DATO ET HECEIVED FOR FILING
By

IN RE: PETITION FOR SPECIAL HEARING

S/side of Brandy Springs Road, 585' w of the c/l Masemore Road (1215 Brandy Springs Road)

7th Election District

3rd Council District

Raymond E. Causey

Petitioner

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* BALTIMORE COUNTY

* Case No. 06-168-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 1215 Brandy Springs Road in the Hereford/Parkton area of Baltimore County. The Petition was filed by Raymond E. Causey, legal owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a waiver of Public Works standards from Section 26-266(2) of the Baltimore County Code (new code reference 32-4-409), to allow access to the proposed lots by way of an easement in lieu of the required in-fee ownership.

The property was posted with Notice of Hearing on October 20, 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 October 25, 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.

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief were Ronald Causey and Raymond E. Causey. Bruce Doak, from Gerhold, Cross & Etzel, Ltd., who prepared the site plan also appeared at the hearing. There were no protestants or citizens attending the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Doak proffered that this property contains 1.736+ acres and is zoned RC 2. See Petitioner's Exhibit 1. The Petitioner would like to subdivide the Raymond Causey property into two (2) lots so that a second home could be built thereon. He recently requested and was granted certain variance relief in case No. 05-401-A for the second home. Having secured this relief the Petitioner applied for the minor subdivision, only to find that the access to the public road (Brandy Springs Road) was raised during the review. Brandy Springs Road ends at the property and as shown on Petitioner's Exhibit 1, the only access to the public road is via a panhandle driveway owned by Ronald Causey.

Mr. Doak indicated that this driveway has been constructed as a private road and meets all County regulations including being able to handle fully loaded fire trucks. He noted that there are several areas, which can be used along the drive for two-way traffic to pass even though the paved portion of the driveway is only 14 feet wide. For example, it presently serves

DATE THE CHIVED FOR FILING

Raymond Causey's existing home in means of a substantial gravel drive. In any case, Mr. Doak indicated that quality of the driveway would be reviewed in detail by the County during the minor subdivision process.

Mr. Doak presented deeds indicating that the Petitioner's right to use the driveway in common with others by way of easement is well documented and assured. He also noted that the easement burdens Ronald Causey's property and that Ronald Causey attended the hearing in support of the request. Apparently, no formal maintenance agreement among those using the driveway has been written but that again this has not been a problem.

Findings of Fact and Conclusions of Law

Baltimore County Code Section 32-4-409 (b) requires panhandle lots to have access to public roads by way of in fee strips. Brandy Springs Road ends at the subject lot in such a way that access to the public road for lot 2 is most practical via the panhandle strip owned by Ronald Causey who acknowledges the right of the Petitioner to use the common driveway. The deeds presented support this contention.

I find that the proposed lots by way of an easement in lieu of the required in-fee ownership is most reasonable and will not adversely affect the neighborhood including Ronald Causey. This is the most practical way to give lot 2 access to the public road. Mr. Doak assures me that the driveway will meet all County regulations for a private road so that heavy emergency equipment can have year round access to the residences along its route.

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 for special hearing should be granted.

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

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:dlw

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468





James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

November 21, 2005

Raymond E. Causey 1215 Brandy Springs Road Parkton, Maryland 21120

Re: Petition for Special Hearing
Case No. 06-168-SPH
Property: 1215 Brandy Springs Road

Dear Mr. Causey:

Enclosed please find the decision rendered in the above-captioned case.

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

Deputy Zoning Commissioner

JVM:dlw Enclosure

c: Ronald Causey, 1912 Corbridge Lane, Monkton, MD 21111 Bruce Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Suite 100, Towson, MD 21286 People's Counsel; Case File



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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

for the property located at 1215 Brandy Springs Road which is presently zoned RC2 RC5

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

A waiver of Public Works Standards from section 26-266(2) of the B.C.D.R. To allow access to the proposed lots by way of an easement in lieu of the required in fee ownership.

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.

•		perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:		Legal Owner(s):
Name - Type or Print		Name - Type or Print, Raymond E. Causey,
Signature		Signature (au su
Address	Telephone No.	Name - Type or Print
City State	Zip Code	Signature
Attorney For Petitioner:		1715 Brandy Springs Road (443)-250-2504 Address Telephone No.
Name - Type or Print	City	Packton Macyland 21120 State Zip Code
Signature	······································	Representative to be Contacted:
Company		Gerhold, Cross, & Etzel, Ltd.
	- 	Name 320 E. Towsontown Blvd. Ste.100
Address City State	Telephone No.	Address Telephone No.
State	Zip Code	Towson, Maryland 21286 (410)-823-44 City State Zip Code
		OFFICE USE ONLY
		ESTIMATED LENGTH OF HEARING
Care \$10. 06-168-SP6	-(UNAVAILABLE FOR HEARING
	Review	red By 57F Date 09.19.05
REV 9/15/48	•	
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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

September 14, 2005

DONALD L. CAUSEY AND RAYMOND E. CAUSEY PROPERTY 1215 BRANDY SPRINGS ROAD PARKTON, MARYLAND 21120-9748

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

Beginning for the same at a point South 09 degrees 10 minutes 04 seconds West 12.53 feet from a point in the center of Brandy Springs Road 585 feet more or less along the centerline of Brandy Springs Road from the intersection of the center of Brandy Springs Road and the center of Masemore Road, running thence along said Brandy Springs Road 1) by a line curving to the right having a radius of 712.50 feet for an arc distance of 348.77 feet (the chord of said arc bearing North 62 degrees 55 minutes 49 seconds West 345.30) to a point along the said Brandy Springs Road, thence leaving the said Brandy Springs Road and running 2) South 41 degrees 05 minutes 02 seconds West 12.50 feet, 3) South 49 degrees 23 minutes 12 seconds West 284.06 feet, 4) South 45 degrees 11 minutes 57 seconds East 304.09 feet, 5) South 85 degrees 00 minutes 17 seconds East 272.19 feet, 6) North 09 degrees 10 minutes 04 seconds East 266.20 feet, and 7) North 09 degrees 10 minutes 04 seconds East 12.53 feet to the place of beginning.

Containing 3.24 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.

OF WAR

PATTNORE COUNTY

PATTNORE SUBSET

PATTNO

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: #06-168-SPH

1215 Brandy Springs Road

S/side of Brandy Springs Road, 585 feet west of Masemore Road

Masemore Road 7th Election District - 3rd Councilmanic District

Legal Owner(s): Raymond E. Causey

Special Hearing: to allow a waiver of Public Works standards to allow access to the proposed lots by way of an easement in lieu of the required in fee ownership.

Hearing: Tuesday, November 8, 2005 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

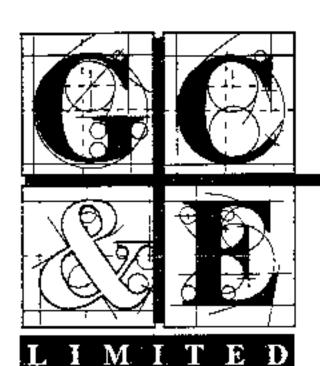
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/10/741 Oct 25

CERTIFICATE OF PUBLICATION

10/27/,2005
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$_{\rm on}$ $1025/_{,2005}$
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News

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# 06-168-SPH
PETITIONER/DEVELOPER:
Raymond E. Causey

DATE OF HEARING: Nov. 8, 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

(see page 2 for full size photo)

LOCATION:

1215 Brandy Springs Road

SIGNATURE OF SIGN POSTER

John J. Dill

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

POSTED ON: October 20, 2005

THE ZONING COMMISSIONER MS-891-90: #35V2 A PUBLIC HEARING WILL B IN TOWSON, MD

PLACE Room 106 County Office Building
TIME & DATE 11:00 am Tuesday November 8, 2005
TIME & DATE 11:00 am Tuesday November 8, 2005
Walver of Public Works standards
to allow access to the proposed to allow access to the proposed to by way of an easement in lieu of the required in fee ownership. Special Hearing to allow was an or Public Work Stands of Public Wo

HEARINGS ARE LAND

18 1 July 18

RE: PETITION FOR SPECIAL HEARING
1215 Brandy Springs Road; S/side of Brandy
Springs Road, 585' W Masemore Road
7th Election & 3td Councilmanic Districts
Legal Owner(s): Raymond E. Causey
Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 06-168-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

People's Counsel for Baltimore County

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 5th day of October, 2005, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross, & Etzel, Ltd., 320 E. Towsontown Blvd, Suite 100, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

CC Lilia

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....

TUESDAY October 25, 2005 Joseph Joffenson

Tuesday, October 25, 2005 Issue - Jeffersonian

Please forward billing to:

Ronald Causey 1912 Carbridge Lane Monkton, MD 21111

410-472-4682

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: 06-168-SPH

1215 Brandy Springs Road
S/side of Brandy Springs Road, 585 feet west of Masemore Road
7th Election District – 3rd Councilmanic District
Legal Owners: Raymond E. Causey

Special Hearing to allow a waiver of Public Works standards to allow access to the proposed lots by way of an easement in lieu of the required in fee ownership.

Hearing: Tuesday, November 8, 2005 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM LWISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

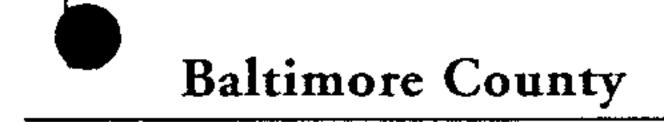
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(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





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

October 7,-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: 06-168-SPH

1215 Brandy Springs Road

S/side of Brandy Springs Road, 585 feet west of Masemore Road

7th Election District – 3rd Councilmanic District

Legal Owners: Raymond E. Causey

Muthy Kotroco

Special Hearing to allow a waiver of Public Works standards to allow access to the proposed lots by way of an easement in lieu of the required in fee ownership.

Hearing: Tuesday, November 8, 2005 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Raymond E. Causey, 1215 Brandy Springs Road, Parkton 21120 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 MONDAY, OCTOBER 24, 2005.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 56-168-504
Petitioner: Raymond E Causey
Address or Location: 1215 Brandy Springs Road
PLEASE FORWARD ADVERTISING BILL TO: Name: Ronald L. Causey
Address: 1912 Cocbridge Lane
Monkton, Maryland, 21111
Telephone Number: (410) - 472 - 4682

Revised 2/20/98 - SCJ

Department of Permits Development Management

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





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

November 7, 2005

Raymond E. Causey 1215 Brandy Springs Road Parkton, Maryland 21120

Dear Mr. Causey:

RE: Case Number: 06-168-SPH, 1215 Brandy Springs Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 19, 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.

U. Call Richall

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

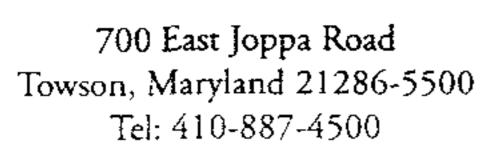
Enclosures

c: People's Counsel Gerhold, Cross & Etzel 320 E. Towsontown Blvd. Ste. 100 Towson 21286



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

Fire Department





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

Oct. 6,2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 18,, 2005

Item No.: 167 thru 174 176 thru 184 Also case # 05-502-A

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.

1. The Fire Marshal's Office has no comments at this time.

Acting Lieutenant David S. Heath Fire Marshal's Office (0)410-887-4881 MS-1102F

cc: File



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: October 19, 2005

TO: Timothy M. Kotroco, Director

Department of Permits & Development

Management

FROM: Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For October 17, 2005

Item No. 168

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

We have no objection to granting the requested waiver; however, the plan does not show the easement that is proposed for use.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 168-10192005.doc

War Charles and Ch



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

DATE: October 13, 2005

OCT 1 7 2005

ZONING CO. WISSONER

SUBJECT: 1215 Brandy Springs Road

INFORMATION:

Item Number: 6-168

Petitioner: Raymond E. Causey

Zoning: RC 2, RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the requested access conforms to the standards of Baltimore County Department of Public Works and Baltimore County Fire Department.

For further information concerning the matters stated here in, please contact Bill Hughey at 410-887-3480.

repared by.

Division Chief:

AFK/LL: CM



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

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

1RD

Maryland Department of Transportation

RE:

Date: 10.4.05

Baltimore County

Item No. 168

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

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

f. 1. Bredh

binding on a part of the seventh line and on the eight and last lines of the aforesaid parcel of land which was conveyed by Keimig to Causey and also binding on the outlines of the aforesaid Remainder of Donald L. Causey Tract the following three courses and distances, viz: North 35 degrees 24 minutes 15 seconds West 477.20 feet, North 54 degrees 35 minutes 45 seconds East 92.81 feet and North 80 degrees 10 minutes 30 seconds East 1123.07 feet to the place of beginning.

Containing 10.69 acres of land, more or less.

BEING a part of all that lot or parcel of land which by Deed dated March 10, 1967, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4732 folio 143, was granted and conveyed by Edward P. Keimig and Mildred L. Keimig, his wife, to the said Grantors.

entitled thereto of Brandy Springs Road as heretofore laid out on the Plat of Brandy Springs Addition and Section 1 Brandy Springs which road leads in an easterly direction from the above described property to Masemore Road.

SUBJECT to the proposed future extension of Brandy Springs Road as laid out on the Plat of Lot 3 Brandy Springs Addition, which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 45 folio 61.

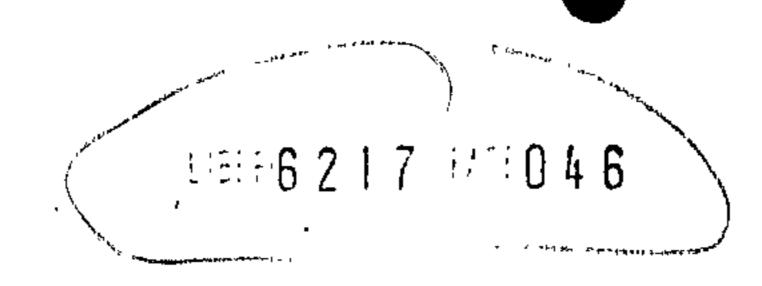
TOGETHER with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said DONALD LOUIS CAUSEY, his heirs and assigns, in fee simple; subject, however, to the covenants and building restrictions set forth in a Declaration and Agreement of Edward P. Keimig and Mildred L. Keimig, his wife, dated July 2, 1965, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4483 folio 458.

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

WITNESS the hands and seals of the said Grantors:

() at 2



WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), the receipt whereof is hereby acknowledged, the actual consideration this day paid in connection with this conveyance being: Non-, the said Grantors do hereby grant, convey and assign unto DONALD LOUIS CAUSEY, his heirs and assigns, in fee simple, all that lot or parcel of ground situate and lying in the Seventh Election District of Baltimore County, State of Maryland, and according to a survey by Gerhold, Cross & Etzel, Registered Land Surveyors, on October 7, 1980, described as follows, to wit:-

BEGINNING for the same at the beginning of the parcel of land which by a Deed dated March 10, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4732 folio 143, was conveyed by Edward P. Keimig and wife to Donald Louis Causey and wife, said beginning also being at the northeasternmost corner of the Remainder of Donald L. Causey Tract as laid out on the Plat of Lot No. 3 of Brandy Springs Addition, which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 45 folio 61, and thence running and binding on the first line of the aforesaid parcel of land which was conveyed by Keimig to Causey and on the outlines of the aforesaid Plat of Lot No. 3 of Brandy Springs Addition, the six following lines, viz: South 6 degrees 00 minutes 00 seconds East 359.00 feet, North 87 degrees 51 minutes 44 seconds West 337.66 feet, South 18 degrees 56 minutes 20 seconds West 359.28 feet, South 18 degrees 56 minutes 20 seconds West 25.06 feet, binding on the westernmost end of Brandy Springs Road to the centerline of the proposed future extension of Brandy Springs Road, thence binding on the centerline of the proposed future extension of Brandy Springs Road, 50 feet wide as shown on the aforesaid Plat, Northwesterly by a line curving to the right with a radius of 700 feet and an arc distance of 341.98 feet (the chord of said arc bearing North 53 degrees 06 minutes 36 seconds West 338.59 feet), thence leaving the aforesaid center of the proposed future extension of Brandy Springs Road and running South 50 degrees 53 minutes 09 seconds West 25.00 feet to the south side of the proposed future extension of Brandy Springs Road, thence leaving said road and running for a line of division South 59 degrees 11 minutes 19 seconds West 222.33 feet to intersect the seventh line of the aforesaid parcel of land which was conveyed by Keimig to Causey and to intersect the westernmost outline of the aforesaid Remainder to Donald L. Causey Tract, thence running with and

TRANSFER TAX NOT REQUIRED

RANDOLFH E TOTAL COUNTZ

BALTIMONE COUNTY, INVENTAND

Per: Land Called Country

Minorized Solution

2



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

Account Identifier:

District - 07 Account Number - 1800014985

Owner Information

Owner Name:

Mailing Address:

CAUSEY DONALD L

CAUSEY RAYMOND E

1215 BRANDY SPRINGS RD

PARKTON MD 21120-9748

Use:

RESIDENTIAL

Principal Residence:

YES

Deed Reference:

1) /17140/ 356

2) /17140/ 352

use desc iption from 7021/442

Location & Structure Information

Premises Address 1215 BRANDY SPRINGS

Zoning

Legal Description PT LT 3 2.62 AC

BRANDY SPRINGS

Map Grid Parcel 18 324

1967

Subdivision Sub District

Section Block

Lot Group Plat No: 81 Plat Ref:

45/61

Special Tax Areas

Ad Valorem **Tax Class**

Primary Structure Built

Property Land Area 2.62 AC

County Use 04

Stories SPFOY

Basement

Town

Type SPLIT FOYER Exterior

BRICK

Value Information

Enclosed Area

1,537 SF

Base **Value**

Value As Of 01/01/2002

52,290

As Of

Phase-in Assessments As Of

Land: Improvements:

52,290 120,910 07/01/2003

07/01/2004

Total:

129,470 173,200 181,760

178,906

181,760

Preferential Land:

Class

000

000

000

Transfer Information

Seller: CAUSEY DONALD L NOT ARMS-LENGTH Type:

CAUSEY DONALD LOUIS

Date: **Deed1:** /17140/356

11/22/2002

Price: \$0

Date: 04/29/1987 **Deed1:** / 7522/ 552 **Deed2:** /17140/ 352 Price: \$0

NOT ARMS-LENGTH Type: Seller:

Seller:

Type:

Date: Deed1:

Price: Deed2:

Deed2:

Exemption Information

Partial Exempt Assessments County State

07/01/2003

07/01/2004

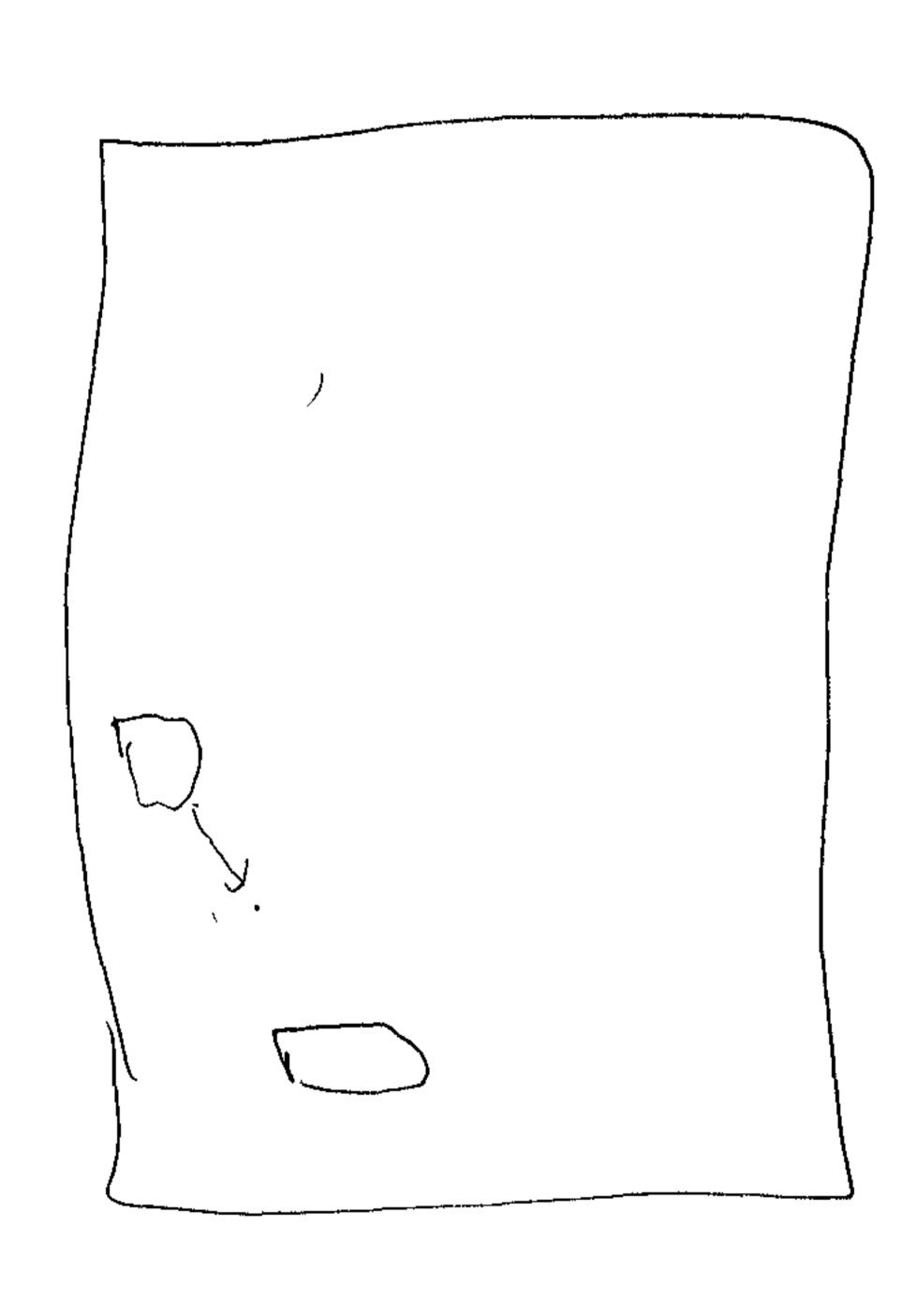
Tax Exempt: **Exempt Class:**

Municipal

NO

Special Tax Recapture:

* NONE *



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<u>DEED</u>

THIS DEED, made this day of January, 2002, by and between DONALD L. CAUSEY, party of the first part (hereinafter sometimes referred to as the "Grantor"), and DONALD L. CAUSEY and RAYMOND E. CAUSEY, parties of the second part (hereinafter sometimes referred to as the "Grantees").

WITNESSETH, that in consideration of the sum of Zero Dollars (\$0.00), love and affection, the said Donald L. Causey does hereby grant and convey unto the said Donald L. Causey and Raymond E. Causey, as joint tenants with right of survivorship and not as tenants in common, their assigns, and to the survivor of them, his personal representatives and assigns, in fee simple, all that lot of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point in the center of Brandy Springs Road and at the end of the fourth or South 18 degrees 56 minutes 20 seconds west 25.06 foot line of a parcel of land which by Deed dated October 11, 1980, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6217, folio 46 was conveyed by Donald Louis Causey and Merrilee O. Causey, his wife, to Donald Louis Causey and running thence and binding in the center of the proposed future extension of Brandy Springs Road, 50 feet wide, as shown on Plat of Lot. No. 3 Brandy Springs Addition which plat is recorded among he Plat records of Baltimore County in Plat Book E.H.K., Jr. No. 45, folio 61 and running with and binding on the fifth line of said parcel of land Northwesterly by a line curving to the right having a radius of 700 feet for an arc distance of 341.98 feet (the chord of said arc bearing north 53 degrees 06 minutes 36 seconds west 338.59 feet), thence leaving the center of the proposed future extension of Brandy Springs Road and running with and binding on the sixth line of said parcel of land which was conveyed by Causey to Causey, south 50 degrees 53 minutes 9 seconds west 25 feet to the south side of the proposed future extension of Brandy Springs Road, thence leaving said road and running with and binding on the seventh line of said parcel of land, south 59 degrees 11 minutes 19 seconds west 222.33 feet to the end of said seventh line and to the beginning of the second or south 59 degrees 11 minutes 19 seconds west 61.66 foot line of a parcel of land which by a deed dated November 16, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6360, folio 23 was conveyed by Glenn L. Durst and wife to Donald Louis Causey and Merrilee O. Causey, his wife, thence running with and binding on the second, third and last lines of said last mentioned parcel of land, the three following courses and distances viz: South 59 degrees 11 minutes 19 seconds west 61.66 feet, south 35 degrees 24 minutes 15 seconds east 304.26 feet and south 75 degrees 12 minutes 35 seconds east 96.02 feet to the beginning of said parcel of land and to the beginning of the second of south 75 degrees 12 minutes 35 seconds east 390.51 foot line of a parcel of which by a deed dated November 30, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6375, folio 171 was conveyed by Donald Louis Causey and Merrilee O. Causey to Glenn L. Durst and wife, thence running with and binding on a part of said second line of said last mentioned parcel of land, south 14 degrees 12 minutes 35 seconds east 176.32 feet to a concrete monument heretofore set at the end of the south 18 degrees 56 minutes 20 seconds west 266.20 foot line of the herein mentioned Plat of Lot. No. 3 Brandy Springs Addition, thence binding on said line of Lot. No. 3 north 18 degrees 56 minutes 20 seconds east, 44continuing to bind on the outlines of the plat of Lot No. 3 Brandy Springs Addition and binding on the westernmost end of Brandy Springs Road, 25.06 feet to the place of beginning.

All English

To the many of the second of t

DATE

Book 17140 Page 356

" OMITTED FROM DESCRIPTION (E) 2021/42 FOR CARECT DESCRIPTION

(SEAL)

BEING the same property which by a Deed dated <u>Vanuary 4</u>, <u>Model</u> and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. _____, folio _____, was granted and conveyed by Donald L. Causey and Ronald Causey to Donald L. Causey, the Grantor herein, 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 described lot of ground and premises unto the said Donald L. Causey and Raymond E. Causey, as joint tenants with right of survivorship and not as tenants in common, their assigns, and to the survivor of them, his personal representatives and assigns, in fee simple, forever.

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

WITNESS the hand and seal of the Grantor.

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STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 4th day of 2002, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Donald L. Causey, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act and 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 official seal.

Notary Public

My commission expires: O8/01/05

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

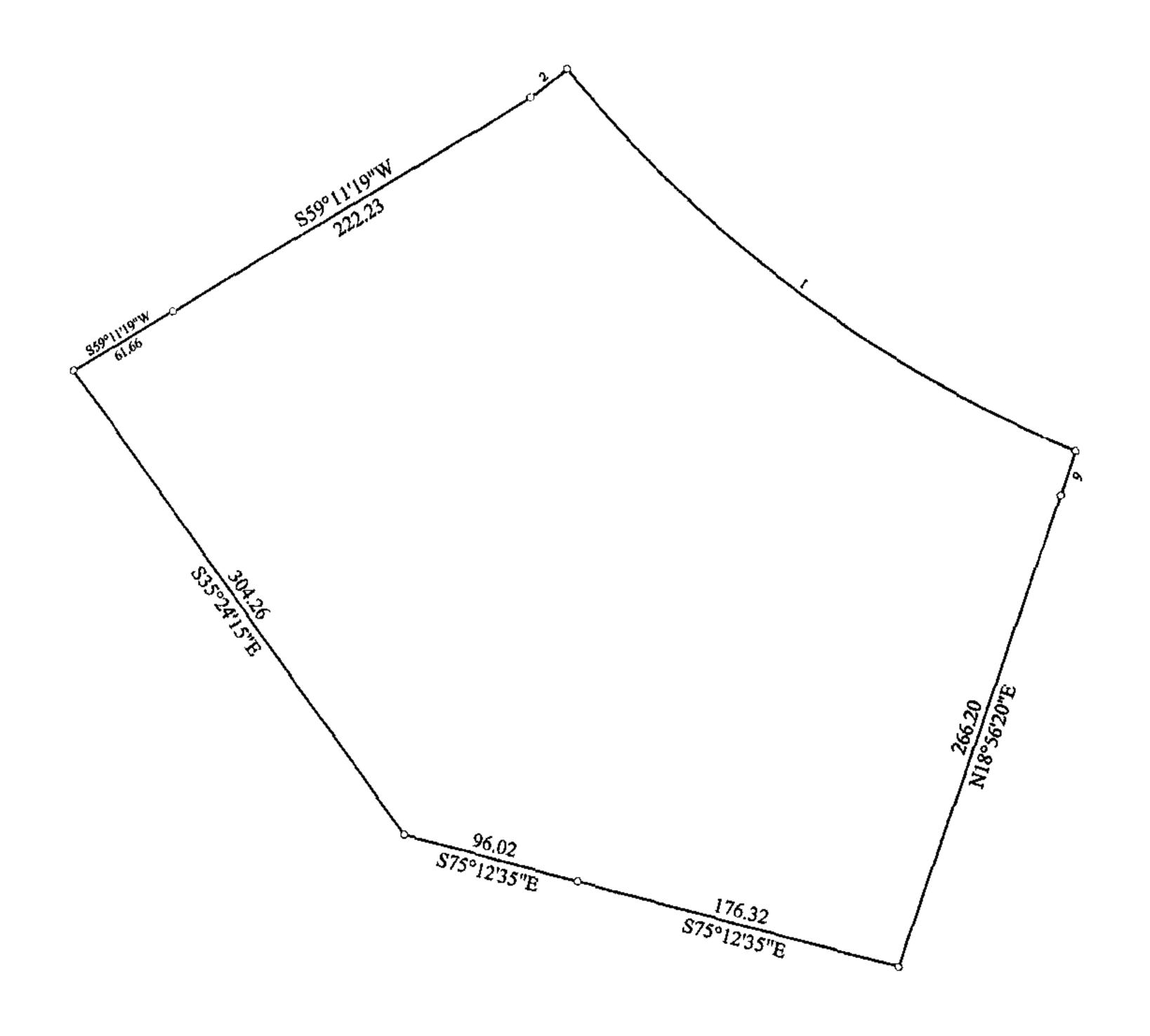
Fredgie J. Traub

Please return to:

Friedman & Friedman, LLP 409 Washington Avenue, Suite 900

Towson, Maryland 21204

017140 358



Title: 17140/356 DONAL L CAUSEY & RAYMOND E CAUSEY

Date: 01-04-2002

Scale: 1 inch = 100 feet | File

File: 17140-356.des

Tract 1: 3.339 Acres: 145433 Sq Feet: Closure = \$70.0658w 0.11 Feet: Precision = 1/14393: Perimeter = 1519 Feet

001: Rt, R=700, Arc=341.98 Bng=N53.0636W, Chd=338.59 002≈S50.5309W 25

005=S35.2415E 304.26

009=N18.5620E 25.06

003≈S59.1119W 222**26**€, 3 3

006=S75.1235E 96.02 007=S75.1235E 176.32

004≈S59.1119W 61.66

008=N18.5620E 266.20

0017140 352

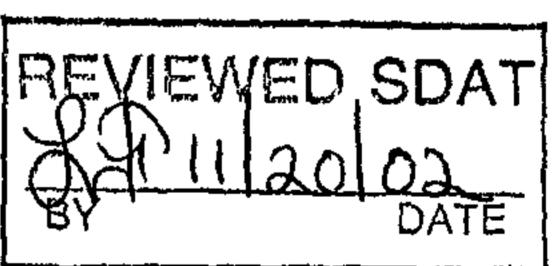


TITLE NOT EXAMINED

DEED

WITNESSETH, that in consideration of the sum of Zero Dollars (\$0.00), love and affection, the Grantors do hereby grant and convey unto the Grantee, his personal representatives and assigns, in fee simple, all that lot of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same at a point in the center of Brandy Springs Road and at the end of the fourth or South 18 degrees 56 minutes 20 seconds west 25.06 foot line of a parcel of land which by Deed dated October 11, 1980, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6217, folio 46 was conveyed by Donald Louis Causey and Merrilee O. Causey, his wife, to Donald Louis Causey and running thence and binding in the center of the proposed future extension of Brandy Springs Road, 50 feet wide, as shown on Plat of Lot. No. 3 Brandy Springs Addition which plat is recorded among he Plat records of Baltimore County in Plat Book E.H.K., Jr. No. 45, folio 61 and running with and binding on the fifth line of said parcel of land Northwesterly by a line curving to the right having a radius of 700 feet for an arc distance of 341.98 feet (the chord of said arc bearing north 53 degrees 06 minutes 36 seconds west 338.59 feet), thence leaving the center of the proposed future extension of Brandy Springs Road and running with and binding on the sixth line of said parcel of land which was conveyed by Causey to Causey, south 50 degrees 53 minutes 9 seconds west 25 feet to the south side of the proposed future extension of Brandy Springs Road, thence leaving said road and running with and binding on the seventh line of said parcel of land, south 59 degrees 11 minutes 19 seconds west 222.33 feet to the end of said seventh line and to the beginning of the second or south 59 degrees 11 minutes 19 seconds west 61.66 foot line of a parcel of land which by a deed dated November 16, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6360, folio 23 was conveyed by Glenn L. Durst and wife to Donald Louis Causey and Merrilee O. Causey, his wife, thence running with and binding on the second, third and last lines of said last mentioned parcel of land, the three following courses and distances viz: South 59 degrees 11 minutes 19 seconds west 61.66 feet, south 35 degrees 24 minutes 15 seconds east 304.26 feet and south 75 degrees 12 minutes 35 seconds east 96.02 feet to the beginning of said parcel of land and to the beginning of the second of south 75 degrees 12 minutes 35 seconds east 390.51 foot line of a parcel of which by a deed dated November 30, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6375,



folio 171 was conveyed by Donald Louis Causey and Merrilee O. Causey to Glenn L. Durst and wife, thence running with and binding on a part of said second line of said last mentioned parcel of land, south 74 degrees 12 minutes 35 seconds east 176.32 feet to a concrete monument heretofore set at the end of the south 18 degrees 56 minutes 20 seconds west 266.20 foot line of the herein mentioned Plat of Lot. No. 3 Brandy Springs Addition, thence binding on said line of Lot. No. 3 north 18 degrees 56 minutes 20 seconds east, continuing to bind on the outlines of the plat of Lot No. 3 Brandy Springs Addition and binding on the westernmost end of Brandy Springs Road, 25.06 feet to the place of beginning.

BEING the same lot of ground which by a Deed dated April 22, 1987 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 7522, folio 552, was granted and conveyed by Donald L. Causey to Donald L. Causey and Ronald Causey, the Grantors herein, 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 described lot of ground and premises unto the Grantee, his personal representatives and assigns, in fee simple, forever.

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

WITNESS the hands and seals of the Grantors.

yriness,

DONALD L. CAUSEY

(SEAL)

(SEAL)

RONALD CAUSE

@ 266.70 feet to the south side of Branchy Springs Road and

thence running North Balegrees 56 minutes 20 seconds East,

0017140 354

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 47 day of 2002, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Donald L. Causey and Ronald Causey, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their respective act and 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.

Notary Public

My commission expires: 08/01/05

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Freddie J. Traub

Please return to:

Friedman & Friedman, LLP

409 Washington Avenue, Suite 900

Towson, Maryland 21204

This Deed, Made This

22nd

April

in the year one thousand nine hundred and a cighty seven

by and between

Donald L. Causey

of Maryland

the first part, and

Donald L. Causey and Ronald Causey, parties

of the second part.

WITNESSETH. That in consideration of the sum of (\$0) Zero Dollars

9 KC F

the said party of the first part 35,71.87

grant and convey to the said party of the second part as Joint Tenants and not do es as Tenants in Common, and to their respective assigns, and to the personal representatives heirs and assigns of the survivor,

in feé simple, all

that

lot

of ground situate in 🚁 Baltimore County; Maryland

and described as follows, that is to say:

BEGINNING for the same at a point in the center of Brandy Springs Road and at the end of the fourth or South 18 degrees 56 minutes 20 seconds west 25.06 foot line of a parcel of land which by Deed dated October 11, 1980, and recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 6217/ Colto 46 was conveyed by Donald Louis Causey and Merrilee O. Causey, his wife, to Donald Louis Causey and running thence and binding in the center of the proposed future extension of Brandy Springs Road, 50 feet wide, as shown on Plat of Lot. No. 3 Brandy Springs Addition which plat is recorded among the Plat Redords of Baltimore County in Plat Book EHK Jr. No. 45, folio 61 and running with and binding on the fifth line of said parcel of land ()Northwesterly by a line curving to the right having a radius of 700 feet for an arc distance of 341.98 feet (the chord of saidard bearing north 53 degrees 06 minutes 36 min seconds west 338.59 feet), thence leaving the denter of the proposed future extension of Brandy Springs Road and running with and bidming on the sixth lime of said parcel of land which was conveyed by Causey to Causey south 50 degrees 53 minutes 9 seconds west 25 feet to the south side of the proposed future extension of Brandy Springs Road, thence leaving said road and running with and binding on the seventh line of said parcel of lands south 59 degrees 11 minutes 19 seconds West 222:33 feet to the end of said seventh line and to the beginning of the second or south sy degrees liminutes 19 m seconds west 61.66 foot line of a parcel of land which by a deed dated November 16, 19 and recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 6360 folio 23 was conveyed by Glenn L. Durst and Wife to Donald Louis Causey and Merrilee O. Causey, his wife, thence running with and binding on the second, third

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> LERK DATE

AURICHETURAL TRANSFER TAX HOT APPLICABILE

Director of Functions andrica tod Signification

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and last lines of said last mentioned parcel of land, the three following courses and distances vizi South 59 degrees 11 minutes 19 seconds west 61.66 feet | south 15 degrees 24 minutes 15 seconds east 304,26 feet and south 75 degrees 12 minutes 35 seconds easta 96.02 feet to the beginning of said parcel of land and to the beginning of thesecond of south 75 degrees 12 minutes 35 seconds east 390.51 foot line of a parcel of which by a deed dated November 30. 1981 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 6375, folio 171 was conveyed by Donald Louis Causey and Merrilee O. Causey to Glenn L. Durst and wife, thence running with and binding on a part of said second line of said last mentioned parcel of land Couth 75 degrees 12 minutes 35 seconds esat 176.32 feet to a concrete monument heretofore set at the end of the south 18 degrees 56 minutes 20 seconds west 266.20 foot line of the herein mentioned Plat of Lot. NO. 3 Brandy Springs Addition, thence binding on Said line of Lot. No. Whorth 18 degrees 56 minutes 20 seconds east, continuing to bind on the outlines of the palt of Lot No. 3 Brandy Springs Addition and binding on the westernmost end of Brandy Springs Road, 25.06 feet to the place of beginning.

Being all of a parcel of land which by a Deed dated September 23, 1985 and recorded among the Land Records of Baltimore County in Liber 2021, folio 442, was conveyed by Merrillee O. Causey to Donald Louis Causey.

Togerner with the buildings thereupon, and the rights, alleys, ways, waters, privileges,

appurtenances and advantages thereto belonging, or in anywise appertaining. 🗈 To Have and To Hold the said described lot of ground and premises to the said parties of the second part as Joint Tenants and not as Tenants in Common, and to their respective assigns, and to personal representatives, heirs and assigns of the survivor, кинуменитех , in fee simple: of the first part hereby covenant: not done or Ann the said part y that he has suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed: will warrant specially the property hereby granted; and that he that such further assurances of the same as may be requisite. Wirness the hand and seul of said grantor 🥕 Test: STATE OF MARYLAND, Baltimore County, to wit: , I HEREBY CERTIFY, That on this 22nd/ in the year one thousand nine hundred and eighty, seventhe subscriber, a Notary Public of the State aforesaid personally appeared known to me (or satisfactorily proven) to be the person whose name 🚉 🚎 ্ৰীয়**াম** essubscribed to the within instrument, and acknowledged the foregoing Deed to be act, and in my presence signed and scaled the same. In Wilness Whereof, I bereunto set my hand and official seal. Robert C. Ness Notary Public My Commission expires: 7/1/90

Away Mills Telle Co 110 Runters Miller County Mill Mill

as shown on the aforesaid Plat of Lot No. 3 Brandy Springs Addition, 12.53 feet to the place of beginning.

Containing 3.672 Acres of land more or less.

Together with the right and use thereof in common with others entitled thereto of Brandy Springs Road as heretofore laid out on the Plat of Brandy Springs Addition and Section 1 Brandy Springs which road leads in an easterly direction from the above described property to Masemore Road.

Subject to and together with the proposed future extension of Brandy Springs Road as laid out on the Plat of Lot 3 Brandy Springs Addition which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 45 folio 61.

Being a part of the parcel of land which by a deed dated October 11, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6217 folio 46 was conveyed by Donald Louis Causey, his wife to Donald Louis Causey.

Being a part of the parcel of land which by a deed dated September 23, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7021 foliolis was conveyed by Herrilee O. Causey to Donald Louis Causey.

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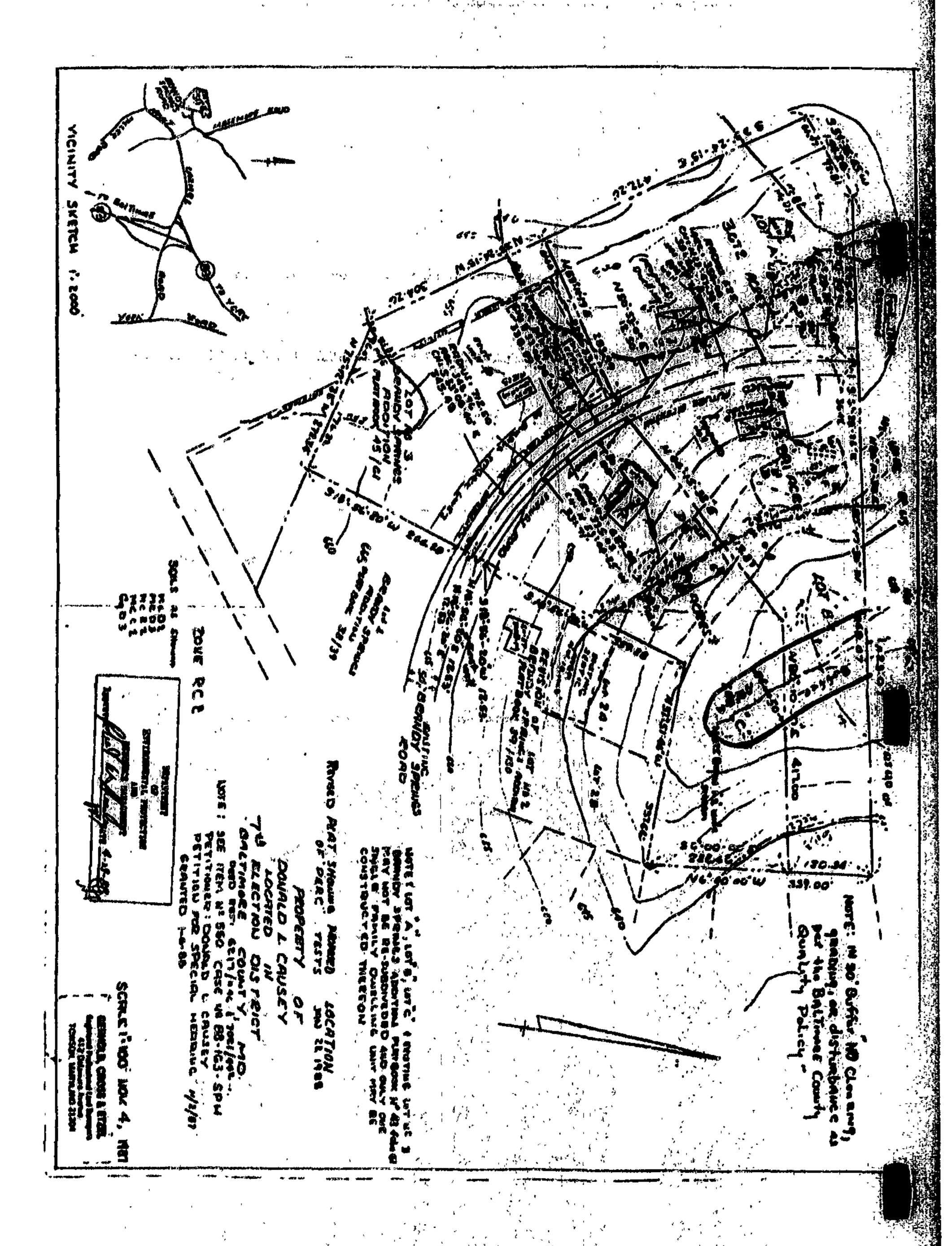
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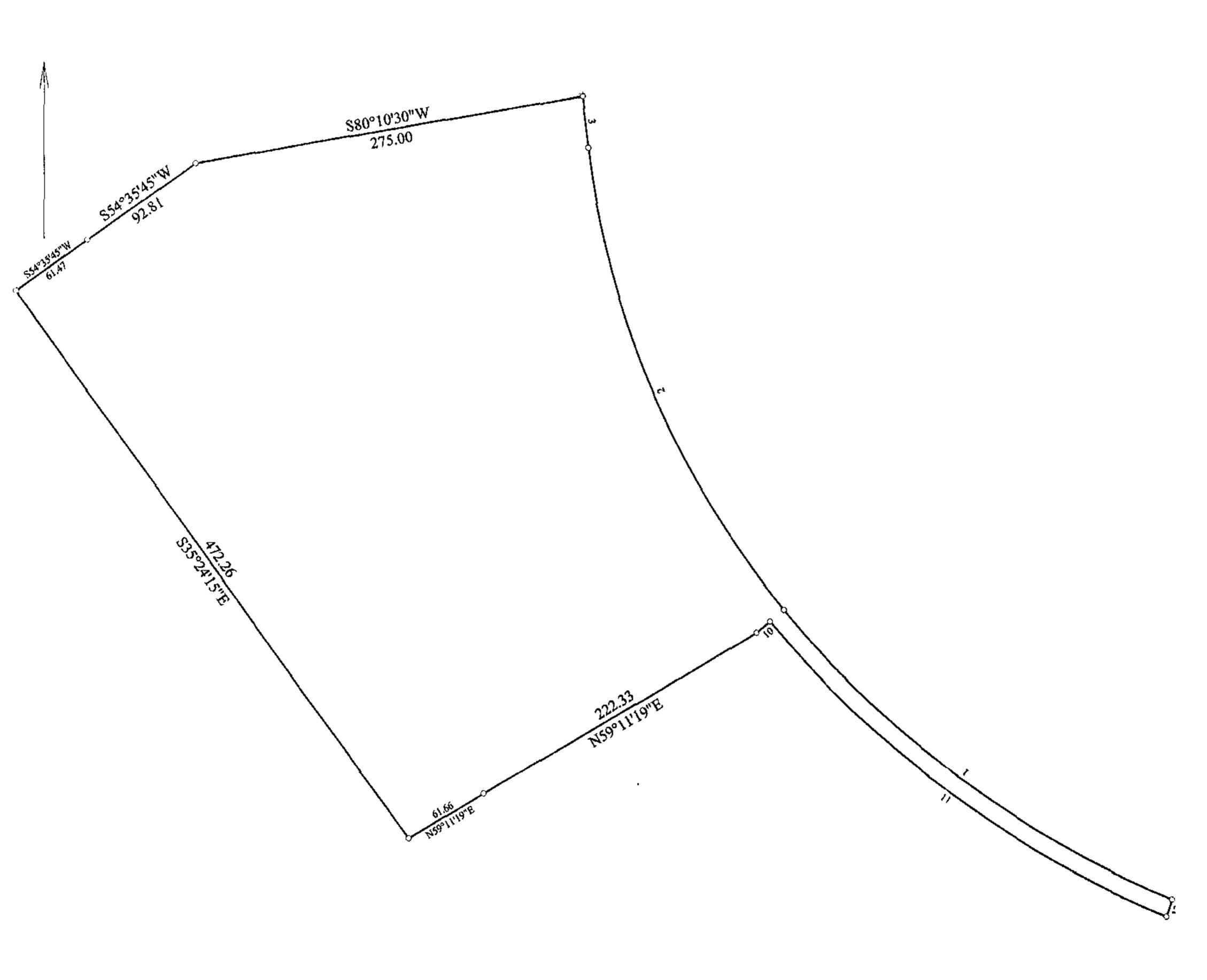
The territorian of the control of th

Being all of that parcel of land which by a deed dated November 10, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6360 folio 20 was conveyed by Glen L. Durst and wife to Donald Louis Causey.

Pat Still

ExhibiT II -359.0C M.00.00.2N





Title: 7855/237 RONALD	M. CAUSEY	Date: 04-29-1988
Scale: 1 inch = 100 feet	File: 7855-237.des	
Tract 1: 3,672 Acres: 159971 Sq I	eet: Closure = s01.5220e 0.01 Feet: Precision =1/	/219269: Perimeter = 2294 Feet
001: Rt, R=700, Arc=341.98 Bng=N53.0636W, Chd=338.59 002: Rt, R=625, Arc=356.06 Bng=N22.4738W, Chd=351.26	006=S54.3545W 61.47 007=S35.2415E 472.26	011: Lt, R=712.50, Arc=348.96 Bng=\$53.0840E, Chd=345.48 012=N18.5620E 12.53
003=N06.2824W 36.42	008=N59.1119E 61.66	
004=S80.1030W 275.00	009=N59.1119E 222.33	
005=S54.3545W 92.81	010=N50.5309E 12.50	

Click here for a plain text ADA compliant screen.



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

Go Back View Map New Search Ground Rent

Account Identifier:

District - 07 Account Number - 2100004734

Owner Information

Owner Name:

CAUSEY RONALD

Use:

1" .

RESIDENTIAL

Principal Residence: NO

Mailing Address: 1215 BRANDY SPRINGS RD

PARKTON MD 21120-9748

Deed Reference:

1) / 7855/ 237

2)

Location & Structure Information

Premises Address

1217 BRANDY SPRINGS RD

Legal Description

3.672 AC END

BRANDY SPRINGS RD 900 W MASEMORE RD

Map Grid Parcel Sub District Subdivision Section Block Lot Group Plat No: 21 18 331 81 Plat Ref:

Town

Special Tax Areas

Ad Valorem Tax Class

Primary Structure BuiltEnclosed Area
2,680 SFProperty Land Area
3.67 ACCounty Use
04StoriesBasementTypeExterior
FRAME

Value Information

Base Value Value Phase-in Assessments

As Of

As Of As Of

01/01/2002 07/01/2004 07/01/2005 57,010

Land: Improvements:

Total:

57,010 279,430

279,430

336,440 336,440

336,440 NOT AVAIL

Preferential Land:

U (

0 NOT AVAIL

Transfer Information

Seller: CAUSEY DONALD L AG USE 89-90
Type: NOT ARMS-LENGTH

Date: 05/09/1988 **Deed1:** / 7855/ 237

Price: \$0

Seller: Type: Seller:

Date: Deed1: Date:

Price: Deed2: Price:

Deed2:

Seller: Type:

Deed1:

Deed2:

Exemption Information

 Partial Exempt
 Class
 07/01/2004
 07/01/2005

 Assessments
 000
 0
 0

 County
 000
 0
 0

 State
 000
 0
 0

 Municipal
 000
 0
 0

Tax Exempt: Exempt Class:

ИО

Special Tax Recapture:

PEE-SIMPLE DEED.-CODE.-City or County

This Deed, Made this

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

DONALD LOUIS CAUSEY

Baltimore County RONALD M. CAUSEY

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

of the second part,

Witnesseth, That in consideration of the sum of One (1) Dollar and other natural love affection (THERE BEING NO ACTUAL CONSIDERATION).

The state of the s the said party of the first part

do es grant and convey unto the said party of the second part, his personal representatives,

heirs and assigns, in fee simple, all

that lot of ground, situate, lying and being in

The Seventh Election District of ... aforesaid, and described as follows that is to say:

A RC F 26.00

Beginning frankrexx

SN CLERK

#31810 C003 RO1 T0813 BEING the same property as described on the Exhibit entitled "Lot A" and shown specifically on the Plat as Lot "A" "Property of Donald L. Causey" which is Exhibit II and which indicates that this Lot may not be subdivided and that only one single family dwelling unit may be constructed thereon. Lots A, B, C have a right of ingress and egress over the area shown as the proposed future extension of Brandy Springs Road and agreed to relinquish title to said property to Baltimore County, Maryland for the purpose of said extension

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

AGEICULTURAL TRANSFER

NOT APPLICABLE

and the property of the proper

11 87.855 PAGE 238

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.

and premises, above described and To Have and To Hold the said lot of ground 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

party of the second part, his personal representatives,

heirs and assigns, in fee simple.

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

Witness the hand and seal of said grantor.

TEST:

STATE OF MARYLAND,

COUNTY OF BALTIMORE

I HEREBY CERTIFY, That on this

day of APMIL

in the year one thousand nine hundred and eighty-eight

, before me, the subscriber,

a Notary Public of the State of Maryland, in and for Baltimore County

aforesaid,

personally appeared DONALD LOUIS CAUSEY

the above named grantor ,and

he acknowledged the foregoing Deed to be .. his

As Witness my hand and Notarial Seal.

3/11m 750

Notary Public.

Lot A

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

Beginning for the same at the beginning of the fifth line of the parcel of land which by a deed dated October 11, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6217 folio 46 was conveyed by Donald Louis Causey and Merriles O. Causey, his wife to Denald Louis Causey, said point of beginning also being in the center of and on the westernmost end of Brandy Springs Road as shown on the Plat of Lot No. 3 Brandy Springs Addition which plat is recorded among the Plat Records of Baltimore County in Plat Book E.H.K.Jr. No. 45 folio 61 and running thence and binding on said fifth line and on the centerline of the proposed future extension of Brandy Springs Road, 50 feet wide, as shown on the aforesaid Plat of Lot No. 3 Brandy Springs Addition, the three following lines viz: Oby a line curving to the right having a radius of 700 feet and an arc distance of 341.98 feet (the chord of said are bearing North 53 degrees 06 minutes 36 seconds West 338.59 feet) and by a line ourying to the right having a radius of 625 feet and an arc distance of 356.06 feet (the chord of said are bearing North 22 degrees 47 minutes 38 seconds West 351.26 feet and North 6 degrees 28 minutes 24 seconds West 36.42 foot to intersect the last line of the aforesaid parcel of land which was conveyed by Causey to Causey, thence running and binding reversely on a part of said last line and reversely on the ninth line of said parcel of land, the two following courses and distances vizit South 80 degrees 10 minutes 30 seconds West 275.00 feet and Bouth 54 degrees 35 minutes 45 aeconds West 92.81 feet to the beginning of the second line of the parcel of land which by a deed deted November 10, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6360 folio 20 was conveyed by Clan L. Durat and wife to Donald Louis Causey, thence running with and binding on the second, third and last lines of said parcel of land, the three following courses and distances viziosouth 54 degrees 35 minutes 45 seconds West 61.47 feet, Bouth 35 degrees 24 minutes 15 seconds East 472.26 feet and North 59 degrees 11 minutes 19 seconds East 61.66 feet to the end of the seventh line of the aforesaid parcel of land which was conveyed by Causey to Causey, thence running and binding reversely on said seventh line and reversely on a part of the sixth line, the two following courses and distances vizi North 59 degrees il minutes 19 seconds East 222.33 feet and North 50 degrees 53 minutes 09 seconds East 12.50 feet, thence running for a line of division and binding in the right of way of the aforesaid proposed future extension of Brandy Springs Road having. a radius of 712.50 feet and an arc distance of 348.96 feet (the chord of said are bearing South 53 degrees 08 minutes 40 seconds East 345.48 feet to intersect the last line of the parcel of land which by a deed dated September 23, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7021 folio442 was conveyed by Merrilee O. Causey to Donald Louis Causey and thence running and binding reversely on a part of said last line, North 18 degrees 56 minutes 20

IN RE: PETITION FOR VARIANCE
SW/S Brandy Springs Road
585' W of the c/l Masemore Road
(1215 Brandy Springs Road)
7th Election District
3rd Council District

Raymond E. Causey, *Petitioner*

BEFORE THE

ZONING COMMISSIONER

BALTIMORE COUNTY

Case No. 05-401-A

Marted W. 200%

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Raymond E. Causey. The Petitioner seeks variance relief from Section 1A04.3.B.2.C of the Baltimore County Zoning Regulations (B.C.Z.R) to permit building to R.C.2 zone line setbacks of 50, 55, and 110 feet in lieu of the required 150 feet each for a proposed single-family detached dwelling. The subject property and requested relief are more particularly described on the revised red line site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit No. 2.

The matter was originally scheduled for a public hearing on March 28, 2005. At the request of Petitioner, the Department of Permits and Development Management granted a postponement and rescheduled the public hearing for Wednesday, April 13, 2005. Appearing at the hearing in support of the requested relief were the Petitioner and Bruce Doak, a registered property line surveyor with Gerhold, Cross & Etzel, Ltd., who prepared the site plan. Ron Causey, former owner of 1217 Brandy Springs Road, and Frank Francese, owner of the neighboring property at 1208 Brandy Springs Road, also attended the hearing in support. David H. Karceski, Esquire with Venable, LLP, entered his appearance as attorney for Petitioner. No Protestants or other interested person appeared at the hearing.

Testimony and evidence offered, revealed that the subject property is an irregularly shaped parcel located with frontage on Brandy Springs Road just west of Masemore Road and north of Mt. Carmel Road in the Hereford /Parkton area of Baltimore County. It consists of approximately 3.33 acres of land and split-zoned R.C.2 and R.C.5, and has been owned by the Petitioner and his family since 1967. As stated above, the subject variance request relates to a proposed single-family detached dwelling Petitioner desires to construct on the property. Mr. Karceski proffered that the property is currently improved with a one story brick single-family home, and Petitioner intends to subdivide, through the County minor subdivision process. The portion of the property where Mr. Causey resides would become Lot No. 1 and consist of 1.48 acres in the R.C.2 zone. Proposed Lot No. 2 would consist of 1.85 acres and be located in the R.C.5 zoned portion of the property. The newly proposed dwelling is for Mr. Francese and his wife to occupy, as noted on Petitioner's Exhibit No. 2. This accommodation would allow the Francese's daughter to relocate to her parents 1208 Brandy Springs Road residence in order to provide regular care for Mrs. Francese, her ailing mother.

As more particularly shown on the site plan, the proposed building envelope is delineated and shaded in grey and a driveway location to serve the dwelling is also indicated. The front facade of the new home will be located within the building envelope and oriented toward Brandy Springs Road. The building envelope restricts the dwelling location to no closer than 75 feet from the center line of Brandy Springs Road and no closer than 50 feet from the side and rear property lines, as required by applicable R.C.5 zone area regulations.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. The Bureau of Development Plans Review's comment indicated that all public roads require a minimum right-of-way of forty (40) feet and the site plan was amended accordingly. According to the RC2 and RC5 zone regulations, building to street setbacks are measured from street center lines only; therefore, any road right-of-way acquired by the County

would have no effect on the setback requirements for the subject property. The Department of Environmental Protection and Resource Management (DEPRM), through its Agricultural Preservation Section, supported the Petition provided an agricultural nuisance note is inserted in the deed for the lot on which the proposed dwelling is to be constructed. Petitioner provided such note on the site plan and indicated that this language will be included in the new deed. The Office of Planning issued a (ZAC) comment indicating no objection to the proposal provided Petitioner submits photographs of the existing dwelling and architectural elevations for the proposed dwelling for review in advance of the public hearing. Following the issuance of its (ZAC) comment, dated February 25, 2005, and the public hearing in the instant case, Petitioner advised the Office of Planning that only preliminary architectural elevations for the house had been selected and that final design would be completed prior to building permit issuance. Based on that information, Planning revised its position, through William P. Hughey, the area planner in whose district the property is located. Specifically, Petitioner inserted, at the request of Mr. Hughey, a note on the site plan that Petitioner would submit the necessary photographs and architectural elevations to Planning for review prior to building permit issuance. No other County reviewing agencies objected to the requested relief.

Based upon the testimony and evidence offered, I find that the Petitioner has satisfied the requirements of Section 307.1 of the B.C.Z.R for relief to be granted. The property is unique, given its unusual shape, location and split-zoning. Moreover, I find that if relief were not granted, the Petitioner would suffer a practical difficulty. Specifically, strict application of the regulations would be unduly burdensome and restrictive on the proposed development of the site. There is no evidence that the grant of the relief would be detrimental to adjacent properties. Indeed, the neighborhood is comprised of similarly situated single-family detached residences, the very dwelling type proposed. In this regard, Petitioner prepared and submitted photographs of the subject and adjacent properties, which were accepted into evidence as Exhibit Nos. 3A and 4.

Additionally, a review of Exhibit No. 3 makes clear that an existing evergreen buffer will provide a substantial screen between the proposed dwelling and the existing dwelling at 1215 Brandy Springs Road as well as all other adjacent properties. I find that the relief requested, should be approved. In so granting, I will impose conditions relative to the (ZAC) comments prepared by the Department of Environmental Protection and Resource Management and Office of Planning.

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

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this day of May, 2005, that the Petition for Variance seeking relief from Section 1A04.3.B.2.C of the Baltimore County Zoning Regulations to permit building to RC2 zone line setbacks of 50, 55, and 110 feet in lieu of the required 150 feet each, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2. Petitioner shall submit photographs of the existing dwelling located at 1215 Brandy Springs Road and architectural elevations for the proposed dwelling to the Office of Planning for review, prior to the issuance of building permit.
- Petitioner shall insert the agricultural nuisance note attached to the Department of Environmental Protection and Resource Management's ZAC comment, dated March 15, 2005, in the deed for the lot on which the proposed dwelling will constructed.
- When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WILLIAM J. WISEMAN, III, Zoning Commissioner for Baltimore County

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6-168-SPH

IN RE: PETITION FOR SPECIAL HEARING

NE'S Brandy Springs Road 600' west of Masemore Road 7th Election District 3rd Councilmanic District

Donald L. Causey, Petitioner BEFORE THE

ZONING COMMISSIONER

OF BALTIMONE COUNTY

Case No. 88-163 SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests an approval of the reconfiguration of four lots in the R-C 2 zone and the transfer of density units within those lots all which is more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and testified on his own behalf. He was supported by William G. Ulrich, Registered Professional Land Surveyor, and by his son, Ronald Causey. There were no Protestants.

Testimony indicated that the subject property is all zoned R.C.2. and consists of approximately 14.4 acres located off of Masemore Road and Brandy Springs Road. The Petitioner owns two parcels of ground, one of which has an existing dwelling unit which is the residence of the Petitioner. That lot with the existing dwelling unit is referred to as lot 3 on Petitioner's Exhibit 1. The larger parcel of ground indicated by the dark blue line on Petitioner's Exhibit 1 is proposed to be subdivided into three (3) lots indicated by the identifications new lot A, new lot B and new lot C. Petitioner's Exhibit "A" shows the resulting four (4) lots requested.

The testimony indicates that the Petitioner desires to subdivide the larger portion into three (3) lots as shown on Petitioner's Exhibit 1 and, furthermore, utilize one (1) density unit for each of the lots. The Petitioner testified that he intends to use the two density units that currently exist on the larger tract and to transfer one density unit from the smaller lot with the existing dwelling unit to one of the newly created lots out of

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PETITION FOR SPECIAL HEARING

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the larger tract. The result would be all four (4) resulting lots contain of (1) density unit each and would only be developed as single family developed to not increasing the total number of dwellings otherwise permitted on the two (2) existing lots.

As a result of the request of the Zoning Commissioner during the hear ng on November 2, 1987, the Petitioner's engineer has provided the Commissioner with a revised drawing which has been accepted as Petitioner's Exhibit "A". Petitioner's Exhibit "A" was specifically filed to indicate the boundary lines of new Lots A, B and C. These are the newly created lots out of the larger tract owned by the Petitioner. The Petitioner's engineer has prepared and filed real estate descriptions of newly created lots A, B and C which are made a part of this record and marked as Petitioner's Exhibits "B1", "B2" and "B2".

Based upon the evidence and testimony presented at the hearing and the additional exhibits filed after the hearing and made a part of the record in this matter, it is established that the requested relief desired by the Petitioner is within strict harmony of the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety and general welfare of the community. The testimony and evidence is clear and convincing that the Petitioner's requested relief is and should be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this ______ day of January, 1988 the relief requested by the Petitioner in the Petition for Special Hearing, specifically to approve the reconfiguration of three (3) lots in the R.C.2. zone and the transfer of density units to each of those reconfigured lots, be and is hereby GRANTED from and after the date of .

C'DER RECENVENTON FOR FILE

this oracle somet to the following and a translational inexamination of the relief granted berein: i. That the Petitioner will tile a night name is on plat indicating all of the comments and boundaries from the Petitioner,s Exhibits 1 and "A" in the Land Records of Baltimore County is a new record plater 2. This the Petitioner like and record new decids in like Land Records of Bultumore County for birm lots A, B and C consistent with the descriptions provided with Petitioner's Exhibits "Bl", "B2" and "B3" in the Land Records of Baltimore Jounty within sixty (60) days from the date of this Drive and, furthermore, the new defels shall set forth that the lots may not be admirable and that only one single family dwelling unit may be constructed thereon, and the four deads shall reference this decision as Zoning Torrows:oner case #88-163-SPH. 3. That a copy of the required record plat and decds, set firth in paragraphs 1 and 2, above, be filled with the Coring Commissioner within sixty (60) days from the date of this Order. 4. That the comments be complied withits the satisfiction of the Division of Water and Sewer of the Department of Em isomental Protection and Resource Management. ZONING COMMISSIONER OF BALTIMORE COUNTY CONTRACT RECT 13

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