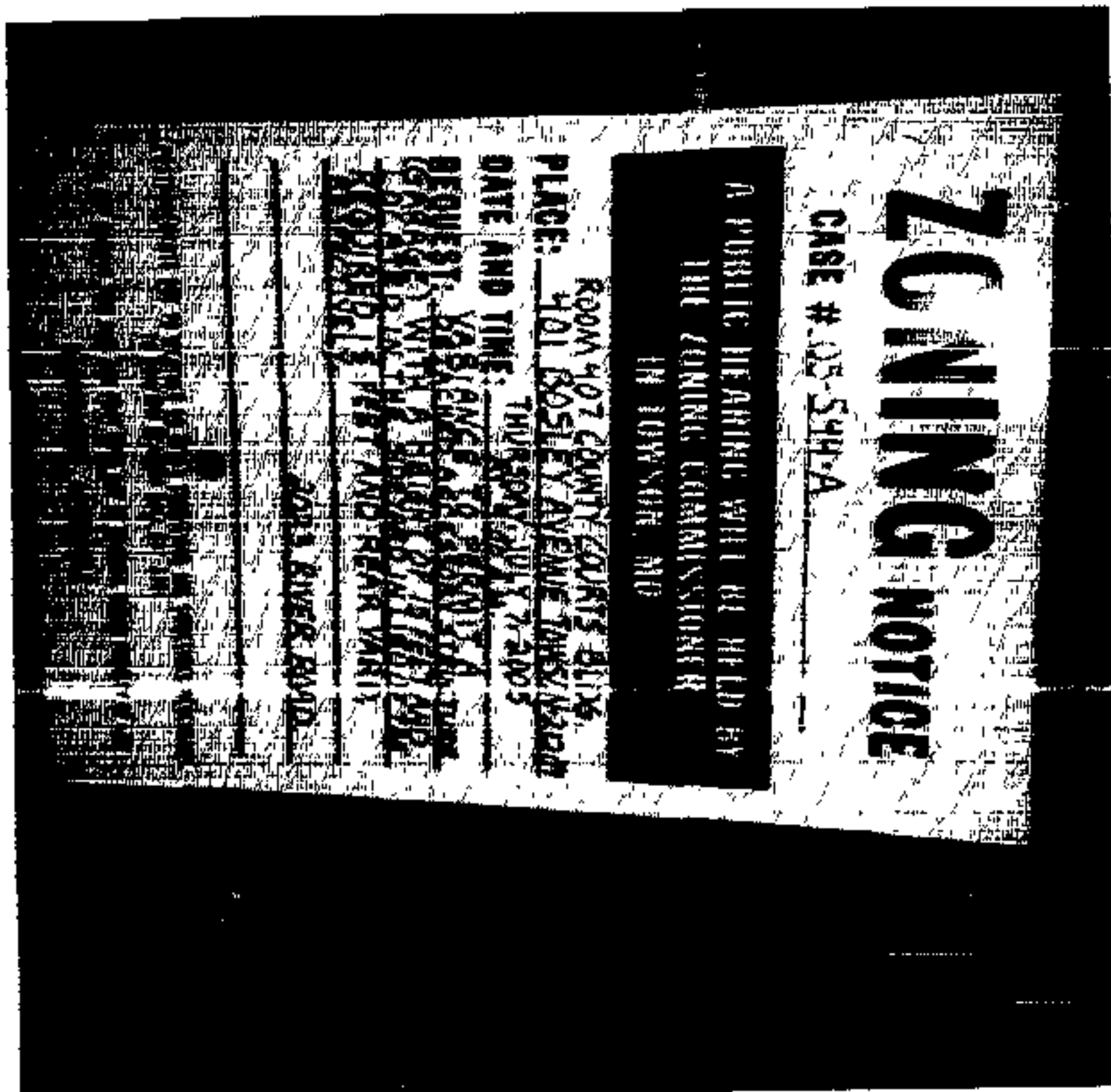
(Street Address of Sign Poster)

HUNT VALLEY MD 21030

(City, State, Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)





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

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

May 24, 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: 05-544-A**

2023 River Road

E/side of River Road, 155 feet south of centerline of Silver Lane

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Paul E. & Patricia K. Miller

Variance to permit a detached accessory structure (garage) with a height of 15 feet and located in the sideyard in lieu of the required 15 feet and rear yard respectively.

Hearing: Thursday, July 7, 2005 at 9:00 a.m. in Room 407, County Courts Building  
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco  
Director

TK:klm

C: Paul & Patricia Miller, 2023 River Road, Baltimore 21221  
Candie Maxwell, 2025 River Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 21, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



**Department of Permits and  
Development Management**

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 24, 2005

Paul E. Miller  
Patricia K. Miller  
2023 River Road  
Baltimore, MD 21221

Dear Mr. & Mrs. Miller:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-544-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand concerning the above proposed administrative procedure on May 23, 2005 by Candie Maxwell.

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

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

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

Very truly yours,

  
W. Carl Richards, Jr.  
Supervisor  
Zoning Review

WCR:klm

C: Candie Maxwell, 2025 River Road, Baltimore 21221

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



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, June 21, 2005 Issue - Jeffersonian

Please forward billing to:  
Paul & Patricia Miller  
2023 River Road  
Baltimore, MD 21221

410-780-8616

---

## 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: 05-544-A**

2023 River Road

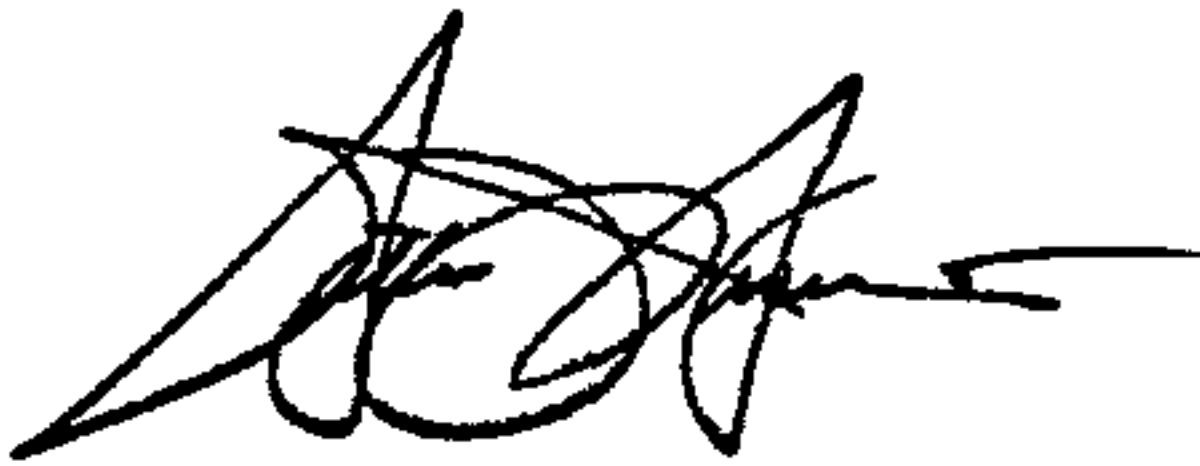
E/side of River Road, 155 feet south of centerline of Silver Lane

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Paul E. & Patricia K. Miller

Variance to permit a detached accessory structure (garage) with a height of 15 feet and located in the sideyard in lieu of the required 15 feet and rear yard respectively.

Hearing: Thursday, July 7, 2005 at 9:00 a.m. in Room 407, County Courts Building  
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III  
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.

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 05- 544 -A Address 2023 RIVER RD

Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 4/25/05 Posting Date: 5/8/05 Closing Date: 5/23/05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 05- 544 -A Address 2023 RIVER RD

Petitioner's Name PAUL MILLER Telephone \_\_\_\_\_

Posting Date: 5/8/05 Closing Date: 5/23/05

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE (GARAGE)  
WITH A HEIGHT OF 18' AND LOCATED IN THE SIDEYARD  
IN LIEU OF THE REQUIRED 15' AND REARYARD  
RESPECTIVELY.

WCR - Revised 6/25/04

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: 05-544-A

Petitioner: Paul Miller

Address or Location: 2023 River Road Balto, MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul & Patricia Miller

Address: 2023 River Road

Baltimore, MD 21221

Telephone Number: 410-780-8616

**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*

June 27, 2005

Paul E. Miller  
Patricia K. Miller  
2023 River Road  
Baltimore, Maryland 21221

Dear Mr. and Mrs. Miller:

RE: Case Number: 05-544-A, 2023 River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 25, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



**Department of Permits and  
Development Management**

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



**Baltimore County**

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

May 23, 2005

Paul E. Miller  
Patricia K. Miller  
2023 River Road  
Baltimore, Maryland 21221

Dear Mr. and Mrs. Miller:

RE: Case Number: 05-544-A, 2023 River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 25, 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.", written 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](http://www.baltimorecountyonline.info)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director                      DATE: May 16, 2005  
Department of Permits & Development  
Management

FROM: Dennis Kennedy, <sup>DAK</sup> Acting Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
For May 16, 2005  
Item No. 544

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

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

The flood protection elevation for this site is 10.4.

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

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

The building engineer shall require a permit for this project.

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

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

DAK:CEN:clw  
Cc: file  
ZAC-ITEM NO 544-05162005.doc

BW  
7/7

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr

DATE: June 14, 2005

SUBJECT: Zoning Item # 05-544  
Address 2023 River Road

RECEIVED

JUN 14 2005

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of January May 9, 2005

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

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

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

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

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

Additional Comments:

This Property must comply with forested areas, minimum forest retention acreage and the Maximum Impervious Surface limits. For additional information, please contact the Environmental Impact Review Section of this Department.

Reviewer: Mike Kulis, Sue Farrinetti Date: June 14, 2005

BW 7/7

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** May 22, 2005

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

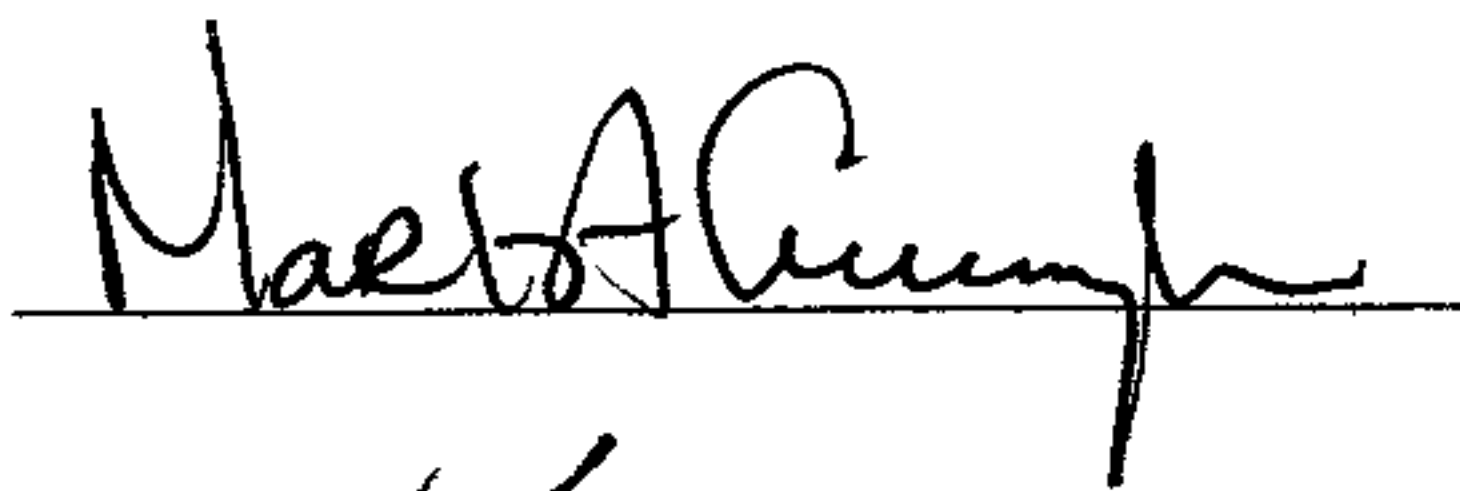
**SUBJECT:** 5-544 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 18 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

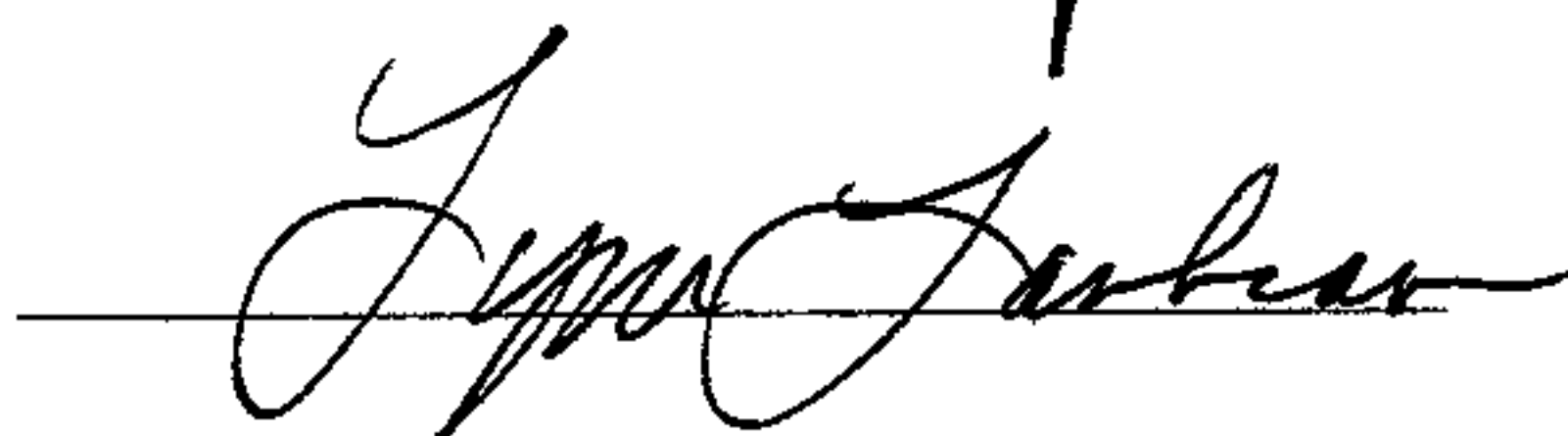
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Submit elevations (all sides) of the proposed accessory structure to his office for review and approval prior to the issuance of any building permit.

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

**Prepared by:**



**Section Chief:**



AFK/LL: MAC

RECEIVED

MAY 24 2005

ZONING COMMISSIONER

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



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

Maryland Department of Transportation

Date: 5.6.05

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

RE: Baltimore County  
Item No. 544 LTM

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](mailto:lgredlein@sha.state.md.us)).

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. D. Foster', written in a cursive style.

Steven D. Foster, Chief  
Engineering Access Permits Division

DATE: 05/23/2005

STANDARD ASSESSMENT INQUIRY (1)

TIME: 13:21:07

| PROPERTY NO.   | DIST | GROUP | CLASS | OCC.                            | HISTORIC | DEL | LOAD DATE |
|----------------|------|-------|-------|---------------------------------|----------|-----|-----------|
| 21 00 013271   | 15   | 3-0   | 04-00 | H                               | NO       |     | 05/02/05  |
| MAXWELL CANDIE |      |       |       | DESC-1.. IMPSLTS 6D-7D .2917 AC |          |     |           |
|                |      |       |       | DESC-2.. CEDAR BEACH            |          |     |           |
| 2025 RIVER RD  |      |       |       | PREMISE. 02025 RIVER RD         |          |     |           |

00000-0000

BALTIMORE MD 21221-6131 FORMER OWNER: MAXWELL CANDIE AKA CANDIS

----- FCV ----- PHASED IN -----

|       | PRIOR  | PROPOSED |         | CURR   | CURR   | PRIOR  |
|-------|--------|----------|---------|--------|--------|--------|
| LAND: | 33,420 | 33,420   |         | FCV    | ASSESS | ASSESS |
| IMPV: | 31,720 | 34,780   | TOTAL.. | 68,200 | 68,200 | 67,180 |
| TOTL: | 65,140 | 68,200   | PREF... | 0      | 0      | 0      |
| PREF: | 0      | 0        | CURT... | 68,200 | 68,200 | 67,180 |
| CURT: | 65,140 | 68,200   | EXEMPT. |        | 0      | 0      |
| DATE: | 10/99  | 07/02    |         |        |        |        |

---- TAXABLE BASIS ---- FM DATE

|         |        |          |
|---------|--------|----------|
| ASSESS: | 68,200 | 02/26/05 |
| ASSESS: | 67,180 |          |
| ASSESS: | 0      |          |

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Case No.:

05-544 A

## Exhibit Sheet

Petitioner/Developer

Protestant

|        |                                                                                                            |                                               |
|--------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| No. 1  | SITE PLAN                                                                                                  | HAND WRITTEN LETTER TO<br>ZONING COMMISSIONER |
| No. 2  | ZONING ENFORCEMENT<br>Citation                                                                             |                                               |
| No. 3  | Protestants / Petitioners<br>DEED                                                                          |                                               |
| No. 4  | PHOTOGRAPHS<br><del>Dept. Assessment, taxation</del>                                                       |                                               |
| No. 5  | <del>DEPT. OF ASSESSMENTS</del><br><del>Court Resolution</del> AND taxation<br><del>Property Dispute</del> |                                               |
| No. 6  | Property DISPUTE<br>Resolution & Ct order                                                                  |                                               |
| No. 7  |                                                                                                            |                                               |
| No. 8  |                                                                                                            |                                               |
| No. 9  |                                                                                                            |                                               |
| No. 10 |                                                                                                            |                                               |
| No. 11 |                                                                                                            |                                               |
| No. 12 |                                                                                                            |                                               |

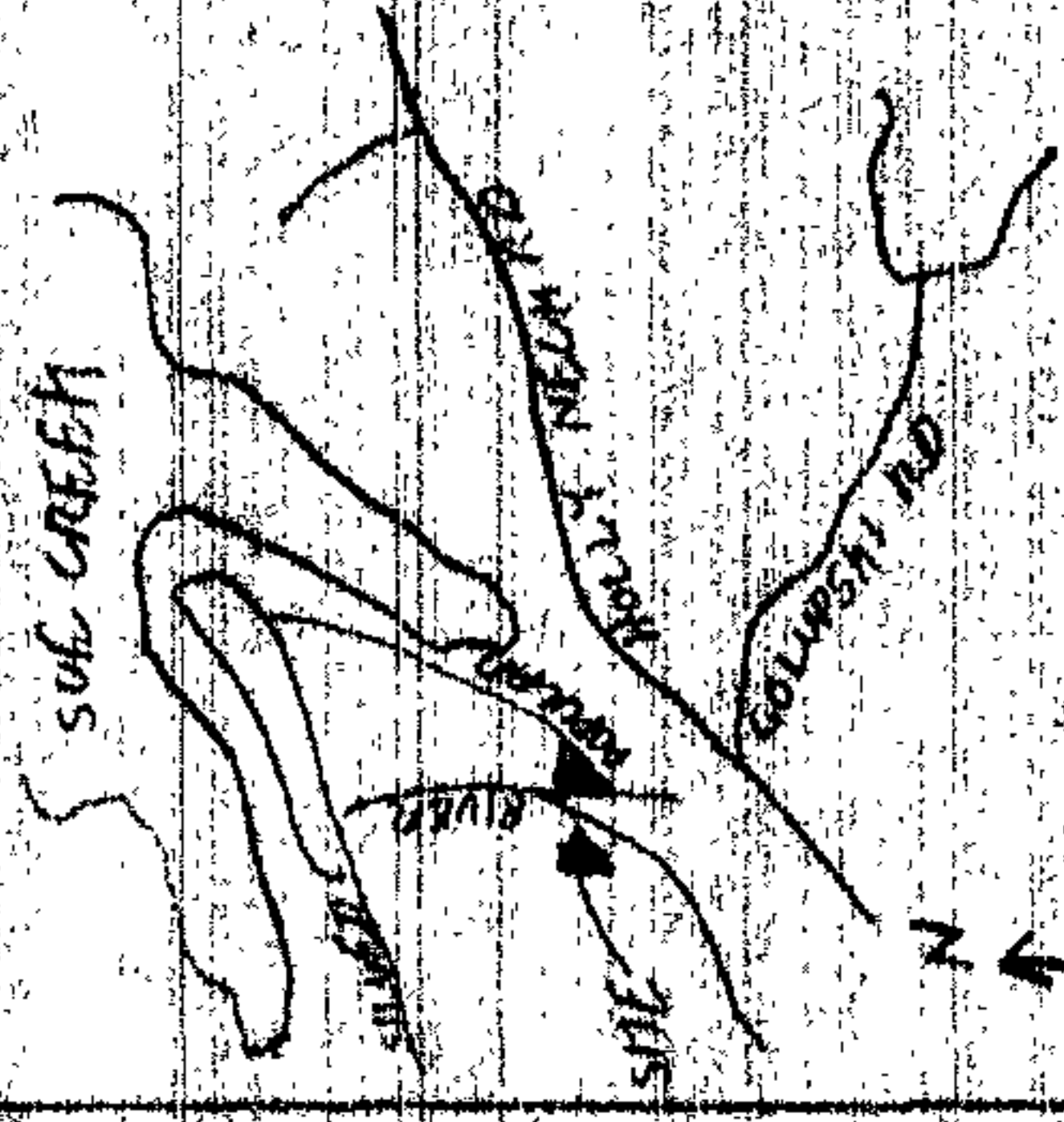
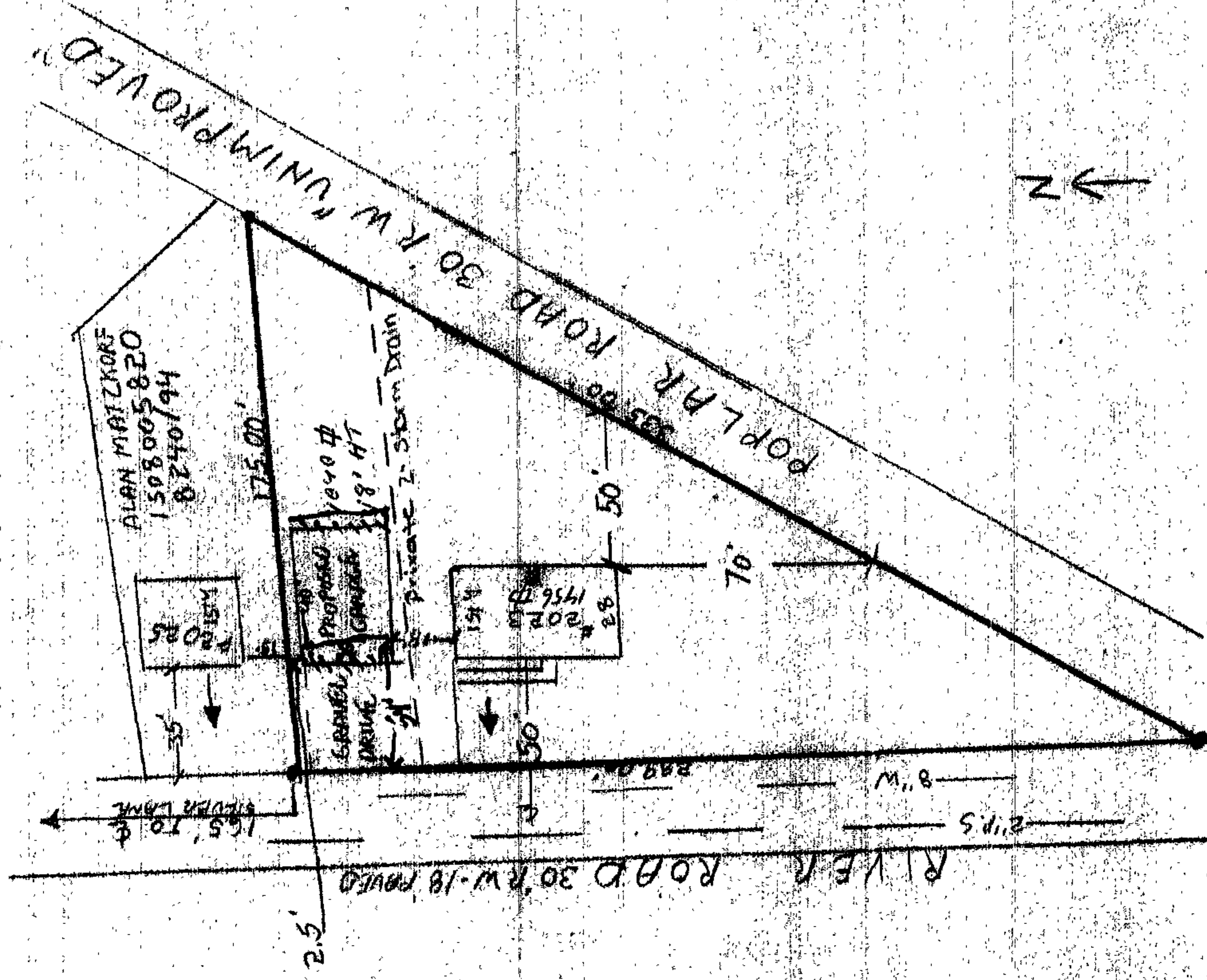
PLAY TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒

PROPERTY ADDRESS 2023 RIVER ROAD, 21221

SUBDIVISION NAME CEDAR BLANCH

Plot Book # 13 Field # 59 Lots # 20, 9, 0, 16-D

EDGARISH MILLER  
OWNER


$$0.001 = 1 \text{ mg/L}$$

LOCATION INFORMATION

FICTION DISTRICT; 15

**TOUCH SCREEN, 6**

1990

1. The first step in the process of the development of a new product is the identification of a market need. This is often done through market research, which can be conducted in a variety of ways, including surveys, focus groups, and interviews. The goal is to understand what customers want and need, and to identify any gaps in the current market.

# 24007 ZEMING-KG5

109-275101

[illegible]

THE

**THE**

CHESINGE BAY COLLEGE

1968 YEAR RECORD PLANNING

# HISTORIC PAGE 1

*Belmont*

6-47349

90-435-9

# 926801

2020-21-100

1950年10月1日

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

一、關於「中國共產黨」  
 二、關於「中國革命」  
 三、關於「中國前途」  
 四、關於「中國青年」  
 五、關於「中國婦女」  
 六、關於「中國兒童」  
 七、關於「中國教育」  
 八、關於「中國經濟」  
 九、關於「中國政治」  
 十、關於「中國文化」  
 十一、關於「中國藝術」  
 十二、關於「中國科學」  
 十三、關於「中國宗教」  
 十四、關於「中國法律」  
 十五、關於「中國道德」  
 十六、關於「中國習慣」  
 十七、關於「中國風俗」  
 十八、關於「中國語言」  
 十九、關於「中國文字」  
 二十、關於「中國歷史」  
 二十一、關於「中國地理」  
 二十二、關於「中國氣候」  
 二十三、關於「中國物產」  
 二十四、關於「中國交通」  
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| 姓名  | 性别 | 年龄 | 籍贯 | 职业   | 文化程度 | 健康状况 | 婚姻状况 | 子女情况 | 其他 |
|-----|----|----|----|------|------|------|------|------|----|
| 王德胜 | 男  | 45 | 山东 | 工人   | 高中   | 良好   | 已婚   | 2子1女 |    |
| 李秀英 | 女  | 38 | 河北 | 教师   | 大学   | 良好   | 已婚   | 1子1女 |    |
| 张国强 | 男  | 52 | 河南 | 农民   | 初中   | 一般   | 已婚   | 3子2女 |    |
| 赵红梅 | 女  | 41 | 江苏 | 医生   | 大专   | 良好   | 已婚   | 1子1女 |    |
| 刘伟明 | 男  | 35 | 浙江 | 工程师  | 本科   | 良好   | 已婚   | 1子1女 |    |
| 陈丽娟 | 女  | 48 | 安徽 | 护士   | 中专   | 良好   | 已婚   | 2子1女 |    |
| 周建辉 | 男  | 55 | 湖北 | 干部   | 高中   | 一般   | 已婚   | 2子1女 |    |
| 吴晓芳 | 女  | 32 | 四川 | 会计   | 大专   | 良好   | 已婚   | 1子1女 |    |
| 孙志远 | 男  | 43 | 湖南 | 工人   | 初中   | 一般   | 已婚   | 2子1女 |    |
| 郑金凤 | 女  | 46 | 江西 | 教师   | 大学   | 良好   | 已婚   | 1子1女 |    |
| 马长贵 | 男  | 50 | 山西 | 农民   | 小学   | 一般   | 已婚   | 3子2女 |    |
| 徐美玲 | 女  | 39 | 广东 | 医生   | 本科   | 良好   | 已婚   | 1子1女 |    |
| 郭永强 | 男  | 44 | 广西 | 工人   | 高中   | 良好   | 已婚   | 2子1女 |    |
| 何小娟 | 女  | 36 | 福建 | 教师   | 大专   | 良好   | 已婚   | 1子1女 |    |
| 周国强 | 男  | 51 | 云南 | 干部   | 初中   | 一般   | 已婚   | 2子1女 |    |
| 吴晓芳 | 女  | 42 | 贵州 | 护士   | 中专   | 良好   | 已婚   | 1子1女 |    |
| 孙志远 | 男  | 47 | 海南 | 工人   | 小学   | 一般   | 已婚   | 3子2女 |    |
| 郑金凤 | 女  | 40 | 重庆 | 教师   | 大学   | 良好   | 已婚   | 1子1女 |    |
| 马长贵 | 男  | 53 | 四川 | 农民   | 初中   | 一般   | 已婚   | 2子1女 |    |
| 徐美玲 | 女  | 37 | 湖南 | 医生   | 大专   | 良好   | 已婚   | 1子1女 |    |
| 郭永强 | 男  | 45 | 湖北 | 工人   | 高中   | 良好   | 已婚   | 2子1女 |    |
| 何小娟 | 女  | 34 | 江西 | 教师   | 本科   | 良好   | 已婚   | 1子1女 |    |
| 周国强 | 男  | 54 | 安徽 | 干部   | 初中   | 一般   | 已婚   | 2子1女 |    |
| 吴晓芳 | 女  | 43 | 浙江 | 护士   | 中专   | 良好   | 已婚   | 1子1女 |    |
| 孙志远 | 男  | 48 | 江苏 | 工人   | 小学   | 一般   | 已婚   | 3子2女 |    |
| 郑金凤 | 女  | 41 | 山东 | 教师   | 大学   | 良好   | 已婚   | 1子1女 |    |
| 马长贵 | 男  | 56 | 河南 | 农民   | 初中   | 一般   | 已婚   | 2子1女 |    |
| 徐美玲 | 女  | 38 | 河北 | 医生   | 大专   | 良好   | 已婚   | 1子1女 |    |
| 郭永强 | 男  | 46 | 山西 | 工人   | 高中   | 良好   | 已婚   | 2子1女 |    |
| 何小娟 | 女  | 35 | 广东 | 教师   | 本科   | 良好   | 已婚   | 1子1女 |    |
| 周国强 | 男  | 57 | 广西 | 干部   | 初中   | 一般   | 已婚   | 2子1女 |    |
| 吴晓芳 | 女  | 44 | 福建 | 护士   | 中专   | 良好   | 已婚   | 1子1女 |    |
| 孙志远 | 男  | 49 | 云南 | 工人   | 小学   | 一般   | 已婚   | 3子2女 |    |
| 郑金凤 | 女  | 42 | 贵州 | 教师   | 大学   | 良好   | 已婚   | 1子1女 |    |
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| 何小娟 | 女  | 36 | 江西 | 教师   | 本科   | 良好   | 已婚   | 1子1女 |    |
| 周国强 | 男  | 59 | 安徽 | 干部   | 初中   | 一般   | 已婚   | 2子1女 |    |
| 吴晓芳 | 女  | 45 | 浙江 | 护士   | 中专   | 良好   | 已婚   | 1子1女 |    |
| 孙志远 | 男  | 50 | 江苏 | 工人   | 小学   | 一般   | 已婚   | 3子2女 |    |
| 郑金凤 | 女  | 43 | 山东 | 教师   | 大学   | 良好   | 已婚   | 1子1女 |    |
| 马长贵 | 男  | 60 | 河南 | 农民   | 初中   | 一般   | 已婚   | 2子1女 |    |
| 徐美玲 | 女  | 40 | 河北 | 医生   | 大专   | 良好   | 已婚   | 1子1女 |    |
| 郭永强 | 男  | 48 | 山西 | 工人   | 高中   | 良好   | 已婚   | 2子1女 |    |
| 何小娟 | 女  | 37 | 广东 | 教师   | 本科   | 良好   | 已婚   | 1子1女 |    |
| 周国强 | 男  | 61 | 广西 | 干部   | 初中   | 一般   | 已婚   | 2子1女 |    |
| 吴晓芳 | 女  | 46 | 福建 | 护士   | 中专   | 良好   | 已婚   | 1子1女 |    |
| 孙志远 | 男  | 51 | 云南 | 工人   | 小学   | 一般   | 已婚   | 3子2女 |    |
| 郑金凤 | 女  | 44 | 贵州 | 教师</ |      |      |      |      |    |

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**PETITIONER'S**

EXHIBIT NO. 7

# MILLER'S SIZE PLAN

5-11-2004

**WELLS**

SITE PLAN FOR A 30' W X 40' D X 16' FT GARAGE



Baltimore County  
Department of Permits and  
Development Management

Code Inspections and Enforcement  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Code Enforcement: 410-887-3351  
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620  
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

|                              |                              |                     |
|------------------------------|------------------------------|---------------------|
| Citation/Case No.<br>05-1852 | Property No.<br>24-00-007168 | Zoning:<br>RES. R-5 |
|------------------------------|------------------------------|---------------------|

Name(s): PAUL + PATRICIA MILLER

Address: 2023 RIVER RD - EAITO. MD - 21221

Violation Location: SAME

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCCR 101.102.1, 415A, 1801A

BCC 35-2-301, IRC R105

OBTAIN A BUILDING PERMIT FOR  
6' FENCE

RECREATIONAL VEHICLES (IE BOAT +  
TRAILER) MUST BE PARKED IN  
THE SIDE OR REAR AT LEAST 8'  
BEHIND THE FRONT LINE OF THE  
HOUSE (AND MUST HAVE A CURRENT  
TAG AND BE 2 1/2' FROM SIDE PROPERTY  
LINES)

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

|                         |                         |
|-------------------------|-------------------------|
| On or Before:<br>4-5-05 | Date Issued:<br>3-21-05 |
|-------------------------|-------------------------|

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: DAVID J TAYLOR

INSPECTOR: *W. J. Taylor*

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:

PETITIONER'S

INSPECTOR: \_\_\_\_\_

EXHIBIT NO. 2

PAUL E. MILLER  
PATRICIA K. MILLER  
2023 River Road  
Baltimore, Maryland 21221

Plaintiffs

v.

CANDICE MAXWELL, A/K/A  
CANDY MAXWELL A/K/A  
CANDIE MAXWELL  
2025 River Road  
Baltimore, Maryland 21221

Defendant

\* IN THE  
\* CIRCUIT COURT  
\* FOR  
\* BALTIMORE COUNTY  
\* CASE NO.:  
\*  
\*  
\*

\* \* \* \* \*

**COMPLAINT FOR POSSESSION OF REAL PROPERTY**

Paul E. Miller and Patricia K. Miller, Plaintiffs, by Anthony J. DiPaula and DiPaula & Sullivan, LLC, their attorneys, sues Candice Maxwell a/k/a Candy Maxwell a/k/a Candie Maxwell, Defendant, for possession of certain real property, and in support thereof, represent unto this Honorable Court:

1. That this is an action for possession of real property, formally ejectment, pursuant to Maryland Real Property Code Ann. §14-108.1.
2. That Plaintiffs are residents of Baltimore County, Maryland.
3. That Defendant is a resident of Baltimore County, Maryland.
4. That by virtue of a Deed dated October 4, 2002 and recorded among the Land Records of Baltimore County in Liber SM No. 16943, Folio 610, Plaintiffs are the owners of all that property known and designated as Lot Nos. 8D, 9D and 10D, Subdivision of Plat No. 3, which Plat is entitled, "Cedar Beach", and which Plat is recorded among the Land Records of Baltimore County in Plat Book CHK No. 13, Folio 59. The real property at issue in this case is a portion of Lot 8D. A copy of the title Deed is attached hereto as Exhibit A.

*Petitioners  
Exhibit 3*

5. That by virtue of a Deed dated May 5, 1992 and recorded among the Land Records of Baltimore County in Liber SM No. 9214, Folio 10, the Defendant, Maxwell and one Betty Lou Weber, became the owners of all that property known and designated as Lot Nos. 6D and 7D, under the same Plat as Plaintiffs. By subsequent Deed dated November 27, 2001 and recorded among the Land Records of Baltimore County in Liber SM No. 15824, Folio 256, the Defendant herein, Maxwell, became a life tenant of Lots 6D and 7D, with full powers of sale and disposition, and remainder unto Betty Lou Weber. A copy of that most current Deed is attached hereto and incorporated herein by reference as Exhibit B.

6. That Defendant is in wrongful possession of a portion of Lot 8D, parking vehicles, some inoperable, and a motor home, on property that clearly belongs to the Plaintiffs.

7. That formal demand has been made upon the Defendant to remove her possessions from the property and to relinquish possession of same to the Plaintiffs, however, the Defendant has failed to do so.

8. That Plaintiffs are entitled to immediate possession of all of Lot 8D, including that portion currently occupied by the Defendant and/or her personalty.

9. That as a result of Defendant's conduct, Plaintiffs have suffered damages and loss of mesne profits.

WHEREFORE, Plaintiffs demand the recovery of the real property described herein, and \$50,000.00 compensatory damages, plus interest, attorney's fees and costs.

  
\_\_\_\_\_  
Anthony J. DiPaula  
DiPaula & Sullivan, LLC  
34 S. Main Street  
Bel Air, Maryland 21014  
410-893-4255  
Attorneys for Plaintiffs

Property Tax Account No.: 15-08-005220, 15-02-006020, & 15-02-006021  
File No.: 02/8609

**THIS DEED**, Made this 4<sup>th</sup> Day of October, in the year Two Thousand Two, by and between MARK W. DICKERSON, Party of the first part, of Baltimore County, State of Maryland, and PAUL (EDDIE) MILLER and PATRICIA MILLER, his wife, parties of the second part.

**WITNESSETH**, That in consideration of the sum of FIFTY-FIVE THOUSAND SIX HUNDRED AND 00/100THS (\$55,600.00) DOLLARS, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part, does hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives, heirs 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:

BEGINNING FOR THE SAME and being known and designated as Lot Nos. 8D, 9D, and 10D, Subdivision of Plat No. 3, which Plat is entitled, "Cedar Beach" 40 feet by 150 feet fronts 40 feet on northwest side of Poplar Road, 340 feet Northeast of River Road, which Plat is recorded among the Land Records of Baltimore County in Plat Book CHK No. 13, folio 59.

BEING three of the lots of ground described in a Deed dated May 19, 1989 and recorded among the Land Records of Baltimore County in Liber SM 8188 folio 563 was granted and conveyed by Edward L. Taylor unto Mark W. Dickerson and Doris A. Dickerson.

The said Doris A. Dickerson having departed this life on or about January 1, 1995, thereby vesting title in Mark W. Dickerson, surviving joint tenant.

**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/heirs and assigns, in fee simple forever.

AND the said party of the first part hereby covenant 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 the said Grantor

TEST:

*[Signature]*

*[Signature]* (SEAL)  
MARK W. DICKERSON

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 4<sup>th</sup> Day of October, 2002, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared MARK W. DICKERSON, 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.

*[Signature]*  
Kim D. Albright

Notary Public



My Commission expires: August 1, 2003

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

*[Signature]*  
Mark S. Sheffield, Attorney

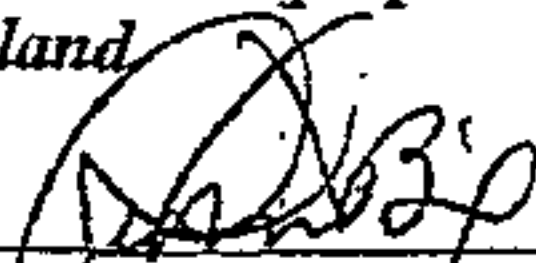
AFTER RECORDING, RETURN TO:

GOLDSTAR TITLE COMPANY  
826 Eastern Boulevard

PLEASE RETURN TO:  
John W. Browning  
Royston, Mueller, McLean & Reid, LLP  
102 West Pennsylvania Avenue  
Towson, Maryland 21204  
File No. 21,997

TAX ID NUMBER: 21-00-013271

*I HEREBY CERTIFY, that this instrument was prepared by an attorney admitted to practice before the Court of Appeals for the State of Maryland*

  
\_\_\_\_\_  
John W. Browning, Attorney

THIS DEED is made this 27th day of November, 2001, by and between CANDIE MAXWELL, a/k/a CANDIS MAXWELL, a/k/a CANDY MAXWELL and BETTY LOU WEBER, her mother, ("Grantors"), and CANDIE MAXWELL ("Grantee").

WITNESSETH that in consideration of the love and affection of a mother for her daughter, and no other consideration, which is exempt transfer pursuant to Section 12-108(c) of the Tax Property Article of the Annotated Code of Maryland, as amended, the Grantors hereby grant and convey to the Grantee, her personal representatives and assigns, for and during the term of her natural life, with the powers hereinafter fully set out, and with the remainder over as hereinafter provided, in fee simple, all that lot of ground situate in Baltimore County, Maryland, and described as follows, that is to say (hereinafter the "Property"):

**BEGINNING FOR THE SAME** and being known and designated as Lots 6D and 7D, Subdivision Plat No. 3, which Plat is entitled "Cedar Beach", and is recorded among the Land Records of Baltimore County in Plat Book C.H.K. No. 13, folio 59.

The improvements thereon being known as No. 2025 River Road.

**BEING** the same property which by Deed dated May 5, 1992, and recorded among the Land Records of Baltimore County in Liber S.M. No. 9214, folio 10, was granted and conveyed by Robert G. Lembach, Trustee; to Candie Maxwell, a/k/a Candis Maxwell, a/k/a Candy Maxwell and Betty Lou Weber, the Grantors herein.

**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 unto and to the use and benefit of the said Grantee, her personal representatives and assigns, for and during the term of her natural life with full power to sell, mortgage, lease or otherwise dispose of said lot of

application of the purchase money, and from and immediately after the death of said Grantee, then as to so much of said property as may not have been disposed of by the said Grantee, in her lifetime, under the aforesaid powers, unto her mother, BETTY LOU WEBER, her personal representatives and assigns, in fee simple, forever.

AND the Grantors 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 warrant specially the property hereby granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors the day and year first above-written.

WITNESS:

Robert B. Hardy

Candie Maxwell (SEAL)  
CANDIE MAXWELL  
a/k/a Candis Maxwell  
a/k/a Candy Maxwell

Paul H. Cashman

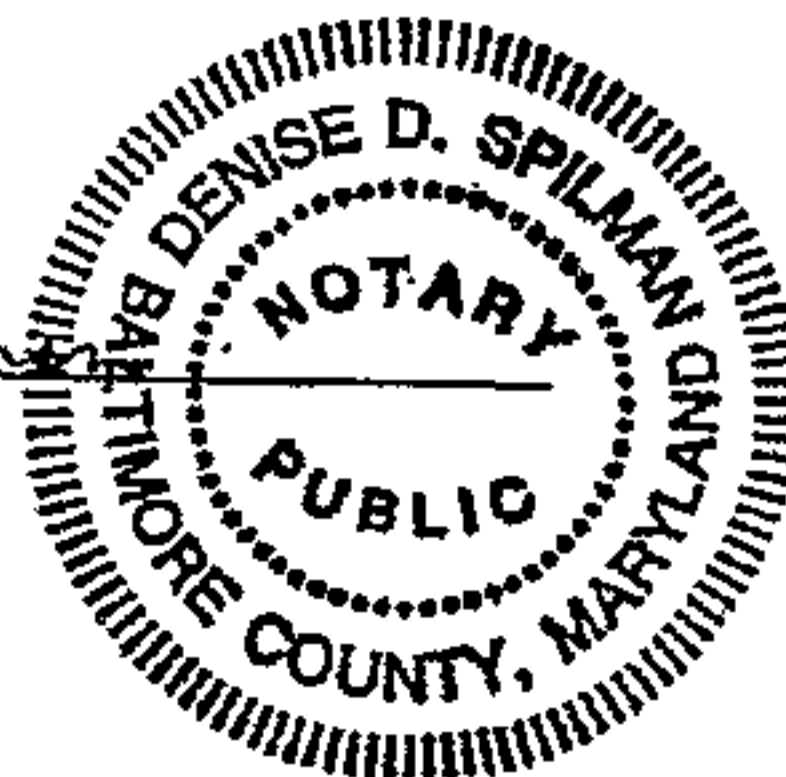
Betty Lou Weber (SEAL)  
BETTY LOU WEBER

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY that on this 27th day of November, 2001, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared Candie Maxwell, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained as her act and deed.

WITNESS my hand and Notarial Seal.

Denise D. Spilman  
Notary Public



My commission expires: 4/1/03

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY that on this 28th day of November, 2001, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared Betty Lou Weber, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained as her act and deed.

WITNESS my hand and Notarial Seal.

// //

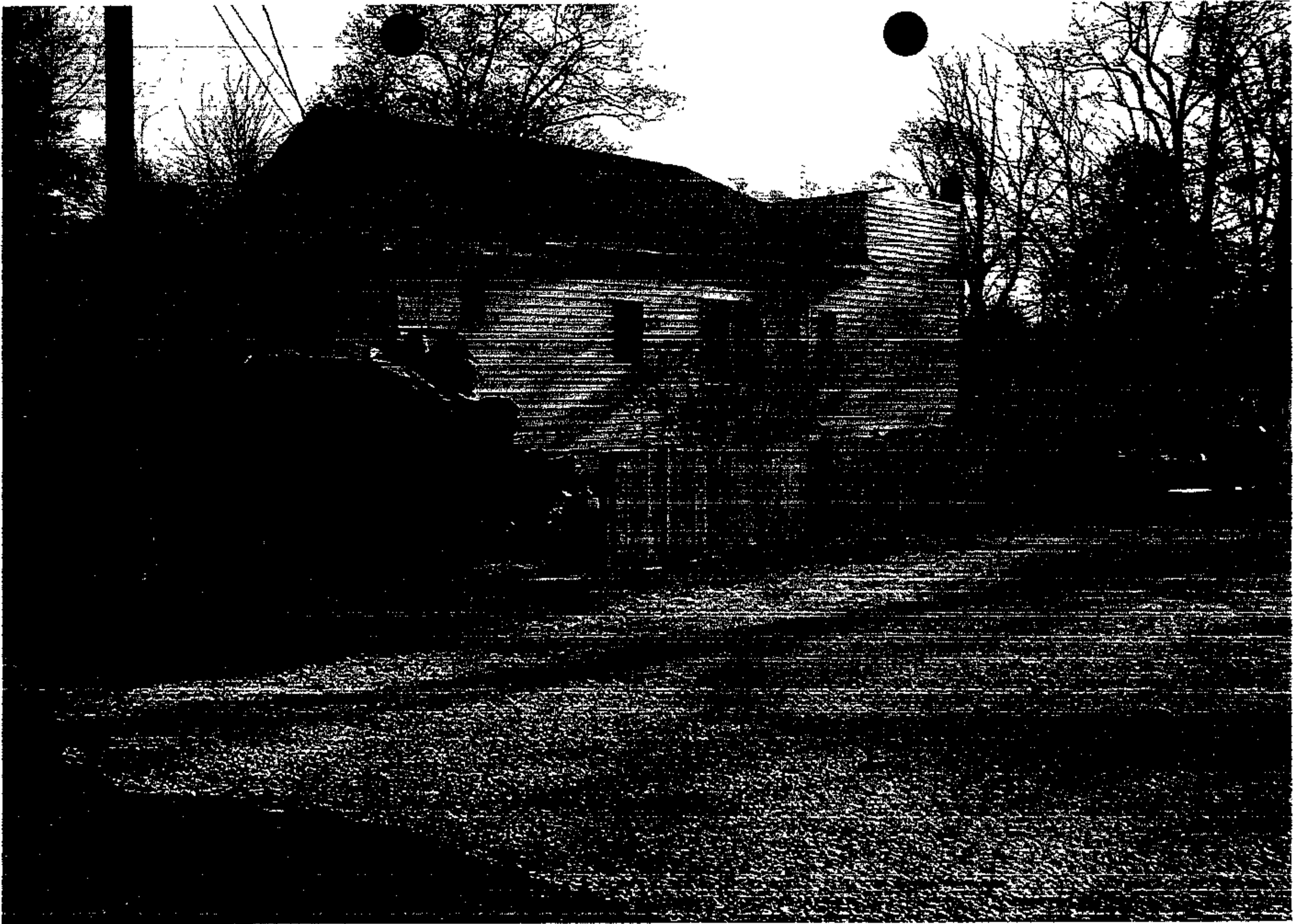


**STANDING ON RIVER ROAD LOOKING INTO LOT WHERE PROPOSED  
GARAGE WILL BE BUILT.**

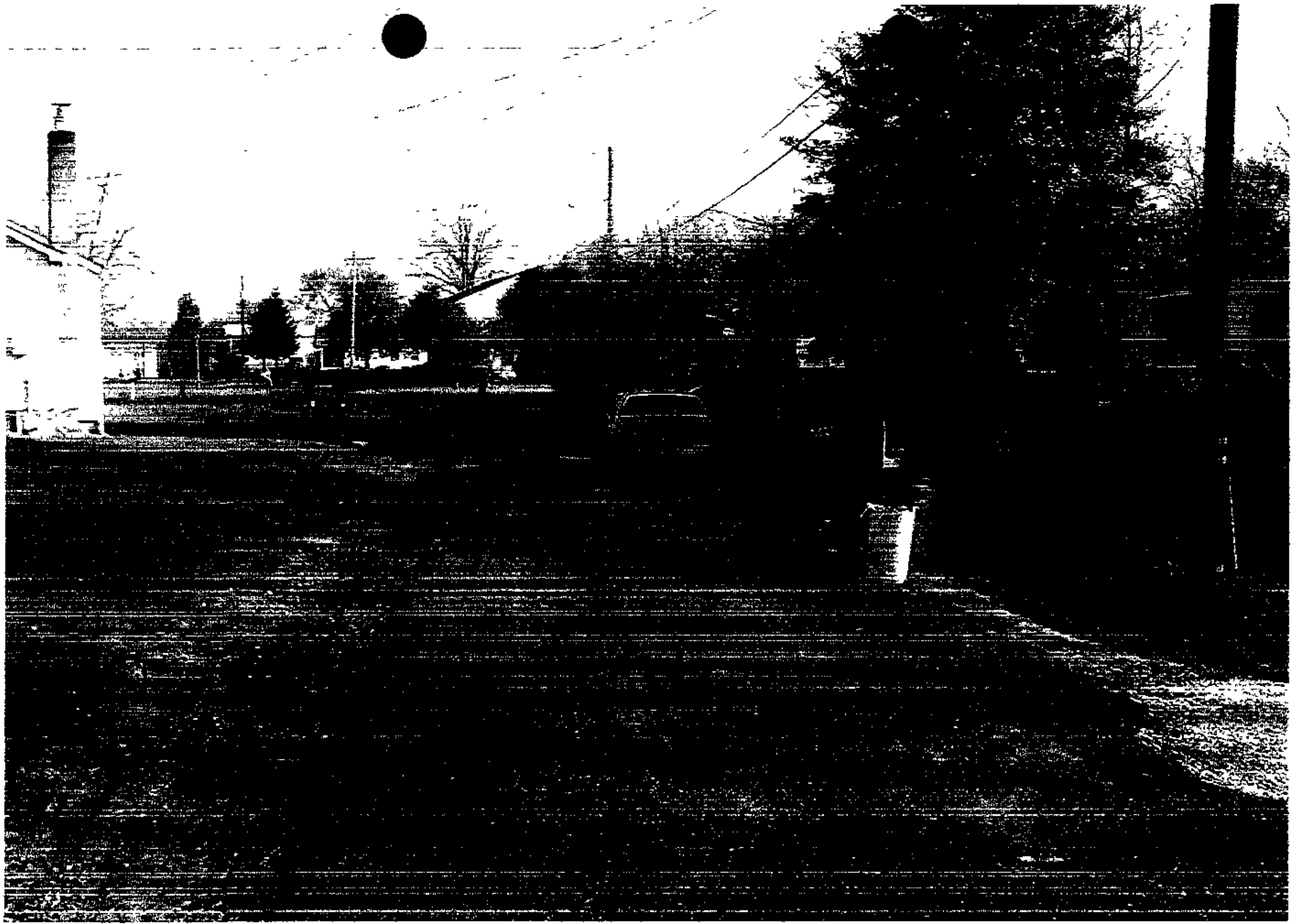
**PETITIONER'S**

**EXHIBIT NO.**

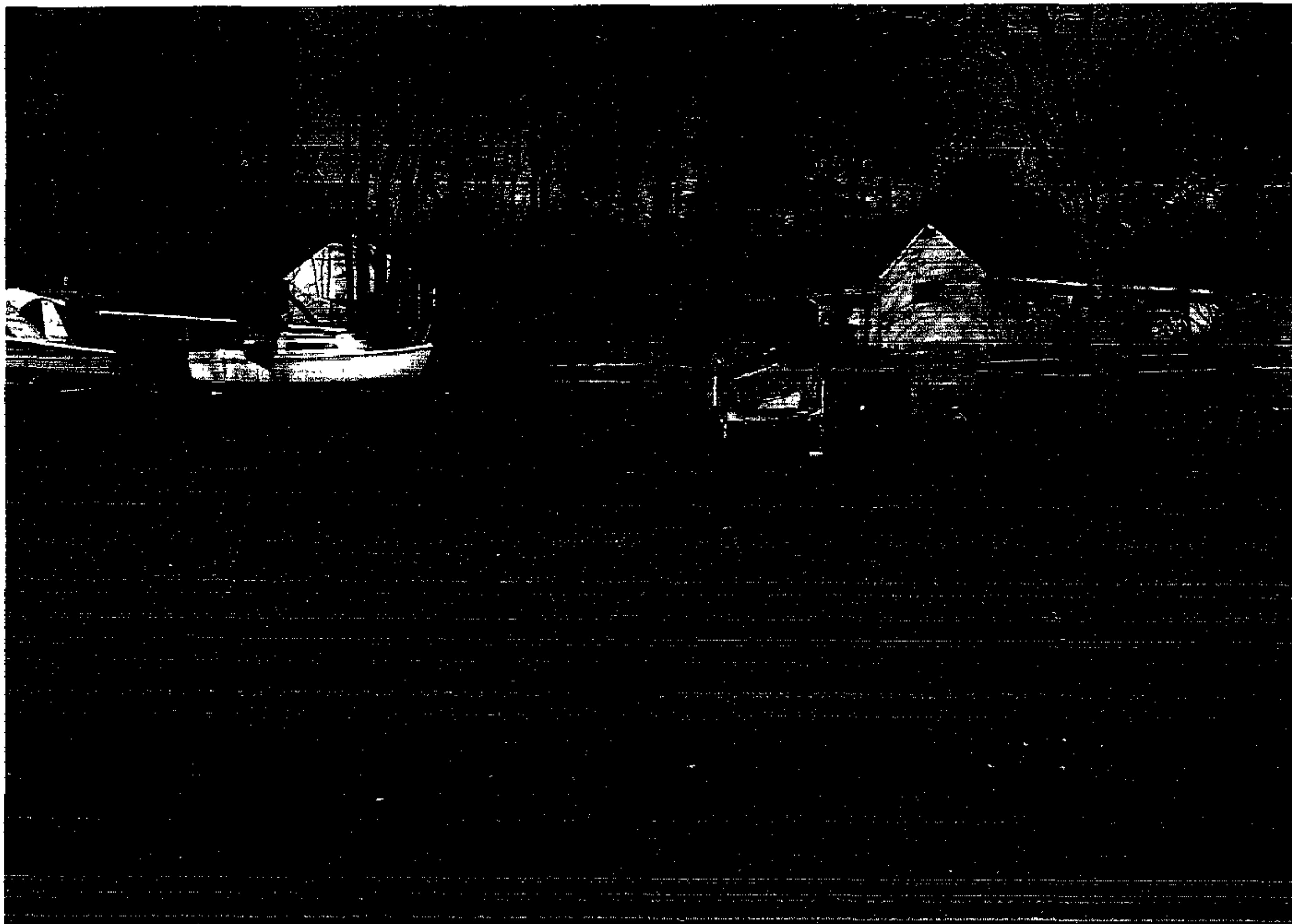
4



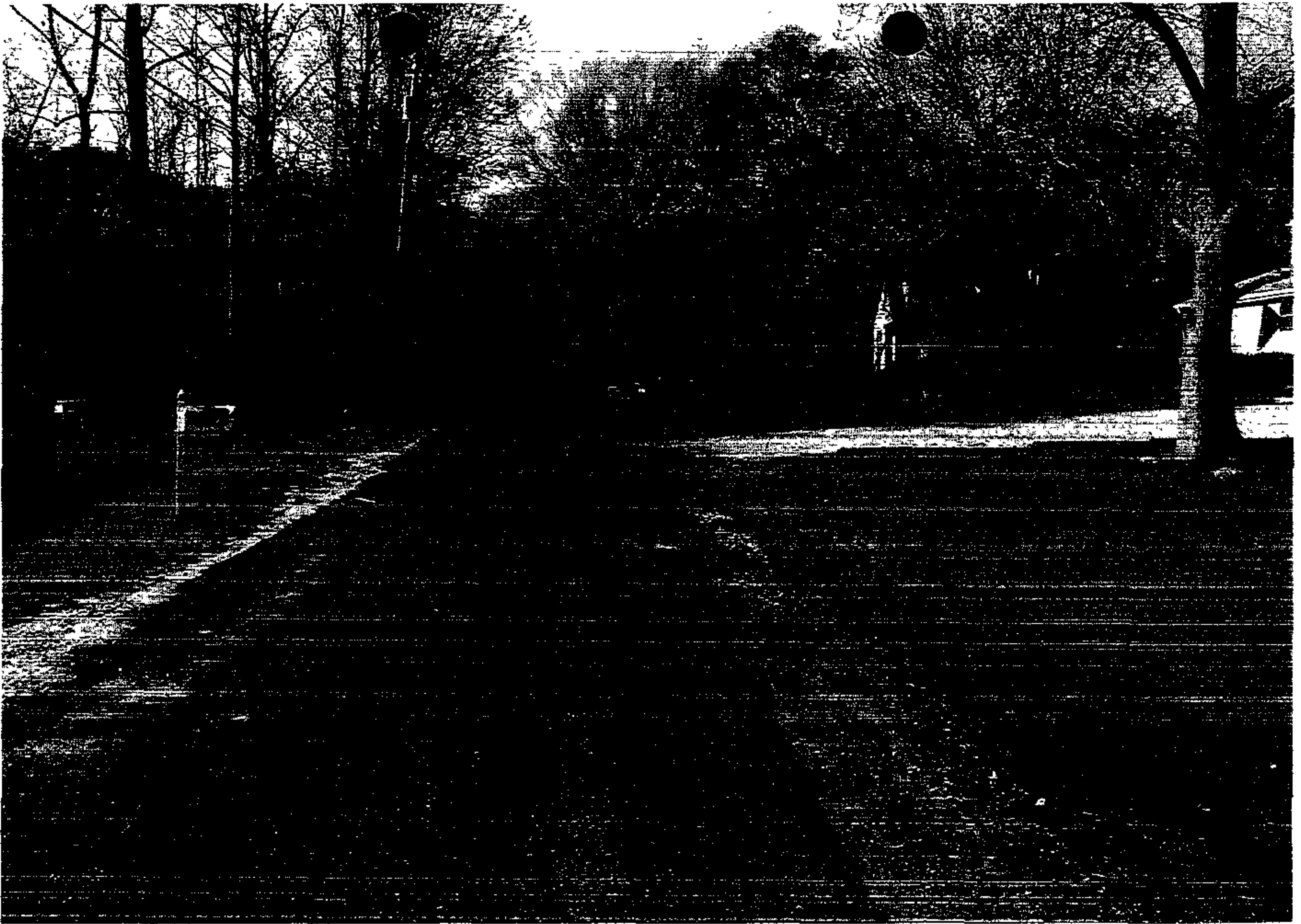
**STANDING ON RIVER ROAD LOOKING NORTH EAST AT NEIGHBORS  
PROPERTY.**



**STANDING ON RIVER ROAD LOOKING NORTH UP RIVER ROAD.**



**STANDING ON RIVER ROAD LOOKING WEST AT LAND ACROSS STREET.**



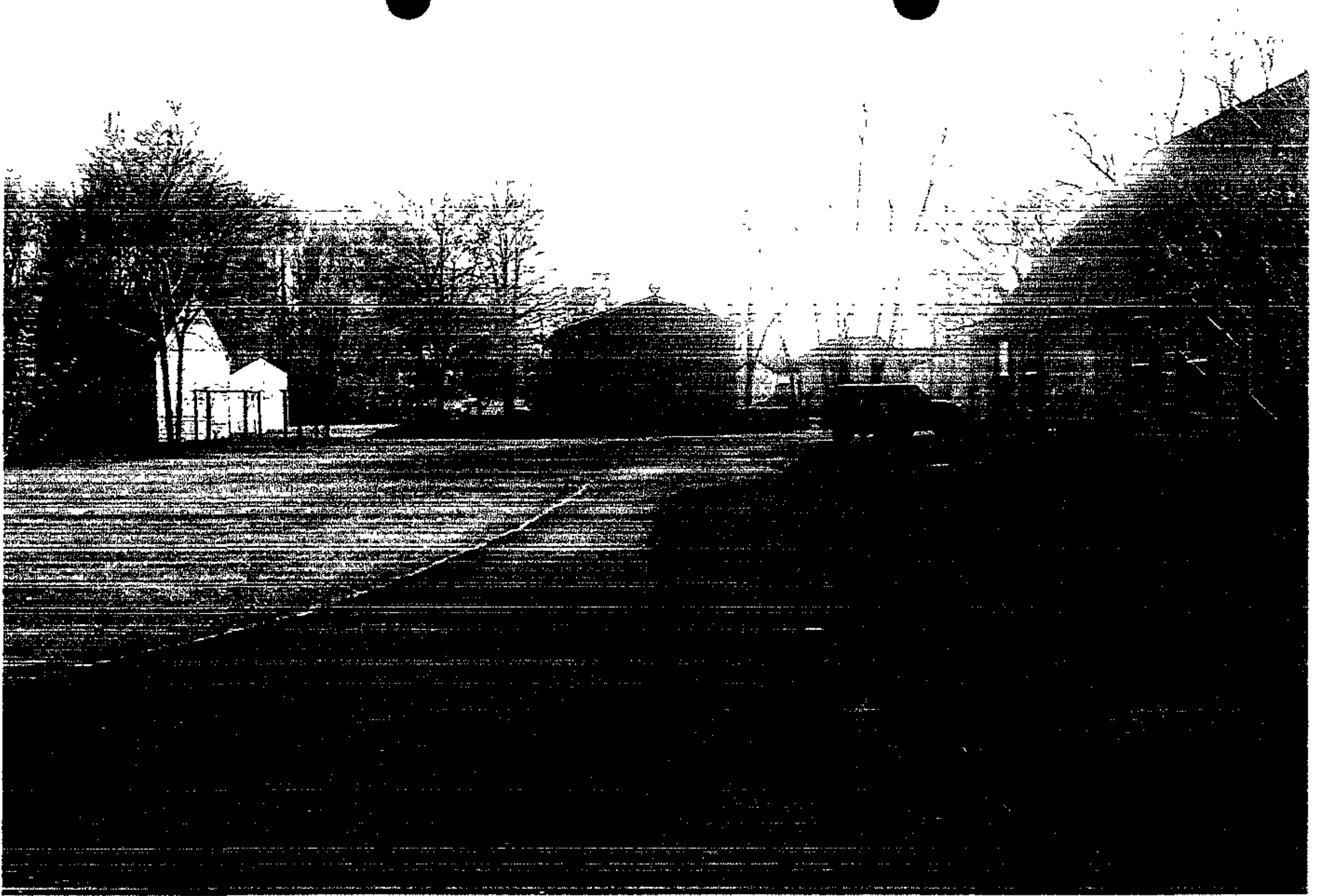
**STANDING ON RIVER ROAD LOOKING SOUTH DOWN TO DEAD END.**



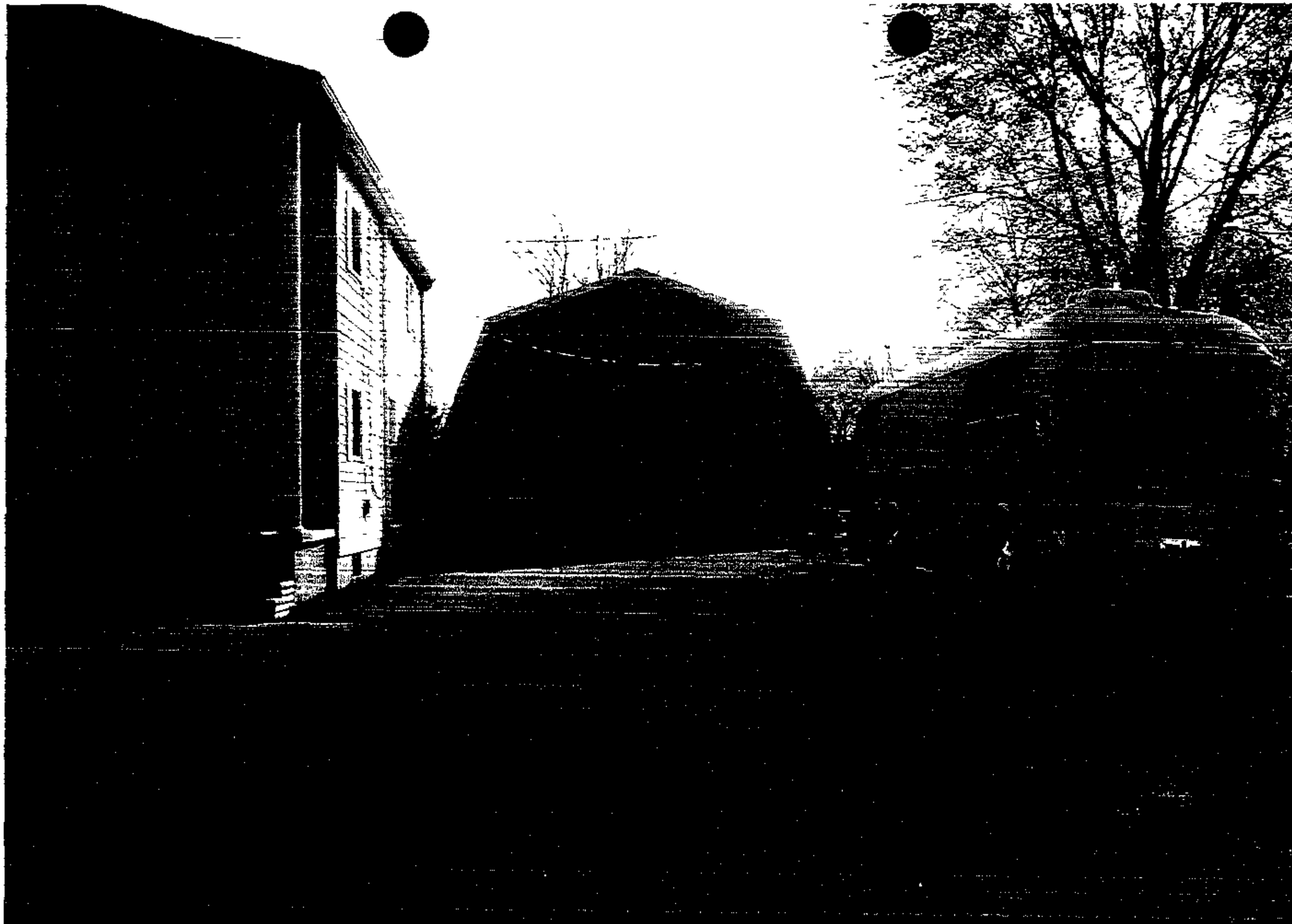
**STANDING ON RIVER ROAD LOOKING SOUTH EAST AT PROPOSED  
PROPERTY.**



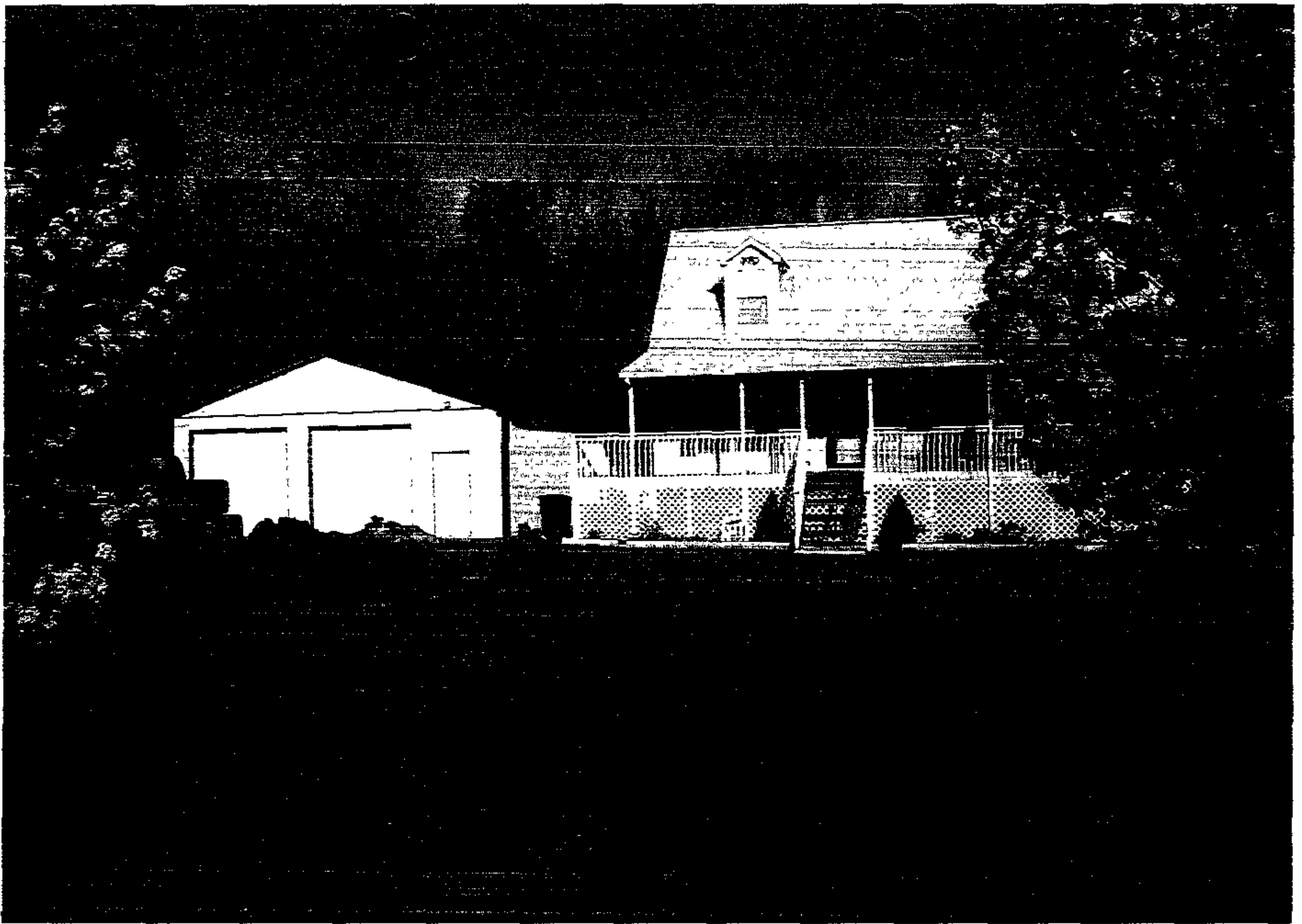
**STANDING ON NEIGHBOR'S PROPERTY LOOKING AT PROPOSED SITE.**



**NEIGHBORS PROPERTY – ADDRESS: 2101 SILVER LANE**



**NEIGHBORS PROPERTY – ADDRESS: 2119 SILVER LANE**



**NEIGHBORS PROPERTY – ADDRESS: 2010 SILVER LANE**

PAUL E. MILLER  
PATRICIA K. MILLER

Plaintiffs

v.

CANDICE MAXWELL, A/K/A  
CANDY MAXWELL A/K/A  
CANDIE MAXWELL

Defendant

\* IN THE  
\* CIRCUIT COURT FOR  
\* BALTIMORE COUNTY  
\* CASE NO.: 03-C-04-007526

\*

\*

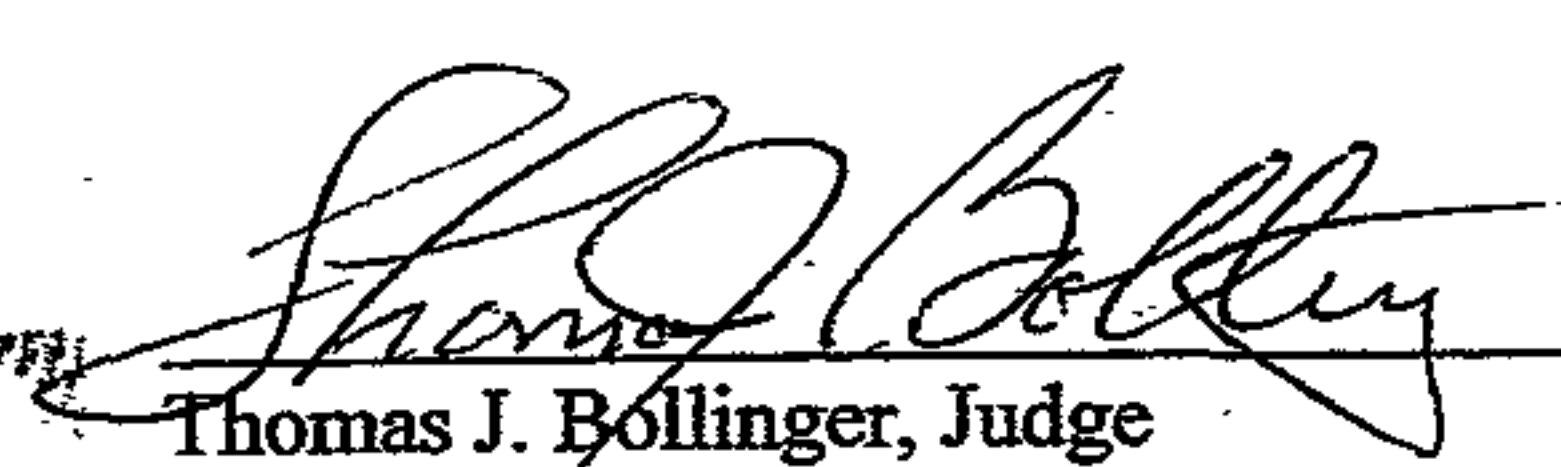
\* \* \* \* \*

**ORDER**

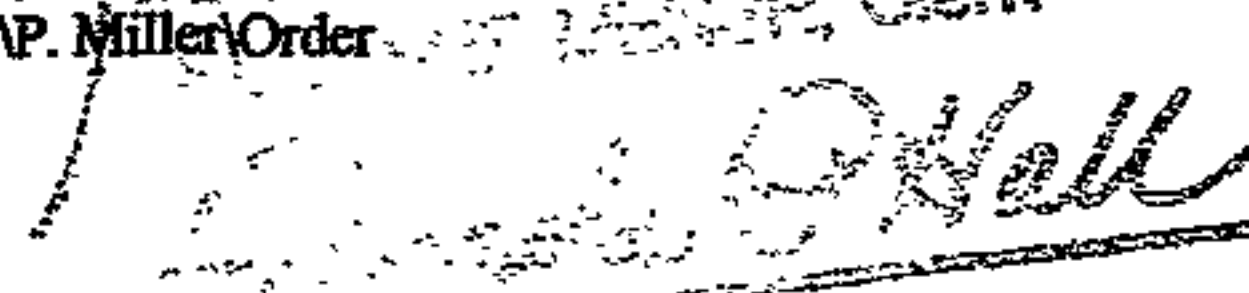
This matter having been called for trial on December 14, 2004, Plaintiffs having appeared, with counsel, the court having considered the testimony and exhibits presented, and finding that the Plaintiffs have legal title to Lot 8D; and that the Defendant is in wrongful possession of a portion same; and that the Plaintiffs are entitled to possession of same, it is this 20th day of Dec, 2004, by the Circuit Court for Baltimore County,

ORDERED, that the Plaintiffs be and are hereby granted possession of their property, being a portion of Lot 8D, being wrongfully possessed by the Defendant, Candice Maxwell a/k/a Candy Maxwell a/k/a Candie Maxwell; and it is further

ORDERED, that Defendant, Candice Maxwell a/k/a Candy Maxwell a/k/a Candie Maxwell, shall immediately remove her vehicles and other personal property from the real property of the Plaintiffs, Paul E. and Patricia K. Miller, and upon the failure to do so, a judgment shall be entered in the amount of \$50,000.00 for damages, interest and attorney's fees against the Defendant.

  
Thomas J. Bollinger, Judge

  
s:\das\ajd\P. Miller\Order  
Assistant Clerk

  
Assistant Clerk

Petitioners #6

Click here for a plain text ADA compliant screen.



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

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

Account Identifier: District - 15 Account Number - 2400007168

#### Owner Information

Owner Name: MILLER PAUL  
MILLER PATRICIA  
Use: RESIDENTIAL  
Principal Residence: YES  
Mailing Address: 2023 RIVER RD  
BALTIMORE MD 21221-6131  
Deed Reference: 1) /16943/ 610  
2)

#### Location & Structure Information

Premises Address  
2023 RIVER RD

Legal Description  
LTS 8D,9D,10D  
ES RIVER RD  
CEDAR BEACH

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assesment Area | Plat No:         |
|-----|------|--------|--------------|-------------|---------|-------|-----|----------------|------------------|
| 105 | 2    | 201    |              |             |         |       | 8D  | 3              | Plat Ref: 13/ 59 |

Special Tax Areas  
Town  
Ad Valorem  
Tax Class

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 2003                    | 1,496 SF      | 26,352.00 SF       | 04         |

| Stories | Basement | Type        | Exterior |
|---------|----------|-------------|----------|
| SPFOY   |          | SPLIT FOYER | SIDING   |

#### Value Information

|                    | Base Value | Value As Of 01/01/2003 | Phase-in Assessments As Of 07/01/2004 | As Of 07/01/2005 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land:              | 36,830     | 36,830                 |                                       |                  |
| Improvements:      | 109,830    | 122,580                |                                       |                  |
| Total:             | 146,660    | 159,410                | 0                                     | 159,410          |
| Preferential Land: | 0          | 0                      | 0                                     | 0                |

#### Transfer Information

| Seller: | Date:  | Price: |
|---------|--------|--------|
| Type:   | Deed1: | 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 \*

PETITIONER' S

[http://sdatcert3.resiusa.org/rp\\_rewrite/results.asp?streetNumber=2023&stre](http://sdatcert3.resiusa.org/rp_rewrite/results.asp?streetNumber=2023&stre)

EXHIBIT NO.

5

Click here for a plain text ADA compliant screen.

|                                                                                                                                                                                                         |                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|  <b>Maryland Department of Assessments and Taxation</b><br><b>BALTIMORE COUNTY</b><br><b>Real Property Data Search</b> | <a href="#">Go Back</a><br><a href="#">View Map</a><br><a href="#">New Search</a><br><a href="#">Ground Rent</a> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|

STR

**Account Identifier:** District - 15 Account Number - 2100013271

#### Owner Information

|                         |                                          |                             |                      |
|-------------------------|------------------------------------------|-----------------------------|----------------------|
| <b>Owner Name:</b>      | MAXWELL CANDIE                           | <b>Use:</b>                 | RESIDENTIAL          |
|                         |                                          | <b>Principal Residence:</b> | YES                  |
| <b>Mailing Address:</b> | 2025 RIVER RD<br>BALTIMORE MD 21221-6131 | <b>Deed Reference:</b>      | 1) /15824/ 256<br>2) |

#### Location & Structure Information

|                         |                                                    |
|-------------------------|----------------------------------------------------|
| <b>Premises Address</b> | <b>Legal Description</b>                           |
| 2025 RIVER RD           | LTS 6D-7D .2917 AC<br>2025 RIVER RD<br>CEDAR BEACH |

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assesment Area | Plat No: | Plat Ref: |
|-----|------|--------|--------------|-------------|---------|-------|-----|----------------|----------|-----------|
| 105 | 2    | 307    |              |             |         |       |     | 3              |          | 13/ 59    |

**Special Tax Areas**

**Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area   | Property Land Area | County Use      |
|-------------------------|-----------------|--------------------|-----------------|
| 1947                    | 1,590 SF        | 12,708.00 SF       | 04              |
| <b>Stories</b>          | <b>Basement</b> | <b>Type</b>        | <b>Exterior</b> |
| 1                       | NO              | STANDARD UNIT      | SIDING          |

#### Value Information

|                    | Base Value | Value As Of | Phase-in Assessments |                  |
|--------------------|------------|-------------|----------------------|------------------|
|                    |            | 01/01/2003  | As Of 07/01/2004     | As Of 07/01/2005 |
| Land:              | 33,420     | 33,420      |                      |                  |
| Improvements:      | 31,720     | 34,780      |                      |                  |
| Total:             | 65,140     | 68,200      | 67,180               | 68,200           |
| Preferential Land: | 0          | 0           | 0                    | 0                |

#### Transfer Information

|                                                  |                           |                        |
|--------------------------------------------------|---------------------------|------------------------|
| <b>Seller:</b> MAXWELL CANDIE AKA CANDIS MAXWELL | <b>Date:</b> 12/05/2001   | <b>Price:</b> \$0      |
| <b>Type:</b> NOT ARMS-LENGTH                     | <b>Deed1:</b> /15824/ 256 | <b>Deed2:</b>          |
| <b>Seller:</b> MATZDORF ALAN P                   | <b>Date:</b> 06/09/1992   | <b>Price:</b> \$42,000 |
| <b>Type:</b> IMPROVED ARMS-LENGTH                | <b>Deed1:</b> / 9214/ 10  | <b>Deed2:</b>          |
| <b>Seller:</b>                                   | <b>Date:</b>              | <b>Price:</b>          |
| <b>Type:</b>                                     | <b>Deed1:</b>             | <b>Deed2:</b>          |

#### 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





# 544

Protestants  
Exhibit 1

PAUL MILLER 2023 RIVER RD CASE # 6-7-2005  
HEARING FOR BAL MD 21221  
VARIANCE CANDIS MAXWELL CASE # 05-544A  
2025 RIVER RD

YOUR HONOR, PLEASE EXCUSE MY GRAMMER!

I FELT I COULD NOT SPEAK FREELY IN FRONT OF MR. MILLER. THERE IS A BIG PROBLEM WITH THE MARKINGS OF PLATS IN THE CEDEK BEACH AREA. THE PROPERTY LINES ARE ALL CROOKED NOT STRAIGHT, CROSSING OTHER PROPERTIES. I HAVE OWNED AND MAINTAINED MY PROPERTY SINCE 1992 THESE # 6<sup>D</sup> AND 7<sup>D</sup> ARE NOT THE TRUE DESCRIPTION OF THE PROPERTIES. MR MILLER CAME IN LIKE A THEFT IN THE NIGHT. WHILE I WAS AWAY RECOVERING FOR 2 YEARS. I ONLY WOULD VISIT MY HOME AND NOT OFTEN. I CAME HOME FOR FUNERAL TO A 40 FT SHED 8 FT PRIVACY FENCE. MY SHED AND NUMEROUS OTHER PERSONAL PROPERTY WAS GONE AND REMOVED. BY MR MILLER. I RECEIVED NOTHING IN WRITING OR BY MOUTH FROM PAUL MILLER. MY FIANCE OF 17 YRS LIVES HERE ON AND OFF TO WATCH MY HOUSE. SINCE HURRICANE ISABEL DESTROYED IT I GOT NO FINANCIAL HELP. BUT WITH GODS HELP I AM GETTING IT DONE. MR MILLER HAD PAPERS TO SHOW. I HAVE 4 TICKETS IN THE AMOUNT OF 10 THOUSAND DOLLARS IN FINES WHERE MR MILLER REPORTED ME FOR STORM DAMAGE. AND MADE ME REMOVE CAMPER I WAS LIVING IN AFTER THE STORM. THIS WAS SO HE COULD STEAL MY PROPERTY. THE FIRST THING I EVER GOT IN MAIL FROM MR MILLER WAS SENT BACK 2 TIMES TO POST OFFICE IT WAS ADDRESSED TO A CINDY CAWDELL WRONG ADDRESS. I DID NOT GET HEARING DATE FOR DEC TRAIL FOR

CIVIL DISPUTE ON THE PROPERTY. PLEASE YOUR HONOR  
THE DEED AND MAP THAT PAUL MILLER PRESENTS  
TO YOU ARE THE PROBLEM. THE MAP IS THE TAX  
OFFICE MAP. I HAVE BEEN TO THAT OFFICE IT IS  
CLEARLY WRONG. THE DEED FROM 1991 WHEN I BOUGHT  
MY HOME IS DIFFERENT THAN THE DEED FOR 2001  
I REFINANCED 2001, MILLER BOUGHT 2001, BALT COUNTY  
ARIEL PLATTED 2001, THERE IS A SEVERE PROBLEM.  
AND IT IS COSTING ME MY HEALTH AND MONEY.  
THIS IS A SEVERE HARDSHIP ON ME. I AM DISABLED  
ON FIXED INCOME, CANNOT AFFORD ATTORNEY, AND FILING  
FEES FOR ALL OF THIS. BUT I AM GONNA DO IT. I HAVE  
BEEN WORKING ALMOST 13 MONTHS TO REPAIR DAMAGE  
AND CLEAR JUNK FROM MY HOME APPLIANCES ETC  
FROM STORM. MY TAXES WENT UP FROM 1ST FIVE  
BALTIMORE COUNTY. MR MILLER HAS STOOD IN HIS  
YARD YELLING OBSCENT AND LAUGHING AT ME WHILE  
I AM WORKING HARD TO GET THE WORK DONE SO  
THE FINE GOES OFF. FROM HIM REPORTING ME.  
I JUST NEED TIME TO GET SURVEY, HELP FROM  
TITLE COMPANY BEFORE HE BUILDS PERMANENT  
STRUCTURE ON MY GROUND. THIS GARAGE WILL BE  
ABOUT 18 FT FROM MY BEDROOM WINDOW, LIVING ROOM AND  
ALL THAT I WILL SEE IS A WALL. I WORKED VERY HARD  
AT GM, BETH STEEL UNTIL I BECAME DISABLED AFTER FORKLIFT  
ACCIDENT. MY HOME IS MY PRIDE. I HAVE MAINTAINED IT  
MYSELF AND CUT ALL THE GRASS. FOR 13 YRS. MR MILLER  
HAS DESTROYED MY PROPERTY, REMOVED PERMANENT STRUCTURE  
THERE IS A CONCRETE PATIO THAT ATTACHES TO THE

SIDE OF my house that goes out ABOUT 18 FT OR 20 FT, INTO WATCH USE TO BE my DRIVEWAY. THERE WAS A GARAGE THERE IN 1985 THAT BURNED DOWN. THERE IS ASPHALT UNDER THE GRAVEL MR MILLER POURED TO COVER my DRIVEWAY. FROM 1949 TO THE PRESENT THIS DRIVEWAY HAVE BELONG TO ALL OWNERS OF 2025 RIVER RD WHICH IS my home NOW. NAMES, WILLIAM LOWMAN, EDWARD TED TAYLOR, DORIS DOLLY DICKERSON, ALAN, DOLLY MATZDORF. MR MILLER IS TRYING TO BUILD THE GARAGE ON my PROPERTY AND RETRICT my VIEW OF ANYTHING. YOUR HONOR BEING DISABLED HAS NOT KEPT ME FROM WORKING HARD TO MAKE my home PRESENTABLE, I LOVE IT THERE. IF I COULD NOT LOOK OUT my WINDOWS AT THE TREES AND WILDLIFE. I WOULD HAVE NOTHING ELSE TO LOOK AT. BECAUSE my home INSIDE IS DESTROYED FROM ISABEL. BUT WHEN I LOOK OUTSIDE I SEE BEAUTY AND REMEMBER how I LOVE my home AND NIEGHBORS, AND NIEGHBORHOOD. MR MILLER KEEPS LAUGHING AT ME AND KEEPS OFFERING ME 50 THOUSAND FOR my (DUMP) QUOTE. AND THAN I LAUGHS. YOUR HONOR PLEASE GIVE ME my VIEW AND A CHANCE NOW THAT AFTER JULY 10, GOD WILLING I WILL BE CLEAR OF BALTIMORE COUNTYS ZONING VIOLATIONS. I CAN USE my monthly check to GET HELP GETTING my PROPERTY DISPUTE SETTLED. INSTEAD OF PAYING FOR REPAIRS AND DUMP TRIPS TO LANDFILL. I AM TRYING TO HANG IN THERE AFTER CANCER AND SICKNESS. I STILL REMAIN A STRONG IRISH GIRL. I SOUND BETTER

ON PAPER. MY VOICE IS TIGHT AND LOUD  
MYSELF I AM QUIET NICE GOOD HEARTED PERSON.  
I RAISED 5 CHILDREN IN THAT HOME. NONE  
WERE MINE. THAT WAS A BIG PLAYHOUSE THAT  
MR MILLER TORE DOWN OR REMOVED. RIDING LAWN  
MOWER, PUSH LAWNMOWER, 4 BIKES AND OTHER HOUSEHOLD  
ITEMS. I DID NOT CALL POLICE OR TURN HIM IN.  
PLEASE YOUR HONOR IF YOU COULD SEE THE PROPERTY  
IN PERSON YOU WOULD CLEARLY SEE THAT PAUL  
ED MILLER IS BUILDING THE GARAGE IN MY  
YARD. THERE ARE SEVERAL PEOPLE IN THE CEDAR  
BEACH AREA HAVING SAME PROBLEMS WITH PROPERTY  
CROSSING OTHER PROPERTY. OLD DAYS ARE NOT CONNECTING  
WITH NEW DAYS. IT'S NOT BAD ENOUGH I AM LAND  
LOCKED BY STORM DITCH. AND I PARK IN STREET.  
I HAVE HAD TO GET RID OF MY OTHER CAR AND  
CAMPER NO WHERE TO PARK. PLEASE DON'T LET MR  
MILLER BLOCK THE ONLY THING I HAVE LEFT MY  
BEAUTIFUL VIEW. IT IS MY BRIGHT SPOT IN AN  
OTHERWISE DISMALE PLACE.

MY FIRST DEED SAID I HAD  
WATER PRIVILEGES AND I DO  
LIVE ON SUE CREEK. MY NEW ONE

YOUR HONOR  
THANK YOU SIR.  
FOR LETTING ME TALK  
TO YOU.

SAYS NOTHING. I AM TRYING TO GET (P.S.) MILLER'S HOUSE REALLY  
OUT TOWSEN TO LEGAL AID HELPERS SITS ON LOT 9<sup>th</sup> 10<sup>th</sup>  
IN THE COURT HOUSE. I WAS TOLD TODAY NOT 8<sup>th</sup>  
MAYBE THEY CAN HELP ME RESEARCH.

THIS IS CAUSING MY NERVES AND HEALTH TO DECLINE. I NOW  
HAVE HIGH BLOOD PRESSURE FROM STRESS. PLEASE DON'T BLOCK MY VIEW.

PROPERTY CHANGE OWNERS  
3 TIME IN 1 YEAR.

LOWMAN  
EDWARD TAYLOR  
DITZDORF

LESS 1 YEAR

2025 RIVER  
5D CANOE  
11D MAXWELL'S  
6D YARD  
7D ON 1ST DEED  
DEEDS PLATS  
MESSED UP

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

BOOK 8188 PAGE 563

This Deed, MADE THIS 19<sup>th</sup> day of MAY

in the year one thousand nine hundred and eighty-nine  
✓ EDWARD L. TAYLOR

by and between

✓ of  
✓ MARK W. DICKERSON and DORIS A. DICKERSON, Baltimore County, Maryland,

of the first part, and

of the second part.

WITNESSETH, That in consideration of the sum of Sixty-four Thousand Five Hundred Dollars  
(\$64,500.00)

the said EDWARD L. TAYLOR

8 RC F 13.00  
8 F TX 327.50  
8 DCS 327.50  
DEED 0 #  
SM CLERK 658.00  
RECORDED 0004 R01 112:21  
06/01/89

does grant and convey to the said MARK W. DICKERSON and DORIS A. DICKERSON, as  
Joint Tenants and not as Tenants in Common their assigns and unto the survivor of  
of them, his or her heirs  
personal representatives/successors and assigns, in fee simple, all

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

BEGINNING FOR THE SAME and being known and designated as Lot Nos. 6D, 7D, 8D, 9D,  
10D, and 11D (in rear of 5D) Subdivision of Plat No. 3, which plat is entitled,  
"Cedar Beach" 40 feet by 150 feet fronts 40 feet on northwest side of Poplar Road,  
340 feet Northeast of River Road, which plat is recorded among the Land Records of  
Baltimore County in Plat Book CHK No. 13, folio 59. The improvements thereon being  
known as No. 2025 River Road.

BEING the same property which by Deed dated May 9, 1989, and recorded among the  
Land Records of Baltimore County in Liber 7861, folio 675, was granted and conveyed  
by William A. Lohman and Janet L. Lohman, his wife, unto Edward L. Taylor, Grantor  
herein.

Was this intended to be only  
part of lot 11D or all of 11D?

THERE IS A  
PROBLEM HERE  
SPLIT WRONG  
IN 2001  
JUST NOW TODAY  
GETTING RESEARCH

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE Ray DATE 4/1/89

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

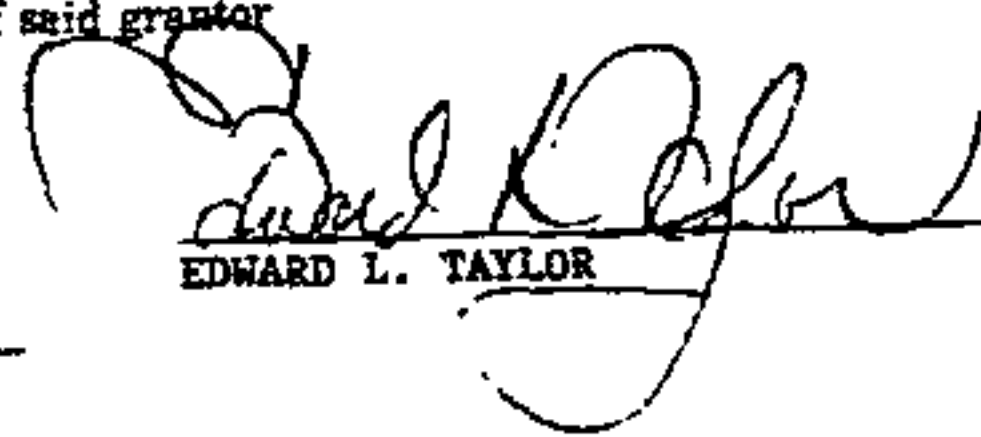
Ray 4/1/89

121\*\*\*\*103210:a 001aA

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

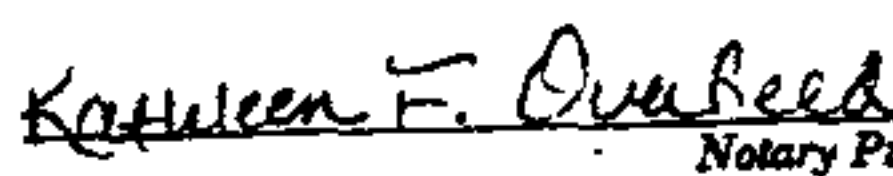
To HAVE AND TO HOLD the said described lots of ground and premises to the said Mark W. DICKERSON and DORIS A. DICKERSON, parties of the second part, as Joint Tenants and not as Tenants in Common, their assigns and unto the survivor of them, his or her heirs ~~personal representatives/successors~~ and 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.

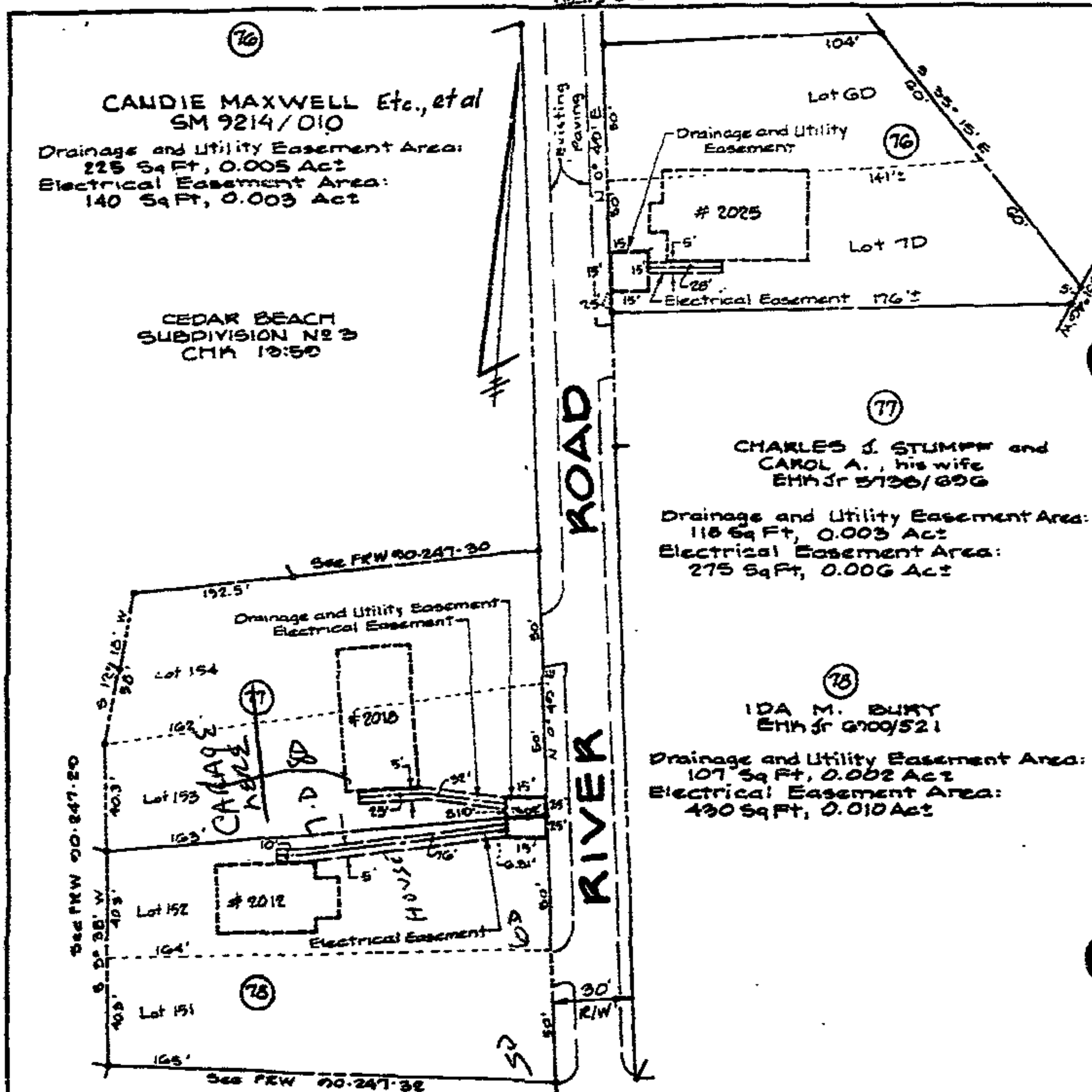
WITNESS the hand and seal of said grantor  
 Test:  (SEAL)  
 EDWARD L. TAYLOR  
  
 \_\_\_\_\_ (SEAL)

STATE OF MARYLAND, to wit:  
 I HEREBY CERTIFY, That on this 14th day of May, before me, in the year one thousand nine hundred and Eighty-nine the subscriber, a Notary Public of the State aforesaid, personally appeared EDWARD L. TAYLOR 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.



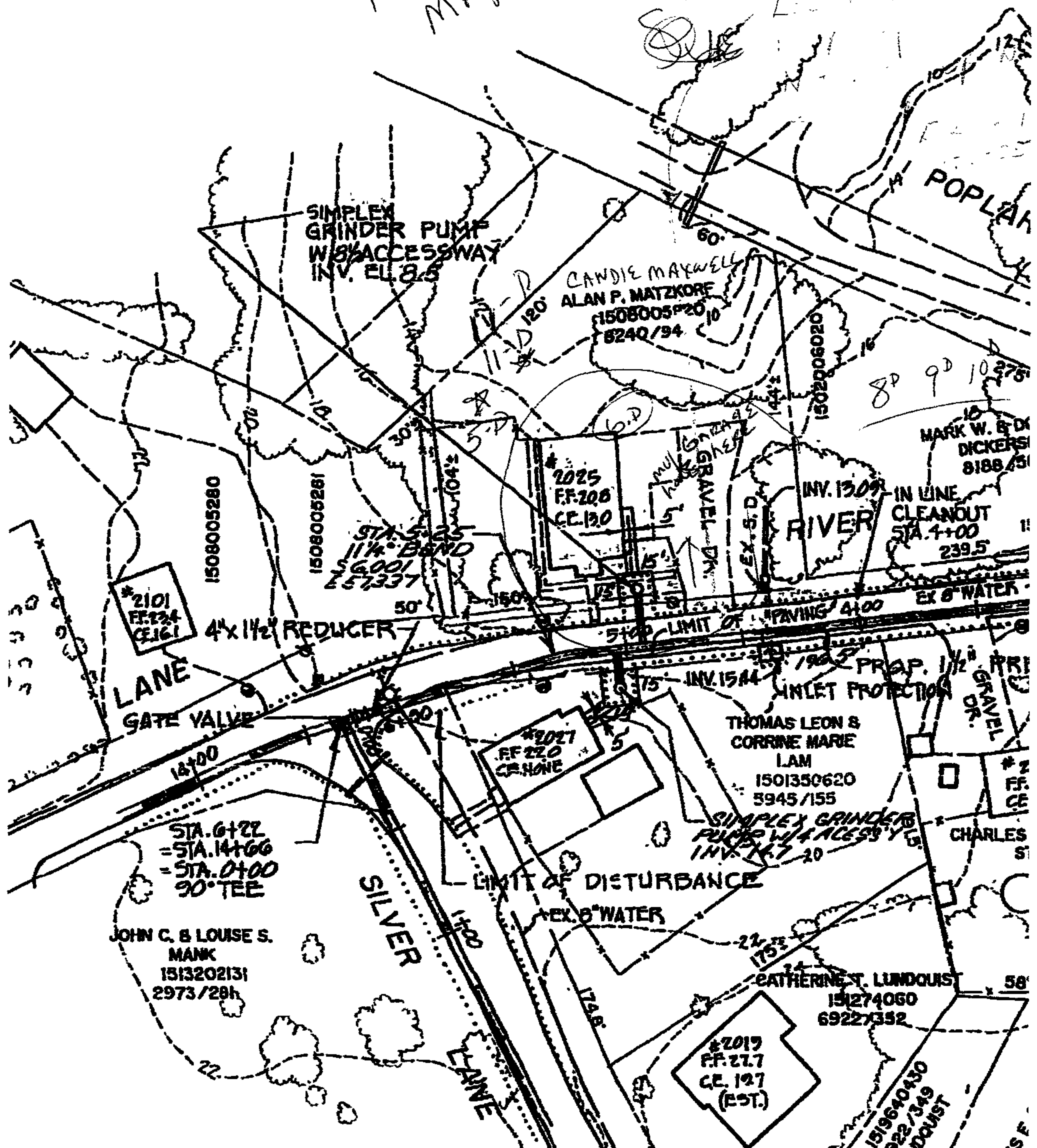
  
 Notary Public

MAIL TO  
 Robert H. Lembach  
 112 Lexington St.  
 21207



|                   |                |                               |                          |                                     |           |
|-------------------|----------------|-------------------------------|--------------------------|-------------------------------------|-----------|
| BALTIMORE COUNTY  |                | OFFICE OF LAW                 |                          | DIVISION OF REAL ESTATE             |           |
| DISTRICT NO. 15c5 |                | POSITION SHEET NO. G.7 SE 30  |                          | FEDERAL PROJECT NO. OR              |           |
|                   |                | CONSTRUCTION PLAN NO. 90-1027 |                          | MARLAND PROJECT NO. SPANC-240880-01 |           |
| APPROVED          | ROADS ENGINEER | AREA TO BE ACQUIRED           | EXISTING COUNTY R/W      | DATE                                | SURVEYOR  |
| DATE              |                | REVERTIBLE SLOPE EASEMENT     | AREA TO BE RELEASED      | DATE                                | REG NO    |
|                   |                | TEMPORARY CONSTRUCTION AREA   | TEMPORARY SLOPE EASEMENT | SHEET OF                            | REVISIONS |
| APPROVED          |                | ITEM NO                       | RECORDED                 | SCALE 1" = 80'                      | 6-14-73   |
| DATE              |                |                               |                          | B.C. JOB ORDER NO.                  |           |
| APPROVED          |                |                               |                          | 1 - 90-5                            |           |
| DATE              |                |                               |                          | FRW 90-247-31-A                     |           |

~~W202~~



LIBER 8240 PAGE 94

This Deed, MADE THIS 7th day of Julyin the year one thousand nine hundred and eighty-nine  
by and between  
✓ MARK W. DICKERSON and ✓ DORIS A. DICKERSON, Baltimore County, State of Maryland

✓ ALAN P. MATZDORF and ✓ PATRICIA DOLLY

of the first part, and

of the second part.

WITNESSETH, That in consideration of the sum of \$57,000.00, the said MARK W. DICKERSON and DORIS A. DICKERSON,

do grant and convey to the said ALAN P. MATZDORF and PATRICIA DOLLY, as  
Joint Tenants and not as Tenants in Common, their assigns and unto the survivor  
of them his or her  
personal representatives and assigns, in fee simple, all  
those two lots of ground situate in Baltimore County, State of Maryland,  
and described as follows, that is to say:BEGINNING FOR THE SAME and being known and designated as Lots 6D and Lots 7D,  
Sub-division plat No. 3, which plat is entitled "Cedar Beach" and is recorded among  
the Land Records of Baltimore County in Plat Book CHK No. 13, folio 59. The  
improvements thereon being known as No. 2025 River Road.BEING two of the lots which by Deed dated May 19, 1989, and recorded among the Land  
Records of Baltimore County in Liber 8188, folio 563 was granted and conveyed in fee  
simple by Edward L. Taylor to the within Grantors.AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE

JR DATE 8-3-89

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

JR 8-3-89

070\*\*\*\*\*91240:a 8038A

DICKERSON  
OWNER  
MATZDORF  
BEFORE ME  
Solo TO

PLAT 3

Folios

567891011

ALL DIFFERENT

I own the  
Gravel DrivewayD RE/F 14.00  
D T TX 285.00  
D DOCS 285.00  
DEED 0.00  
SH CLERK 584.00  
#25516 C002 R02 T09:00  
08/03/89

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 two lots of ground and premises to the said ALAN P. MATZDORF and PATRICIA DOLLY, as Joint Tenants and not as Tenants in Common, their assigns and unto the survivor of them, his or her

personal representative/successors

and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby 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:

*Robert J. Zumbach*

*Mark W. Dickerson* (SEAL)  
MARK W. DICKERSON

*Doris A. Dickerson* (SEAL)  
DORIS A. DICKERSON

STATE OF MARYLAND, Baltimore City, to wit:

I HEREBY CERTIFY, That on this THU day of July, before me, in the year one thousand nine hundred and eighty-nine the subscriber, a Notary Public of the State aforesaid, personally appeared MARK W. DICKERSON and DORIS A. DICKERSON

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and

the same.

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



*Kathleen F. Overfield*  
Notary Public

My Commission expires:

7/1/90

*Robert J. Zumbach*  
*11 E. Lexington St*  
*21202*

CASE NAME \_\_\_\_\_  
CASE NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

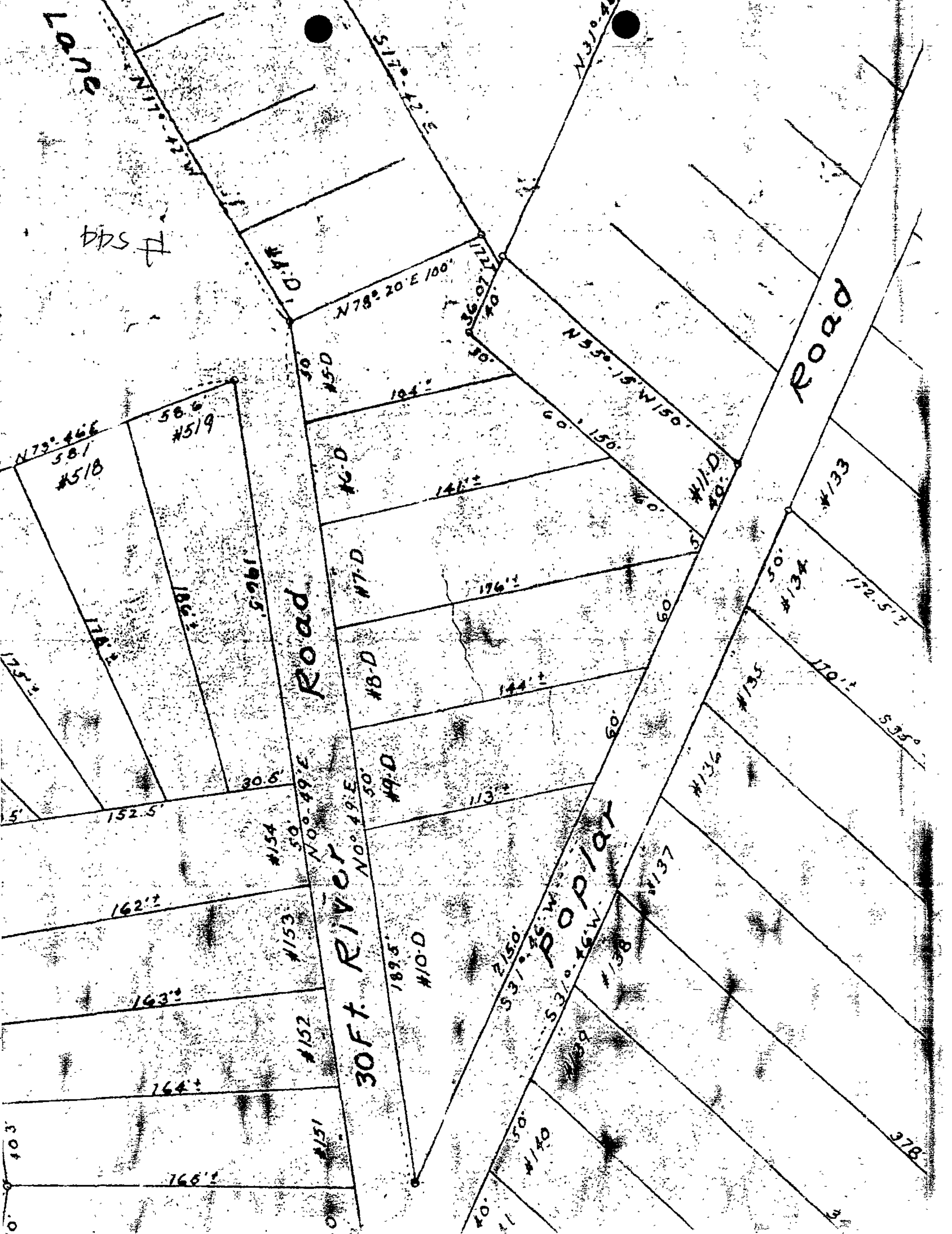
CASE NAME \_\_\_\_\_  
CASE NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

E-MAIL

|                              |                                                 |                                   |                                                     |
|------------------------------|-------------------------------------------------|-----------------------------------|-----------------------------------------------------|
| SCOTT CHILTON<br>Paul Miller | 27 SEPTUANE DE<br>2023 River <del>Project</del> | JERPA MD. 21085<br>BALT and 21221 | CB Homes @ Clearing<br>HITEC MARINE @ Ocean Capital |
|------------------------------|-------------------------------------------------|-----------------------------------|-----------------------------------------------------|

CASE NAME \_\_\_\_\_  
CASE NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

[illegible]



Lane

1954

Road

30 Ft. River

Road

POP/QT

N 73° 46' E  
58.1  
#518

58.6  
#519

#154

#153

#152

#151

N 0° 49' E

N 0° 49' E

50'

#9-D

#8-D

#7-D

#6-D

#5-D

#4-D

189.5'

#10-D

113.2'

144.2'

176.4'

141.2'

104.2'

121.0'

#3-D

N 55° 15' W 150'

60° 150'

#11-D

#10-D

60'

60'

60'

60'

60'

60'

#136

#135

#134

#133

#132

#131

#130

#129

#128

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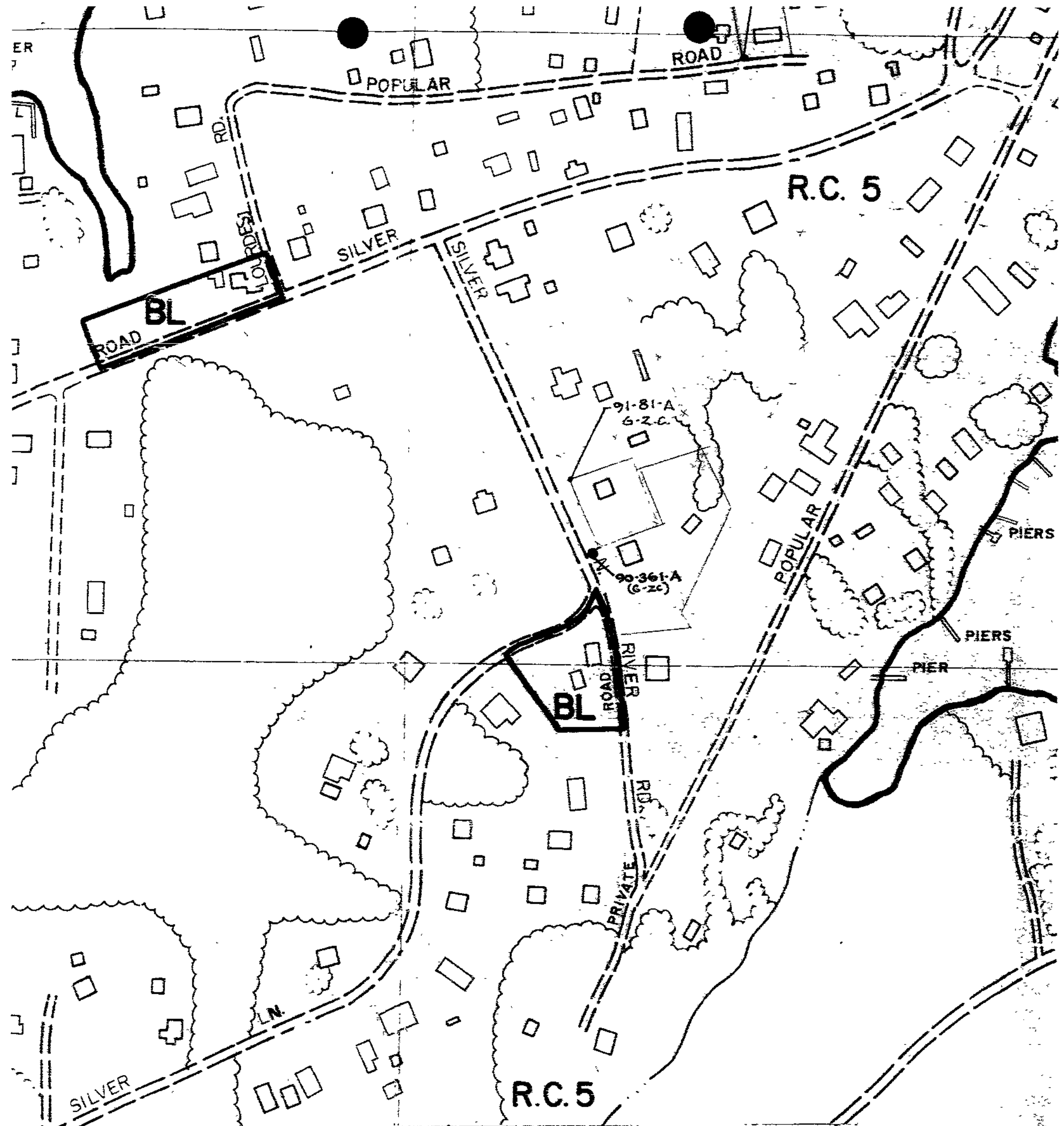
#4

#3

#2

#1

Land Acquisition



SCALE

1" = 200' ±

LOCATION

HOLLY NECK

SHEET

S.E.  
2-J

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

#544