| | | |
|---|---|---|
| IN RE: PETITION FOR SPECIAL HEARING<br>E/S of Dunstan Lane, 178'+/- S of<br>Allendale Road<br>**(14901 Dunstan Lane)**<br>10th Election District<br>3rd Council District<br><br>Beverley A. Trikeriotis<br>Petitioner | *<br>*<br>*<br>*<br>*<br>*<br>* | BEFORE THE<br><br>ZONING COMMISSIONER<br><br>OF BALTIMORE COUNTY<br><br>Case No. 06-203-SPH<br><br> |

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Beverley Trikeriotis. The Petitioner requests a special hearing to approve the transfer of the one remaining density unit from the property known as "Locksley III", to an adjoining parcel also owned by the Petitioner. 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. Petitioner also submitted numerous other exhibits that illustrated the extensive zoning history on this property, which reflects numerous transfers and adjustments.

Appearing at the requisite public hearing and testifying on behalf of the Petitioner was Land Consultant, Vince Moskunas, of Site Rite Surveying, Inc. Also appearing on behalf of Petitioner but not testifying were Patricia and Michael Trikeriotis. There were no Protestants.

Testimony and evidence proffered by Mr. Moskunis revealed that the subject property has been the subject of numerous zoning cases going back to 1979. Mr. Moskunis did a competent job of laying out the devolution of adjustments and transfers that have occurred on this property over the years, none of which increased the overall density of the property, and ostensibly served to protect the prime and productive soils associated with the RC-2 zone. Without the aide of visuals, it is a difficult task to concisely convey in word, the evolution of this property. I will however, with brevity, provide an overview of the zoning history that precedes this Order, to

ORDER RECEIVED FOR FILING
Date 12/14/05
By

provide at least a cursory understanding of the property's history. For the initiated reader who desires to examine the unabridged record, the files referenced herein are available in the Zoning Office for review and copying if so desired. The inclusive order for zoning cases 93-249-SPH, 93-250-SPH and 93-251-SPH, written by Zoning Commissioner Lawrence Schmidt, provides an excellent overview of the zoning history that precedes this Order.

In Case No. 90-294-SPH, then Zoning Commissioner J. Robert Haines approved the combination of a 1.74-acre non-density parcel in the northwest corner of the property (now improved with the house of Christopher and Joyce Trikeriotis), with an adjoining 4.939-acre parcel (non-density) and Lot 1. Lot 1 had been created from a previous minor subdivision, known as "Locksley III," which was approved in January 1979, prior to the current RC-2 regulations going into affect. Commissioner Haines approved the transfer of the density unit associated with Lot 1 to the 1.74-acre parcel. It is clear that he was convinced that the proposed combination of lots and the utilization of the density unit from the Locksley III minor subdivision to the 1.74-acre lot would best protect the RC-2 agricultural land on this property. There was testimony in the record that active agricultural land and stands of hardwood trees would need be disturbed if the referenced density unit were utilized farther south on the property at the location of Lot 1 of Locksley III, as an access lane would need to be built directly through these sensitive areas.

Zoning cases 93-249-SPH, 93-250-SPH and 93-251-SPH were companion cases heard by then Zoning Commissioner Lawrence E. Schmidt, all pertaining to contiguous properties owned by the Petitioner or members of her family, including the parcels discussed above. In these three cases, Commissioner Schmidt approved the reconfiguration of the property through additional non-density transfers, ultimately leaving two-density units west of the proposed access lane and two density units east of the access lane. The Petitioner now desires to relocate one of the density units west of the access lane (Lot 2 of Locksley III), to the RC-2 parcel on the east side of the lane as indicated on Petitioner's Exhibit 1. The subject density unit would be utilized to create a 2.06-acre lot thereon, after submittal and approval through the Baltimore County Development Process relative to the subdivision issue.

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Date 12/14/05
By

Section 1A00.1 of the Baltimore County Zoning Regulations provides an understanding of the County Council's intent in creating the RC zoning classifications, which have evolved and become even better defined since the 1970's (RC regulations originally enacted) with the appearance of the RC-6, 7, 8, 20 and 50 zones. Clearly, in an effort to protect prime agricultural land and important natural resources from poorly planned development, the RC zoning classifications were established to encourage development that is environmentally sensitive and which prevents incompatible uses being located in these sensitive areas. In consideration of the development principals enunciated in the RC regulations, I am convinced that approval of the requested density transfer, as indicated on Petitioner's exhibit No. 1, will further, not thwart, the clear spirit and intent of the RC-2 zoning classification. The record indicated that if the density unit remains with Lot 2 of Locksley III, which is located on the far southerly corner of the property, the lane required to access the lot will cut directly though prime and active agricultural land and require the removal of a significant number of hardwood trees. Approving the density transfer will "cluster" the proposed lot on the easterly side of the property with the two existing lots, will protect the aforementioned agricultural areas and stand of hardwood trees, utilize the last density unit on the property, and, unless the zoning of the property changes, write the final chapter in the orderly, if not protracted development of this property.

Therefore, after due consideration of the testimony and evidence presented, I am convinced that approving the requested density transfer will further the protection of Baltimore County rural resources, and at the same time afford the Petitioner the quiet enjoyment and value of her property.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of December, 2005 that the Petition for Special Hearing to approve the transfer of the one remaining density unit of Locksley III, to the Petitioner's proposed 2.06 acre lot, in

ORDER RECEIVED/FOR FILING
Date 12/16/05
By

accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction and advisory:

1) ADVISORY: This Order approves the requested density transfer but does not address the proposed subdivision. The Petitioner's subdivision proposal to create the 2.06-acre lot must be submitted to the Development Review Committee for consideration and processing.

2) When applying for a building permit, 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 made within 30 days of the date of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 12/11/96
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
*County Executive*

December 20, 2005

WILLIAM J. WISEMAN III
*Zoning Commissioner*

Ms. Beverley A. Trikeriotis
14901 Dunstan Lane
Monkton, Maryland 21111

RE: PETITION FOR SPECIAL HEARING
E/S Dunstan Lane, 178' S of the c/l Allendale Road
**(14901 Dunstan Lane)**
10th Election District – 3rd Council District
Beverley A. Trikeriotis - Petitioner
Case No. 06-203-SPH

Dear Ms. Trikeriotis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Vincent J. Moskunas
Site Rite Surveying, Inc., 200 E. Joppa Road, Towson, Md. 21286
People's Counsel; Case File

FLOOD

# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 14901 DUNSTAN LANE

which is presently zoned RC 2

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

See attached

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

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

***Contract Purchaser/Lessee:***

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

***Attorney For Petitioner:***

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

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

BEVERLEY A. TRIKERIOTIS
Name - Type or Print

Beverley A Trikeriotis
Signature

Name - Type or Print

Signature

14901 DUNSTAN LANE 410-667-1336
Address Telephone No.

MONKTON MARYLAND 21111
City State Zip Code

***Representative to be Contacted:***

SITE RITE SURVEYING, INC.
Name

200 E JOPPA ROAD 410-828-9060
Address Telephone No.

TOWSON MD. 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By YGR Date 10/11/05

ORDER RECEIVED FOR FILING
Date 12/14/05
By

Case No. 06-203-SPH

Rev 9/15/98

The transfer of one density unit from existing Lot #1 in Locksley III to the proposed Lot #1 with an area of 2.06 acres.

#205

**ZONING DESCRIPTION**
**#14901 DUNSTAN LANE**

BEGINNING at a point on the east side of Dunstan Lane which is 50 feet wide at a distance of 178.68 feet south of the centerline of Allendale Court, 50 feet wide; as recorded in deed Liber 10438/001; thence N82°46'07"E 294.81 feet, S25°35'48"E 154.84 feet, N79°29'40"E 348.35 feet, S23°00'00"E 1396.85 feet, S76°30'00"W 272.05 feet, S29°45'20"E 1007.90 feet, S27°00'00"W 115.05 feet, N68°01'35"W, 248.28 feet, N29°45"20"W 735.05 feet, N25°35'48"W 1785.19 feet, S82°46'07"W 114.32 feet, N10°52'28"W 30.06 feet to the PLACE OF BEGINNING, containing 22.529 acres of land, more or less. Also known as #14901 Dunstan Lane and located in the 10th Election District and 3rd Councilmanic District.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
PROFESSIONAL LAND SURVEYOR
NO. 21175

Michael V. Moskunas

Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

#203

**BALTIMORE COUNTY, MARYLAND**
**OFFICE OF BUDGET & FINANCE**
**MISCELLANEOUS RECEIPT**

No. 0328

DATE 10/11/05

ACCOUNT R001-006-650

AMOUNT $ 65.00

RECEIVED FROM: Site Rite

FOR: Special Hearing

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

File # 803

PAID RECEIPT

| BUSINESS | ACTUAL | TIME | DRW |
|---|---|---|---|
| 10/11/2005 | 10/11/2005 | 08:39:37 | 1 |

REG 1501 WALKIN JRIC JMR
>>RECEIPT # 257400 10/11/2005 0010
Dept 1 528 ZONING VERIFICATION
CR NO. 000320
Rcpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING HEARING**

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

**Case: #06-203-SPH**
14901 Dunstan Lane
East side of Dunstan Lane, 178 feet south of centerline of Allendale Court
10th Election District
3rd Councilmanic District
Legal Owner(s):
Beverley A. Trikeriotis
**Special Hearing:** to allow the transfer of one density unit from existing Lot #1 in Locksley III to the proposed Lot #1 with an area of 2.06 acres.
**Hearing: Tuesday, November 29, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.**

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT 11/674 Nov. 15 75071

# CERTIFICATE OF PUBLICATION

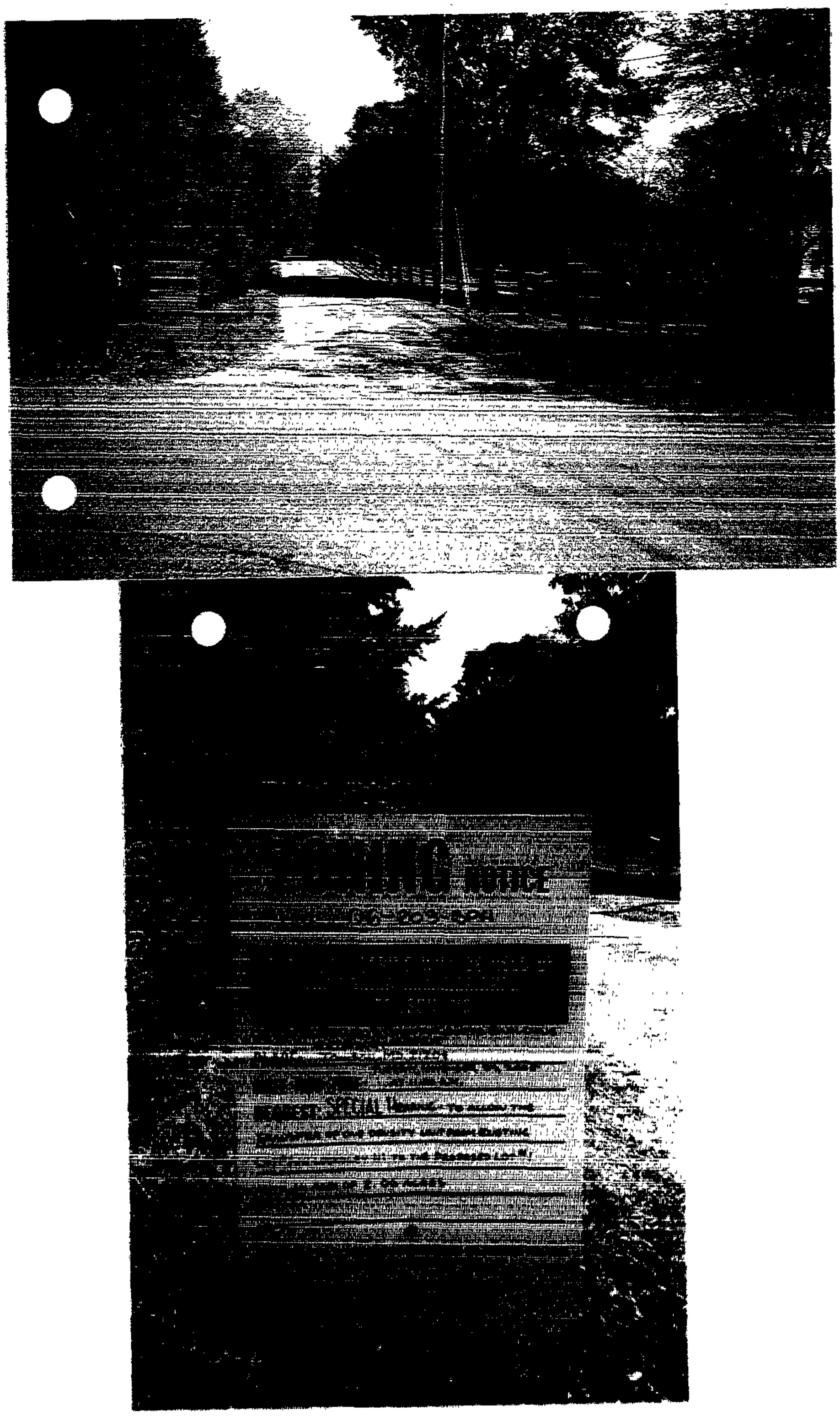
11/17/, 2005

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 11/15/, 2005.

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

S. Wilkinson

LEGAL ADVERTISING



# CERTIFICATE OF POSTING

RE: Case No.: 06-203-SPH

Petitioner/Developer: BEVERLEY A. TRIKERIOTIS

Date of Hearing/Closing: NOV. 29, 2005

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

Attention: **Christen 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 propery located at

#14901 DUNISTAN LANE

The sign(s) were posted on NOV. 1, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 15, 2005 Issue - Jeffersonian

Please forward billing to:
Beverley Trikeriotis
14901 Dunstan Lane
Monkton, MD 21111

410-667-1336

---

## 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: 06-203-SPH**
14901 Dunstan Lane
East side of Dunstan Lane, 178 feet south of centerline of Allendale Court
10th Election District – 3rd Councilmanic District
Legal Owner: Beverley A. Trikeriotis

Special Hearing to allow the transfer of one density unit from existing Lot #1 in Locksley III to the proposed Lot #1 with an area of 2.06 acres.

Hearing: Tuesday, November 29, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**Department of Permits and Development Management**

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

**Baltimore County**

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

October 24, 2005

# NOTICE OF ZONING HEARING

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

**CASE NUMBER: 06-203-SPH**
14901 Dunstan Lane
East side of Dunstan Lane, 178 feet south of centerline of Allendale Court
10th Election District – 3rd Councilmanic District
*Legal Owner: Beverley A. Trikeriotis*

Special Hearing to allow the transfer of one density unit from existing Lot #1 in Locksley III to the proposed Lot #1 with an area of 2.06 acres.

Hearing: Tuesday, November 29, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286
Beverley Trikeriotis, 14901 Dunstan Lane, Monkton 21111

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 14, 2005.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

---

**For Newspaper Advertising:**

Item Number or Case Number: 06-203-SPH

Petitioner: BEVERLY A. TRIKERIOTIS

Address or Location: 14901 DUNSTAN LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS BEVERLEY A. TRIKERIOTIS

Address: 14901 DUNSTAN LANE
MONKTON, MARYLAND 21111

Telephone Number: 410-667-1336

**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*

November 28, 2005

Beverly A. Trikeriotis
14901 Dunstan Lane
Monkton, Maryland 21111

Dear Mr. Trikeriotis:

RE: Case Number: 06-203-SPH, 14901 Dunstan Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 11, 2005.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Site Rite Surveying, Inc. 200 E. Joppa Road, Towson 21286

**Fire Department**

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

**Baltimore County**

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

October 18, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: October 17, 2005

Item No.: 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197
198, 199, 200, 201, 202, 203

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

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

Acting Lieutenant William F Connolly, Jr.
Fire Marshal's Office
(O)410-887-4880
MS-1102F

cc: File

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** October 27, 2005

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

**SUBJECT:** Zoning Advisory Committee Meeting
For October 24, 2005
Item No. 203

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

We have no objection to the transfer of density; however, the proposed lot may only be created through the development process. On first glance, the proposed lot does not have in-fee frontage on a public road and therefore would require another hearing.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 203-10272005.doc

BW 11/29

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** November 16, 2005

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 6-203- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and recommends approval of the petitioner's request provided the following conditions are met:

1 w fee provided

1. Provide fee-simple access to the proposed lot or file a petition for special hearing in accordance with section 32-4-409 of the BCC, to utilize an existing driveway/right-of-way in lieu of fee-simple access to the proposed lot.
2. Add a note to the plan that indicates, if the said special hearing relief is granted there is no remaining density in the un-improved lots/parcels of remaining land in the development tract.
3. Show devolution of title and zoning case history on the final plan.

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

**Prepared By:** Curtis Murray

**Division Chief:** Lyn Lanham

CM/LL

| | | |
|---|---|---|
| RE: PETITION FOR SPECIAL HEARING<br>14901 Dunstan Lane; E/side Dunstan Lane,<br>178' S c/line Allendale Court<br>10th Election & 3rd Councilmanic Districts<br>Legal Owner(s): Beverly A. Trikeriotis<br>Petitioner(s) | *<br>*<br>*<br>*<br>*<br>* | BEFORE THE<br>ZONING COMMISSIONER<br>FOR<br>BALTIMORE COUNTY<br>06-203-SPH |

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

## ENTRY OF APPEARANCE

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

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

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

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 2005, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

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

RECEIVED

178.68
P.O.B.
STANSBURY MILL
SITE
RC 2
RC 5
MANOR
EDGARWOOD
DOVERIN
Copyright (C) 2005 Baltimore County, Maryland



#303

Case No.: 06-203-SPH

Exhibit Sheet

| | Petitioner/Developer | Protestant |
|---|---|---|
| No. 1 | DEEDS - & - DESCRIPTIONS IN LAND RECORDS<br>AMENDED SITE PLAN<br>IN ACCORDANCE WITH ZAC COMMENTS | |
| No. 2 | SITE PLAN - CASE NO.<br>90-294 SPH | |
| No. 3 | RECORDED PLAT OF<br>LOCKSLEY III - RECORDED<br>~~12/18~~ 1/79 | |
| No. 4 | 93-249 to 93-251<br>Prior findings & Order<br>A THRU E | |
| No. 5 | Record Plat - DENOTING<br>RCS Rezoning Area | |
| No. 6 | 14915 - Minor Subdivision<br>Plat for - Lot on S/side | |
| No. 7 | | |
| No. 8 | | |
| No. 9 | | |
| No. 10 | | |
| No. 11 | | |
| No. 12 | | |

010438.001

14901 Dunstan Lane

PETITIONER'S

EXHIBIT NO. 1

THIS DEED, MADE THIS 15th day of February, 1994, by and between **CHRISTOPHER TRIKERIOTIS AND JUDITH L. TRIKERIOTIS**, his Wife, of Baltimore County, State of Maryland parties of the first part, and **JOHN C. TRIKERIOTIS and BEVERLY A. TRIKERIOTIS**, his Wife, of Baltimore County, State of Maryland, parties of the second part.

WHEREAS, the parties of the first part are the owners of all that lot of ground containing 9.423 acres, more or less, known as 14915 Dunstan Lane, Monkton, Maryland situated in Baltimore County, State of Maryland which by deed recorded in the Land Records for Baltimore County was transferred by John C. Trikeriotis and Beverly A. Trikeriotis, his wife, to Christopher Trikeriotis and Judith L. Trikeriotis, the metes and bounds description of which is attached hereto as Exhibit A.

WITNESSETH, That in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part do grant and convey to the said JOHN C. TRIKERIOTIS and BEVERLY A. TRIKERIOTIS, his wife, as Tenants by the Entireties, their assigns and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple, all that lot of ground, containing 7.721 acres of land, more or less, situate in Baltimore County, State of Maryland, and described in [redacted] which is attached hereto.

As a result of the transfer described above, the parties of the first part retain ownership of all that land, containing 1.702 acres, more or less, and the existing two story dwelling, situated in Baltimore County, Maryland and continuing to be known as 14915 Dunstan Lane, Monkton, Maryland, the metes and bounds description of which is attached hereto as Exhibit C.

By order of the Zoning Commissioner of Baltimore County, dated March 10, 1993 in case nos. 93-249-SPH, 93-250-SPH and 93-251 SPH the above described 7.721 acres of land, more or less, is hereby separated to create two lots, the first lot containing 4.939 acres of land, more or less, the metes and bounds description of which is attached hereto as Exhibit D. [redacted] on the plat, "Lockeley III" dated December 1, 1978 and recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr., Liber 44, Folio 009 and granted and conveyed by Albert I. Dunstan and Sabina B. Dunstan, his wife, to John C. Trikeriotis and Beverly A. Trikeriotis, his wife, by Deed dated August 21, 1980 and recorded among the Land Records of Baltimore County in Liber 6199, Folio 042.

By further order of the Zoning Commissioner of Baltimore County, dated March 10, 1993 in case nos. 93-249-SPH, 93-250-SPH

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
3-28-94

AUG. 23.
BELICK.

SEPT. 6 16
AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE IZ DATE 3-28-94

and 93-251 SPH the newly created 4.939 acres of land, more or less, (Exhibit D) shall be combined with the existing 9.993 acre parcel of land known as 14901 Dunstan Lane, Monkton, Maryland which was granted and conveyed by Francis Waltrup and Katherine E. Waltrup, his wife, to John C. Trikeriotis and Beverly A. Trikeriotis, his wife, by Deed dated November 28, 1978 and recorded among the Land Records of Baltimore County in Liber 5966, Folio 885 to create one lot with a combined total of 14.923 acres of land, more or less, the metes and bounds description of this newly created parcel is attached hereto as Exhibit E. The newly created parcel, Exhibit E, shall contain two density units, one of which is utilized by the existing dwelling known as 14901 Dunstan Lane, Monkton, Maryland.

By further order of the Zoning Commissioner of Baltimore County, dated March 10, 1993 in case nos. 93-249-SPH, 93-250-SPH and 93-251 SPH the newly created 2.782 acres of land, more or less, (formerly Lot I of Locksley III) shall be combined with the existing 9.113 acre tract of land, more or less, known as Lot 2 of Locksley III, shown on the plat, "Locksley III" dated December 1, 1978 and recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr., Liber 44, Folio 009 and granted and conveyed by Albert I. Dunstan and Sabina B. Dunstan, his wife, to John C. Trikeriotis and Beverly A. Trikeriotis, his wife, by Deed dated August 21, 1980 and recorded among the Land Records of Baltimore County in Liber 6199, Folio 042 to create one lot with a combined total of 5.895 acres of land, more or less, the metes and bounds description of this newly created parcel is attached hereto as Exhibit F. The newly created parcel, Exhibit F, shall contain one density unit, one

Subject to and together with the use in common existing twenty (20) foot wide right of way leading to Dunstan Lane as shown on the aforesaid plat of Locksley III.

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

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said JOHN C. TRIKERIOTIS and BEVERLY A. TRIKERIOTIS, his Wife, as Tenants by the Entireties, their assigns and unto the survivor of them, his or her heirs, personal representatives and assigns in fee simple.

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

010458.0C4

EXHIBIT
A
ALL-STATE LEGAL SUPPLY CO

Beginning for the same at a point on the Easterly right-of-way of Dunstan Lane (50' Right-of-Way), said point also being South 10 Degrees 51 Minutes 50 Seconds East, 10.02 feet from a concrete monument designated as coordinate value (North 11,327.06; East 8,746.99) as shown on the plat of "Locksley III," dated December 1, 1978 and recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K.,Jr. Liber 44, Folio 009; thence running with and binding on said aforementioned plat the following six (6) courses and distances as now surveyed.

1) North 82 Degrees 46 Minutes 07 Seconds East, 286.96 feet to a point; thence

2) South 25 Degrees 35 Minutes 48 Seconds East, 1,582.43 feet to a point; thence

3) South 72 Degrees 40 Minutes 20 Seconds East, 87.20 feet to a point; thence

4) South 29 Degrees 45 Minutes 20 Seconds East, 510.75 feet to a point; thence

5) South 60 Degrees 14 Minutes 40 Seconds West, 240.00 feet to a point; thence

6) North 29 Degrees 45 Minutes 20 Seconds West, 420 feet to a point; said point being at the end of the Fifth or South 25 Degree 35 Minute 20 Second East, 1,309.87 foot line of that parcel of land granted and conveyed by Albert I. Dunstan and Sabina B. Dunstan, his wife to John C. Trikeriotis and Beverly A. Trikeriotis, his wife in a deed dated August 21, 1980 and recorded among the Land Records of Baltimore County, Maryland in Liber 6199, Folio 042; thence running reversely with and binding on said fifth line the following course and distance:

7) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point; said point being at the beginning of the Fourth or North 25 Degree 35 Minute 48 Second West, 475.31 foot line of that parcel of land granted and conveyed by Albert I. Dunstan and Sabina B. Dunstan, his wife to John C. Trikeriotis and Beverly A.

Trikeriotis, his wife in a deed dated November 29, 1990 and recorded among the Land Records of Baltimore County, Maryland in Liber 8677, Folio 255; thence running with and binding on said Fourth line the following course and distance:

8) North 25 Degrees 35 Minutes 48 Seconds West, 475.31 feet to a point; said point being at the beginning of the Fifth or South 82 Degree 46 Minute 07 Second West, 114.32 foot line of said aforementioned parcel, thence running with and binding on said Fifth line the following course and distance:

9) South 82 Degrees 46 Minutes 07 Seconds West, 114.32 feet to a point on the East side of Dunstan Lane (50' Right-of-Way); thence running with and binding on said Easterly margin of Dunstan Lane the following course and distance:

10) North 10 Degrees 52 Minutes 28 Seconds West, 20.04 feet to the point of beginning.

Containing 9.423 Acres of land more or less as now surveyed by Vitti, Robel & Associates, Inc.

Subject to and together with the use in common existing twenty (20) foot wide right of way leading to Dunstan Land as shown on the aforesaid plat of Locksley III.

Being Lot #1 as shown on the plat, "Locksley III", dated December 1, 1978 and recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. Liber 44, Folio 009.

Being also all that parcel of land granted and conveyed by Albert I. Dunstan and Sabina B. Dunstan, his wife to John C. Trikeriotis and Beverly A. Trikeriotis, his wife in a deed dated August 21, 1980 and recorded among the Land Records of Baltimore County, Maryland in Liber 6199, Folio 042.

Being also all that parcel of land granted and conveyed by Albert I. Dunstan and Sabina B. Dunstan, his wife to John C. Trikeriotis and Beverly A. Trikeriotis, his wife in a deed dated and recorded among the Land Records of Baltimore County, Maryland in Liber 8677, Folio 255.

STATE OF MARYLAND
MARK L. ROBEL
NO. 334
REGISTERED
PROPERTY LINE SURVEYOR

010458.006

EXHIBIT B

ALL-STATE LEGAL SUPPLY CO

Beginning for the same on the East side of Dunstan Lane (50 Foot Right-of-Way), at a distance of 180 feet South of the centerline of the nearest improved street which is Allendale Court (50 foot Right-of-Way); thence leaving said Dunstan Lane and running the following courses and distances:

1) North 82 Degrees 46 Minutes 07 Seconds East, 285.96 feet to a point; thence:
2) South 25 Degrees 35 Minutes 48 Seconds East, 1,582.43 feet to a point; thence:
3) South 72 Degrees 40 Minutes 20 Seconds East, 87.20 feet to a point; thence:
4) South 29 Degrees 45 Minutes 20 Seconds East, 510.75 feet to a point; thence:
5) South 60 Degrees 14 Minutes 40 Seconds West, 240.00 feet to a point; thence:
6) North 29 Degrees 45 Minutes 20 Seconds West, 420.00 feet to a point; thence:
7) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point; thence:
8) North 64 Degrees 24 Minutes 12 Seconds East, 158.93 feet to a point; thence:
9) North 25 Degrees 35 Minutes 48 Seconds West, 433.09 feet to a point; thence:
10) South 82 Degrees 46 Minutes 07 Seconds West, 297.10 feet to a point; thence:
11) North 10 Degrees 52 Minutes 28 Seconds West, 10.02 feet to the place of beginning.

Containing 7.721 Acres (336,327 Square Feet) of land more or less.

010438.007

EXHIBIT
C
ALL-STATE LEGAL SUPPLY CO

Beginning for the same on the East side of Dunstan Lane (50 Foot Right-of-Way), at a distance of 190 feet South of the centerline of the nearest improved street which is Allendale Court (50 foot Right-of-Way); thence leaving said Dunstan Lane and running the following courses and distances:

1) North 82 Degrees 46 Minutes 07 Seconds East, 279.10 feet to a point; thence:

2) South 25 Degrees 35 Minutes 48 Seconds East, 433.09 feet to a point; thence:

3) South 64 Degrees 24 Minutes 12 Seconds West, 158.93 feet to a point; thence:

4) North 25 Degrees 35 Minutes 48 Seconds West, 475.31 feet to a point; thence:

5) South 82 Degrees 46 Minutes 07 Seconds West, 114.32 feet to a point; thence:

6) North 10 Degrees 52 Minutes 28 Seconds West, 10.02 feet to the place of beginning.

Containing 1.702 Acres (74,139 Square Feet) of land more or less.

010438.008

EXHIBIT
D
ALL-STATE LEGAL SUPPLY CO

Beginning for the same at the end of the seventh or North 29 Degree 45 Minute 20 Second West, 735.05 foot line of Exhibit 'F of this Deed, thence

1) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point; thence:
2) North 64 Degrees 24 Minutes 12 Seconds East, 158.93 feet to a point; thence:
3) South 25 Degrees 35 Minutes 48 Seconds East, 1,579.99 feet to a point; thence:
4) South 72 Degrees 40 Minutes 20 Seconds East, 87.63 feet to a point; thence:
5) South 29 Degrees 45 Minutes 20 Seconds East, 86.82 feet to a point; thence:
6) South 60 Degrees 14 Minutes 40 Seconds East, 230.00 feet to the place of beginning.

Containing 4.939 Acres (215,143 Square Feet) of land more or less.

010438.009

EXHIBIT
E
ALL-STATE LEGAL SUPPLY CO

Beginning for the same at the end of the seventh or North 29 Degree 45 Minute 20 Second West, 735.05 foot line of Exhibit 'F of this Deed, thence

1) North 25 Degrees 35 Minutes 48 Seconds West, 1,309.44 feet to a point; thence:
2) North 64 Degrees 24 Minutes 12 Seconds East, 158.93 feet to a point; thence:
3) South 25 Degrees 35 Minutes 48 Seconds East, 1,579.99 feet to a point; thence:
4) South 72 Degrees 40 Minutes 20 Seconds East, 87.63 feet to a point; thence:
5) South 29 Degrees 45 Minutes 20 Seconds East, 86.82 feet to a point; thence:
6) South 60 Degrees 14 Minutes 40 Seconds East, 230.00 feet to the place of beginning.

Containing 4.939 Acres (215,143 Square Feet) of land more or less.

Beginning for the same at the end of the second or South 25 Degree 35 Minute 48 Second East, 1,585.52 foot line of Exhibit F thence running reversely with said line the following courses and distances:

1) North 25 Degrees 35 Minutes 48 Seconds West, 1,409.00 feet to a point; thence:
2) North 76 Degrees 29 Minutes 40 Seconds East, 348.35 feet to a point; thence:
3) South 23 Degrees 00 Minutes 00 Seconds East, 1,396.85 feet to a point; thence:
4) North 76 Degrees 30 Minutes 00 Seconds East, 283.60 feet to the place of beginning.
5)

Containing 9.993 Acres (435,295 Square Feet) of land more or less.

Combined areas 14.932 Acres of land more or less.

"TO BE MADE INTO ONE TAYable Account for Assessment office purposes"

010438.010

EXHIBIT
F
ALL-STATE LEGAL SUPPLY CO

Beginning for the same on the East side of Dunstan Lane (50 Foot Right-of-Way), at a distance of 170 feet South of the centerline of the nearest improved street which is Allendale Court (50 foot Right-of-Way); thence leaving said Dunstan Lane and running the following courses and distances:

1) North 82 Degrees 46 Minutes 07 Seconds East, 294.81 feet to a point; thence:
2) South 25 Degrees 35 Minutes 48 Seconds East, 1,585.52 feet to a point; thence:
3) North 76 Degrees 30 Minutes 00 Seconds East, 61.55 feet to a point; thence:
4) South 29 Degrees 45 Minutes 20 Seconds East, 1,007.90 feet to a point; thence:
5) South 27 Degrees 00 Minutes 00 Seconds West, 115.05 feet to a point; thence:
6) North 68 Degrees 01 Minutes 35 Seconds West, 248.28 feet to a point; thence:
7) North 29 Degrees 45 Minutes 20 Seconds West, 735.05 feet to a point; thence:
8) North 60 Degrees 14 Minutes 40 Seconds East, 230.00 feet to a point; thence:
9) North 29 Degrees 45 Minutes 20 Seconds West, 86.82 feet to a point; thence:
10) North 72 Degrees 40 Minutes 20 Seconds West, 87.63 feet to a point; thence:
11) North 25 Degrees 35 Minutes 48 Seconds West, 1,579.99 feet to a point; thence:
12) South 82 Degrees 46 Minutes 07 Seconds West, 279.10 feet to a point; thence:
13) North 10 Degrees 52 Minutes 28 Seconds West, 20.04 feet to the place of beginning.

Containing 5.895 Acres (256,786 Square Feet) of land more or less.

2

5.895
4.939
1.702

12.536
9.993

22.529

981,363

(CASE # 90-294-SPH.)

PETITIONER'S

EXHIBIT NO. 2

LIBER 8677 PAGE 255

CONFIRMATORY DEED -- FEE SIMPLE -- INDIVIDUAL GRANTOR -- LONG FORM

THIS REDESIGNATION DEED, MADE THIS 29th day of November, 1990, by and between ALBERT I. DUNSTAN and SABINA B. DUNSTAN, his Wife, of Baltimore County, State of Maryland parties of the first part, and JOHN C. TRIKERIOTIS and BEVERLY A. TRIKERIOTIS, his Wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of Thirty Thousand Dollars ($30,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey to the said JOHN C. TRIKERIOTIS and BEVERLY A. TRIKERIOTIS, his wife, as Tenants by the Entireties, their assigns and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the First being known and designated as Lot 1 (2.782 acres +/-) as shown on a plat entitled, 'Locksley III', which plat is recorded among the Land Records of Baltimore County, Plat Book 44, Page 9.

BEGINNING for the Second and being known and designated as 4.939 acres, which parcel of land is described as follows:

Beginning for the same at a concrete monument heretofore set at the beginning of the North 29 degrees 45 minutes 20 seconds West 86.82 foot line of Lot 1 as shown on the plat of Locksley III which plat is recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. No. 44, Folio 9, said concrete monument also being distant South 60 degrees 14 minutes 40 seconds West 20 feet from a pipe heretofore set in the fifth or South 29 degrees 45 minutes 20 seconds East 1008.32 foot line of a parcel of land containing 91.98 Acres more or less described in a deed dated June 27, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1850 folio 341 from Charles W. Lane and wife to Albert I. Dunstan and wife, said pipe being distant South 29 degrees 45 minutes 20 seconds East 141.00 feet measured along said fifth line from the beginning thereof and running thence from said place of beginning and binding on the lot lines of said Lot No. 1, the three following courses and distances viz: North 29 degrees 45 minutes 20 seconds West 86.82 feet, North 72 degrees 40 minutes 20 seconds West 87.63 feet and North 25 degrees 35 minutes 20 seconds West 1146.90 feet, thence leaving said lot lines and running for lines of division through the lands of Albert I Dunstan and wife, the two following courses and distances viz: South 64 degrees 24 minutes 40 seconds West 158.91 feet and South 25 degrees 35 minutes 20 seconds East 1309.87 feet to a concrete monument heretofore set at the beginning of the North 60 degrees 14 minutes 40 seconds East 230.00 foot line of said Lot 1 and thence running with and binding on said line, North 60 degrees 14 minutes 40 seconds East 230.00 feet to the place of beginning.

Containing 4.939 acres of land more or less.

BEING two of three parcels of land which deed dated August 21, 1980 and recorded among the Land Records of Baltimore County in Liber 6199 Folio 042 were conveyed by Albert I. Dunstan and Sabina B. Dunstan to John C. Trikeriotis and Beverly A. Trikeriotis.

BEGINNING for the Third and being known and designated as the same at a point on the easternmost right-of-way

01402#24 TRN TRN 12/27/90 $400.00 MA COUNTY TRANSFER TAX

of Dunstan Lane (50 foot right-of-way), said point also being designated as coordinate value (North 11,307.38); East 8,750.77) as shown on the plat of 'Locksley III,' dated December 1, 1978 and recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 44, Folio 009; thence running with and binding on the South 82 Degrees - 47 Minute - 50 Second West, 279.10 foot line of said aforementioned plat the following course and distance as now surveyed:

1) North 82 Degrees - 46 Minutes - 07 Seconds East, 279.10 feet to a point, said point being designated as coordinate value (North 11,342.37; East 9,027.67) as shown on said plat; thence running with and binding on a part of the North 25 Degrees - 35 Minutes - 20 Seconds West, 1,580.02 foot line of said aforementioned plat the following course and distance as now surveyed:

2) South 25 Degrees - 35 Minutes - 48 Seconds East, 433.09 feet to a point; said point being at the beginning of the fourth or South 64 Degrees - 24 Minutes - 40 Seconds West, 158.91 foot line of that parcel of land granted and conveyed by Albert I Dunstan and Sabina B. Dunstan, his wife to John C. Trikeriotis and Beverly A. Trikeriotis, his wife, in a deed dated August 21, 1980 and recorded among the Land Records of Baltimore County, Maryland in Liber 6199, Folio 042; thence running with and binding on said fourth line the following course and distance as now surveyed:

3) South 64 Degrees - 24 Minutes - 12 Seconds West, 158.93 feet to a point; thence running for a line of new division Westerly parallel to and 158.93 feet measured Westerly at right angles from the second line of this description the following course and distance as now surveyed:

4) North 25 Degrees - 35 Minutes - 48 Seconds West, 475.31 feet to a point; thence running for a line of new division the following course and distance as now surveyed:

5) South 82 Degrees - 46 Minutes - 07 Seconds West, 114.32 feet to a point on the Easterly margin of Dunstan Lane; thence running for a line of new division and running with and binding on the Easterly margin of Dunstan Lane the following course and distance as now surveyed:

6) North 10 Degrees - 52 Minutes - 28 Seconds West, 10.02 feet to the point of beginning.

CONTAINING 1.702 Acres of land more or less as now surveyed by Vitti, Robel and Associates on April 26, 1990 and as shown on the plat attached hereto and intended to be recorded herewith as part of the description contained herein.

BEING a part of a parcel of land which by deed dated June 27, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1850 folio 341 was conveyed by Charles W. Lane and wife to Albert I. Dunstan and Sabina B. Dunstan, his wife.

By Order of the Zoning Commissioner of Baltimore County dated March 13, 1990, and subsequent Orders of extension thereto in Case No. 90-294-SPH, the above-described 1.74 acre lot, 4.939 acre lot and Lot No. 1 as shown on Plat entitled 'Locksley III' (2.782 acres +/-) are hereby combined to create one lot with one density unit. This newly created 9.461 acre +/- lot may not be subdivided pursuant to the above-mentioned Order dated March 13, 1990.

TOGETHER with the use in common with others entitled thereto of an existing twenty (20) foot wide right-of-way leading to Dunstan Lane as shown on the aforesaid plat of 'Locksley III'.

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

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said JOHN C. TRIKERIOTIS and BEVERLY A. TRIKERIOTIS, his Wife, as Tenants by the Entireties, their assigns and unto the survivor of them, his or her heirs, personal representatives and assigns in fee simple.

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

WITNESS the hands and seals of said Grantors.

TEST:

(SEAL)
ALBERT I. DUNSTAN

(SEAL)
SABINA B. DUNSTAN

STATE OF MARYLAND, Baltimore Co., to wit:

I HEREBY CERTIFY, That on this 29th day of November in the year one thousand nine hundred and ninety, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Albert I. Dunstan and Sabina B. Dunstan, his Wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Notary Public

My Commission Expires:
April 1, 1995

Attest:

** and pursuant to the Restrictive Covenants and Agreements attached hereto as Exhibit A.

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| | | |
|---|---|---|
| IN RE: PETITION FOR SPECIAL HEARING<br>E/S Dunstan Lane, 190' S<br>of c/l Allendale Court<br>14900-14901 Dunstan Lane<br>10th Election District<br>6th Councilmanic District | * | BEFORE THE<br>ZONING COMMISSIONER<br>OF BALTIMORE COUNTY<br>C " 90-294-SPH |
| Albert I. Dunstan, et ux<br>Legal Owners<br>John C. Trikeriotis<br>Contract Purchaser<br>Petitioners | * | PETITIONER'S<br>EXHIBIT NO. 2 |

90-294-SPH

**********

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a Special Hearing to approve a non-density transfer which would create a 1.74 acre +/- lot in an R.C.2 zone, as more particularly described on Petitioners' Exhibit 1.

The Petitioners, Albert I. Dunstan and John Trikeriotis appeared, testified and were represented by Charles J. Piven, Esquire. Appearing and testifying on behalf of the Petitioners were Christopher Trikeriotis and Mark L. Robel, a Professional Surveyor. There were no Protestants.

Testimony indicated that the Petitioners are desirous of creating a lot in the northeast corner of Albert Dunstan's property for the purpose of selling same to John C. Trikeriotis, the Contract Purchaser. The property in question is zoned R.C.2.

Christopher Trikeriotis, the Petitioner's son, testified that he intends to construct a single family house on the proposed lot for his family. Mr. Trikeriotis testified that the stream and severe topography, as indicated on Petitioners' Exhibit 1 requires locating the house toward the northern property line. Testimony indicated the Petitioners actually desire to combine into one deed, the proposed 1.74 acre lot, the 4.939 acre lot and Lot No. 1 consisting of 2.782 acres +/- located on the southeast corner of

the subject property as indicated on Zoning Commissioner's Exhibit A. The Petitioners also desire to utilize the one density unit associated with the 4.939 acre lot on the proposed 1.74 acre lot.

Testimony and evidence indicated that lots No. 1 and 2 were created in 1979 out of Mr. Dunstan's parcel prior to the creation of the R.C.2 zone. Christopher Trikeriotis testified that lots No. 1 and 2 are covered with mature hardwood trees and that the 4.939 acre parcel has recently been planted with Christmas trees.

The issue presented is whether Petitioners' request to combine the aforementioned lots into one lot, and utilize the density unit associated with the 4.939 acre +/- lot on the proposed 1.74 acre +/- lot is consistent with the B.C.Z.R.

Mr. Mark Robel testified that the proposed 1.74 acre lot is covered with brush and scrub trees and, therefore, from an environmental standpoint, presents the most desirable place to locate the proposed house.

The Petitioners testified that, if they are required to locate the house on lot No. 1, a new road would be required to access said lot and would disturb the agricultural integrity of the property, requiring the removal of numerous hardwood trees and the aforementioned Christmas trees.

Section 1A00.1 of the B.C.Z.R. explains the Baltimore County Council's intent in creating he R.C. classifications. The concern was evident that agricultural land was being converted by development without sound planning considerations; i.e., that development was creating "urban sprawl" and undesirable land use patterns. The Council wanted to protect prime agricultural land, critical watershed areas, mineral extractive sites, as well as other important natural resource areas.

To achieve this result, the R.C. classifications would: 1) discourage present land use patterns of development and create a framework for planned or orderly development; 2) provide sufficient and adequate areas for rural-suburban and related development in selected and suitable areas; 3) protect both natural and man-made resources from compromising effects of specific forms and densities of development; and 4) protect areas desirable for more intensive future development of regulating undesirable forms of development within these areas until such time as intensive development commences. Specifically, the R.C.2 zone was established to encourage continued agricultural use of productive agricultural areas by preventing incompatible forms and degrees of urban uses.

The question here is one of construction of the B.C.Z.R. When interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. Mayor of Balto. v. Byrd, 62 A.2d 588 (1948); Lake Adventure, Inc. v. Zoning Hearing Bd. of Dingham Township, 440 A.2d 1284 (Pa. Cmwlth., 1982). When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Bevilacqua, 432 A.2d 661 (R.I., 1981).

The meaning of the words in a statute may be controlled by the context. A statute should be so construed that all its parts harmonize with each other and render them consistent with its general object and scope. Pittman v. Housing Authority, 25 A.2d 466 (1942); also, see State v. Fabritz, 276 Md. 416 (1975).

The application of the above principles to the B.C.Z.R. results in a clear finding that a non-density transfer of land, all of which is contained in the same zone, which results in a larger tract with no additional develop-

ment rights, is permitted. The purposes of the R.C. zone are supported by testimony in this matter in reference to the reasons for the larger tract.

The net effect of permitting Mr. Trikeriotis to construct his home on the newly created lot (combination of proposed 1.74 acres +/- lot; the 4.939 +/- acre lot and lot No. 1) (see Zoning Commissioner's Exhibit No. A) will be to preserve the agricultural integrity of this area. There will be an increase in density. The new lot will not remove the area that is currently used for farming and most of the new lot will remain in tree farming. The Dunstan property, (see Zoning Commissioner's Exhibit B) consisting of 52.34 acres +/- , may no longer be subdivided. All available density has been used, pursuant to the subdivision on August 21, 1980 which created the 4.939 +/- acre lot, and will remain as an active farm; the area removed will not harm the farm. Mr. Trikeriotis will use the density unit associated with the 4.939 acres +/- parcel to construct his house. Thereafter, the newly created lot, as indicated on Zoning Commissioner's Exhibit No. A may not be subdivided.

As a point of clarification, Mr. John Trikeriotis parcel of 9.993 acres recorded in Liber 5966, folio 885, which lies to the east of Mr. Dunstan's property, contains two density units, which may be subdivided only once.

The net result of the relief granted herein is to preserve the agricultural integrity of the subject property without unduly restricting the use of the land.

After due consideration of the testimony presented, there is no evidence that the Petitioners' request will be detrimental to the health, safety or general welfare of the community if approved. Furthermore, this transfer will not change the density of the area or allow for over-development of

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the land, and it is the opinion of the Zoning Commissioner that such transfer is within the spirit and intent of the R.C.2 zoning regulations.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of March, 1990 that the Petitioners may combine the proposed 1.74 acre +/- lot, the 4.939 acre +/- parcel and lot No. 1 to create one lot which may not be subdivided, as indicated on Zoning Commissioner's Exhibit No. A; and

IT IS FURTHER ORDERED that the Petitioners' request to utilize the density unit associated with the 4.939 acre +/- parcel to construct a house in that area designated as proposed 1.74 acre +/- lot, as indicated on Zoning Commissioner's Exhibit A, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

JOSEPH MARY } LEGAL ASSISTANT

887-3353

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The subject 1.74 acre lot, 4.939 acre lot and lot No. 1 (2.782 acres +/-), as indicated on Zoning Commissioner's Exhibit No. A shall be combined to create one lot with one density unit and shall be described as such in a redefinition or confirmatory deed and recorded among the Land Records of Baltimore County. Furthermore, the deed shall reference this zoning opinion, case No. 90-294-SPH and shall clearly state that the newly created 9.461 acre +/- lot may not be subdivided. Said deed shall be recorded among the

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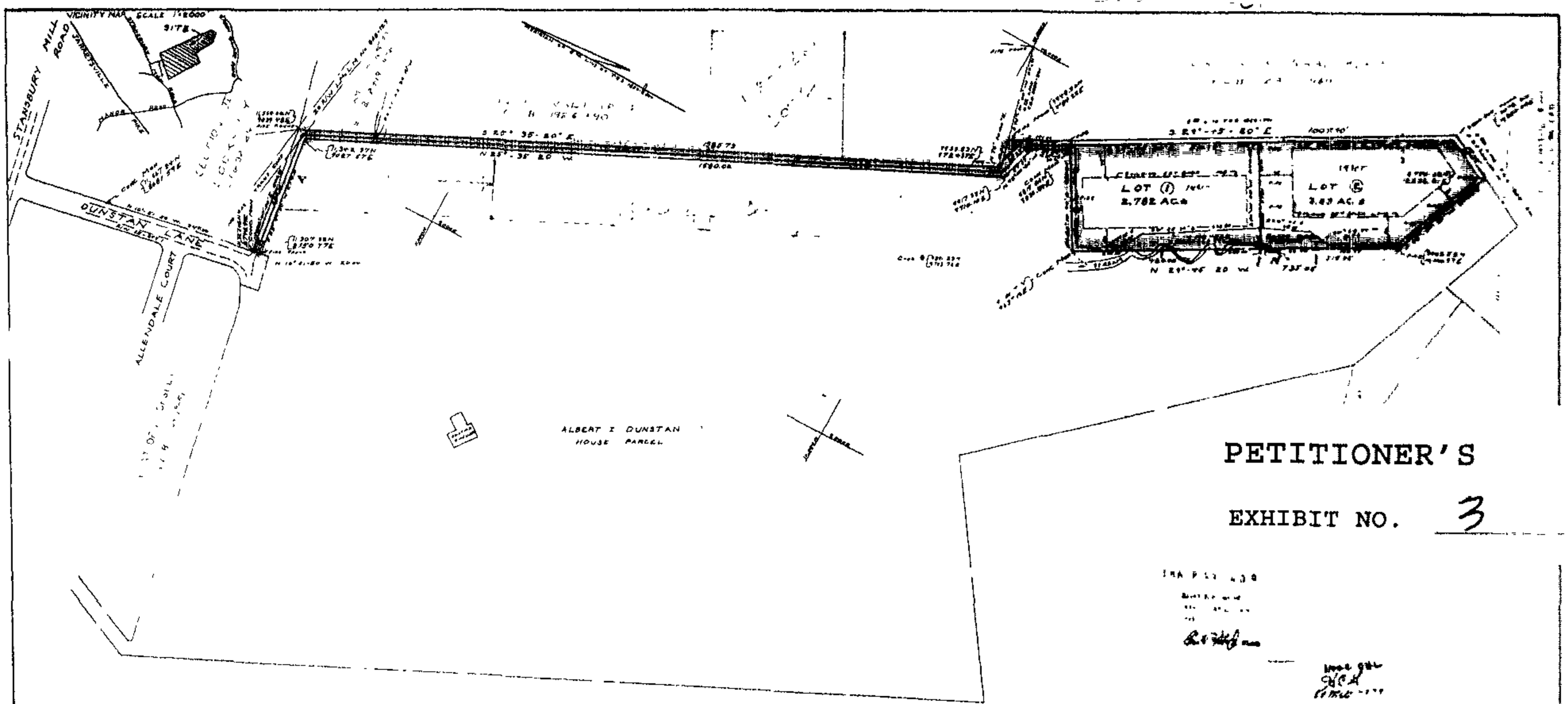
Land Records of Baltimore County on or before June 15, 1990 and a copy of the deed and proof of recordation shall be provided to the Zoning Commissioner on or before June 25, 1990.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmn

cc: Peoples Counsel




PETITIONER'S

EXHIBIT NO. 3

HIGHWAY AND HIGHWAY WIDENING - SLOPE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO.CO MD. THE DEVELOPER, ITS SUCCESSORS, AND ASSIGNS, SHALL CONVEY SAID AREAS, BY DEED, TO BALTO.CO MD. AT NO COST.

# "LOCKSLEY III"

LOCATED IN

10TH DISTRICT - BALTIMORE CO. - MARYLAND

SCALE 1"=100 DEC 1, 1978

FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY, AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.

NOTES

LOCA No. 77-90 APPROVED AUG 23, 1978 DEED REF. T.B.S. No. 1850-341 LITTLE GUNPOWDER FALLS DRAINAGE AREA NO PUBLIC WATER - NO PUBLIC SEWER

**SURVEYOR'S CERTIFICATE.**

I, JOHN FRANCIS ETZEL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL NO. 468, ON ONE OF THE ACTS OF 1946 AND SUBSEQUENT ACTS AMENDATORY THERETO.

John F. Etzel Dec 12, 1978
REG. PROF. LAND SURVEYOR #8208 DATE

**OWNER'S CERTIFICATE**

THE REQUIREMENTS OF SECTION 89 TO 92 ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1957 EDITION (TITLE CLEARS OF THE COURT AND TITLE CLERKS OF CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH

ALBERT I. DUNSTAN
1429 DUNSTAN LANE
MANTAN, MD 21111

Albert I. Dunstan 22 Dec 1978
OWNER DATE

**NOTES.**

STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR DURPOSES OF DESCRIPTION ONLY AND ARE FOR PRIVATE USE AND NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON AN ASSUMED SYSTEM.

HIGHWAY & DEPARTMENT OF BALTO.CO. APPROVED FOR STREET ALIGNMENT, LOCATION

ROADS ENGINEER DATE

APPROVED FOR BALTO.CO. HEALTH DEPT.

DEPUTY STATE-COUNTY HEALTH OFFICER DATE

APPROVED FOR BALTO.CO. PLANNING BD.

Walter A. Reed 1/11/79
DIRECTOR DATE

GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE
TOWSON, MD 21204

PLAT 55 W.P. 635 C

5 791 .4

010991/116

(2)

THIS CONFIRMATORY DEED, MADE THIS 23rd day of March, 1995, by and between **JOHN C. TRIKERIOTIS and BEVERLY A. TRIKERIOTIS**, his Wife, of Baltimore County, State of Maryland parties of the first part, and **JOHN B. TRIKERIOTIS and PENELOPE TRIKERIOTIS**, his Wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of Zero Dollars ($0.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey to the said JOHN B. TRIKERIOTIS and PENELOPE TRIKERIOTIS, his wife, as Tenants by the Entireties, their assigns and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple, all that lot of ground, containing 1.801 acres of land, more or less, situate in Baltimore County, State of Maryland, and described in EXHIBIT A which is attached hereto.

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

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said JOHN B. TRIKERIOTIS and PENELOPE TRIKERIOTIS, his Wife, as Tenants by the Entireties, their assigns and unto the survivor of them, his or her heirs, personal representatives and assigns in fee simple.

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

WITNESS the hands and seals of said Grantors.

WITNESS/ATTEST:

Darlene Lerfield

(SEAL)
JOHN C. TRIKERIOTIS

(SEAL)
BEVERLY A. TRIKERIOTIS

STATE OF MARYLAND, BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 23 day of March, 1995, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared John C. Trikeriotis and Beverly Trikeriotis, his Wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Darlene Lerfield
Notary Public

My Commission Expires:

10-1-97

TRANSFER TAX

SIGNATURE 3/30/95

I HEREBY CERTIFY that I am a member of the Bar of the State of Maryland, in good standing, and that the foregoing Confirmatory Deed was prepared under my supervision.

Christopher Trikeriotis

RETURN TO AMERICAN TITLE, INC.
P.O. BOX 35
REISTERSTOWN, MD. 21136
#12618

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per
Authorized Signature
Date 3-30-95 Sec. 33-139 H

3/30/95

PETITIONER'S

EXHIBIT NO. 4

EXHIBIT A

010901.11

March 8, 1995

**DEED DESCRIPTION**
**FOR**
**LOT 2**
**"JOHN C. TRIKERIOTIS PROPERTY"**
**TENTH ELECTION DISTRICT**
**BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point, said point being located South 25°35'48" East 925.29 feet from the beginning of the South 25°35'20" East 1,585.73 foot line as shown on the plat of "Locksley III", dated December 1, 1978 and recorded among the plat records of Baltimore County, Maryland in Plat Book E.H.K. 44 at Folio 009, thence leaving said line and running for lines of new division the following three (3) course and distance, as now surveyed.

1) North 64°24'12" East 279.85 feet to a point, thence,

2) South 22°59'34" East 296.60 feet to a point, thence

3) South 67°54' 12" West 266.88 feet to a point on the aforementioned South 25°35'20" East 1,585.73 foot line of "Locksley III", said point being North 25°35'48" West 380.00 foot from the end thereof, thence running reversely with and binding on part of said line the following course and distance as now surveyed,

4) North 25°35'48" West 280.00 feet to the place of beginning; containing 1.801 acres of land, more or less.

Compiled_____.
Checked_____
trikor.lo2 D-19

FISHER, COLLINS & CARTER, INC.
[illegible]
9171 Baltimore National Pike
Suite 100
Ellicott City, Maryland 21043
(410) 461-2855
Fax (410) 750-1781



157.93
454.49
612.42
313.10
925.52

**BEING PART OF THAT** parcel of land described in a deed dated November 28, 1978 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 5966 at Folio 885, which was conveyed by John Francis Waltrup and Katherine Elizabeth Waltrup, his wife, to John Trikeriotis and Beverly A. Trikeriotis, his wife.

**ALSO, BEING PART OF** the land described as Exhibit 'E' in a deed dated February 15, 1994 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 10438 at Folio 001, which was conveyed by Christopher Trikeriotis and Judith L. Trikeriotis, his wife, to John C. Trikeriotis and Beverly A. Trikeriotis, his wife.

**SUBJECT TO AND TOGETHER WITH** the use-in-common existing Twenty (20) foot wide right-of-way leading to Dunstan Lane as described in a deed dated August 12, 1968 and recorded among the Deed Records of Baltimore County, Maryland in Liber No. 4920 at Folio 277.

**ALSO, SUBJECT TO AND TOGETHER WITH** a proposed Twenty (20) foot right-of-way leading the Dunstan Lane as shown on the plat intended to be recorded among the Forest Buffers, Greenways and Minor Subdivision Book of Baltimore County, Maryland.

FISHER, COLLINS & CARTER, INC.
9171 Baltimore National Pike
Suite 103
Ellicott City, Maryland 21042
(410) 461-2855
Fax (410) 750-1731

reconfiguration of the land as proposed herein will not result in any increase in density or allow for the overdevelopment of the land involved. In the opinion of this Zoning Commissioner, the relief requested is within the spirit and intent of the R.C. 2 zoning regulations and should therefore be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of March, 1993 that the Petition for Special Hearing in Case No. 93-249-SPH to approve an amendment to previous Case No. 90-294-SPH to permit a reconfiguration of the property known as 14915 Dunstan Lane, containing 9.423 acres, more or less, to permit a separation of 1.74 acres containing the existing improvements and a non-density transfer of the remaining 2.782 acres (Lot 1 of Locksley III) and 4.939 acres to John C. Trikeriotis, in accordance with Petitioner's Exhibits 1, 2 and 3, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing in Case No. 93-250-SPH requesting approval of a non-density transfer of Lot 1 of Locksley III to Lot 2 of Locksley III to create one lot with one (1) density unit, pursuant to the relief granted in Case No. 93-249-SPH, in accordance with Petitioner's Exhibit 4, be and is hereby GRANTED;, and

IT IS FURTHER ORDERED that the Petition for Special Hearing in Case No. 93-251-SPH, the Petitioners request approval of the non-density transfer of the property known as 14901 Dunstan Lane, containing 14.932 acres, more or less, with one (1) density unit, pursuant to the relief granted in Case No. 93-249-SPH, in accordance with Petitioner's Exhibit 5, be and is hereby GRANTED; and

See Deed 10991/116

SPH and 93-250-SPH, and in accordance with Petitioner's Exhibit 6, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Within sixty (60) days of the date of this Order, the Petitioners shall cause to be recorded among the Land Records of Baltimore County three (3) separate deeds which identify the three lots created pursuant to this Order. Each deed shall reference this case and the terms and conditions contained herein. A copy of each of the recorded deeds shall be forwarded to the Zoning Administration office for inclusion in the respective case files prior to the issuance of any building permits.

See Deed 8677/255

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED, pursuant to the relief granted in Case No. 93-251-SPH, that the property known as 14901 Dunstan Lane, containing 14.932 acres, more or less, shall have the right to subdivide one time; and,

IT IS FURTHER ORDERED, pursuant to Case No. 90-294-SPH, that the remaining 52.34 acres held by Albert I. Dunstan shall remain as one part and parcel and may not be further subdivided.

See PLAT LOCKSLEY CONSERVE

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

RECEIVED FOR FILING
Date 3/11/93
By

**PETITIONER'S**

**EXHIBIT NO.** 4

93-249-SPH

PRIOR ZONING HEARING HISTORY

CASE #90-294-SPH (DATED 3/13/1989)

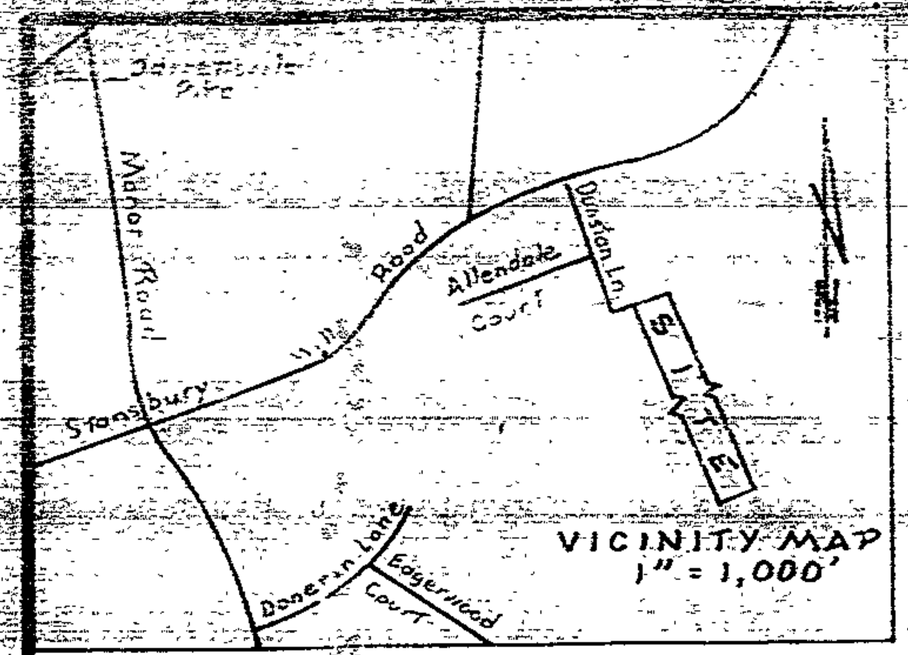
-) Granted petitioners the right to combine the proposed 1.70 Ac lot, the 4.939 Ac lot and Lot #1 (Lucksley III, E.H.K. Jr. 44/09) to create one lot which may not be subdivided.

-) Subject to the following restrictions:

#1) Application for a building permit to be granted subject to the 30 day appellate process.

#2) The 1.70 Ac lot, the 4.939 Ac lot and Lot #1 (Lucksley III, E.H.K. Jr. 44/09) shall be combined to create one lot with one density unit and shall be described as such in a redefinition or confirmatory deed and recorded among the land records of Baltimore County. It shall state that this newly created 9.+ Ac lot may not be subdivided. (SEE DEED 8677/255).

-) The yellow highlighted area reflects the above order.



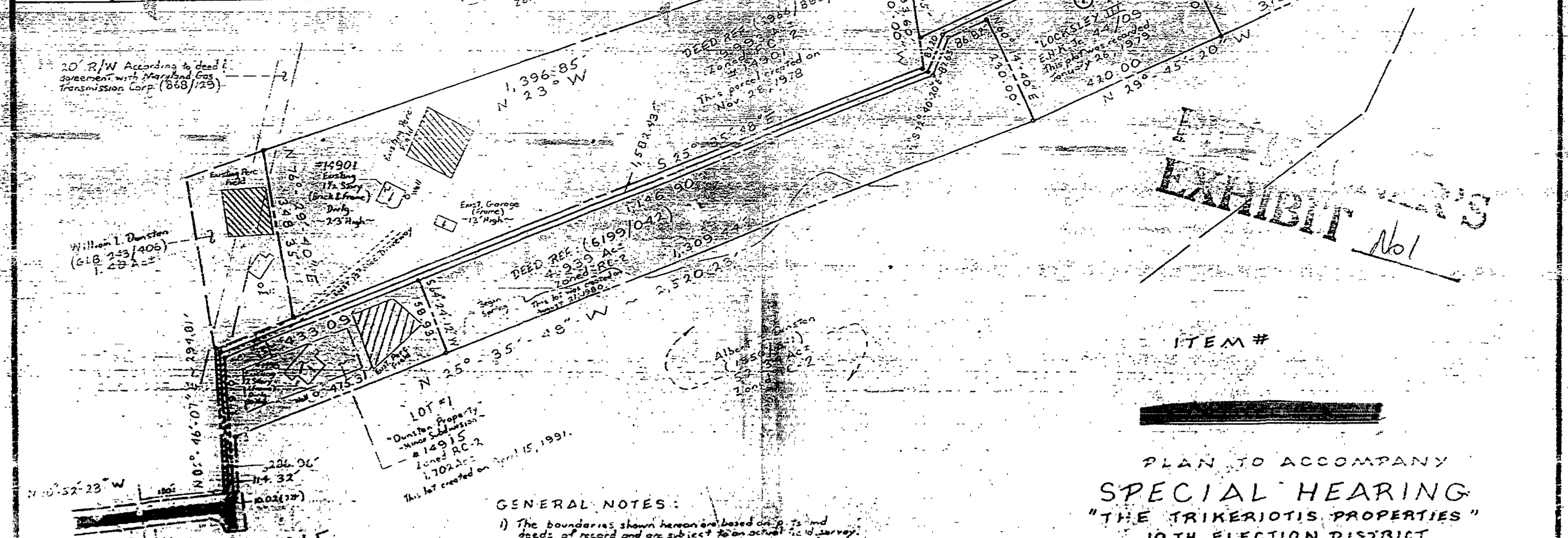




EXHIBIT No 1

ITEM #

[redacted]

GENERAL NOTES:

1) The boundaries shown hereon are based on plats and deeds of record and are subject to an actual field survey.

ROBERT LASSOCIATES
SUITE 2-B
1717 YORK ROAD
LUTHERVILLE, MD. 21093
PHONE (410) 252-4552

STATE OF MARYLAND — PAUL L. ROBERT — No. 11790

PLAN TO ACCOMPANY

# SPECIAL HEARING

"THE TRIKERIOTIS PROPERTIES"

10TH ELECTION DISTRICT

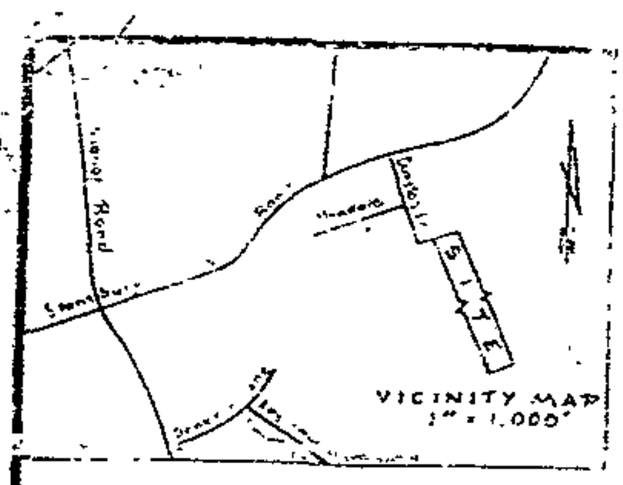
6TH COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

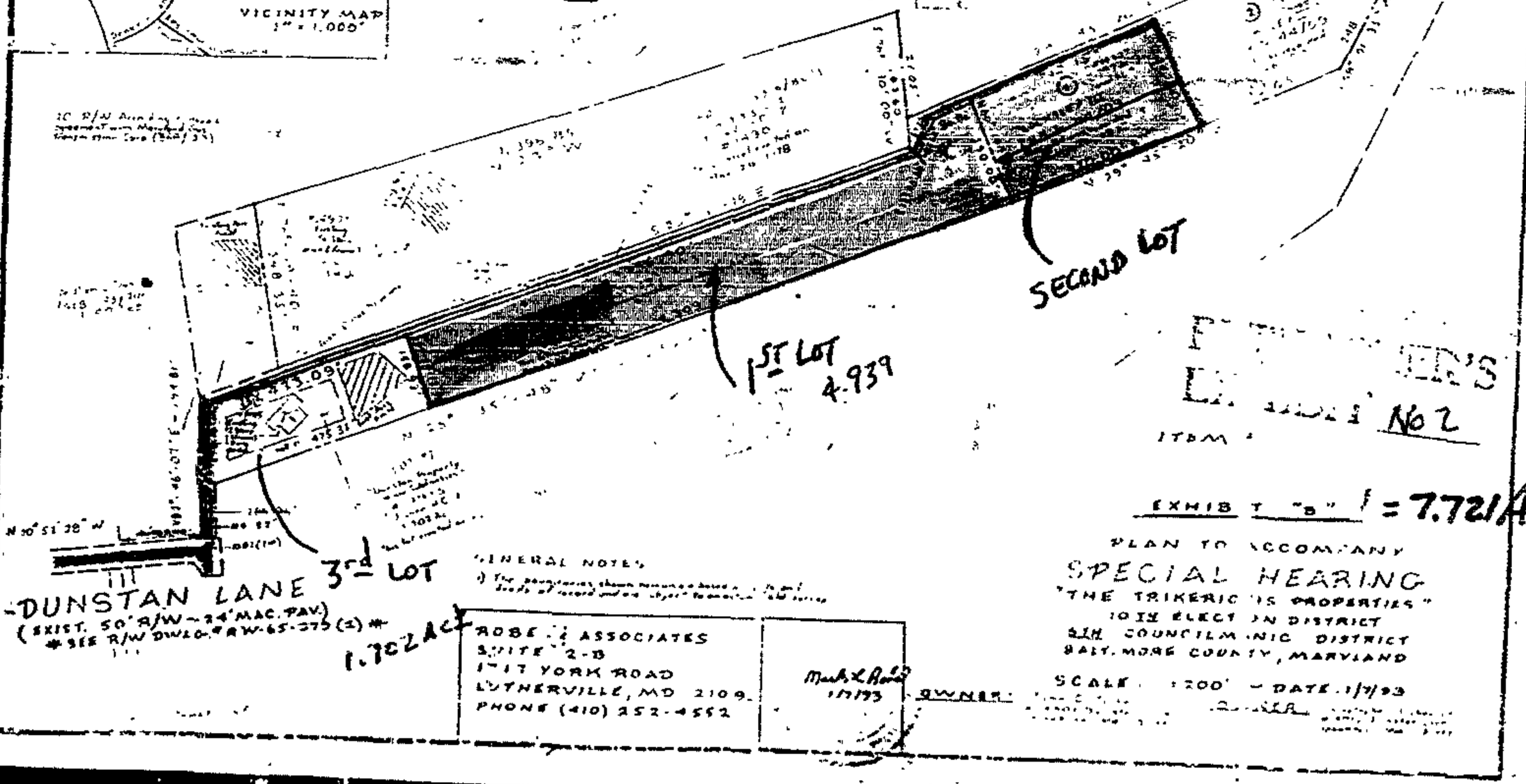
SCALE: 1" = 200' ~ DATE: 1/7/93

OWNER: Christopher Trikeriotis
4,7915 Dunston Lane
Monkton, Md. 21111

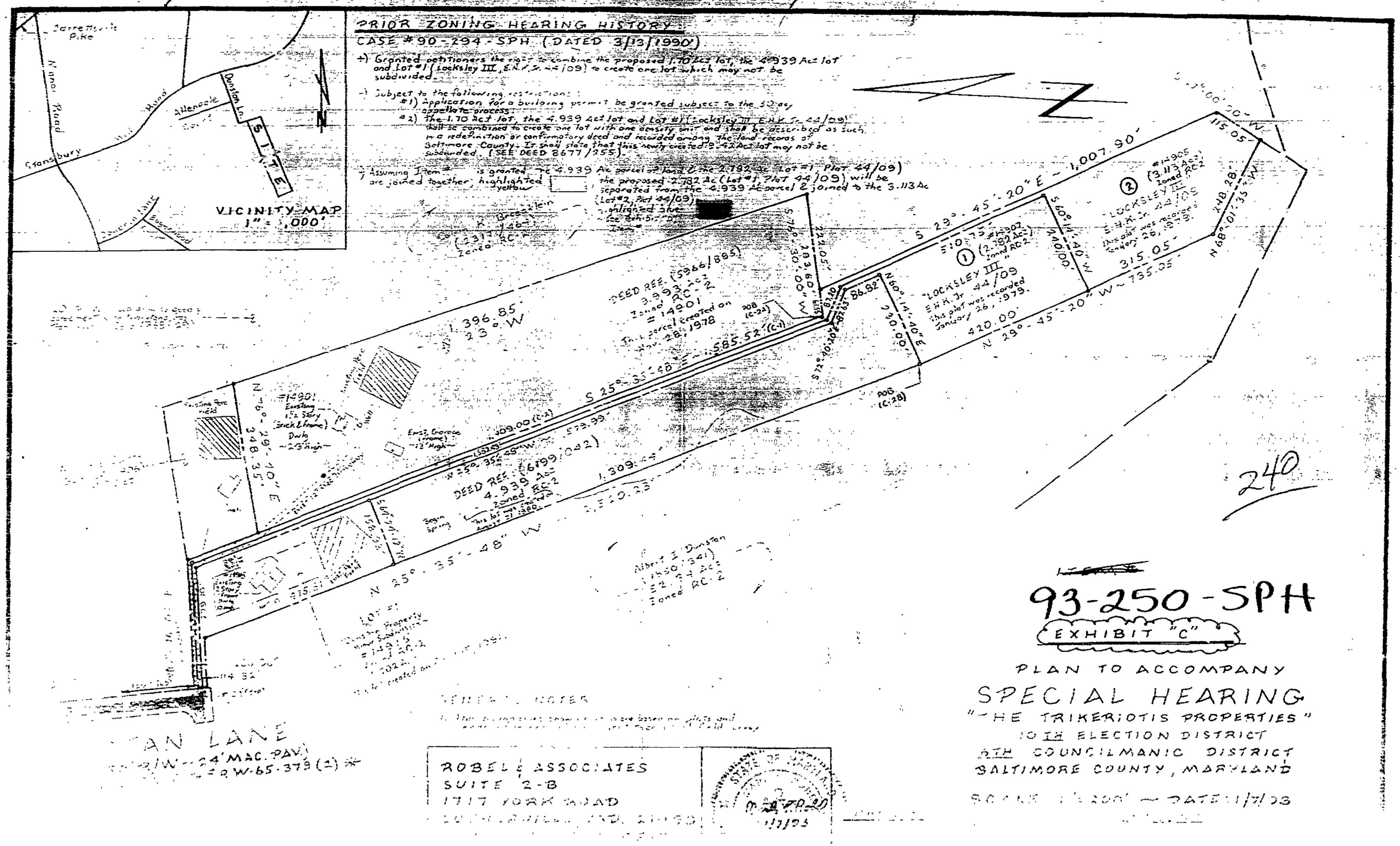
93-249 SPH




ZONING HEARING HISTORY
CASE NO. 93-249-SPH ZONED 3/11/93




CREATE ONE LOT


PRIOR ZONING HEARING HISTORY:
CASE # 90-294-SPH (DATED 3/13/1990)
+) Granted petitioners the right to combine the proposed 1.70 Ac lot, the 4.939 Ac lot and Lot #1 (Locksley III, E.H.K. Jr. 44/09) to create one lot which may not be subdivided.
-) Subject to the following restrictions:
#1) Application for a building permit be granted subject to the 30 day appellate process.
#2) The 1.70 Ac lot, the 4.939 Ac lot and Lot #1 (Locksley III E.H.K. Jr. 44/09) shall be combined to create one lot with one density unit and shall be described as such in a redefinition or confirmatory deed and recorded among the land records of Baltimore County. It shall state that this newly created 8.42 Ac lot may not be subdivided. (SEE DEED 8677/255).
VICINITY MAP
1" = 1,000'
Stansbury Mill Road
Dunston Ln.
SITE
Locksley III
E.H.K. Jr. 44/09
DEED REF. (5986/885)
3.993 Ac
Zoned RC-2
DEED REF. (6799/042)
4.939 Ac
Zoned RC-2
Albert E. Dunston
Zoned RC-2
S 29°-45'-20" E ~ 1,007.90'
N 29°-45'-20" W ~ 735.05'
420.00'
315.05'
N 60°-14'-40" E
S 60°-14'-40" W
N 68°-01'-35" W
S 25°-35'-48" W
N 25°-35'-48" W
1,396.85
N 76°-29'-10" E
348.35'
1,309.44'
585.52'
ROBEL & ASSOCIATES
SUITE 2-B
1717 YORK ROAD
LUTHERVILLE, MD. 21093
93-250-SPH
EXHIBIT "C"
PLAN TO ACCOMPANY
SPECIAL HEARING
"THE TRIKERIOTIS PROPERTIES"
10TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 200' — DATE: 1/7/93
240

PRIOR ZONING HEARING HISTORY.

CASE # 90-294-SPH (DATED 3/13/1990)

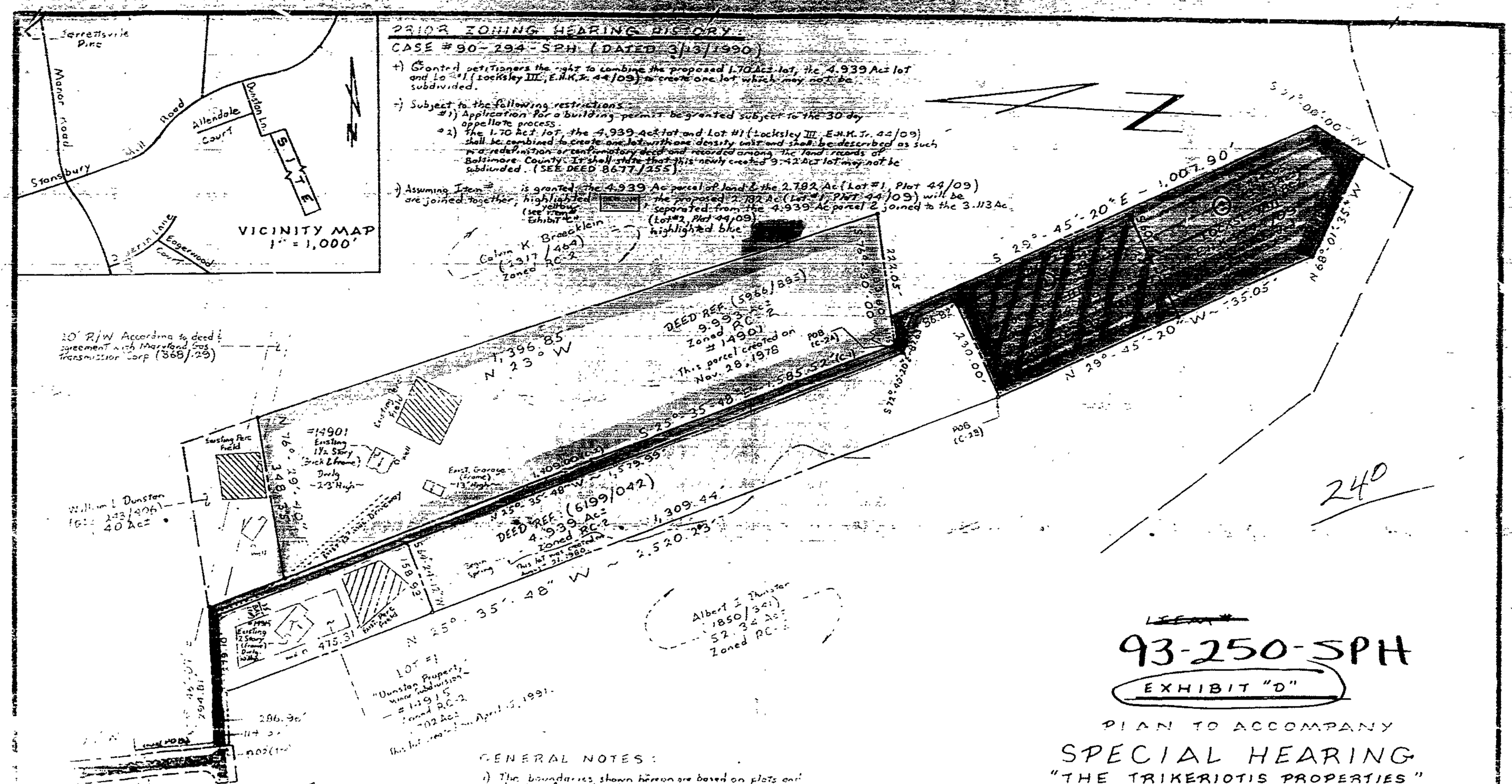
+) Granted petitioners the right to combine the proposed 1.70 Ac± lot, the 4.939 Ac± lot and Lot #1 (Lockeley III, E.H.K. Jr. 44/09) to create one lot which may not be subdivided.

+) Subject to the following restrictions:

#1) Application for a building permit be granted subject to the 30 day appellate process.

#2) The 1.70 Ac± lot, the 4.939 Ac± lot and Lot #1 (Lockeley III, E.H.K. Jr. 44/09) shall be combined to create one lot without density unit and shall be described as such in a redefinition or confirmatory deed and recorded among the land records of Baltimore County. It shall state that this newly created 9.42 Ac± lot may not be subdivided. (SEE DEED 8677/255)

+) Assuming Item # is granted, the 4.939 Ac parcel of land & the 2.782 Ac (Lot #1, Plat 44/09) are joined together, highlighted yellow (see item Exhibit "C") the proposed 2.782 Ac (Lot #1, Plat 44/09) will be separated from the 4.939 Ac parcel & joined to the 3.113 Ac (Lot #2, Plat 44/09) highlighted blue.




GENERAL NOTES:

1) The boundaries shown hereon are based on plats and deeds of record and are subject to an actual field survey.

ROBEL & ASSOCIATES
SUITE 2-B
1717 YORK ROAD
JARRETTSVILLE, MD 21084

STATE OF MARYLAND
MARK R. ROBEL
No. 10[illegible]
Mar 27, 1990

OWNER:

~~ITEM #~~

93-250-SPH

EXHIBIT "D"

PLAN TO ACCOMPANY

SPECIAL HEARING

"THE TRIKERIOTIS PROPERTIES"

10TH ELECTION DISTRICT

5TH COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=200' ~ DATE: 1/7/90

SHEET [illegible]

PRIOR ZONING HEARING HISTORY:

CASE #90-294-SPH (DATED 3/23/1990)

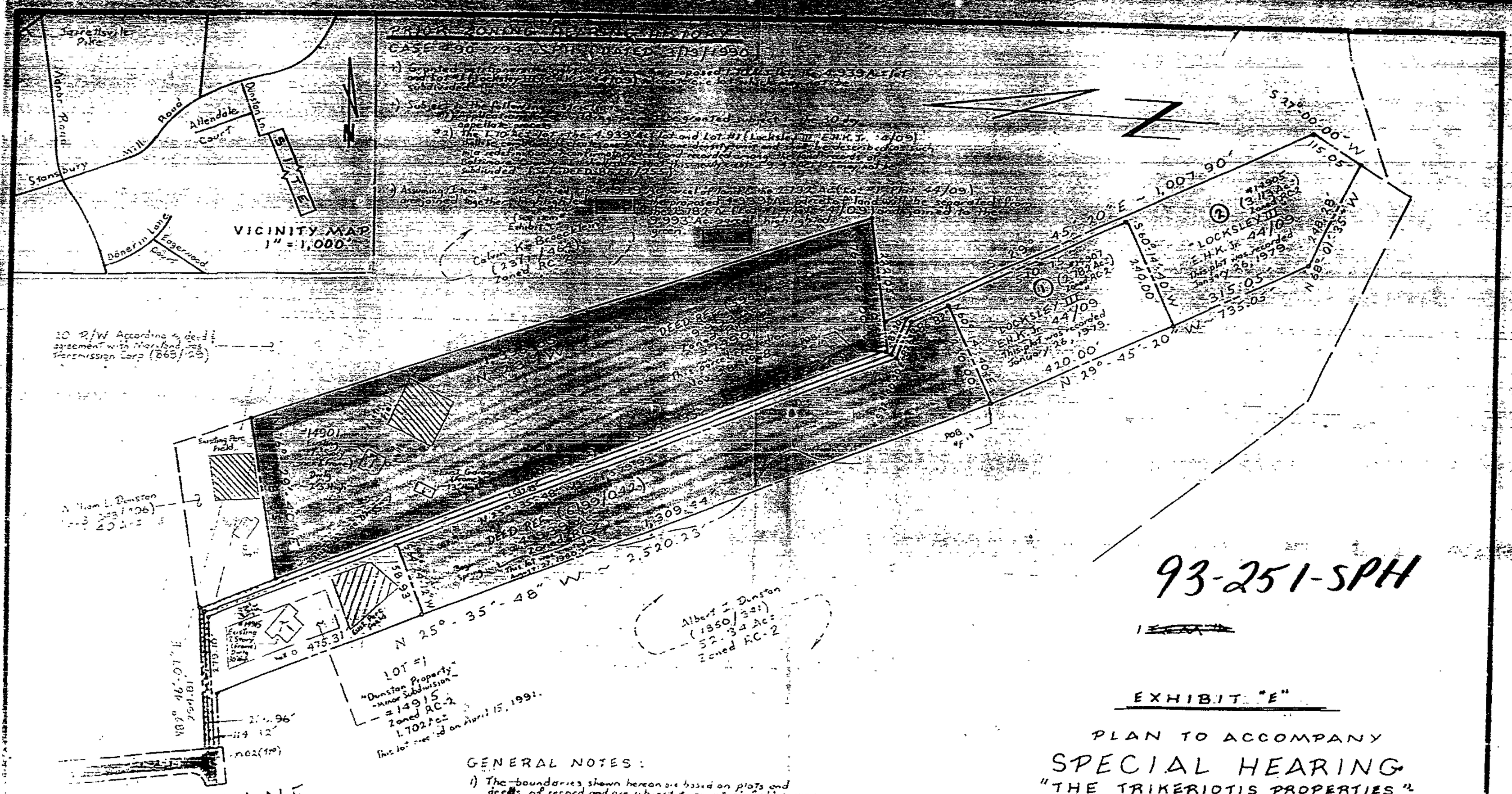
1) Granted petitioners request to have proposed Lot #1 (Lot #1 containing 4.939 Ac.) and Lot #1 (Locksley III - E.H.K. Jr. 44/09) subdivided.

2) Subject to the following restrictions:

a) Application of Lot #1 be granted subject to the 10 day appellate period.

b) The 1.70 Ac. lot, the 4.939 Ac. lot and Lot #1 (Locksley III - E.H.K. Jr. 44/09) shall be combined for density purposes and shall be developed such that no additional lots may be created or recorded on any of the subject properties. Deed restrictions to this effect shall be recorded prior to the subdivision. (See DEPRM REPORT/PCC)

3) Assuming Item 2 [illegible] 3.702 Ac. well [illegible] 2.793 Ac. (Lot #1 Plat 44/09) are joined together [illegible] proposed 4.939 Ac. [illegible] land will be separated from the 1.787 Ac. (Lot #1 Plat 44/09) [illegible] 9.993 Ac. [illegible] green.




93-251-SPH

EXHIBIT "E"

PLAN TO ACCOMPANY

SPECIAL HEARING

"THE TRIKERIOTIS PROPERTIES"

10TH ELECTION DISTRICT

6TH COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200' ~ DATE: 1/7/93

OWNER:

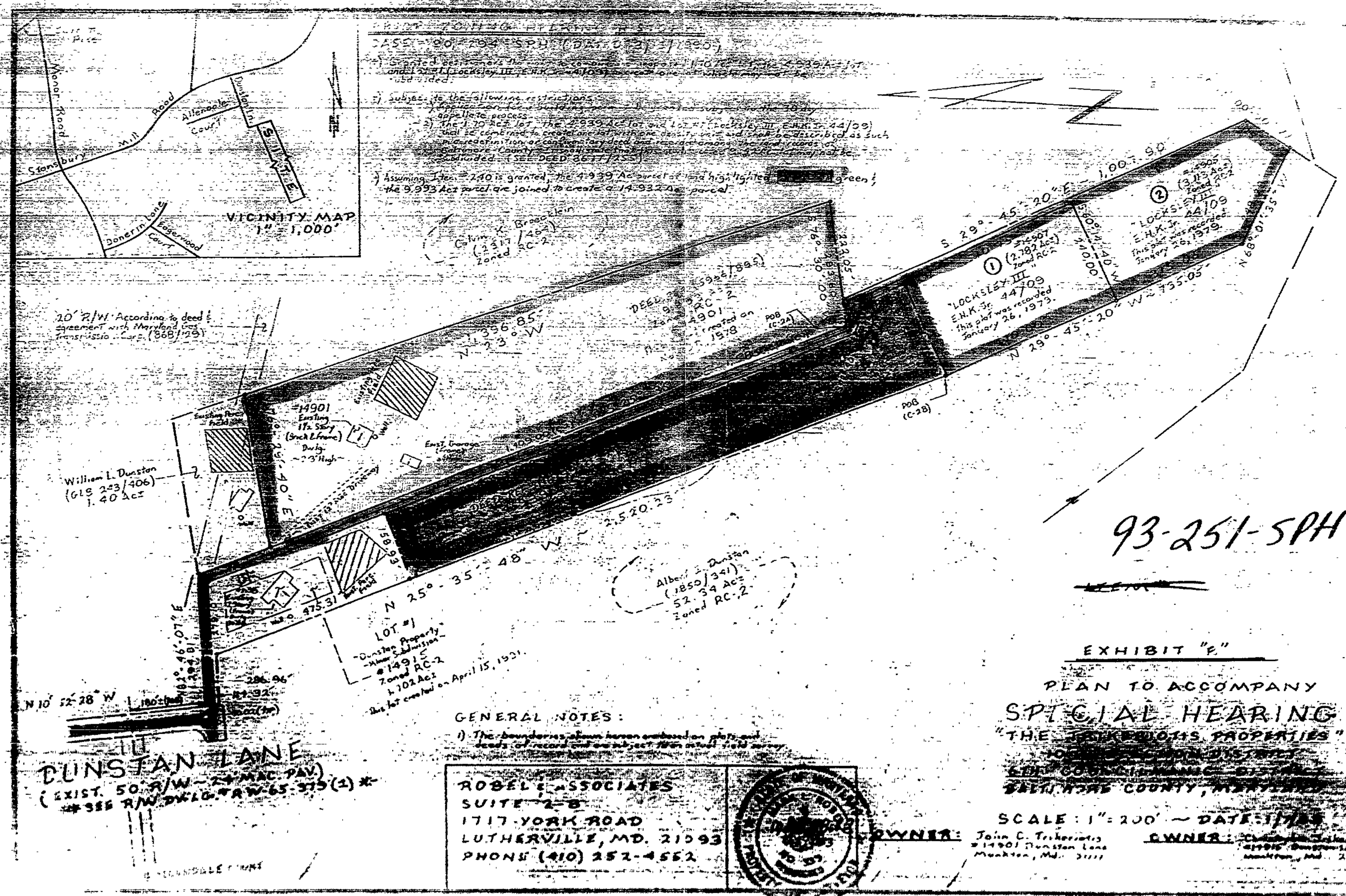
GENERAL NOTES:

1) The boundaries shown hereon are based on plats and deeds of record and are subject to an actual field survey.

ROBELE ASSOCIATES
SUITE 2-B
1717 YORK ROAD
LUTHERVILLE, MD. 21093
PHONE (410) [illegible]

STATE OF MARYLAND
MARK L. ROBELE
1/7/93

OWNER:


VICINITY MAP
1" = 1,000'
Manor Road
Mill Road
Stonsbury
Allendale Court
Dunstan Ln.
Donerin Lane
Edgewood Court
S 29° - 45' - 20" E - 1,000.90'
N 29° - 45' - 20" W - 735.05'
N 68° - 01' - 35" W
S 60° - 14' - 40" W
N 23° W
N 25° - 35' - 48" W
N 10° 52' 28" W
William L. Dunston
(GLS 243/406)
1.40 Acs
Albert L. Dunston
(1850/341)
52.34 Acs
Zoned RC-2
LOT #1
Dunston Property
Minor Subdivision
#14915
Zoned RC-2
4.102 Acs
This lot created on April 15, 1991
#14901
Existing
1½ Story
(Brick & Frame)
Dwlg.
~23' High
East Garage
(Frame)
Existing Frame Holding
Existing Brick Dwlg.
POB (C-28)
DUNSTAN LANE
(EXIST. 50' R/W - 24' MAC PAV.)
(#355 R/W DWLG. #RW-65-375 (1))
20' R/W According to deed & agreement with Maryland Gas Transmission Corp. (868/129)
① (2.792 Acs)
Zoned RC-2
LOCKSLEY III
E.H.K. Jr. 44/109
This plot was recorded January 26, 1973.
② (3.113 Acs)
Zoned RC-2
LOCKSLEY III
E.H.K. Jr. 44/109
This plot was recorded January 26, 1973.
Calvin K. Broadbelt
(2317/404)
Zoned RC-2
DEED 9993/899
Zoned RC-2
4901
Created on 1978
93-251-SPH
EXHIBIT "E"
PLAN TO ACCOMPANY
SPECIAL HEARING
"THE JERKEVICIUS PROPERTIES"
SCALE: 1" = 200' ~ DATE:
OWNER:
OWNER:
GENERAL NOTES:
1) The boundaries shown hereon are based on plats and deeds of record and are subject to an actual field survey.
ROBELL & ASSOCIATES
SUITE 2-B
1717 YORK ROAD
LUTHERVILLE, MD. 21093
PHONE (410) 252-4552

## PRIOR ZONING HEARING HISTORY:

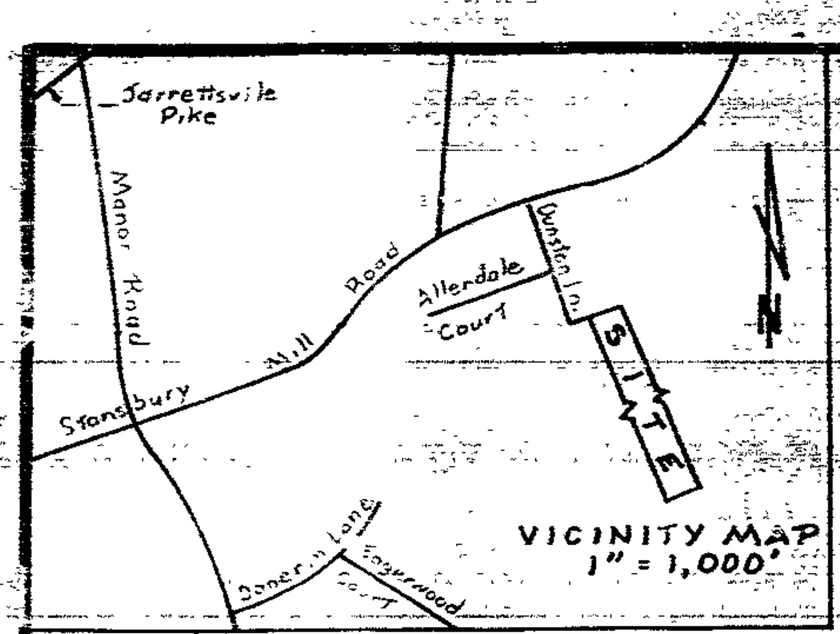
CASE #90-294-SPH (DATED 3/13/1990)

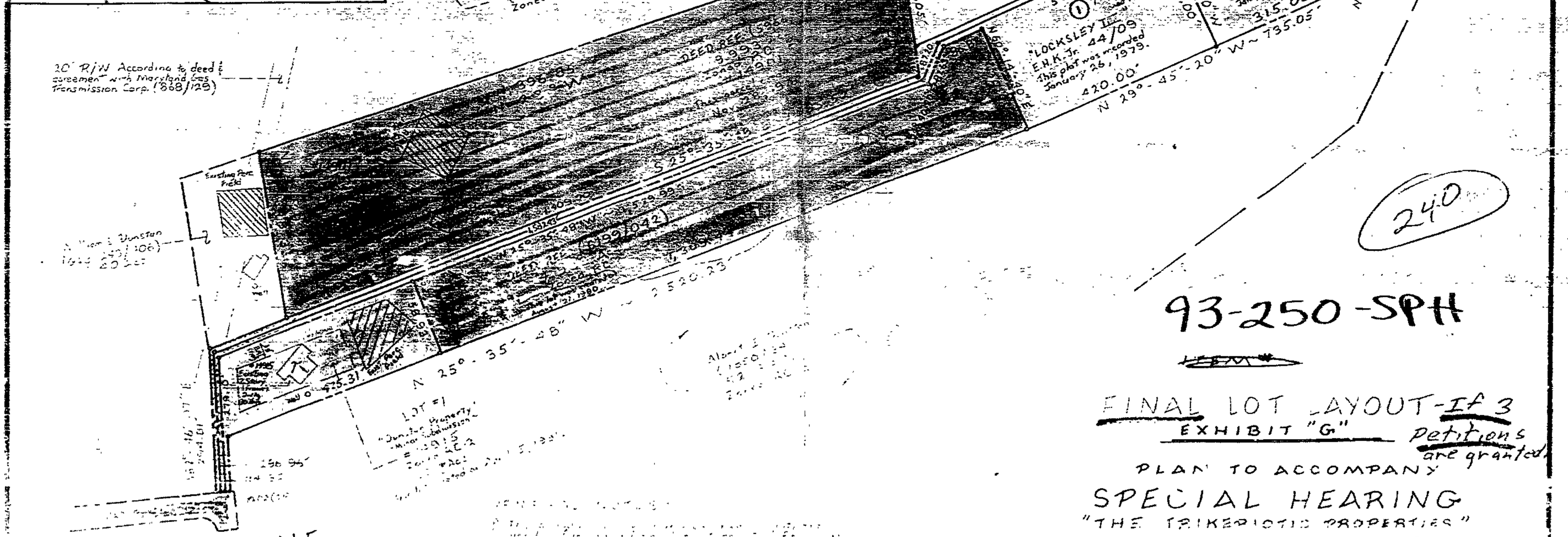
+) Granted petitioners the right to combine the proposed 1.70 Acre lot, the 4.939 Acre lot and Lot #1 (Locksley III E.H.K. Jr. 44/09) to create one lot which may not be subdivided.

+) Subject to the following restrictions:

#1) Application for a building permit be granted subject to the 30 day appellate process.

#2) The 1.70 Acre lot, the 4.939 Acre lot and Lot #1 (Locksley III E.H.K. Jr. 44/09) shall be combined to create one lot with one density unit and shall be described as such in a redefining or confirmatory deed and recorded among the land records of Baltimore County. It shall state that this newly created 9.32 Acre lot may not be subdivided. (SEE DEED 8677/255).




240

93-250-SPH

FINAL LOT LAYOUT - If 3 Petitions are granted

EXHIBIT "G"

PLAN TO ACCOMPANY

SPECIAL HEARING

"THE TRIKERIOTIS PROPERTIES"

10TH ELECTION DISTRICT

6TH COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200' — DATE: 1/7/93

OWNER

ROBEL & ASSOCIATES
SUITE 2-B
1717 YORK ROAD
LUTHERVILLE, MD 21093

1/7/93

OWNER:

PRIOR ZONING HEARING HISTORY:

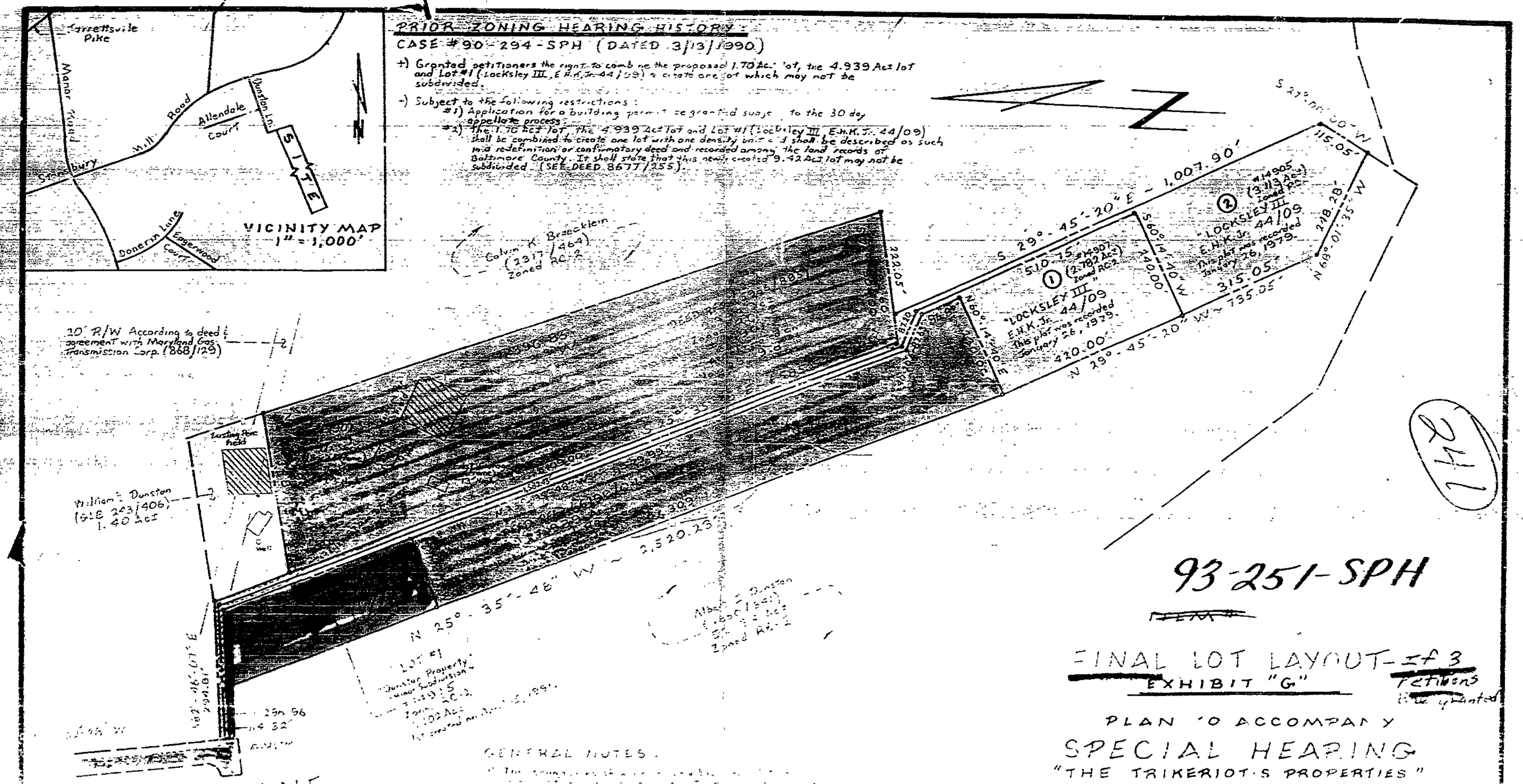
CASE #90-294-SPH (DATED 3/13/1990)

+) Granted petitioners the right to combine the proposed 1.70 Ac. lot, the 4.939 Ac lot and Lot #1 (Locksley III, E.H.K. Jr. 44/09) & create one lot which may not be subdivided.

+) Subject to the following restrictions:

#1) Application for a building permit be granted subject to the 30 day appellate process.

#2) The 1.70 Ac lot, the 4.939 Ac lot and Lot #1 (Locksley III, E.H.K. Jr. 44/09) shall be combined to create one lot with one density unit & shall be described as such in a redefinition or confirmatory deed and recorded among the land records of Baltimore County. It shall state that this newly created 9.42 Ac lot may not be subdivided. (SEE DEED 8677/255).




93-251-SPH

FINAL LOT LAYOUT - EXHIBIT "G"

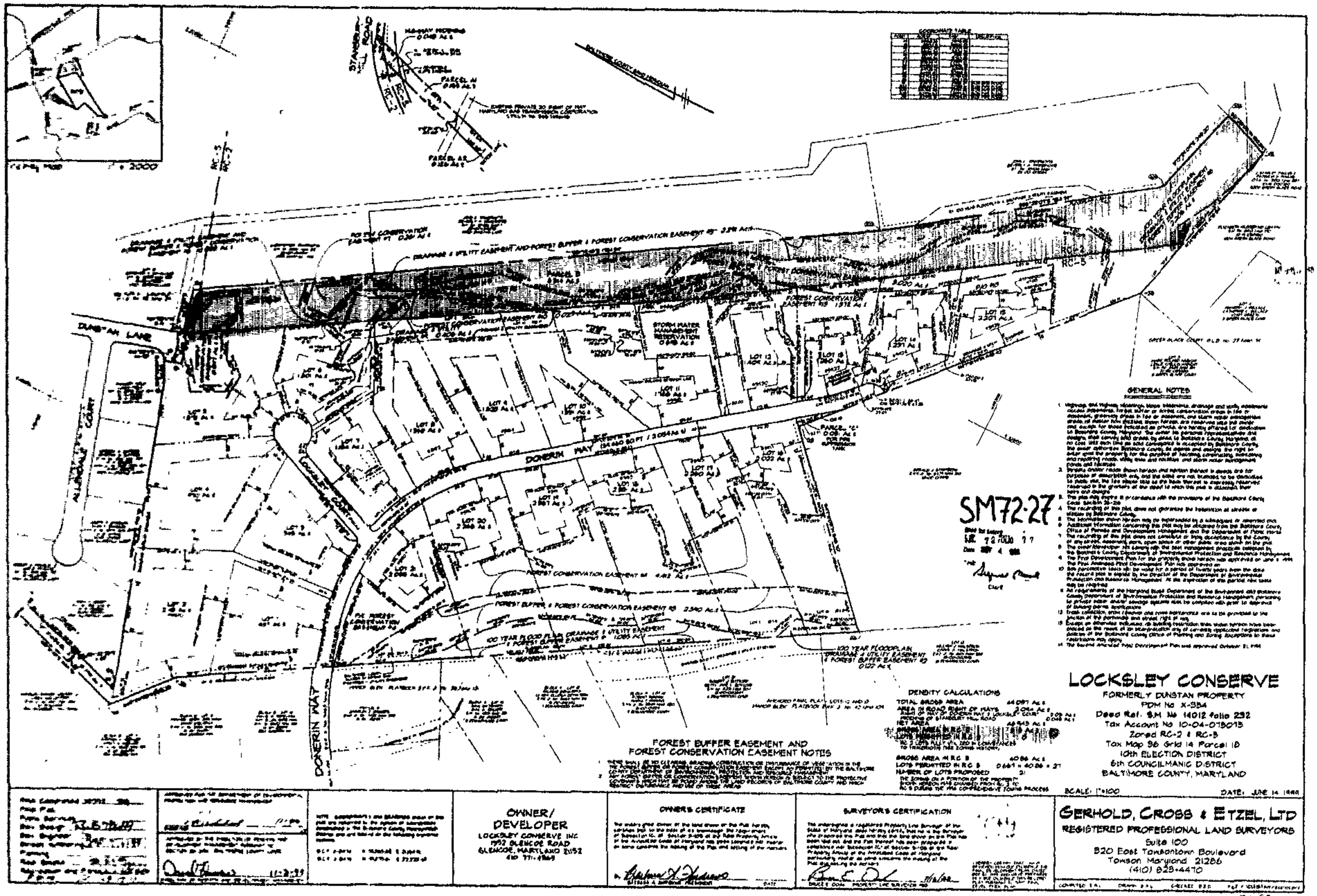
PLAN TO ACCOMPANY
SPECIAL HEARING
"THE TRIKERIOTIS PROPERTIES"
10TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE 1" = 200' ~ DATE 1/7/93

GENERAL NOTES:

ROBEL & ASSOCIATES
SUITE 2-B
1717 YORK ROAD
LUTHERVILLE, MD. 21093

OWNER:




PETITIONER'S

EXHIBIT NO. 5

APPROVED: DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

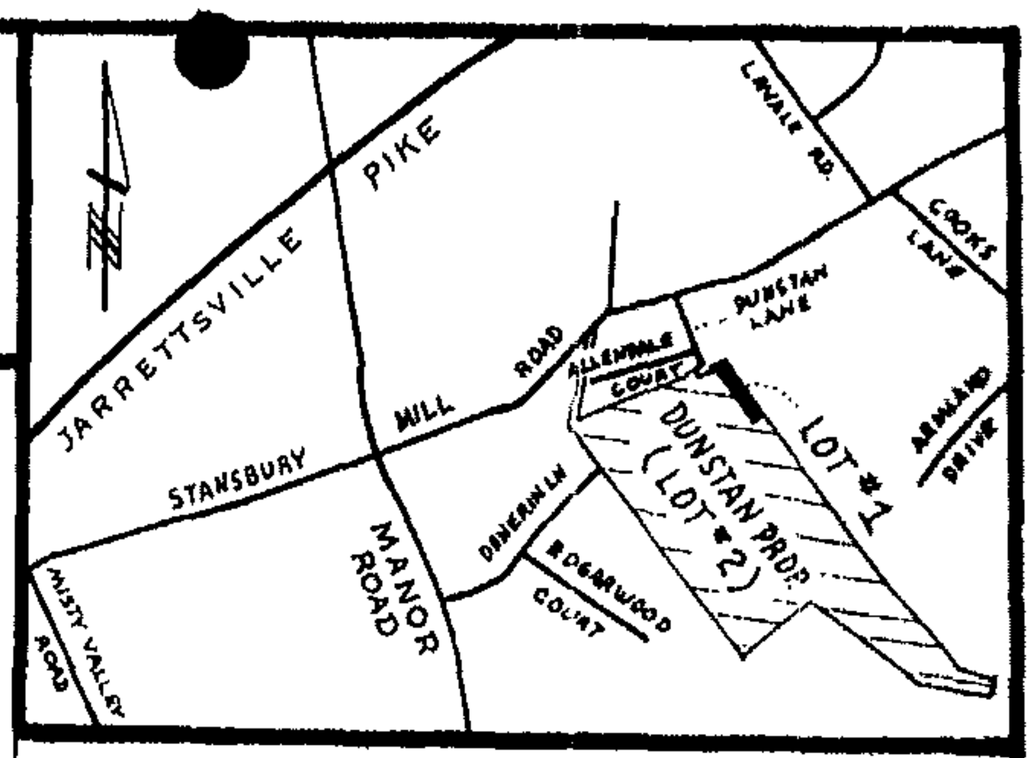
DATE _____ DIRECTOR _____

NOTES:

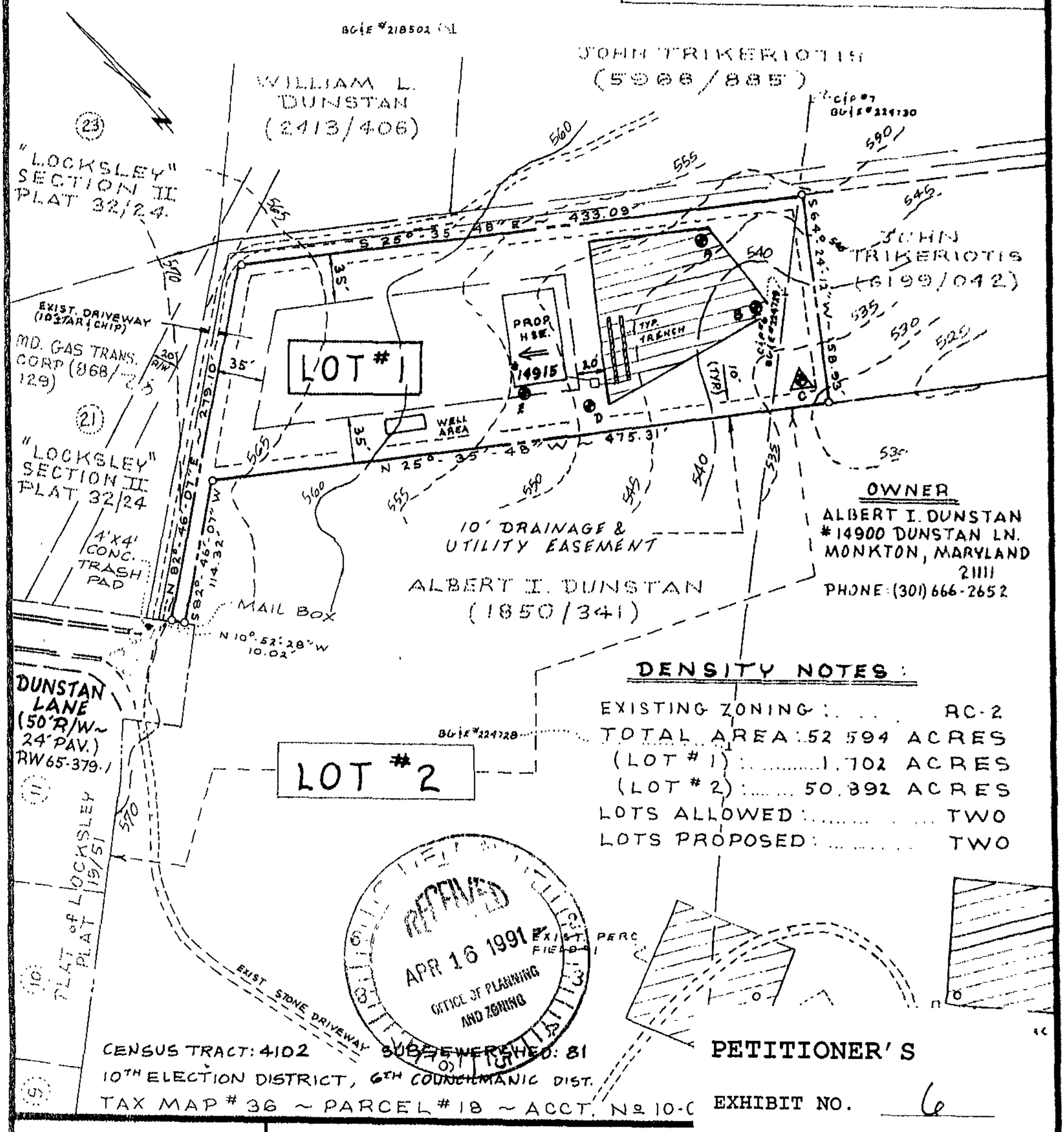
#1) THERE ARE NO UNDERGROUND TANKS EXISTING ON LOT #1.

#2) THIS PROPERTY IS SUBJECT TO SPECIAL HEARING CASE #90-294-SPH.

#3) SOILS TYPE (LOT #1)
(EhC2) = ELIOAK SILT LOAM
8 to 15% SLOPES, MODERATELY ERODED.




VICINITY MAP
SCALE: 1" = 2,000'




OWNER
ALBERT I. DUNSTAN
#14900 DUNSTAN LN.
MONKTON, MARYLAND 21111
PHONE: (301) 666-2652

DENSITY NOTES:

| | |
|---|---|
| EXISTING ZONING: | RC-2 |
| TOTAL AREA: | 52.594 ACRES |
| (LOT #1): | 1.702 ACRES |
| (LOT #2): | 50.892 ACRES |
| LOTS ALLOWED: | TWO |
| LOTS PROPOSED: | TWO |

RECEIVED APR 16 1991 OFFICE OF PLANNING AND ZONING

CENSUS TRACT: 4102 SUBSEWERSHED: 81
10TH ELECTION DISTRICT, 6TH COUNCILMANIC DIST.
TAX MAP #36 ~ PARCEL #18 ~ ACCT. № 10-0

PETITIONER'S EXHIBIT NO. 6

"ALBERT I DUNSTAN PROPERTY"

Mark L. Robel 1/3/91

Vitti, Robel and Associates, Inc.
ENGINEERING & SURVEYING
1717 York Road • Suite 2B Lutherville, Md. 21093
252-4552

Page 1 of 2
Date 1-3-91 (REV.)
Drawn M L R
Scale 1" = 100'

BALTIMORE COUNTY MD.

4/15/91

David L. Thomas
Trust Officer
4/15/94

PLEASE PRINT CLEARLY

CASE NAME 14901 DUNSTAN LANE
CASE NUMBER 06-203 SPH
DATE 11/29/05

# PETITIONER'S SIGN-IN SHEET

| NAME | ADDRESS | CITY, STATE, ZIP | E-MAIL |
|---|---|---|---|
| VINCENT J. MUSKUNAS SITE SURVEYING, INC. | 200 E. JOPPA RD. | TOWSON MD. 21284 | VJMMVM@AOL.COM |
| BEVERLEY TRIKERIOTIS | 14901 DUNSTAN LANE | MONKTON MD 21111 | |
| Patricia Trikeriotis | " " " | " " " | TrishTrikeriotis@ |
| michael Trikeriotis | " " " | " " " | Verizon.net |
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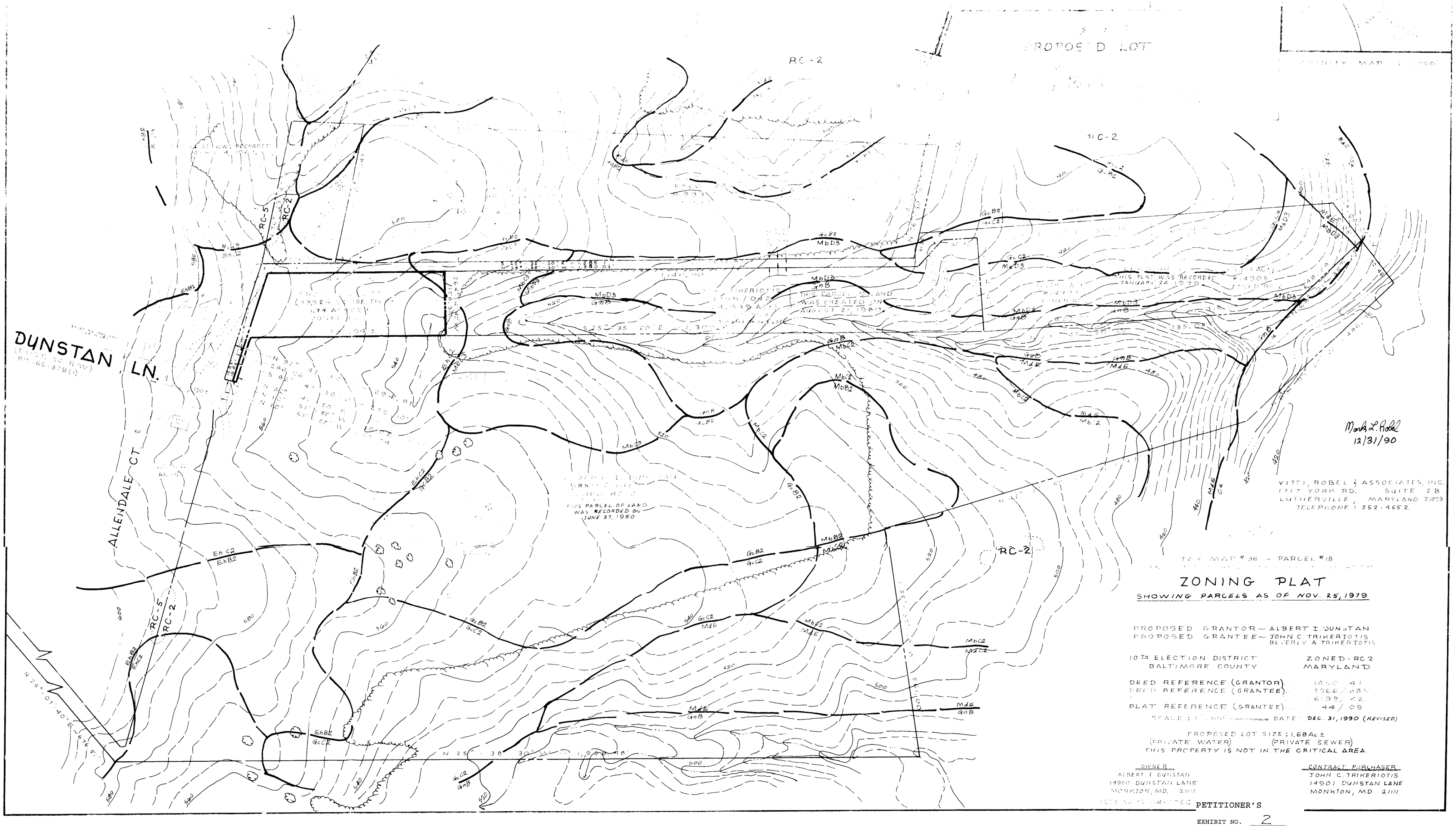
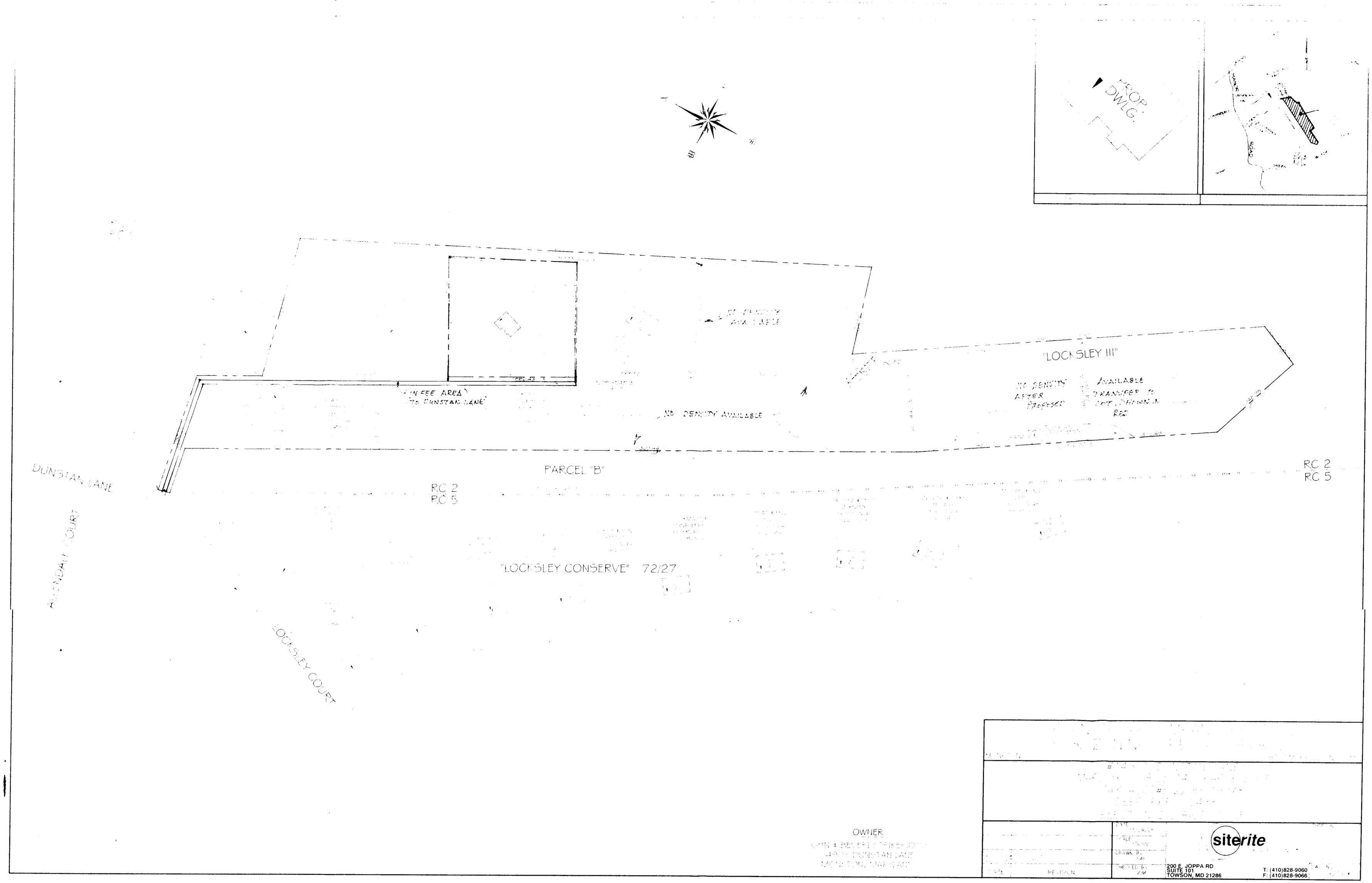



PETITIONER'S

EXHIBIT NO. 2




PETITIONER'S
EXHIBIT NO. 1