IN RE: PETITION FOR SPECIAL HEARING N/S of White Hall Road, 800 ft. N centerline of Wiseburg Road 7th Election District 3rd Councilmanic District **(1408 & 1410 White Hall Road)** Crystal Skipper & Heather Blades *Petitioners*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-002-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the properties located at 1408 and 1410 Wiseburg Road in the northern area of Baltimore County. The Petition was filed by Crystal Skipper and Heather Blades, the Petitioners and legal owners of the property. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to affirm a nonconforming use, boarding/rooming house and contractor's equipment storage yard.

The property was posted with Notice of Hearing on August 7, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 9, 2005, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

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Date 9/1/05
By

Section 104, Nonconforming Uses [BCZR 1955]

Definition: Nonconforming Use -- A legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use. A specifically named use described by the adjective "nonconforming" is a nonconforming use. [Bill No. 18-1976]

Section 104.1 A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these regulations, provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, the right to continue or resume such nonconforming use shall terminate. [Bill Nos. 18-1976; 124-1991]

Section 104.3 No nonconforming building or structure and no nonconforming use of a building, structure or parcel of land shall hereafter be extended more than 25% of the ground floor area of the building so used. This provision does not apply to structures or uses restored pursuant to Section 104.2, except as authorized by the Zoning Commissioner pursuant to Section 307. [Bill No. 124-1991]

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Bureau of Development Plans Review dated July 25, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief were Crystal Skipper and Heather Blades, the Petitioners. Also appearing at the hearing in support of Petitioners' request were Bruce Doak of Gerhold, Cross & Etzel, the firm that prepared the site plan of the property, Richard D. Propst, Glenda A. Propst, Dale A. Wood, Mary Roper, Bob Moore and Joe Pusloskie. Deborah C. Dopkin, Esquire represented the Petitioners at the hearing. M.V. Runkles represented the Wiseburg Community Association at the hearing. There were no Protestants or interested citizens in attendance at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 04-6517) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter for running a trash hauling business in a residential neighborhood, multiple unit housing on residential property, and possible pollution from open containers runoff near stream.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioners cannot use the fact that a structure has been built or use made of property to set a precedent in order to allow it to continue. Nor does the fact that a structure may be costly to remove or use difficult to modify come into consideration of the zoning case. The reason for this is that this condition is clearly self-imposed and as such cannot be a basis for the hardship or practical difficulty required by Section 307 of the B.C.Z.R. Conversely, the fact that something may have been done which could violate the law is not held against the Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law. This is not the province of this office.

Testimony and Evidence

Ms. Dopkin proffered that the subject property is composed of two parcels zoned RC 2 as shown on Petitioners' Exhibit 1, both of which have been in the Propst Family for at least three generations. The larger parcel of approximately 1.9 acres fronts on White Hall Road and contains a 2 ½ story frame building which she noted was the location of the White Hall Hotel. SDAT records indicate the building was built in 1892. This address is 1410 White Hall Road. According to proffered testimony and supporting documents, the hotel was used as a hotel,

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boarding house and livery stable among other commercial uses. The Petitioner asserts that this use has continued uninterrupted starting many years before zoning was imposed upon this property in 1955. Today that use is continued as the home of Petitioner Blades (Propst) and apartments.

This parcel also contains a two-story building with storage on the first floor and an apartment on the second floor. Testimony indicated that the second floor had been the Propst children's play room and that sometime after 1955 the second floor was converted into an apartment. Finally, there is a long one-story garage, which the Petitioner uses to service the fleet of trash trucks associated with the Propst Refuse Service Inc. and a companion parking area for the trucks. Witnesses from the Baltimore County Department of Solid Waste testified that the Propst family has provided trash and recycling pickup services for the County under contract since 1967 from this location when the family took over the rural routes formerly serviced by the Ensor family business. They indicated that the Propst family operation was excellent and a needed service to the County. No refuse is stored on the property, only the trucks and service facilities for the trash hauling business. Apparently this case arose from a complaint by a new neighbor regarding the trash hauling business.

The second parcel, which is approximately 1.3 acres, contains a two-story frame dwelling and various accessory buildings. This address is 1408 White Hall Road.

The Petitioners are asking to confirm a nonconforming use of the property for a boarding/rooming house and contractors equipment storage yard.

Ms. Blades indicated that her grandparents, parents and now herself have lived on the property since the 1940's, and have rented various buildings on the property since that time. She lives in the old hotel on the front parcel and rents the remaining space. She noted that her

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father was a trucker who operated his trucking and hauling business from the property as the Whitehall Feed Company before the trash-hauling contract with the County. She indicated that the property had always had apartments for rent and trucking businesses continuously. She presented letters of support from the community. Richard Propst indicated that the family has hauled stone and hay from this property since 1938.

Dale Woods, who is 80 years old, testified that he lived in the area all his life, that he came to the property as a child and remembered that there were livery stables and trucks on the property for the feed and fertilizer business at least going back to 1946. He recounted that White Hall was once a thriving town, had a fair which he attended, and had a hotel on the property. He confirmed that trucks and equipment have been stored on the premises. In fact, he personally stored trucks there and stayed at the hotel.

Mr. Runkels, Secretary of the Wiseburg Community Association, testified in support of the Petitioners' requests. He indicated that from his research, a hotel was located on the property as early as 1877, and that the hotel served the White Hall stop on the railroad between Baltimore and York, Pennsylvania since 1838. He was frankly amazed that a newcomer to the neighborhood would complain about the Propst Refuse Service, given its long existence in the neighborhood.

Findings of Fact and Conclusions of Law

I am satisfied from the testimony and evidence that the property has been used continuously and uninterruptedly before 1955 as a contractor's storage yard. Mr. Woods who at 80 years old took the time to come to the hearing to relate his personal knowledge of the uses of the property particularly persuades me. As I have said many times in recent years, proving nonconforming uses has become extremely difficult as time moves on past the first zoning in the

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By

County in 1945 and in this case imposition of zoning in 1955. Once again, I ask that the County consider a new standard for proof of nonconforming uses.

I further find that the 2 ½ story building which address is 1410 White Hall Road has also been used continuously and uninterruptedly as a boarding/rooming house prior to 1955 when zoning was imposed on the property.

However, I will decline to extend this finding to the apartment on the second floor of the garage on the front parcel. Ms Dopkin argues forcefully that the whole property should be considered once a nonconforming use is established. She indicates that this apartment is merely an intensification of the nonconforming hotel/boarding house at 1410 Whitehall Road. She cites *Commissioners of Carroll County v. Zent*, 86 Md App 745, 587 A 2d 1205 (1991) as authority for her position.

However, having reviewed this case and the test cited to weigh legal intensifications vs. illegal extension given in *McKemy* 39 Md App at 269-70, I do not believe that establishing an apartment after 1955 in a separate building constitutes a intensification of the old hotel, boarding house use on the larger parcel. Section 104.3 specifies that one may not extend a nonconforming building more than 25% of "the ground floor area of the building so used". This indicates to me when a nonconforming use is in a structure, that structure and not the property is the measure against which one is to determine extension. I am concerned that if the property is the measure of extension that virtually unlimited expansion of the use is possible. In this case, I see no reason why ten apartments are not equally allowed as intensification of the old hotel if the property and not the structure is the measure of the use.

That said, I am certainly not finding that the apartment is illegal anymore than I find that the dwelling at 1408 White Hall Road is illegal. The latter is on a separate parcel, which

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Date 9/1/05
By

admittedly does not meet the new RC 5 area regulations but this does not mean the dwelling is illegal. Similarly, I am not making any finding whatever regarding the apartment on the front parcel. To my knowledge, this apartment is not the subject of the complaint that triggered these requests. I will require that the Petitioner submit a modified site plan with the appropriate zoning use division lines designating the nonconforming hotel/boarding house separate from the apartment over the garage.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' request to confirm a nonconforming use of the property for boarding/rooming house and contractor's equipment storage shed should be affirmed with conditions.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 1 day of ~~August~~ September, 2005, that the Petitioners' request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to affirm a nonconforming use, boarding/rooming house and contractor's equipment storage yard, be and is hereby GRANTED subject to the following conditions:

1. The Petitioner shall designate on a revised site plan, by zoning use division lines, the area of nonconforming use of the front parcel.

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

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By Raj

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

September 1, 2005

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 06-002-SPH
Property: 1408 & 1410 White Hall Road

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Crystal Skipper, 1047 Windy Hill Road, New Freedom, PA 17349
Heather Blades, 1410 White Hall Road, White Hall, MD 21161
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, MD 21286
Richard D. Propst & Glenda A. Propst, 1410 White Hall Road, White Hall, MD 21161
Dale A. Wood, 1011 Wiseburg Road, White Hall, MD 21161
Mary Roper & Bob Moore, 111 W. Chesapeake Ave., Towson, MD 21204
Joe Pusloskie, 18127 Schoolhouse Road, White Hall, MD 21161
M.V. Runkles, Wiseburg Community Association, 18200 York Road, Parkton, MD 21120

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1408 and 1410 White Hall Road
which is presently zoned R.C. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To affirm a non-conforming uses pursuant to Section 500.7 of the Baltimore County Zoning Regulations
① Boarding / Rooming house
② Contractor's equipment storage yard

D.D.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Crystal Skipper
Name - Type or Print

Signature

Heather Blades
Name - Type or Print

Heather Blades
Signature

1410 White Hall Rd — 410-329-8085
Address — Telephone No.

White Hall — MD — 21161
City — State — Zip Code

Attorney For Petitioner:

Deborah C Dopkin
Name - Type or Print

Signature

Deborah C Dopkin PA
Company

409 Washington Ave — 4108210200
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Gerhold, Cross, & Etzel, Ltd.
Name

320 E. Towsontown Blvd. Ste. 100
Address

Towson, Maryland 21286 — (410)-823-4470
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING 9-15 - 9-18

Reviewed By BM Date 6/29/05

ORDER RECEIVED FOR FILING
Date 9/15/05
By

Case No. 06-002-SPH

REV 9/15/98

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

June 27, 2005

Zoning Description
1410 White Hall Road

All that piece or parcel of land situate, lying and being in the Seventh Election District And Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the "first" at a point on the south side of White Hall Road perpendicular from its centerline and 205 feet more or less northeasterly along the centerline of White Hall Road from its intersection with the centerline of Wiseburg Road, thence leaving White Hall Road and running (1) North 07 degrees 40 minutes 00 Seconds West 95.60 feet, (2) North 07 degrees 40 minutes 00 seconds West 157.20 feet, (3) North 02 degrees 10 minutes 00 seconds East 124.00 feet, (4) North 85 degrees 50 minutes 00 seconds East 242.40, (5) South 06 degrees 32 minutes 00 seconds East 225.00 feet, (6) South 06 degrees 32 minutes 00 seconds East 26.10 feet to a point in White Hall Road, thence running along said road, (7) North 73 degrees 46 minutes 00 seconds East 119.60 feet, thence running along the southernmost side of said road, (8) South 63 degrees 54 minutes 00 Seconds West 187.44 feet, (9) South 63 degrees 04 minutes 00 seconds West 117.90 feet, and (10) South 63 degrees 04 minutes 00 seconds West 92.20 feet to the point of beginning.

Containing 84,221 sq. ft. or 1.933 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

STATE OF MARYLAND
EDWARD E. DEACON
No. 5351
REGISTERED PROPERTY LINE SURVEYOR

6/27/05

#06-002

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446974

DATE [illegible] ACCOUNT R001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: [illegible]

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTIVITY	TIME	DRW
6/30/2005	6/29/2005 14:23:00		2

[illegible] MISC NAIL [illegible]
RECEIPT # 409715 [illegible]
Rept 5 528 ZONING VARIANCE
[illegible] NO. 446974
Recpt Tot $325.00
$325.00 CK $ .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #06-002-SPH
1408 & 1410 White Hall Road
N/side of White Hall Road, 800 feet north of centerline of Wiseburg Road
3rd Election District
7th Councilmanic District
Legal Owner(s): Crystal Skipper and Heather Blades
Special Hearing: to affirm a non-conforming use, boarding/rooming house, contractor's equipment storage yard.
Hearing: Wednesday, August 24, 2005 at 11:00 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 8/631 Aug. 9 62072

CERTIFICATE OF PUBLICATION

8/10/, 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 8/9/, 2005.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 06-002-SPH
PETITIONER/DEVELOPER:
Crystal Skipper & Heather Blades
DATE OF HEARING: August 24, 2005

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:
1408 & 1410 White Hall Road

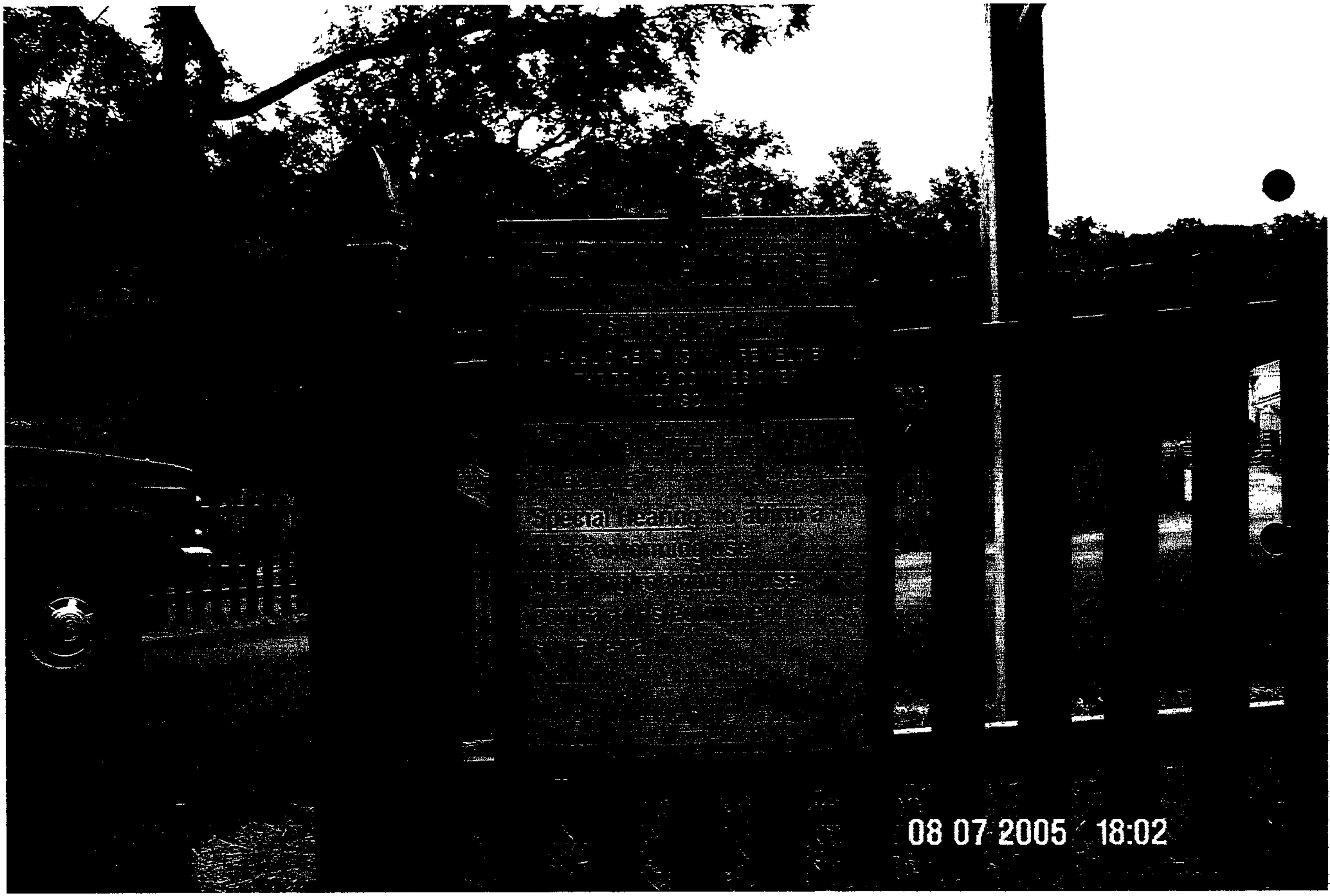
(see page 2 for full size photo)

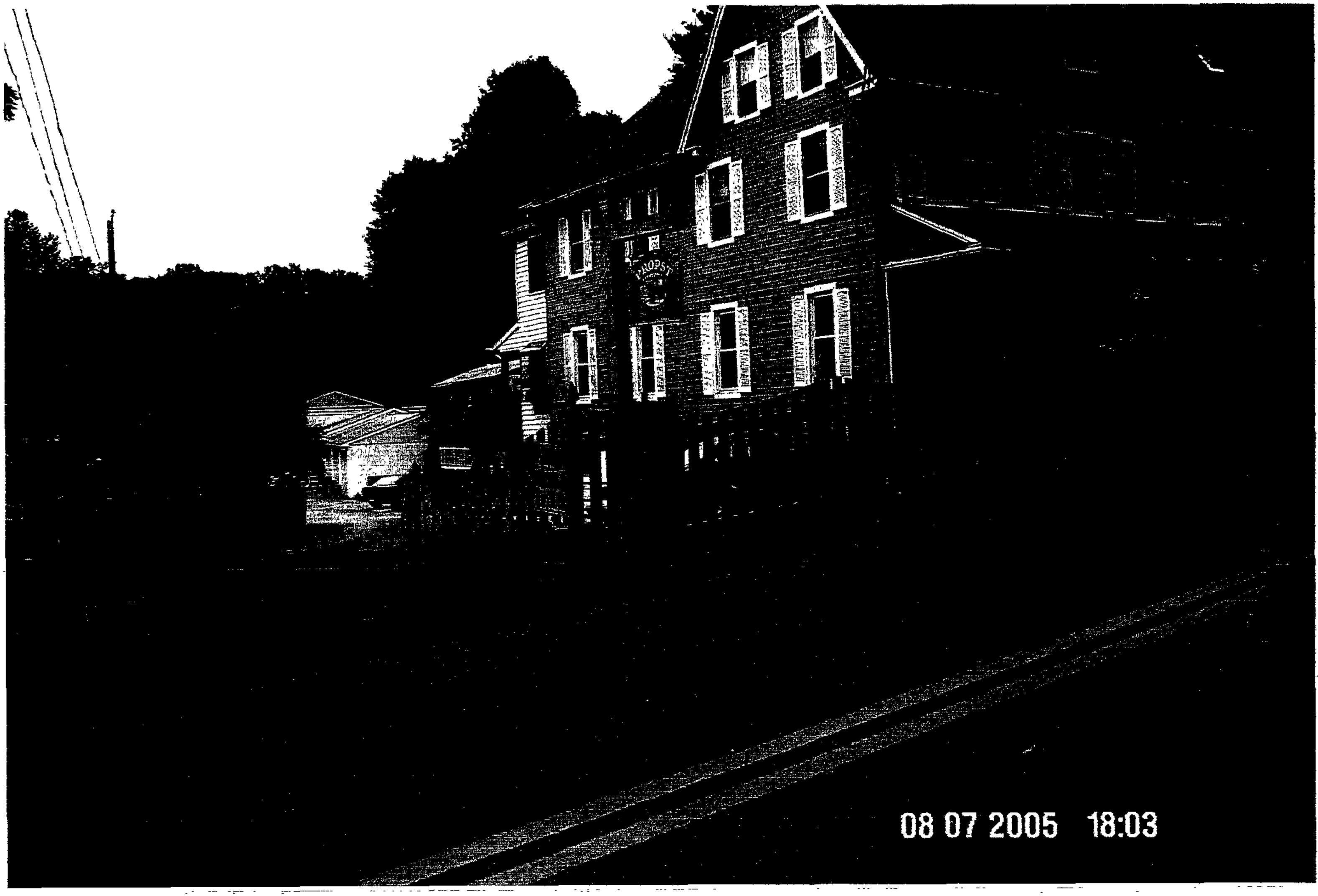
POSTED ON: August 7, 2005

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX


08 07 2005 18:02


08 07 2005 18:03

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 9, 2005 Issue - Jeffersonian

Please forward billing to:
Deborah C. Dopkin
409 Washington Avenue, Ste. 1000
Towson, MD 21204
410-821-0200

NOTICE OF ZONING HEARING

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1408 & 1410 White Hall Road
N/side of White Hall Road, 800 feet north of centerline of Wiseburg Road
3rd Election District – 7th Councilmanic District
Legal Owners: Crystal Skipper and Heather Blades

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Hearing: Wednesday, August 24, 2005 at 11:00 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.

Department of Permits and Development Management

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

Baltimore County

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

July 12, 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:

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1408 & 1410 White Hall Road
N/side of White Hall Road, 800 feet north of centerline of Wiseburg Road
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Legal Owners: Crystal Skipper and Heather Blades

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Hearing: Wednesday, August 24, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, Towson 21204
Crystal Skipper & Heather Blades, 1410 White Hall Road, White Hall 21161
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 9, 2005.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 06-002-SPH

Petitioner: CRYSTAL SKIPPER

Address or Location: 1410 WHITEHALL RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEBORAH C. DOPKIN

Address: 409 WASHINGTON AVE ST 1000

TOWSON MD 21204

Telephone Number: 410 821-0200

Revised 2/20/98 - SCJ

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

August 15, 2005

Deborah C. Dopkin
409 Washington Avenue
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number: 06-002-A, 1408 &1410 White Hall Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 29, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Crystal Skipper and Heather Blades 1410 Whitehall Road White Hall 21161
Gerhold Cross & Etzel 320 E. Towsontown Blvd, Ste. 100 Towson 21286

Printed on Recycled Paper

Fire Department

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

Baltimore County

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

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

July 14,2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 18,, 2005

Item No. 002,004,005,009,010,012

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

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

Acting Lieutenant David S. Heath
Fire Marshal's Office
(O)410-887-4881
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 25, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 25, 2005
Item No. 002

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 adjusted accordingly. Show the right-of-way as "future" on the plan.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 002-07252005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 26, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-002**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By: Curtis Murray

Division Chief: Lynn Lucas

CM/LL

W:\DEVREV\ZAC\6-002 doc

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

SHA State Highway Administration Driven to Excel

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

Maryland Department of Transportation

Date: 7.15.05

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

RE: Baltimore County
Item No. 002 BPR

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. T. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

RE: PETITION FOR SPECIAL HEARING 1408 and 1410 White Hall Road; N/side White Hall Road, 800' N c/line Wiseburg Road 7th Election & 3rd Councilmanic Districts Legal Owner(s): Crystal Skipper and Heather Blades Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-02-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 2005, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, Ltd, 320 Towsontown Blvd, Ste. 100, Towson, MD 21286 and Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

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

RECEIVED
JUL 18 2005
Per.....

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 04-6517

1410 White Hall Road

ZONING CASE: 06-2-SPH
1410 WHITE HALL ROAD

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: July 25, 2005

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: *James Thompson, Supervisor*
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 06-2-SPH
Legal Owner/Petitioner: Crystal Skipper and Heather Blades
Property Address: 1410 White Hall Road
Location Description: North side of White Hall Road, 800 feet north centerline of Wiseburg Road

INFORMATION: **Case No.: 04-6517**

Please be advised that the aforementioned petition is the subject of an active violation case.

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint e-mail
Code Enforcement Officer's report and notes
Photograph including date taken

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

JHT/lmh

c: Keith Parker, Code Enforcement Inspector, MS 1105

7. K5

PDM Enforce - Web-Code Enforcement Complaint

04-6517

From: <webform@co.ba.md.us>
To: <pdmenforce@co.ba.md.us>
Date: 10/27/2004 8:41 AM
Subject: Web-Code Enforcement Complaint

Complaint Location: 1410 white hall road

Complaint Location Zip Code: 21161

Description of Problem: running trash hauling business in residential neighborhood, multiple unit housing on residential property, possible pollution from open containers runoff near stream

Email:

Name:

Address:

Zip Code:

Home Phone Number:

Work Phone Number:

Additional Information:

04-6517

OPEN

Generated by Site Executive

PDLV0102F Permits & Development - Livability System

View Cases

Case No: 05-5730

Address: 00301 MAIN ST 21222

Insp Area: 003 Dist: 000 Date Rcv: 6/24/2005 Grp: ENF Intk: CG

Inspec: PARKER Inspec2: Date Inspec: 8/01/2005

Close: 0/00/0000 Activity: Delete:

Problem: 1 ABANDONED VEH IN BACK YARD

CL Name: ANONYMOUS

CL Address: 00000

CL Home Phone: CL Work Phone: Tax Acct. 1220030190

Owner: ELLSMORE & CATHERINE JONES

Enter=Continue F12=Cancel

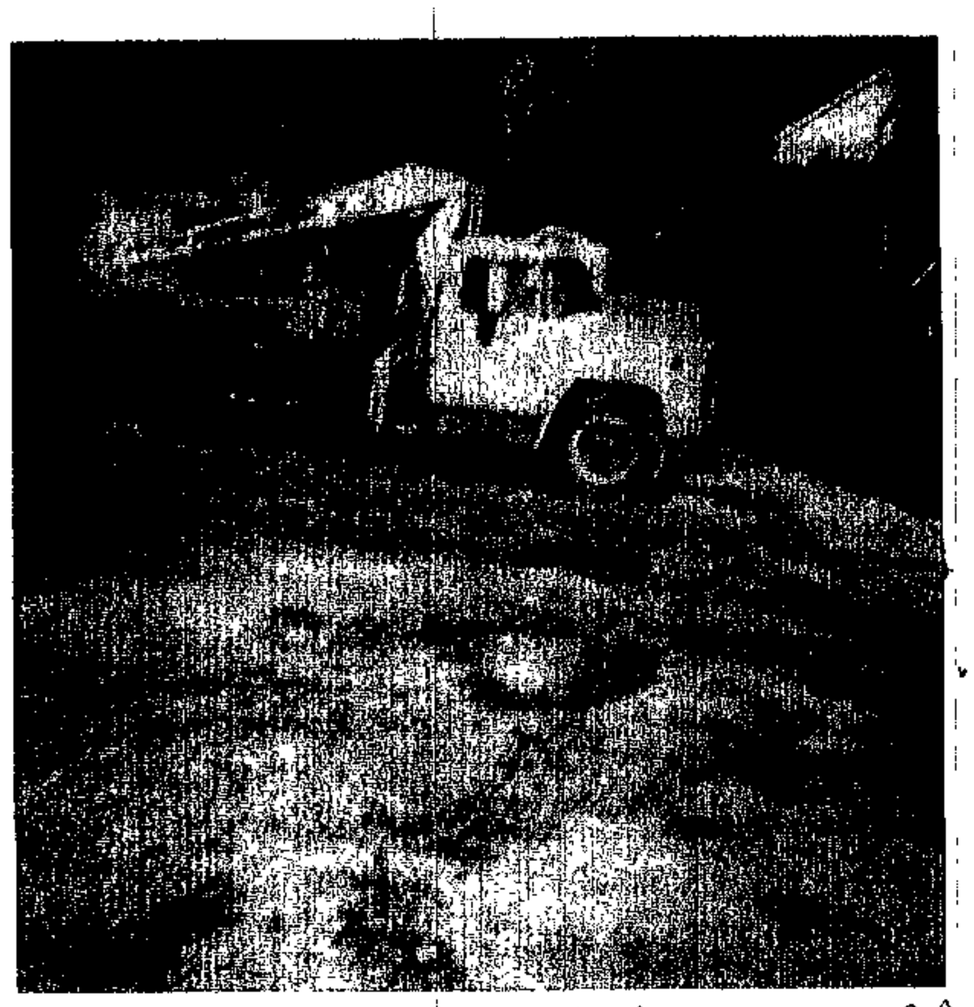
PDLV0103F Permits & Development - Livability System

View Cases

Case No: 05-5730

Notes: ***6/29/05, OBSERVED WHITE BUICK (UNLIC) ON PROP, CORRECTION NOTICE ISSUED, POSTED & MAILED, P/U 7/14/05, ANONYMOUS COMPL, KLP/CP***
**7/15/05 VEHICLES ON PROPERTY. SPOKE W/RESIDENT & SHE REQUESTED MORE TIME. P/U ON 8/1/05. ANON. KLP/SS

Enter=Continue F12=Cancel



11 28.04 1410 WHITE HALL RD
04-6517

Baltimore County, Maryland
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
April 4, 2005

In the Matter of:
Richard David Propst
Respondent

Civil Citation No.: 04-6517

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on March 30, 2005, for a hearing on a citation for violations under the Baltimore County Zoning Regulations §102.1 and amended to include §1A01.2 in lieu of 1B01.1A for operating a contractor equipment storage yard and storing commercial vehicles on residential property zoned RC2 located at 1410 White Hall Road, 21161.

On February 10, 2005, a code enforcement citation was issued by Dennis Rioux, Code Enforcement Officer, pursuant to BCC §3-6-205, The citation was legally served on the Respondent.

The citation proposed a civil penalty of $25,200.00 (twenty five thousand two hundred dollars) to be assessed. A code enforcement hearing date was scheduled for March 30, 2005.

Mr. Propst, Respondent appeared for the hearing.

Deborah C. Dopkin, Esquire, represented the Respondent.

#06-002

The trash hauling business operating at this site has been operating with the approval of the Department of Public Works for 37 years. The Baltimore County Local Government has in effect given approval, albeit tacit approval, to operate from this site. The business has been allowed to intensify from the subject location by approving additional trash hauling routes to the contractor over the years. That said, for Baltimore County Department of Permits and Development Management (PDM) to now declare that a business cannot operate from this location and assess a $25,200.00 civil penalty appears heavy-handed, onerous, and arbitrary. The Respondent should be allowed the opportunity to investigate the possibility of a determination by the Zoning Commissioner. The Zoning Commissioner is granted authority to conduct a hearing on the matter under BCZR §500.6. Likewise under BCZR §500.7, any person can petition the Zoning Commissioner to hold a public hearing to determine the existence of any purported non-conforming use.

THEREFORE IT IS ORDERED by the Code Enforcement Hearing Officer, this 6th day of April 2005, that a determination of violation is not appropriate at this time. A Special Hearing is required to determine if the current use is proper, in the public interest, and necessary.

Signed: Raymond S. Wisnom

Raymond S. Wisnom

Code Enforcement Hearing Officer

The violator is advised that pursuant to §3-6-301(a), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §3-6-302(a)(b)(c)(d) requires the filing of a petition setting forth the grounds for appeal and a filing fee of $150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.

#06-002

Baltimore County
Department of Permits and

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue

410-887-3960

CITATION

Date

Fine

25.00.00

Amount 30.00

Total 55.00

Print Name

Date

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:

Citation/Case No.: 04-6517

Address:

Date

Defendant's Signature

DEFENDANT

#06-002

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200
FACSIMILE 410-823-8509
e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

August 25, 2005

RECEIVED

AUG 2 6 2005

ZONING COMMISSIONER

John V. Murphy, Esquire
Deputy Zoning Commissioner
for Baltimore County
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RE: 1410 White Hall Road
Case No. 06-002-A

Dear Mr. Murphy:

As you may recall, this office represents the owners of 1410 White Hall Road in connection with a Petition for Special Hearing which was heard before you on Wednesday, August 24, 2005. At that time, I referenced a transcript of the 1946 court case which awarded title to the current owner's grandfather. As promised, I am forwarding herewith a few pages from that transcript which reference how long the Propst family has resided on the property. I direct your attention to page 13 of the transcript, direct testimony of Wesley Propst indicating that in 1946, he had lived in the White Hall Hotel for between ten and twelve years. The other pages I have included are intended to identify the time and background of the suit, and include one reference to other buildings on the property.

I hope you find this of interest and appreciate your keeping the record open to receive these copies.

Very truly yours,

Deborah C. Dopkin

DCD/kmc
Enclosure
cc: Crystal Propst Skipper
C:\docs\KMC\DCD\LETTERS 2005\murphy john-propst.wpd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. William E. Fornoff through Mr. Albert B. Kaltenbach

Date April 19, 1967

FROM Mr. Charles E. Farley

SUBJECT Refuse Collection Route

Mr. Clyde Ensor
Welsburg Road
White Hall, Maryland 21161

Due to the death of our refuse collector, Mr. Clyde Ensor, it is recommended that his route totaling 2,580 dwelling units and carrying an annual dwelling unit rate of $8.50 be turned over to the following:

Mr. Richard D. Propst
White Hall
Maryland 21161

It is requested that this recommendation become effective April 17, 1967.

(Signed) ALBERT B. KALTENBACH

ALBERT B. KALTENBACH
Director of Public Works

(Signed) CHARLES E. FARLEY

CHARLES E. FARLEY
Chief, Bureau of Sanitation

APPROVED:

for WILLIAM E. FORNOFF
County Administrative Officer

CEF/ms

Det #2

RECEIVED
APR 26 1967
BUREAU OF SANITATION
PER

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: **District -** 07 **Account Number -** 0716075175

Owner Information

Owner Name:	PROPST RICHARD DAVID	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	1410 WHITE HALL RD PO BOX 250 WHITE HALL MD 21161-0250	**Deed Reference:**	1) /18014/ 376 2)

Location & Structure Information

Premises Address
1410 WHITE HALL RD

Legal Description
1.90 AC
1410 WHITE HALL RD NS
250FT E WEISBURG RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
17	17	175						81	Plat Ref:

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1892	3,308 SF	1.90 AC	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	54,500	54,500		
Improvements:	165,800	165,800		
Total:	220,300	220,300	220,300	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	PROPST RICHARD DAVID	**Date:**	05/16/2003	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/18014/ 376	**Deed2:**	
Seller:	PROPST RICHARD DAVID	**Date:**	03/24/1983	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 6503/ 58	**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 *

DEED
NO TITLE SEARCH

THIS DEED is made this 3 day of March, 2003, from **RICHARD DAVID PROPST a/k/a R. DAVID PROPST**, Grantor, to **CRYSTAL ARLENE SKIPPER and HEATHER ALTHEA BLADES**, Grantees.

WHEREAS, RICHARD DAVID PROPST, Grantor, for no consideration other than the Grantor's love and affection for the Grantees, but subject to the reservations set forth below, grants, conveys and assigns to the Grantees, **CRYSTAL ARLENE SKIPPER and HEATHER ALTHEA BLADES**, their personal representatives, heirs, and assigns, in fee simple, as tenants in common, a remainder interest in the within described property. Grantor specifically reserves unto himself, a life estate, for and during the remainder of his natural life, to use and enjoy the within described property. The property being located in the Seventh Election District, of Baltimore County, State of Maryland known as 1410 White Hall Road, White Hall, Maryland, in fee simple, and described as follows:

> **Beginning** for the same at a point on the south side of the White Hall to Vernon Road at the end of the twelfth line of that parcel of land conveyed by a deed dated May 6, 1920 and recorded among the Land Records of Baltimore County in Liber CWB, Jr., No. 1056, folio 385, from Franklin J. Zellers, et al to Owen Lytle, thence running and binding on the thirteenth, fourteenth, fifteenth, sixteenth and a part of the seventeenth lines of the said deed the following courses and distances: North 07 degrees 40 minutes West 95.6 feet to a stone heretofore set and continuing said course North 07 degrees 40 minutes West 157.2 feet to a stone heretofore set at the end of the thirteenth line, thence North 02 degrees 10 minutes East 124.0 feet to a stone heretofore set at the end of the fourteenth line; thence North 85 degrees 50 minutes east 242.4 feet to a stone heretofore set; thence South 06 degrees 32 minutes East 225.0 feet to a stone set on the sixteenth line and continuing said course South 06 degrees 32 minutes East 26.1 feet to a point in the Whitehall to

Pet #6

Vernon Road; thence running along said road, in the bed of same North 73 degrees 46 minutes East 119.6 feet, thence running along the southernmost side of said road South 63 degrees 54 minutes West 187.44 feet to the beginning point of the lot described in the deed from Geraldine M.C. Zeller, et al, to Noah E. Grove, dated January 12, 1945, and recorded among the Land Records of Baltimiore County in Liber RJS No. 1381, folio 485; thence running and binding on the first line of the last mentioned deed South 63 degrees 04 minutes West 117.9 feet to a pipe heretofore set at the end of said first line and continuing said course South 63 degrees 04 minutes West 92.2 Feet to the point of beginning. Containing 1.9 acres, more or less. The property known as 1410 White Hall Road, White Hall, Maryland.

BEING the same lot of ground which by deed dated February 18, 1983, and recorded among the Land Records of Baltimore County, in Liber EHK JR No. 6503, folio 58, et seq., was granted and conveyed by Richard David Propst and Ruth Ann Propst, his wife, unto Richard D. Propst, the within Grantor.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all rights, alleys, ways, waters, easements, privileges, appurtenances and advantages, belonging or appertaining thereto.

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantees, their Personal Representatives, heirs and assigns, in fee simple, forever, as tenants in common, in the following shares and proportions:

(1) As to **CRYSTAL ARLENE SKIPPER** a fifty percent (50%) undivided Tenants-in-Common interest;

(2) As to **HEATHER ALTHEA BLADES** a fifty percent (50%) undivided Tenants-in-Common interest;

But reserving unto the Grantor a life estate in the property for his life, without liability for waste. The Grantor also reserves, for his life, the full power and authority during his life to sell,

convey and dispose of the property (but not to devise the property) in fee simple, and to retain absolutely as his own all of the proceeds thereof, thereby divesting the remainder granted by this deed. The Grantor also reserves for his life the right to mortgage the entire fee simple estate in the property, including the remainder granted herein, and to retain absolutely as his own all of the proceeds thereof.

AND the Grantor covenants to warrant specially the property hereby conveyed and to execute such further assurances of the property as may be requisite.

WITNESS the hand and seal of the Grantor.

WITNESS:

Ann Kreiger

Richard David Propst (SEAL)
RICHARD DAVID PROPST

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY that on this 3 day of March, 2003 before me, the subscriber, a Notary Public of the State of Maryland, in and for the , aforesaid, personally appeared **RICHARD DAVID PROPST**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Perri A. Bell
Notary Public

My Commission Expires:
June 02, 2003

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned Maryland attorney.

Edward A. Halle, Jr.
Fowley & Beckley, P.A.
Executive Plaza I
11350 McCormick Road, Suite 502
Hunt Valley, MD 21031
(410) 771-9900

Propst.1410 Deed.wpd

0018014 380

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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

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

Space Reserved for Recording Validation

TRP FD SURE $ 5.00
RECORDING FEE 20.00
TOTAL 25.00
Rcpt # BA83 Rcpt # 48684
CR Blk # 3444
May 16, 2003 03:14 PM

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

☒ Deed ☐ Mortgage ☐ Other_____ ☐ Other_____
☐ Deed of Trust ☐ Lease

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (If Applicable) Cite or Explain Authority

Recordation: Family transfer between
State Transfer: father and daughters
County Transfer:

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$		
Any New Mortgage	$	Transfer Tax Consideration	$
Balance of Existing Mortgage	$	X ( ) % =	$
Other:	$	Less Exemption Amount –	$
		Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$
Full Cash Value	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 5.00	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
07	0716075175	6503/58	17	175	☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
					1.90 AC

Location/Address of Property Being Conveyed (2): 1410 White Hall Road

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☒ or Non-Residential ☐ | Fee Simple ☒ or Ground Rent ☐ | Amount: 38

Partial Conveyance? ☐ Yes ☐ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s): Richard David Propst
Doc. 2 - Grantor(s) Name(s):
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)
Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s): Crystal Arlene Skipper, Heather Althea Blades
Doc. 2 - Grantee(s) Name(s):
New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Name: Edward A. Walle Jr. Esq.
Firm: Fasley & Beckley, P.A.
Address: Executive Plaza I, 11350 McCormick Rd. #502 Hunt Valley, MD Phone: (410) 771-9900

☒ Return to Contact Person
☐ Hold for Pickup
☒ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?
☐ Yes ☐ No Does transfer include personal property? If yes, identify:
☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Percent of Subject	Secured	Occ. Cd.
Total			Town Cd.		Finance	

REMARKS:

RECEIVED
BALTIMORE COUNTY, MARYLAND
COUNTY TRANSFER TAX
RECORDATION TAX
Sec 33-139
T.P. ART 12-108
Date 7.10.03

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

FEE-SIMPLE DEED—CODE—City or County— Form 640

LIBER 6503 PAGE 658

This Deed, Made this 8th day of February

in the year one thousand nine hundred and eighty-three, by and between

RICHARD DAVID PROPST and RUTH ANN PROPST, his wife

of Baltimore County, in the State of Maryland, of the first part, and

RICHARD DAVID PROPST

of the second part.

Witnesseth, that in consideration of the sum of none

C RC/F 15.00
DEED 0
EHK JR T 15.00
M43494 C001 R02 T09:
03/28/

the said Richard David Propst and Ruth Ann Propst, his wife

do grant and convey unto the said Richard David Propst, his

heirs and assigns, in fee simple, all that lot of the ground, situate, lying and being in the seventh election district of Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:—

Beginning for the same at a point on the south side of the White Hall to Vernon Road at the end of the twelfth line of that parcel of land conveyed by a deed dated May 6, 1920 and recorded among the Land Records of Baltimore County in Liber CWB, Jr., No. 1056, folio 385, from Franklin J. Zellers, et al to Owen Lytle, thence running and birding on the thirteenth, fourteenth, fifteenth, sixteenth and a part of the seventeenth lines of the said deed the following courses and distances: North 07 degrees 40 minutes West 95.6 feet to a stone heretofore set and continuing said course North 07 degrees 40 minutes West 157.2 feet to a stone heretofore set at the end of the thirteenth line, thence North 02 degrees 10 minutes East 124.0 feet to a stone heretofore set at the end of the fourteenth line; thence North 85 degrees 50 minutes east 242.4 feet to a stone heretofore set; thence South 06 degrees 32 minutes East 225.0 feet to a stone set on the sixteenth line and continuing said course South 06 degrees 32 minutes East 26.1 feet to a point in the Whitehall to Vernon Road; thence running along said road, in the bed of same North 73 degrees 46 minutes East 119.6 feet, thence running along the southernmost side of said road South 63 degrees 54 minutes West 187.44 feet to the beginning point of the lot described in the deed from Geraldine M.C. Zeller, et al, to Noah E. Grove, dated January 12, 1945, and recorded among the Land Records of Baltimore County in Liber RJS No. 1381, folio 485; thence running and binding on the first line of the last mentioned deed South 63 degrees 04 minutes West 117.9 feet to a pipe heretofore set at the end of said first line and continuing said course South 63 degrees 04 minutes West 92.2 Feet to the point of beginning. Containing 1.9 acres, more or less.

BEING the same lot of ground which by Deed dated February 28, 1970 and recorded among the Land Records of Baltimore County in Liber 5075, folio 089, was granted and conveyed by Wesley A. Propst and Hildreth R. Propst, his wife unto Richard David Propst and Ruth Ann Propst, his wife, the grantors herein.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE _____ DATE 3/24/83

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
_____ 3/24/83
CLERK DATE

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
By _____
Authorized Signature
Date 3-24-83 Sec. 11-85 A

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

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Richard David Propst, his

heirs 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 granted and that they will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

TEST:

E. May Palley

Richard David Propst (SEAL)
RICHARD DAVID PROPST

Ruth Ann Propst (SEAL)
RUTH ANN PROPST

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 18 day of in the year one thousand nine hundred and eighty-three, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Richard David Propst

the above named grantor, and he acknowledged the foregoing Deed to be his act.

As Witness my hand and Notarial Seal.

My Commission Expires:

July 1, 1986

Loraine Donaldson Notary Public.

NOTARY PUBLIC

STATE OF MARYLAND, [illegible] to wit:

I HEREBY CERTIFY that on this [illegible] day of [illegible], in the year one thousand nine hundred and eighty-three, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Ruth Ann Propst the above named grantor, and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

Notary Public
Loraine Donaldson

My Commission Expires:

July 1, 1986

LORAINE DONALDSON
NOTARY PUBLIC
BALTIMORE COUNTY, MD.

DEED

FROM

RICHARD DAVID PROPST and

RUTH ANN PROPST, his wife

TO

RICHARD DAVID PROPST

BLOCK NO. [illegible]

Received for Record [illegible]

at [illegible] o'clock [illegible] M. Same day recorded

in Liber [illegible] No. [illegible] Folio [illegible] &c.,

one of the Land Records of [illegible]

[illegible], and examined per

[illegible], Clerk.

Cost of Record, $ [illegible]

John Grason Turnbull, II
TURNBULL, MIX & FARMER
706 Washington Avenue
Towson, Maryland 21204
828-0700

TOWSON STATIONERS, INC., TOWSON, MD.

87-11-0 7512

FEE-SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 40

This Deed, Made this 28th day of February

in the year one thousand nine hundred and seventy, by and between

WESLEY A. PROPST and HILDRETH R. PROPST, his wife

, of the first part, and

RICHARD DAVID PROPST and RUTH ANN PROPST, his wife

of the second part.

Witnesseth, that in consideration of the sum of Five [$5.00] Dollars and other good and valuable considerations the receipt of which is hereby acknowledged the said WESLEY A. PROPST and HILDRETH R. PROPST, his wife

do hereby grant and convey unto the said RICHARD DAVID PROPST and RUTH ANN PROPST, his wife, as Tenants by the Entireties, their assigns, the survivor of them, the survivor's

heirs and assigns,

TAX $ 55.00 REC. # ____ MAR 3'70 STATE PROPERTY TRANSFER

in fee simple, all that lot(s) of ground, situate, lying and being in the seventy Election District of Baltimore County

, State of Maryland, and described as follows, that is to say:—

Beginning for the same at a point on the south side of the White Hall to Vernon Road at the end of the twelfth line of that parcel of land conveyed by a deed dated May 6, 1920 and recorded among the Land Records of Baltimore County in Liber C.W.B. JR., No. 1056, folio 385, from Franklin J. Zellers, et al, to Owen Lytle, thence running and binding on the thirteenth, fourteenth, fifteenth, sixteenth and a part of the seventeenth lines of the said deed the following courses and distances: North 07 degrees 40 minutes West 95.6 feet to a stone heretofore set and continuing said course North 07 degrees 40 minutes West 157.2 feet to a stone heretofore set at the end of the thirteenth line, thence North 02 degrees 10 minutes East 124.0 feet to a stone heretofore set at the end of the fourteenth line; thence North 85 degrees 50 minutes east 242.4 feet to a stone heretofore set; thence South 06 degrees 32 minutes East 225.0 feet to a stone set on the sixteenth line and continuing said course South 06 degrees 32 minutes East 26.1 feet to a point in the Whitehall to Vernon Road; thence running along said road, in the bed of same North 73 degrees 46 minutes East 119.6 feet, thence running along the southernmost side of said road South 63 degrees 54 minutes West 187.44 feet to the beginning point of the lot described in the deed from Geraldine M.C. Zeller, et al, to Noah E. Grove, dated January 12, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1381, folio 485; thence running and binding on the first line of the last mentioned deed South 63 degrees 04 minutes West 117.9 feet to a pipe heretofore set at the end of said first line and

-continued

AUDITOR'S 3 16500 MSC

continuing said course South 63 degrees 04 minutes West 92.2 feet to the point of beginning. Containing 1.9 acres, more or less.

BEING the same lot of ground which by deed dated December 19, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1919, folio 296, was granted and conveyed by Charles W. Propst and Lucille D. Propst, his wife unto Wesley A. Propst and Hildreth R. Propst, his wife, the grantors herein.

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

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said RICHARD DAVID PROPST and RUTH ANN PROPST, His Wife, as Tenants by the Entireties, their assigns, the survivor of them, the survivor's heirs 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 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:

Bradley H. Wood

Wesley A. Propst [SEAL]
WESLEY A. PROPST

Hildreth R. Propst [SEAL]
HILDRETH R. PROPST

State of Maryland, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 28th day of February, 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared WESLEY A. PROPST and HILDRETH R. PROPST, His Wife

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

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

Bradley H. Wood
Notary Public

My Commission expires:
7-1-70

Rec'd for record MAR 3 1970 at 2 PM
Orville T. Gosnell, Clerk
Gordon L. Porter
Receipt No. 293048 11.50

appeared MARY DENNIS GOULD and THEODORE GOULD, her husband, the within named Grantors, and they each acknowledged the foregoing Deed to be their act and Deed.

AS WITNESS my hand and Notarial Seal.

(Notarial Seal)

Mildred P. Zink

Mildred P. Zink - Notary Public

Recorded December 29 1950 at 10:30 AM & exd per George L Byerly Clerk (rcd by JAH)(Exd W. & RB).

2672 Chas W Propst et al
Deed to Wesley A Propst et al

THIS DEED, Made this 19th day of December in the year one thousand nine hundred and fifty, by and between CHARLES W. PROPST and LUCILLE D. PROPST, his wife, of Baltimore County in the State of Maryland, of the first part, and WESLEY A. PROPST and HILDRETH R. PROPST, his wife, of the second part,

WITNESSETH, that in consideration of the sum of Five ($5.00) dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged the said Charles W. Propst and Lucille D. Propst, his wife, do grant and convey unto the said Wesley A. Propst and Hildredth R. Propst, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the Seventh Election District of Baltimore County, aforesaid, and described as follows, that is to say:--

BEGINNING for the same at a point on the south side of the White Hall to Vernon Road at the end of the twelfth line of that parcel of land conveyed by a deed dated May 6, 1020 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1056, folio 385, from Franklin J. Zellers, et al, to Owen Lytle, thence running and binding on the thirteenth, fourteenth, fifteenth, sixteenth, and a part of the seventeenth lines of said deed the following courses and distances: North 07 degrees 40 minutes West 95.6 feet to a stone heretofore set and continuing said course North 07 degrees 40 minutes West 157.2 feet to a stone heretofore set at the end of the thirteenth line, thence North 02 degrees 10 minutes East 124.0 feet to a stone heretofore set at the end of the fourteenth line; thence North 85 degrees 50 minutes east 242.4 feet to a stone heretofore set; thence South 06 degrees 32 minutes East 225.0 feet to a stone set on the sixteenth line and continuing said course South 06 degrees 32 minutes East 26.1 feet to a point in the Whitehall to Vernon Road; thence running along said road, in the bed of same North 73 degrees 46 minutes East 119.6 feet, thence running along the southernmost side of said road South 63 degrees 54 minutes West 187.44 feet to the beginning point of the lot described in the deed from Geraldine M. C. Zeller, et al, to Noah E. Grove, dated January 12, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1381, folio 485; thence running and binding on the first line of the last mentioned deed South 63 degrees 04 minutes West 117.9 feet to a pipe heretofore set at the end of said first line and continuing said course South 63 degrees 04 minutes West 92.2 feet to the point of beginning.

CONTAINING 1.9 acres, more or less.

BEING all and the same lot of ground which by a Deed dated November 9th, 1948, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1712, folio 208, was granted and conveyed by Wesley A. Propst and Hildreth R. Propst, his wife, to Charles W. Propst, one of the within named Grantors.

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

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned,

DEL. PER TICKET JUL 11 1952

and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Wesley A. Propst and Hildreth R. Propst, his wife, as tenants by the entireties, their assigns, the survivor of them, his or heirs 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 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: Mary J Edie — Charles W. Propst (Seal)

Mary J. Edie — Charles W. Propst

Lucille D. Propst (Seal)

Lucille D. Propst

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 19th day of December in the year one thousand nine hundred and fifty, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared CHARLES W. PROPST and LUCILLE D. PROPST, his wife the above named grantors, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

(Notarial Seal) — Mary J Edie

Mary J. Edie Notary Public.

Recorded Dec 29 1950 at 10:30 AM & exd per George L Byerly Clerk (rcd by JAH)(Exd W &RB)

2673 Eliza Poska
Deed to Lawrence Buedel
SS $1.10 USS $1.10

THIS DEED, Made this 15th day of December, in the year one thousand nine hundred and fifty, by and between ELIZABETH POSKA, Widow, of Baltimore City, State of Maryland, of the first part Grantor, and LAWRENCE BUEDEL, of Baltimore County, State of Maryland, of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Five ($5.00) dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Elizabeth Poska, Widow, does hereby grant and convey unto the said Lawrence Buedel, his heirs and assigns, in fee simple, all those two lots of ground situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland, and being known and designated as Lots Numbers 12 and 13, in Block N, Section A of Essex, as shown on the Plat of Essex, which Plat is recorded among the Land Records of Baltimore County In Plat Book W.P.C. No. 3, folio 15.

BEING all and the same two lots of ground which by a deed dated March 9th, 1931, and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 868, folio 559, etc., was conveyed by William M. Poska, et al, to the said Elizabeth Poska, the within named Grantor.

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

TO HAVE AND TO HOLD the said lots or parcels of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging unto and to the proper use and benefit of the said Lawrence Buedel, his heirs and assigns, in fee simple.

DEL. PER TICKET OCT 14 1952

for Baltimore personally appeared CHARLES W. HELD, JR., TRUSTEE, the within named Grantor, and he acknowledged the foregoing deed to be his act as such Trustee.

AS WITNESS: my hand and Notarial seal.

Notarial Seal — Evelyn Elsie Grolock

Evelyn Elsie Grolock, Notary Public

Recorded Nov 10, 1948 at 3:00 P.M. exd per T. BradenSilcott-CLERK — RCD-ALA (ExdW & M)

- -

75776 Wesley A. Propst etal) THIS DEED, Made this 9 day of November in the year one
Deed to Chas W. Propst) thousand nine hundred and forty-eight, by and between
- - - - - - - - - - - - - - - -) WESLEY A. PROPST AND HILDREDTH R. PROPST, his wife, of Baltimore County, in the State of Maryland, parties of first part; and CHARLES W. PROPST, unmarried, of Baltimore County, in the State of Maryland, party of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars ($5.00) and other good and valuable considerations, the receipt whereof is herebyacknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part, his heirs and assigns, in fee simple, all that lot of ground situate, in Seventh Election District, Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point on the south side of the White Hall to Vernon Road at the end of the twalfth line of that parcel of land conveyed by a deed dated May 6, 1929 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1056, folio 385, from Franklin J. Zellers, et al, to Owen Lytle, thence running and binding on the thirteenth, fourteenth, fifteenth, sixteenth, and a part of the seventeenth lines of said deed the following courses and distances; North 07 degrees 40 minutes West 95.6 feet to a stone heretofore set and continuing said course North 07 degrees 40 minutes West 157.2 feet to a stone heretofore set at the end of the thirteenth line, thence North 02 degrees 10 minutes East 124.0 feet to a stone heretofore set at the end of the fourteenth line; thence North 85 degrees 50 minutes East 242.4 feet to a stone heretofore set; thence South 06 degrees 32 minutes East 225.0 feet to a stone set on the sixteenth line and continuing said course South 06 degrees 32 minutes East 26.1 feet to a point in the Whitehall to Vernon Road; thence running along said road, in the bed of same North 73 degrees 46 minutes East 119.6 feet, thence running along the southernmost side of said road south 63 degrees 54 minutes West 187.44 feet to the beginning point of the lot described in the deed from Geraldine M. C. Zeller, et al, to Noah E. Grove, dated January 12, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1381, folio 485; thence running and binding on the first line of the last mentioned deed south 63 degrees 04 minutes West 117.9 feet to a pipe heretofore set at the end of said first line and continuing said course South 63 degrees 04 minutes West 92.2 feet to the point of beginning.

Containing 1.9 acres, more or less.

BEING the same lot of ground described in a Deed from Charles W. Held, Jr., Trustee, to Wesley A. Propt, dated November 9, 1948 and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto.

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

TO HAVE AND TO HOLD, the said lot of ground and premises, unto and to the use of the said party of the second part, his heirs and assigns, in fee simple, forever.

AND the said Grantors hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warran specially the property hereby granted and conveyed, and they will execute such further assuranc

of said land as may be requisite.

WITNESS: the hands and seals of the within named Grantors.

WITNESS: J. Donald Connor — Wesley A. Propst (Seal)

J. Donald Connor — Wesley A. Propst

Hildredth R. Propst (Seal)

Hildredth R. Propst

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, That on this 9 day of November in the year one thousand nine hundred and forty-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, aforesaid, personally appeared WESLEY A. PROPST AND HILDREDTH R. PROPST, his wife, the witnin named Grantors, and they acknowledged the foregoing deed to be their respective act.

IN TESTIMONY WHEREOF, I Hereunto set my hand and affix my notarial seal.

Notarial Seal — J. Donald Connor

J. Donald Connor — Notary Public

Recorded Nov 10, 1948 at 3:00 P.M. exd per — T. Braden Silcott-CLERK Rcd-ALA

(Exd W & M)

- -

75778 Chas W. Brunsman etal) THIS RELEASE OF CONTRACT OF SALE made this

Rel of C of Sale to Thomas C. Sherrill etal) 5th day of November, 1948 by CHARLES W.

-) BRUNSMAN AND ALICE A. BRUNSMAN, his wife,

WHEREAS' by a Contract of Sale dated June 8, 1948 and recorded on September 16, 1948 among the Land Records of Baltimore County in Liber T.B.S. No. 1703, folio 7, Thomas C. Sherrill and Miriam B. Sherrill, his wife, agreed to sell to the said Charles W. Brunsman and Alice A. Brunsman, his wife, a tract of land in the Eighth Election District of Baltimore County, Maryland, containing one hundred and seventh (170) acres of land, more or less, and

WHEREAS' the parties of said contract have mutually agreed to a rescission of the contract and a release by the said Charles W. Brunsman and Alice A. Brunsman, his wife, of all of their right and interest under said contract,-

NOW, THEREFORE, THIS RELEASE OF CONTRACT OF SALE WITNESSETH, That in consideration of the sum of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Charles W. Brunsman and Alice A. Brunsman, his wife, do hereby agree to a recission of the aforesaid Contract of Sale and do hereby release the said Thomas C. Sherrill and Miriam B. Sherrill, his wife, from any and all obligations to them by virtue of said Contract of sale, and do hereby relinquish and release all rights which they have by virtue of said Contract of sale,

AS WITNESS the hands and seals of the said Charles W. Brunsman and Alice A. Brunsman, his wife.

WITNESS: Marianne S. Hodges — Charles W Brunsman (Seal)

Marianne S. Hodges — Charles W. Brunsman

Alice A. Brunsman (Seal)

Alice A. Brunsman

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 5th day of November, 1948, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Charles W. Brunsman and Alice A. Brunsman, his wife, and they acknowledged the aforegoing Release of Contract of Sale to be their act.

AS WITNESS my Hand and Notarial Seal.

Notarial Seal — Marianne S. Hodges

Marianne S. Hodges — Notary Public.

Elizabeth T. Tanner

James F. Weaver

Beatrice M. Weaver (Seal)

Beatrice M. Weaver

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 9th day of November, in the year nineteen hundred and forty-eight, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared James F. Weaver and Beatrice M. Weaver, his wife, the Mortgagors named in the aforegoing Mortgage, and they acknowledged the foregoing Mortgage to be their act. At the same time also appeared Milton R. Smith, Attorney and Agent for The Towson National Bank, a body corporate, and made oath in due form of law that the consideration set forth in said Mortgage is true and bona fide as therein set forth; and he further made oath in due form of law that he is Attorney and Agent for The Towson National Bank, a body corporate, and as such is authorized to make this affidavit.

Notarial Seal

Elizabeth T. Tanner

Elizabeth T. Tanner Notary Public

Recorded Nov 10, 1948 at 3:00 P.M. exd per T. Braden Silcott-CLERK RCD-ALA (Exd W & M)

For value received, the Towson National Bank a body corporate, hereby releases the within and aforegoing mortgage and the debt thereby secured. witness the signature of Samuel P Cassen, president of said The Towson National Nank, with the corporate seal affixed, duly attested by C Franklin Almony, its assistant cashier, this 18th day of September 1952.

Attest: C Franklin Almony, asst cashier THE TOWSON NATIONAL BANK

(CORPORATE SEAL) By Samuel P Cassen, president

Rec Sep 23 1952 at 10:40 AM & exd per George L Byerly clerk rec by jbm

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75775 Chas W. Held Jr)
Deed to Wesley A. Propst)
US $ 1.10 ST $ 1.10)
- - - - - - - - - - - - - - - - - -)

THIS DEED, Made this 9th day of November in the year one thousand nine hundred and forty-eight by and between CHARLES W. HELD, JR., OF Baltimore County, in the State of Maryland, TRUSTEE, party of the first part; and WESLEY A. PROPST, married, of Baltimore County, in the State of Maryland, party of the second part.

WHEREAS, in a cause entitled "Wesley A. Propst Vs. Archie C. Lowe" pending in the Circuit Court for Baltimore County in Equity and recorded among the records of the aforesaid Court in Equity Docket No. 48, Folio 22, a decree was passed on April 1, 1947 by the aforesaid Court ordering and decreeing that the aforesaid Archie C. Lowe was holding title to the land and premises in the above referred proceedings mentioned (being the same lot of ground described in a deed from Franklin J. Zeller, et al, to the aforesaid Archie C. Lowe, dated April 2, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1282, folio 211, and being the same lot of ground hereinafter described) in trust for Wesley A. Propst upon the payment by the aforesaid Wesley A. Propst, to the aforesaid Archie C. Lowe the consideration therein more fully set forth; and

WHEREAS, the aforesaid Archie C. Lowe departed this life on or about March 22, 1948 without having conveyed title to the aforesaid land to Wesley A. Propst; and

WHEREAS, by an order of the aforesaid Court passed in the aforesaid cause on August 5, 1948, Charles W. Held, Jr. was appointed trustee to convey the hereinafter descrited property; and

WHEREAS, Charles W. Held, Jr., Trustee, has filed bond and has complied with all other requisites of said decree.

NOW, THEREFORE, THIS DEED WITNESSETH, That for and in consideration of the sum of One Thousand Dollars, the receipt whereof is hereby acknowledged, the said party of the first part, Trustee as aforesaid, acting in exercise, by virtue and in pursuance of the power and authority conferred upon him by the hereinbefore mentioned decree, does hereby grant and convey unto the said party of the second part, his heirs, and assigns, in fee simple, all that lot of ground situate in the Seventh Election District, Baltimore County, Maryland, which, according to a survey prepared by Robert C. Norris, Registered Surveyor, dated October 6, 1948, is described as follows, that is to say:

BEGINNING for the same at a point on the south side of the White Hall to Vernon Road at the end of the twelfth line of that parcel of land conveyed by a deed dated May 6, 1929 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1056, folio 385, from Franklin J. Zellers, et al, to Owen Lytle, thence running and binding on the thirteenth, fourteenth, fifteenth, sixteenth and a part of the seventeenth lines of said deed the following courses and distances; North 07 degrees 40 minutes West 95.6 feet to a stone, heretofore set and continuing said course North 07 degrees 40 minutes West 157.2 fee t to a stone heretofore set at the end of the thirteenth line, thence North 02 degrees 10 minutes East 124.0 feet to a stone heretofore set at the end of the fourteenth line; thence North 85 degrees 50 minutes East 242.4 feet to a stone heretofore set; thence South 06 degrees 32 minutes East 225.0 feet to a stone set on the sixteenth line and continuing said course South 06 degrees 32 minutes East 26.1 feet to a point in the Whitehall to Vernon Road; thence running along said road in the bed of same North 73 degrees 46 minutes East 119.6 feet; thence running along the southernmost side of said road South 63 degrees 54 minutes West 187.44 feet to the beginning point of the lot described in the deed from Geraldine M. C. Zeller, et al, to Noah E. Grove, dated January 12, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1381, folio 485,; thence running and binding on the first line of the last mentioned deed South 63 degrees 04 minutes West 117.9 feet to a pipe heretofore set at the end of said first line and continuing said course South63 degrees 04 minutes West 92.2 feet to the point of beginning.

Containing 1.9 acres, more or less.

BEING a part of the land described in a Deed from John Mays Little, Attorney, to J. Frank Zeller, dated June 25, 1917, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 481, folio 400.

BEING ALSO the same lot of ground described in a Deed from F. J. Zeller, et al, to Archie C. Lowe, dated April 2, 1943 and recorded among the Land Records aforesaid in Liber R. J. S. No. 1282, folio 211.

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

TO HAVE AND TO HOLD, the said lot of ground and premises, unto and to the use of the said party of the second part, his heirs and assigns, in fee simple, forever.

WITNESS: the hand and seal of the within named Grantor, Trustee as aforesaid.

WITNESS: Evelyn Elsie Grolock — Charles W. Held, Jr., Trustee (Seal)

Evelyn Elsie Grolock — Charles W. Held, Jr., Trustee

STATE OF MARYLAND, BALTIMORE, TO WIT:

I HEREBY CERTIFY, That on this 9th day of November in the year one thousand nine hundred and forty-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and

Being all and the same property which by deed of even date herewith and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto was granted and conveyed by Mary Ann Uebel widow unto the said Irwin P Trail and Margaret D Trail his wife in fee simple

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

To Have and To Hold the said lot of ground and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said J Allan Muir and Myrtle H Muir his wife as tenants by the entireties their assigns the survivor of them and the heirs and assigns of the survivor in fee simple

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

Witness the hands and seals of said Grantors

Test

William S Grant — Irwin P Trail (SEAL)

Margaret D Trail (SEAL)

STATE OF MARYLAND BALTIMORE COUNTY TO WIT

I HEREBY CERTIFY that on this 30th day of March in the year nineteen hundred and forty three before me the subscriber a Notary Public of the State of Maryland in and for the County aforesaid personally appeared Irwin P Trail and Margaret D Trail his wife the within named Grantors and they acknowledged the aforegoing Deed to be their act

As Witness my hand and Notarial Seal

(Notarial Seal) William S Grant

Notary Public

Rec Apr 1 1943 at 3:45 P M & exd per Robert J Spittel Clerk

Rec by G N L Examiners (G & W)

37191)

Franklin J Zeller et al)

Deed to)

Archie C Lowe)

U S $1.10 S S $1.00)

----------)

C Lowe unmarried of Baltimore County State of Maryland party of the second part Grantee

This Deed Made this 2nd day of April in the year one thousand nine hundred and forty three between Franklin J Zeller and Geraldine Mc Zeller his wife and Margaret R Z Standiford and Frederick T Standiford her husband of York County State of Pennsylvania parties of the first part Grantors and Archie

Witnesseth that in consideration of the sum of five dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said parties of the first part do grant and convey unto the said party of the second part his heirs and assigns in fee simple

All that parcel of ground situate lying and being in the Seventh District of Baltimore County and described as follows

Beginning for the same on the south bank of the White Hall to Vernon Road at the end of the twelfth line of that parcel of land which by deed dated May 6 1940 and recorded

among the Land Records of Baltimore County in Liber C W B Jr No 1056 folio 385 &c was conveyed by Franklin J Zellers et al to Owen Lytle running thence binding on the 13th 14th 15th 16th and 17th lines of said deed the five following courses and distances viz North 7 degrees 40 minutes West 256 feet to a stone North 2 degrees 10 minutes East 12 feet to a stone North 83 degrees 15 minutes East 244 feet to a stone South 5 degrees 4 minutes East 251 feet to a point in the White Hall to Vernon Road aforesaid running thence in said road North 74 degrees 33 minutes East 119-6/10 feet running thence bindi on the southernmost side of said road the two following courses and distances viz South 61 degrees 44 minutes West 188 feet and South 62 degrees 3 minutes West 211-5/10 feet t the place of beginning

Containing 1-96/100 acres of land more or less

Being part of that parcel of land which by deed dated June 25 1917 and recorded among the Land Records of Baltimore County in Liber W P C 481 folio 400 etc was conveye by John Mays Little Attorney named in Mortgage to J Frank Zeller

Together with the improvements thereupon and the rights privileges appurtenances and advantages thereto belonging or in anywise appertaining

To Have and To Hold the above described parcel of land and premises together with the rights privileges appurtenances and advantages aforesaid unto the said party of the second part his heirs and assigns in fee simple

And the said Grantors hereby covenant that they will warrant specially the property hereby granted and conveyed and that they will execute such further assurances thereof as may be requisite

As Witness the hands and seals of the said Grantors

Test

Mildred L Carroll

Franklin J Zeller (SEAL)

Geraldine Mc Zeller (SEAL)

Margaret E Z Standiford (SEAL)

Frederick F Standiford (SEAL)

STATE OF MARYLAND BALTIMORE COUNTY TO WIT

I HEREBY CERTIFY That on this 2nd day of April 1943 before me the subscriber a Notary Public of the State of Maryland in and for Baltimore County aforesaid personally appeared Franklin J Zeller and Geraldine Mc Zeller his wife and Margaret E Z Standiford and Frederick F Standiford her husband the within named Grantors and they acknowledged the aforegoing Deed to be their act

As Witness my hand and Notarial Seal

(Notarial Seal)

Mildred L Carroll

Notary Public

Rec Apr 2 1943 at 11 A M & exd

Rec by G N L

per Robert J Spittel Clerk

Examiners E&P

37192

Jackson Sq Loan Sav Asso

Lease to

Georgia V Walker

$ 1.30

This Lease Made this 30th day of March in the year one thousand nine hundred and forty three between Jackson Square Loan and Savings Association of Baltimore City a body corporate of Baltimore City state of Maryland of the first part and Georgia V Walker widow of the same city and

OFFICIAL PROGRAM

FIRST ANNUAL FAIR

OF THE

White Hall Farmers' Club

AND

Improvement Association

WHITE HALL,
MARYLAND,

OCTOBER 14TH, 15TH, 16TH,
1908.

Pet #6

Office Phone:
C. & P., Towson 72-W.

Residence Phone:
Phoenix—C. & P., Cockeysville 16-F
Baltimore—C. & P., Mt. Vernon 2662

GEORGE HARTMAN
ATTORNEY AT LAW
PRACTICES IN ALL THE COURTS OF THE STATE

Room 10, Office Building. TOWSON, MD.

White Hall Hotel,
H. J. KING, PROP.
WHITE HALL, MD.
Permanent and Transient Boarding.
Accommodations First-Class.
Charges Moderate.

Livery, Sale and Exchange Stables
Connected with Hotel.

Special preparations will be made to take care of the public during the Fair.

The Eureka Fertilizer Company
PERRYVILLE, MD.
MANUFACTURERS OF
Fertilizers and Sulphuric Acid.
Capacity 20 Thousand Tons Annually.

LOCATION UNSURPASSED.

Easy access on our track, Pennsylvania Railroad and Baltimore, and the Railroad to our works, insures
Rapid Transit to all points.

William J. Klug,
Wholesale and Retail Dealer in
Dry - Goods - and - Notions,
Carpets, Oil Cloth and Mattings,
319 N. Gay Street, BALTIMORE, MD.

A Splendid Line of Gents' Furnishings.
Special Inducements to Country Merchants.

HENRY LEIGHT GEORGE E. LEIGHT
CHARLES G. LEIGHT & BROS.,
MANUFACTURERS OF
FINE CIGARS
Wayman Hall Building, 3104 YORK ROAD, BALTIMORE.
C. & P. Phone, Madison 4[illegible]

OFFICE PHONE:
C. & P., Towson 72-W.

RESIDENCE PHONES:
Phoenix—C. & P., Cockeysville 16-F
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Deep water on our front, Pennsylvania Railroad and Baltimore and Ohio Railroad at our works, insure favorable rates to all points.

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CHARLES G. LEIGHT & BROS.,

MANUFACTURERS OF

FINE CIGARS

WAVERLY HALL BUILDING, 3104 YORK ROAD, BALTIMORE.
C. & P. Phone, Madison 612 K.

Official Program

Fourth Annual Fair

[illegible]

White Hall Farmers' Club

Improvement Association

[illegible]

[illegible]

1911

Selmagundi

SOME facts about kids and television, compiled from various sources by the Maryland Campaign for Kids' TV:

☐ The average American child watches television between two and three hours a day. Preschool kids watch an average of three-and-a-half hours per day.

☐ The average child probably sees more than 20,000 TV commercials a year.

☐ Children under 7 pay as much attention to commercials as they do to regular programming.

☐ Most children younger than 6 do not understand that the purpose of advertising is to sell a product.

☐ Children are exposed to at least an hour of television commercials for every five hours of commercial programming they view. Heavy viewers are more likely than light viewers to believe commercial claims.

☐ While the level of violence in prime-time television is about five violent acts per hour, the level of violence in children's Saturday-morning programming is about 20 to 25 violent acts per hour.

♣♣♣

BIKING up the North Central Rail Trail one recent Sunday, I happened chanced upon a history walk of the tiny community of White Hall conducted by a Gunpowder Falls park ranger, Duvall G. Sollers. Some excepts from a background paper he handed out:

"Early in the 1800s, a large white house was built. The community of White Hall today is said to have been named for this house. It was alternately used as a post office, station, livery stable and boarding house.

"White Hall once bustled as a commercial center in the midst of a farming community. There were three stores, a feed mill, a bank, a hotel and a paper mill. At one time the paper mill operated 24 hours a day. The paper mill closed in 1984, but the building still stands and is used in part by a local contractor.

"The feed mill was an impressive five-story wooden structure on Wiseburg Road which served as the community's landmark for 71 years until it was set on fire by an arsonist and burned early in 1974. This property is now used as a maintenance shop for the Department of Natural Resources NCR Trail.

"The 1909 White Hall National Bank served the community until it was bought out in 1958. Today the old bank building serves as a residence for one of the park's rangers.

"The old 16-room White Hall Hotel is now a private residence. Several beautiful old late 1800s homes are scattered throughout the area.

"The old grist mill is gone but the mill pond can still be seen behind the post office. Of the three stores, one is closed but standing, one is gone and one is an apartment house.

"During the 1910-1925 era, an agricultural fair was held, sponsored by the White Hall Farmers Club. The White Hall fairground is now nothing more than an overgrown hilltop field barely accessible by a deeply rutted dirt road."

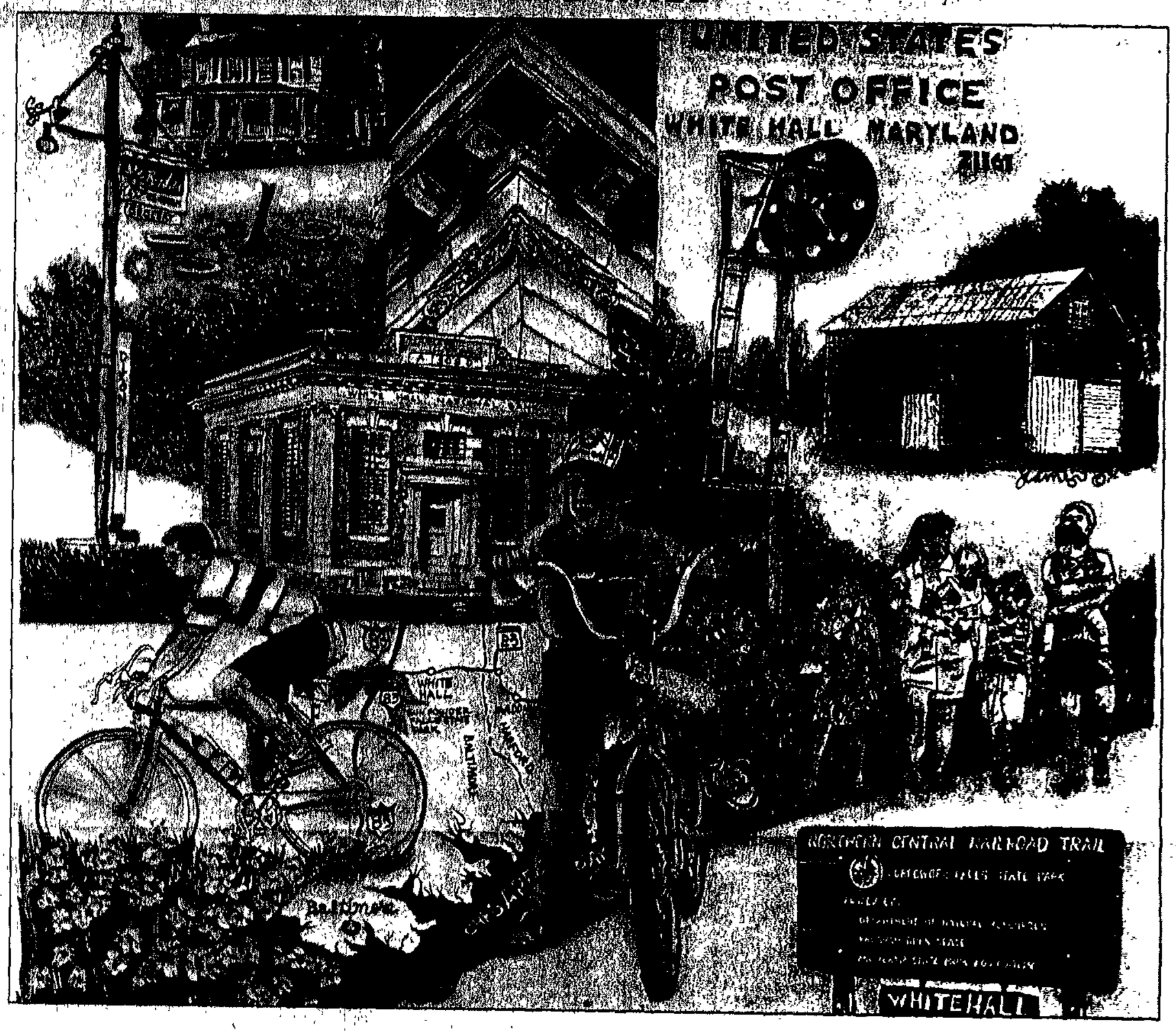
Elsen Pub 8 1993

WHITE HALL

Det #9

BYGONE RAIL STOP IS STILL ON TRACK

BY WAYNE HARDIN



MONTAGE BY JOHN CAMEJO

Oscar Sommer sits in his 1989 Dodge Dakota pickup truck on the White Hall Post Office parking lot. A steamy fog, boiled from a late-afternoon rain on hot earth, drifts down from the green hills near Wiseburg Road.

"There's a lot to these little towns that people don't think about," he says. "Growing up here meant a good life for me." Here is White Hall, 26 miles from Baltimore in northern Baltimore County, zip code 21161.

White Hall once bustled as a commercial center amidst ruraldom. But that past lives on only through memories and more history than such a small place seems capable of holding. White Hall was a railroad town and when the railroad ceased operations in 1972, the old White Hall began to end.

Mr. Sommer, 38, who works for the State Highway Administration, saw the old and went through the transition to the new. He left but never went too far nor stayed away too long.

White Hall is a strip, less than a mile, along Little Gunpowder Falls from Graystone Road to where Wiseburg Road ends by the old paper mill. However, the White Hall of Postmaster Jerry E. Bullock, who thinks in zip codes and mail routes, also includes a major chunk of north county to the Pennsylvania line, some of Harford County and 161 miles of countryside.

Oscar Sommer's parents, Corinne and John, are among 20 to 30 families now in White Hall proper. Forty-one years ago, they moved into a home on School House Road built by the father of S. Duncan Black, co-founder of Black & Decker, the tool manufacturer.

"When we came here from Loch Raven Boulevard and Joppa Road, I thought I was going to the country, but White Hall was busy," says Mrs. Sommer, 67. "There were three stores, the feed mill, the bank. Trains ran day and night. The paper mill operated 24 hours a day."

That was the place where Oscar Sommer fished for trout from the Gunpowder and picked tomatoes for 5 cents a bushel and couldn't stay out of the five-story wooden feed mill on Wiseburg Road, the community's landmark for 71 years.

"As a child — 6 to 8 years old about — I used to go in the mill and watch the men mix molasses with oats to make the feed," he says. "The mill had a smell almost like a winery. It was honeysuckle 10 times over. The men would sit me on a sack of feed. It was an innocent time of growing up in the country."

In January 1974, the joy of Oscar Sommer's childhood burned in an arson fire. Flames could be seen in Towson.

"It was a bitter cold night but people came out from all around," he says. "The firemen kept running out of water. We stood by the old bank and watched the mill burn down."

Three years later, Bill and Wanda Orange and their young family moved from a two-bedroom Essex rowhouse into history — a three-story Queen Anne style frame house on a high hill just above the old mill site. It has 42 windows — many of the panes in stained-glass squares — eight fireplaces, jerkinhead gables and a carved sunburst over the front steps. A state champion Laurel oak grows on the property. The house, probably built in the 1870s, is a Baltimore County Landmarks Preservation Commission historic site.

"Sometimes I think about moving to a modern house but the kids say no," says Mrs. Orange, 37. "They say this house has personality."

An old carriage path from the Orange house twists gently down the hill, ending near the bank building and across from the old mill site and the railroad. It seems a symbolic connector between the two White Halls — the one that is and the one that was.

The Parkton Local commuter line stopped operations in 1959 and Tropical Storm Agnes' flooding in 1972 ended White Hall's 134-year romance with the rails. In 1989, the old track bed around the town became part of the Department of Natural Resources' Northern Central Railroad Trail, winding past rusted signal posts and switch boxes. The National Bank of White Hall, bought out in 1958, is home to a park ranger.

The old 16-room White Hall Hotel now is a private residence. It is owned and occupied by David Propst, owner of Propst Refuse Service Inc., and his family. He was born there. The paper mill, closed in March 1984, is partially leased by the Graystone Corp., an excavating and grading firm. The White Hall Fairground is an overgrown hilltop field reached by a deeply rutted road. One of White Hall's stores is closed but standing; one is an apartment house, and one is gone.

People treasure the benign ghosts of White Hall while appreciating what they have now.

"This is just a nice place to live," says William Orange, 46.

"I like the peace and quiet," Wanda Orange says. "On this hill, I feel secluded and safe." ●

Verona — For a short time at the turn of the Twentieth Century, there was a post office called Verona in the Old Tavern on the York Road at Upper Glencoe Road. The Gorsuch family came to North Baltimore County from the North Point area early in the 1800's and first settled in this area. The last remaining building of the Dickinson Gorsuch estate, the stone barn on the west side of the road, is now a shop and nursery and the little schoolhouse and religious meeting place on Ensor Mill Road is a private house.

Walker's Station — North of Parkton on the Northern Central Railroad was a siding which served the Cameron Mill. The Walker family, early settlers of this part of the Seventh District, first owned the grist mill and gave the railroad siding and the road their name.

Western Run — Where Western Run Road and the Western Road meet was a toll gate on the Western Run Turnpike. A blacksmith shop and a school plus a grist and saw mill (Willow Mill) a short distance down the road gave town status to this area in the early part of the present century.

West Liberty and Trump — The history of West Liberty Methodist Church makes it certain that there was a settlement in this area around 1780. Long ago the church was called Meredith's Meeting for the Meredith family. To make it more confusing, a Mr. Van Trump had the general store a short distance to the west on Old York Road and this crossing was and sometimes still is called Trump. Both towns had post offices at one time.

White Hall — Another town that dates back over one hundred years and is still a visible community today is White Hall on the railroad in the Seventh District. Early in the 1800's a large white house was built near the tracks and it gave White Hall its name. Still standing today, this white house was once a post office, station, livery stable and boarding house. John Weise first operated a paper mill here and it continues as a thriving industry; years ago there was also a grist mill and creamery. Once White Hall boasted a savings bank, a school, a Presbyterian Church and interdenominational Sunday School, and a White Hall Farmer's Club. The last-named organization promoted an Agricultural Fair for several years.

White House — On Falls Road at the intersection of Mount Carmel Road was the community of White House. The Hoover and Wilhelm families had large homes in this location at the time of the Civil War and a Mr. Kemp conducted a carriage making business and blacksmith shop on the corner. White House also had a post office.

Wiseburg — The settlement begun by John Weise on the York Turnpike north of Hereford in the early 1800's is only a group of houses today, clustered around the Wiseburg Road intersection. The old inn or Half-Way House built by the Weise family shortly after 1800 was a stopping place on the turnpike. Restored as a private home, it is a landmark on the York Road today. East on Wiseburg Road was a community school and meeting house and town cemetery, now the location of the Methodist Church. There was also a post office, store and blacksmith shop on the east side of York Road. Once the village was spelled Weiseburg after its founder who also started a paper mill in White Hall. Later, the tavern was owned by the Hunter family, one of whom, Pleasant Hunter, served as Sheriff, County Councilman and delegate to the General Assembly.

Yeoho — Yeoho, like Stablersville, was more an area along a road than a compact crossroads village. Yeoho Road between Mount Carmel Road and Belfast Road was the location of two small neighborhood schools, a blacksmith shop, general store and a post office. Old time residents have written of events in early Twentieth Century that make Yeoho a lively place ... jousting tournaments, political rallies, church picnics, many of which were held at Heptasoph's Hall, a community gathering place. The land along Yeoho Road was patented in the late 1700's as "Broad's Enlargement" and "Better Found than Lost" and was the home of the Akehursts, the Ensors, the Gorsuches, Elliots and Millers, to name but a few of the families.

Pat # 10

From MARBLE HILL To MARYLAND LINE

WM. C. GARDNER

An INFORMAL HISTORY of NORTHERN BALTIMORE COUNTY

Revised Edition—1983

By S. B. CLEMENS and C. E. CLEMENS

2226 White Hall Road
White Hall, MD 21161
March 26, 2005

Reference: Zoning Issue of Propst Refuse Service, Inc.

I request that the matter of the challenge to the commercial business of the Propst family of 1410 White Hall Road be dismissed and they be allowed to continue their business as they have been doing for nearly forty years.

I have lived in this community a long time and the Propst family have not only run a well managed business but have also supported the community in other ways. This matter should never have come before your Board.

Sincerely,

Richard Lawrence

Richard Lawrence

Pet #11

2104 White Hall Rd.
White Hall, MD 21161
March 29, 2005

To Whom It May Concern:

We are writing in support of the continuation of the commercial use of the property located at 1410 White Hall Road and known as Propst Refuse Service, Inc. This business has been located at this address for many years and provides a vital service to the community. The grounds of the business are always neat and well kept. The Propst family are excellent neighbors and deserve to be allowed to continue their business operation undisturbed.

The Propst Refuse Service has been operating from this location for nearly forty years and prior to that a similar business operated from the same location. It does not make sense to challenge this commercial business after all these years. Please dismiss this case and allow the Propst family to continue their operation as they have been.

Sincerely,

David and Nancy Greene

David and Nancy Greene

To Whom it May Concern:

The purpose of this writing is to enlighten the reader of all the good that has been present since ~~[illegible]~~ I have been at White Hall, Md for the past 22 years!

To begin I have a business that operates out of White Hall (J.B. Homes & Lodging) and close to the Post's Trucks and Dumpsters.

Never would you ever guess that this Company handled rubbish and discarded items. The business always clean and presentable, regardless of the time of day.

Secondly, I am the Postmaster of White Hall Md. 21181 and I can't tell you the times and incidents where my Carrier were aided by his garage and attendents. (Flat on low tires, hot, I don't speak from a U.S. Postal perspective in an official capacity, however, I can and do con

good community effort when I see it.
Dave Propst was in business long before I came and I have never heard an unkind word spoken of he or his operation.
Please accept this request that the Propst family and Workers continue to exist and prosper in White Hall as before.
Respectfully submitted,
Jerry E. Bullock

PRESIDENT J.B. HOMES & Lodging
POSTMASTER WHITE HALL MD 21161-9998

J. B. Homes & Lodgings
"Peace Be Still"
Jerry Bullock
President
1449 Wiseburg RD
P.O.Box 299
White Hall MD 21161
Phone:443-838-0711

JERRY E. BULLOCK
POSTMASTER
UNITED STATES POSTAL SERVICE
WHITE HALL POST OFFICE
1415 WISEBURG RD.
WHITE HALL, MARYLAND 21161-9998
410-357-~~8538~~ 9886
BALTO LINE: 410-~~820-2554~~ 357-9960

Stenographer's Record

WESLEY A. PROPST

vs.

ARCHIE C. LOWE

****

In the

Circuit Court for Baltimore County

In Equity

****

INDEX.

Name	Direct	Cross	Redir.	Recross
Clinton P. Pitts	2	5	--	--
Wesley Anderson Propst	12	39	44	--
Robert L. Archer	45	46	50	--
Lewis A. Spera	50	--	--	--
John Meys Little	52	55	--	--
Walter R. Haile	64	--	--	--
Franklin J. Zeller	66	70	--	--
Archie C. Lowe	76	88	88	--

---ooO---

Opening Statement by Mr. Haile.

Opening Statement by Mr. Held.

Mr. HAILE: I would like to put on out of order Mr. Clinton Pitts. I am sure he is very busy and I would like to call him first.

Mr. HELD: It don't make any difference to

WESLEY A. PROPST	:	In the
vs.	:	Circuit Court for Baltimore Co.
ARCHIE C. LOWE	:	In Equity.

November 35, 1946

Before: Judge Gontrum

Attorneys present: Walter R. Haile, Esq., representing the Complainant.

Charles W. Held, Jr., Esq., representing the Defendant.

NOTE: Opening Statement by Mr. Haile.
Opening Statmgnt by Mr. Held.

Mr. HAILE: I would like to put on out of order Mr. Clinton Pitts. I am sure he is very busy and I would like to call him first.

Mr. HELD: It don't make any difference to me.

Q What was it about?

A The title to the White Hall hotel property. On August 9, 1944 I wrote Mr. John Mays Little. I wrote him a letter setting forth the facts in the case as represented by Mr. Propst and making offer to Mr. Little that he get the title vested in Mr. Propst.

OBJECTED TO.

OBJECTION OVERRULED.

Q Did you have any conversation with Archie Lowe about that property?

I had conversation with Mr. Lowe at various times. This has been more than two years ago, if I remember correctly, I would say I met him four or five times, more or less, and it worried me about bringing it to a conclusion, and on one occasion I told him if he and Mr. Little would get together on this matter he could get it straight. I didn't know just exactly what they wanted.

Q What proceedings did you institute next?

A Mr. Lowe?

Q Yes?

A Mr. Lowe, as I remember it, always took the position that he had bought the property, straight from Mr. Zeller. That is, as I remember, because two years have passed and as to whether I ever told him to agree to re-convey back to Mr. Propst on the basis that he was aware of the original proposition--

OBECTED TO.

The WITNESS: As to the fact that Mr. Propst had bought it. The reason we could not get it straightened out in that time was that Mr. Zeller,whom I have never met, was in the Army, and overseas.

Q If you know, what if anything was done to get the matterstraightened, how was Mr. Zeller involved?

A Well, they contended that the title should be vested in Mr. Propst subject to a thousand dollar mortgage to Mr. Lowe and if that was the fact the whole thing would change color ad if they were the facts he should have it.

Q CROSS EXAMINATION:

Questions by Mr. HELD:

Q What do you mean by that?

A That if it was decided that Propst was to have

Questions by Mr. HAILE:

Q Your name is Wesley Anderson Propst?

A That is right.

Q Where do you live?

A White Hall, Maryland.

Q What property?

A The White Hall Hotel is the name of it.

Q What does that consist of?

A A house and two acres and a tenth of ground to it, that is all that is there.

A A house and grounds?

A The house and grounds, two acres and one tenth.

Q How long have you lived there?

A I have lived there between ten and twelve years.

The COURT: What do you do?

A I work for the railroad.

Q (By Mr. Haile) Does your family live there with you.

A Yes.

Q What does your family consist of?

Q You don't remember where he was?

A I believe he came from the house, I am not sure.

Q Where were you when you saw him come from the house?

A In the car.

Q Where was Mr. Propst?

A He was walking towards the shed after I stopped the car.

Q Where did Mr. Propst go?

A He went in the wagon shed.

Q He went in the wagon shed?

A Yes.

Q You saw Mr. Propst go in the wagon shed and you saw Mr. Lowe go in the wagon shed?

A Yes.

Q Where were you?

A In the automobile.

Q How far away was your car from the wagon shed?

A I would not say, about twenty-five or thirty feet or a little better.

Q If they were in the wagon shed, could you

Mr. HELD: I have not seen them. I would like to read them.

The COURT: Is that your case?

Mr. HAILE: I want to call Mr. Zeller.

Thereupon----

FRANKLIN J. ZELLER,

a witness of lawful age, called on behalf of the Plaintiff, after having been dul sworn, testified as follows:

DIRECT EXAMINATION:

Questions by Mr. HAILE:

Q You and your sister own this property we have been talking about?

A That is right.

Q You inherited it from your father?

A That is correct.

Q Propst was a tenant in that property?

A That is right, he first rented from my father, Frank J. Zeller.

Q When?

A I think he rented it about '35, approximately

PLEASE PRINT CLEARLY

CASE NAME 1408 & 1410 White Hall Rd
CASE NUMBER 06-002-SPH
DATE 8/24/05

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Bruce Doak	320 E. Towsontown Blvd	Towson MD 21286	
Gerhold Cross & Etzel			
Richard DAVID PROPST	1410 White Hall Rd	White Hall MD. 21161	
GLENDA A PROPST	1410 WHITE HALL RD	WHITE HALL, MD 21161	
Heather Blades	1410 White Hall Rd	White Hall MD 21161	
Dale A Wood	1011 Wiseburg Rd	White Hall Md 21161	
M. V. Runkles, III	18,200 York Rd	Parkton MD 21120	
Crystal Stripper	1047 Windy Hill Rd	New Freedom PA 17349	
Mary Roper	111 W. Chesapeake Ave	Towson MD 21204	
	Room 225		
BOB MOORE	↓		
Deborah Dopkin	409 Washington Ave	Towson MD 21204	ddopkin@dopkinlaw.com
Joe Pusloskie	18120 Schoolhouse Rd	White Hall MD 21161	jpusloskie@att.net

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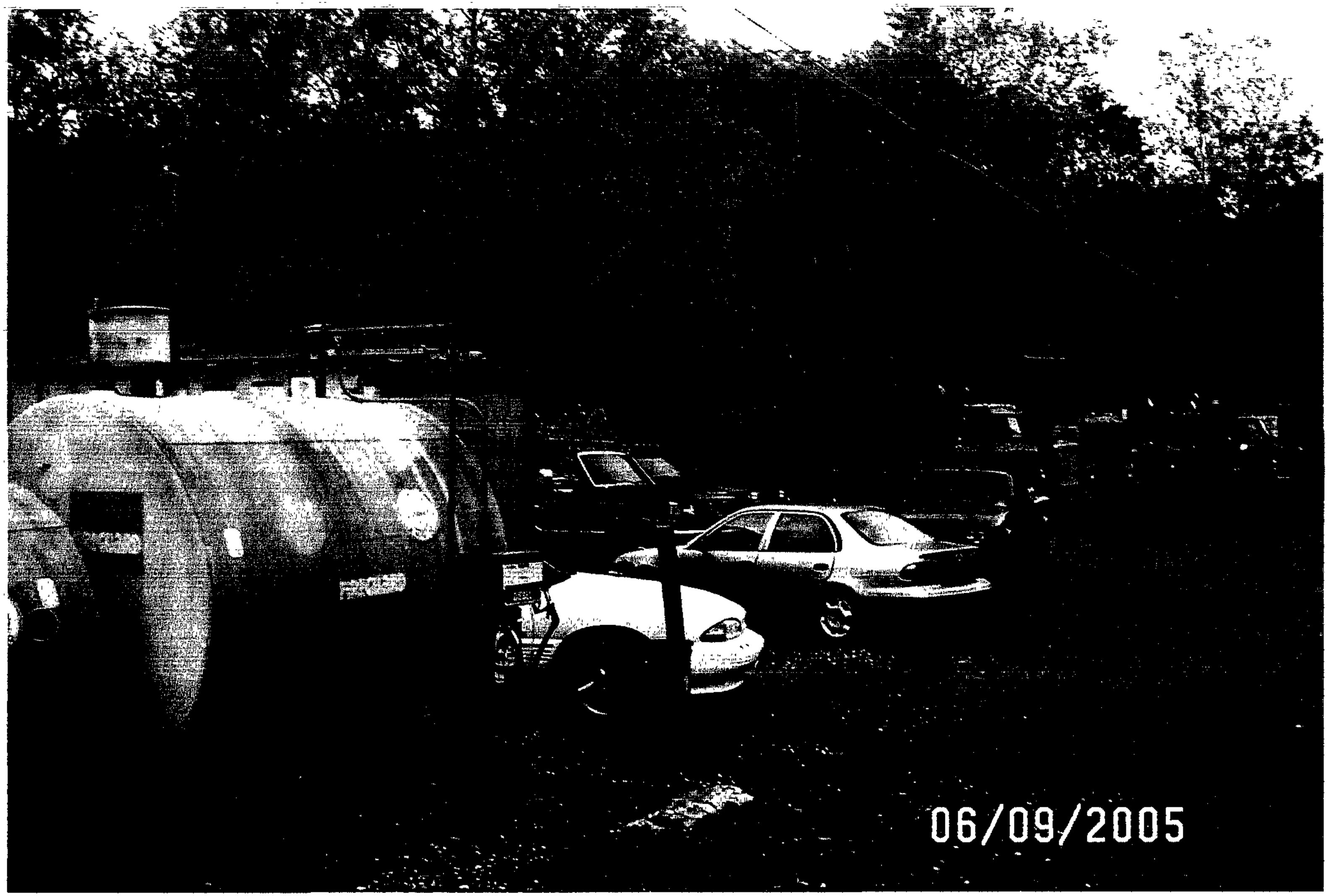
WHITE HALL
06/09/2005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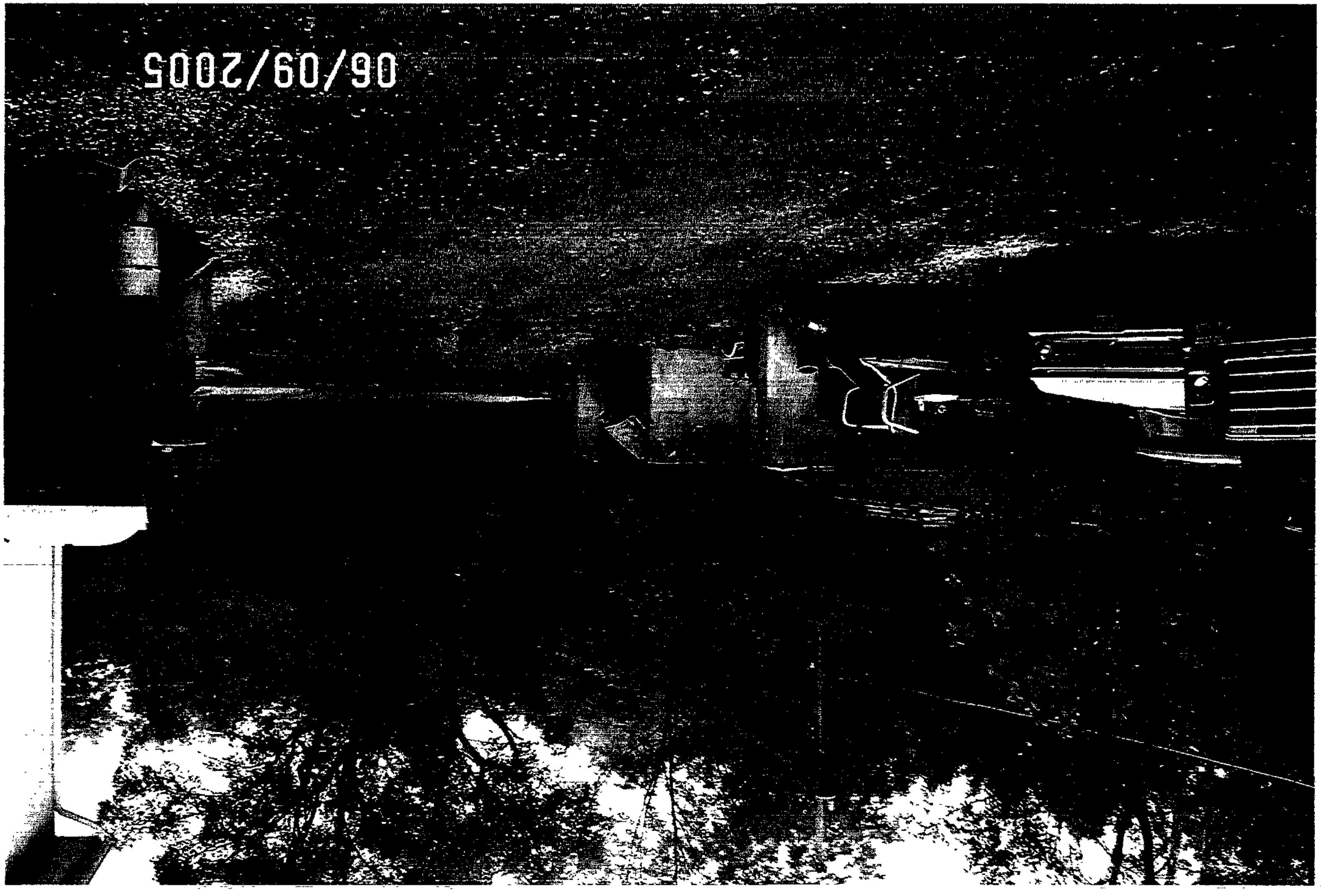
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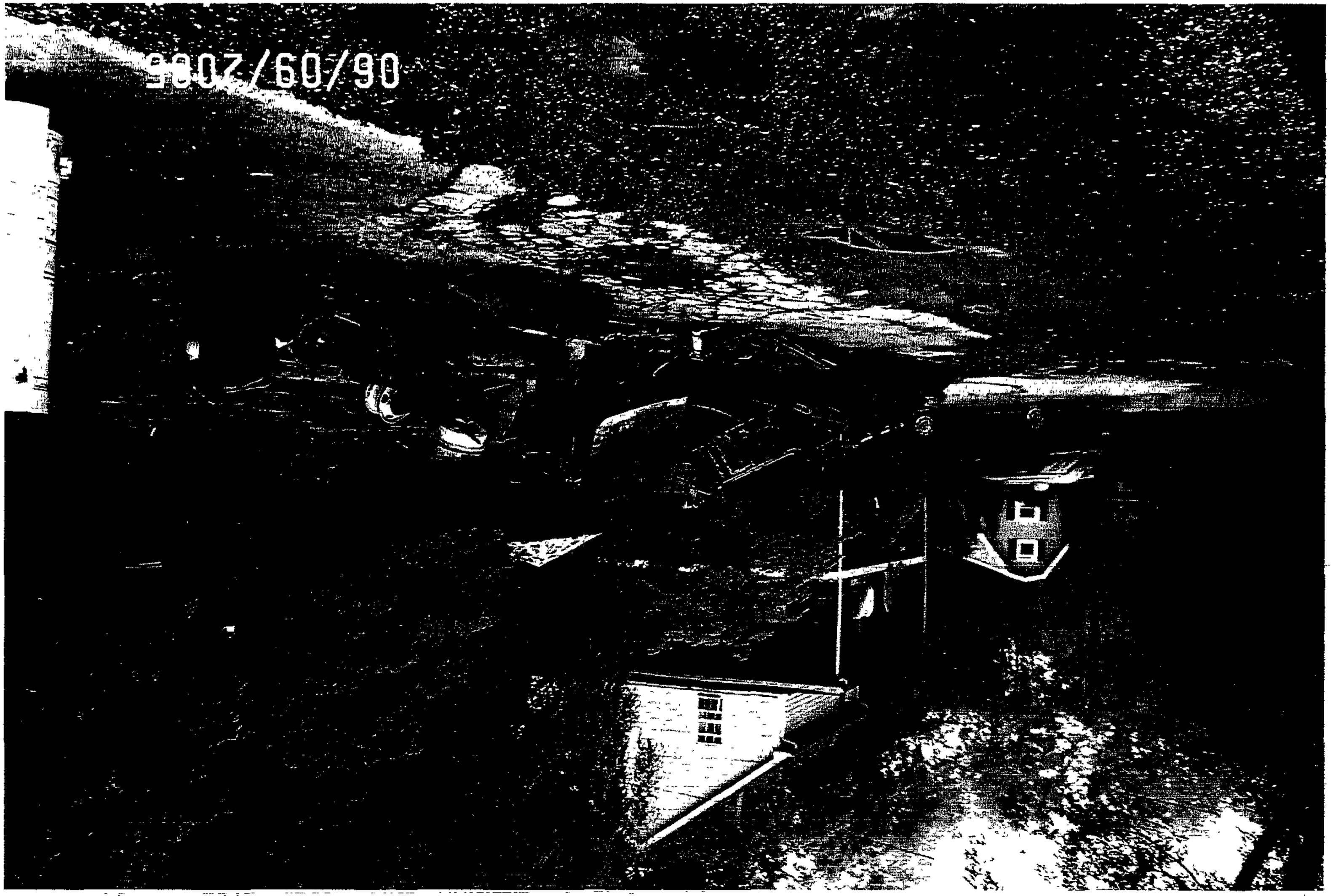
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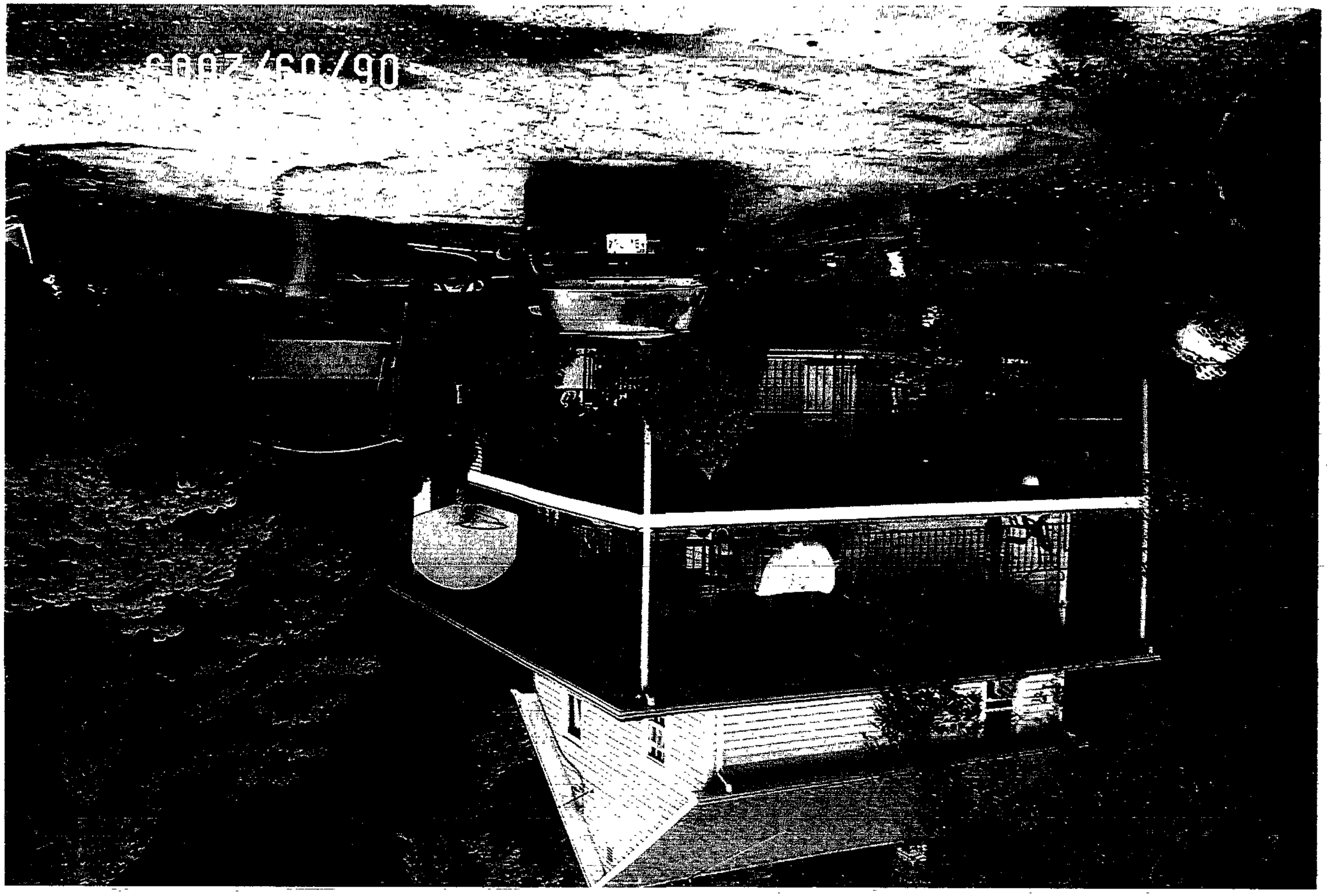
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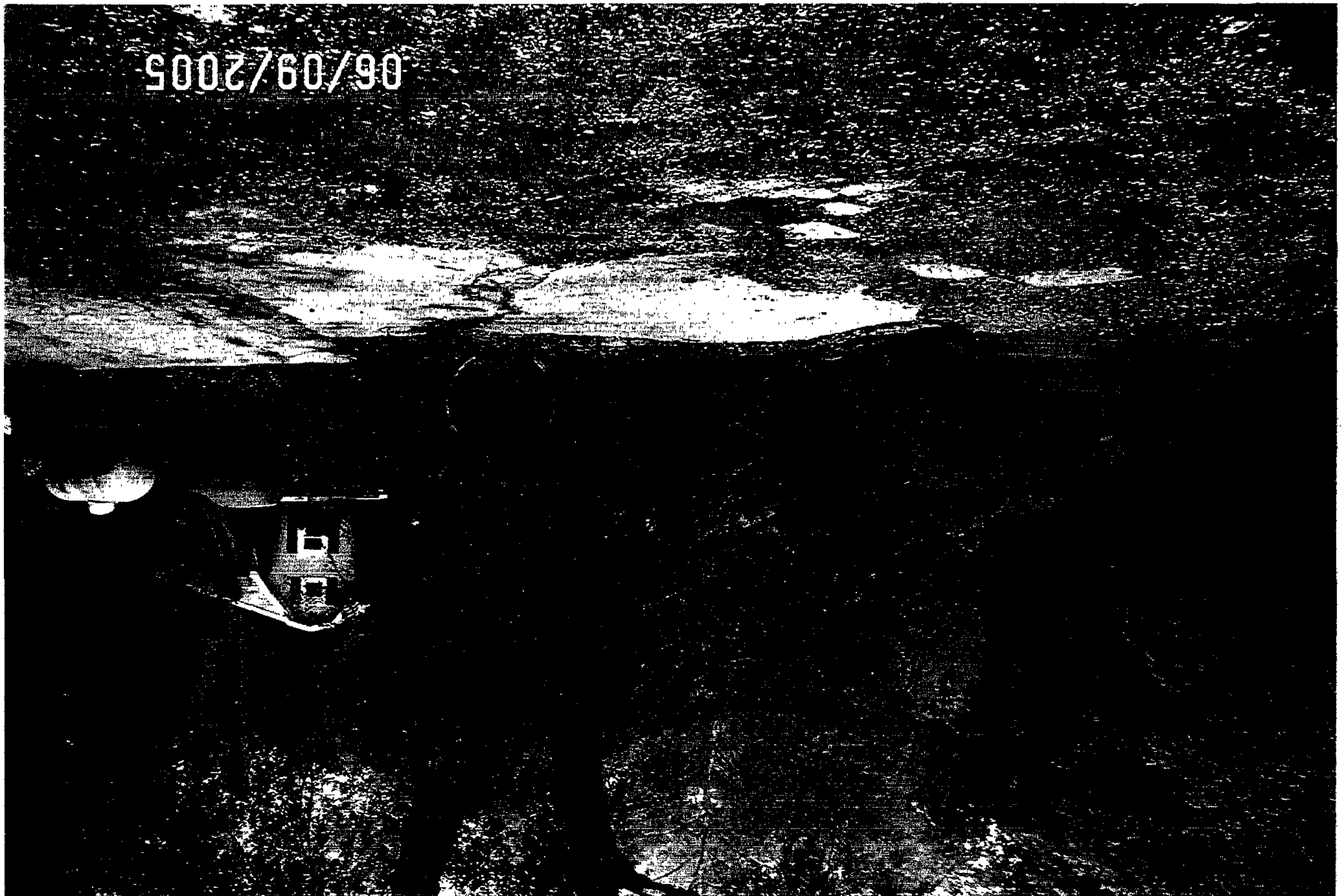
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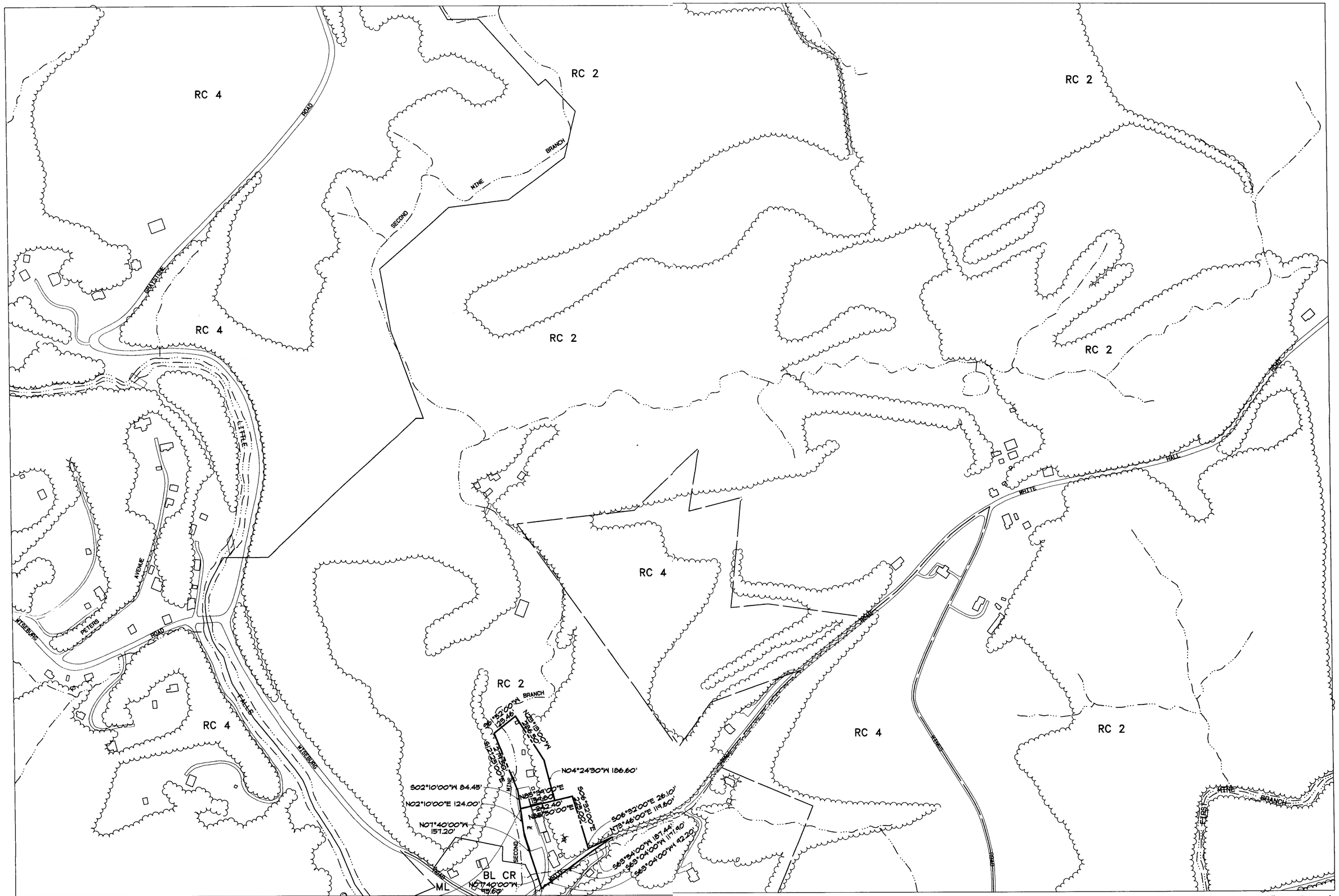


BEGINNING FOR THE "SECOND" AT A POINT AT THE END OF THE THIRD OR N02°10'00"E 124.00' LINE IN THE "ZONING DESCRIPTION 1410 WHITE HALL ROAD" OR "FIRST PARCEL"

BEGINNING FOR THE "FIRST" AT A POINT ON THE SOUTH SIDE OF WHITE HALL ROAD PERPENDICULAR FROM ITS CENTERLINE AND 200±' NORTHEASTERLY ALONG THE CENTERLINE OF WHITE HALL ROAD FROM IT'S INTERSECTION WITH THE CENTERLINE OF WISEBURG ROAD

ZONING MAP

GIS Tile: 01702

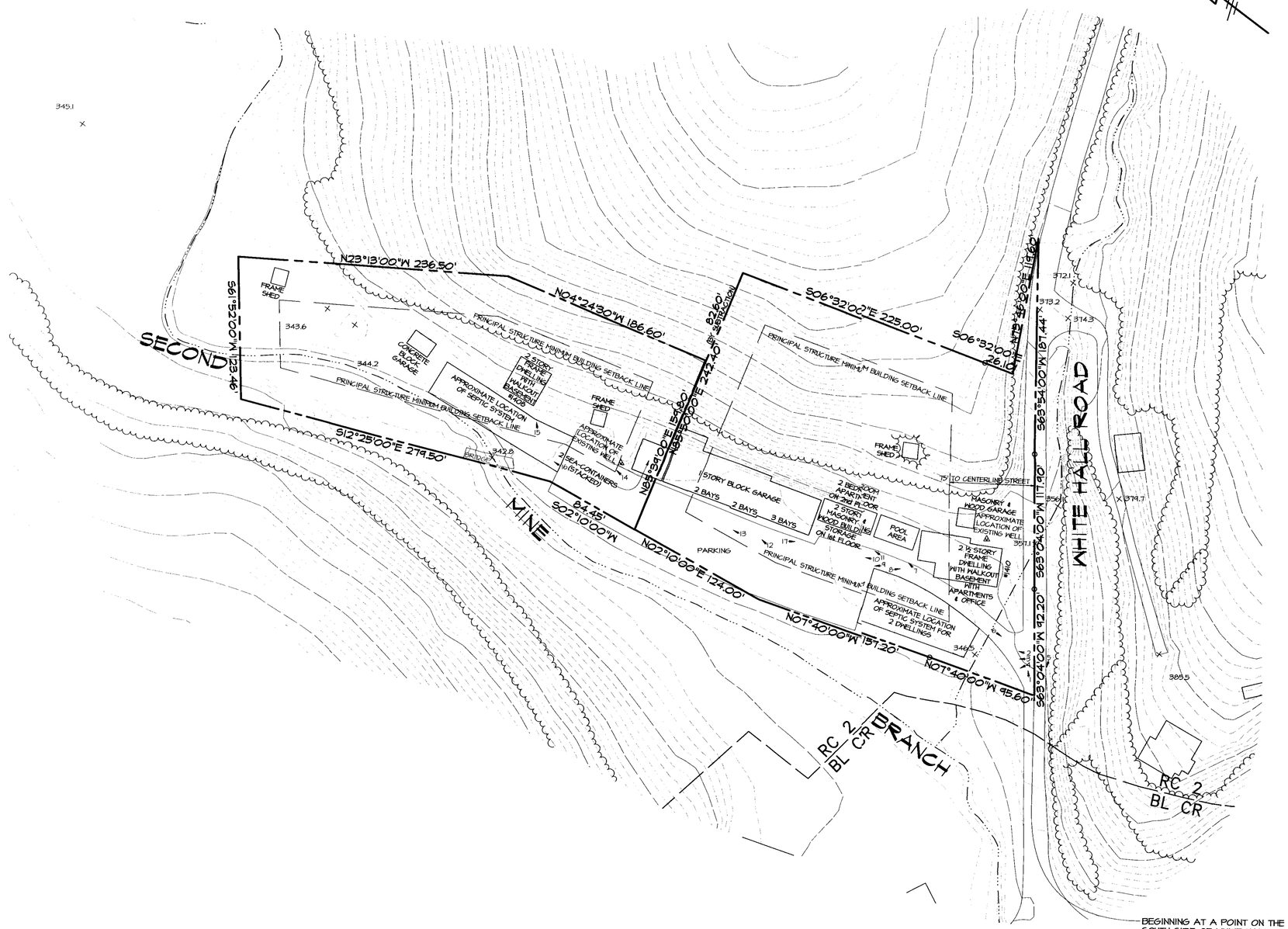
Scale: 1" = 200'

#06-002

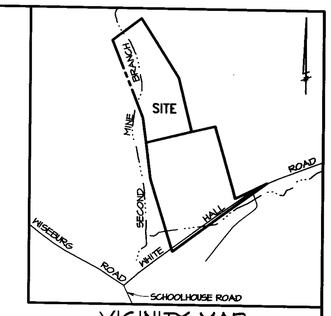
WHITE HALL RD
02373

R.C. 2 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO: CENTERLINE OF ANY STREET	75'
FROM ANY BUILDING FACE TO: LOT LINE OTHER THAN A STREET LINE	35'



BEGINNING AT A POINT ON THE SOUTH SIDE OF WHITE HALL ROAD PERPENDICULAR FROM ITS CENTERLINE AND 205'± NORTHWESTERLY ALONG THE CENTERLINE OF WHITE HALL ROAD FROM IT'S INTERSECTION WITH THE CENTERLINE OF WISEBURG ROAD



VICINITY MAP

1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM DEEDS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 01TC2 & 01TC3
3. CENSUS TRACT 4010.002 REGIONAL PLANNING DISTRICT 301 HEREFORD - MARYLAND LINE
   WATERSHED LOCH RAVEN SUBSENERSHED NONE
   SCHOOL DISTRICT: ELEMENTARY - SEVENTH DISTRICT ES.; MIDDLE - HEREFORD MS., HIGH - HEREFORD HS.
   A.D.C. MAP & GRID T 105
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS SUBJECT TO FLOOD ZONE A: AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED, AS SHOWN ON FEMA FIRM 240010 0125 B EFFECTIVE DATE: MARCH 2, 1981
9. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
10. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
11. THE BASIC SERVICE MAPS DO NOT REVEAL ANY EXISTING OR IMPENDING FAILURE.

PRIOR PERMITS

PERMIT #: B26064 ; CONTROL #: TA
REMOVAL OF UNDERGROUND GASOLINE AND DIESEL TANKS

PERMIT #: B531844 ; CONTROL #: MR
CONSTRUCT 475LFT X 4FT WOOD FENCE IN REAR YARD OF EX SFD PER SITE PLAN.

FURTHER RESEARCH REVEALED NO ADDITIONAL PRIOR INFORMATION IS AVAILABLE FROM PLANNING AND ZONING.

OWNER\DEVELOPER

CRYSTAL SKIPPER
PROPST REFUSE SERVICES, INC.
P.O. BOX 145
1410 WHITE HALL ROAD
WHITE HALL, MARYLAND 21161
(410)-329-6085

PETITION

FOR A SPECIAL HEARING TO AFFIRM A NON-CONFORMING USE.

LEGEND

- EXISTING WELL
- EXISTING BUILDING
- SOIL LINE
- WOODS LINE
- EXISTING PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS

NOTE:

#1410 IS A PRIMARY DWELLING ON THE FIRST FLOOR AND BASEMENT. THE SECOND FLOOR IS ONE APARTMENT AND THE THIRD FLOOR IS ONE APARTMENT.

THERE IS AN ADDITIONAL APARTMENT ON THE SECOND FLOOR OF A STORAGE BUILDING BEHIND THE HOUSE AND POOL.

#1408 IS A RENTAL HOUSE.

PLAN TO ACCOMPANY PHOTOGRAPHS
PROPERTY OF
CRYSTAL ARLENE SKIPPER
AND
HEATHER ALTHEA BLADES

1408 & 1410 WHITE HALL ROAD
Deed Ref: S.M. No. 18014 folio 371
S.M. No. 18014 folio 376
Tax Account Nos.: 07-10-000130
07-16-075175
Zoned R.C.- 2; GIS Tile 01TC2
Tax Map 17; Grid 17; Parcels 175 & 381
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50' Date: JUNE 23, 2005

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

Pet #3

REVISION	DATE

COMPUTED:	DRAWN:	CHECKED:	FILE:X:\Propst\photos.pro