

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
S/S Church Road, 1,140' E of the c/l		
Smoot Road	*	ZONING COMMISSIONER
(207 Church Road)		
8th Election District	*	FOR BALTIMORE COUNTY
4th Council District		
	*	Case No. 06-137-A
207 Church Road, LLC,		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by 207 Church Road, LLC, owners of the subject property, through its attorney, Lawrence M. Hammond, Esquire. The Petitioners request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an individual side yard width on the east side of the existing dwelling of 14 feet in lieu of the required 15 feet, a side yard width on the west side of the existing dwelling of 10 feet in lieu of the required 15 feet, a sum of side yard width of 24 feet in lieu of the required 40 feet and a lot width at the front building line of 80 feet in lieu of the required 100 feet. The subject property and requested relief are more particularly described on the Site Plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing were John F. Owings, Jr. and Gary Dowell, Members of 207 Church Road, LLC, owners of the subject property and Lawrence M. Hammond, Esquire, attorney for the Petitioners. In addition, Charles B. Merritt, with Merritt Development Consultants, Inc., the consulting firm who prepared the Site Plan for this property, appeared. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING
 Date 11/10/15
 By [Signature]

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel located on the south side of Church Road, west of Delight Road in the Owings Mills area of northwestern Baltimore County. The subject property is comprised of two individually taxed parcels, zoned D.R.2. The improved parcel contains a gross area of 0.511 acres, more or less, and is improved with a two-story dwelling that was constructed in 1964. The improved parcel was created by virtue of a Deed dated August 25, 1952, being recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2164, folio 353. The unimproved parcel has a land area of 1.54 acres, more or less. This parcel was created by virtue of a Deed dated October 17, 1951, being recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2031, folio 131. Both parcels were created prior to the imposition of zoning regulations in the northwest area of Baltimore County. Copies of both of the aforementioned Deeds were admitted into evidence. The Petitioner purchased the property on December 14, 2004 and is desirous of developing the unimproved parcel with at least one single-family dwelling. However, as is often the case with older parcels, the subject property cannot meet the current lot width and setback requirements. Thus, the requested variance relief is necessary. In addition, the Petitioner seeks Development Review Committee approval for a lot line adjustment between the improved and unimproved parcels.

In support of the requested variance, the Petitioner submitted a complete title history of the subject property with copies of deeds, photographs of the subject property and adjacent lots, together with copies of the SDAT reports, which provide the individual tax account numbers for each of the respective parcels.

Based upon all the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that strict compliance with the Zoning Regulations would cause a

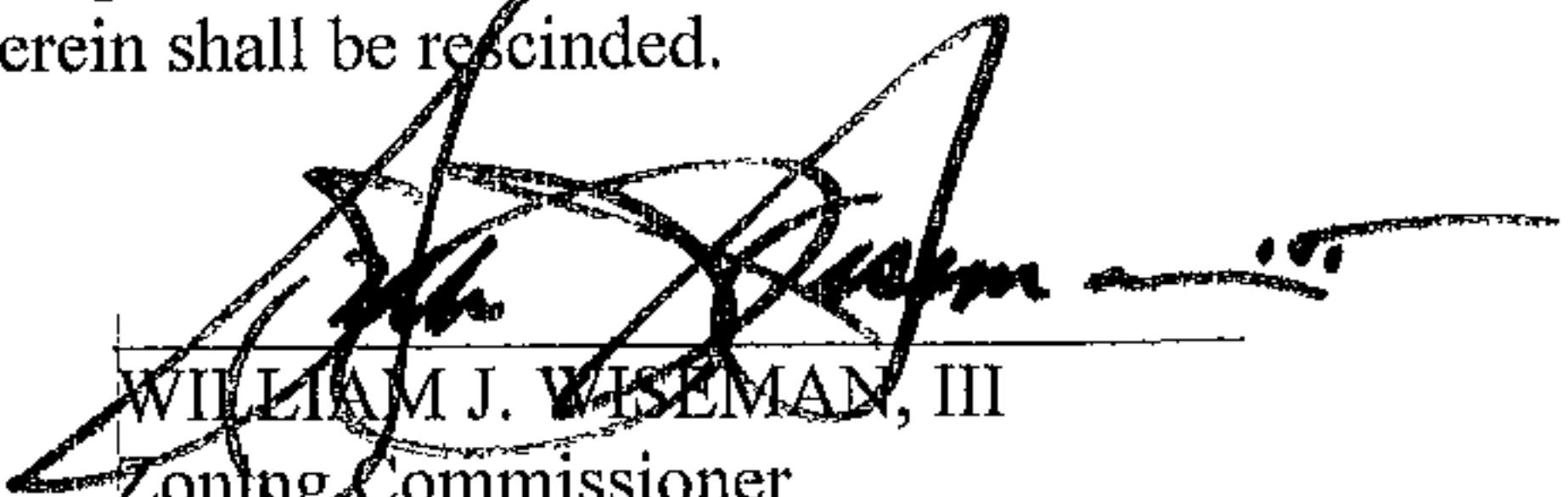
OFFICE OF THE CLERK OF THE DISTRICT COURT
BALTIMORE, MARYLAND
11/16/15
[Signature]

practical difficulty and unreasonable hardship for the Petitioner and prevent reasonable use of the property for a permitted purpose. The fact that the parcels were created more than fifty years ago and that the unimproved parcel was not used to support the improved parcel are persuasive factors. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Moreover, the proposal is consistent with the pattern of development in the neighborhood. Thus, it appears that the requested relief is appropriate and can be granted without detriment to the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of November 2005, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an individual side yard on the east side of the existing dwelling of 14 feet in lieu of the required 15 feet, a side yard width on the west of the existing dwelling of 10 feet in lieu of the required 15 feet, a sum of side yard widths of 24 feet in lieu of the required 40 feet, and a lot width at the front building line of 80 feet in lieu of the required 100 feet, in accordance with the Petitioner's Exhibit 1, be and is hereby **GRANTED**, subject to the following restrictions:

- 1) The Petitioner may apply for its building permit and may be granted same upon the receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


WILLIAM J. WISEMAN, III
Zoning Commissioner
For Baltimore County

ORDER RECEIVED FOR SALING
Date 11/10/05
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 207 Church Road
which is presently zoned DR 2

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

Please See ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

TO BE DISCUSSED AT HEARING.

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

207 Church Road, LLC
Name - Type or Print _____
John F. Owings Jr
Signature _____
JOHN F. OWINGS, JR.
Name - Type or Print _____
Signature _____
1720 Content Lane (410) 933-1187
Address _____ Telephone No. _____
REISTERSTOWN MD 21136
State _____ Zip Code _____

Attorney For Petitioner:

Lawrence M. Hammond
Name - Type or Print _____ City _____
[Signature]
Signature _____
Hammond & Hammond, LLC
Company _____
465 Main Street, P.O. Box 589
Address _____ Telephone No. _____
Reisterstown MD 21136
City _____ State _____ Zip Code _____
410-833-7576

Representative to be Contacted:

Lawrence M. Hammond, Esq
Name _____
465 Main Street, P.O. Box 589
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM Date 9/15/05

Case No. 06-137-A

REV 1/15/98

ORDER RECEIVED FOR FILING
Date 11/10/05
By [Signature]

Don N/A

#137

PETITION FOR VARIANCE CONTINUATION PAGE

- a) 1B02.3.C.1 of the Baltimore County Zoning Regulations requesting a individual side yard width on the east side of the existing dwelling of Fourteen (14) feet in lieu of the required Fifteen (15) feet; and
- b) 1B02.3.C.1 of the Baltimore County Zoning Regulations requesting a individual side yard width on the west side of the existing dwelling of Ten (10) feet in lieu of the required Fifteen (15) feet; and
- c) 1B02.3.C.1 of the Baltimore County Zoning Regulations requesting the sum of the minimum side yard width of Twenty-four (24) feet in lieu of the required Forty (40) feet; and
- d) 1B02.3.C.1 of the Baltimore County Zoning Regulations requesting a lot width at the front building line of Eighty (80) feet in lieu of the required One Hundred (100) feet.

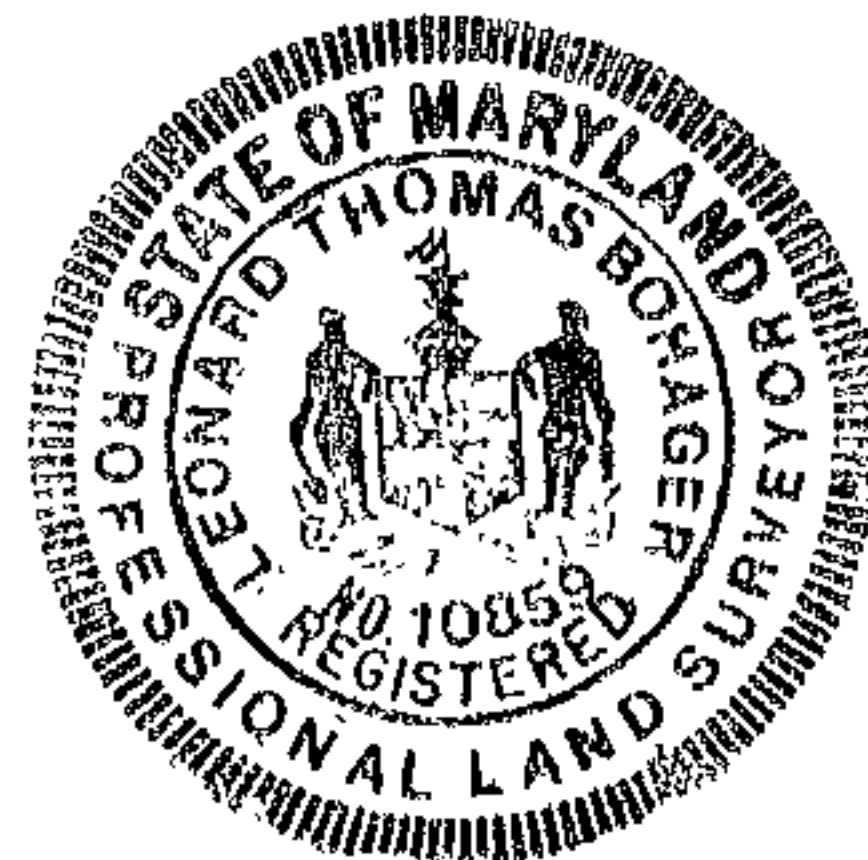
137

ZONING DESCRIPTION FOR #207 CHURCH ROAD

Beginning at a point on the South side of Church Road being 20 feet wide at a distance of 1140 feet East of the centerline of the nearest improved intersecting street, Smoot Road which is 25 feet wide. Leaving said point on the south side of Church Road for the 7 following courses and distances:

- 1) Binding on the South side of Church Road South 74 degrees, 40 minutes, 45 seconds East 100.00 feet
- 2) Continuing to bind on the south side of said road South 76 degrees, 24 minutes, 31 seconds 119.78 feet.
- 3) Leaving said road South 17 degrees, 23 minutes, 9 seconds West 289.80 feet
- 4) South 64 degrees, 32 minutes, 21 feet East 104.40 feet
- 5) South 29 degrees, 37 minutes, 9 seconds West 263.40 feet.
- 6) North 60 degrees, 14 minutes, 51 seconds West 77.70 feet
- 7) North 03 degrees, 15 minutes, 51 seconds West 272.00 feet
- 8) North 01 degrees, 26 minutes, 26 seconds West 294.97 feet to the place of beginning containing 88,511 square feet or 2.03 acres.

Also known as #207 Church Road and located in the 4th Election District, 4th Councilmanic District, Baltimore County Maryland.



#137

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: #06-137-A

207 Church Road

S/side of Church Road, 1,140 feet east of centerline of Smoot Road

8th Election District - 4th Councilmanic District

Legal Owner(s): 207 Church Road, LLC, John Owings, Jr.

Variance: to permit an individual side yard width on the east side of the existing dwelling of 14 feet in lieu of the required 15 feet, a side yard width on the west side of the existing dwelling of 10 feet in lieu of the required 15 feet, a sum of side yards width of 24 feet in lieu of the required 40 feet and a lot width at the front building line of 80 feet in lieu of the required 100 feet.

Hearing: Monday, October 24, 2005 at 10:00 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.

10/008 Oct. 6 69829

CERTIFICATE OF PUBLICATION

10/6/2005

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 10/6/2005.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 449464

DATE 9/16/65 ACCOUNT 80010066150

AMOUNT \$ 65.00

RECEIVED FROM Hammond, Hammond

FOR OG-137-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS OFFICE THE
7/07/65

RES. MGR. WALTER S. WELLS
PROPERTY & EQUIPMENT DIVISION

Dept. 5, 500 BALTIMORE AVENUE
BALTIMORE, MARYLAND

Receipt for \$65.00

\$65.00
Baltimore County, Maryland

CASHIER'S VALIDATION

RE: Case No.: 06-137-A

Petitioner/Developer: _____

JOHN F. OWINGS

Date of Hearing/Closing: 10/24/05

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

Attention:

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 _____

207 CHURCH RD.

The sign(s) were posted on _____

10/8/05

(Month, Day, Year)

CASE # 06-137-A

Sincerely,

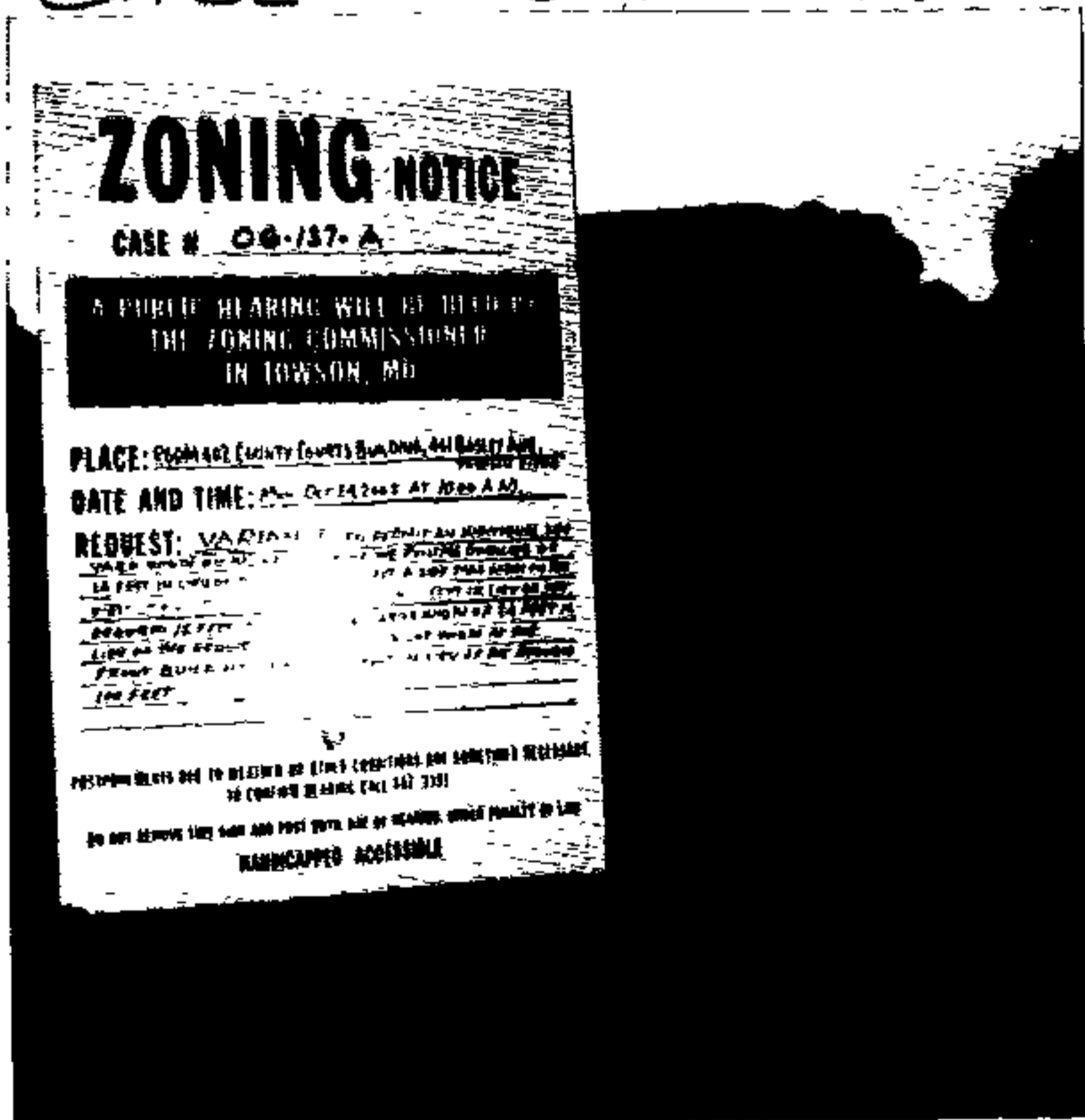
Richard E. Hoffman 10/8/05
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



207 CHURCH RD.
POSTED 10/8/05
Richard E. Hoffman 10/8/05



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

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

September 16, 2005

NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-137-A

207 Church Road

S/side of Church Road, 1,140 feet east of centerline of Smoot Road

8th Election District – 4th Councilmanic District

Legal Owners: 207 Church Road, LLC, John Owings, Jr.

Variance to permit an individual side yard width on the east side of the existing dwelling of 14 feet in lieu of the required 15 feet, a side yard width on the west side of the existing dwelling of 10 feet in lieu of the required 15 feet, a sum of side yards width of 24 feet in lieu of the required 40 feet and a lot width at the front building line of 80 feet in lieu of the required 100 feet.

Hearing: Monday, October 24, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Lawrence Hammond, 465 Main Street, P.O. Box 569, Reisterstown 21136
John F. Owings, Jr., 1720 Content Lane, Reisterstown 21136

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 8, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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



TO: PATUXENT PUBLISHING COMPANY
Thursday, October 6, 2005 Issue - Jeffersonian

Please forward billing to:
John F. Owings, Jr.
P.O. Box 295
Owings Mills, MD 21117

410-833-1187

NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-137-A

207 Church Road

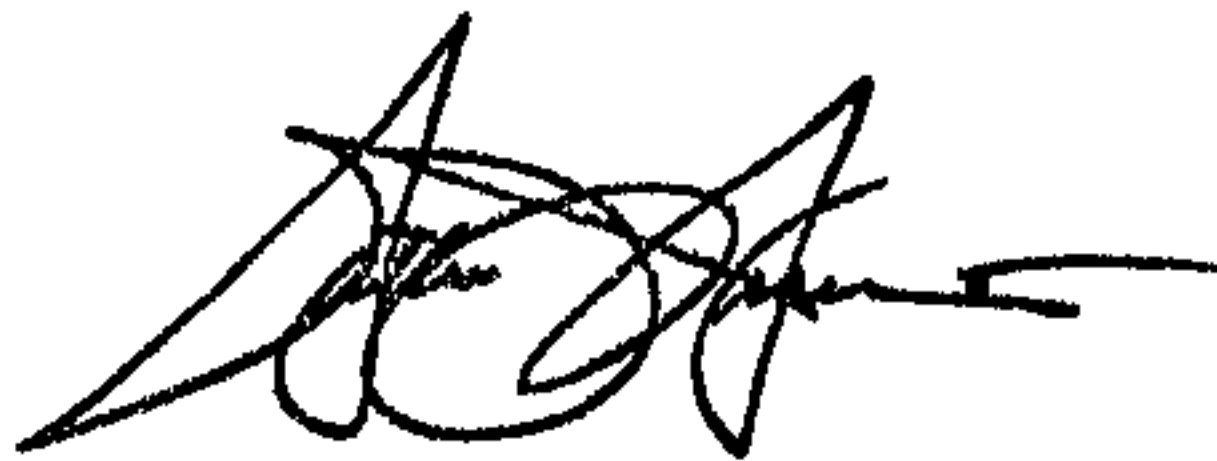
S/side of Church Road, 1,140 feet east of centerline of Smoot Road

8th Election District – 4th Councilmanic District

Legal Owners: 207 Church Road, LLC, John Owings, Jr.

Variance to permit an individual side yard width on the east side of the existing dwelling of 14 feet in lieu of the required 15 feet, a side yard width on the west side of the existing dwelling of 10 feet in lieu of the required 15 feet, a sum of side yards width of 24 feet in lieu of the required 40 feet and a lot width at the front building line of 80 feet in lieu of the required 100 feet.

Hearing: Monday, October 24, 2005 at 10:00 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
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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: 06-137-A
Petitioner: OWINGS
Address or Location: 207 CHURCH ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN F. OWINGS, JR.
Address: P.O. Box 295
Owings Mills, MD 21117
Telephone Number: (410) 333-1187

**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*

October 24, 2005

Lawrence M. Hammond
Hammond & Hammond, LLC.
465 Main Street, P.O. Box 569
Reisterstown, Maryland 21136

Dear Mr. Hammond:

RE: Case Number: 06-137-A, 207 Church Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 15, 2005.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
207 Church Road, LLC. John F. Owings 1720 Content Lane Reisterstown 21136

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

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

September 13, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of September 19, 2005

Item No. 126,128,129,130,132,133,136, and 137.

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

The Fire Department has no comments at this time.

If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 19, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For September 26, 2005
Item No. 137

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

As of this date, permission to move the lot lines, as shown on this plan, has not been given.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 137-09192005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 25, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-137- Variance**

RECEIVED

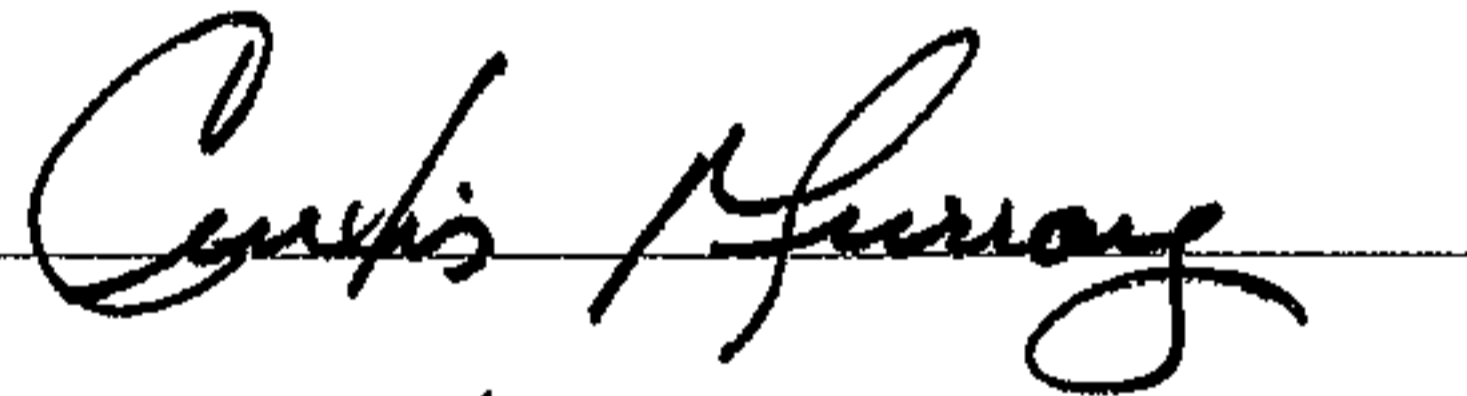
OCT 26 2005

PLANNING COMMISSIONER

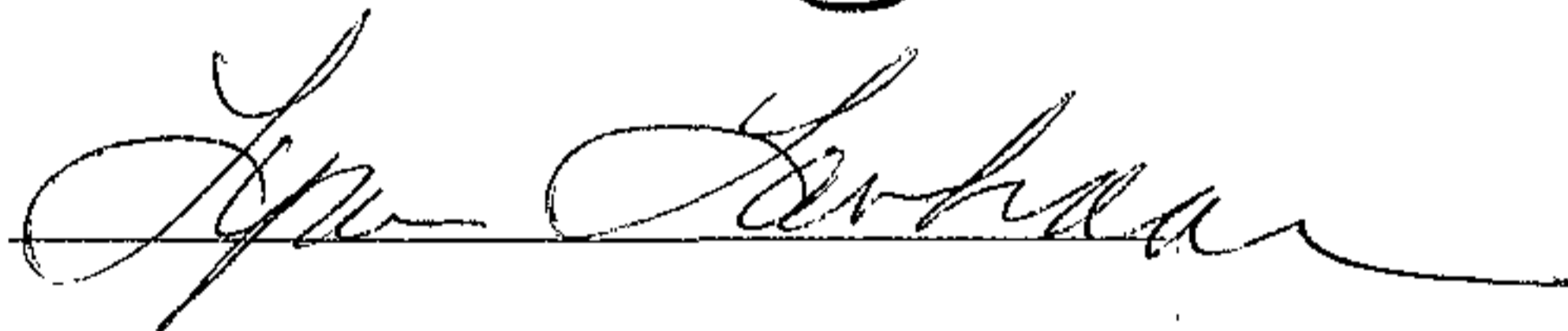
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL



State Highway Administration

Driven to Excel

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

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

Maryland Department of Transportation

Date: 9.13.05

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

RE: Baltimore County
Item No. 137 LTM

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

RE: PETITION FOR VARIANCE * BEFORE THE
 207 Thomas A. Church Road; S/side Church *
 Road, 1,140' E c/line Smoot Road * ZONING COMMISSIONER
 8th Election & 4th Councilmanic Districts *
 Legal Owner(s): 207 Church Road, LLC * FOR
 by John Owings, Jr. *
 Petitioner(s) * BALTIMORE COUNTY
 * 06-137-A

* * * * *

ENTRY OF APPEARANCE

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

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 15th day of September, 2005, a copy of the foregoing Entry of Appearance was mailed to, Lawrence Hammond, Esquire, 465 Main Street, P.O. Box 569, Reisterstown, MD 21136, Attorney for Petitioner(s).

RECEIVED

SEP 15 2005

Per.....

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

Case No.: 06-137A 207 Church Road

Exhibit Sheet

Petitioner/Developer

Protestant

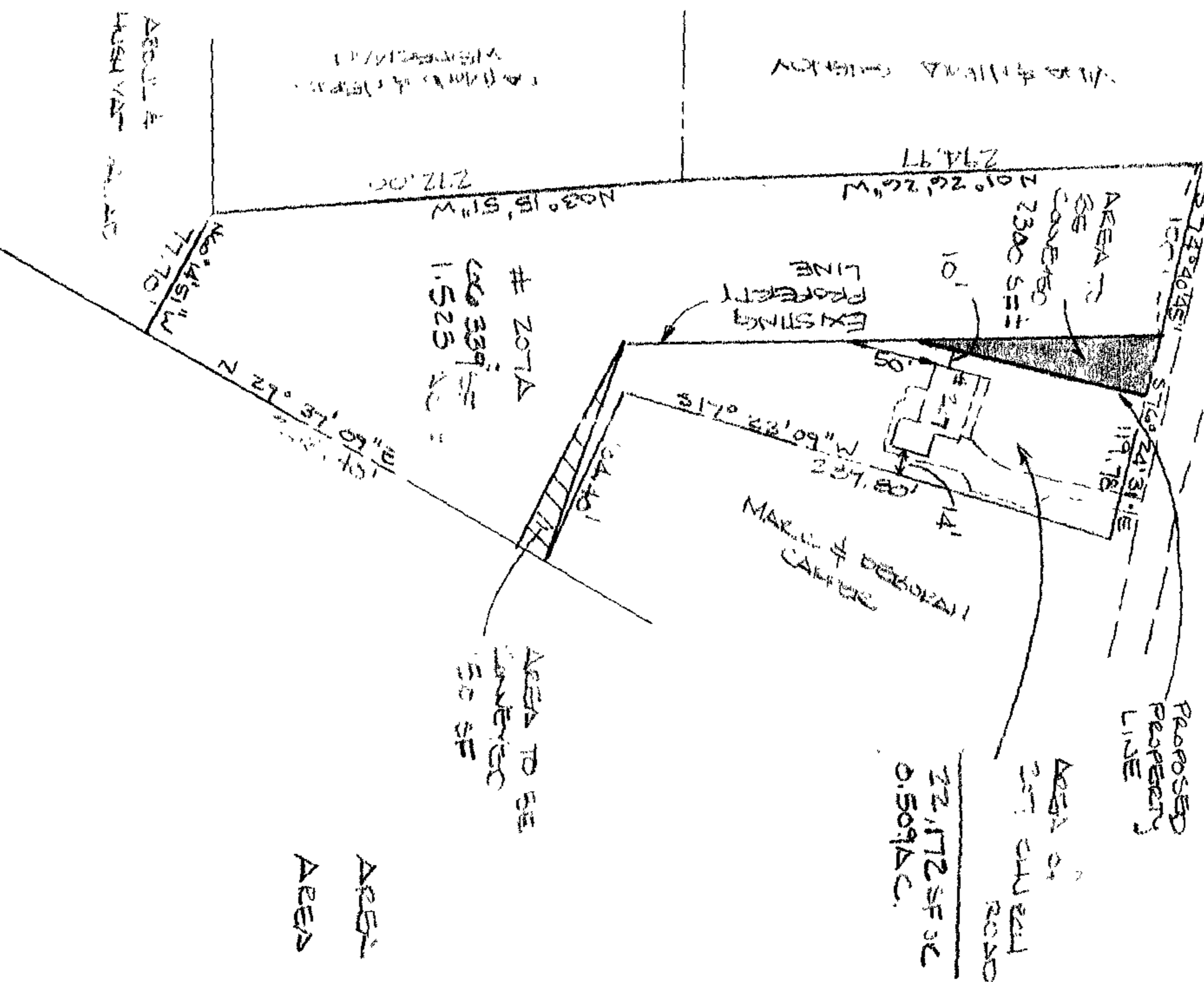
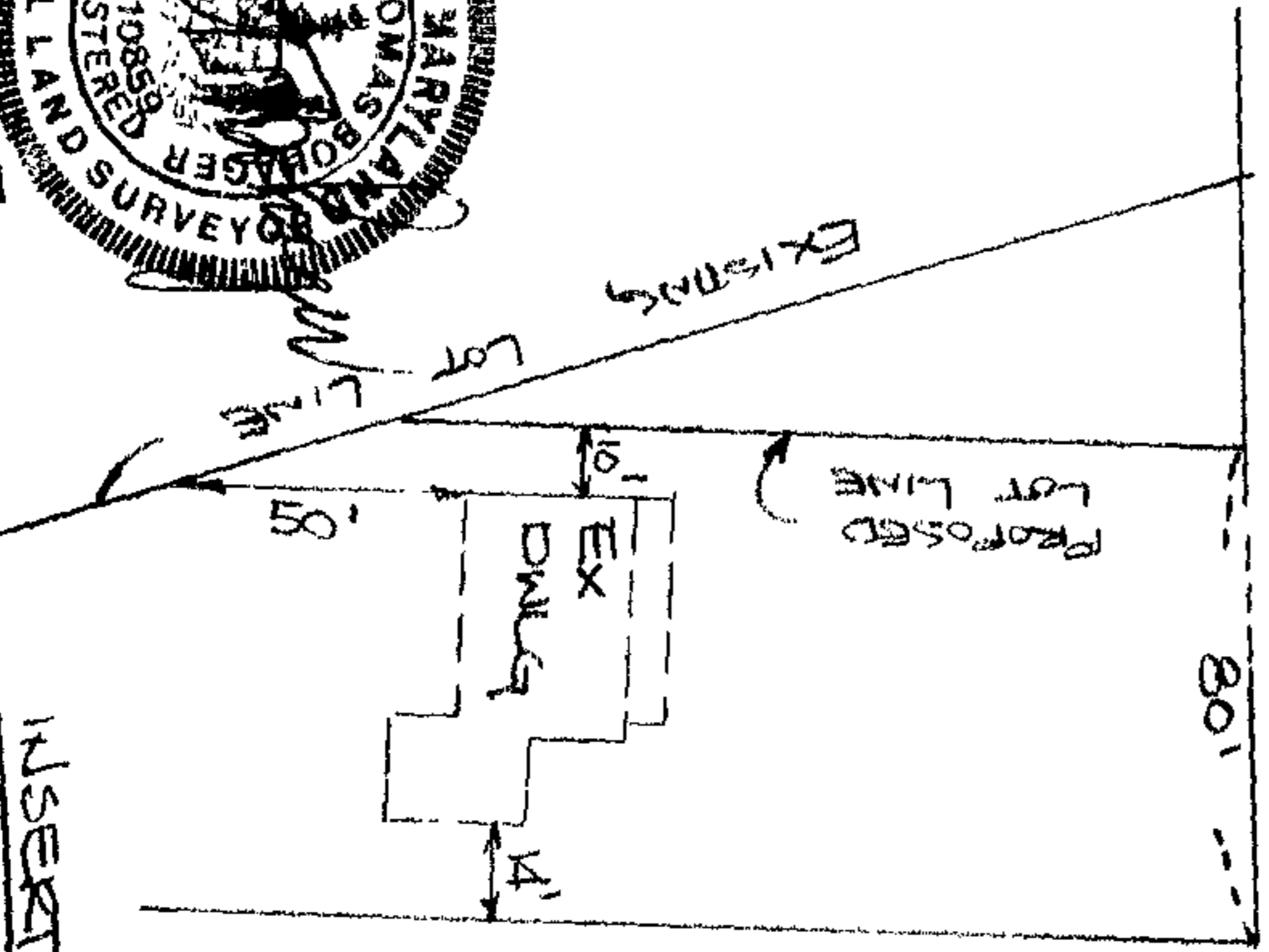
No. 1	Petitioner/Developer	Protestant
No. 2	SITE PLAN	
No. 3	DEED - unimproved lot	
No. 4	DEED - improved lot	
No. 5	MTD of Assessment & taxation improved	
No. 6	Md. Dept. of Assessment & Taxation - unimproved	
No. 7	Photos of improved and unimproved parcels A-13 LE - D	
No. 8	Deeds from Zentz to GOSNELL	
No. 9		
No. 10		
No. 11		
No. 12		

- Notes
1. No Future Zoning History
 2. Site is not located within a 100 Year Floodplain
 3. This site is sited on flood water and septic
 4. Site Zoning is DE-2
 5. Not Located within the CBCA
 6. Not a Historical Structure

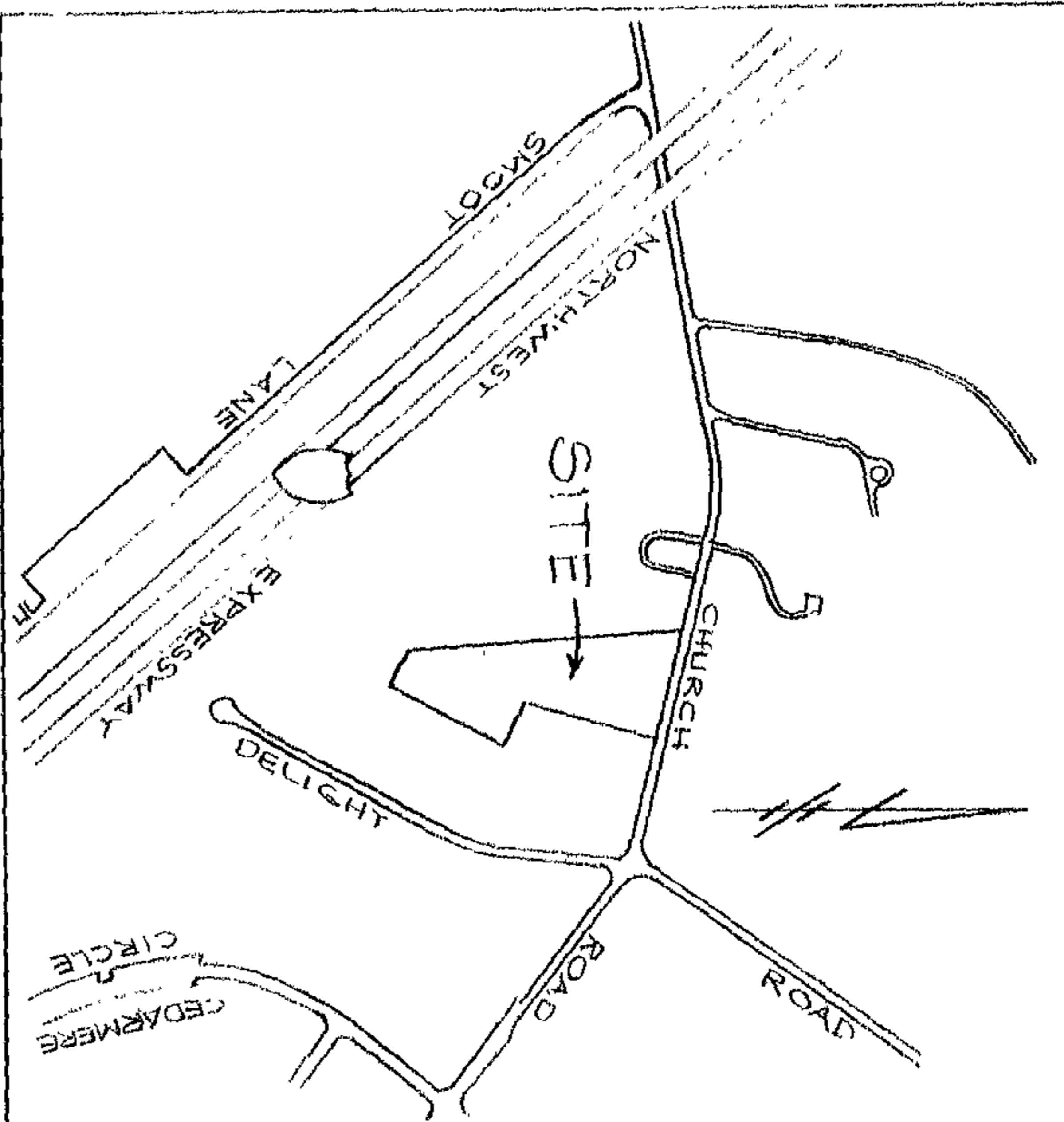


INSERT
1/500'

MERRITT DEVELOPMENT
CONSULTANTS INC.
2416 E. LOPEA ROAD
BARTMARE MARYLAND 21834



OWNER
207 CHURCH ROAD LLC
720 CONTENT LANE
RESTERTOWN MD 21136
TEL: 301.240.0419 716 & 711



VICINITY MAP
1/500'

AREA BREAKDOWN

AREA OF #207, EX 22,172 SF PROP. 20,022 SF
AREA OF #207A, EX 66,339 SF PROP. 68,489 SF

PETITIONER'S

EXHIBIT NO. 7

PLAN TO ACCOMMODATE
207 CHURCH ROAD

8 ELECTION DIST. SAND CO. MD
SCALE 1/1500' 7/5/05
Consultant's Dist. 3

#137

This Deed, Made this 17th day of October

in the year one thousand nine hundred and fifty-one, by and between James Edgar Warfield and Eve Warfield, his wife,

of the City of Baltimore, in the State of Maryland, of the first part, and Norbert H. Zentz and Angela M. Zentz, his wife, of the City and State, aforesaid, 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 parties of the first part

do grant and convey unto the said parties of the second part, as tenants by the entirety, their

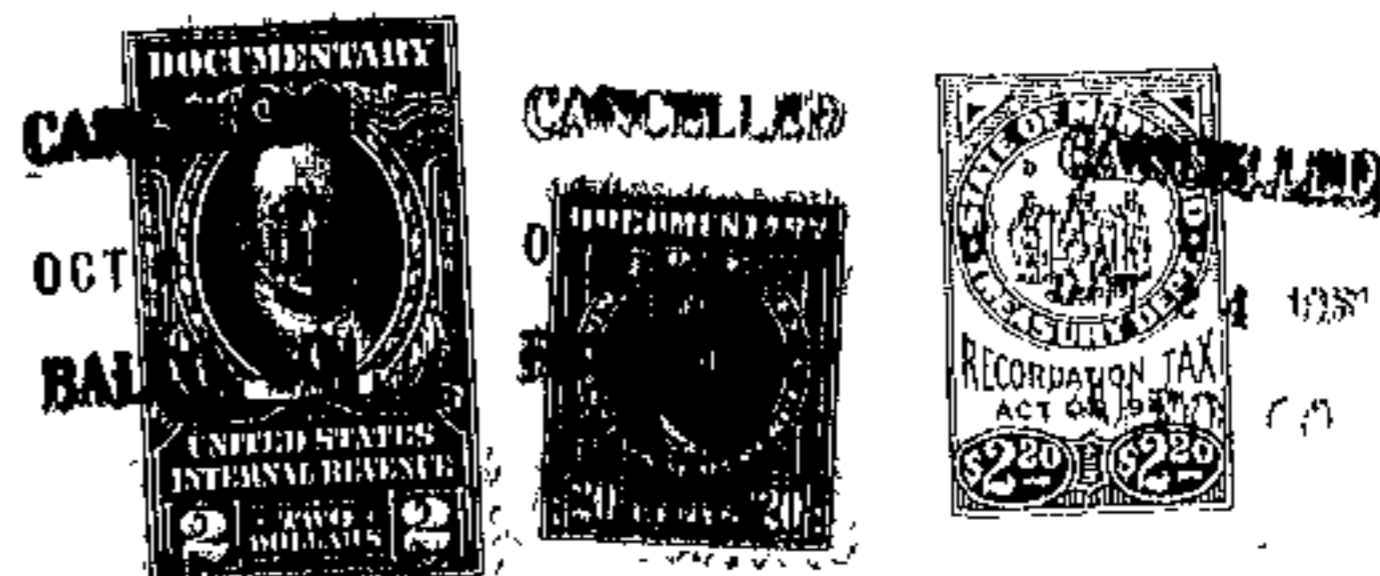
heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the Fourth Election District of Baltimore County, aforesaid, and described as follows, that is to say:—

Beginning for the outlines to include the same at an iron valve at the end of three hundred feet in the south five degrees fifty-six minutes west five hundred seventy-two foot line in a deed from James E. Warfield and wife to Hobart B. Brubaker and wife dated May 28, 1947 and recorded among the Land Records of Baltimore County in Liber J. W. B. No. 1567 folio 255 running thence binding on that line as now surveyed with magnetic bearings of 1947 south five degrees fifty-six minutes west two hundred seventy-two feet to a pipe at the end of that line thence still binding on that deed south fifty-one degrees three minutes east seventy-seven and seven tenths feet to a stake and to intersect the outlines of the whole tract in a deed from John C. Whitaker to James E. Warfield and wife dated May 15, 1943 and recorded among the aforesaid Land Records in Liber R. J. S. No. 1284 folio 552, etc., running thence binding on that deed reversely as now surveyed north thirty-eight degrees forty-nine minutes east two hundred sixty-three and four tenths feet to a pipe thence by lines of division north sixty degrees thirty-four minutes west one hundred thirty and one tenth feet to a pipe north eight degrees forty-nine minutes east three hundred four and six tenths feet to a pipe set twenty feet south of the center line of the Church Lane thence along the south side of said road north sixty-five degrees twenty-nine minutes west one hundred feet to a pipe at the end of the second line of a parcel of land laid out for conveyance May 17, 1949 from James E. Warfield and wife to Hobart B. Brubaker and wife thence binding on that line reversely south seven degrees fifty-six minutes thirty seconds west two hundred ninety-five and eighty-five hundredths feet to the place of beginning. Containing One and five hundred forty-one one thousandths acres of land more or less (1.541 Acres more or less)

Being a part of all that lot of ground described in a deed dated May 15, 1943 and recorded among the Land Records of Baltimore County in Liber R. J. S. No. 1284 folio 552, was conveyed by James C. Whitaker, unmarried, unto the above grantors.

PETITIONER'S

EXHIBIT NO. 2



RECORDED DEC 26 1951

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 Norbert H. Zentz and Angela M. Zentz, his wife, as tenants by the

entireties, their 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:

Murray MacNabb
MURRAY MacNabb

James Edgar Warfield (SEAL)
James Edgar Warfield
Eve Warfield (SEAL)
Eve Warfield

STATE OF MARYLAND, City of Baltimore, to wit:

I HEREBY CERTIFY, That on this 17th day of October in the year one thousand nine hundred and fifty-one, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, aforesaid, personally appeared James Edgar Warfield and Eve Warfield, his wife,

the above named grantors, and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Andrew F. Ludwig
ANDREW F. LUDWIG Notary Public.

REC'D FOR RECORD Oct 24, 1951 - 130 P M. & RECORDED IN THE LAND RECORDS C. BALTIMORE COUNTY, LIBER G.L.B. 2031 FOLIO 131 GEORGE L. BYERLY, CLERK.

LIBER 2164 PAGE 353

This Deed, Made this 25th day of August in the year one thousand nine hundred and fifty-two, by and between JAMES E. WARFIELD and EVE WARFIELD, his wife

of Baltimore County in the State of Maryland, of the first part, and NORBERT H. ZENTZ and ANGELA M. ZENTZ, 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 JAMES E. WARFIELD and EVE WARFIELD, his wife

do grant and convey unto the said NORBERT H. ZENTZ and ANGELA M. ZENTZ, his wife, their



neers and assigns, in fee simple, all that lot of ground, situate, lying and being in the Fourth Election District of Baltimore County as aforesaid, and described as follows, that is to say:—

Beginning for the outlines to include the same at a pipe set South 60 degrees 25minutes East 100 feet from an old boundary iron valve at the end of 300 feet in the South 05 degrees 56 minutes West 572 foot line in a deed from James E. Warfield and Wife to Hobart B. Brubaker and Wife dated May 28, 1947, recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1567 folio 255 etc., said pipe also being at the end of the North 60 degrees 34 minutes West 130.1 foot line in a deed from James E. Warfield and Wife to Nobart H. Zentz and Wife and duly recorded among the Land Records in Baltimore County, running thence binding on the last mentioned deed as now surveyed by magnetic bearings as of the year 1947, North 08 degrees 49 minutes East 304.6 feet to a pipe approximately 20 feet South of the centerline of the present road-bed of Church Lane, thence along the South side of that road right of way as now used and maintained, South 67 degrees 16 minutes East 120 feet to a pipe approximately 20 feet South of the centerline of said road, thence leaving that road right of way by a line of division, South 26 degrees 35 minutes West 289.8 feet to a pipe, thence by another line of division, South 55 degrees 20 minutes 30 seconds East 104.4 feet to a pipe and to intersect the outlines of the whole tract of land in a deed from John C. Whitaker to James E. Warfield and Wife, dated May 15, 1943, recorded in Liber R.J.S. No. 1284 folio 552 etc. and also to the end of the North 38 degrees 49 minutes East 263.4 foot line in the above mentioned deed from Warfield to Zentz, running thence binding on the last mentioned deed as now surveyed, North 60 degrees 34 minutes West 130.1 feet to the place of beginning, containing five Hundred eleven one thousandths of an acre (0.511) of land more or less.

BEING a part of the same tract of land which by Deed dated May 15, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. 1284, folio 552 etc., was conveyed by John C. Whitaker to the said James E. Warfield and Wife.

PETITIONER'S

EXHIBIT NO. 3

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 NORBERT H. ZENTZ and ANGELA M. ZENTZ, his wife

their 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:

Francis F. Niemeyer (handwritten signature) FRANCIS F. NIEMEYER } James E. Warfield (handwritten signature) (SEAL) JAMES E. WARFIELD } Eve Warfield (handwritten signature) (SEAL) EVE WARFIELD

STATE OF MARYLAND, Balto. County, to wit: I HEREBY CERTIFY, That on this 15th day of August in the year one thousand nine hundred and fifty-two, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared JAMES E. WARFIELD and EVE WARFIELD, his wife


the above named grantors, and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Francis F. Niemeyer (handwritten signature) FRANCIS F. NIEMEYER Notary Public.

RES'D FOR RECORD Aug 28, 1952 10:22 AM & RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, LIBER G. L. B. 2164 FOLIO 353 GEORGE L. BYERLY, CLERK.

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
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Account Identifier: District - 04 Account Number - 0407047971

Owner Information

Owner Name:	207 CHURCH ROAD LLC	Use:	RESIDENTIAL
Mailing Address:	1720 CONTENT LN REISTERSTOWN MD 21136-5933	Principal Residence:	NO
		Deed Reference:	1) /21125/ 366 2)

Location & Structure Information

Premises Address	Legal Description
207 CHURCH RD	.511 AC SS CHURCH RD 200 YDS W OF DELI

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No: Plat Ref:
57	12	174						1	

Special Tax Areas	Town Ad Valorem Tax Class
--------------------------	--

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1964	2,052 SF	22,259.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	1/2 BRICK FRAME

Value Information

	Base Value	Value		
		As Of	Phase-in Assessments	
		01/01/2004	As Of	As Of
Land:	44,560	44,560	07/01/2005	07/01/2006
Improvements:	121,010	131,680		
Total:	165,570	176,240	172,682	176,240
Preferential Land:	0	0	0	0

Transfer Information

Seller: GOSNELL EDITH V	Date: 12/14/2004	Price: \$400,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /21125/ 366	Deed2:
Seller: ZENTZ NORBERT H	Date: 10/24/1958	Price: \$0
Type: UNKNOWN	Deed1: / 3436/ 317	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

improved lot - 207 Church Rd
PETITIONER' S

EXHIBIT NO. 4

http://sdatcert3.resiusa.org/rp_rewrite/detail.asp?accountnumber=04+0407047971&count... 08/23/2005

PETITIONER' S

EXHIBIT NO. 7

BEING all and the same property which, by deed dated October 17, 1951, and recorded among the Land Records of Baltimore County in Liber G. L. B. No. 2031, folio 131, was granted and conveyed by James Edgar Warfield and wife unto the said Norbert H. Zentz and Angela M. Zentz, his wife, in fee simple.

2. BEGINNING FOR THE OUTLINES to include the same at a pipe set South 60 degrees 25 minutes East 100 feet from an old boundary iron valve at the end of 300 feet in the South 05 degrees 56 minutes West 572 foot line in a deed from James E. Warfield and wife to Hobart B. Brubaker and wife dated May 28, 1947, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1567, folio 255, etc., said pipe also being at the end of the North 60 degrees 34 minutes West 130.1 foot line in a deed from James E. Warfield and wife to Norbert H. Zentz and wife and duly recorded among the Land Records in Baltimore County, running thence binding on the last mentioned deed as now surveyed by magnetic bearings as of the year 1947, North 08 degrees 49 minutes East 304.6 feet to a pipe approximately 20 feet South of the center line of the present road bed of Church Lane, thence along the South side of that road right of way as now used and maintained, South 67 degrees 16 minutes East 120 feet to a pipe approximately 20 feet South of the center line of said road, thence leaving that road right of way by a line of division South 26 degrees 35 minutes West 289.8 feet to a pipe, thence by another line of division South 55 degrees 20 minutes 30 seconds East 104.4 feet to a pipe and to intersect the outlines of the whole tract of land in a deed from John C. Whitaker to James E. Warfield and wife dated May 15, 1943, recorded in Liber R.J.S. No. 1284, folio 552, etc., and also to the end of the North 38 degrees 49 minutes East 263.4 foot line in the above mentioned deed from Warfield to Zentz, running thence binding on the last mentioned deed as now surveyed, North 60 degrees 34 minutes West 130.1 feet to the place of beginning. Containing .511 of an acre of land, more or less.

BEING all and the same property which, by deed dated August 25, 1952, and recorded among the Land Records aforesaid in Liber G.L.B. No. 2164, folio 353, was granted and conveyed by James E. Warfield and wife unto the said Norbert H. Zentz and Angela M. Zentz, 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 in anywise appertaining.

TO HAVE AND TO HOLD the said lots 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 RALPH O. GOSNELL and EDITH V. GOSNELL, 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.

AS WITNESS the hands and seals of said Grantors.

WITNESS:

Ralph E. Deltz
Ralph E. Deltz
Omista Beasley
Omista Beasley

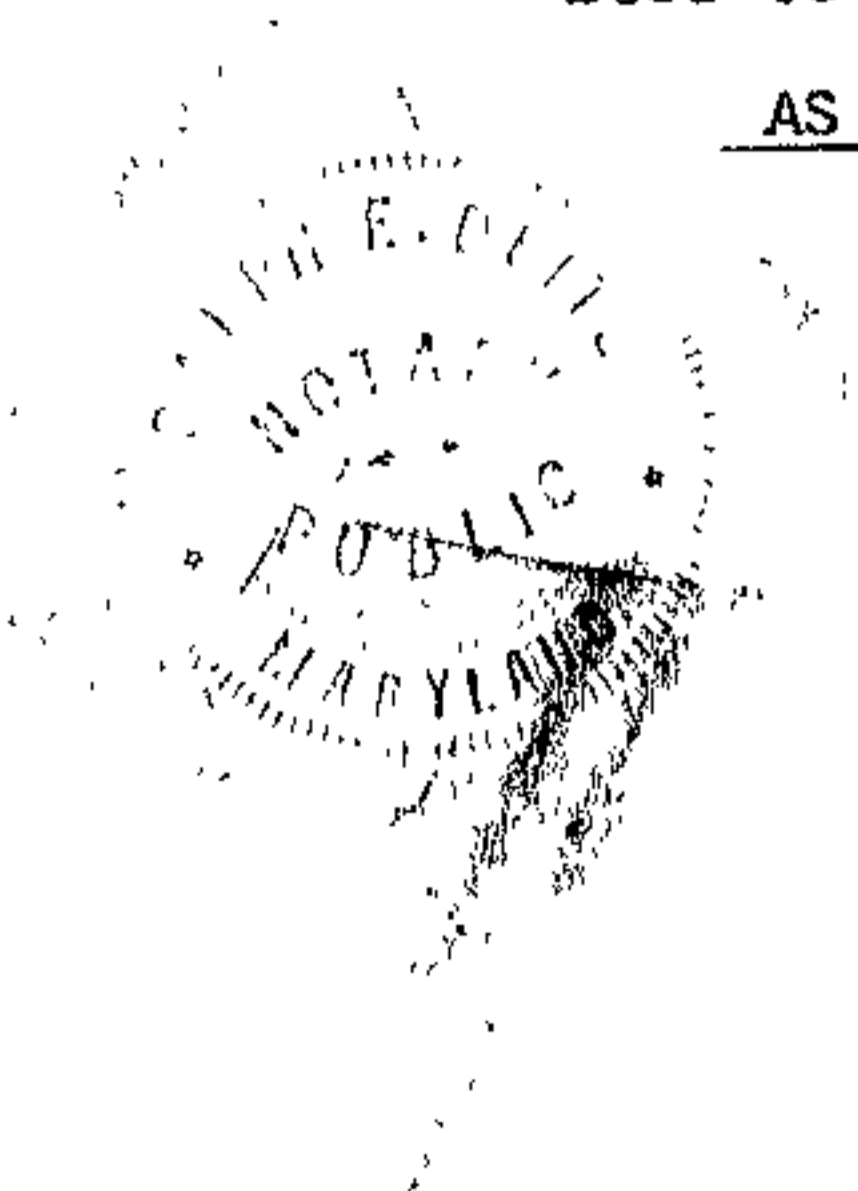
Norbert H. Zentz (SEAL)
Norbert H. Zentz

Angela M. Zentz (SEAL)
Angela M. Zentz

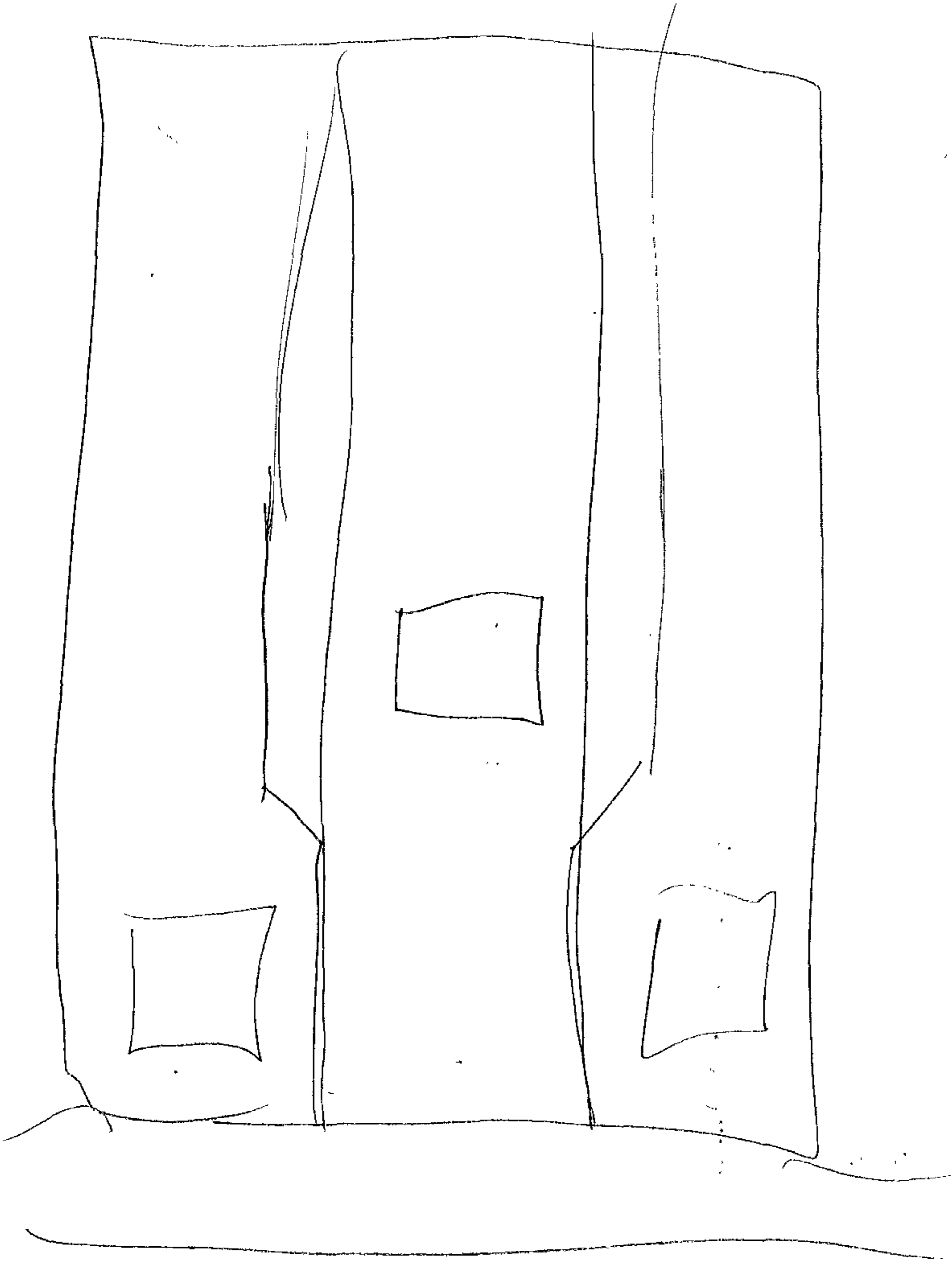
STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

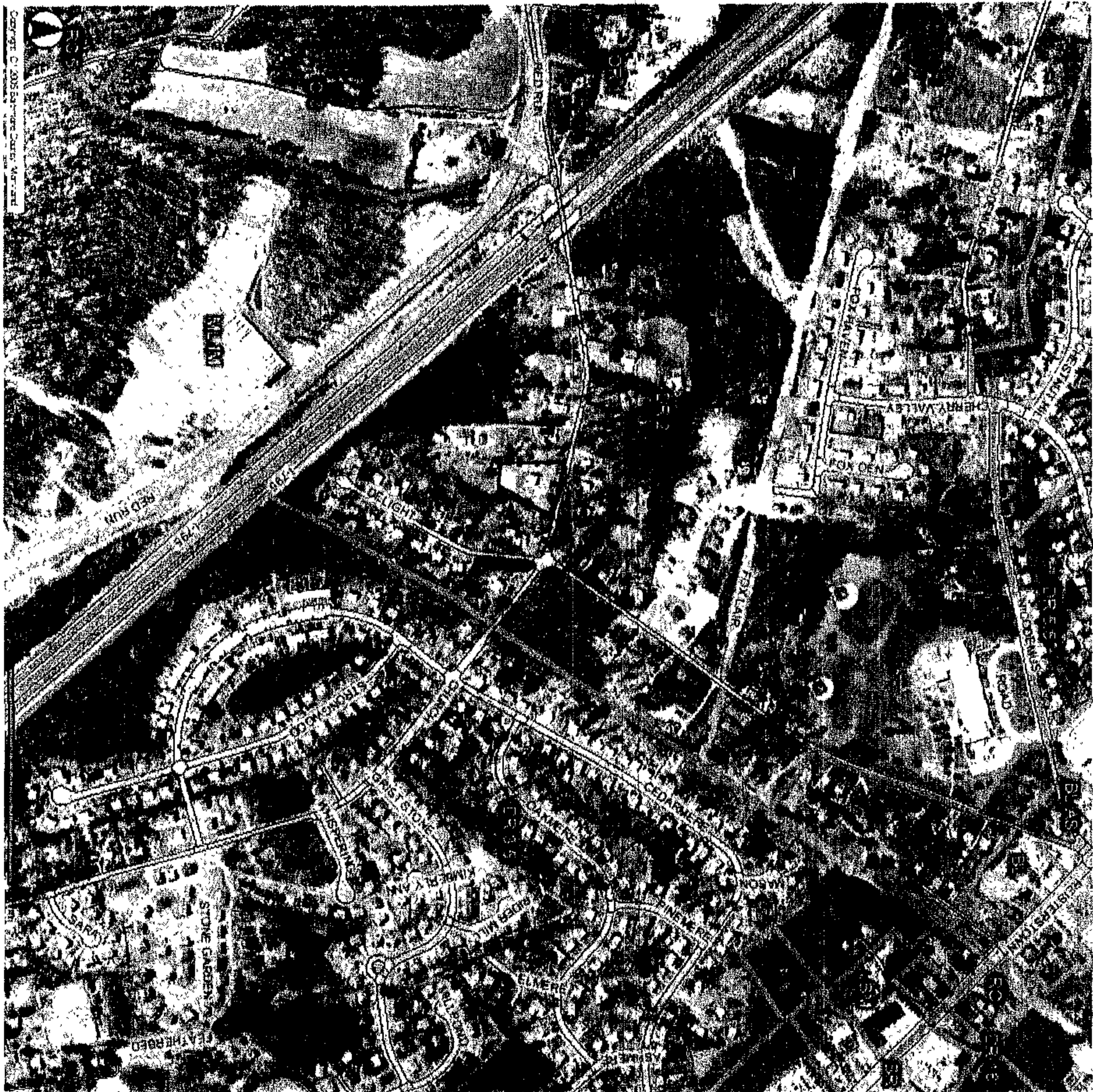
I HEREBY CERTIFY, That on this 23rd day of October, in the year nineteen hundred and fifty-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared NORBERT H. ZENTZ, one of the within-named Grantors, and he acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.



Ralph E. Deltz
Ralph E. Deltz
Notary Public





#137



PETITIONER' S

EXHIBIT NO. _____

6





ZONING NOTICE

CASE # 06-137-A

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

PLACE: ROOM 403 COUNTY COURTS BUILDING, 481 BULLEF AXE
TOWSON, MD 21286

DATE AND TIME: THU, DEC 29, 2005 AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT AN INDIVIDUAL SIDE
YARD FROM ON THE EAST SIDE OF THE EXISTING BUILDING OF
14 FEET IN LIEU OF THE REQUIRED 15 FEET A SIDE YARD FROM THE
WEST SIDE OF THE EXISTING BUILDING OF 10 FEET IN LIEU OF THE
REQUIRED 15 FEET, A SUM OF SIDE YARD WIDTH OF 24 FEET IN
LIEU OF THE REQUIRED 40 FEET AND A LOT WIDTH OF 32 FEET
IN LIEU OF THE REQUIRED 40 FEET IN LIEU OF THE REQUIRED
100 FEET

POSSESSORS OBEY TO WEATHER OR OTHER CONDITIONS AND SOMETIMES NECESSARY
TO EXAMINE HEARING CALL 887 3397

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE