

IN RE: PETITION FOR ADMIN. VARIANCE *
Southeast Side of Wilson Avenue, 303' S/W
from intersection of S/E S of Woodside Ave.*
14th Election District
6th Councilmanic District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

(8207 Wilson Avenue)

CASE NO. 06-307-A

Joann Hawken

Petitioner

* * * * *

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, Joann Hawken. The variance request is for property located at 8207 Wilson Avenue in the Parkville area of Baltimore County. The variance request is from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an addition (sunroom) with a 19-foot rear yard setback and open projection with an 18-foot rear yard setback in lieu of the required 30-foot and 22-1/2 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' 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: None.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 25, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

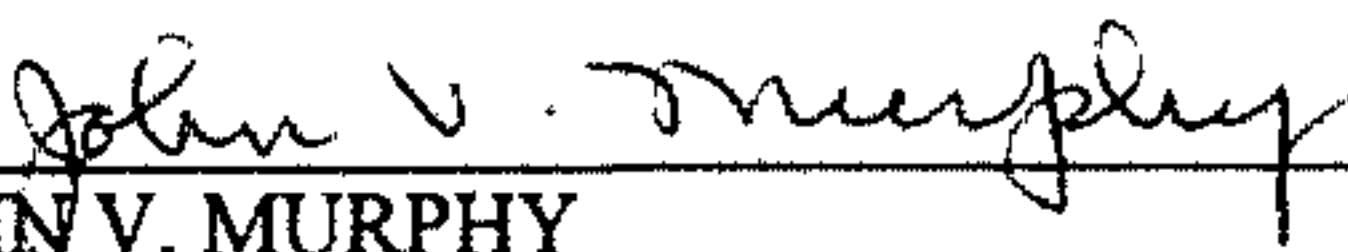
COPIES RECEIVED FOR FILING
Date 1-13-06
By [Signature]

In this case, 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 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 13 day of January, 2006, that a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an addition (sunroom) with a 19-foot rear yard setback and open projection with an 18-foot rear yard setback in lieu of the required 30-foot and 22-1/2 feet, respectively, be and is hereby GRANTED.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

DATE 1-13-06
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 13, 2006

Joann Hawken
8207 Wilson Avenue
Parkville, Maryland 21234

Re: Petition for Administrative Variance
Case No. 06-307-A
Property: 8207 Wilson Avenue

Dear Ms. Hawken:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted 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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Rick Ciampa, 6305 Belair Road, Baltimore, MD 21206
People's Counsel; Case File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8207 Wilson Ave
which is presently zoned DRS-5

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) 1802.3C. (BCZR)

TO PERMIT AN ADDITION (SUNROOM) WITH A 19-FOOT REAR YARD SETBACK AND OPEN PROTECTION WITH AN 18-FOOT REAR YARD SETBACK IN LIEU OF THE REQUIRED 30-FOOT AND 22-1/2-FOOT, 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

Zoning Commissioner of Baltimore County

Reviewed By DT Date 12/14/05

Estimated Posting Date 12/25/05

ORDER RECEIVED FOR FILING
12-13-05
CASE NO. 06-307-A
REV 10/25/01

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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.

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

8207 Wilson Ave
Address
Parkville MD 21234
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):

- 1) Unable to Reposition Existing Building to meet
Rear Setback Requirement.
- 2) Growing Family, need more space.

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.

JoAnn Hawken
Signature
JOANN HAWKEN
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of November, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Karen White
Notary Public
My Commission Expires 8/1/2008

ZONING DESCRIPTION FOR 8207 Wilson Ave., Baltimore, MD 21234

Beginning at a point on the southeast side of Wilson Avenue which is 40 feet wide at the distance of 303 feet southwesterly from the intersection of the southeast side of Woodside Avenue 38 feet wide; thence south 50 degrees 23 minutes west and binding on the southeast side of Wilson Avenue 50 feet; thence southeasterly at right angles to Wilson Ave. 100 feet; thence northeasterly parallel with Wilson Ave. 50 feet; thence northwesterly at right angles to Wilson Ave. 100 feet to the place of beginning, containing 5,000 square feet. Also known as 8207 Wilson Avenue and located in the 14th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 2510

DATE

12/14/05

ACCOUNT

0010066150

AMOUNT \$

65.00

RECEIVED FROM

ADVANCED INSTALLATIONS, INC.

FOR

ITEM # 307 06-307-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

8207

1111 SON AVE

D THOMSON

PAID SELECT

RECEIVED

DATE

10/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

12/14/05

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

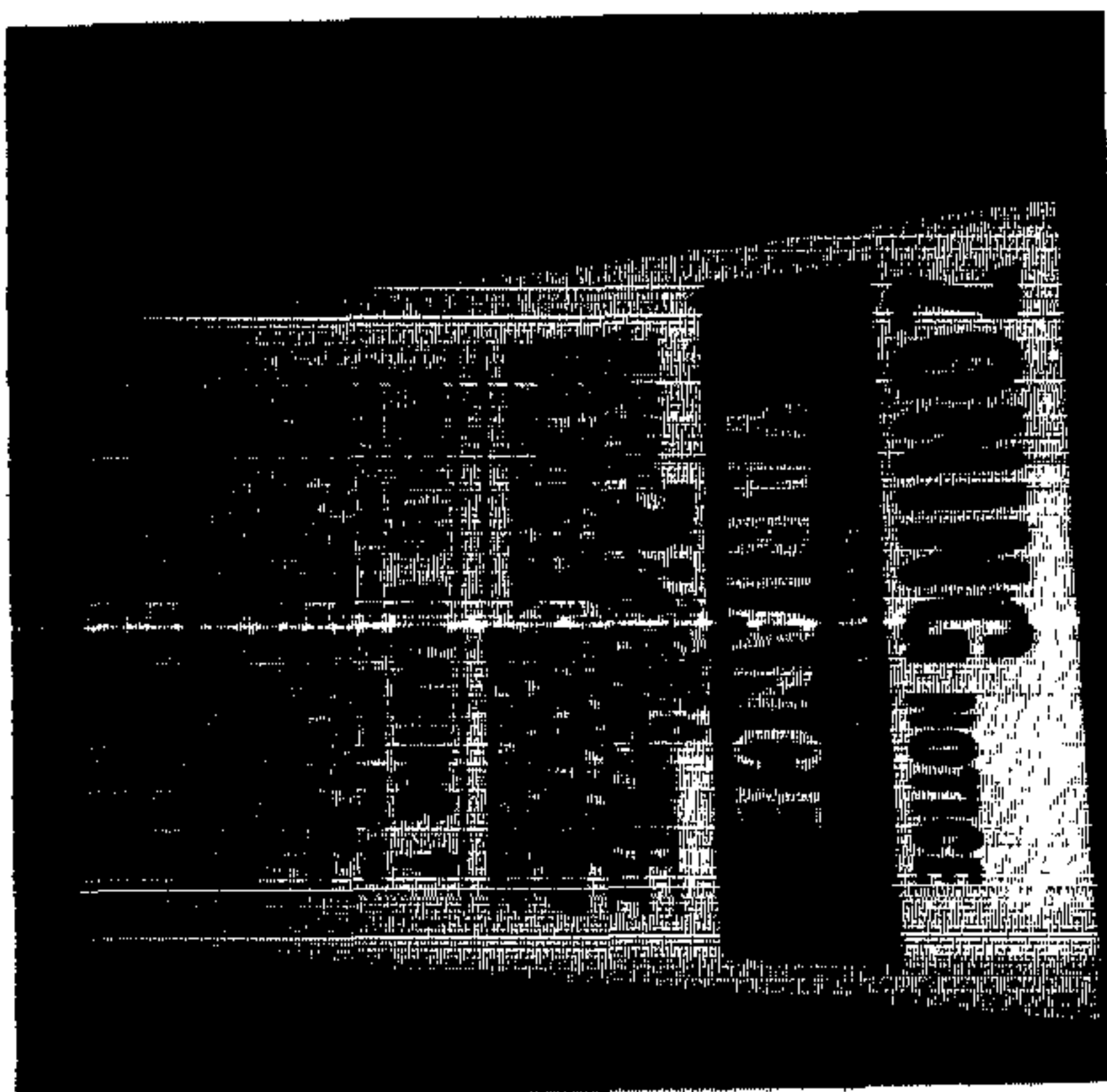
ATTENTION: KRISTEN MATTHEWS

Date JANUARY 1, 2006

RE Case Number 06-307-A RICK CIAMPA
Petitioner/Developer HAWKEN (ADVANCED INSTALLATIONS, INC.)
Date of Hearing/Closing JANUARY 9, 2006

This is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 8207 WILSON AVENUE

The sign(s) were posted on DECEMBER 25, 2005
(Month, Day, Year)



Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 06-307-A

Petitioner: HAWKEN

Address or Location: 8207 WILSON AVE., 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS JOANN HAWKEN

Address: 8207 WILSON AVE.

BALTO. MD 21234

Telephone Number: 410-258-7466

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 307 -A Address 8207 WILSON AVE., 21234

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/14/05 Posting Date: 12/25/05 Closing Date: 1/9/06

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- 307 -A Address 8207 WILSON AVE, 21234

Petitioner's Name HAWKEN Telephone 410-258-7466

Posting Date: 12/25/05 Closing Date: 1/9/06

Wording for Sign. To Permit AN ADDITION (SUNROOM) WITH A 19-FOOT SIDE

SETBACK AND AN OPEN PROTECTION WITH AN 18-FOOT REAR SETBACK IN

VIEW OF THE REAR 30-FOOT AND 35-FOOT, RESPECTIVELY.

WCR - Revised 6/25/04

**Department of Permits
Development Management**

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



Baltimore County

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

January 9, 2006

Joann Hawken
8207 Wilson Avenue
Parkville, Maryland 21234

Dear Ms. Hawken:

RE: Case Number: 06-307-A, 8207 Wilson Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 14, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c. People's Counsel
Rick Ciampa 6305 Belair Road Baltimore 21206

County Office Building, Room 111

december 28, 2005

Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: December 19, 2005

Item No.: 6-306-A thru 6-314-A

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

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 3, 2006

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 26, 2005
Item Nos: 306, 307, 308, 311, 312, 313, and 314

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-01032006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAN 6 2006

PLANNING COMMISSIONER

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

DATE: January 3, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-307- Administrative Variance**

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

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

Prepared By:



Division Chief:



CM/LL

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



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

Maryland Department of Transportation

Date: 1.3.06

RE: Baltimore County
Item No. 307

DT

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

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/27/2005

LOCATION INFORMATION

DISTRICT: 14 ACCT NO: 1423000700
NAME: HAWKEN JOANN

USE: RESIDENTIAL

PREMISES ADDRESS
8207 WILSON AVE

LEGAL DESCRIPTION

8207 WILSON AVE SES
PARKTOWNE

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	ASSESSMENT	AREA
81	2	902					3	

PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA	
YEAR BUILT	ENCLOSED AREA
1942	1,241 SF

PROPERTY LAND AREA
5,000.00 SF

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

10/27/2005

OWNER INFORMATION

DISTRICT: 14 ACCT NO: 1423000700

USE: RESIDENTIAL

OWNER NAME: HAWKEN JOANN

PRINCIPAL
RESIDENCE
YES

MAILING ADDRESS: 8207 WILSON AVE
BALTIMORE

MD 21234-5829

TRANSFERRED
FROM: JOHNSON KARL N

DATE: 03/07/2002 PRICE: \$122,000

DEED REFERENCE: 1) /16180/ 387
2)

a SPECIAL TAX RECAPTURE

a

a

a

a

~

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

DATE: 11/16/2005

STANDARD ASSESSMENT INQUIRY (1)

TIME: 10:47:08

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
14 23 000700	14	3-0	04-00	H	NO		11/04/05

HAWKEN JOANN

DESC-1.. IMPS

DESC-2.. PARKTOWNE

8207 WILSON AVE

PREMISE. 08207 WILSON

AVE

00000-0000

BALTIMORE

MD 21234-5829 FORMER OWNER: JOHNSON KARL N

----- FCV -----			----- PHASED IN -----		
PRIOR	PROPOSED		CURR	CURR	PRIOR
			FCV	ASSESS	ASSESS
LAND: 30,000	30,000				
IMPV: 83,150	83,150	TOTAL..	113,150	113,150	113,150
TOTL: 113,150	113,150	PREF...	0	0	0
PREF: 0	0	CURT...	113,150	113,150	113,150
CURT: 113,150	113,150	EXEMPT.		0	0
DATE: 07/02	07/05				

---- TAXABLE BASIS ----		FM DATE
ASSESS: 113,150		08/20/05
ASSESS: 113,150		
ASSESS: 0		

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 10/27/2005

STANDARD ASSESSMENT INQUIRY (2)

TIME: 12:19:07

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
14 23 000700	14	3-1	04-00	H	NO		08/12/05
LOT....	BOOK....	0000	MAP.....	0081	LOT WIDTH.....	50.00	
BLOCK..	FOLIO...	0000	GRID....	0002	LOT DEPTH.....	100.00	
SECTION..			PARCEL..	0902	LAND AREA..	5000.000	S
PLAT..					YEAR BUILT.....	42	

-----TRANSFER DATA-----

NUMBER..... 228863
 DATE..... 03/07/02
 PURCHASE PRICE..... 122,000
 GROUND RENT..... 0
 DEED REF LIBER..... 16180
 DEED REF FOLIO..... 0387
 CONVEYED IND..... 1
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 14-23-000700

CRITICAL	NEW CONST	CARD
AREAS CODE	YEAR	NO
		01035

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE	SQ. FEET
	1241

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

PLOT PLAN

Application Number

OWNER JOANN HAWKEN

ADDRESS 8207 WILSON AVE 21234

PLEASE SHOW BELOW:

- Property line dimensions and easements;
- Existing buildings;
- Existing well/septic; (show distance to nearest structure)
- Road names and location of alleys;
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

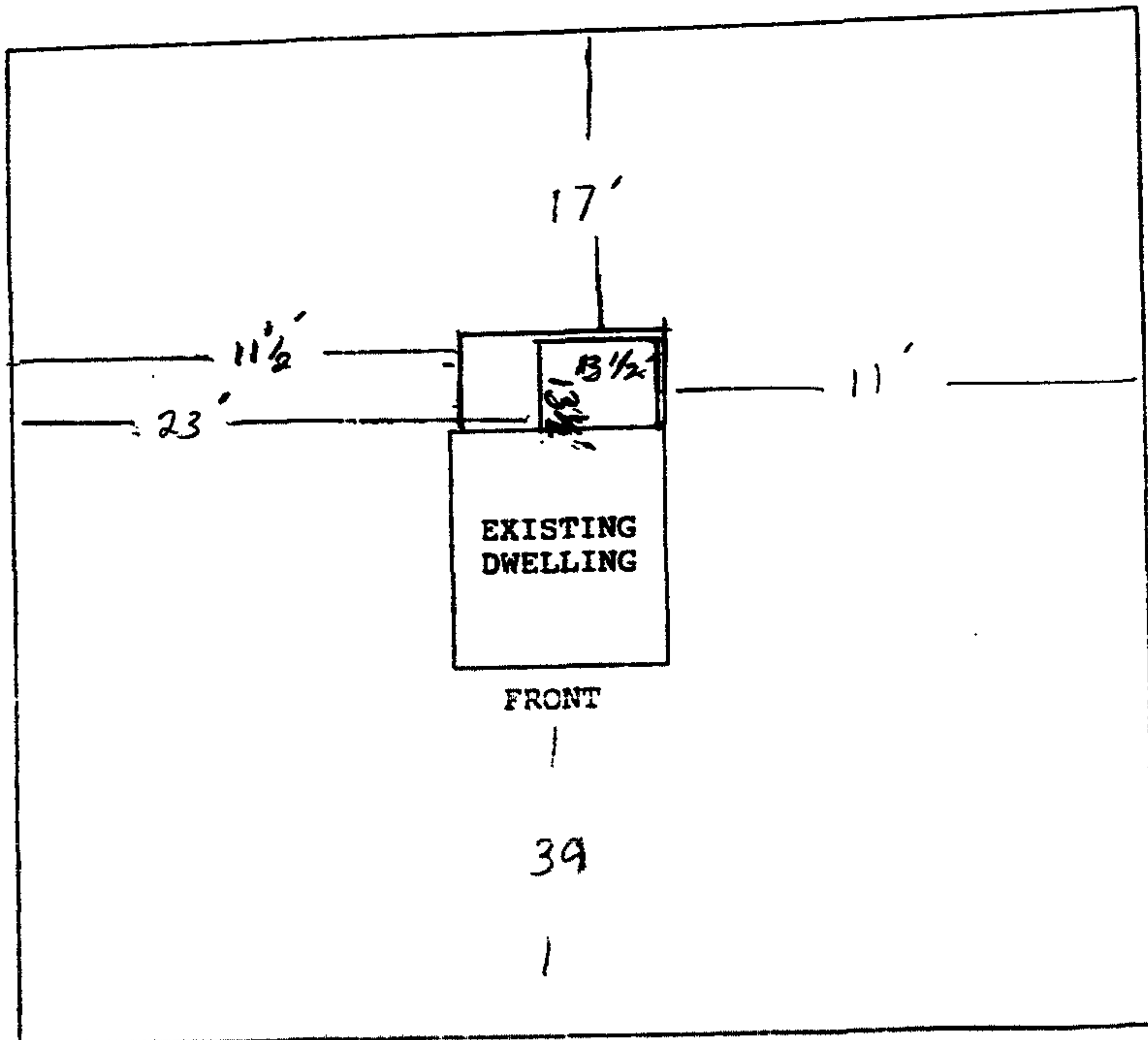
Front Setback 39

Left Setback 11 1/2 / 23

Rear Setback 17

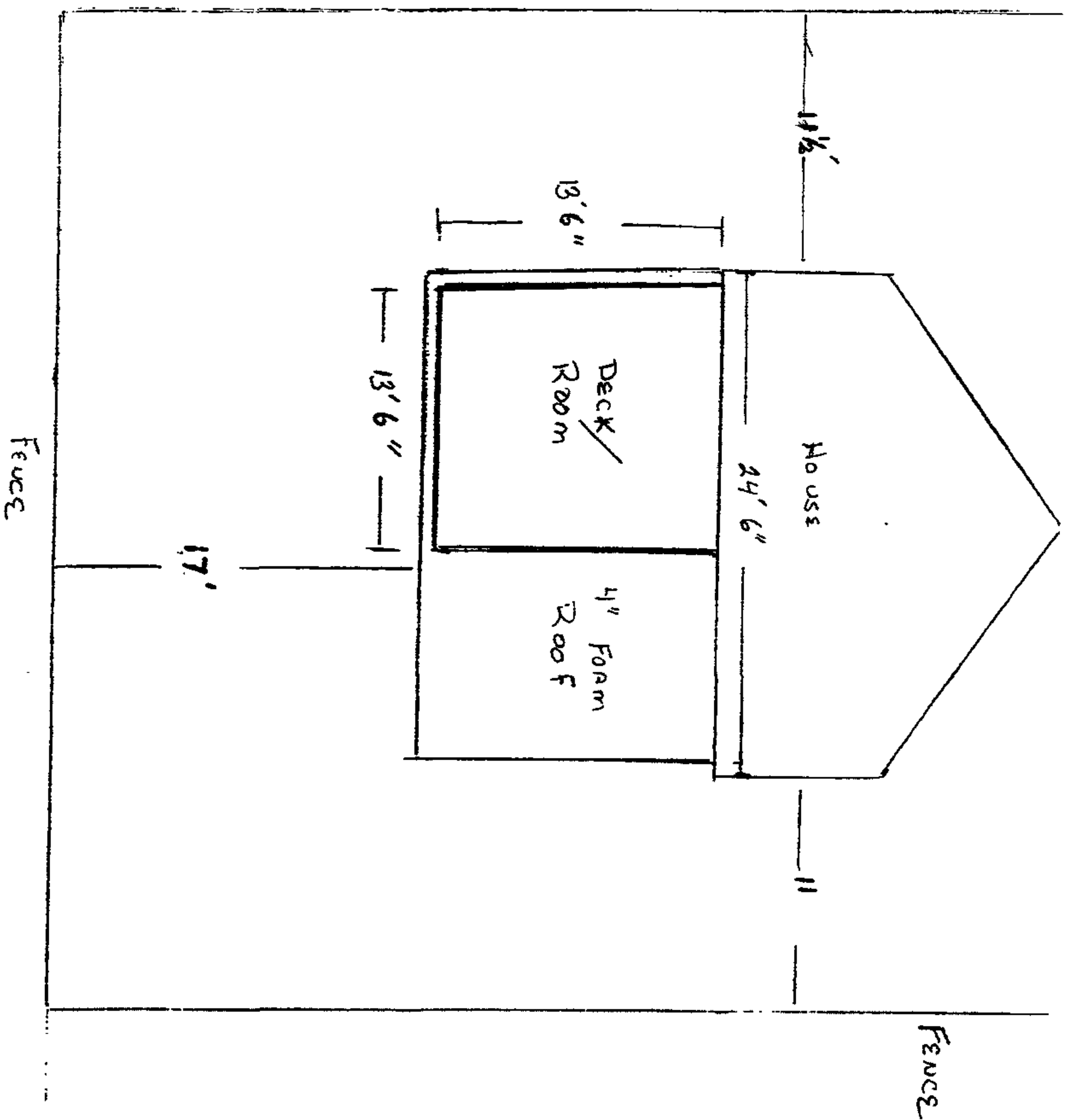
Right Setback 11

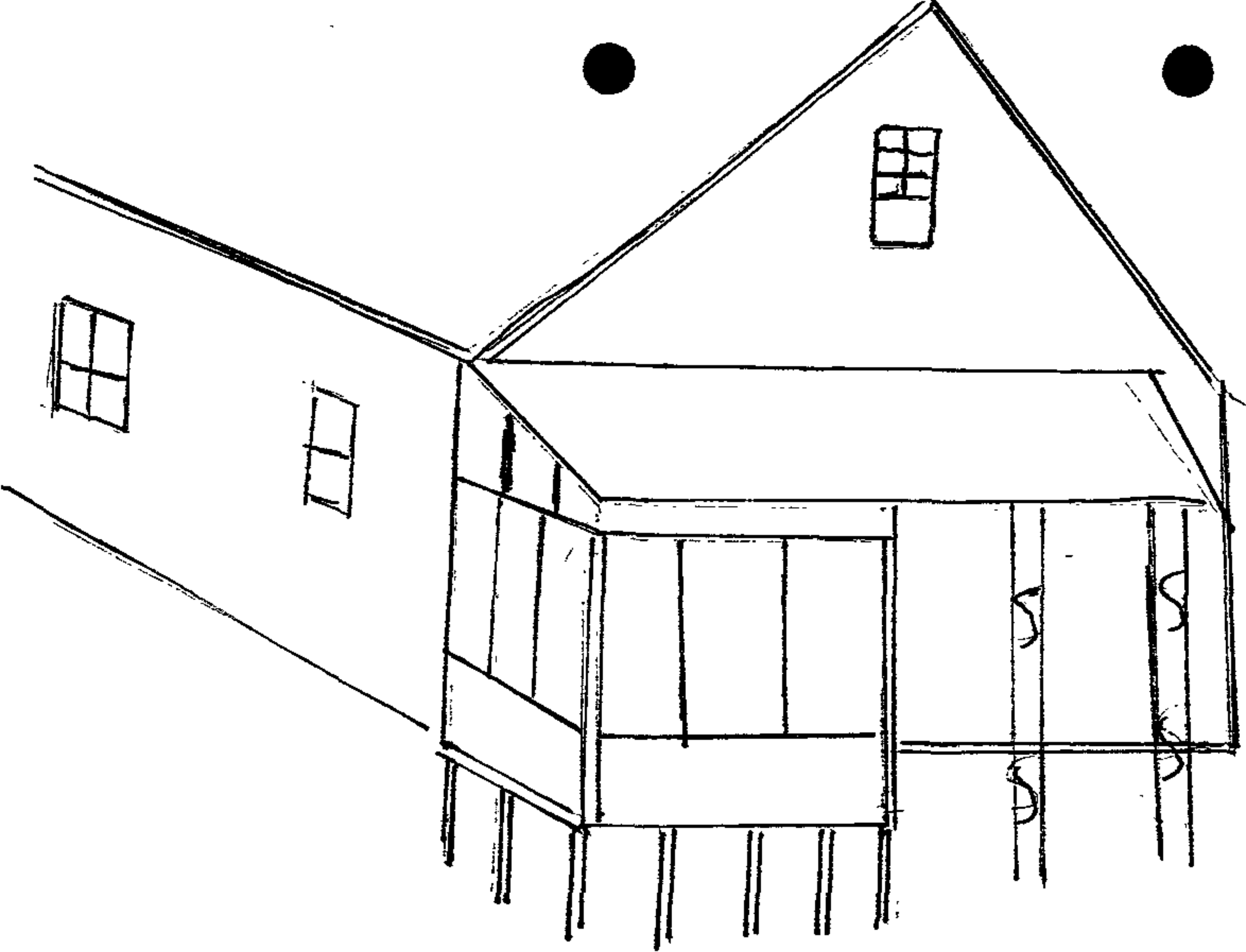
NOTE: Cannot fence access easement.



ROAD NAME WILSON AVE

Fence





This Deed

MADE THIS 25th day of February in the year Two Thousand Two by and between Karl N. Johnson and Jeanne K. Johnson, parties of the first part, and JoAnn Hawken, party of the second part.

Witnesseth, That in consideration of the sum of One Hundred Twenty Two Thousand Dollars and NO Cents (\$122,000.00), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said party of the second part, as Sole Owner, his/her personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

See Exhibit A attached hereto and made a part hereof

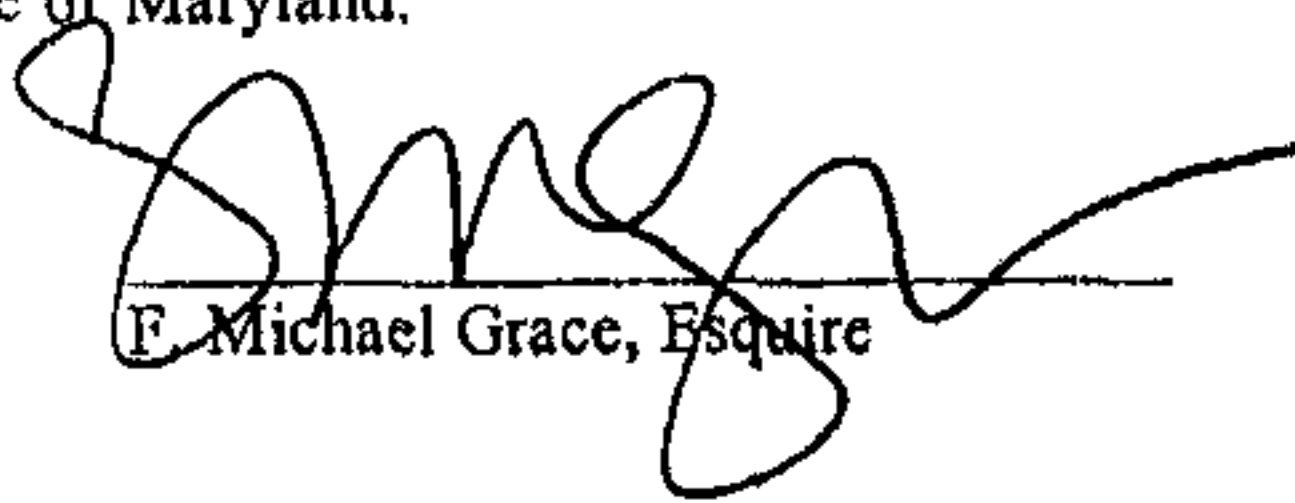
BEING the same parcel of ground which by deed dated July 27, 1993 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 9942, folio 437 was granted and conveyed by Bruce Wayne Ware, Jr. and Mary Jane Ware unto Karl N. Johnson and Jeanne K. Johnson, the Grantor herein.

**AFFIDAVIT OF INDIVIDUAL(S)
TO QUALIFY FOR TAX EXEMPTION FOR FIRST TIME MARYLAND HOMEBUYER(S)**

Grantee(s) hereby make oath or affirm under penalties of perjury that the following statements are true:

1. The undersigned individuals and each of them has/have never before owned an interest in residential real property located in the State of Maryland; and
2. the property described in the Deed to which this affidavit is attached is improved by a residence which will be occupied as my/our principal residence; and
3. I/we am/are fully qualified to make this affidavit.
4. This affidavit is made to qualify Grantee(s) for benefits under TP section 13-203.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.


F. Michael Grace, Esquire

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 party of the second part as Sole Owner, his/her personal representatives, heirs and assigns, in fee simple.

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

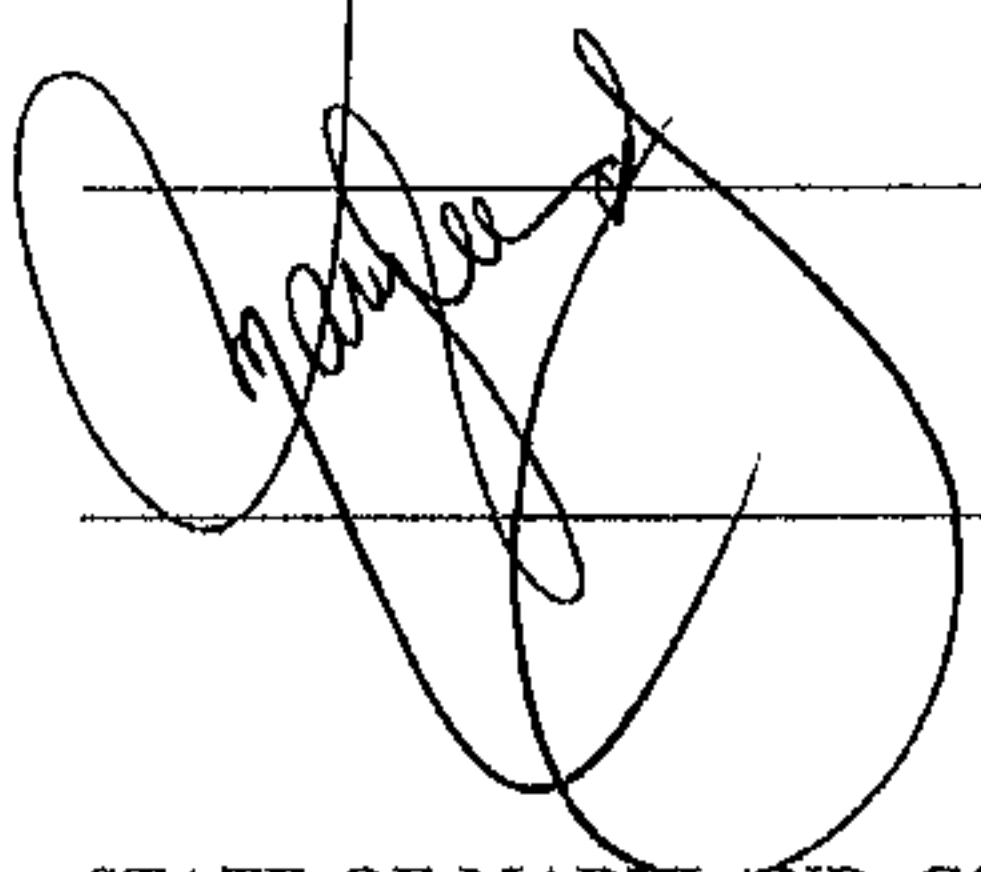
WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:

_____  (SEAL)
 KARL N. JOHNSON

_____  (SEAL)
 JEANNE K. JOHNSON

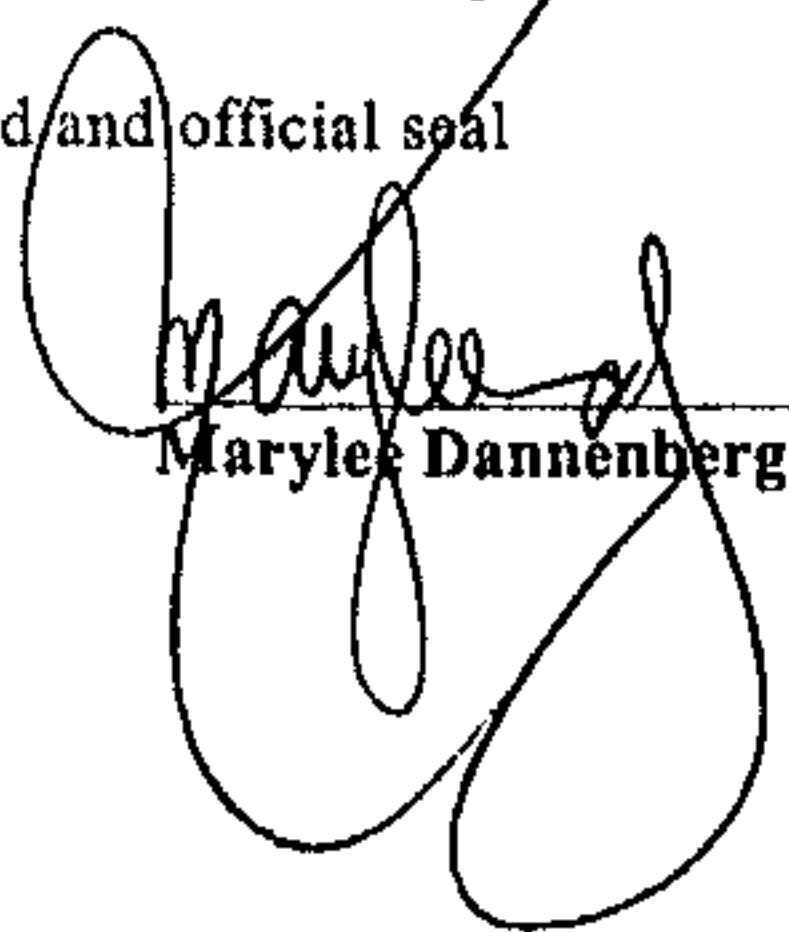
_____  (SEAL)
 JOANN HAWKEN

_____ 

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I Hereby Certify, That on this 25th day of February in the year Two Thousand Two, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore personally appeared Karl N. Johnson and Jeanne K. Johnson and JoAnn Hawken known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

_____ 
 Marylee Dannenberg

My Commission Expires: August 1, 2005

MARYLEE DANNENBERG
 Notary Public State of Maryland
 Baltimore County
 Commission Expires Aug. 1, 2005

File Number: 14045TIM

THE FOUNTAINHEAD GROUP
 2045 YORK ROAD
 TIMONIUM, MD 21093

AFTER RECORDING PLEASE FORWARD TO:

MS. JOANN HAWKEN
 8207 WILSON AVENUE
 BALTIMORE, MD 21234

EXHIBIT A

Beginning for the same on the southeast side of Westerly Road as now located 40 feet wide at the distance of 303 feet southwesterly from the intersection of the southeast side of Westerly Road with the southwest side of Woodside Avenue 38 feet wide; thence south 50 degrees 23 minutes west and binding on the southeast side of Westerly Road 50 feet; thence southeasterly at right angles to Westerly Road 100 feet; thence northeasterly parallel with Westerly Road 50 feet; thence northwesterly at right angles to Westerly Road 100 feet to the place of beginning.

The improvements thereon being known as No. 8207 Wilson Avenue.

Parcel ID Number 1423000700

Carson P.W.

Brett 1/5

Rings

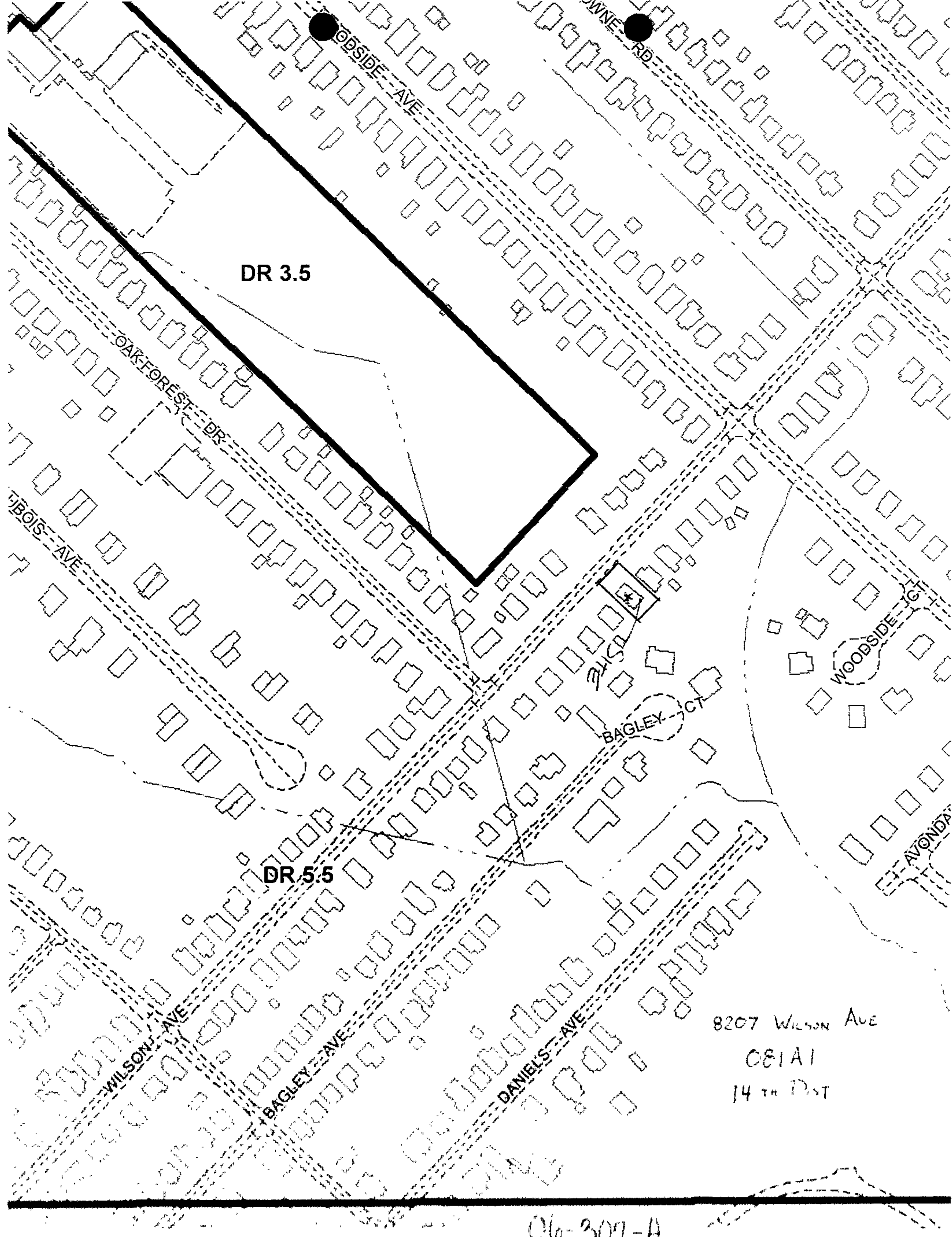
more Dec.

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore County

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-Income Form is Attached				IMP FIDURE \$ 5.00 RECORDING FEE 20.00 TR TAX STATE 365.00 TOTAL 390.00 Regt # 4466 Rcpt # 471 SM BC Blk # 1194 Mar 07, 2002 03:54 PM	
2 Conveyance Type Check Box		☒ 1 Deed ☒ 2 Deed of Trust ☒ X Improved Sale Arm-Length[1]	☐ Mortgage ☐ Lease ☐ Unimproved Sale Arms-Length[2]	☐ Other ☐ Multiple Account Arms-Length[3]	☐ Other ☐ Not an Arms-Length Sale[9]		
3 Tax Exemptions (if applicable)		Recordation State Transfer First Time Home Buyer County Transfer Owner Occupancy					
4 Consideration and Tax Calculations		Consideration Amount Purchase Price/Consideration \$ 122,000.00 Any New Mortgage \$ 120,115.00 Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value \$				Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ Less Exemption Amount \$ Total Transfer Tax \$ Recordation Tax Consideration \$ X() per \$500 = \$ TOTAL DUE \$	
5 Fees		Amount of Fees Recording Charge \$ 20.00 Surcharge \$ 5.00 State Recording Tax \$ 610.00 State Transfer Tax \$ 305.00 County Transfer Tax \$ 1500.00 Other \$ Other \$				Doc. 1 Doc. 2 \$ 20.00 \$ 20.00 \$ 5.00 \$ 5.00 \$ 610.00 \$ \$ 305.00 \$ \$ 1500.00 \$ \$ \$ \$ \$ \$ \$	
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 3-10(g)(3)(i).					
7 Transferred From		District 14 Property Tax ID No. (1) 14-23-000700 Grantor Liber/Folio 9942/437 Map Parcel No. Var. LOG 11(S) Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4) Location/Address of Property Being Conveyed (2) 8207 Wilson Avenue, Baltimore, MD 21234 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:					
8 Transferred To		Doc. 1 - Grantor(s) Name(s) Karl N. Johnson Doc. 2 - Grantor(s) Name(s) Jo Ann Hawken Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s) Doc. 1 - Grantee(s) Name(s) JoAnn Hawken Doc. 2 - Grantee(s) Name(s) Michael DuFour, Trustee New Owner's (Grantee) Mailing Address 8207 Wilson Avenue, Baltimore, MD 21234					
9 Other Names To Be Indexed		Doc. 1 - Additional Name(s) to be Indexed (Optional) Doc. 2 - Additional Name(s) to be Indexed (Optional) Cendant Mortgage Corporation					
10 Contact/Mail Information		Instrument Submitted By or Contact Person Name: C. Hendrix FILE: 14045TIM Firm: The Fountainhead Title Group Address: 2045 York Road, 3rd Floor Timonium, MD 21093 (410) 561-4848 ☐ Return to Contact Person ☐ Hold for Pickup ☒ Return Address Provided					
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		Assessment Information X Yes No Will the property being conveyed be the grantee's principal residence? Yes No X No Does transfer include personal property? If yes, identify: Yes No X No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)					
12		Assessment Use Only - Do Not Write Below This Line Agricultural Verification Data Received Geo. Map Zoning Use Town Cd Direct Assessment and Recor. BALTIMORE COUNTY, MARYLAND Date 3-7-02					



DR 3.5

DR 5.5

8207 WILSON AVE
081A1
14 TH DIST

06-307-A



SITE

06-302-A

