ORDER RECEIVED FOR FILING

Bate

By

IN RE: PETITION FOR ADMIN. VARIANCE

SE/S Blenheim Farms Lane, 500' E of the c/l

Blenheim Road

(27 Blenheim Farms Lane)

10th Election District 3rd Council District

Charles J. Daley, Jr., et ux Petitioners

- BEFORE THE
- * ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- Case No. 06-244-

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Charles J. Daley, Jr., and his wife, Carolyn Ann Daley, through their attorney, Lawrence E. Schmidt, Esquire. The Petitioners seek relief from Section 1A03.6.D of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 28 feet in lieu of the required 50 feet for a proposed garage addition and approval of an amendment to the Final Development Plan for Blenheim Farms, Lot 9, only. The subject property and requested relief are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

with the regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. Variance relief is necessitated due to the unique configuration and location of existing improvements on the property. As shown on the site plan, the Petitioners propose an expansion of existing living quarters on the south side of the home and construction of a garage addition thereto adjacent to the existing driveway. Due to the location of the existing dwelling and driveway, the proposed garage addition will be located within the required 50-foot setback from the western property line. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any opposition to the request. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale. Pursuant to the advertisement, posting of the property and public hearing on this

Based upon the evidence contained therein, I am persuaded that strict compliance

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 day of December 2005 that the Petition for Administrative Variance seeking relief from Section 1A03.6.D of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 28 feet in lieu of the required 50 feet for a proposed garage addition and approval of an amendment to the Final Development Plan for Blenheim Farms, Lot 9, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

> 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.

WJW:bjs

NO DE LES

ORDER REC

Date.

Ô

MAN, III Zoning Commissioner for Baltimore County



JAMES T. SMITH, JR. County Executive

December 2, 2005

WILLIAM J. WISEMAN III Zoning Commissioner

Lawrence E. Schmidt, Esquire Gildea & Schmidt, LLC 300 E. Lombard Street Baltimore, Maryland 21202

RE: PETITION FOR ADMINISTRATIVE VARIANCE

SE/S Blenheim Farms Lane, 500' E of the c/l Blenheim Road (27 Blenheim Farms Lane)

10th Election District – 3rd Council District
Charles J. Daley, Jr., et ux - Petitioners
Case No. 06-244-A

Dear Mr. Schmidt:

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

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

Very truly yours,

WIŞEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

cc: Mr. & Mrs. Charles J. Daley, Jr.
27 Blenheim Farms Lane, Phoenix, Md. 21131-2136
People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 27 Blenheim Farms Lane which is presently zoned R.C. 6

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

1A03.6.D - To permit a setback of ZB feet from the lot line in lieu of the required 50 feet and to amend the Final Development Plan.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

If or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be

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

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

Zoning Commissioner of Baltimore County

| Contract Purchaser/Less | ee: | | Legal Owner(s): |
|---|-----------------|------------------------|---|
| 1 | | | Charles J. Daley, Jr. |
| Name - Type or Print | | | Name - Type or Print |
| Signature | | | Signature Carolyn Ann Daley |
| Address | | Telephone No. | Name: Type or Print (). |
| City | State | Zip Code | Signature Høme: (410) 592-7867 |
| Attorney For Petitioner: | | | 27 Blenheim Farms Lane Work: (410) 454 2935 |
| Lawrence E. Schmidt | • | | Address Telephone No. Phoenix, MD 21131-2136 |
| Name Type or Print | <u> </u> | /// | City State Zip Code |
| Signature | M | | Representative to be Contacted: |
| Gildea & Schmidt, LLC | | | Lawrence E. Schmidt |
| Company | | | Name |
| 300 E. Lombard Street | | (410) 234-0070 |) 300 E. Lombard Street (410) 234-0070 |
| Address | | Telephone No. | Address Telephone No. |
| Baltimore, MD 21204 | | | Baltimore, MD 21204 |
| City | State | Žip Code | City State Zip Code |
| APublic Hearing having been for | mally demand | ded and/or found to | be required, it is ordered by the Zoning Commissioner of Baltimore County, this |
| day of day of, di Baltimore County and that the prope | that the | subject matter of this | s petition be set for a public hearing, advertised, as required by the zoning regulations |
| | orry pe reposie | м, | |

Affidavit in Support of Administrative Variance

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

27 Blenheim Farms Lane

| That the Affiant(s) does/do presently reside at | 27 Blenheim Farms I | Lane | |
|---|---|--|--|
| | Address | | |
| | Phoenix, MD 21131- | * | |
| That become an account the second second | • | State | Zip Code |
| That based upon personal knowledge, the followard variance at the above address (indicate hardship) | wing are the facts upo ip or practical difficult | on which I/we base the r ty): | equest for an Administrative |
| Based upon the irregular shape of the reference | ed property, we are pr | resented with a unique si | tuation. A strict application |
| of the Zoning Regulations would create an und | 400/ | e to juterio | r lagort and |
| con Figuration of exis | ting drivene | ey, Varence 1 | s nocossam |
| for poposed addition / | garage. | <i>)</i> // | |
| | | | |
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| That the Affiant/s) acknowledge(s) that if a fo | emal damand is fired | I A26 1/-> | • • • |
| That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide | additional information | ı, Amanı(s) will be requ 1. | red to pay a reposting and |
| α | , | α | |
| Signature | | ander Una | Nale |
| | Signa | ature () | |
| Charles J. Daley, Jr. | Car | olyn Ann Daley | |
| Name - Type or Print | Name - Type or | | |
| STATE OF MARYLAND, COUNTY OF BALTII | MORE, to with | | |
| I HEREBY CERTIFY, this 1) to day of | Detober | 2005 hoforo | me, a Notary Public of the |
| State of Maryland, in and for the County aforest | aid, personally appear | rea | the, a Notary Public of the |
| the Affights boroin personally brown and | Carolyn Ann Dal | ley | |
| the Affiant(s) herein, personally known or satisfiaw that the matters and facts hereinabove set to | factorily identified to reforth are true and corr | ne as such Affiant(s), ar rect to the best of his/her | nd made oath in due form of their knowledge and belief. |
| AS WITNESS my hand and Notarial Seal | | | |
| 10/11/05 | | Tracy J. Ste | (((|
| Date | Notary Publi | ic (/ | |
| | My Commis | sion Expires 5/31/0 | 18 |
| REV 09/15/98 | - | | |

Affidavit in Support of Administrative Variance

Address

City

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

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

27 Blenheim Farms Lane

Phoenix, MD 21131-2136

State

Zip Code

| That based upon personal knowledge, the following are the facts upon wh Variance at the above address (indicate hardship or practical difficulty): | ich I/we base the request for an Administrative |
|--|---|
| Based upon the irregular shape of the referenced property, we are present of the Zoning Regulations would create an undue hardship. | > interior levout and |
| contiguation de existingdrivent, v. | Witne in necessary |
| TO- MoroseD addition/garage. | |
| | |
| • | |
| | |
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| | |
| That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affia advertising fee and may be required to provide additional information. | ent(s) will be required to pay a reposting and |
| Signature Signature | rend Daly |
| Charles J. Daley, Jr. Carolyn A | Ann Daley |
| Name - Type or Print Name - Type or Print | |
| STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: | |
| I HEREBY CERTIFY, this 11 to day of October State of Maryland, in and for the County aforesaid, personally appeared | 2005, before me, a Notary Public of the |
| Charles J. Dalou Ir and Carolun Ann Dalon | |
| the Affiant(s) herein, personally known or satisfactorily identified to me as law that the matters and facts hereinabove set forth are true and correct to | such Affiant(s), and made oath in due form of the best of his/her/their knowledge and belief. |
| AS WITNESS my hand and Notarial Seal | |
| 10/11/05 Laca | d. Stevenson |
| Date Notary Public | |
| REV 09/15/98 | xpires <u>5/31/08</u> |
| | |



Contract Durchaearll accon-

of Baltimore County and that the property be reposted.

CASE NO. OG-ZUU. SPUL. Reviewed By REV 9/15/98 (To America FDP.) Est

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 27 Blenheim Farms Lane which is presently zoned R.C. 6

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

1A03.6.D - To permit a setback of 2 feet from the lot line in lieu of the required 50 feet and to amend the Final Development Plan.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

| Contract Purchaser/Le | ssee: | | <u>Legal Owner(s):</u> | | |
|-------------------------|--------------|----------------|--------------------------------|--------------|------------------|
| | | | Charles J. Daley, Jr. | | |
| Name - Type or Print | | Name | - Type or Print | | |
| Signature | | | Signature () Carolyn Ann Daley | ·· <u>··</u> | |
| Address | | Telephone No. | Name - Type or Print | Judan | |
| City | State | Zip Code | Signature / | Home | : (410) 592-7867 |
| Attorney For Petitioner | r <u>.</u> • | | 27 Blenheim Farms Lane | Work: | (410) 454 2935 |
| | | • | Address | | Telephone No. |
| Lawrence E. Schmidt | | . 1 | Phoenix, MD 21131-2136 | | |
| Name - Type of Print | 1/1/14 | City | State | - | Zip Code |
| Signature / Signature | S///II/ | | Representative to be Cor | ntacted: | |
| Gildea & Schmidt, LLC | | | Lawrence E. Schmidt | | |
| Company | | | Name | | |
| 300 E. Lombard Street | | (410) 234-0070 | 300 E. Lombard Street | | (410) 234-0070 |
| Address | | Telephone No. | Address | <u></u> | Telephone No. |
| Baltimore, MD 21204 | | | Baltimore, MD 21204 | | |
| City | State | Zip Code | City | State | Zíp Code |

that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations

Estimated Posting Date

Zoning Commissioner of Baltimore County

ZONING DESCRIPTION FOR 27 BLENHEIM FARM LANE

BEING KNOWN AND DESIGNATED as Lot 9, as shown on the Plat entitled, "Plat Three, BLENHEIM FARM" which plat is recorded among the Land Records of Baltimore County, Maryland, in Plat Book SM 66, Plat No. 47 (a copy of which is attached hereto as Exhibit 1). The improvements thereon being known as 27 Blenheim Farm Lane, Phoenix, Maryland, containing 4.65 acres located in the 10th Election District, 3rd Councilmanic District.

BEING the fee simple property which, by Deed dated May 3, 2005, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 21832, Folio 610 (a copy of which is attached hereto as Exhibit 2), was granted and conveyed by Michael A. Goff and Ann Marie Goff unto Charles J. Daley, Jr. and Carolyn Ann Daley.

| WESTERN CETT TIME TO SERVE THE TANK THE | CASHIER'S VALIDATION | |
|--|--|--|
| BALTIMORE COUNTY, MARYLAND OST CHESTON OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT DATE 11-03-CS ACCOUNT R.COLOGGESC FICH COLOGGESCON AMOUNT & TSO CS FICH COLOGGESCON AMOUNT & TSO CS FOR. POLL NO DATE STREET FROM CENTERED FOR. POR NO DATE STREET FROM CENTERED FOR NO DATE STREET FROM | DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER | |

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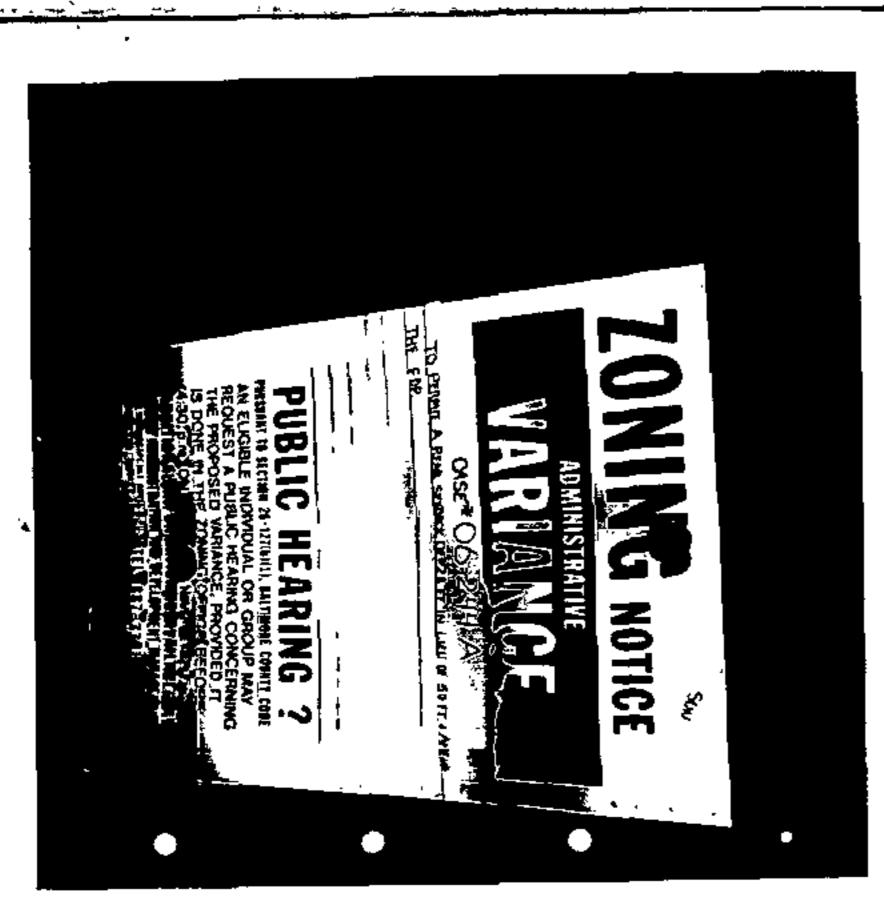
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CERTIFICATE OF POSTING

RE: Case No.: 06-244-A

Petitioner/Developer: CHARLES * CAROLYN DALEY Date of Hearing/Closing: //- 28-05 ATTN: Kristen Matthews {(410) 887-3394} 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: 27 BLENHEIM FARM LANE 11-13-05 (Month, Day, Year) Sincerely, 11-16-05. (Date) (Signature of Sign Poster) **SSG Robert Black** (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number)



Baltimore County Department of

County Office Building, Room 111

111 West Chesapeake Avenue.

Towson, Maryland 21204

Ladies and Gentlemen:

The sign(s) were posted on

Permits and Development Management

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

| Case Number 06- | 244 | -A & SPA To Addre | ess <u>2736</u> | ENHErm Hogo | u An |
|---|---|--|--|--|---|
| Contact Person: | Sorta | Please Print Your Name | • • | Phone Number: 410 | |
| Filing Date: | | | e: <u>U-13.0</u> 5 | Closing Date: | 11-78-05 |
| | | fice regarding the siner) using the case r | | inistrative variance | should be |
| reverse side reposting m is again res | of this form) ust be done of ponsible for a | and the petitioner is only by one of the sig all associated costs. | s responsible for n posters on the a The zoning notice | ers on the approved all printing/posting capproved list and the ce sign must be visional there through the second control of the sec | osts. Any petitioner ble on the |
| a formal re | quest for a p | | ise understand th | r owner within 1,000 hat even if there is closing date. | |
| commission order that to the commission order that the commission or the commission of the commission or the commission | er. He may: he matter be hin 7 to 10 da | (a) grant the requese set in for a public ays of the closing da | sted relief; (b) de hearing. You vertee to hearing. | the zoning or deposited receive written receive written the petition has been you by First Class may | elief; or (c) notification n granted, |
| (whether du commission changed giv | e to a neighter), notification | bor's formal reques on will be forwarded the hearing date, tim | t or by order of to you. The seep to the s | the zoning or deposign on the property was when the sign was ered sign must be for | uty zoning must be soriginally |
| | | (Detach Along Do | otted Line) | | · |
| Petitioner: This P | art of the Fo | rm is for the Sign P | oster Only | | |
| | | ADMINISTRATIVE, V | | | _ |
| Case Number 06- | 744A | Address | 27 B(Ex | Herm France | (ANG |
| | | | | lephone | |
| Posting Date: | 11-13-00 | -· > | Closing Date: | 11.28.05 | |
| | | | | FT. IN GOOFS | DFTE |
| Aucuo | Zete FDP | | | | |
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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: $OG-Z44 SP4Q$. |
| Petitioner: CHARIGE & CAROCUN DOCCO |
| Address or Location: 77 13 (62) Here: Francis Ro. |
| PLEASE FORWARD ADVERTISING BILL TO: Name: |
| Address: 400 E COMBARD 57 |
| Sv1te 1440 |
| Ba/10, MD 21202 |
| Telephone Number: 410-234-0070 |

Revised 7/11/05 - SCJ

Department of Permits 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

Lawrence E. Schmidt Gildea & Schmidt 300 E. Lombard Street Baltimore, Maryland 21204

Dear Mr. Schmidt:

RE: Case Number: 06-244-SPHA, 27 Blenheim Farms Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 3, 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

U. Callibal)

WCR: clb

Enclosures

c: People's Counsel Charles J. Daley, Jr. 27 Blenheim Farms Lane Phoenix 21131



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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management DATE: November 28,72005

NOV 3 0 2005

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZONING COMMISSIONER

SUBJECT:

Zoning Advisory Petition(s): Case(s) 6-244- Administrative Variance

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

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

Prepared By

Division Chief:

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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 November 14, 2005

Item Nos: 244,1245, 246, 248, and 249

DATE: November 23, 2005

RECEIVED

NOV 2 9 2005

ZONING COMMISSIONER

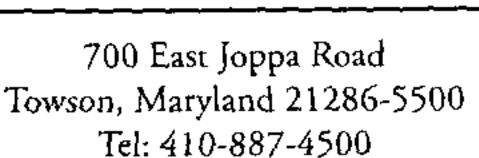
The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw

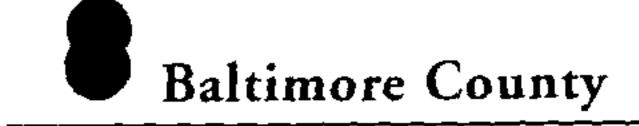
cc: File

ZAC-NO COMMENTS-11232005.doc

Fire Department







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 November 15, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 7, 2005

Item No.: 243 244, 245, 246, 247, 248, 249.

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.

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

Acting Lieutenant Don W. Muddiman Fire Marshal's Office 410-887-4880 MS-1102F

cc: File



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

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



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

JRA

Maryland Department of Transportation

Date:

RE:

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

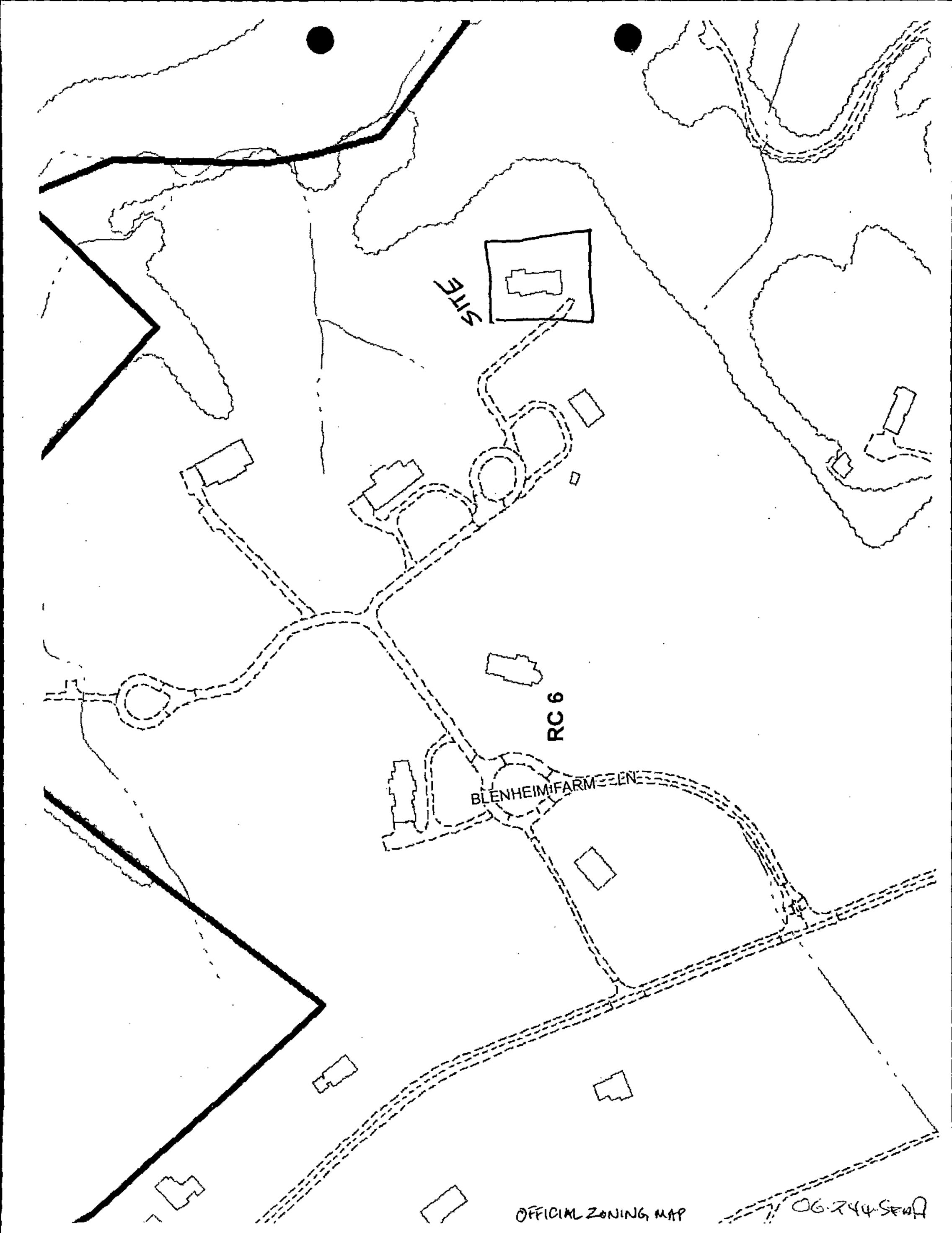
1. 1. Houth

Engineering Access Permits Division

11.15.05

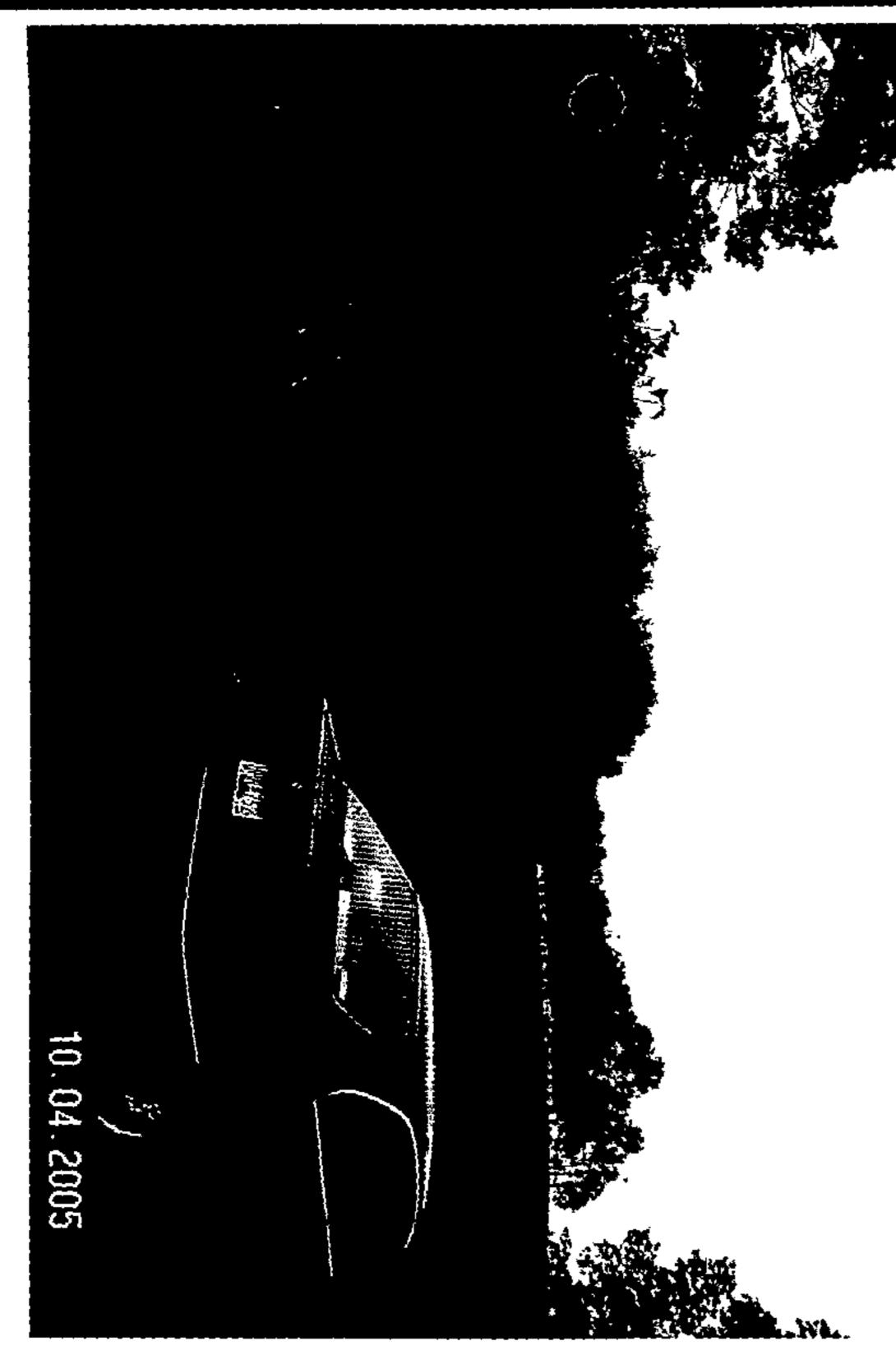
Item ?

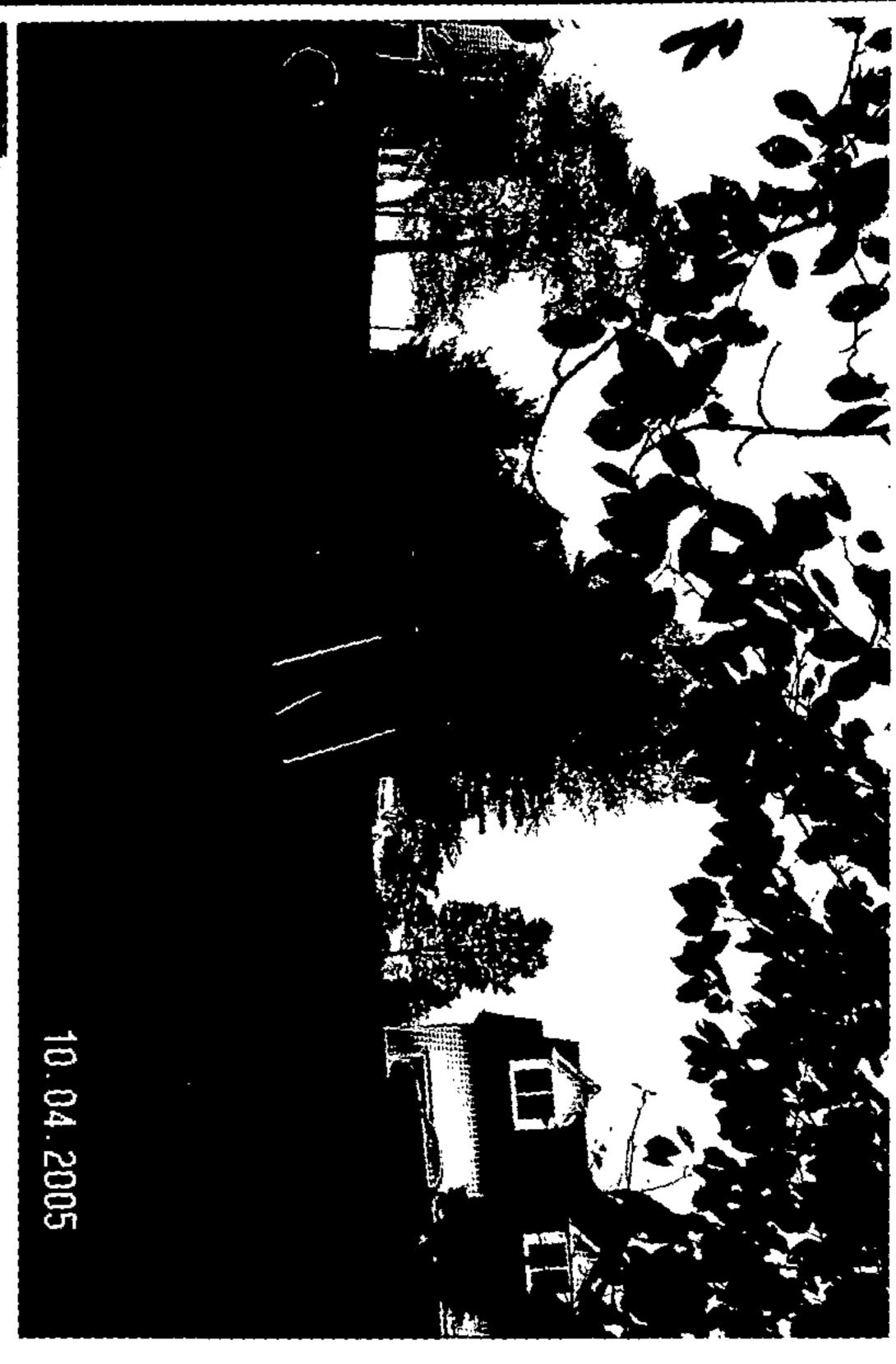
-91-



The pictures are as follows:

- #1 standing in the woods on the rear property corner looking up the property line between lot #9 (right) and lot #10. Where the BMW is parked is approximately start of the proposed new garage.
- #2 Side view impacted by the 29' setback.
- #3 View from property line which would be looking directly into new garage.
- #4 View from where bedroom addition would be facing. neighbors house / garage faces us, and is behind trees.
- #5 View from existing garage looking into proposed garage (driver side of BMW would approximately be the start of new garage).
- #6 Side property line view towards main house.
- #7 View down driveway.
- *#8 View from second roundabout showing lot #9 / left and lot #10 / on right.
- #9 View from side property line towards proposed new addition.

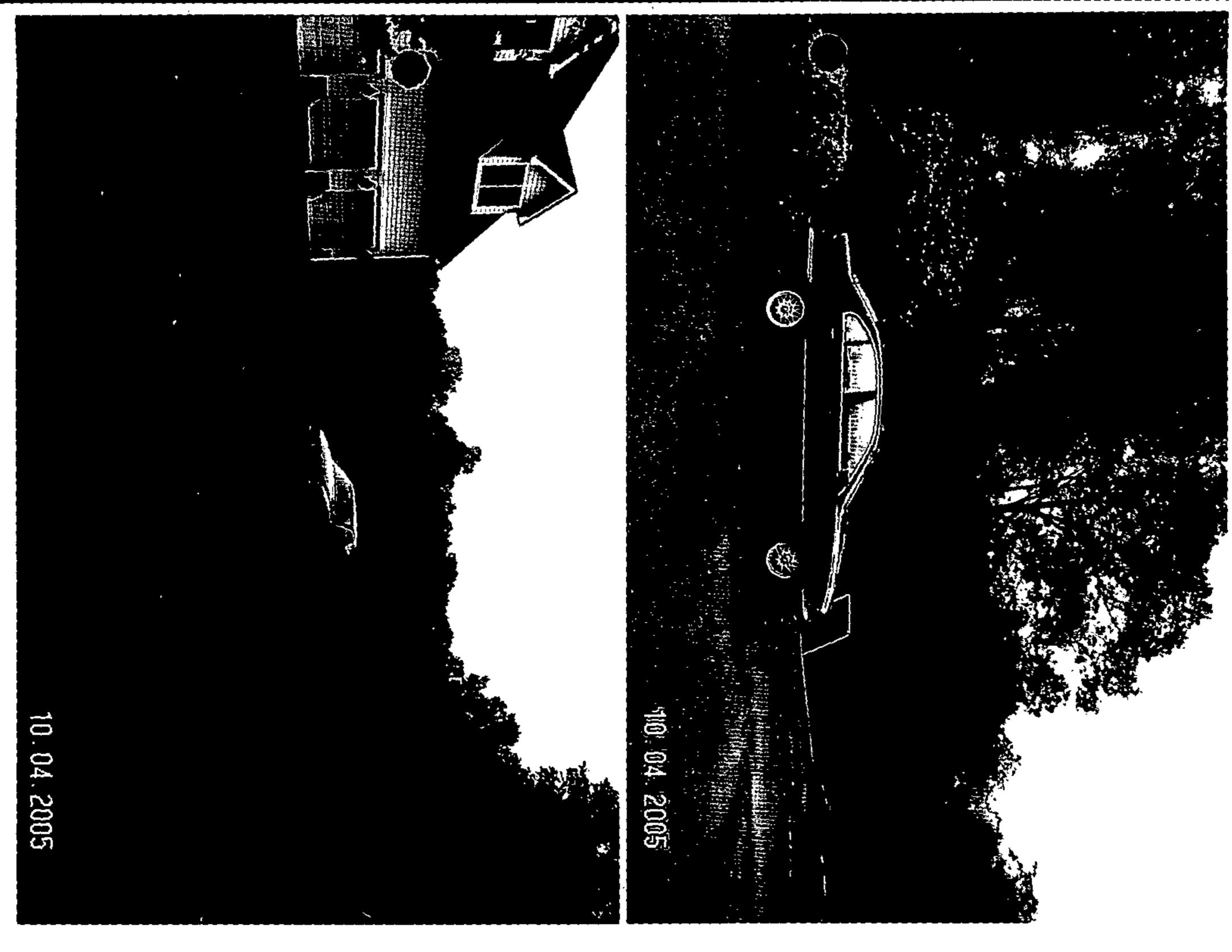




SKD / DOLEH RES.



36-244-StruA



GKD/DOLEY PES,



OC ZCHESTAN



GRD/DOLEH RES,



OC-ZYY SPAA

The Security Title Guarantee Corporation of Baltimore File No. 05-3054

Tax ID # 10-2200018440

This Deed, made this 3rd day of May, 2005, by and between MICHAEL A. GOFF and ANN MARIE GOFF, parties of the first part, Grantors; and CHARLES J. DALEY, JR. and CAROLYN ANN DALEY, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of ONE MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$1,250,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said CHARLES J. DALEY, JR. and CAROLYN ANN DALEY, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

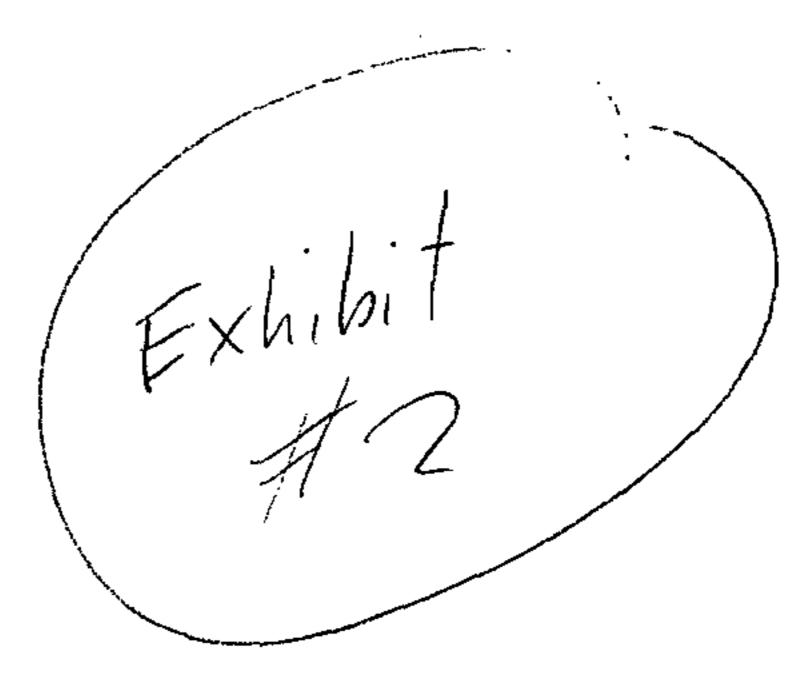
BEING KNOWN AND DESIGANTED as Lot 9, as shown on the Plat entitled, "Plat Three, BLEINHEIM FARM" which plat is recorded among the Land Records of Baltimore County, Maryland, in Plat Book SM 66, Plat No. 47. The improvements thereon being known as 27 Bleinheim Farm Lane, Phoenix, Maryland.

BEING the fee simple property which, by Deed dated June 10, 1997, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 12233, Folio 277, was granted and conveyed by Cher-Chris Construction Company Inc. unto Michael A. Goff and Ann Marie Goff.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said CHARLES J. DALEY, JR. and CAROLYN ANN DALEY, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's 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.



As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

{Seal}

{Seal}

Michael A. Goff

Ann Marie Gof

STATE OF MARYLAND, COUNTY OF _

I hereby certify that on this 3rd day of May, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid personally appeared Michael A. Goff and Ann Marie Goff, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

SANDRA P. JONES

Notary Public Cecil Voterry, Public

Many commission expires:

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Attorney W. Charles Rugers H

AFTER RECORDING, PLEASE RETURN TO: The Security Title Guarantee Corporation of Baltimore 7939 Honeygo Boulevard 🔍 Suite 205-206 White Marsh, MD 21236

AFFIDAVIT AS TO TOTAL PAYMENT PURSUANT TO SECTION 10-912(B)(2) OF THE TAX-GENERAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND

File Number: <u>05-3054</u>

Property: 27 Blenheim Farm Lane, Phoenix, MD 21131

The undersigned make(s) oath, in due form of law and under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland (the "withholding law"):

- 1. I/we am/are the transferor(s) of that real property described in the accompanying deed (the "property").
- 2. I/we have examined the settlement statement prepared in connection with the transfer of the property, including both the gross amounts due to me/us and the listing of expenses and adjustments which result in a reduction in the net proceeds due to me/us.
- 3. With respect to the determination of "total payment," stated below, for the purpose of the withholding law:
 - (a) The "total payment" includes the fair market value of any property transferred to me/us as part of the sale.
 - (b) In calculating the deductions from gross proceeds, "debts incurred in contemplation of sale" (meaning debts secured by the property that were incurred within 90 days of the sale, such as loan funds received from a financing or a previous or new line of credit within the past 90 days prior to the sale of the property) were not deducted from gross proceeds.
 - (c) In calculating the deductions from gross proceeds, only my/our expenses arising out of the sale or exchange of the property have been deducted.
- 4. The amount of "total payment" for the purpose of the withholding law is \$______

Dated this 3rd day of May, 2005.

Michael A. Goff

Ann Marie Goff

STATE OF MARYLAND, COUNTY OF

. to wit:

Sworn and subscribed to before the undersigned this 3rd day of May, 2005.

SEAL:

NOW NOW DESIGNATION

Maryland

0021832.613

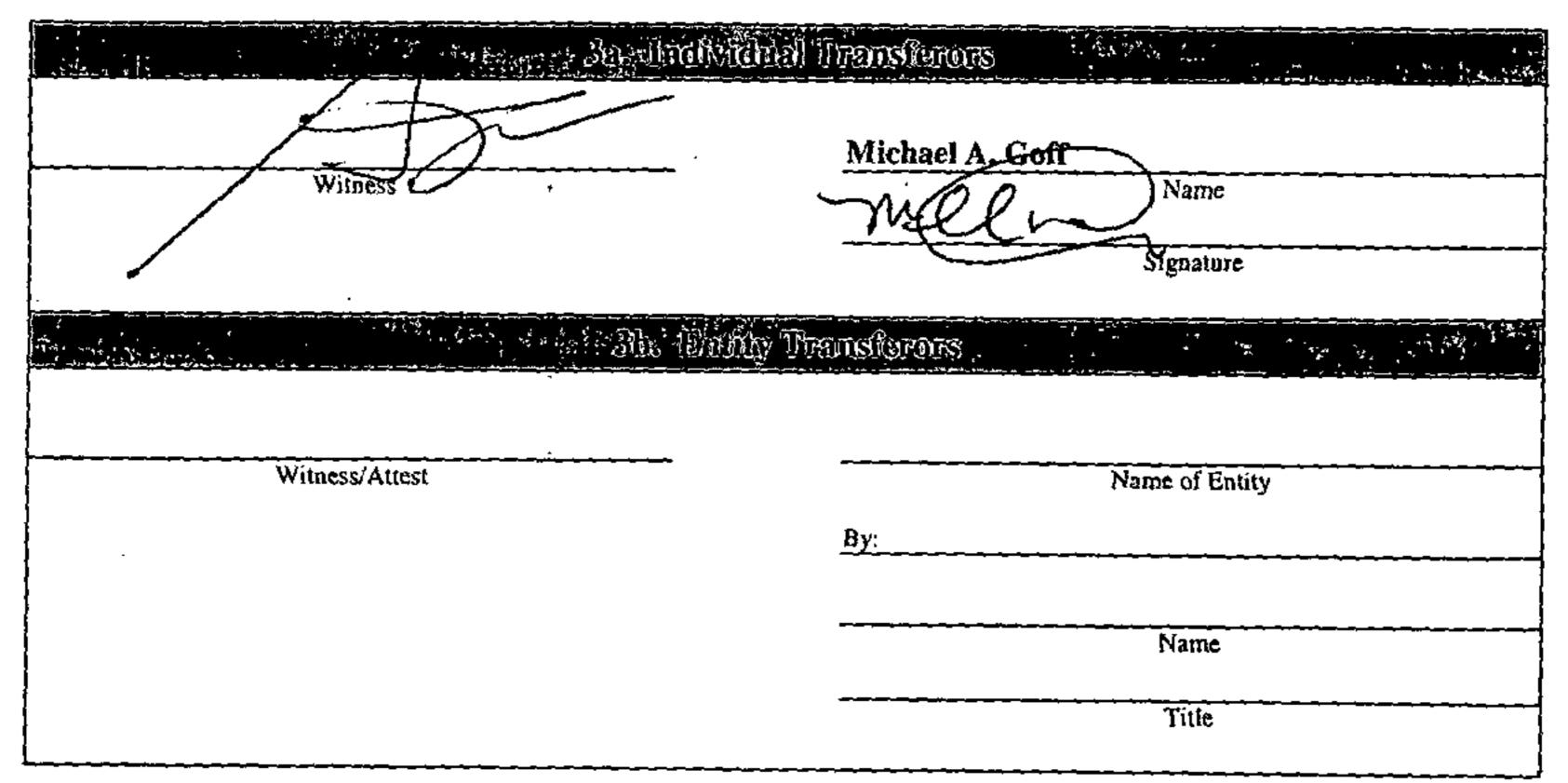
CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF MARYLAND REAL ESTATE

AFFIDAVIT OF RESIDENCY OR PRINCIPAL RESIDENCE

File Number: <u>05-3054</u>

| Based on the cert Maryland's Tax (other instrument not apply when | ification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of General Article. Section 10-912 states that certain tax payments must be withheld when a deed of that affects a change in ownership of real property is recorded. The requirements of § 10-912 dea transferor provides a certification of Maryland residency or certification that the transferred insferor's principal residence. |
|---|--|
| Name of Transferor | Michael A. Goff |
| | 20 Rusan for Examption |
| Restitute Sinting | I, Transferor, am a resident of the State of Maryland. Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article. I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf. |
| Principally Residence | Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121. |

best of my knowledge, it is true, correct, and complete.



Title

CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF MARYLAND REAL ESTATE

AFFIDAVIT OF RESIDENCY OR PRINCIPAL RESIDENCE

File Number: 05-3054

| Property: 27 B | lenheim Farm Lan | ie, Phoenix, MD 21 | 131 | <u> </u> |
|--|--|--|---|--|
| Maryland's Tax other instrument not apply when | General Article. Sec that affects a chang | ction 10-912 states t ge in ownership of t les a certification o | hat certain tax paymented that property is recorded | hholding requirements of § 10-912 of its must be withheld when a deed of ed. The requirements of § 10-912 do or certification that the transferred |
| | | nestantill of | in Univernation | |
| Name of Transferor | | Ann M | arie Goff | |
| | | 2. Rosson (| de likempitan | |
| Residenti Sindus | ☐ Transferor | or, am a resident of the is a resident entity u | he State of Maryland. Inder § 10-912(A)(4) of | f Maryland's Tax General Article. ign this document on Transferor's |
| Principall | _ | am no longer a residence as defined in | | f Maryland, the Property is my |
| - | | certify that I hau | | declaration and that, to the |
| | | In Unificial | હોં મિસ્માફ્રીભુંબર્ | |
| | Witness | | Ann Marie Goff | Name |
| | | No. Bintity | ्रीप्रिकार्ध्वरिक्षार्थ्येत | |
| | | * | | |
| | Witness/Attest | | | Name of Entity |
| _ | | 1 | Ву: | |
| | | • | <u>. – . –</u> | Name |

to wit:

OWNER OCCUPANCY AFFIDAVIT

Charles J. Daley, Jr. and Carolyn Ann Daley, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

| WITNESS: | ر معرص | (SEAL) |
|---------------------------------------|----------------------|-------------|
| As to All | Charles J.Daley, Jr. | |
| | Camelen and B | Lalex |
| | Carolyn Ann Daley | (SEAL) |
| · · · · · · · · · · · · · · · · · · · | n · | |

STATE OF MARYLAND,

I HEREBY CERTIFY, that on this 3rd day of May, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Charles J. Daley, Jr. and Carolyn Ann Daley, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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

SAMP Public

Olary Public

Macula County.

Macula M

State of Maryland Land Instrument Intake Sheet

Baltimore City | X | County: Baltimore

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

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

| | TALECEIPT | HINDER F | | 7 | Date | 5-09-04 | 2 | 05-3054 |
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| | puetynek _k yhnod | Trifferninalityenincation [] A | Assessment | Mhole | [] Part** | TransPro | <u></u> | |
| | | X Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no Assessment Use, Only - Do; Not Write; Below This Une - Corded, no | | | | | | |
| | | } | | | 100 | -4. 1 C | | |
| | | Assessment Yes | | | | roperty? If yes, i | | |
| | | X Yes | • | | | | principal residence? | |
| | | 11 IMPORTANT: BOTHET | HE ORIGINAL DEE | EDMND A:PH | OTOCOPY!M | IUST ACCOMPA | <u> </u> | |
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| | Contact/Mail | Name: Security Title Cu | aronton Carrantia | _ | | | Hold for Picks | מנ |
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| | То | Carolyn Ann Daley | Ne Ne | w Owner's (G | _ | <u> </u> | | |
| | Transferred | Charles J. Daley, Jr. | | | William C. W. Charles | Rogers, Jr. Rogers, III | | |
| 78 5 | | - Turi pri e a - 3 a g | ntec(s) Name(s) | | | | Grantee(s) Name(s) | |
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| | | Doc. 1:-: Owner(s) of Recor | diif Different from C | Grantor(s) | Doc. | 2=:Owner(s);of-Re | cordail Different fron | Crantor(s) |
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| | Transferred | Ann Marie Goff | | <i></i> | Carolyn An | | | |
| 羽旅 | | Michael A. Goff | The Cal transfer Sec. | | Charles J. I | | - The second of | |
| ************************************** | | If Partial Conveyance, List Impr | ovements Conveyed: | | | Doc 22 | Grantor(s) Name(s) | |
| | Section 3-104(g)(3)(i). | 167 | | NI/A A | _ | | | 0.0(|
| | Real Property Article | Partial Conveyance? Yes | No Descri | iption/Amt. of | SqFVAcreage ' | Fransferred: | N/A | |
| | with the priority cited in | Residential X or Non-Reside | | imple { X } or (| | | Amount: \$N/A | |
| | characters will be indexed in accordance | | | | | | | The state of the s |
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| | applicable information. | 27 Blenheim Farm Lane, Pho | | L1-> | The Think Street | Control of the Contro | The state of the s | |
| | submission of all | Location/Address of l | | eyed (2) | 100 | | | |
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| | Property | Súbdivision | | Lot (3a |) Block(3t |) & Sect/AR(Be) | Reference Services | (EUAcreage(E)) E.u. |
| See 1 | Description of | 10-2200018 | 3440 1 | 2233/277 | | | | 经期间间 |
| 16 | | District Property Taxill | No.(1) Grant | or Liber/Folio | 4 | Map a - | ParceliNo 300 | |
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| | | Other | \$ | | \$ | | Aga Fax/Othe | IR JACON TO SERVICE SE |
| | | County Transfer Tax | \$ 18,420 | | - s | 0.00 | THE REAL PROPERTY. | |
| | | State Recordation Tax State Transfer Tax | \$ 6,250 | | -\ <u>\$</u> | 0.00 | C.B.(Credit: | |
| | Fees | Surcharge State Recordation Tax | \$ 6,250 | | | 0.00 | | |
| | - | Recording Charge | <u>i</u> | 0.00 | | 40.00 0.00 | Jax Bill: "5 | |
| 1.58 | | Amount of Fees | | ical: | • | | Agentia. | |
| | <u> </u> | Full Cash Value | \$ 1,250,000 | | | DUE | The Transport of the Administration of the | |
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| | Calculations | Other: | <u> </u> | _ , | | mption Amount | كالنبي كالربيب المشنية ويسمن والمسار | |
| | Consideration and Tax | Any New Mortgage Balance of Existing Mortgag | | | | | | |
| | Camadala | Purchase Price/Consideration | \$ 1,250,000 \$ 1,000,000 | | | | cordation)Tax(Considerate | TENTO IN THE STATE OF THE STATE |
| JAY" | | Consideration | | mount | | | ce Office Use Only | |
| | Cite or Explain Authority | County Transfer | | | ··· • | | May 199, 2005 | 92:54 Pg |
| 1 | (if Applicable) | State Lransfer | | | | | SH CR | Blk # 1498 |
| *3* | Tax Exemptions | Recordation 77 | , Lengin [4] | | | | Kept 9A02 | Rcpt # 4897 |
| 2 | Conveyance Check Box | X Improved Sale Arms-Length [1] | Arms-Length [2] | · · | Length [3] | Length Saie | (9) TOTAL | 6,239.00 |
| (3:0 st | | 2 Deed of Trust X Improved Sale | Lease Unimproved Sale | Multip | ie - | Not an Arm | TAV OTATE | 6,250.00 |
| | of instruments | 1 Deed of Trust | Mortgage Lease | Other | } | Other | RECORDING FEE | 20.00 |
| 世) | Type(s) | Check Box, If A | | | 1977 - S. A.J. A. | | THE FD SINE \$ | 20.99 |

