

IN RE: PETITION FOR VARIANCE

S/Side of Greenspring Valley Road, 607 1/4'
of c/l of Stevenson Road
3rd Election District
2nd Councilmanic District
(1925 Greenspring Valley Road)

Peter deWolf Smith
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
• CASE NO. 06-271-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Peter deWolf Smith. The variance request is for property located at 1925 Greenspring Valley Road in the Stevenson area of Baltimore County. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached accessory structure (garage) with a height of 18' to be located in the side yard in lieu of the required 15' height and rear yard respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated December 13, 2005 which indicated that the principal structure on the property, the Stevenson Methodist Church, is on the Baltimore County Register (Maryland Historic Trust Inventory) and is a contributing property to the Greenspring Valley National Register Historic District. Consequently, the Planning Office requested photographs, elevation drawings and a vegetative buffer between the proposed garage and the adjacent dwelling at 10623 Stevenson

ORDER RECEIVED FOR FILING

Date 1-5-06

By [Signature]

Road prior to approval. Also of note is the fact that 10623 Stevenson Road was granted a variance for an addition located in the side yard in Case No. 05-349 A.

A letter was consequently sent to the Petitioner requesting additional information be sent to the Planning Office. Apparently, sufficient additional information was subsequently supplied to the Planning Office such that on December 30, 2005 a revised comment from the Planning Office indicating that Office's approval of the request.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 4, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In this case, the Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the revised Planning Office comment, and information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

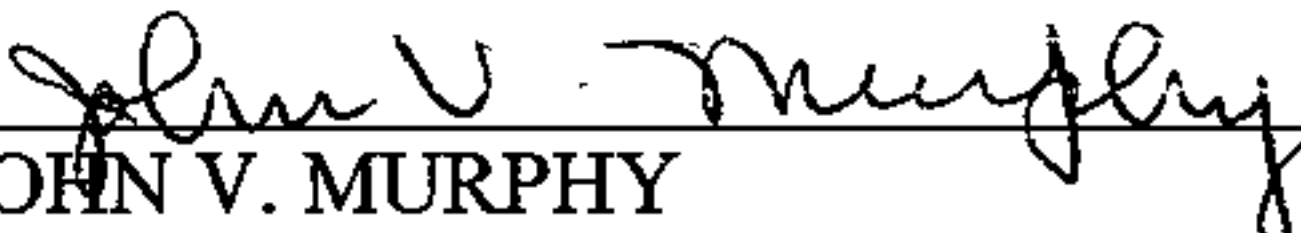
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 5 day of January, 2006, that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a detached accessory structure (garage) with a height of 18' to be located in the side yard in lieu of the required 15' height and

ORDER RECEIVED FOR FILING
Date 1-5-06
By [Signature]

rear yard respectively, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

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, and
2. The Petitioners or subsequent owners shall not allow or cause the accessory structure to be converted into a dwelling unit and/or apartment. There shall be no sleeping quarters, living area, kitchen or bathroom facilities in the structure. In addition, the accessory structure shall not be used for commercial purposes.

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING
Date 1-5-06
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 5, 2006

Peter deWolf Smith
1925 Greenspring Valley Road
Stevenson, Maryland 21153

Re: Petition for Administrative Variance
Case No. 06-271-A
Property: 1925 Greenspring Valley Road

Dear Mr. Smith:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1925 GREENSPRING VALLEY Rd
which is presently zoned RC2

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) 400.1, 400.3 (BC2K)

TO PERMIT A DETACHED ACCESSORY STRUCTURE WITH A HEIGHT OF 18' TO BE LOCATED IN THE SIDETYARD IN LIEU OF THE REQUIRED 15' HEIGHT AND REARYARD RESPECTIVELY

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/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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 15 day of Nov that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-271-A

REV 10/25/01

Reviewed By LTW Date 11/22/05

Estimated Posting Date 12/4/05

Date 1-5-06
By [Signature]

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.

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

1925 GREENSPRING VALLEY ROAD
Address
STEVENSON MD 21153
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See Attached

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of NOVEMBER, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PETER deWOLF SMITH
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

11/1/08

RE: 1925 GREENSPRING VALLEY ROAD

Attached to Petition For Administrative Variance

The following are the facts upon which I/we base the request for an Administrative Variance at 1925 Greenspring Valley Road.

I specifically request the Zoning Commissioner's exercise of his/her powers under Section 26-127(b) of the Baltimore County Code.

My house was formerly a Methodist church, and has never had any sort of garage on the property. As of late 2001, I converted the church into my home. Since 2001, in anticipation of building a garage as currently proposed, I have entirely removed the church's former gravel parking lot (which used to be situate about 100 feet east of the structure) and have installed a concrete driveway and parking area on the west and south sides of the building. This, in anticipation of building the garage. As permits have been issued, I have voiced each time that I intended to place a garage to the south of the structure. In the interim, my cars have been parked in the open, exposed to the elements. There's no cover available to them. This is a constant issue; even more so when there's rain, snow, and/or ice. To the best of my knowledge, mine is the only house in the area without a garage.

I now have found a builder – after much searching – who can build the garage if its erection is begun quickly. At the time that plans were drawn, the builder's stated belief was that there would be no problem with the permitting process. However, when I got to the Baltimore County Zoning Office on October 31st I was advised that I would need to apply for an administrative variance. Thus, the attached.

The garage is planned and proposed to be situate south of my church building, with its southernmost wall approximately 10 feet from my southernmost property line. It is proposed to be set back 5 feet from the front (westernmost) wall line of my house. There will be a concrete walkway approx. 5' wide between the northernmost wall of the garage and the southernmost wall of my house, allowing pedestrian access to the rear of the property.

Placing the garage anywhere else on the property would present a very real and demonstrable hardship. The reasons follow:

1. My house receives an incredible amount of runoff from the Stevenson Road hill, to the northwest of my property. In rain, water pools heavily in a large depression immediately east of the easternmost edge of the proposed garage. To build in that area would be to invite flooding in the garage on a regular basis. In wintertime, that same low area invites substantial ice. To backfill the depression would cause the runoff water from Stevenson Road hill to attack the foundation of my house, which is stone and which already leaks substantially. With the amount of water which runs off, I would expect –

realistically – that some heavy rains could result in water in my basement measured in feet; not inches. Due to the incessant dampness in my basement (which is approximately 60% unfinished, dirt floor) even now, the new garage, if permitted, will finally allow me to store more perishable wooden lawn furniture and other possessions which are mildew-prone in a much drier environment. Beyond the depression to the east of the proposed garage, there is a stand of mature black walnut trees, which would preclude installation of a driveway in that area or direction.

2. I am advised by the Zoning Office that I would most probably be allowed to build a garage immediately without the need for an administrative hearing if it were to be built in the rear third of my property. My lot is 607 feet long. It is entirely impractical, and would present a real and demonstrable hardship, were I to be required to build the garage hundreds of feet from my home.

3. The garage is proposed to be situate near entry doors to my house. Were the garage to be built to the east of my house, there would be no ready access to an entry door to the house without my walking all the way around the building. This, again, is an impractical solution, and would present a real hardship.

4. The garage cannot be built to the north of the building, as that side fronts very close to Greenspring Valley Road. Too, there are mature maple trees lining that side of the building, entirely filling the narrow strip between the road and the building.

5. To build the garage in the middle of my front lawn (on the western side) would be impractical, unsightly, and would most certainly be most offensive to my neighbors and to the character of the building.

6. My house is a prominent structure in the Greenspring Valley; perhaps the most visibly prominent. I have gone to great lengths to keep the property neat, clean, and well-manicured. I have, in fact received absolutely nothing but compliments about how I've maintained the integrity and character of the property. When I bought the property from the Board of Trustees of the Stevenson United Methodist Episcopal Church in 2001, I readily agreed to submit plans for exterior alterations to the improvements which would require issuance of a building permit to the Trustees for approval. This covenant was included to ensure that the Trustees would have some degree of say in what I did to the building in future. Although I suppose that one could take the stance that a detached garage does not constitute "an exterior alteration to the improvements", indeed I did advise the Board of Trustees of my plans to build this garage. I attach a copy of a letter countersigned by Carl F. Beall, Chairman of the Trustees, evidencing the Trustees' approval of my garage plan.

7. My neighbors to the south, Edward and Megan Kenny, executed a Declaration of Covenants and Restrictions (copy attached), dated March 2, 2005. This Declaration was made part of a Findings Of Fact And Conclusions Of Law document filed in Baltimore County Zoning Case 05-349-A. By the Declaration, my next-door neighbors, as per Paragraph No. 6, have agreed not to oppose my construction of a garage.

8. Both Edward and Megan Kenny , my adjoining neighbors to the south, and 1903, LLC, my adjoining neighbor to the east, have, in November of 2005, specifically agreed in writing to the proposed garage. These constitute all neighbors whose properties adjoin mine. (Mine is a corner lot.) Their written approval is submitted herewith. Each neighbor reviewed the same garage plans as have been submitted to the County.

9. Nobody who has heard of my garage plans over the last couple of years – and there have been many among the neighbors – has indicated any disapproval or objection.

10. The height of the garage is proposed at 18'; in lieu of 15'. This is the result of the plans having been drawn so that the pitch of the garage's roof will be the same as the pitch of the roof on the church, so as to make the buildings match. This was an important facet of my proposal to the Church Trustees. The proposed garage would not at all be out of proportion to the existing building: The existing Church tower is approximately 45' tall, with the roof peak but a few feet lower. It should be noted that the garage plans exhibited to my neighbors (please see #8, above) clearly show the proposed 18' height.

11. I have walked my zoning application through all other County offices required. A copy is attached. Each office has signed off on the project. You'll note that John McGrain has signed off at the bottom of the form with the notation: "Free-standing garage – Ex-Church not on LPC list – OK to issue." This suggests that there are no issues from any historical standpoint.

And so I seek the County's permission to build this garage. Without it, I have no protection for my automobiles. Mine is the only property in the vicinity, to the best of my knowledge, which does not have a garage. The proposed garage is placed in the only possible location in which it is at all practically viable, as stated above. It will be built in keeping with the character and integrity of the neighborhood, and in style and format so as to match the existing building. Construction of the garage, as proposed, has been agreed upon by the owners of both adjoining properties. It has also been agreed upon by the Church Trustees whose sole interest lies in maintaining the integrity of the property.

Time is very much of the essence in this matter, as we are on the verge of winter and I have – after much time and effort – found a reputable builder who is able to do the project for me. If anything can be done to speed the approval process along, please so advise me.

Additionally, and based upon the foregoing, I reiterate my request that the Zoning Commissioner exercise his/her powers by virtue of Section 26-127(b) of the Baltimore County Code, so as to minimize the time required to post the variance request. If there is any other vehicle available to the Commissioner which would lessen the time requirements further, I would ask that consideration be given toward using any such vehicle.

Thank you for your attention, understanding, and consideration..

A handwritten signature in black ink, appearing to read "Peter deWolf Smith". The signature is fluid and cursive, with a large initial "P" and "S".

Peter deWolf Smith
1925 Greenspring Valley Road
Stevenson, Maryland 21153-0258
TELEPHONE:
Office: 410-752-7070
Home: 410-653-3577

ZONING DESCRIPTION FOR: 1925 GREENSPRING VALLEY ROAD

FOR THE SAME at a point on the South side of Greenspring Valley Road (formerly known of record as Joppa Road), which is 30 feet wide at the distance of 607 $\frac{1}{4}$ feet of the centerline of the nearest improved intersecting street, Stevenson Road (formerly known as Garrison Forest Road), which is 30 feet wide. Containing 2.00 acres +/- Also known as 1925 Greenspring Valley Road (formerly known as 10625 Stevenson Road), and located in the 3rd Election District, 2ND Councilmanic District.

Metes and Bounds Description (Same as recited in title deed 15640/001):

BEGINNING FOR THE SAME at a stone standing on the South side of Greenspring Valley Road (formerly called the Joppa Road), being also in the first line of the land conveyed by Margaret A. Skinner and husband to Annah D. Linton, dated November 3, 1894 and recorded in Liber L.M.B. No. 211, folio 77 & c, and running thence North 1 degree and 31 minutes East 15 feet to the center of said road, thence along the center of said road South 85 degrees and 50 minutes West 607 $\frac{1}{4}$ feet to the center of Stevenson Road (formerly called Garrison Forest Road), thence along the center of said road south 6 degrees and 6 minutes east 146 $\frac{1}{6}$ feet, thence North 85 degrees and 50 minutes East 587 $\frac{2}{3}$ feet to intersect the first line of the land conveyed to Annah D. Linton as aforesaid, and thence binding reversely on said first line North 1 degrees and 31 minutes East 131 $\frac{2}{3}$ feet to the beginning. Containing 2 acres, more or less, being the southeast corner of Greenspring Valley Road and Stevenson Road. The improvements thereon now being known as 1925 Greenspring Valley Road (formerly known of record as 10625 Stevenson Road).

Abbreviated metes and bounds description:

N. 01 31' E. 15 feet;
S. 85 50' W. 607 $\frac{1}{4}$ feet;
S. 06 6' E. 146 $\frac{1}{6}$ feet;
N. 85 50' E. 587 $\frac{2}{3}$ feet;
N. 01 31' E. 131 $\frac{2}{3}$ feet to the beginning.

#271

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 448188

DATE 11/10/02 ACCOUNT Payroll

AMOUNT \$ 65.00

RECEIVED FROM P. Charles Smith

FOR 62711 A

DISTRIBUTION Blue, Yellow, Green, Orange

PAID RECEIPT

BUSINESS ACTUAL THE

11/22/2002 11/22/2002 09/17/02

RECEIPT NO. 448188

DATE 5 329 200206 0000000000

OR NO. 448188

RECEIPT TOTAL 143.00

4.00 CR 170.00 CR

170.00 CR

170.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: **06-271-A**

Petitioner/Developer: **Peter
DeWolf Smith**

Closing Date: **12/19/05**

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

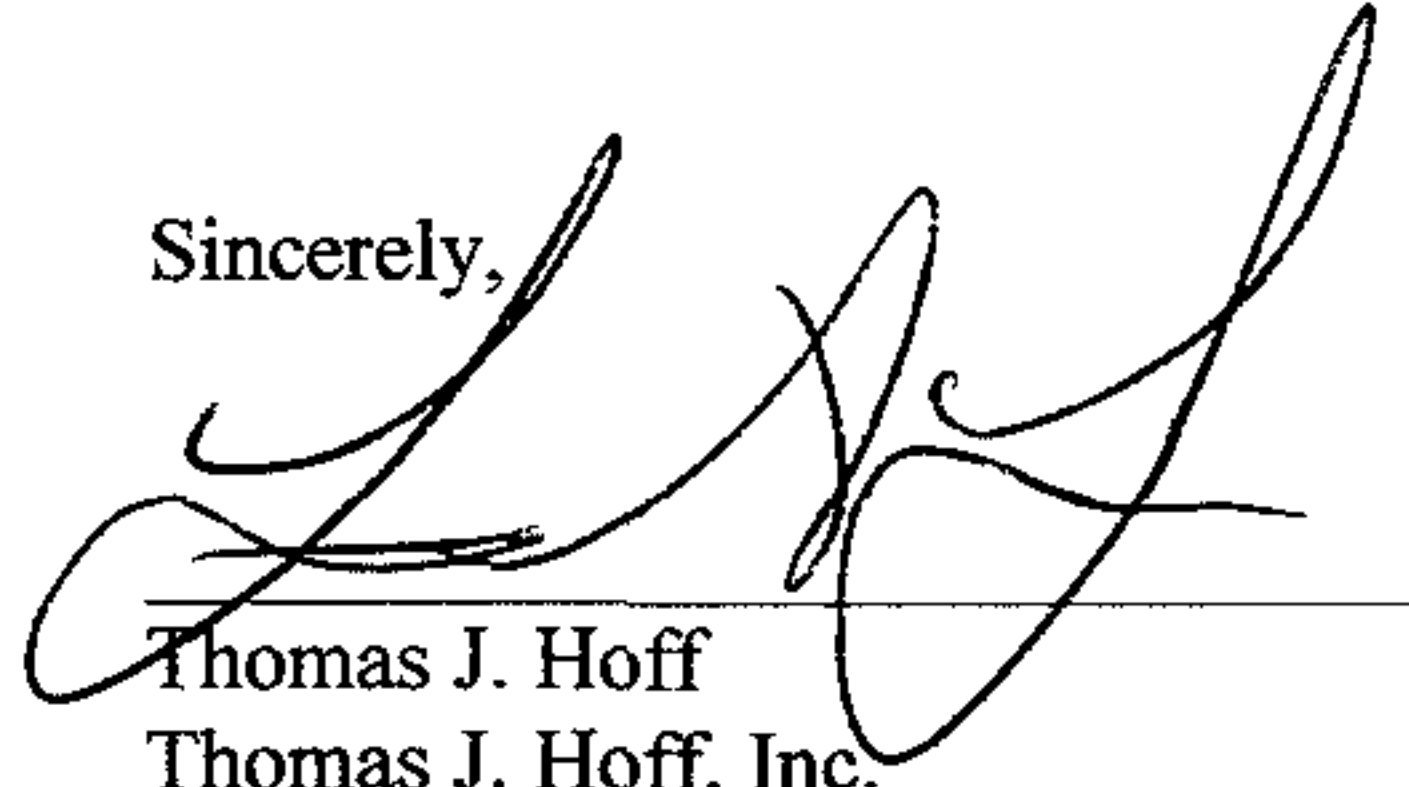
Attention: Ms. Kristen Matthews

Ladies and Gentlemen:

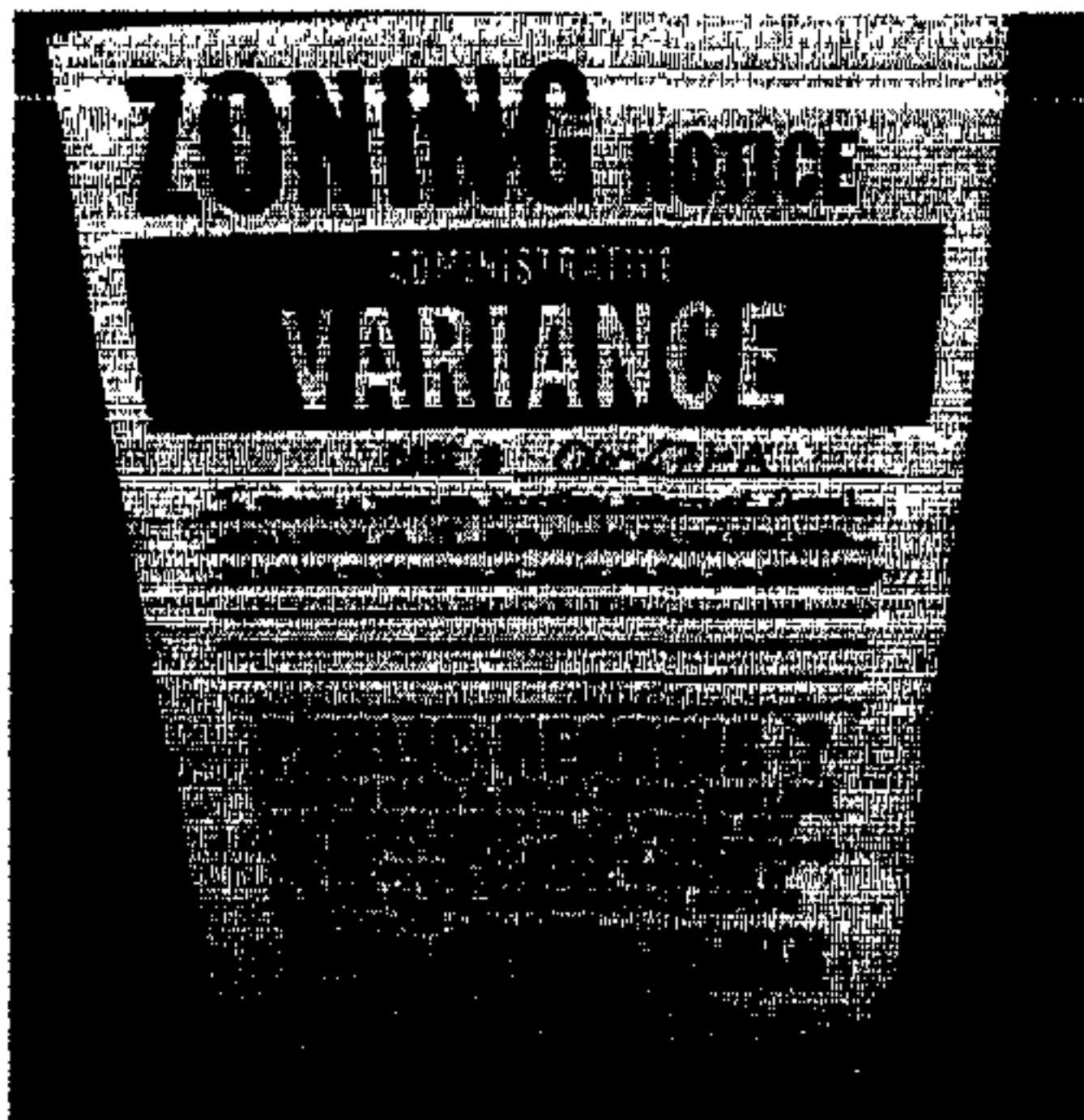
This Letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **1925 Greenspring Valley Rd.**

The sign(s) were posted on **12/04/05**.

Sincerely,



Thomas J. Hoff
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD 21204
410-296-3668



THOMAS J. HOFF, INC.
Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

12/08/05

Peter deWolf Smith
1925 Greenspring Valley Rd.
Stevenson, MD 21153

Invoice # 212

Posting for: 1925 Greenspring Valley Rd.

TERMS: DUE UPON RECEIPT

Posting for Zoning Variance

Amount Due: \$ 110.00

These signs were posted on 12/04/05
And will be removed 12/20/05

**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: 06-271-A

Petitioner: PETER deWOLF SMITH

Address or Location: 1925 GREENSPRING VALLEY ROAD
STEVENSON, MD 21153

PLEASE FORWARD ADVERTISING BILL TO:

Name: PETER deWOLF SMITH

Address: As Above

Telephone Number: 410-752-7070

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06-271-A

Address 1925 GREENSPRING VALLEY RD

Contact Person: LLOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/22/05

Posting Date: 12/4/05

Closing Date: 12/19/05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06-271-A

Address 1925 GREENSPRING VALLEY RD

Petitioner's Name PETER DEWOLF SMITH

Telephone (410) 752-7070

Posting Date: 12/4/05

Closing Date: 12/19/05

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE

WITH A HEIGHT OF 18' TO BE LOCATED IN THE SIDYARD
IN LIEU OF THE REQUIRED 15' HEIGHT AND REARYARD
RESPECTIVELY

WCR - Revised 6/25/04

**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*

December 19, 2005

Peter deWolf Smith
1925 Greenspring Valley Road
Stevenson, Maryland 21153

Dear Mr. Smith:

RE: Case Number: 06-271-A, 1925 Greenspring Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 22, 2005.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Fire Department

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



Baltimore County

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

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

December 7, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 28, 2005

Item No.: 265, 267, 271, 272, 273, 274, 275, 276, 277, 279, 280, 282, 283,
284, 285.

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 20, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For December 5, 2005
Item Nos. 251, 267, 271, 272, 273, 274, 275,
276, 277, 278, 279, 280, 282, 283, 284, 285

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-12202005 doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 9, 2005

RECEIVED

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

DEC 19 2005

SUBJECT: 1925 Greenspring Valley Road

INFORMATION:

Item Number: 6-271

Petitioner: Peter deWolf Smith

Zoning: RC 2

Requested Action: Administrative Variance

The property is historic. The existing principal structure is the Stevenson Methodist Church, which is listed on the Baltimore County Register (Maryland Historic Trust Inventory) as # BA-01612. It is also a contributing property in the Greenspring Valley National Register Historic District.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a detached accessory structure (garage) with a height of 18 feet in lieu of the maximum 15 feet to be located in the side yard of the property in lieu of the required rear yard, provided the proposed garage is compatible in design with the historic character of the Stevenson Methodist Church and the surrounding community.

To facilitate proper evaluation, petitioner should provide the following information to Karin Brown in the Office of Planning prior to the Zoning Hearing or Zoning Commissioner's order:

1. Photographs of all sides of the existing structure.
2. Photographs, as seen from Stevenson Road and Greenspring Valley Road, of all structures on the properties immediately abutting and across the street from the site.
3. Elevation drawings of all sides of the proposed garage, including detailed information describing the building materials.

*Karin Brown reviewed
and approved this
on Dec 30, 2005. upon
review on Dec 30, 2005.*

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



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

Maryland Department of Transportation

Date: 12.2.05

RE: Baltimore County
Item No. 271 LTM

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

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 23, 2005

Peter deWolf Smith
1925 Greenspring Valley Road
Stevenson, Maryland 21153

Re: Petition for Administrative Variance
Case No. 06-271-A
Property: 1925 Greenspring Valley Road

Dear Mr. Smith:

Your request for Administrative Variance has been given to me for review. Upon my review of your file, it came to my attention that the Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning is requesting additional information prior to my Order. I am enclosing a copy of this ZAC comment for your review.

Please provide this information to Karin Brown, Office of Planning, 401 Bosley Avenue, Room 406, Towson, Maryland, 21204, with a copy to myself at the above address. You may feel free to contact Karin Brown at 410-887-3495.

Thank you for your attention and cooperation in this matter.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:dlw
Enclosure

c: Karin Brown, Office of Planning

**Peter deWolf Smith
1925 Greenspring Valley Road
Stevenson, Maryland 21153**

October 26, 2005

Mr. Carl Beall

~~VIA FAX TRANSMISSION~~

By Hand

Dear Carl:

In past, you've indicated that you've no objection to my building a garage to the south of my house. I indicated that I intended eventually to do this when first I bought the property. I've found a builder who can get it built this Fall, but he's got a very limited window of availability and I'm going to need to commit to him almost immediately. As such, I'd like to verify your approval at your very earliest convenience. A countersignature on this letter faxed to my office at 410-752-7043 would suffice for my records.

I do not have building plans in hand yet, but can tell you that the garage will be just where I've previously told you that would be; i.e. situate on the concrete pad on which my Mercedes currently sits, and extending back easterly (toward the field) as needed. Its south wall will extend south of the existing concrete pad by about a foot; so that the south edge of the garage is very close to the existing telephone pole. As I understand it, the pole will be removed, and wires will be buried underground. The garage will be just shy of 20 feet wide, and its front (westernmost) façade will be set back a few feet from the line of the front wall of the church. The building will be of wood, painted or stained the same color as the stain on the eaves of the house. The roof will be shingled similarly to the roof of the church, and will be pitched at the same angle so as to match the church's roofline as closely as possible. There will be no windows on its south side, as has been agreed in advance with my neighbors. There will be an access doorway on the east (back) side, and on the east side there may be an overhang so that I can stack firewood out of the weather. The garage will be, as best as I can describe it, "traditional" in appearance. Carl, I hope that I've demonstrated clearly that my intention is to keep the

#271

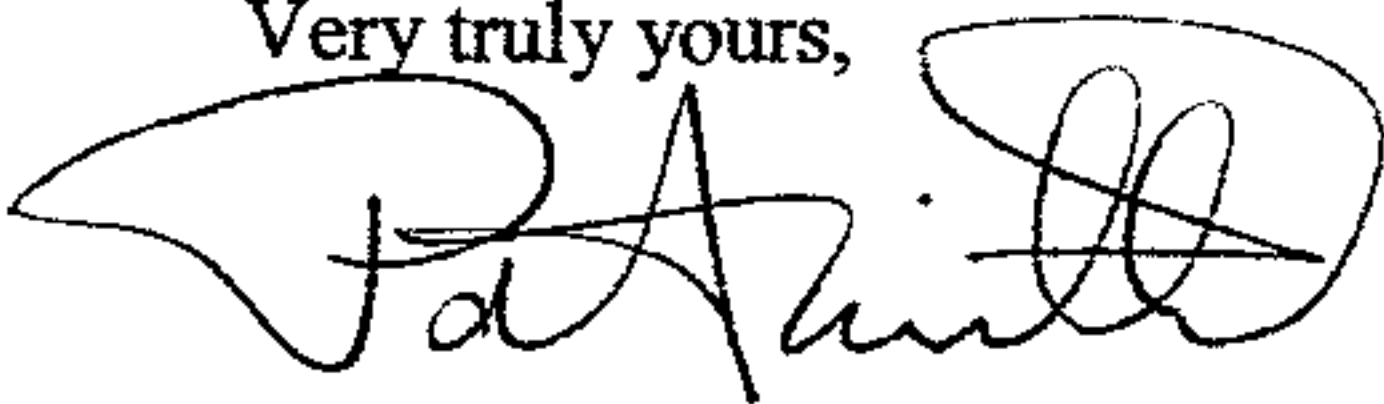
Carl Beall
October 26, 2005
Page Two

building and grounds looking as nice and as original as possible. Quite frankly, I think I've done a very good job so far. I certainly don't intend to screw it up now.

Please let me hear from you as soon as possible. If you'd like to discuss any of this, I'm easiest to reach at my office number: 410-752-7070, although you're certainly welcome to call me at home at 410-653-3577.

Thank you in advance for your time and consideration.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Peter deWolf Smith".

Peter deWolf Smith

Accepted and Agreed:

 10-27-05
Carl Beall, Chairman, Trustees of Stevenson United Methodist Church

#271

Doug - If agreeable, please sign
below at the blue "X" in your
capacity as managing member of
your LLC. Many thanks.
- Peter

RE: 1925 Greenspring Valley Road

I/we, the Undersigned, being the record owners of all real property directly contiguous to 1925 Greenspring Valley Road, Stevenson, Maryland 21153, have reviewed the attached plans for a proposed garage structure to be erected to the south of the main building on the captioned property. We agree to the construction of said garage according to the plans and specifications shown on the attached plans, and will neither oppose nor assist in the opposition of issuance of a building permit by Baltimore County, Maryland.

John D. K...

Nov 20, 2005

Co-Owner, 10623 Stevenson Road, contiguous to the south

Megan L. Kenny

Nov 20, 2005

Co-Owner, 10623 Stevenson Road, contiguous to the south

X Douglas Carroll, (for 1903 LLC)

Nov 3, 05
Date

~~Co~~ Owner, 1903 Greenspring Valley Road, contiguous to the east

Co-Owner,

Greenspring Valley Road, contiguous to the east

#271

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 10-31-05

OEA: EDW

HISTORIC DISTRICT/BLDG

PERMIT #: B
RECEIPT #: A
CONTROL #: MR.
XREF #:

SUITE/SPACE/FLOOR
SUBDIV: STEVENSON E. VALLE
0319071350

FEE: 6045
PAID:
PAID BY:
INSPECTOR:

OWNER'S INFORMATION (LAST, FIRST)

PETER deWOLF SMITH
1925 GREENSPRING VALLEY RD.
STEVENSON, MD 21153-0258

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO

APPLICANT INFORMATION

PETER deWOLF SMITH
OWNER
AS ABOVE

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

410-752-7070

APPLICANT

PLANS: CONST PLOT PLAT DATA EL 1 PL 2

TENANT
SELF OWNER: PETER SMITH

ENGR:
SELLR:

TYPE OF IMPROVEMENT

- NEW BLDG CONST
- ADDITION
- ALTERATION
- REPAIR
- WRECKING
- MOVING
- OTHER

DESCRIBE PROPOSED WORK: HISTORIC

TYPE OF USE

Construct a detached garage on side and rear property. Accessory
structure letter attached. 20'x40'x18'=800sf

RESIDENTIAL

NON-RESIDENTIAL

ENCLOSURES REQUIRE FOOTING

- ONE FAMILY
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY
(ENTER NO UNITS)
- SWIMMING POOL
- GARAGE
- OTHER

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH HEIGHT)
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE MERCANTILE RESTAURANT
SPECIFY TYPE
- SWIMMING POOL
SPECIFY TYPE
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS)
- OTHER

TYPE FOUNDATION

- SLAB
- BLOCK
- CONCRETE

BASEMENT

- FULL
- PARTIAL
- NONE

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- PUBLIC SEWER EXISTS PROPOSED
- PRIVATE SYSTEM
SEPTIC
PRIVY
EXISTS PROPOSED

CENTRAL AIR: 1. 2.

OF MATERIALS AND LABOR

PROPOSED USE:
EXISTING USE:

- PUBLIC SYSTEM EXISTS PROPOSED
- PRIVATE SYSTEM
EXISTS PROPOSED

SFD & DETACHED GARAGE, SHED
SFD, SHED

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. YES 2. NO

POWDER ROOMS

BATHROOMS
KITCHENS

CLASS
LIBER

FOLIO

#271

APPROVAL SIGNATURES

DATE

BUILDING SIZE
FLOOR 800
WIDTH 20'
DEPTH 40'
HEIGHT 18'
STORIES 1
LOT #'S
CORNER LOT
1. YES 2. NO ZONING RC 2

LOT SIZE AND SETBACKS
SIZE 2.020 AC
FRONT STREET
SIDE STREET
FRONT SETBK NC
SIDE SETBK NC 10'
SIDE STR SETBK
REAR SETBK 457

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL :
ZONING :
PUB SERV :
ENVRMNT :
PLANNING :
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

FREE-STANDING GARAGE --
EX-CHURCH NOT ON LPC LIST.

OFFICE OF OK TO ISSUO
PLANNING

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore
 Information provided is for the use of the Clerk's Office, State Department of
 Assessments and Taxation, and County Finance Office only.
 (Type or Print in Black Ink Only - All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

Type(s) of Instruments	☐ Check Box If Addendum Intake Form is Attached.						
	☐ Deed	☐ Mortgage	☒ Other	☐ Other			
Conveyance Type Check Box	☐ Deed of Trust	☐ Lease	☐ Other	☐ Other			
	☐ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-			
Tax Exemptions (if Applicable) Cite or Explain Authority	Arms Length [1]	Arms Length [2]	Arms Length [3]	Length Sale [9]			
	Recordation	Declaration of Covenants and Restrictions - Not a Conveyance					
	State Transfer						
	County Transfer						
Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
	Purchase Price/Consideration	\$0.00	Transfer and Recordation Tax Consideration				
	Any New Mortgage		Transfer Tax Consideration				
	Balance of Existing Mortgage		X () % =				
	Other:		Less Exemption Amount -				
	Other:		Total Transfer Tax =				
	Full Cash Value		Recordation Tax Consideration				
Fees	Amount of Fees		Doc. 1				
	Recording Charge	\$20.00	Doc. 2				
	Surcharge	\$20.00	Agent:				
	State Recordation Tax		Tax Bill:				
	State Transfer Tax		C.B. Credit				
	County Transfer Tax		Ag. Tax/Other				
	Other						
Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOC	
	Subdivision Name		Lot 3(a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)
	Location / Address of Property Being Conveyed (2)						
	Other Property Identifiers (if applicable)					Water Meter Account No.	
	10623 Stevenson Road and 10625 Stevenson Road						
	Residential ☒ or Non-Residential ☐ Fee simple ☐ or Ground Rent ☐ Amount:						
	Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:						
	If Partial Conveyance, List Improvements Conveyed:						
	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
	Doc. 1 Owner(s) of Record, if different from Grantor(s)			Doc. 2 Owner(s) of Record, if different from Grantor(s)			
Transferred From	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)			
	New Owner's (Grantee) Mailing Address						
Transferred To	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
	EDWARD KENNY and MEGAN S. KENNY						
Other Names to be Indexed	PETER deWOLF SMITH						
Contact/Mail Information	Instrument Submitted By or Contact Person					☒ Return to Contact Person	
	Name: Peter deWolf Smith					☐ Hold for Pickup	
	Firm:					☒ Return Address Provided	
	Address: 1925 Greenspring Valley Road, Box 258, Stevenson, MD 21153-0258						
Phone: 410-752-7070							

Space Reserved for County Validation

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

Assessment Information	☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?
	☐ Yes ☐ No Does transfer include personal property? If yes, identify:
	☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)
Assessment Use Only - Do Not Write Below This Line	
☐ Terminal Verification	☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification
Transfer Number:	Date Received: Deed Reference: Assigned Property No.:
Year: 20	20 Geo. Map Sub Block
Land	Zoning Grid Plat Lot
Buildings	Use Parcel Section Occ. C
Total	Town Cd. Ex. St. Ex. Cd.
REMARKS:	

Click here for a plain text ADA compliant screen.



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

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 03 Account Number - 0302021900

Owner Information

Owner Name: KENNY EDWARD
KENNY MEGAN S Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 10623 STEVENSON RD
STEVENSON MD 21153-0677 Deed Reference: 1) /19261/ 645
2)

Location & Structure Information

Premises Address
10623 STEVENSON RD

Legal Description
1 AC
10623 STEVENSON RD ES
146 S GRNSP VALLEY RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
59	21	401						2	Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area	Property Land Area			County Use	
1921				1,781 SF	1.00 AC			04	
Stories		Basement		Type				Exterior	
2		YES		STANDARD UNIT				SIDING	

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	130,000	175,000		
Improvements:	131,530	248,220		
Total:	261,530	423,220	315,426	369,322
Preferential Land:	0	0	0	0

Transfer Information

Seller:	YELLOW HOUSE LIMITED	Date:	12/09/2003	Price:	\$400,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/19261/ 645	Deed2:	
Seller:	BEALL MARY D TRUSTEE	Date:	03/06/2003	Price:	\$150,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/17631/ 64	Deed2:	
Seller:	BEALL OSBORNE P,JR BEALL CARL F	Date:	11/29/2000	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/14834/ 386	Deed2:	

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

WHEN RECORDED RETURN TO:

1234816R

Edward Kenny and Megan S. Kenny

P.O. Box 66
Stevenson, Maryland 21153

THIS DEED, Made this 2nd day of October, 2003, by and between **The Yellow House Limited Liability Company**, a Maryland limited liability company, party of the first part, Grantor, and **Edward Kenny and Megan S. Kenny**, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Four Hundred Thousand and 00/100 DOLLARS (\$400,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate in Baltimore County, State of Maryland, and described as follows:

Beginning for the same in the center of the County Road commonly called the Garrison Forest Road at the southwest corner of the lot heretofore conveyed by Annah D. Linton and husband to the Trustees of the M E Church being at the distance of one hundred and forty-six feet and two inches southerly from the intersection of said center line with the center of a road running easterly from the Garrison Forrest Road and running thence binding on the center of said road South six degrees and six minutes East seventy feet thence North eighty-six degrees and forty-seven minutes East five hundred and seventy-seven feet and six inches to intersect the first line of the land conveyed by Margaret A. Skinner and husband to Annah D. Linton by deed dated the third day of November eighteen hundred and ninety-four and recorded in Liber L.M.B. No. 211, folio 77, etc. and thence binding on said line reversely North one degree and thirty-one minutes East eighty feet to the southeast corner of said Church lot and thence binding on the south line of said lot South eighty-five degrees and fifty minutes West five hundred and eighty-seven feet and eight inches to the place of beginning. Containing one acre of land more or less. The improvements thereon being known as No. 10623 Stevenson Road.

BEING part of the same property which by Deed dated March 4, 2003 and recorded among the Land Records of Baltimore County in Liber No. 17631, folio 64, was granted and conveyed by Carol F. Beall, Dorothea Beall Lankford, and Mary D. Beall, unto The Yellow House Limited Liability Company, the Grantor herein.

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

TO HAVE AND TO HOLD the said lots of ground and premises above described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, the heirs, Personal Representatives and assigns of the survivor, in fee simple.

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

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland Attorney.


Carol Ann Wildesen, Attorney

CERTIFICATE OF EXEMPTION FROM WITHHOLDING
Upon Disposition of Maryland Real Property

AFFIDAVIT OF RESIDENCE OR PRINCIPAL RESIDENCE

TRANSFEROR CLAIMS EXEMPTION, based on the certifications below, from the tax withholding requirements of the Annotated Code of Maryland, Tax General Article, Section 10-912 which requires that tax payments are required to be withheld when a deed or other instrument is recorded and affects a change of ownership. The requirements of withholding DO NOT apply when a transferor of real property executes a certification of Maryland residence OR a certification that the property transferred is the principal residence of the transferor.

A.

TRANSFEROR INFORMATION

NAME OF TRANSFEROR:

B.

REASON FOR EXEMPTION

RESIDENT STATUS



I, the Transferor, am a resident of the State of Maryland.

☒ Transferor is a resident entity under Section 10-912(A)(4) of the Tax General Article of the Annotated Code of Maryland, I am an agent of the Transferor, and I have the authority to sign this document on behalf of the Transferor.

PRINCIPAL
RESIDENCE



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in the Internal Revenue Code, Section 121.

The undersigned transferor, under the penalties of perjury, certifies that I have examined this declaration and to the best of my knowledge, that it is true, correct and complete.

C.

INDIVIDUAL TRANSFEROR

Witness

Name (Printed)

Signature

D.

ENTITY TRANSFEROR

Witness/Attest

[Signature]

Yellow House LLC
 Name of Entity (Printed)

By [Signature]
 Name

member
 Title

0019261 647

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

NRT File No. 1234816R

Re: 10623 Stevenson Road, Stevenson, MD 21153

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") as follows:

1. That I/we am/are the transferor(s) of that real property described in the accompanying deed (the "property");

2. That 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. That 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 new line of credit within the past 90 days prior to the sale of the property) were not deducted from gross proceeds and (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; and

4. That the amount of "total payment" for the purpose of the withholding law is \$375,569.57

DATED this 26 day of November, 2003

James O. Delaney (SEAL)

The Yellow House Limited, Seller

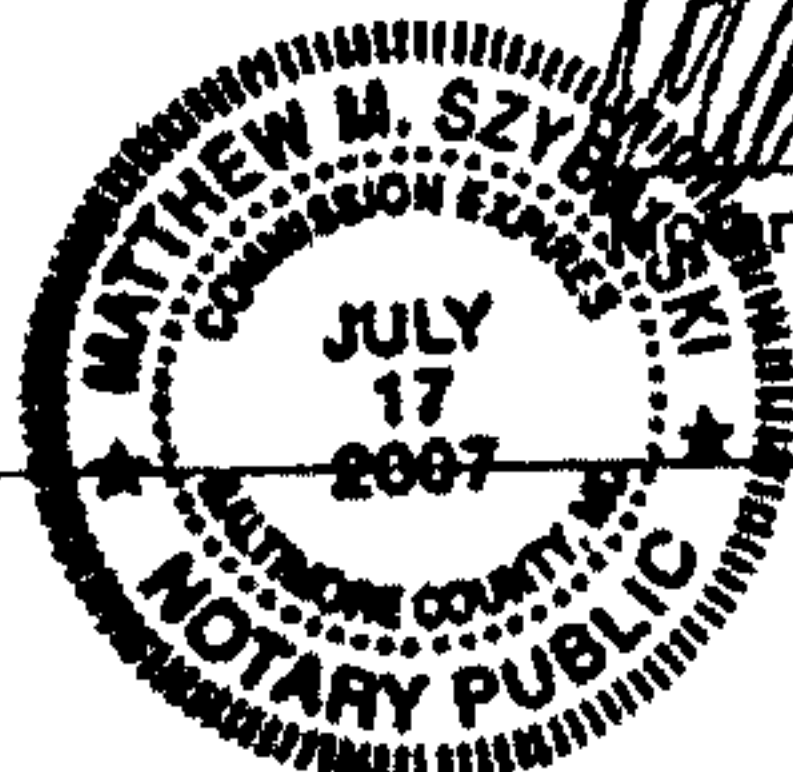
Liability Company

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

Sworn and subscribed to before the undersigned this 26 day of November, 2003.

AS WITNESS my hand and Notarial Seal.

My Commission expires



PRINCIPAL RESIDENCE AFFIDAVIT

Edward Kenny and Megan S. Kenny, Grantee(s) in the within Deed from The Yellow House Limited and Liability Company, as Grantor(s), hereby certify under the penalties of perjury, that the land conveyed in said deed is residentially improved owner-occupied real property and that the residence will be occupied by us.



Edward Kenny, Grantee



Megan S. Kenny, Grantee

By Edward Kenny
her attorney in fact

STATE OF MARYLAND, COUNTY of Baltimore, to wit:

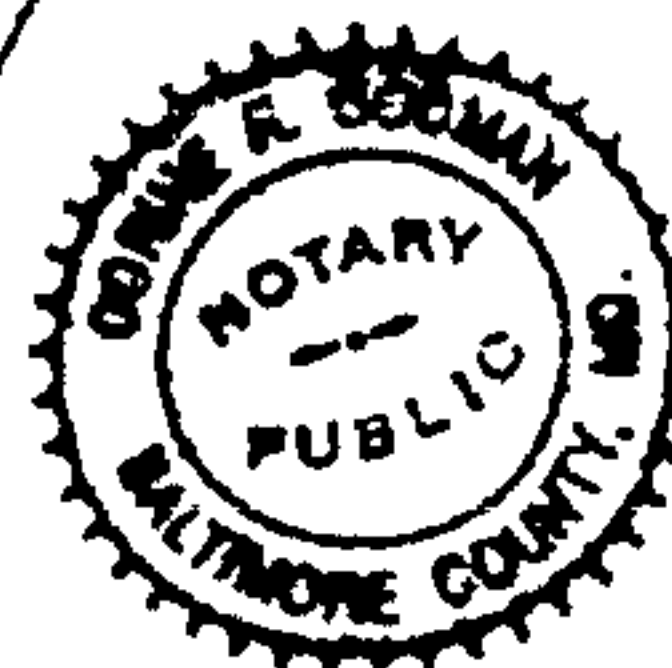
I HEREBY CERTIFY, That on this 2nd day of October, 2003, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Edward Kenny and Megan S. Kenny, the within Grantee(s), and they acknowledged the foregoing instrument to be their act.

*Edward Kenny Attorney-in-Fact for Megan S. Kenny
AS WITNESS my hand and Notarial Seal.


Notary Public

My Commission Expires:

11/1/2004



WITNESS the hand and seal of the within Grantor by the duly authorized officer.

WITNESS:

The Yellow House Limited Liability Company

[Signature] By: Joyce O'Donoghue (SEAL)
Janet Plitt Member

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 2nd day of October 2003, before me, the subscriber, a Notary Public of the State and jurisdiction aforesaid, personally appeared Joyce Delauney and Janet Plitt, Members of The Yellow House Limited Liability Company, a Maryland limited liability company, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, and he/she acknowledged the foregoing instrument to be the act of the said limited liability company and further certified that this conveyance is not a part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor limited liability company.

AS WITNESS my hand and Notarial Seal.

[Signature]
 Notary Public

My Commission Expires: 11/1/2004

NRT Mid-Atlantic Title Services, LLC
 11350 McCormick Road, Suite 200
 Executive Plaza III
 Hunt Valley, MD 21031
 410-252-1208
 File #1234816R



State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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

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

(Check Box if Addendum Intake Form is Attached.)

1	Type(s) of Instruments	☒ Deed	☐ Mortgage	☐ Other	☐ Other																																																						
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length (1)	☐ Unimproved Sale Arms-Length (2)	☐ Multiple Accounts Arms-Length (3)	☐ Not an Arms-Length Sale (9)																																																						
3	Tax Exemptions (if Applicable)	☐ Recordation	☐ State Transfer	☐ County Transfer																																																							
4	Consideration and Tax Calculations	<table border="1"> <thead> <tr> <th colspan="2">Consideration Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> </thead> <tbody> <tr> <td>Purchase Price/Consideration</td> <td>\$ 400,000.00</td> <td>Transfer and Recordation Tax Consideration</td> <td></td> </tr> <tr> <td>Any New Mortgage</td> <td>\$ 320,000.00</td> <td>Transfer Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$</td> <td>X () % =</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Less Exemption Amount</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td>Total Transfer Tax</td> <td>\$ 5670.00</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td>X () per \$500 =</td> <td>\$ 2000.00</td> </tr> <tr> <td>Full Cash Value</td> <td>\$</td> <td>TOTAL DUE</td> <td>\$</td> </tr> </tbody> </table>				Consideration Amount		Finance Office Use Only		Purchase Price/Consideration	\$ 400,000.00	Transfer and Recordation Tax Consideration		Any New Mortgage	\$ 320,000.00	Transfer Tax Consideration	\$	Balance of Existing Mortgage	\$	X () % =	\$	Other:	\$	Less Exemption Amount	\$			Total Transfer Tax	\$ 5670.00	Other:	\$	Recordation Tax Consideration	\$			X () per \$500 =	\$ 2000.00	Full Cash Value	\$	TOTAL DUE	\$																		
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11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER																																																										
Assessment Information		☒ Yes ☐ No Will the property being conveyed be the grantee's principal residence? ☒ Yes ☐ No Does transfer include personal property? If yes, identify:																																																									
☒ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																																											
Assessment Use Only - Do Not Write Below This Line																																																											
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Addendum
State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

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

5		Doc. 3	Doc. 4	Doc. 5	Doc. 6
(Continued) Fees	Amount of Fees				
	Recording Charge	\$ 20.00	\$	\$	\$
	Surcharge	\$ 20.00	\$	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
(Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)	Doc. 4 - Grantor(s) Name(s)			
	EDWARD KENNY				
	MEGAN S. KENNY				
	Doc. 5 - Grantor(s) Name(s)		Doc. 6 - Grantor(s) Name(s)		
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MERRELL LYNN CREDIT CORP.					
Doc. 5 - Grantee(s) Name(s)		Doc. 6 - Grantee(s) Name(s)			
(Continued) Other Names to be Indexed	Doc. 3 - Additional Names to be Indexed (Optional)	Doc. 4 - Additional Names to be Indexed (Optional)			
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Special Recording Instructions (if any)					
Special Instructions					

Click here for a plain text ADA compliant screen.



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

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 03 Account Number - 0319071350

Owner Information

Owner Name: SMITH PETER DEWOLF Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1925 GREENSPRING VALLEY RD
PO BOX 258 Deed Reference: 1) /15640/ 1
STEVENSON MD 21153-0258 2)

Location & Structure Information

Premises Address

1925 GREENSPRING VALLEY RD

Legal Description

2 AC SE COR STEVENSO
VALLEY RD
STEVENSON & VALLE

Map 59	Grid 21	Parcel 151	Sub District	Subdivision	Section	Block	Lot	Assessment Area 2	Plat No: Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built 1905				Enclosed Area 6,568 SF	Property Land Area 2.00 AC			County Use 04	
Stories 2		Basement YES		Type STANDARD UNIT			Exterior STONE		

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	143,000	192,500		
Improvements:	70,660	107,040		
Total:	213,660	299,540	242,286	270,912
Preferential Land:	0	0	0	0

Transfer Information

Seller: STEVENSON METH CHURCH Date: 10/09/2001 Price: \$200,000
Type: IMPROVED ARMS-LENGTH Deed1: /15640/ 1 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

THIS DEED, Made this 19TH day of SEPTEMBER, 2001, by and between **TRUSTEES OF THE STEVENSON UNITED METHODIST CHURCH OF BALTIMORE COUNTY**, formerly known of record as **TRUSTEES OF THE STEVENSON METHODIST EPISCOPAL CHURCH OF BALTIMORE COUNTY, MARYLAND**, Grantors, parties of the first part, and **PETER deWOLF SMITH**, Grantee, party of the second part.

WITNESSETH, That in consideration of the sum of **TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00)**, the actual consideration paid and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the party of the second part, his personal representatives, heirs and assigns, in fee simple, all that parcel of land situate in **Baltimore County, State of Maryland**, and described as follows, that is to say:

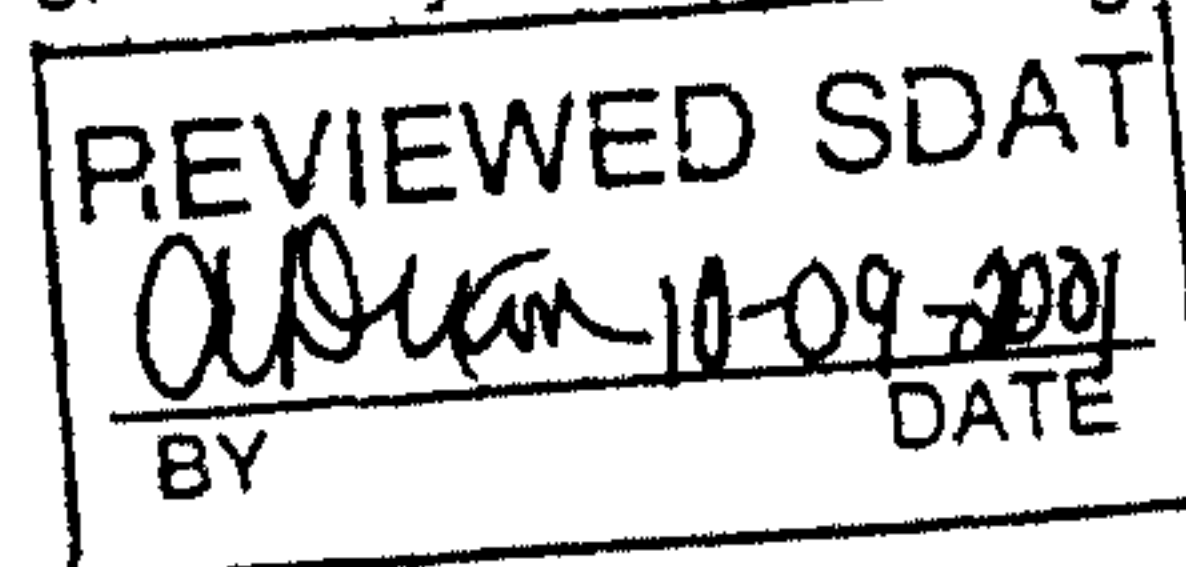
BEGINNING FOR THE SAME at a stone standing on the South side of Greenspring Valley Road (formerly called the Joppa Road), being also in the first line of the land conveyed by Margaret A. Skinner and husband to Annah D. Linton, dated November 3, 1894 and recorded in Liber L.M.B. No. 211, folio 77 &c. and running thence North 1 degree and 31 minutes East 15 feet to the center of said road, thence along the center of said road South 85 degrees and 50 minutes West 607 1/4 feet to the center of Stevenson Road (formerly called Garrison Forest Road), thence along the center of said road South 6 degrees and 6 minutes East 146 1/6 feet, thence North 85 degrees and 50 minutes East 587 2/3 feet to intersect the first line of the land conveyed to Annah D. Linton as aforesaid, and thence binding reversely on said first line North 1 degrees and 31 minutes East 131 2/3 feet to the beginning. Containing 2 acres, more or less, being the southeast corner of Greenspring Valley Road and Stevenson Road. The improvements thereon being known as 10625 Stevenson Road.

SAVING AND EXCEPTING therefrom all that property described in a Deed dated October 7, 1907 and recorded among the Land Records of Baltimore County in Liber 318, folio 544 and more particularly shown on the Plat attached thereto at page 546.

BEING the same property which by Deed dated March 22, 1909 and recorded among the Land Records of Baltimore County, Maryland in Liber WPC No. 340, folio 498 was granted and conveyed by C. Herbert Richardson, Trustee to the Trustees of the Stevenson Methodist Episcopal Church of Baltimore County, Maryland. By mesne merger and consolidation, the Methodist Episcopal Church has become known as, and a part of, the United Methodist Church.

BY the execution of this Deed, the parties of the first part hereby certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, is as hereinbefore set forth.

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

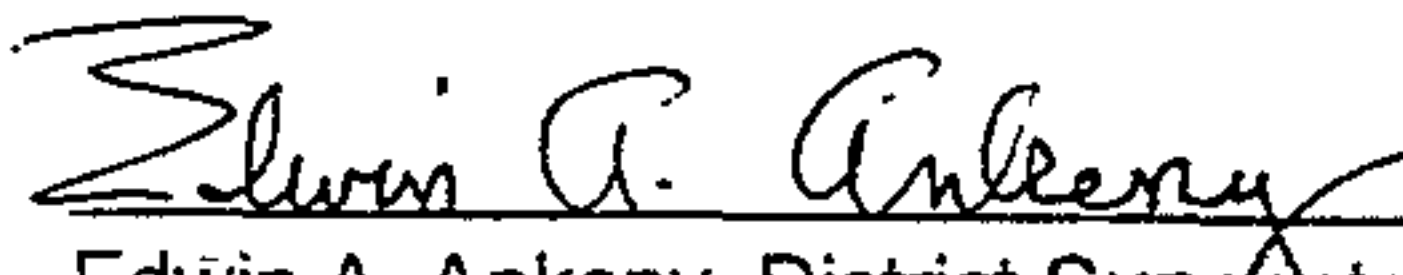


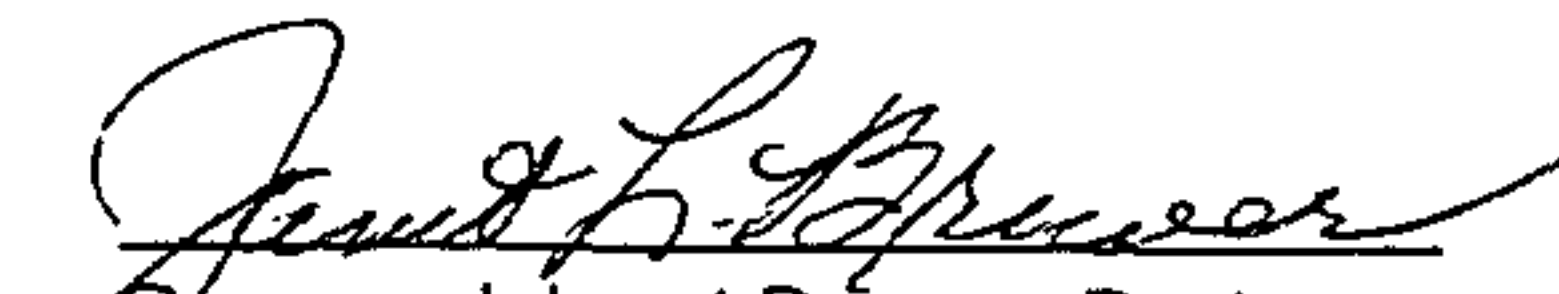
TO HAVE AND TO HOLD the described parcel of land and premises to the said party of the second part, his personal representatives, heirs and assigns, in fee simple.

THE HEREIN DESCRIBED PROPERTY BEING SUBJECT TO COVENANTS AND CONDITIONS AS MORE PARTICULARLY DESCRIBED ON EXHIBIT 'A', ATTACHED HERETO AND MADE A PART HEREOF.

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.

THE District Superintendent of the United Methodist Church, Edwin A. Ankeny, and the Pastor of the Stevenson United Methodist Church, Reverend Janet Brewer, join in the execution of the herein Deed to evidence that the church has complied with Section 2540 of the United Methodist Discipline.


Edwin A. Ankeny, District Superintendent


Reverend Janet Brewer, Pastor

IN WITNESS WHEREOF, Grantors have executed this Deed under seal on the day and year herein first written.

WITNESS:

TRUSTEES OF THE STEVENSON
UNITED METHODIST CHURCH OF
BALTIMORE COUNTYJohn S. CaldwellBY: Carl F. Beall, Chairman (SEAL)
Carl F. Beall, Chairman, Trustee

STATE OF MARYLAND,

CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 19th day of September, 2001, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Carl F. Beall, Chairman, Trustee of the Stevenson United Methodist Church of Baltimore County, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained, and in my presence signed and sealed the same.

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

John S. Caldwell
NOTARY PUBLICMy Commission Expires: 5/1/05

WITNESS:

TRUSTEES OF THE STEVENSON
UNITED METHODIST CHURCH OF
BALTIMORE COUNTY

Joan S. Caldwell

BY: Mary Dee Beall (SEAL)
Mary Dee F. Beall,
Trustee

STATE OF MARYLAND,

CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 19th day of September, 2001, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Mary Dee F. Beall, , Trustee of the Stevenson United Methodist Church of Baltimore County known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained, and in my presence signed and sealed the same.

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

Joan S. Caldwell
NOTARY PUBLIC

My Commission Expires: 5/1/05



THE SAID GRANTEE, joins in the execution of this Deed for the purpose of accepting and consenting to the terms and conditions set forth herein.

WITNESS:

John S. Caldwell

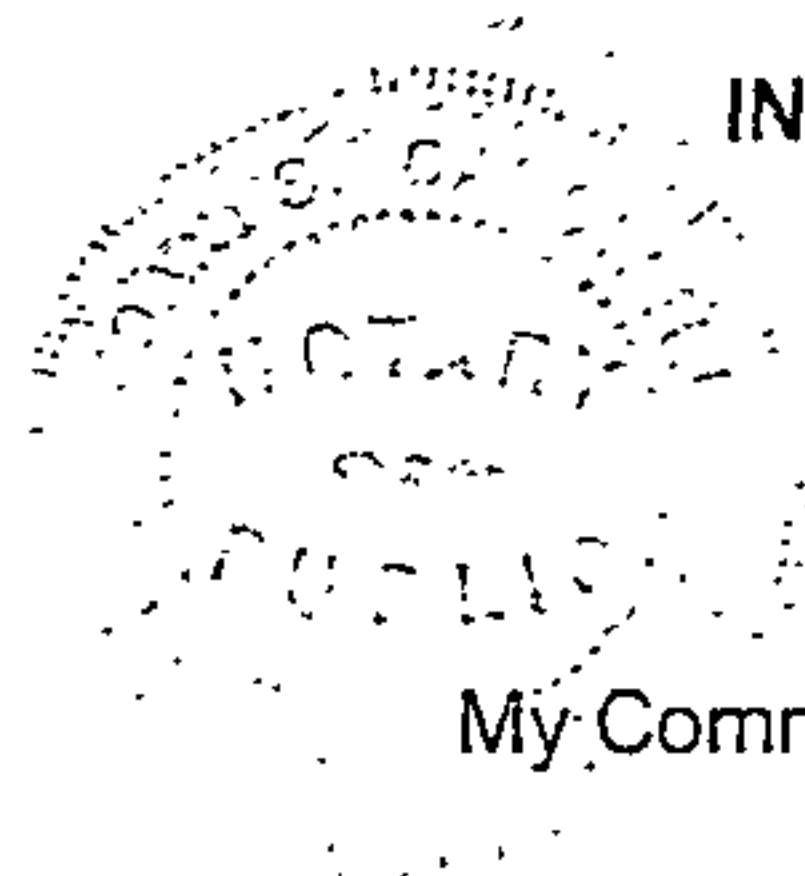
Peter deWolf Smith (SEAL)
PETER deWOLF SMITH

STATE OF MARYLAND,

CITY/COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 19th day of September, 2001, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared PETER deWOLF SMITH, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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



John S. Caldwell
NOTARY PUBLIC

My Commission Expires: 5/1/05

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED MARYLAND ATTORNEY.

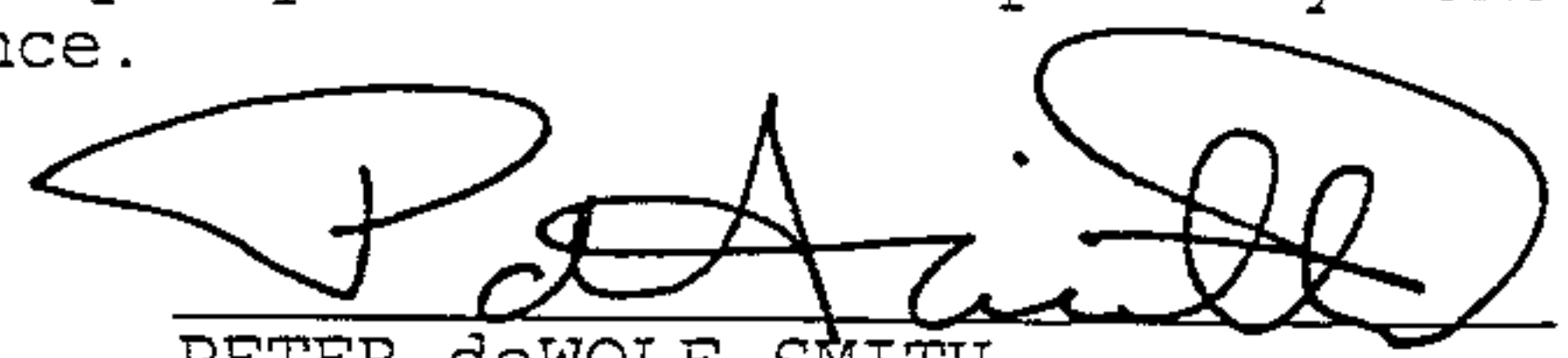
J. Paul Rieger, Jr.
J. Paul Rieger, Jr., Esquire

RETURN TO:

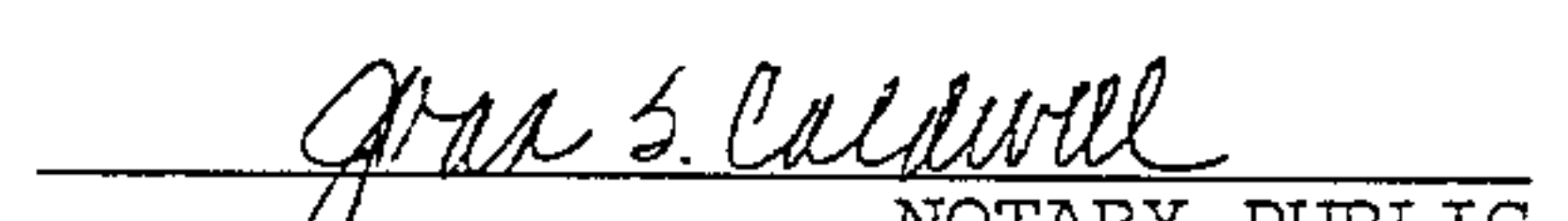
Commonwealth Land Title
Insurance Company
31 Light Street
Suite 500
Baltimore, MD 21202
File No. 2010349
SANDY FILES\FILES 2001\2010349\DEED

**AFFIDAVIT MADE PURSUANT TO
ARTICLE 13-203 (b) OF THE
ANNOTATED CODE OF MARYLAND**

PETER deWOLF SMITH, Grantee in the Deed from THE TRUSTEES OF THE STEVENSON METHODIST EPISCOPAL CHURCH OF BALTIMORE COUNTY, MARYLAND, Grantors, hereby certify under penalties of perjury, that the land conveyed in said Deed, known as 10625 STEVENSON ROAD, is residentially improved owner-occupied real property and the herein herein described property will be occupied by the Grantee as his principal residence.


PETER deWOLF SMITH

SWORN to and subscribed before me this 19th day of September, 2001.


NOTARY PUBLIC

My Commission Expires: 5/1/05

1. If, during his ownership, any exterior alteration to the improvements is undertaken which would require a building permit from Baltimore County, the owner agrees to obtain written permission for such alteration from the Trustees of the Stevenson Methodist Church. If, however, after proper written notice to Carl Beall, Chairman, or his successor, no response has been received, and thirty days shall have elapsed, the owner shall be permitted to proceed without further permission.
2. Prior to any sale of the property hereby conveyed, owner hereby agrees to submit the property for listing by the Baltimore County Landmarks Commission.

Agreed.
 J. A. Smith 9/19/01

NOT REQUIRED

of Budget and Finance
BALTIMORE COUNTY, MARYLAND

0015640 008

TRANSFER TAX

Sec 33-139

State of Maryland Land Instrument Intake Sheet

Baltimore City and County:

Date 10-1-2010 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

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

1 Type(s) of Instruments ☒ Check Box if Addendum Intake Form is Attached.

Deed Mortgage Other
Deed of Trust Lease

2 Conveyance Type Check Box ☒ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale ☐ Arms-Length [1] ☐ Arms-Length [2] ☐ Arms-Length [3] ☐ Length Sale [9]

3 Tax Exemptions (if Applicable) ☐ Recordation ☐ State Transfer

Cite or Explain Authority County Transfer: *Owner Occupancy*

4	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration	
Consideration and Tax Calculations	Any New Mortgage	\$ 200,000.00	Transfer Tax Consideration	\$ 200,000.00
	Balance of Existing Mortgage	\$ 200,000.00	X () % =	\$ 3000.00
	Other:	\$	Less Exemption Amount	\$ 330.00
	Other:	\$	Total Transfer Tax	\$ 2670.00
	Full Cash Value	\$	Recordation Tax Consideration	\$
			X () per \$500 =	\$ 1000.00
			TOTAL DUE	\$

5	Amount of Fees		Doc. 1	Doc. 2	Agent
	Fees				
reviewed SDAT	Recording Charge	\$ 20.00	\$	\$	<i>[Signature]</i>
	Surcharge	\$ 5.00	\$	\$	
	State Recordation Tax	\$ 1000.00	\$	\$	
	State Transfer Tax	\$ 1000.00	\$	\$	
	County Transfer Tax	\$ 2,670.00	\$	\$	
	Other	\$	\$	\$	
	Other	\$	\$	\$	
					Tax Bill:
					C.B. Credit:
					Ag. Tax/Other:

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

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
D-3	02-19-071350	448-340498	59	151	(5)
Subdivision Name	Lot (3a)	Block (3b)	Sec/AR(3c)	Plat Ref.	SqFt/Acreage (4)
					2.0 AC
Location / Address of Property Being Conveyed (2)					
10625 STEVENSON ROAD, STEVENSON MD 21153					
(Other Property Identifiers (if applicable))					
Water Meter Account No.					
Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:					
Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:					
If Partial Conveyance, List Improvements Conveyed:					

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
<i>Theresa M. Stevenson, United Methodist Church, Peter deWolf Smith</i>	<i>Joseph M. deWolf Smith</i>
Doc. 1 Owner(s) of Record, if Different from Grantor(s)	Doc. 2 Owner(s) of Record, if Different from Grantor(s)
<i>Stevenson, Theresa M. deWolf, Peter</i>	<i>Joseph M. deWolf Smith</i>

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
<i>Joseph M. deWolf Smith</i>	<i>Joseph M. deWolf Smith and William L. Wilcox, Jr. Trust</i>
New Owner(s) - Grantee(s) Mailing Address	
10625 STEVENSON ROAD, BOX 258, STEVENSON, MD 21153-0258	

9 Other Names to be Indexed (Optional)

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

Check Box		Arms-Length (1)	Arms-Length (2)	Arms-Length (3)	Length Sale (4)	Date	Page
Tax Exemptions (if Applicable)		Recordation					
Cite or Explain Authority		State Transfer					
		County Transfer	<i>District Occupancy</i>				

Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
	Purchase Price/Consideration \$	<i>200,000.00</i>	Transfer and Recordation Tax Consideration	
	Any New Mortgage \$	<i>200,000.00</i>	Transfer Tax Consideration \$	<i>200.00</i>
	Balance of Existing Mortgage \$		X() % = \$	<i>300</i>
	Other \$		Less Exemption Amount \$	<i>330</i>
	Other \$		Total Transfer Tax = \$	<i>2670</i>
	Full Cash Value \$		Recordation Tax Consideration \$	
			X() per \$500 = \$	<i>1000</i>
			TOTAL DUE	\$

Fees	Amount of Fees		Doc. 1		Doc. 2		Agent
	Recording Charge	\$	<i>20.00</i>	\$			
	Surcharges	\$	<i>5.00</i>	\$			
	State Recordation Tax	\$	<i>1000.00</i>	\$			
	State Transfer Tax	\$	<i>1000.00</i>	\$			
	County Transfer Tax	\$	<i>2,670.00</i>	\$			Tax Bill:
	Other	\$		\$			
	Other	\$		\$			
							C.B. Credit
							Ag Tax/Other
							<i>N</i>

reviewed SDAT

Description of Property	District	Property Tax ID No. (1)	Grantor Liber Folio	Map	Parcel No.	Var. LOG	
	<i>D-3</i>	<i>02-19-0712504R</i>	<i>340448</i>	<i>59</i>	<i>151</i>	<i>(5)</i>	
	Subdivision Name		Lot (3a)	Block (3b)	Section/AR (3c)	Plat Ref.	SoFt/Acreage (4)
							<i>2.0 AC</i>
	Location / Address of Property Being Conveyed (2)						
<i>10625 Stevenson Road, Stevenson MD 21153</i>							
Other Property Identifiers (if applicable)							
Water Meter Account No.							
Residential ☐ or Non-Residential ☒ Fee Simple ☒ or Ground Rent ☐ Amount:							
Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SoFt/Acreage Transferred:							
If Partial Conveyance, List Improvements Conveyed:							

Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
	<i>Travis & Lela Stevenson United Methodist Church of Baltimore, Inc. 1111 N. Truesdell Ave.</i>		<i>Peter delWolf Smith</i>	
Transferred To	Doc. 1 Owner(s) of Record, if Different from Grantor(s)		Doc. 2 Owner(s) of Record, if Different from Grantor(s)	
	<i>Stevenson Methodist Episcopal Church</i>		<i>Joseph M. McFarland and his wife William W. McFarland, Jr., Trustees of Stevenson Methodist Episcopal Church</i>	
New Owner's (Grantee) Mailing Address				
<i>10625 STEVENSON RD., Box 258, STEVENSON, MD 21153-C258</i>				

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

Contact/Mail Information	Instrument Submitted By or Contact Person		Return to Contact Person
	Name: <i>Tony L. Steinhilber</i>	Firm: <i>Land Title Insurance Co.</i>	
	Address: <i>31 Light Street Suite 500</i>		☐ Hold for Pickup
	City/State/Zip: <i>Baltimore MD 21201</i> Phone: <i>(410) 752-2030</i>		
			☐ Return Address Provided

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

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

Assessment Use Only - Do Not Write Below This Line

Assessor's Verification	Agricultural Verification	Home	Part 3
Class - farmland	Class - farmland	Class - farmland	Class - farmland
Value	Value	Value	Value
Area	Area	Area	Area
Use	Use	Use	Use
Remarks	Remarks	Remarks	Remarks

Click here for a plain text ADA compliant screen.



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

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 03 Account Number - 0302021700

Owner Information

Owner Name: 1903 LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1117 GREENSPRING VALLEY RD Deed Reference: 1) /21916/ 561
LUTHERVILLE TIMONIUM MD 21093-3611 2)

Location & Structure Information

Premises Address

1903 GREENSPRING VALLEY RD

Legal Description

0.67 AC
1903 GREENSPRING VALY RD
600FT E OF STEVENSON RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
59	21	438						2	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built
1921

Enclosed Area
1,976 SF

Property Land Area
29,185.00 SF

County Use
04

Stories
2

Basement
YES

Type
STANDARD UNIT

Exterior
BRICK

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	126,290	156,290		
Improvements:	85,290	119,620		
Total:	211,580	275,910	233,023	254,466
Preferential Land:	0	0	0	0

Transfer Information

Seller: HOWARD STEPHEN S

Date:

Please Return Recorded Instrument To:

David C. Haile
 304 West Pennsylvania Avenue
 Towson, MD 21204
 (410) 321-7037

My File No. 1058744

Property Identification:

District 03; Account 03-02-021700
 Baltimore County

1903 Greenspring Valley Road
 Stevenson, MD 21153-2013

This Deed,

Made **Monday, May 23, 2005**, by and between:

Stephen S. Howard, a Maryland resident, party of the first part, Grantor; and

1903 L.L.C., a Maryland limited liability company, party of the second part, Grantee.

RECITALS

- A. The Grantor holds title to that parcel of real property described herein (the "Property").
- B. The Grantor has been operating such Property as part of a Real Estate Enterprise, as defined in Section 12-108(bb) of the Tax-Property Article of the Annotated Code of Maryland, which is principally involved in buying, selling, leasing, or managing the Property.
- C. On April 13, 2005, the Grantor formed the Maryland limited liability company that is the Grantee hereunder by the filing of Articles of Organization for the Grantee with the Maryland State Department of Assessment and Taxation.
- D. Immediately subsequent to such formation, and as of the date hereof, the Grantor is and continues to be the sole member of the Grantee.
- E. The Grantor and the Grantee desire to record this Deed among the Baltimore County land records in order to evidence and confirm the transfer of the Property from the Grantor to the Grantee.

F. The recording of the Deed is exempt from recordation and transfer taxes pursuant to Sections 12-108(bb) and 13-207(a)(1 8) of the Tax-Property Article of the Annotated Code of Maryland.

Now, Therefore, this Deed Witnesseth, that in consideration of the sum of **Five Dollars (\$5.00)**, the receipt of which is hereby acknowledged, the said Grantor does grant, convey and assign to the said Grantee, its successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

Beginning for the same at a point on the south side of the Green Spring Valley Road at the beginning of the 16th line of the whole tract of Wilton Wood as described in a Deed from J. C. Bennett, et al., to The General Development Co. dated October 10, 1925 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 625, folio 167, etc., and being North 2 degrees 55 minutes East 3 feet from an iron pipe, and running thence along the south side of said Valley Road North 86 degrees 35 minutes East 115.5 feet to a point North 2 degrees 55 minutes East 3 feet from an iron pipe; thence by the two following lines of division: South 2 degrees 55 minutes West 260 feet to an iron pipe; North 87 degrees 5 minutes West 115 feet to an iron pipe intersecting the North 3 degrees East 1051.5 feet line of this whole tract of land; thence along said line and the North 3 degrees East 5.32 feet line of this whole tract of land North 2 degrees 55 minutes East 247.4 feet to the end of the last line of said line, to the place of beginning. Containing in all 67/100's of an acre of land, more or less. The improvements thereon being known as **No. 1903 Greenspring Valley Road; Stevenson, MD 21153-2013.**

Being the same lot of ground which by Deed dated Thursday, February 17, 1994 and recorded among the Land Records of Baltimore County in Liber S.M. No. 10364, folio 551 was granted and conveyed by Ann Maria Beall-Mager, Personal Representative of the Estate of Helen D. Beall, to Stephen S. Howard.

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 of ground and premises to the said Grantee, its successors and assigns, in fee simple.

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

Witness the hand and seal of the said Grantor.

Witness:

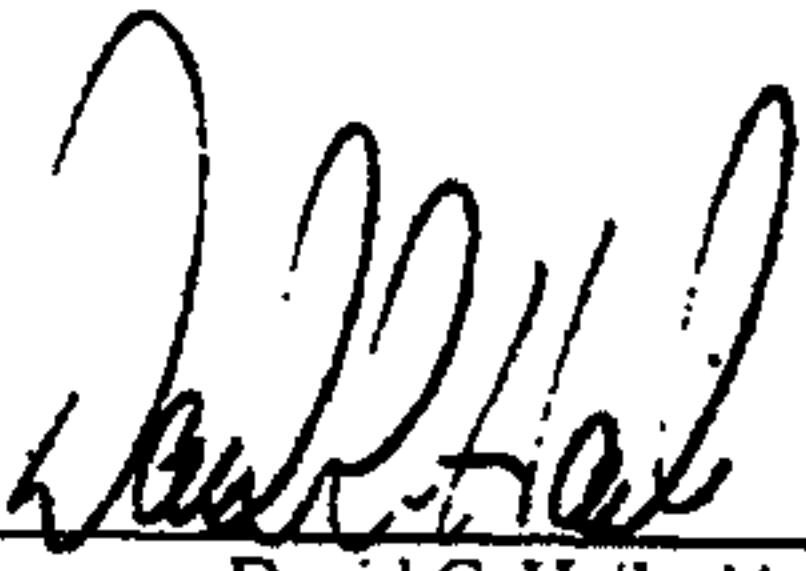
  [SEAL]
Stephen S. Howard

State of Maryland, City/County of Baltimore, To Wit:

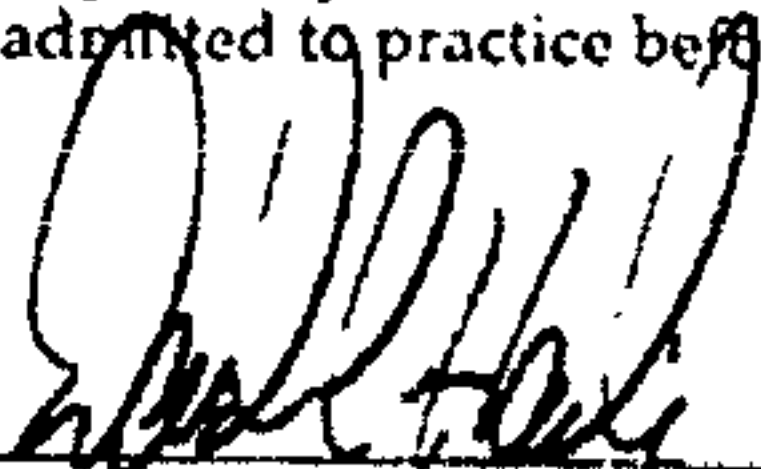
On Monday, May 23, 2005, before me, the subscriber, personally appeared **Stephen S. Howard**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

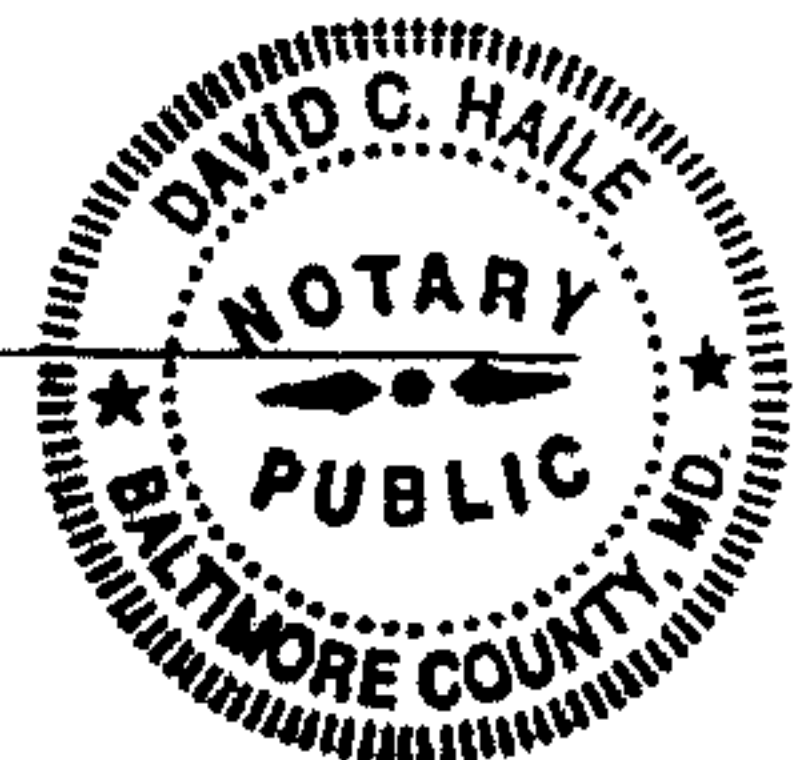
In Witness Whereof, I hereunto set my hand and official seal.

My commission expires December 1, 2008


David C. Haile, Notary Public

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, **David C. Haile**, an attorney at law duly admitted to practice before the Court of Appeals of Maryland.





Affidavit as to Total Payment Made

Pursuant to TC §10-912(b)(2)

The undersigned certifies/certify in due form of law and under the penalties of perjury, that the following statements are true and correct to the best of my/our information, knowledge, and belief in accordance with §10-912(b)(2) of the Tax General Article, Annotated Code of Maryland:

1. That I/we am/are the transferor(s)[or agent of the transferor(s) if so indicated] of that real property described in the accompanying Deed.

2. The amount of "total payment" for the purpose of the withholding law is:

None

Dated Monday, May 23, 2005.



Stephen S. Howard

[SEAL]

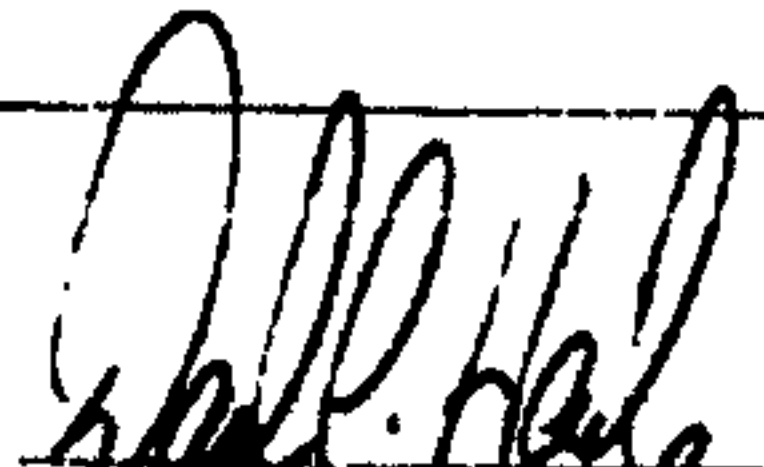
**Certification of Exemption from Withholding
Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information	
Name of Transferor:	Stephen S. Howard

2. Reason for Exemption	
Resident Status	☒ 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.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
 Witness	 Stephen S. Howard

State of Maryland Land Instrument Intake Sheet
Baltimore City **County: BALTIMORE**

Information provided is for the use of the Clerk's Office, State Department of
 Assessments and Taxation, and County Finance Office (Only.)
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached. ☒ Deed ☐ Mortgage ☐ Other _____ ☐ Deed or Trust ☐ Lease ☐ Other _____				IMP FD SURE \$ 28.00 RECORDING FEE 28.00 TOTAL 48.00																																			
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length /1/	☐ Unimproved Sale Arms-Length /2/	☐ Multiple Accounts Arms-Length /3/	☐ Not an Arms- Length Sale /9/	Recd # 84287 SH PC Bk # 3884 May 24, 2005 01:56 PM																																			
3	Tax Exemptions (if Applicable)	Recordation State Transfer <u>Per Sections 12-108(b) and 13-207(a)(8)</u> County Transfer <u>of the Real Property Article of the Tax Code</u>																																							
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ <u>0</u> Any New Mortgage \$ _____ Balance of Existing Mortgage \$ _____ Other \$ _____ Other \$ _____ Full Cash Value \$ _____		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ _____ X () % = \$ _____ Less Exemption Amount - \$ _____ Total Transfer Tax = \$ _____ Recordation Tax Consideration \$ _____ X () per \$500 = \$ _____ TOTAL DUE \$ _____																																					
5	Fees	Amount of Fees Doc. 1 Doc. 2 Recording Charge \$ <u>20</u> \$ _____ Surcharge \$ <u>20</u> \$ _____ State Recordation Tax \$ _____ State Transfer Tax \$ _____ County Transfer Tax \$ _____ Other \$ _____ Other \$ _____		Agent: <u>[Signature]</u> Tax Bill: <u>90</u> C.B. Credit: _____ Ag. Tax/Other: <u>U</u>																																					
6	Description of Property SDAT requires submission of all applicable information A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District <u>03</u> Property Tax ID No. (1) <u>03-08-021700</u> Subdivision Name _____ Lot (3a) _____ Block (3b) _____ Sec/VAR (3c) _____ Location/Address of Property Being Conveyed (2) <u>1903 Greenspring Valley Rd / Towson, MD 21253-2013</u> Other Property Identifiers (if applicable) _____ Water Meter Account No. _____ Residential ☐ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: _____ Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred _____ If Partial Conveyance, List Improvements Conveyed: _____																																							
7	Transferred From	Doc. 1 - Grantor(s) Name(s) <u>Stephen S. Howard</u> Doc. 1 - Owner(s) of Record, if Different from Grantor(s) _____ Doc. 2 - Grantor(s) Name(s) _____ Doc. 2 - Owner(s) of Record, if Different from Grantor(s) _____																																							
8	Transferred To	Doc. 1 - Grantee(s) Name(s) <u>1903 L.L.C.</u> New Owner's (Grantee) Mailing Address <u>1117 Greenspring Valley Rd / Lutherville, MD 21093</u> Doc. 1 - Additional Names to be Indexed (Optional) _____ Doc. 2 - Additional Names to be Indexed (Optional) _____																																							
9	Other Names to Be Indexed																																								
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name <u>David C. Hayle</u> ☐ Return to Contact Person Firm <u>Holt & Beck</u> ☒ Hold for Pickup Address <u>304 W. Pennsylvania Ave.</u> ☐ Return Address Provided <u>Towson, MD 21204</u> Phone <u>(410) 321-7037</u>																																							
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Yes ☐ No ☒ Will the property being conveyed be the grantee's principal residence? Yes ☐ No ☒ Does transfer include personal property? If yes, identify _____ Yes ☐ No ☒ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required) Assessment Use Only - Do Not Write Below This Line <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>☐ Formal Verification</td> <td>☐ Agency Verification</td> <td>☐ Whole</td> <td>☐ Part</td> <td>☐ Tran Process Verification</td> </tr> <tr> <td>Transfer by _____</td> <td>Date Received _____</td> <td>Doc Reference:</td> <td>Assigned Property No:</td> <td></td> </tr> <tr> <td>Year <u>20</u></td> <td>TAX NOT REQUIRED</td> <td>Doc</td> <td>Map</td> <td>Sub</td> </tr> <tr> <td>Land</td> <td>County of Baltimore and Finance</td> <td>Zoning</td> <td>Ord</td> <td>Plat</td> </tr> <tr> <td>Building</td> <td>BALTIMORE COUNTY, MARYLAND</td> <td>Use</td> <td>Parcel</td> <td>Section</td> </tr> <tr> <td>Town</td> <td></td> <td>St. Gr</td> <td>St. Gr</td> <td>Sec. Co</td> </tr> <tr> <td>REMARKS</td> <td colspan="4"> <u>COUNTY TRANSFER TAX</u> <u>Per [Signature] Sec 35-158</u> <u>RECORDATION TAX</u> <u>[Signature]</u> </td> </tr> </table>					☐ Formal Verification	☐ Agency Verification	☐ Whole	☐ Part	☐ Tran Process Verification	Transfer by _____	Date Received _____	Doc Reference:	Assigned Property No:		Year <u>20</u>	TAX NOT REQUIRED	Doc	Map	Sub	Land	County of Baltimore and Finance	Zoning	Ord	Plat	Building	BALTIMORE COUNTY, MARYLAND	Use	Parcel	Section	Town		St. Gr	St. Gr	Sec. Co	REMARKS	<u>COUNTY TRANSFER TAX</u> <u>Per [Signature] Sec 35-158</u> <u>RECORDATION TAX</u> <u>[Signature]</u>			
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IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Stevenson Road, 146 ft. +/-
S centerline of Greenspring Valley Road
3rd Election District
2nd Councilmanic District
(10623 Stevenson Road)

Megan & Edward D. Kenny
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-349-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property Megan and Edward D. Kenny. The variance request is for property located at 10623 Stevenson Road in the Stevenson area of Baltimore County. The variance is requested from Sections 1A01.3.B.3 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a setback of 17 ft. in lieu of the required 35 ft. and to permit an existing garage to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners filed a Petition for Administrative Variance and the subject property was posted on January 21, 2005. Thereafter, a formal demand for hearing was made by an adjacent property owner, Peter deWolf Smith, and the matter was scheduled for a hearing on March 21, 2005. Prior to the scheduled hearing, the Petitioners and Mr. Smith reached a mutual agreement (Declaration of Covenants and Restrictions) relative to this case dated March 1, 2005, a copy of which is attached hereto and made a part of the record of the case.

Because the parties have reached agreement, Mr. Smith has rescinded and withdrawn his request for hearing in this matter. This Deputy Zoning Commissioner is now able to render a decision based upon the documentation presented in the file only.

Zoning Advisory Committee Comments

Zoning Advisory Committee (ZAC) comments were submitted by the following County agencies: A ZAC comment was submitted by the Office of Planning dated February 1, 2005, a copy of which is attached hereto and made a part hereof. A ZAC comment was also submitted by the Department of Environmental Protection & Resource Management (DEPRM) dated February 3, 2005, a copy of which is attached hereto and made a part hereof.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Note Well Judging from the Plat to Accompany, it appears as though the existing garage is located on the south lot line. Section 400.1 of the B.C.Z.R. requires that such structures be at least 2 ½ ft. away from any lot line. In addition, the Plat to Accompany indicates the existing home is 13 ft. from the northern lot line. Section 1A01.3.B.3 of the B.C.Z.R. requires such dwellings to be set back 35 ft. from any lot line. Variances for these structures were not requested herein and are therefore not granted. These structures may be nonconforming or the subject of further requests for variance.

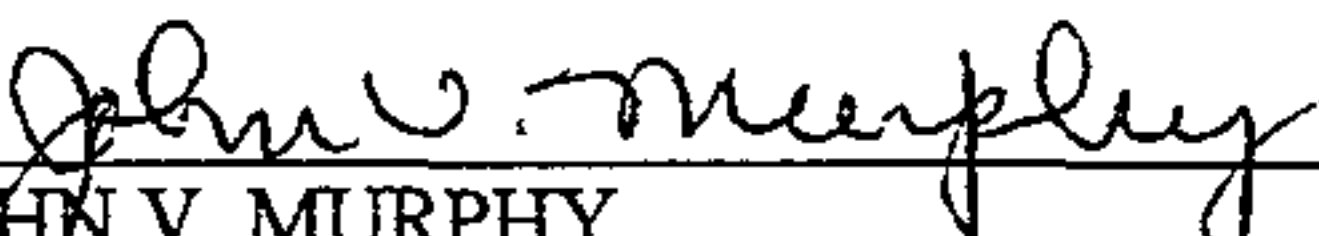
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 4 day of March, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1A01.3.B.3 and 400.1 of the

Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a setback of 17 ft. in lieu of the required 35 ft. and to permit an existing garage to be located in the side yard in lieu of the required rear yard, be and it is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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. Compliance with the ZAC comments submitted by the Office of Planning dated February 1, 2005, a copy of which is attached hereto and made a part hereof.
3. Compliance with the ZAC comments submitted by DEPRM dated February 3, 2005, a copy of which is attached hereto and made a part hereof.
4. 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 thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

Return After Recordation To:

Peter deWolf Smith

1925 Greenspring Valley Road, Box 258

Stevenson, Maryland 21153-0258

page 1

DECLARATION OF COVENANTS AND RESTRICTIONS

27
MARCH This Declaration of Covenants and Restrictions, made this 2ND day of February, 2005, by and between **Edward Kenny** and **Megan S. Kenny**, of Baltimore County, State of Maryland, Parties of the First Part, and **Peter deWolf Smith**, of Baltimore County, State of Maryland, Party of the Second Part.

Whereas, by Deed dated October 2, 2003, and recorded among the Land Records of Baltimore County, Maryland in Liber No. 19261, at folio 645, the parties of the first part herein did acquire fee simple title to that certain real property more particularly described by courses and distances in said Deed, which property bears the current improvement address of 10623 Stevenson Road; and,

Whereas, by Deed dated September 19, 2001, and recorded among the Land Records aforesaid in Liber No. 15640, at folio 001, the party of the second part herein did acquire fee simple title to that certain real property more particularly described by courses and distances in said Deed, which property bears the current improvement address of 1925 Greenspring Valley Road (formerly known of record as 10625 Stevenson Road); and,

Whereas, the parties of the first and second parts, as owners of adjacent real properties, are mutually desirous of entering into certain covenants and restrictions which will protect the dominant scenic and rural character of the real property of each, and will prohibit certain future construction absent prior written approval from one party to the other, and which will regulate lighting and illumination issues of mutual interest and import to the parties; and,

Whereas, the herein Declaration is being executed in contemplation of construction by the parties of the first part of an addition to their residential structure. As used herein, "Existing Structure" shall be construed to refer to the existing dwelling house situate on said property of the parties of the first part as of the making date of the herein Declaration. As used herein, "New Addition" shall be construed to refer to said contemplated new construction on the property of the parties of the first part, contiguous to the Existing Structure. Both the New Addition and the Existing Structure are depicted on a scaled site plan dated November 5, 2004, by Arris Design Studio, attached hereto labeled as "Exhibit A" and specifically made a part hereof. The parties to the herein Declaration specifically agree that said site plan shall not be used by any of said parties as a basis for establishment of property lines between the properties of said parties. Said site plan is attached hereto for the sole and express purpose of defining the dimensions of both the Existing Structure and the proposed New Addition as of the date hereof.

NOW, THEREFORE, THIS DECLARATION OF RESTRICTIONS
Witnesseth, that for and in consideration of the mutual benefits to be derived by each of the parties hereto, the parties hereto hereby covenant and agree as follows:

1. The easternmost façade of the New Addition shall be situate no further easterly than twenty-one feet (21') from the easternmost facade of the Existing Structure, and no portion of the New Addition shall be situate any further north than a line drawn as an easterly extension of the line of the northernmost wall of the Existing Structure.

2. No windows, porches, decks, exterior doors, or other improvements, and no fixtures, openings, and/or improvements which emit or allow transference of light or house sources of light shall be installed on the roof of or on the northernmost façade of the New Addition, and no additional windows, porches, decks, exterior doors, or other improvements, and no additional fixtures, openings, and/or improvements which emit or house sources of light shall be installed on the roof of or on the northernmost façade of the Existing Structure.

3. No dormer window(s), windows, decks, exterior doors, or other improvements, and no fixtures and/or improvements which emit or allow transference of light or house sources of light shall be installed on the easternmost façade of the New Addition above the level of the windows of the 2nd-floor master bedroom, and the height of the New Addition shall not exceed the height of the Existing Structure.

4. No floodlights, spotlights, or other sources of concentrated or intense illumination shall be maintained or installed on the Existing Structure, the New Addition, or the existing garage currently situate on the property of the parties of the first part, or in any other location on said property. This restriction shall not be construed to preclude installation of low-voltage patio and garden lighting appurtenant to a ground-level patio contiguous to the easternmost façade of the New Addition.

5. No further improvements, additions, decks, or other structures will be installed, erected, and/or maintained on the property of the parties of the first part east of the easternmost facade of the New Addition without specific written authorization by the party of the second part, his heirs, successors, or assigns. This restriction shall not preclude installation and maintenance by said parties of a ground-level patio contiguous to the easternmost façade of the New Addition.

6. No floodlights, spotlights, or other sources of concentrated or intense illumination shall be maintained or installed on the roof or on the southernmost façade of the improvements situate on the property of the party of the second part or on the roof or on any façade of a garage to be erected to the south of said existing improvements. By execution of the herein Agreement, the parties of the first part consent to the erection of such a garage in future, they do covenant and agree that they will cooperate in any governmental approval process connected with such garage erection, and that they will neither object nor assist any other party in filing objection to erection of such garage. The party of the second part covenants that said garage, when erected, shall have no windows or other light-emitting openings on its southernmost façade.

#271

Each of the covenants and restrictions contained herein shall run with the land, in perpetuity, and shall be deemed to be binding on the parties hereto, and on the heirs, successors, and assigns of the parties hereto.

Unless agreed upon in writing between the parties, there shall be no exceptions or modifications to the within covenants and restrictions.

Witness the hands and seals of the undersigned on the date first herein stated.

WITNESS:

Self Ponder

Edward Kenny
Edward Kenny

Self Ponder

Megan S. Kenny
Megan S. Kenny

Charlene Facello

Peter de Wolf Smith
Peter de Wolf Smith

State of Maryland, County of Baltimore, to wit:

On this 1 day of March, 2005, before me, Richard J. Oakley, the undersigned officer, personally appeared Edward Kenny and Megan S. Kenny, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Richard J. Oakley
NOTARY PUBLIC

RICHARD OAKLEY
Notary Public
Anne Arundel County
Maryland

My Commission Expires Oct. 29, 2006

Page Five

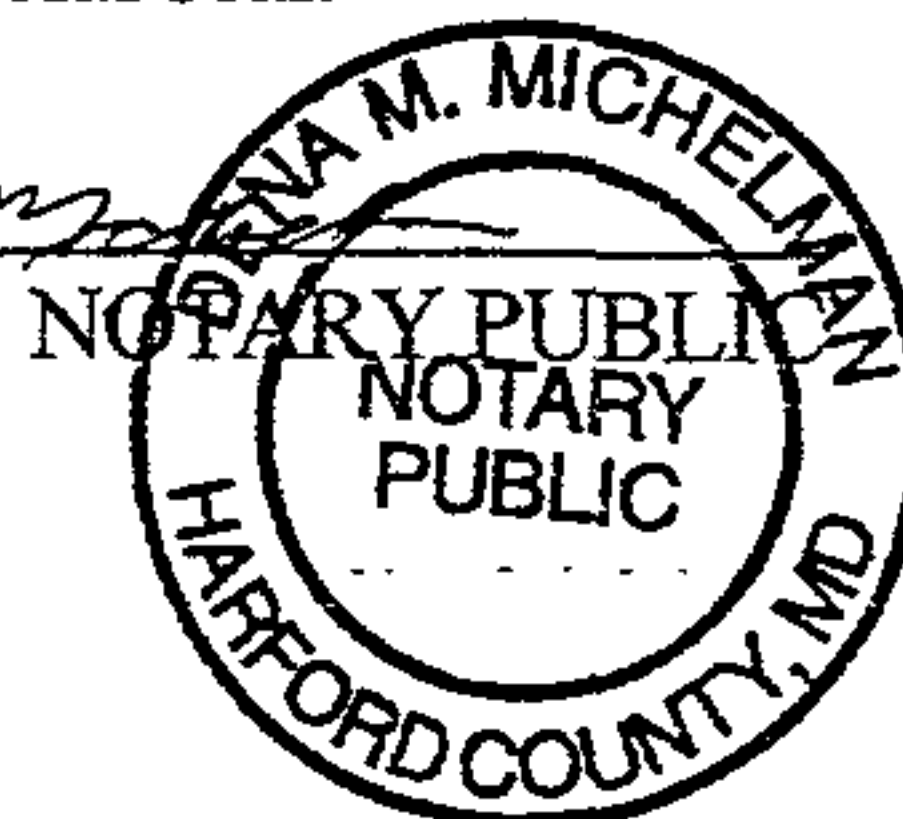
My Commission Expires: _____

State of Maryland, ^{City} County of Baltimore, to wit:

On this 2nd day of March, 2005, before me,
Debra M. Michelman, the undersigned officer, personally
appeared Peter de Wolf Smith, known to me (or satisfactorily proven) to
be the person(s) whose name(s) is subscribed to the within
instrument and acknowledged that he executed the same for the
purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Debra M. Michelman

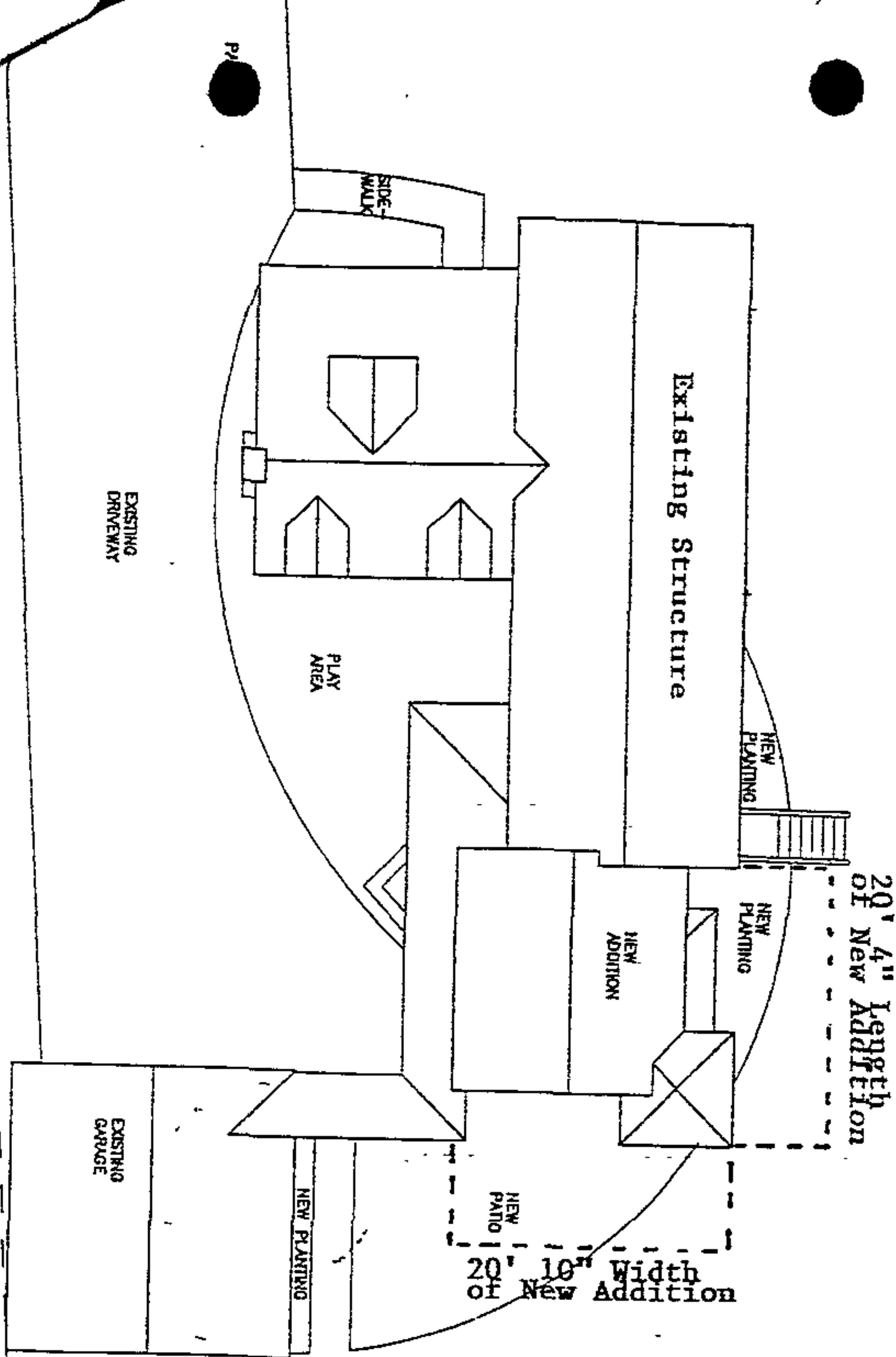


My Commission Expires: _____

My Commission Expires

8-1-2007

EXHIBIT 'A' to Declaration of Covenants and Restrictions between Edward Kenny and Megan S. Kenny and Peter deWolf Smitin, dated March 2, 2005.



Arris

a Design Studio, Inc.

Project Name KENNY RESIDENCE

Drawing Name SITE PLAN

Project No. 033-0104

Date 11/05/04

Drawing No. ST-1

Scale 1"=16'-0"

Drawn by WB

1000 Cross Street, Suite 201 Baltimore, Maryland 21230
410-732-0717 fax

2004 by Arris, a Design Studio, Inc.

P:\KEN033\033-0104\Cad\KE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 1, 2005

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

SUBJECT: 10623 Stevenson Road

INFORMATION:

Item Number: 5-349

Petitioner: Edward & Magan Kenny

Zoning: RC 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the proposal is constructed in accordance with the architectural elevation drawings that were submitted to this office by Arris, A Design Studio Inc., dated 11/05/04.

Prepared by:



Division Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr. JDO
DEPRM

DATE: February 3, 2005

SUBJECT: Zoning Item # 05-349
Address 10623 Stevenson Road

Zoning Advisory Committee Meeting of January 24, 2005.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

The proposed addition must be at least 20-feet from the septic system. An inspection of the septic system will be required prior to building permit approval.

Reviewer: Sue Farinetti

Date: February 3, 2005

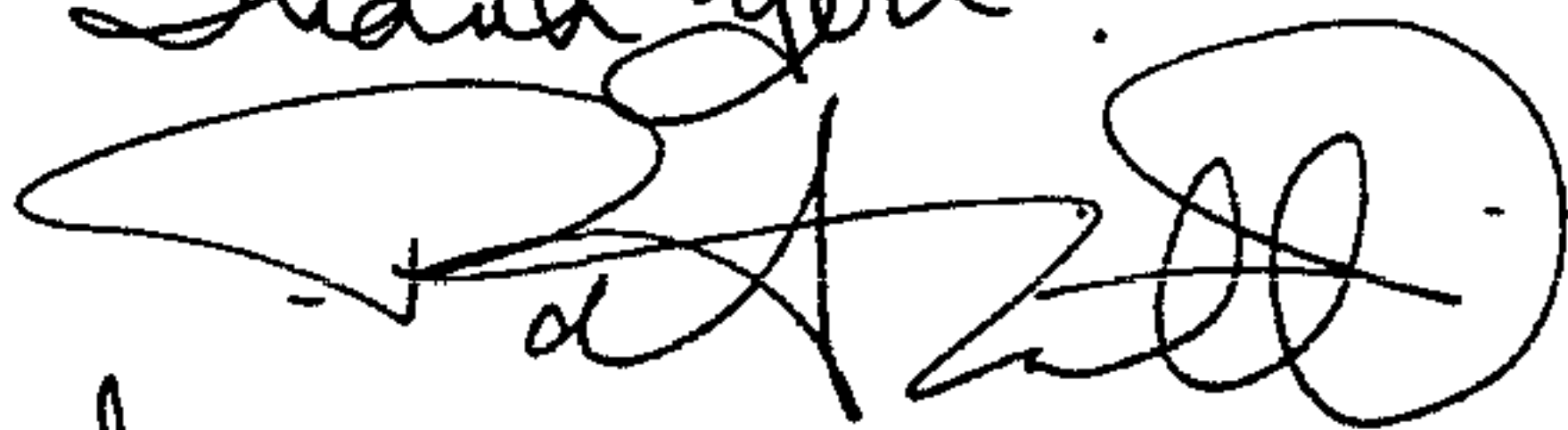
March 3, '05

Re: Case 05-349 A

I hereby rescind and withdraw my request for hearing relative to a zoning variance request in the captioned matter. Mr. and Mrs. Kenny and I have reached a mutually - satisfactory accord; to be recorded in the Land Records.

I urge the Zoning Commissioner to expedite the approval process in this instance: Mr. and Mrs. Kenny have a very brief window of opportunity in which to hire an exceptionally valued contractor.

Thank you.



PETER deWOLF SMITH

1925 Greenspring Valley Road

Stevenson, Ind. 21153-0258

With Mr. Kenny's express approval, a copy of our accord is attached for your review. Thank you.

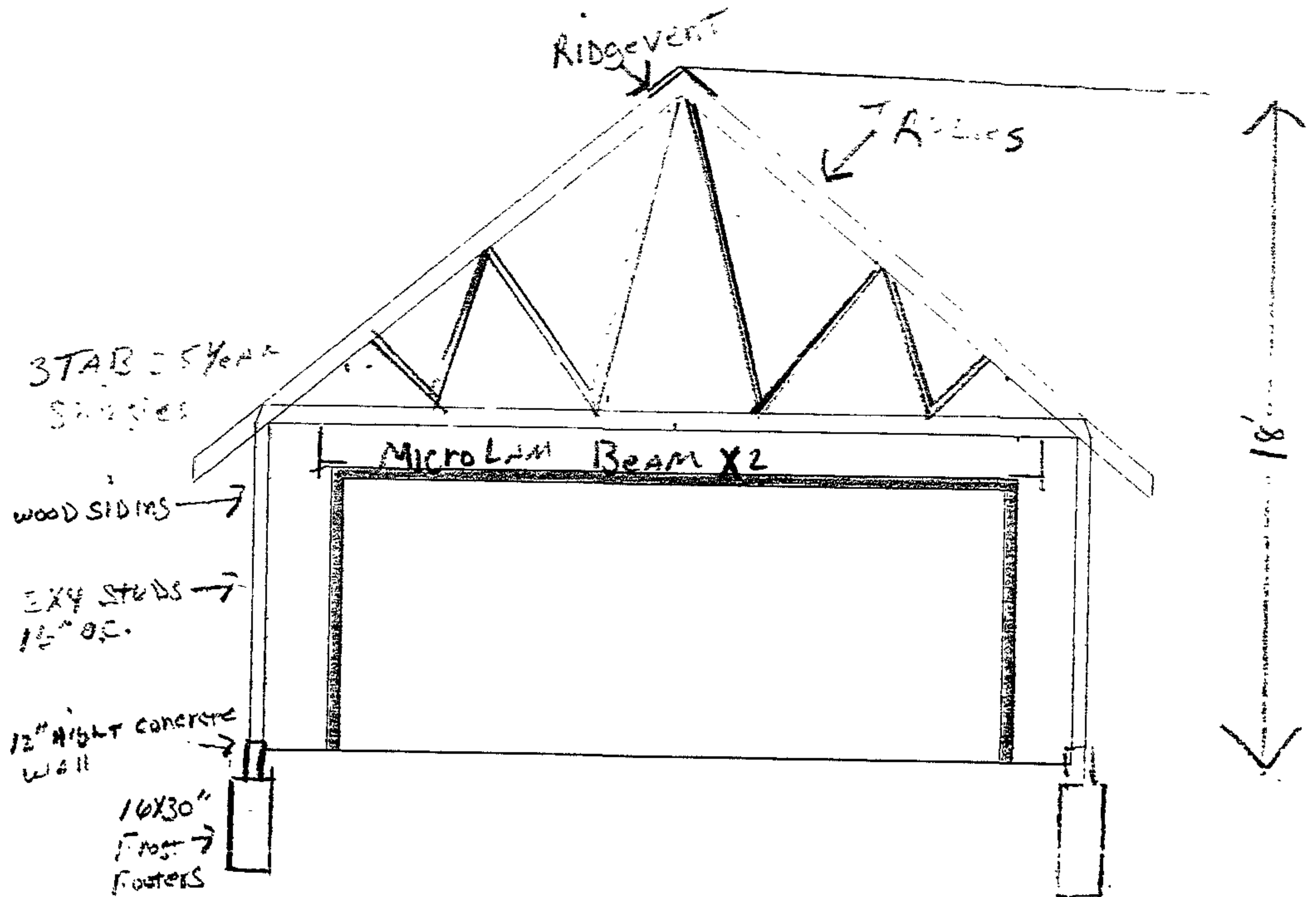
ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 06-271-A

dated/initials

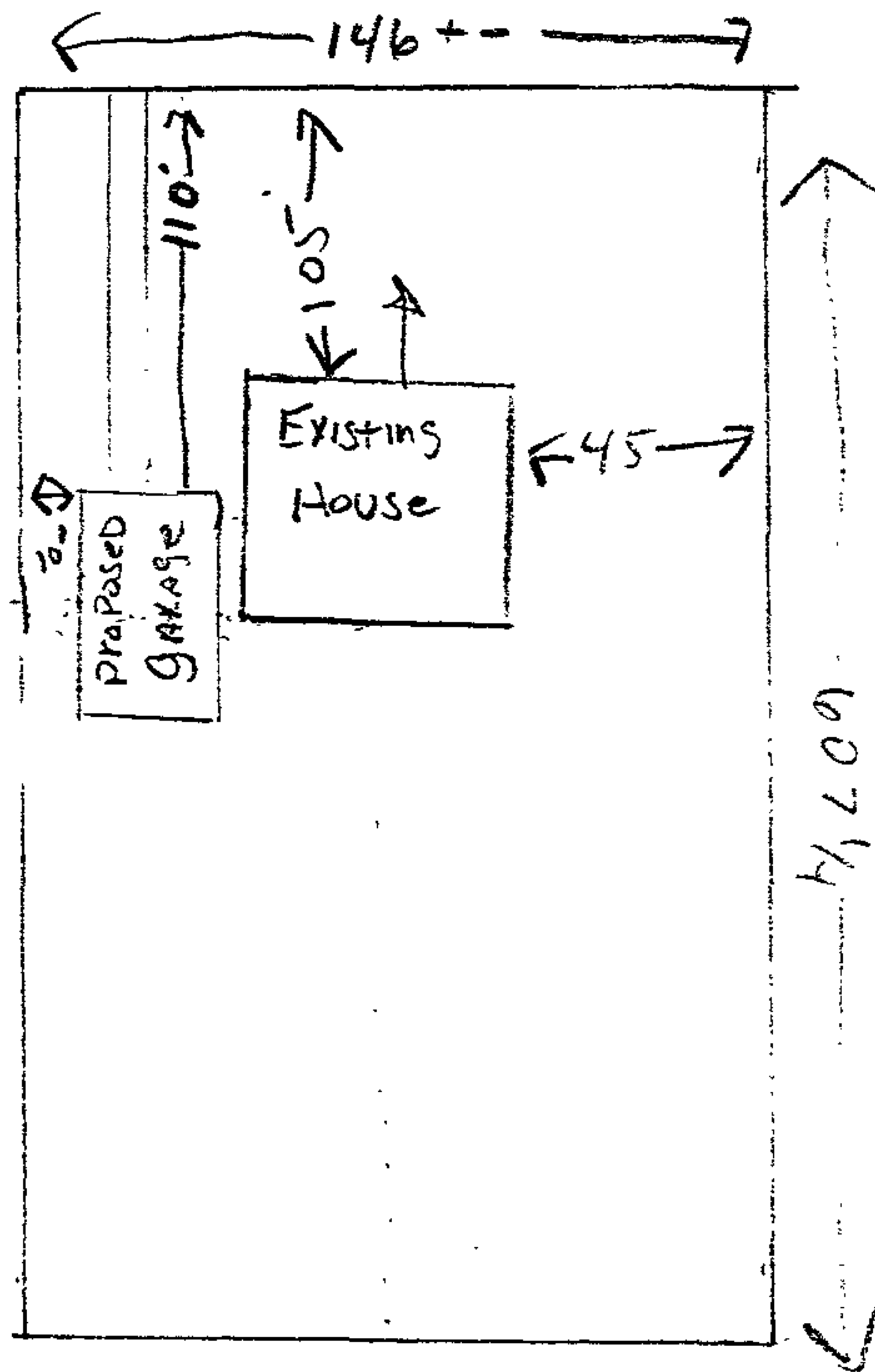
- 11-23** PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
- DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
- TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box, file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
- UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
- COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
- POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
- RESCHEDULING (determine hearing date, type letter confirming new date, make appropriate copies, mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
- INDEX CARDS (prepare index cards, according to sample, file cards in cabinet)
- ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; place certificates in file)
- 12/19** COMMENTS (check off agency comments received on front of hearing file; mail copies; type comments letter, mail original to petitioner, file copy in hearing file)
- 12/20** FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under caps in file; send files to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

$\frac{1}{4}" = 1 \text{ FOOT}$



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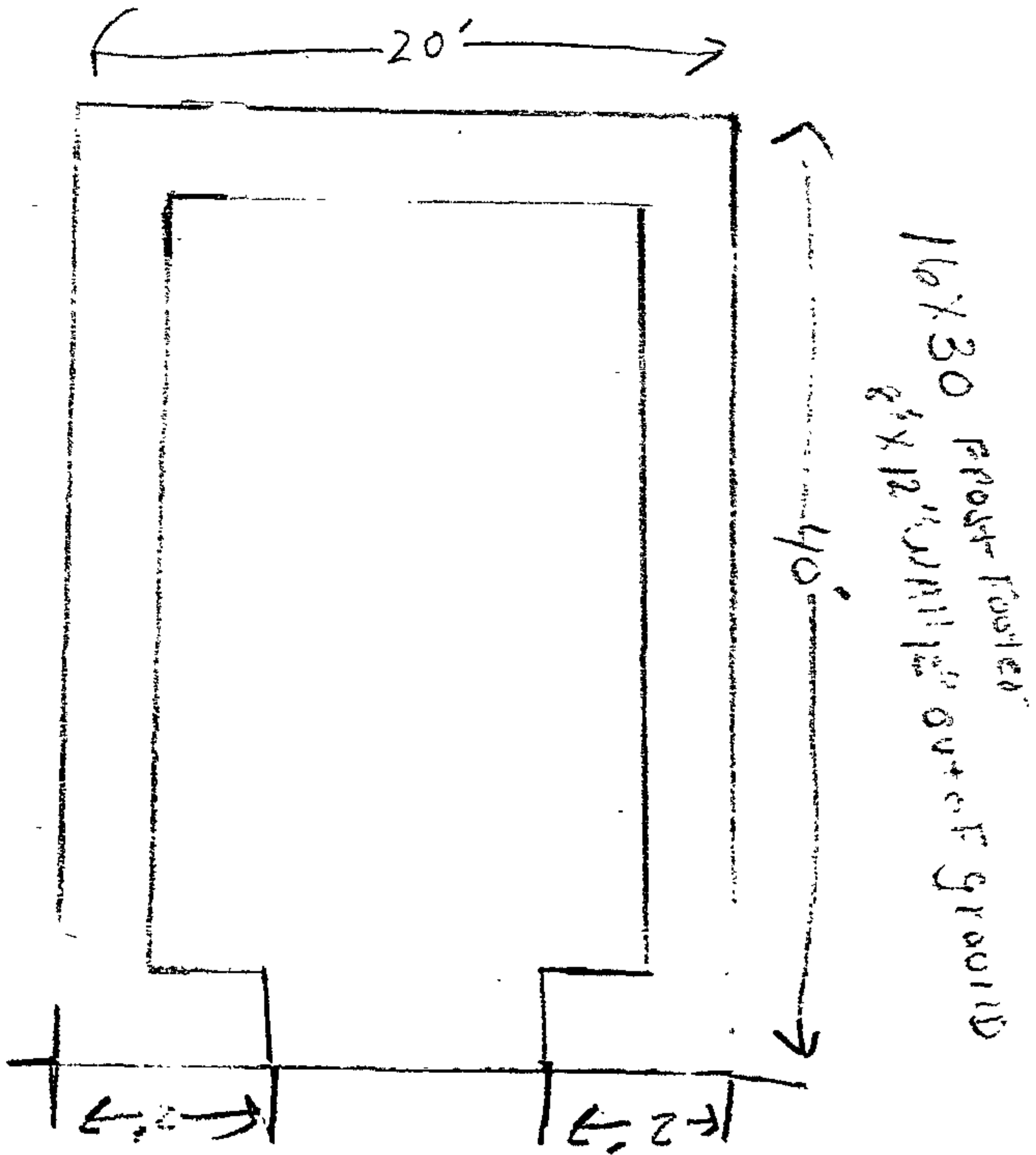
Stevenson Road



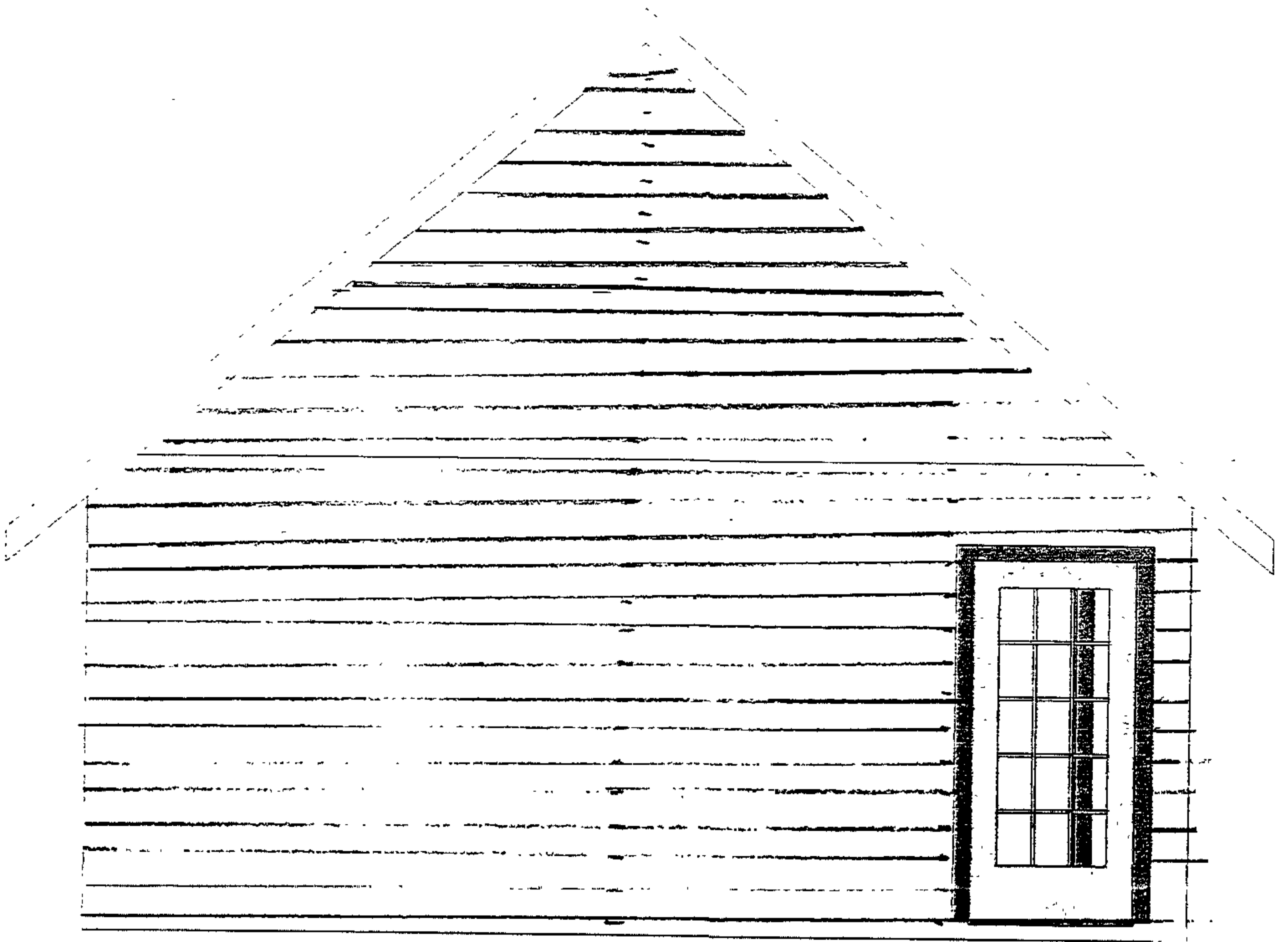
Greenspring Valley Road

#271

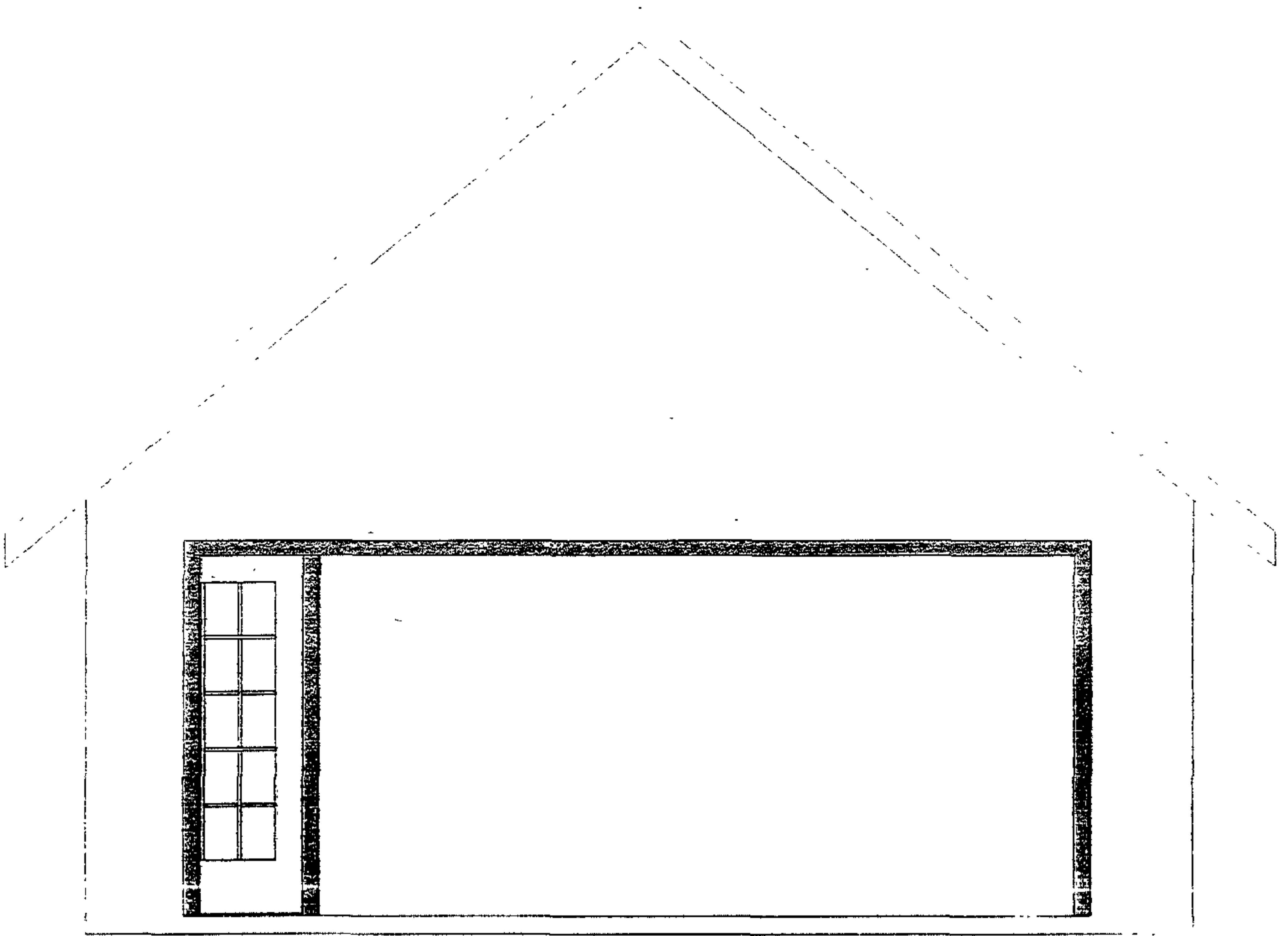
FOUNDATION



#271



#271



#221

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

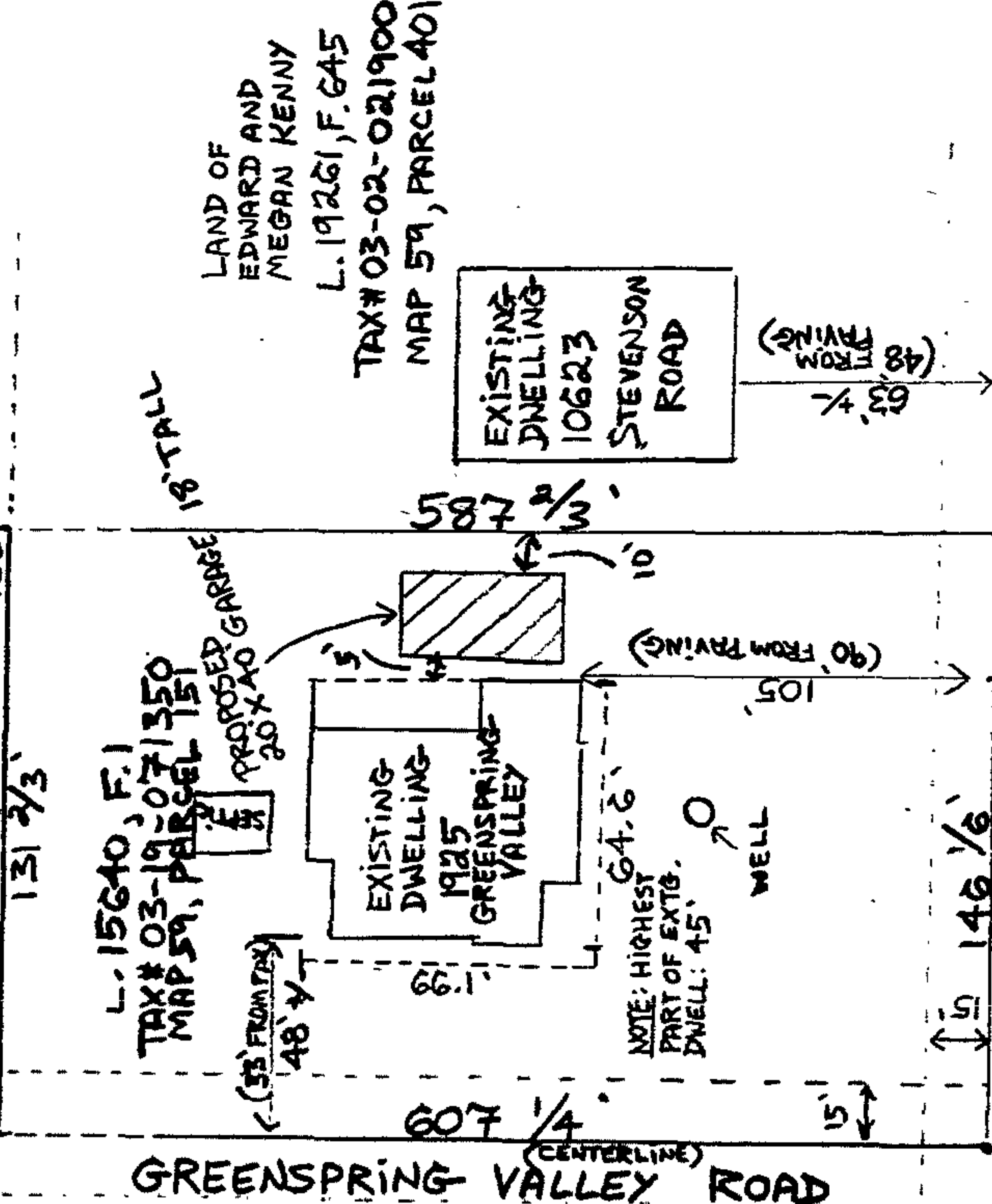
PROPERTY ADDRESS 1925 GREENSPRING VALLEY RD OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME NONE - METES & BOUNDS

PLAT BOOK # FOLIO # LOT # SECTION #

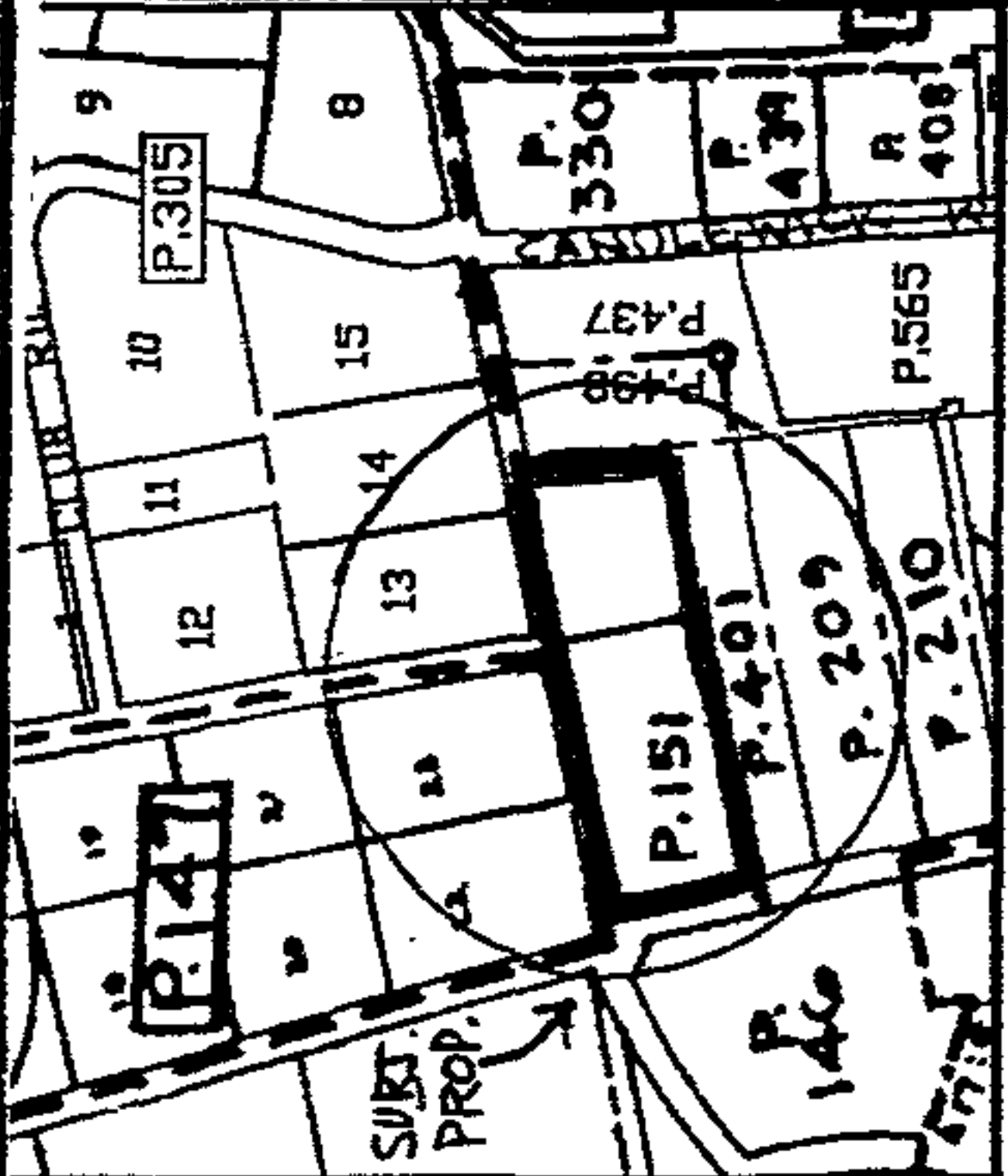
OWNER PETER deWOLF SMITH

LAND OF 1903, LLC K/A 1903 GREENSPRING VALLEY ROAD
 L-21916, F. 561
 TAX # 03-02-021700
 MAP 59, PARCEL 438



LAND OF EDWARD AND MEGAN KENNY
 L. 19261, F. 645
 TAX # 03-02-021900
 MAP 59, PARCEL 401

EXISTING DWELLING 10623 STEVENSON ROAD



LOCATION INFORMATION

ELECTION DISTRICT 03
 COUNCILMANIC DISTRICT 02

1" = 200' SCALE MAP #

ZONING RC-2

LOT SIZE 2.0 ACRES 87,120 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

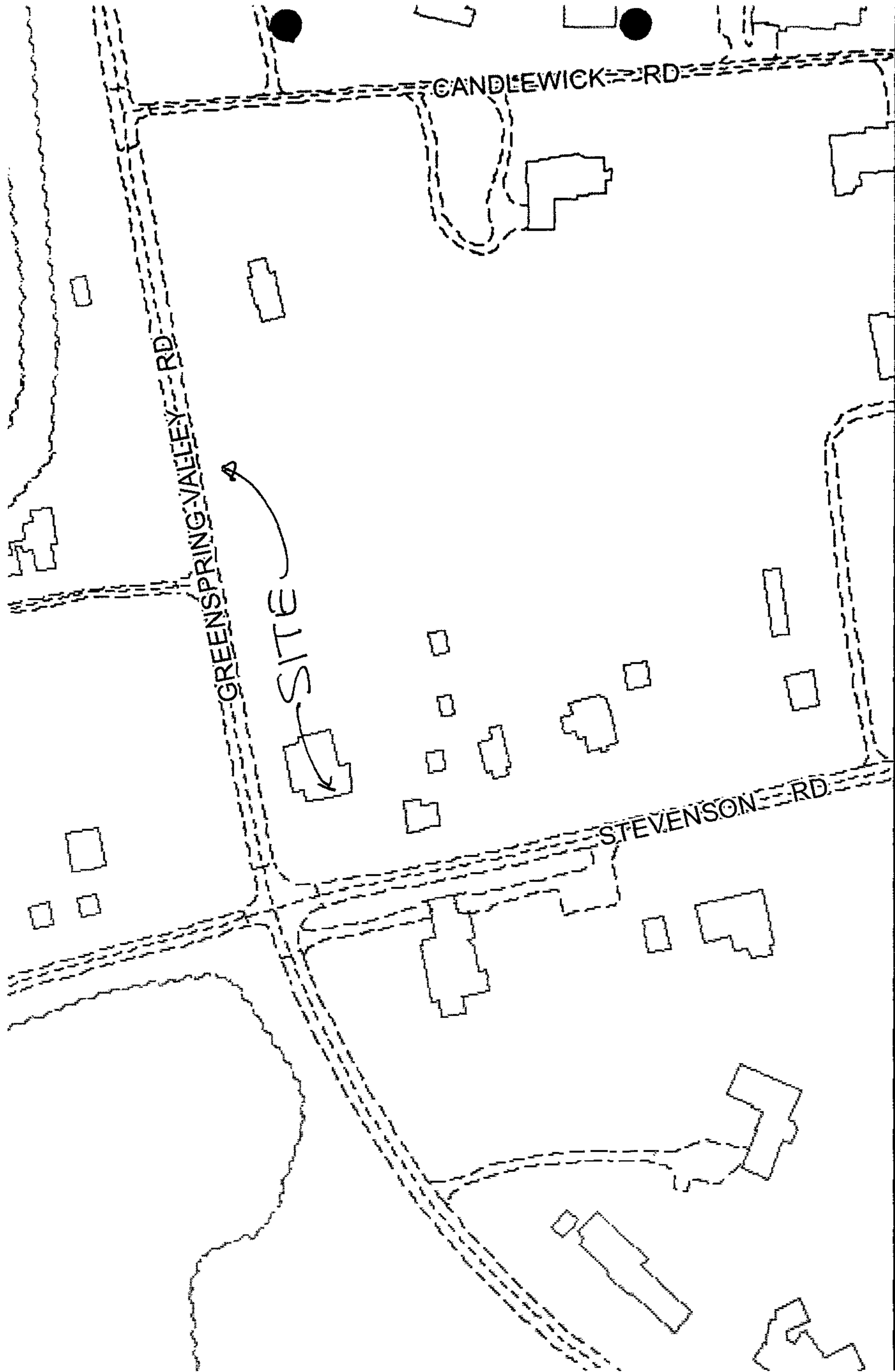
WATER ☐ PUBLIC ☒ PRIVATE

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
 100 YEAR FLOOD PLAIN YES ☐ NO ☒
 HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING NONE

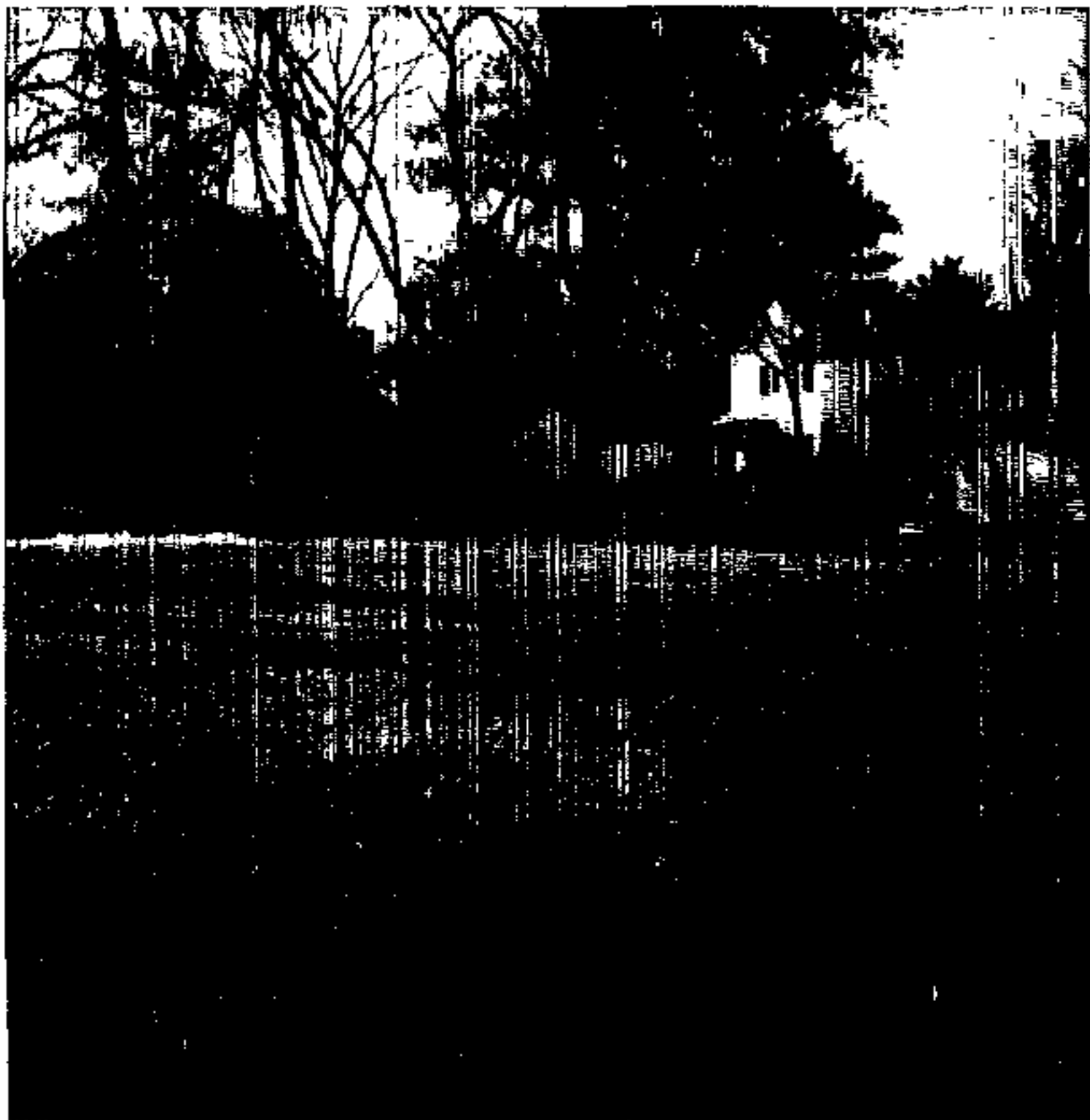
ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

PREPARED BY PETER deWOLF SMITH, OWNER SCALE OF DRAWING: 1" = 50'

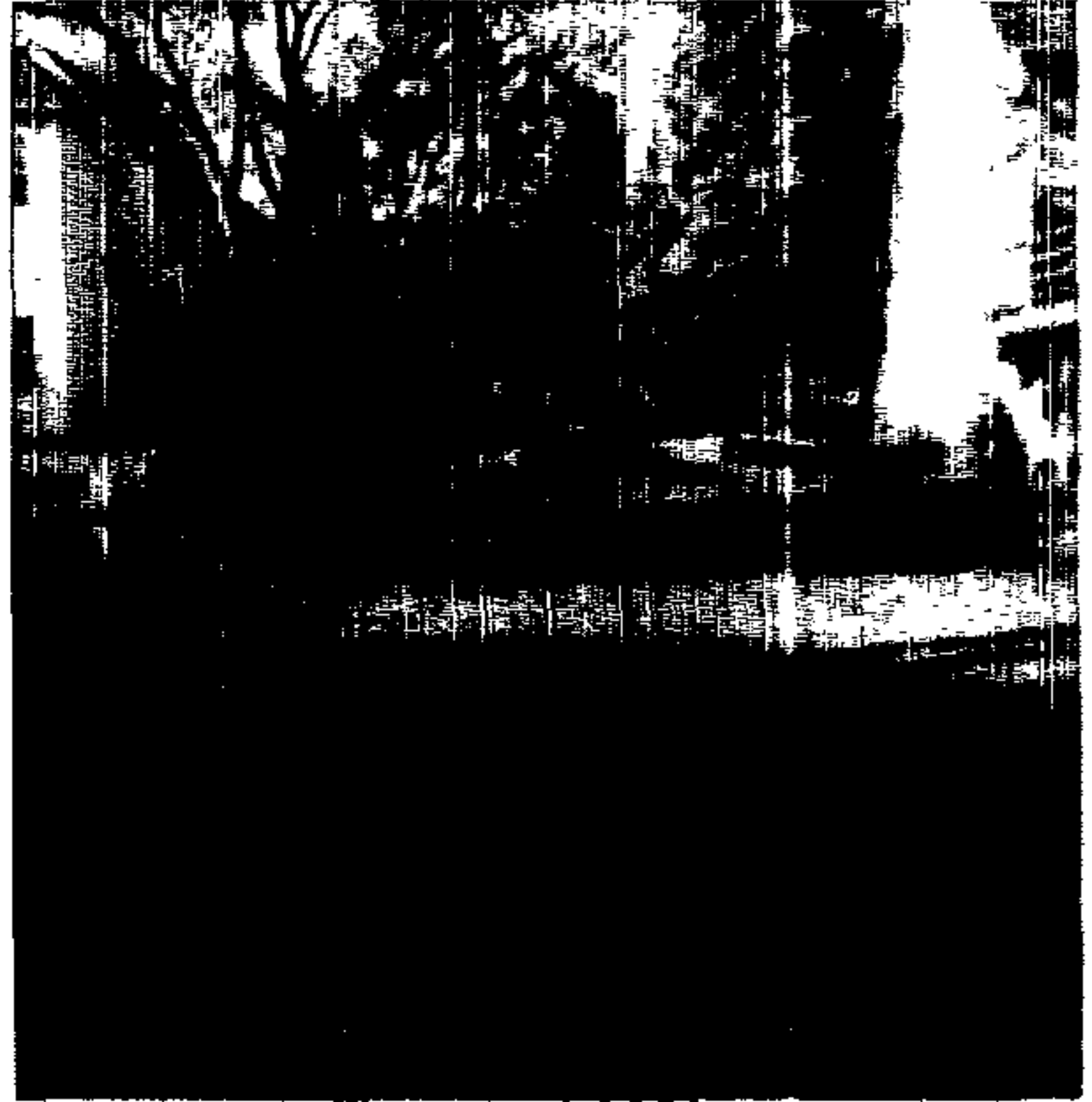


DS9B3

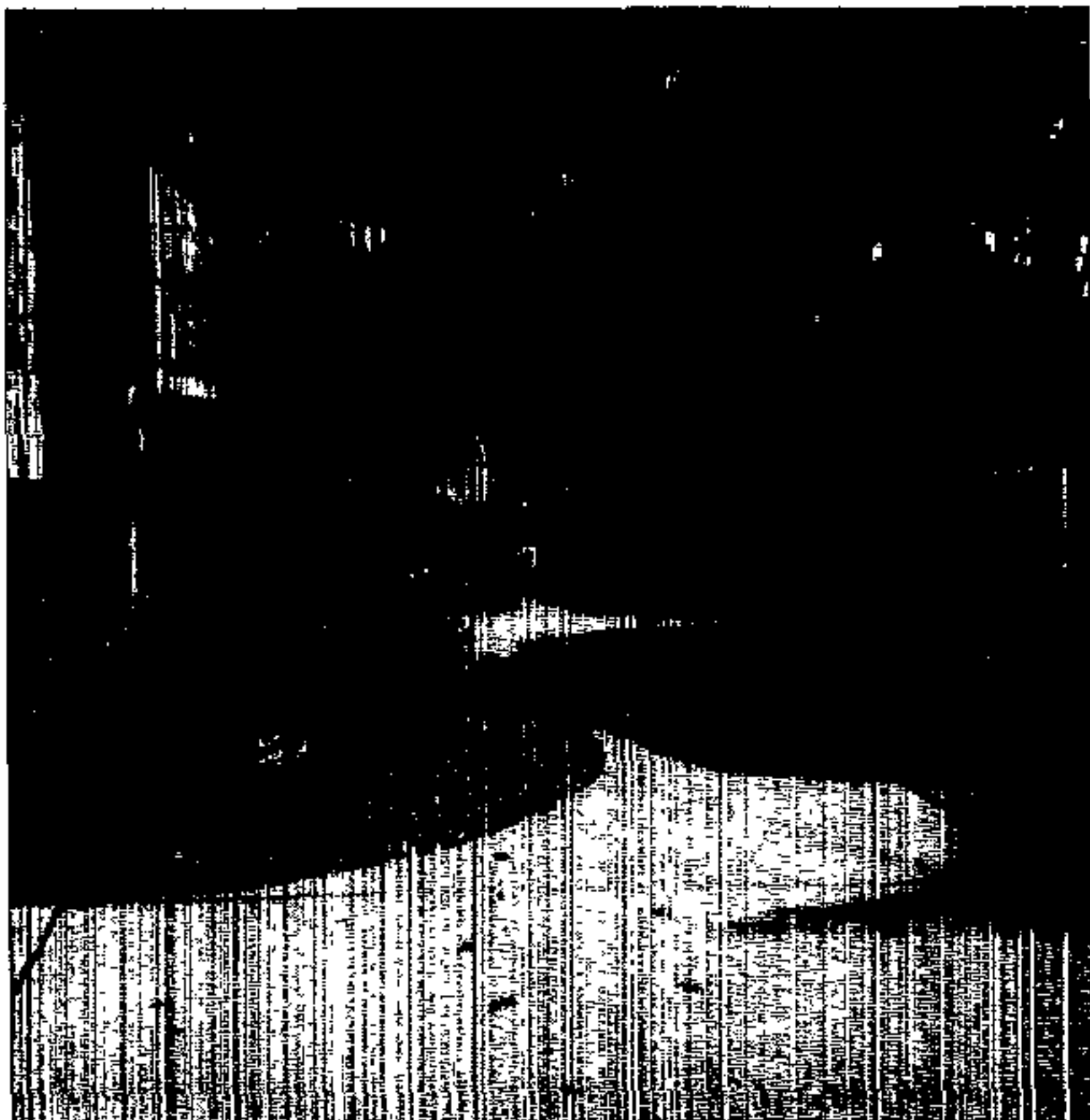
122#



**LOOKING SW FROM
GSV Rd.**



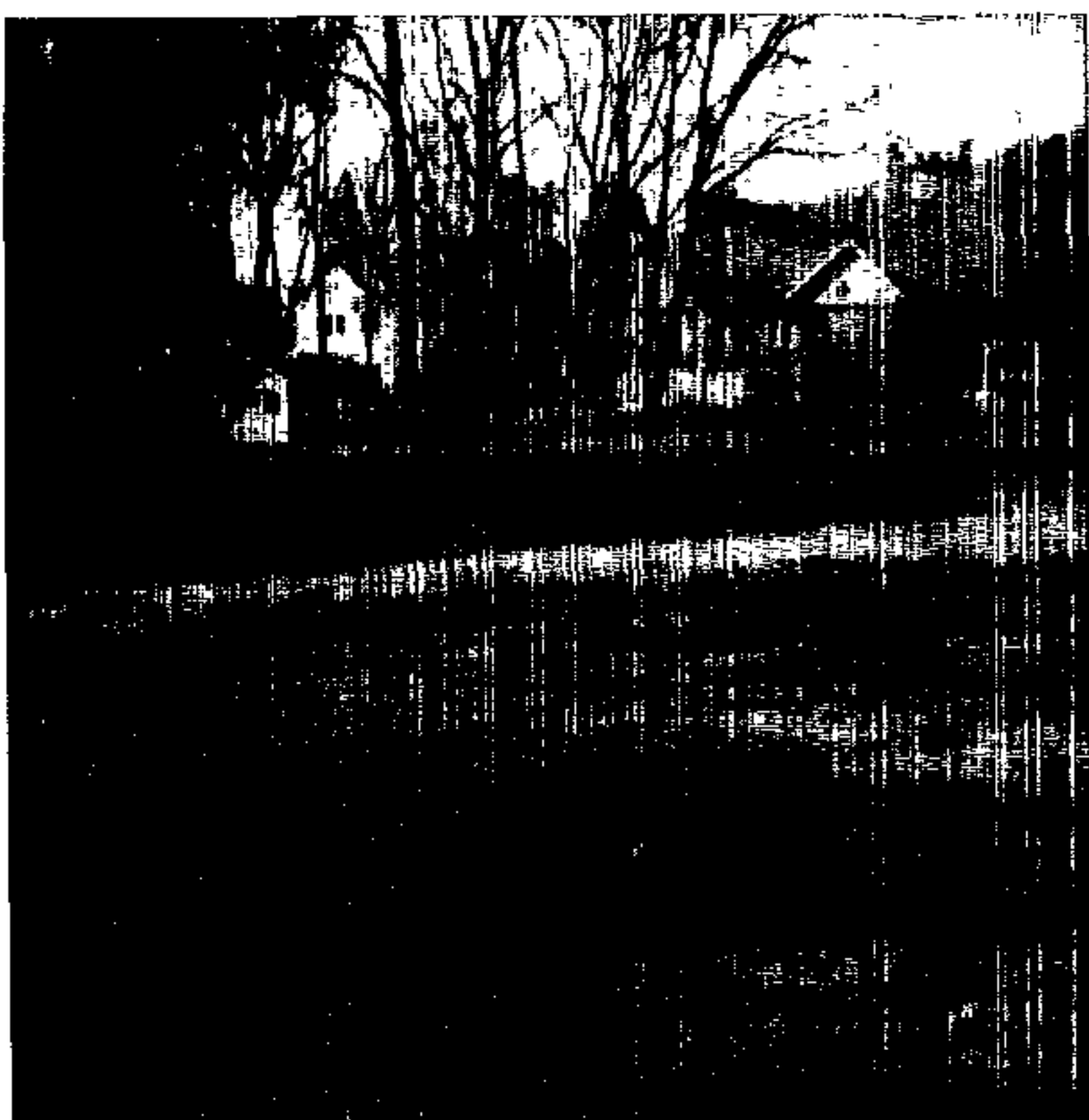
**LOOKING W. FROM APPROX
1/4 OF WAY EAST**



LOOKING EAST



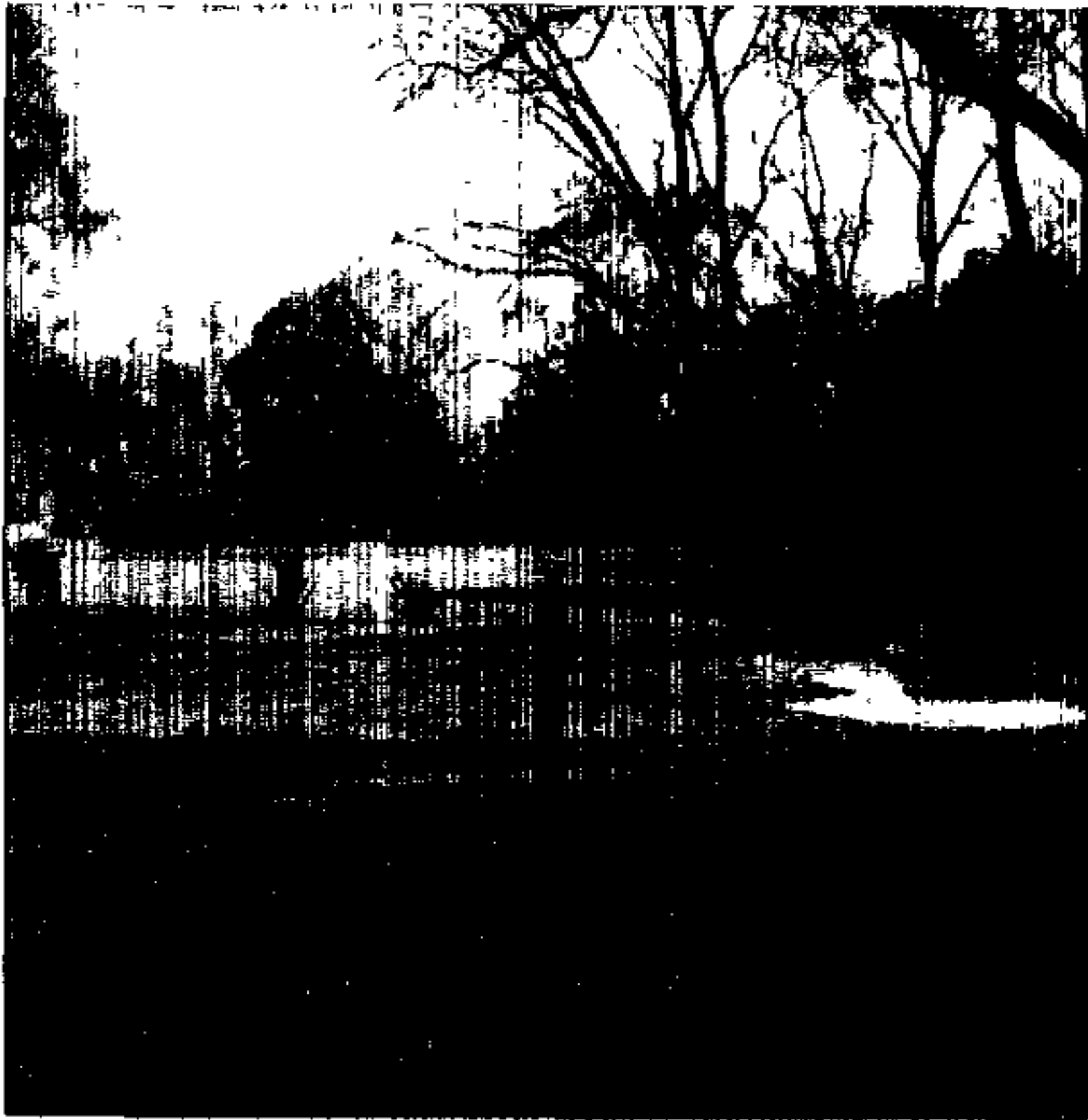
**LOOKING EAST: NOTE
CYPRESS TO RIGHT -
APPROX. 10'-12'**



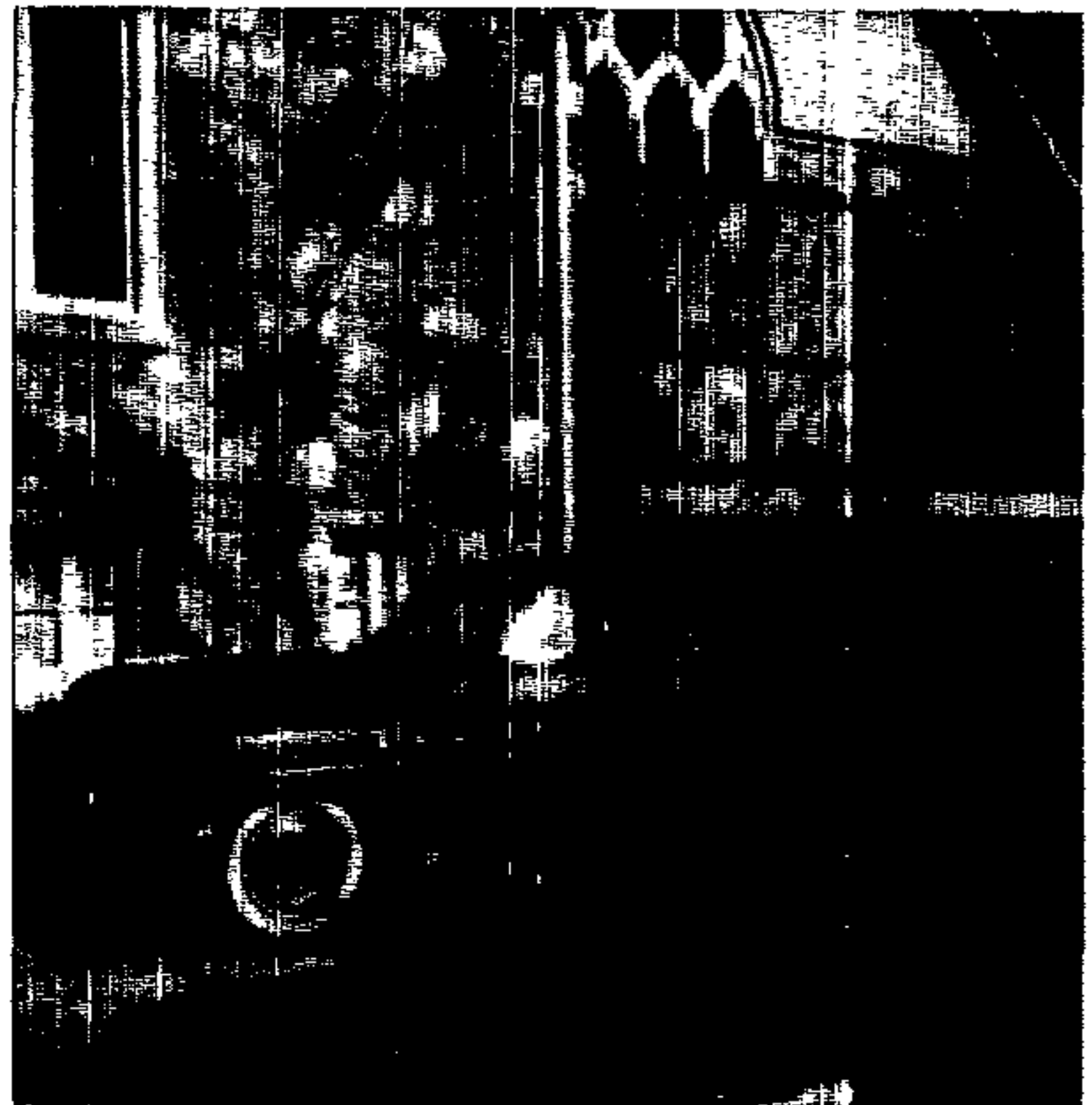
**LOOKING W. FROM 2/3
OF THE WAY TO MY
EASTERMOST LINE**



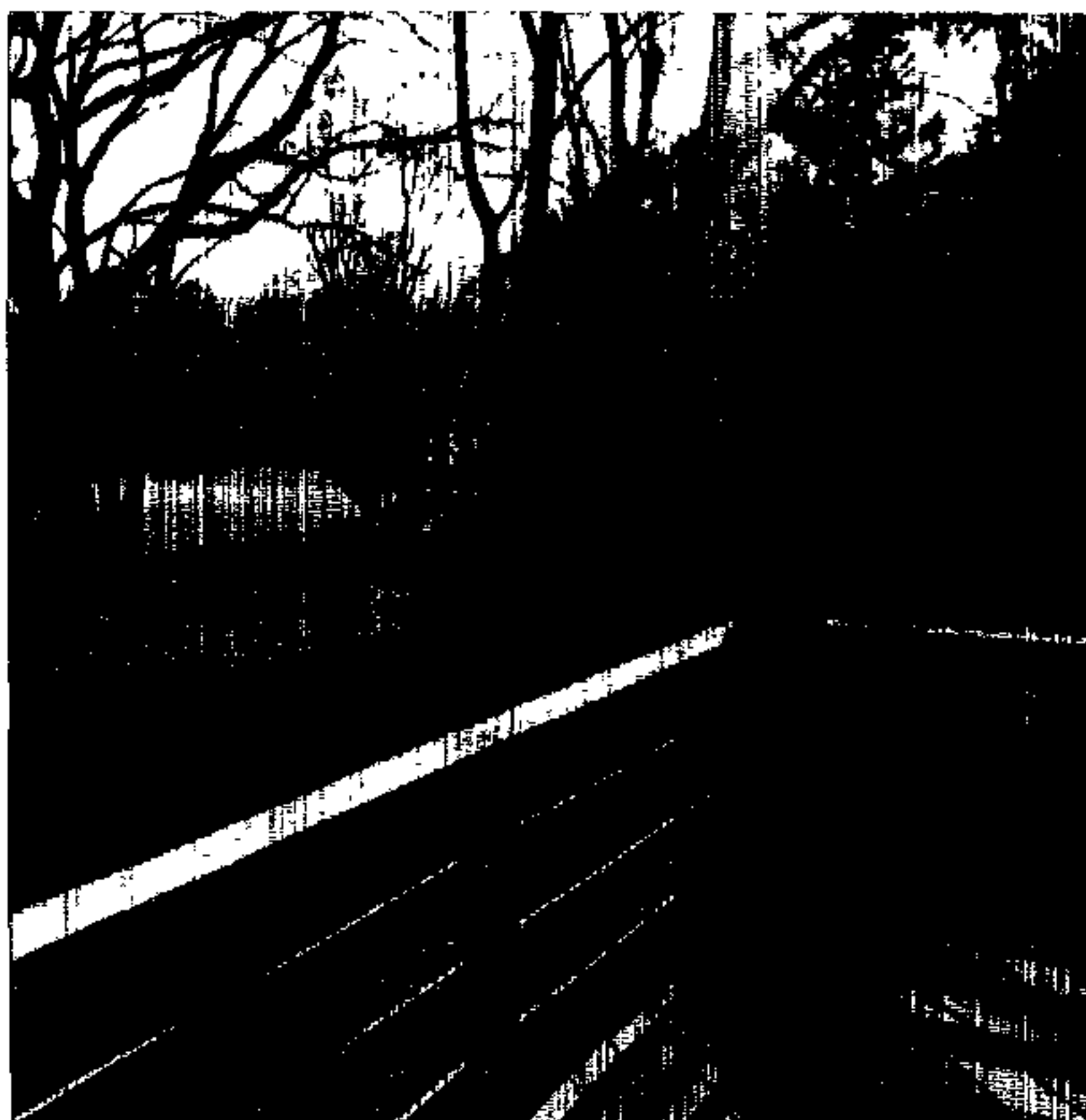
**LOOKING EAST FROM
STEVENSON Rd.**



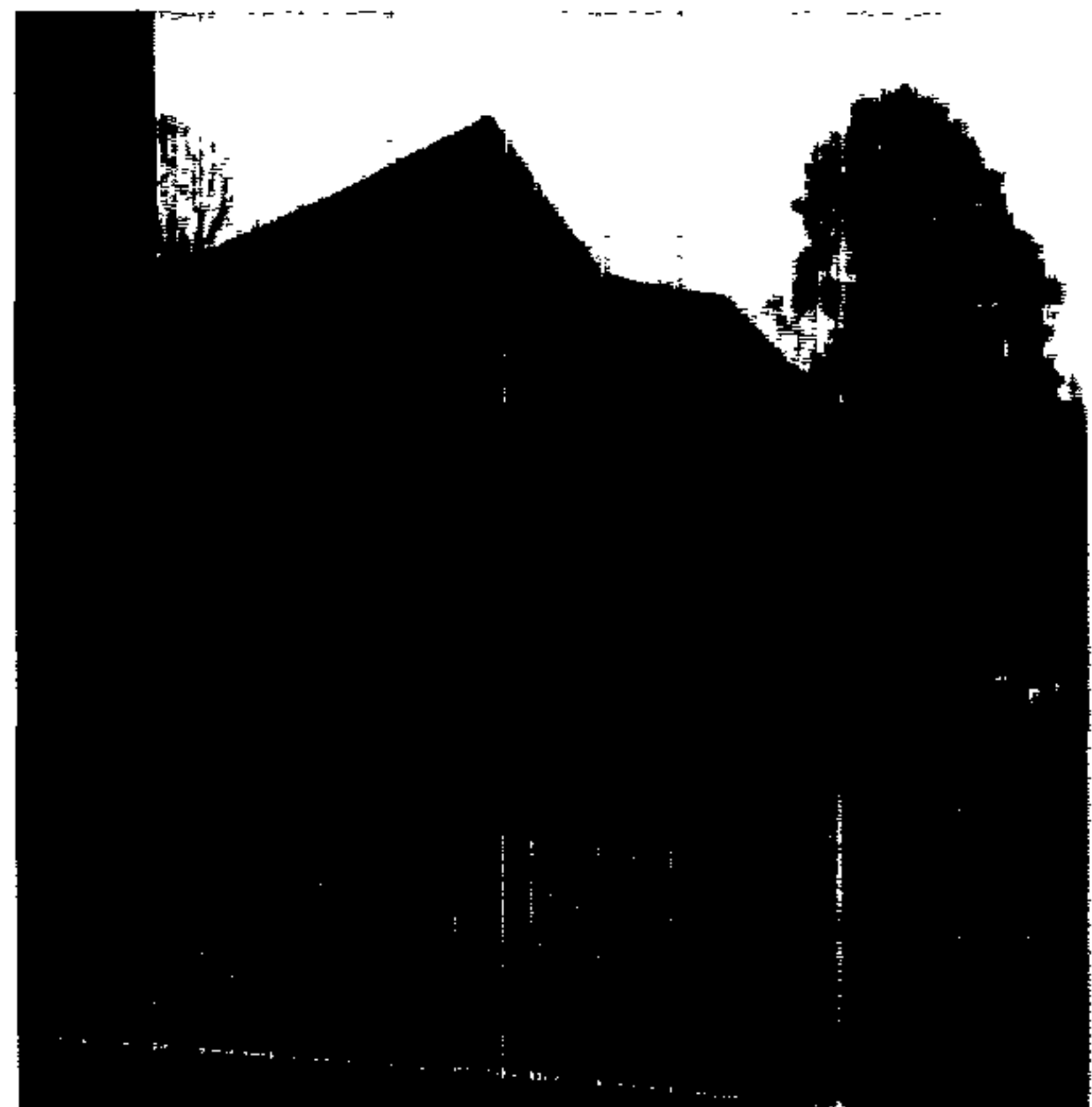
**LOOKING DUE EAST
FROM E. SIDE OF
MY DECK**



**SOUTH FACADE OF
CHURCH**



**LOOKING SE FROM SE
CORNER OF MY DECK**



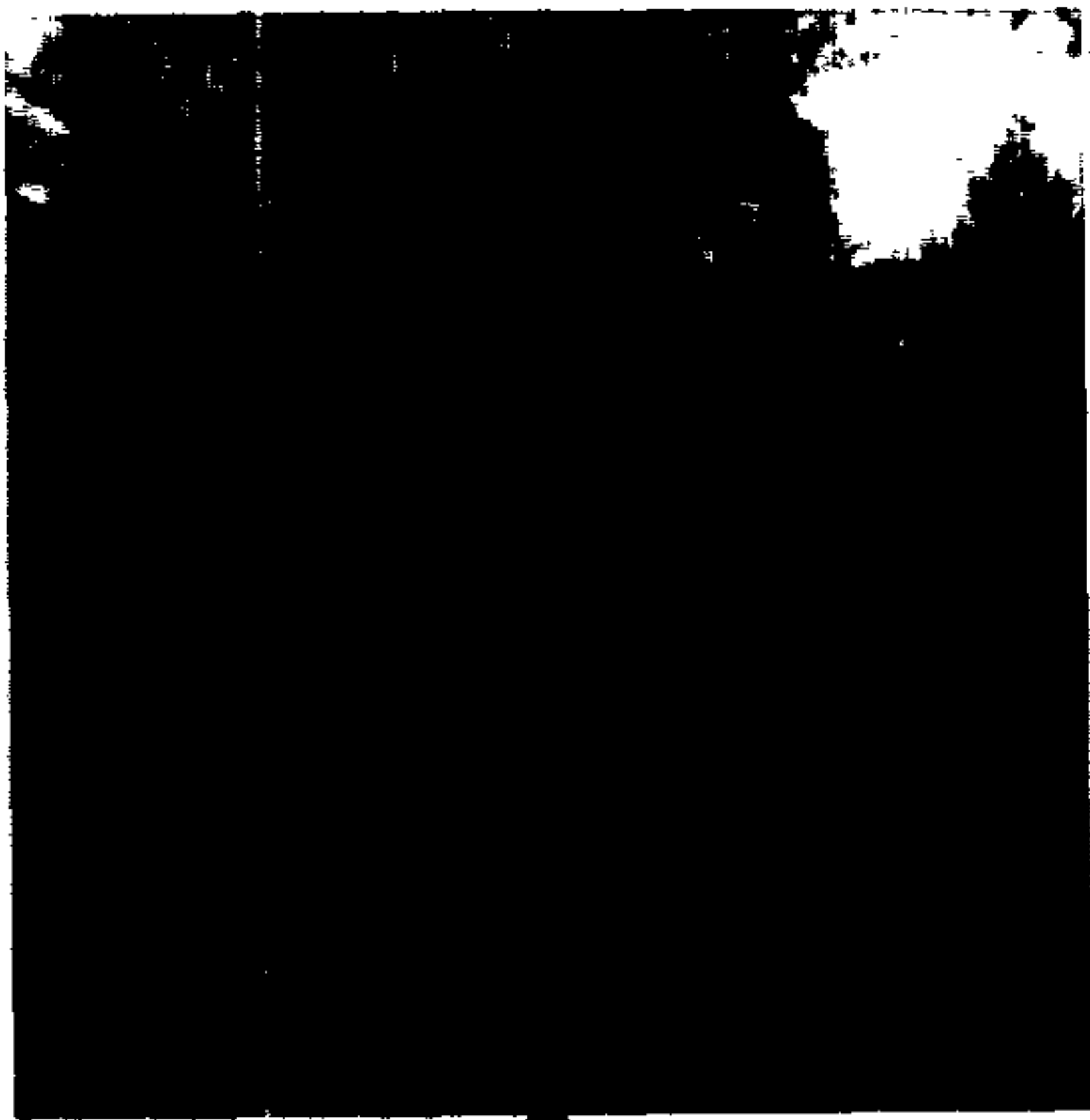
**LOOKING SE FROM
INT. OF STEVENSON &
GSV ROADS**



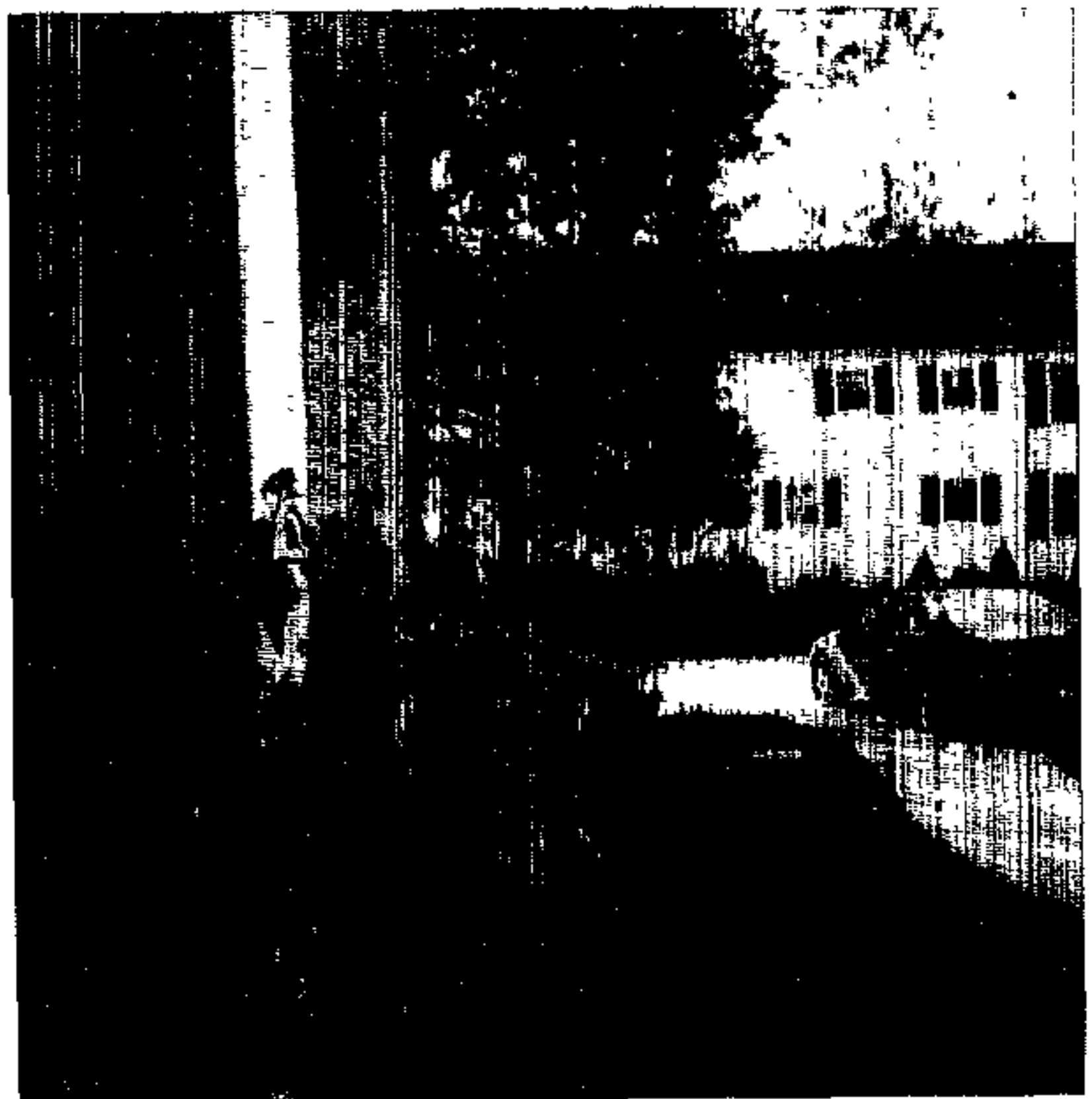
**SOUTH FACADE
OF CHURCH**



**E. FACADE OF BUILDING:
NOTE SLOPE FOR RUNOFF
FROM STEVENSON Rd. HILL**



↑
LOOKING DUE S. FROM
DECK ABOVE EASTERN
LINE OF PROPOSED GARAGE



DUE SOUTH ALONG W.
FACE OF CHURCH



LOOKING W. FROM
GARDEN AREA



E ↑
S → NORTH SIDE OF
BUILDING - LOOKING
E. ON GSV Rd.



LOOKING W. FROM
1/2 / MIDDLE OF PROP.