IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
North Side of Bay Drive, 241' West of Chesapeake Avenue	*	DEPUTY ZONING COMMISSIONER
15th Election District	*	FOR
6th Councilmanic District		
(3544 Bay Drive)	*	BALTIMORE COUNTY
Joseph G. Bell		
Petitioner	*	CASE NO. 06-373-SPHA

* * * * * * * * * * *

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a request by the Petitioner to clarify the Order of this Commission dated April 12, 2006 granting in part and denying in part the Petitioner's request for Special Hearing and Variance relief for property at 3544 Bay Drive in the Bowleys Quarters area of Baltimore County.

In the original case a Special Hearing request was filed pursuant to Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner/Deputy Zoning Commissioner should approve a lot of 14,993 square feet in lieu of the required 65,340 square feet pursuant to Section 1A04.3B1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and determine that no conflict exists with Section 103.5 or 4A03.4.B of the B.C.Z.R.

The Variance request was filed pursuant to the following:

- Section 1A04.3.B2 of the B.C.Z.R. - to approve a front yard setback of 50 feet from the centerline of the road in lieu of the required 75 feet and to approve side yard setbacks of 15 feet in lieu of the required 50 feet, and
- Section 102.4 of the B.C.Z.R. to permit a dwelling on a lot less than 20,000 square feet, which does not abut a 30 foot right-of-way.

RECEIVED FOR FILING
4-17-06

In the April 12, 2006 Order I denied the Petitioner's request to approve a lot of 14,993 square feet in lieu of the required 65,340 square feet pursuant to Section 1A04.3B1 of the Baltimore County Zoning Regulations (B.C.Z.R.). This is the area of two lots (lot 40 and 41) However, as Ms. Dopkin correctly points out, I approved side yard setback variances for a new home on three lots (lots 39, 40 and 41) and therefore should have approved by special hearing a lot of 22,495 sq. feet. Combining the three lots, the area would be still short of the 1.5 acres required in the RC 5 zone. Consequently relief by special hearing is required if the Petitioner is to build a home on the three lots.

Pursuant to the Petitioner's request for clarification of the Order, I find that the Petitioner's request for clarification should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17 day of April, 2006, that the Petitioner's request for Special Hearing to determine whether or not the Zoning Commissioner/Deputy Zoning Commissioner should approve a lot of 22,495 square feet (combined size of lots 39, 40 and 41) in lieu of the required 65,340 square feet pursuant to Section 1A04.3B1 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is GRANTED: and

IT IS FURTHER ORDERED that all other terms and conditions of this Commission's April 12, 2006 Order shall remain in full force and effect.

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

ORDER RECEIVED FOR FILING
Date 4-17-06
By

JVM:dlw

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 19, 2006

Deborah C. Dopkin, Esquire
409 Washington Avenue, #1000
Towson, Maryland 21204

Re: Amended Findings of Fact & Conclusions of Law
Case No. 06-373-SPHA
Property: 3544 Bay Drive

Dear Ms. Dopkin:

Pursuant to your correspondence of April 17, 2006, Enclosed please find an Amended Findings of Fact & Conclusions of Law rendered in the above-captioned case.

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

Very truly yours,

John Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:raj
Enclosure

c: Joseph G. Bell, 3539 Bay Drive, Baltimore, MD 21220
Alonzo Childress, R.A. Childress & Assoc., Inc., 713 Pheasant Drive, Forest Hill, MD 21050
William Sudek, Jr., 3539-41 Bay Drive, Baltimore, MD 21220
Jordan Myers & Mary Jo Trapani, 1011 Cold Spring Road, Baltimore, MD 21220
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100, Annapolis, MD 21401
People's Counsel; Dennis Kennedy; Case File

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
North Side of Bay Drive, 241' West of Chesapeake Avenue	*	DEPUTY ZONING COMMISSIONER
15th Election District	*	FOR
6th Councilmanic District		
(3544 Bay Drive)	*	BALTIMORE COUNTY
Joseph G. Bell		
Petitioner	*	CASE NO. 06-373-SPHA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Joseph G. Bell. The Petitioner is requesting Special Hearing and Variance relief for property owned at 3544 Bay Drive in the Bowleys Quarters area of Baltimore County.

The Special Hearing request is filed pursuant to Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner/Deputy Zoning Commissioner should approve a lot of 14,993 square feet in lieu of the required 65,340 square feet pursuant to Section 1A04.3B1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and determine that no conflict exists with Section 103.5 or 4A03.4.B of the B.C.Z.R.

The Variance request is filed pursuant to the following:

- Section 1A04.3.B2 of the B.C.Z.R. - to approve a front yard setback of 50 feet from the centerline of the road in lieu of the required 75 feet and to approve side yard setbacks of 15 feet in lieu of the required 50 feet, and
- Section 102.4 of the B.C.Z.R. to permit a dwelling on a lot less than 20,000 square feet, which does not abut a 30 foot right-of-way.

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Date 4-13-06
By

The property was posted with Notice of Hearing on March 9, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on March 9, 2006, to notify any interested persons of the March 27, 2006 hearing.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 307 of the B.C.Z.R. – ***Variances***.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

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 March 3, 2006 and the Bureau of Development Plans Review dated February 21,

Date 4-12-06
By

2006, copies of which are attached hereto and made a part hereof. Although this property is in the Chesapeake Bay Critical Bay Area no ZAC comments were received from DEPRM prior to the subject hearing.

Interested Persons

Appearing at the hearing on behalf of the requested Special Hearing and Variance relief were William Sudek, Jordan Myers, Mary Jo Trapani and Alonzo Childress of R.A. Childress & Associates, Inc., who prepared the site plan. Deborah C. Dopkin, Esq. represented the Petitioner. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Ms. Dopkin proffered that the subject property are lots 40 and 41 of a subdivision in the Bowleys Quarters area, records of which could not be found in the County other than the reference in the DPDM card file as shown on Petitioner's exhibit 2. The card indicates that Plat no. 1 was approved by the Planning Commission as of June 26, 1959. However from deed references she believes the subdivision was recorded in the land records in 1930's. The Petitioner would like to build one single family dwelling spanning the common lot line between lots 40 and 41 as shown in exhibit 1.

Together these lots contain 0.344 acres and are zoned RC 5. Ownership of adjacent lot 39 was raised by the Planning Office. Ms. Dobkin proffered lot 39 was not in common ownership with the subject lots even though the names of the owners appear to be the same. She explained that lots 40 and 41 have one SDAT tax account number, (exhibit 4), and had common deeds going back through 1983, exhibit 5. On the other hand lot 39 is now owned by the Kathleen Ellen Bell Residuary Trust, with the Petitioner as Trustee. See exhibit 6 for SDAT information

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Date 4-12-12
By

and exhibit 7 for deed transferring the ownership of lot 39 to the Trust. Apparently Mrs. Bell died in 2004 activating the Residuary Trust in her Will. See Mrs. Bell's death certificate, exhibit 3. In addition, Ms. Dopkin proffered that lots 39, 40 or 41 have never been improved in any way so that zoning merger between lots 40 and 41 or with adjacent lot 39 never occurred. Finally she mentioned that even if the area of lot 39 were to be added to the area of lots 40 and 41, the combination would not meet the minimum lot size required by the RC 5 regulations.

She noted Council bill 5-06 recently added special hearing relief such as sought in this case by the Petitioners to the conditions of Section 4A03.4 "Building Permits" which would address when the County can issue building permits in this area. Previously the section referred only to variances.

In regard to the Special Hearing Relief Ms. Dopkin presented letters of support from adjoining property owners as shown in exhibit 10. She also indicated that adding one home to this water view community would not add significant traffic to Bay Drive. In fact the land adjacent to the subject property is owned by the State and will never be developed. She opined that granting the requested relief would not be detrimental to the community.

Findings of Fact and Conclusions of Law

Variance Requests

Ms. Dopkin indicated that the three lots have never been improved in any way. From this I conclude that there has never been any evidence of intent to merge these lots by this or prior owners. That said, of course, if the Petitioner builds the proposed house across the common lot line between lot 40 and 41 that will amount to the kind of overt action in a public forum which shows an intent to merge these two lots.

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Date 4-13-09
By

In regard to the variance requests I find the property unique from a zoning standpoint. The RC 5 regulations were imposed on this 50 foot wide lots many years after the lots were created. While this reasoning is in review by the Court of Special Appeals, I believe the regulations impact lots in this subdivision disproportionately and therefore the property is unique from a zoning standpoint.

The Petitioner requests variances from Section 1A04.3.B2 of the B.C.Z.R. to approve a new single family dwelling with a front yard setback of 50 feet from the centerline of the road in lieu of the required 75 feet and to approve side yard setbacks of 15 feet in lieu of the required 50 feet. In regard to the distance from the centerline of the street the proposed house is approximately 60 feet deep with a two car garage and possible addition as shown in exhibit 1. To meet the 75 foot setback from the center of the road, the Petitioner would have to eliminate the two car garage. I find this to be a hardship and impractical in this age of the automobile.

In regard to side yard setback variances, the problem is much more difficult. I find below that the Petitioner has an ownership interest in lot 39 and taken together with lots 40 and 41, the Petitioner could have a lot 150 feet wide. RC 5 regulations require 50 foot setback so that a house 50 feet wide could be built on the three lots. The Petitioner is proposing a house 40 feet wide but wants provision for a 25 foot wide addition. If the regulations are strictly enforced there would be no room for the addition as proposed even with three lots.

So the real question is whether the proposed house, addition and garage could be reconfigured to meet the side yard setback requirements and still provide the functions needed by the Petitioner? I note however the three lots are only 150 feet deep. Again the RC 5 regulations require a 50 foot setback from any lot line including the rear lot line. It is apparent that not much can be gained by pushing the proposed dwelling toward the rear. I see no method of

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Date 4-12-02
By

reconfiguring the dwelling which will eliminate the need for side yard variances. However I believe these variances can be reduced by combining the three lots which I find the Petitioner can do. Given this circumstance, 40 foot side yard setback would provide the relief needed.

Finally I find that the variances can be granted within the spirit and intent of the regulations and will not adversely affect the neighborhood. From all evidence the neighborhood is developed by single family dwellings on similar lot arrangements. This new home will not change the pattern of development in the neighborhood.

In regard to the request of variance from Section 102.4 of the B.C.Z.R. to permit a dwelling on a lot less than 20,000 square feet, which does not abut a 30 foot right-of-way, as above I find the three lots can be and should be combined. If this is done, the combined area will be 22,495 sq. feet making this request moot.

Special Hearing

In regard to the special hearing request to determine that no conflict exists with Section 103.5 or 4A03.4.B of the B.C.Z.R., I note that Section 4A03.4.B specifies the circumstances whereby a building permit may be issued for the construction of a dwelling on an undersized lot in the Bowleys Quarters area. One condition is that the Petitioner not own adjoining land which if combined with the subject lot would not require a variance or special hearing. Ms. Dopkin argues that lot 39 should not be considered in the same ownership as that of lots 40 and 41 because lot 39 is titled in the name of Petitioner late wife's residuary trust. Although no documents were presented to describe the terms of the trust, Ms. Dopkin opined that this was one of two trusts with the normal interlocking provisions common in estate planning. I believe the terms would show the Petitioner was not only the trustee but a beneficiary as well. The Zoning Commissioner's Policy Manual Section 101 describes "ownership" as having any financial

Date 4-12-06
By

interest in the property. It further defines financial interest as a trusteeship – any one or all trustees in the trusteeship. Consequently I find that the Petitioner has an ownership interest in lot 39.

That said, I further find that even combining the three lots, the area would be 0.516 acres which is far short of the 1.5 acres required in the RC 5 zone. Thus the three lots together would not allow the Petitioner to conform to the current regulations. This satisfies subsection B 1. I also find that the proposed use meets the other requirements of this subsection. Ms. Dopkin points out that Council bill 5-06 corrects a technical oversight in Subsection B 3 by adding the provisions for "special hearing" relief in RC 5 zones as well as variance relief as one criteria for issuing a building permit for an undersized lot. Consequently I find this proposed use is not in conflict with Section 4A03.4B.

In regard to the question of a possible conflict of this use with Section 103.5, I find no such conflict. Subsection B specifies under what conditions a lot of record as of December 1, 1985 may be developed as a single family dwelling. I accept Ms. Dopkin's proffer that the County's records for this subdivision amount only to an index card in PDM's files. (Exhibit 2). My only problem is that this card refers to "Plat 1" whereas the deeds for lots 39, 40 and 41 refer to Plat 3 of the Bowleys Quarters Company subdivision. I am sure she realized this discrepancy and yet represented that these lots were created before 1985. I accept that assertion based not only on the evidence of this case, Ms. Dopkins assertions and the many other cases this Commission has heard in Bowleys Quarters over many years, which most often shows this subdivision was recorded in the Circuit Court land records in the 1930's. I do not know why the subdivision would have been submitted to the County for review but it is apparent from the PDM card (exhibit 2) that the subdivision was approved by the Planning Commission on June 26,

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Date 4-12-06
By

1959. Consequently I find that the proposed use does not conflict with provisions of Section 103.5.

In regard to the question of whether I should approve a lot of 14,993 square feet in lieu of the required 65,340 square feet pursuant to Section 1A04.3B1 of the Baltimore County Zoning Regulations (B.C.Z.R,) I again state that lot 39 should be combined with lots 40 and 41. That said the resulting lot is only 1/3 of the required size lot under the RC 5 regulations. Apparently there is no adjoining land at least one acre in size which the Petitioner can purchase to meet the size regulations. I further find that the addition of one home on lots 39, 40 and 41 as proposed will not adversely affect the community. The additional traffic will be minimal. Public water and sewer serve this site according to the site plan. Consequently having a new home on these two lots will not add to the very serious health problem with failing septic systems endured by residents of this area of the County.

I would like to note that in deciding that lot 39 was in common ownership with lots 40 and 41 I have based my decision on facts not in evidence. These facts are the terms of the late Mrs. Bell's residuary trust. Mr. Bell is the named trustee and I assumed that he is also a beneficiary. Thus he has the power as Trustee and assumed beneficial interest to qualify as owner under the Zoning Commissioner's Policy Manual. I assumed that the terms of the trust were not presented because they would show his beneficiary interest in the trust. Said another way I assumed that the Petitioner wanted to have me decide the ownership issue on the basis of the technicality that title to lot 39 was not the same as that of lots 40 and 41.

However I could be completely wrong about this fundamental point. Perhaps the terms of the trust show Mr. Bell has no beneficial interest and simply operates the trust for the benefit of a

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Date 4-12-99
By

stranger, such as a child or children. If that is the case, I would reconsider my decision in this matter.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's Special Hearing request should be granted in part and denied in part.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12 day of April, 2006, that the Petitioner's request for variance from Section 1A04.3.B2 of the B.C.Z.R. to approve a front yard setback of 50 feet from the centerline of the road in lieu of the required 75 feet is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petitioner request for variance from Section 1A04.3.B2 of the B.C.Z.R to approve side yard setbacks of 40 feet in lieu of the required 50 feet, is hereby GRANTED, subject to the following conditions:

1. The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner must be in compliance with the ZAC comments submitted by the Office of Planning dated March 3, 2006 and the Bureau of Development Plans Review dated February 21, 2006, copies of which are attached hereto and made a part hereof.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order; and

IT IS FURTHER ORDERED that the Petitioner's request for variance from Section 102.4 of the B.C.Z.R. to permit a dwelling on a lot less than 20,000 square feet which does not abut a 30 foot right-of-way, be and is hereby DENIED as moot; and

IT IS FURTHER ORDERED that the Petitioner's request for Special Hearing to determine whether or not the Zoning Commissioner/Deputy Zoning Commissioner should

ORDER RECEIVED FOR FILING
Date 4-12-06
By

approve a lot of 14,993 square feet in lieu of the required 65,340 square feet pursuant to Section 1A04.3B1 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is DENIED: and

IT IS FURTHER ORDERED that the Petitioner's request for Special Hearing to determine that no conflict exists with Section 103.5 or 4A03.4.B of the B.C.Z.R. is hereby GRANTED.

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

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING
Date 4-12-99
By Deanna Daniel

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 12, 2006

Deborah C. Dopkin, Esquire
409 Washington Avenue, #1000
Towson, Maryland 21204

Re: Petition for Special Hearing and Variance
Case No. 06-373-SPHA
Property: 3544 Bay Drive

Dear Ms. Dopkin:

Enclosed please find the decision rendered in the above-captioned case. The petition for Special Hearing and Variance has been granted and denied 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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Joseph G. Bell, 3539 Bay Drive, Baltimore, MD 21220
Alonzo Childress, R.A. Childress & Assoc., Inc., 713 Pheasant Drive, Forest Hill, MD 21050
William Sudek, Jr., 3539-41 Bay Drive, Baltimore, MD 21220
Jordan Myers & Mary Jo Trapani, 1011 Cold Spring Road, Baltimore, MD 21220
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100, Annapolis, MD 21401
People's Counsel; Dennis Kennedy; Case File

CBCA
Flood

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3544 Bay Drive
which is presently zoned R.C.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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Joseph G. Bell
Name - Type or Print

Signature

Name - Type or Print

Signature

3539 Bay Drive — 410-335-5399
Address — Telephone No.

Baltimore, Maryland — 21220
City — State — Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print

Signature

Deborah C. Dopkin, P.A.
Company

409 Washington Avenue, #1000 (410-821-0200)
Address — Telephone No.

Towson, Maryland — 21204
City — State — Zip Code

Representative to be Contacted:

Alonzo Childress
Name

R.A. Childress & Assoc., Inc. (410-803-0304)
Address — Telephone No.

713 Pheasant Drive
Forest Hill, MD 21050
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2HRS

UNAVAILABLE FOR HEARING

Reviewed By JL Date 2/01/06

ORDER RECEIVED FOR FILING
Date 4-12-06
By

Case No. 06-373-SPHA

REV 9/15/98

Petition for Special Hearing

To approve a lot of 14,993 sq. ft. in lieu of the required 65,340 sq. ft., pursuant to Section 1A04.3B1

To determine that no conflict exists with BCZR Section 103.5 or Section 4A03.4.B

CBCA
Flood

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3544 Bay Drive
which is presently zoned R.C.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)

See attached

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be presented at hearing

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

Legal Owner(s):

Joseph G. Bell
Name - Type or Print

Signature

Name - Type or Print

Signature

3539 Bay Drive 410-335-5399
Address Telephone No.

Baltimore, Maryland 21220
City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print

Signature

Deborah C. Dopkin, P.A.
Company

409 Washington Avenue, #1000 (410-821-0200)
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

Alonzo Childress
R.A. Childress & Assoc., Inc.
Name

713 Pheasant Drive (410-803-0304)
Address Telephone No.

Forest Hill, Maryland 21050
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2HRS

UNAVAILABLE FOR HEARING

Reviewed By JL Date 2/01/06

Case No. 06-373-SPHA

REV 9/15/98

Date 4-12-2006
By D

Petition for Variance

1. To approve a front yard setbacks of 50' from the centerline of the road in lieu of the required 75', pursuant to Section 1A04.3.B2

2. To approve side yard setbacks of 15' in lieu of the required 50'

3. To permit a dwelling on a lot less than 20,000 square feet which does not abut a 30 ft. right-of-way pursuant to BCZR Section 102.4

R. A. Childress & Associates, Inc.
Civil Engineering Consultants
713 Pheasant Drive Forest Hill, Maryland 21050-1528
(410) 803-0304 FAX (410) 803-0299

January 26, 2006

ZONING DESCRIPTION FOR
Joseph G. Bell Property
3544 Bay Drive
Baltimore County, Maryland 21220

Beginning at a point on the north side of Bay Drive, which is a 25 feet right-of-way at the distance of 241+/- feet west from the centerline of the intersection of Chesapeake Avenue, which is a 30 feet right-of-way. Thence the following courses and distances:

1.	S 78 30' 37" W	99.93 ft.
2.	N 11 29' 23" W	150.00 ft.
3.	N 78 30' 37" E	99.93 ft.
4.	S 11 29' 23" E	150.00 ft.

To the Point of Beginning.

The Property (3544 Bay Drive) located in the 15th Election District, 6th Councilmanic District, is designated as Lots No. 40 and 41as shown on "Plat 3 of Bowleys Quarters"; recorded in Plat Book 9 Folio 56 and as recorded in:

Lot	Deed	Tax Map	Parcel
40 & 41	Liber 14556, Folio 029	98	16

Containing 0.344 acres of land more or less.

STATE OF MARYLAND
ROBIN ALONZO CHILDRESS
No. 10227
REGISTERED
PROFESSIONAL ENGINEER

R Alonzo Childress
SEAL

R. Alonzo Childress
Registered Professional Engineer
Maryland P.E. No. 10227

373

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT JL 373 **No.** 1059

DATE 2/01/06 ACCOUNT 001-006-6150

AMOUNT $ 130.00

RECEIVED FROM: [illegible]

FOR: Re Var - PH 3544 BAY DR

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible]
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #06-373-A
3544 Bay Drive
North side of Bay Drive, 241 feet west of Chesapeake Avenue
15th Election District — 6th Councilmanic District
Legal Owner(s): Joseph G. Bell

Special Hearing: to approve a lot of 14,993 square feet in lieu of the required 65,340 square feet, pursuant to Section 1A04.3BA and to determine that no conflict exists with BCZR, Section 103.5 or Section 4A03.4B.

Variance: to approve a front yard setback of 50 feet from the centerline of the road in lieu of the required 75 feet and to approve side yard setbacks of 15 feet in lieu of the required 50 feet and to permit a dwelling on a lot less than 20,000 square feet which does not abut a public 30 foot right-of-way.

Hearing: Wednesday, March 8, 2006 at 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 2/680 Feb. 21 85087

CERTIFICATE OF PUBLICATION

2/23/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/21/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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

Case: #06-373-SPHA
3544 Bay Drive
North side of Bay Drive, 241 feet west of Chesapeake Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s): Joseph G. Bell

Special Hearing: to approve a lot of 14,993 square feet in lieu of the required 65,340 square feet, pursuant to Section 1A04.3BA and to determine that no conflict exists with BCZR, Section 103.5 or Section 4A03.4B.

Variance: to approve a front yard setback of 50 feet from the centerline of the road in lieu of the required 75 feet and to approve side yard setbacks of 15 feet in lieu of the required 50 feet and to permit a dwelling on a lot less than 20,000 square feet which does not abut a public 30 foot right-of-way.

Hearing: Monday, March 27, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/173 Mar. 9 87141

CERTIFICATE OF PUBLICATION

3/9/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/9/, 2006.

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

P. Wilkinson

ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 21, 2006 Issue - Jeffersonian

Please forward billing to:
J. George Bell (410-335-5399)
3539 Bay Drive
Baltimore, MD 21220

NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-373-A
3544 Bay Drive
North side of Bay Drive, 241 feet west of Chesapeake Avenue
15th Election District— 6th Councilmanic District
Legal Owner: Joseph G. Bell

Special Hearing to approve a lot of 14,993 square feet in lieu of the required 65,340 square feet, pursuant to Section 1A04.3BA and to determine that no conflict exists with BCZR, Section 103.5 or Section 4A03.4B.

Variance to approve a front yard setback of 50 feet from the centerline of the road in lieu of the required 75 feet and to approve side yard setbacks of 15 feet in lieu of the required 50 feet and to permit a dwelling on a lot less than 20,000 square feet which does not abut a public 30 foot right-of-way.

Hearing: Wednesday, March 8, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 9, 2006 Issue - Jeffersonian

Please forward billing to:
Deborah Kendall-Sipple (410-887-3353)
111W. Chesapeake Avenue, Room 111
Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-373-SPHA
3544 Bay Drive
North side of Bay Drive, 241 feet west of Chesapeake Avenue
15th Election District— 6th Councilmanic District
Legal Owner: Joseph G. Bell

1A04.3B1

Special Hearing to approve a lot of 14,993 square feet in lieu of the required 65,340 square feet, pursuant to Section 1A04.3BA and to determine that no conflict exists with BCZR, Section 103.5 or Section 4A03.4B.

Variance to approve a front yard setback of 50 feet from the centerline of the road in lieu of the required 75 feet and to approve side yard setbacks of 15 feet in lieu of the required 50 feet and to permit a dwelling on a lot less than 20,000 square feet which does not abut a public 30 foot right-of-way.

Hearing: Monday, March 27, 2006 @ 11:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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

Baltimore County

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

February 13, 2006

NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-373-A
3544 Bay Drive
North side of Bay Drive, 241 feet west of Chesapeake Avenue
15th Election District— 6th Councilmanic District
Legal Owner: Joseph G. Bell

Special Hearing to approve a lot of 14,993 square feet in lieu of the required 65,340 square feet, pursuant to Section 1A04.3BA and to determine that no conflict exists with BCZR, Section 103.5 or Section 4A03.4B.

Variance to approve a front yard setback of 50 feet from the centerline of the road in lieu of the required 75 feet and to approve side yard setbacks of 15 feet in lieu of the required 50 feet and to permit a dwelling on a lot less than 20,000 square feet which does not abut a public 30 foot right-of-way.

Hearing: Wednesday, March 8, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco

Timothy Kotroco
Director

TK: raj
C: Deborah C. Dopkin, Esquire, c/o Deborah C. Dopkin, P.A., 409 Washington Ave., Towson, MD 21204
Joseph G. Bell, 3539 Bay Drive, Baltimore, MD 21220
Alonzo Childress, R. A. Childress & Assoc., Inc., 713 Pheasant Drive, Forest Hill, MD 21050

NOTES: (1) **THE PETITIONERS MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY FEBRUARY 21, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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

Baltimore County

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

March 6, 2006

NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-373-SPHA
3544 Bay Drive
North side of Bay Drive, 241 feet west of Chesapeake Avenue
15th Election District— 6th Councilmanic District
Legal Owner: Joseph G. Bell

1A04.3B1

Special Hearing to approve a lot of 14,993 square feet in lieu of the required 65,340 square feet, pursuant to Section 1A04.3BA and to determine that no conflict exists with BCZR, Section 103.5 or Section 4A03.4B.

Variance to approve a front yard setback of 50 feet from the centerline of the road in lieu of the required 75 feet and to approve side yard setbacks of 15 feet in lieu of the required 50 feet and to permit a dwelling on a lot less than 20,000 square feet which does not abut a public 30 foot right-of-way.

Hearing: Monday, March 27, 2006 @ 11:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco

Timothy Kotroco
Director

TK: raj
C: Deborah C. Dopkin, Esquire, c/o Deborah C. Dopkin, P.A., 409 Washington Ave., Towson, MD 21204
Joseph G. Bell, 3539 Bay Drive, Baltimore, MD 21220
Alonzo Childress, R. A. Childress & Assoc., Inc., 713 Pheasant Drive, Forest Hill, MD 21050

NOTES: (1) **THE PETITIONERS MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY MARCH 11, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed on Recycled Paper

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: 06 373 SPHA

Petitioner: JOSEPH G. BELL

Address or Location: [redacted] - 3544 BAY DRIVE BALTO MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: J. GEORGE BELL

Address: 3539 BAY DRIVE
BALTO, MD 21220

Telephone Number: 410 - 335 - 5399

Revised 7/11/05 - SCJ

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

March 20, 2006

Deborah C. Dopkin, Esquire
409 Washington Avenue, #1000
Towson, Maryland 21204

Dear Mrs. Dopkin:

RE: Case Number: #06-373-SPHA, 3544 Bay Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 1, 2006.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Joseph G. Bell 3539 Bay Drive Baltimore 21220
Alonzo Childress R.A. Childress & Assoc., Inc 713 Pleasant Drive Forest Hill 21050

Printed on Recycled Paper

3 R.P.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 3, 2006

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

SUBJECT: 3544 Bay Drive

INFORMATION:

Item Number: 6-373

Petitioner: Jospeh G. Bell c/o Deborah C. Dopkin P.A.

Zoning: RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:
The Office of Planning has reviewed the petitioner's request and recommends that the subject property go through the minor subdivision process. As shown on the site plan, the petitioner owns three separate lots, the subject request will straddle two lot lines with a proposed house combine two of those said lots into one. It is most favorable to the Office of Planning that the petitioner combines all three lots that are under common ownership into one, thus warranting a minor subdivision. Additionally, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

WHEN RECEIVED FOR FILING
Date 4-12-06
By

W:\DEVREV\ZAC\6-373sph.doc

4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.

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

Prepared by: _____

Division Chief: _____

AFK/LL: CM

W:\DEVREV\ZAC\6-373sph.doc

REVIEWED FOR FILING
Date 4-12-06
By

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

February 24,2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 13, 2006

Item No.: Item Numbers 356,364,366 through 374
(373)

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.

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

LT. Roland P. Bosley Jr.
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2006
Item No. 373

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

The future right-of-way width for Bay Drive is 40-feet. This future right-of-way should be shown centered on the existing 25-foot-wide right-of-way and setbacks should then be measured from the future right-of-way line.

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 373-02212006.doc

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 2·10·02

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

RE: Baltimore County
Item No. 373 JLL

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200
FACSIMILE 410-823-8509
e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

OK to postpone
Tim K
received by
3/3/06

January 12, 2006

Timothy M. Kotroco, Esquire
Director, Department of Permits and
Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 06-373-SPHA
3544 Bay Drive

Dear Mr. Kotroco:

This office represents Joseph G. Bell in connection with petitions for variance and special hearing for the above captioned property. The hearing is now scheduled for Wednesday, March 8th at 9:00 a.m.

Upon receiving the scheduling notice, I learned that my expert witness, Alonzo Childress is not available on March 8th. Mr. Childress is the engineer who prepared the plat that accompanied the filing and his presence is essential at the hearing.

Therefore, I would appreciate it if your office would reschedule this hearing to another date. If it is possible for someone to call me to determine whether Mr. Childress, Mr. Bell and I are available, I would greatly appreciate it.

Thanking you in advance, I am

Very truly yours,

Deborah C. Dopkin

DCD/kmc
cc: Mr. Joseph G. Bell
Mr. Alonzo Childress

C:\docs\KMC\DCD\Letters 2006\kotroco timothy-bell.wpd

06-305

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200
FACSIMILE 410-823-8509
e-mail ddopkin@dopkinlaw.com

DEBORAH C DOPKIN

* Accidentally WAS ORIGINALLY DATED 1/12/06 per Karen.

February 16, 2006

Timothy M. Kotroco, Esquire
Director, Department of Permits and
Development Management
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 06-373-SPHA
3544 Bay Drive

Dear Mr. Kotroco:

This office represents Joseph G. Bell in connection with petitions for variance and special hearing for the above captioned property. The hearing is now scheduled for Wednesday, March 8th at 9:00 a.m.

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Thanking you in advance, I am

Very truly yours,

Deborah C. Dopkin

DCD/kmc
cc: Mr. Joseph G. Bell
Mr. Alonzo Childress

C:\docs\KMC\DCD\Letters 2006\kotroco timothy-bell.wpd

DEBORAH C. DOPKIN, P.A.
ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200
FACSIMILE 410-823-8509
e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

RECEIVED
APR 1 2006

April 17, 2006

John V. Murphy, Esquire
Deputy Zoning Commissioner
for Baltimore County
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RE: Petition for Special Hearing and Variance
3544 Bay Drive
Case No. 06-373-SPHA

Dear Mr. Murphy:

Thank you for your letter of April 12, 2006 and the decision rendered in the above captioned case.

After reading your Findings of Facts and Conclusions of Law, I recognized that your decision is based on treating lots 39, 40 and 41 as one lot. As such, the total area of the three lots is 22,495 sq. ft., still less than the 65,340 sq. ft. required under the Baltimore County Zoning Regulations. However, the decision did not grant relief from Section 1A04.3.B.1 to approve the use of the three lots of 22,495 sq. ft. in lieu of the required 65,340 sq. ft. pursuant to Section 1A04.3.B.1 as an undersized lot.

Therefore, I would appreciate your clarifying or reissuing the order to address this special hearing relief to enable the petitioner to use the property for a single family dwelling.

Thanking you in advance, I am

Very truly yours,

Deborah C. Dopkin

DCD/kmc

cc: Mr. Alonzo Childress
Mr. Joseph G. Bell

C:\docs\KMC\DCD\Letters 2006\murphy john-bell.wpd

#373

Note to file from Alonzo Childress

(1) George Bell is Joseph G. Bell
uses both names.

(2) Kathleen Bell his wife on the deed
is deceased

(3) Revised Plans will be submitted

(4) Attorney will submit letter to file explaining
the approve issues.

Feb 1, 2006
RG Childress

BOWLEYS QUARTERS

SV - 10

presented to DCPC 10-19-49

Location -

Owner - Bowleys Quarters Co., 100 St. Paul St., Balto.

Engineer - Edward V. Coonan,

Plat 1 - Final Approved is in Misc. File as of 6-26-59

Pet #2

TRANSMISSION VERIFICATION REPORT

TIME : 02/14/2006 14:46
NAME : ZONING
FAX : 4108873048
TEL :
SER.# : BROB4J281084

DATE,TIME	02/14 14:45
FAX NO./NAME	94108254278
DURATION	00:00:57
PAGE(S)	04
RESULT	OK
MODE	STANDARD ECM

FAX COVER SHEET

Date: Feb. 14, 2006

To: Susan Nickerson

~~Fax number:~~ 410-825-4078

From: Robin

Fax number: Zoning PDM 410-887-3048

Number of pages (including this cover sheet): 4

Message: notice of pub. for 06-373-A

RE: PETITION FOR SPECIAL HEARING AND VARIANCE 3544 Bay Drive; N/S Bay Drive, 241' W Chesapeake Avenue 11th Election & 6th Councilmanic Districts Legal Owner(s): Joseph Bell Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-373-SPHA

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

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of February, 2006, a copy of the foregoing Entry of Appearance was mailed Alonzo Childress, R.A. Childress & Associates, 713 Pleasant Drive, Forest Hill, MD 21050 and Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

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

RECEIVED
FEB 10 2006
Per

FAX COVER SHEET

Date: March 6, 2006

To: Susan Nickerson

~~Fax number:~~ 410-825-4278

From: Robin Jameson

Fax number: 410-887-3048

Number of pages (including this cover sheet): 2

Message: 06-373-SPHA

Please publish in 3/9/06 issue of Jeffersonian.

Thanks

* Note change in day of week

Changed to Monday not Wednesday!

If any part of this fax transmission is missing or not clearly received please call:

Name: Robin

Phone number: 410-887-3391

TRANSMISSION VERIFICATION REPORT

TIME : 03/06/2006 09:00
NAME : ZONING
FAX : 4108873048
TEL :
SER.# : BROB4J281084

DATE,TIME	03/06 09:00
FAX NO./NAME	94108254278
DURATION	00:00:34
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM

FAX COVER SHEET

Date: March 6, 2006

To: Susan Nickerson

~~Fax number:~~ 410-825-4278

From: Robin Jameson

Fax number: 410-887-3048

Number of pages (including this cover sheet): 2

Message: 06-373-SPHA
Please publish in 3/9/06 issue of Jeffersonian.

TRANSMISSION VERIFICATION REPORT

TIME : 03/06/2006 08:48
NAME : ZONING
FAX : 4108873048
TEL :
SER.# : BROB4J281084

DATE,TIME	03/06 08:47
FAX NO./NAME	94108238509
DURATION	00:00:52
PAGE(S)	03
RESULT	OK
MODE	STANDARD ECM

New Notice sent to D. Dopkin w/ date change: ~~Monday~~ replaced Wednesday RJ 3/6

FAX COVER SHEET

Date: March 6, 2006

To: Deborah Dopkin, Esq., c/o Karen

~~Fax number:~~ 410-823-8509

From: Robin Jamison

Fax number: 410-887-3048

Number of pages (including this cover sheet): 3

Message: Re: 06-373-SPHA
Recd Jim Kotroco's approval to PP on Fri, Mar. 3, 2006.

FAX COVER SHEET

Date: March 6, 2006

To: Deborah Dopkin, Esq., c/o Karen

~~Fax number:~~ 410-823-8509

From: Robin Jamison

Fax number: 410-887-3048

Number of pages (including this cover sheet): 3

Message: Re: 06-373-SPHA

Rec'd Jim Kotroco's approval to PP on Fri, Mar. 3, 2006.

Attached are the new notices for this case. The County will post and advertise.

If any part of this fax transmission is missing or not clearly received please call:

Name: Robin

Phone number: 410-887-3391

Have never received the attached 2/16/06 letter requesting PP of this case. This 3/3/06 fax is our first knowledge of this correspondence & PP request.

R. Jamison 3/3/06

DEBORAH C. DOPKIN, P.A.
1000 MERCANTILE - TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4513

FAX TRANSMISSION LEAD SHEET

NOTICE

The information contained in the following pages is PRIVILEGED AND CONFIDENTIAL and belongs to Deborah C. Dopkin, P.A., and/or its clients. The information is intended solely for the use of the person or entity named below to whom it is addressed. Deborah C. Dopkin, P.A. expressly preserves and asserts all privileges and immunities applicable to this transmission. If you are not the intended recipient or an agent or employee of the intended recipient, then you have received this transmission in error -- READ ONLY THIS COVER SHEET, immediately call the phone number below to explain that you have received this transmission in error, and return all pages to us by mail. If you are not the intended recipient, any review, examination, use, disclosure, reproduction, or distribution of this transmission or the information contained herein is PROHIBITED.

DATE: March 3, 2006

NAME: **Attention: Robin**

COMPANY: Zoning Office

FAX: (410) 887-3048

RE: 06-373-SPHA
3544 Bay Drive

SENDER: Deborah C. Dopkin, Esquire

1000 Mercantile - Towson Building
409 Washington Avenue
Towson, Maryland 21204

Please contact (410) 821-0200 should you experience any problem with this transmission.

Fax Number: (410) 823-8509

Number of Pages, Including This Lead Sheet: 2

Hard Copy to Follow? No

Comments to Recipient:

Postpone
06-315-SP/10
pulled by Dopkin.
Said they sent letter
requesting PP &
Reschedule. We
have no record in file
[illegible] 3/3/06

Secretary for
D. Dopkin
to call &
re schedule
3/7/06 9:00 AM By [illegible] 3/3/06 11:00

gm 4/10

Bill Wiseman - Case - 6-384-A

From: "Frank Purdum" <Frank.Purdum@solocup.com>
To: <wwiseman@co.ba.md.us>
Date: 03/22/06 8:49 AM
Subject: Case - 6-384-A
CC: <jvmurphy@co.ba.md.us>, <fpurdum@qis.net>

Freeland Community Association

P.O. Box 52, Freeland MD 21053

William J. Wiseman, III
Baltimore County Zoning Commissioner

Case number: 6-384-A
Gunpowder Baptist Church Sign

22 March 2006

Mr. Wiseman

I apologize for the late request for consideration on case number 6-384-A, a variance request for an oversized sign. The Freeland Community Association is opposed to the Gunpowder Baptist Church's sign as proposed and shown in plans provided to the association. A poll was conducted of the residents of the Freeland Community concerning this variance request the result of which is that the community opposes a variance for sign of this size at this location. A vote was taken by the Officers and Board members of the Freeland Community Association to formally convey the community's opposition to the granting of a variance allowing a sign of this size.

The community's opposition is premised on that a sign of the proposed sized is out of character for the rural area, and would further the urbanization of the rural nature of the area. This is further affirmed by the fact that Middletown Road has been designated as a Scenic Byway by Baltimore County, which should preclude the construction of a sign this size.

Thank you for your consideration.

Sincerely

Frank L Purdum Jr.
President Freeland Community Association
1503 Walker Rd.
Freeland, MD 21053

Email: fpurdum@qis.net

3544 Bay Drive
Jeff Radcliffe
will get
sign
to
post

ROSE & DAVE:

RE: **Case No. 06-373-SPHA**

PLEASE MAKE SURE THE ABOVE CAPTIONED CASE IS POSTED BY SOMEONE FROM CODE ENFORCEMENT **BY SATURDAY, MARCH 11TH**.

DAVE IS PREPARING THE SIGN AND WE NEED TO MAKE SURE THAT GARY FREUND IS CONTACTED AND GIVEN THE SIGN TO POST. PROPERTY IS LOCATED IN 15TH ELECTION DIST., 6TH COUNCILMANIC DIST.

I WON'T BE THE OFFICE UNTIL FRIDAY, MARCH 10TH. I DIDN'T WANT TO WAIT - - BECAUSE THERE WOULDN'T BE ENOUGH NOTICE TO HAVE ONE OF THE INSPECTORS POST THE NOTICE.

THANKS.

ROBIN

Per Dave,
Jeff Radcliffe
posted yesterday,
Thurs., Mar. 9, 2006.
Robin

CERTIFIED COPY

MONROE COUNTY
OFFICIAL RECORDS

CERTIFICATE OF DEATH
FLORIDA

LOCAL FILE NO. 033

1. DECEDENT'S NAME FIRST	MIDDLE	LAST	2. SEX
Kathleen	Ellen	Bell	Female

3. DATE OF DEATH (Month, Day, Year)	4. SOCIAL SECURITY NUMBER	5a. AGE-Last Birthday (years)	5b. UNDER 1 YEAR Months	Days	5c. UNDER 1 Day Hours	Minutes
January 16, 2004	213-44-7959	59			1	

6. DATE OF BIRTH (Month, Day, Year)	7. BIRTHPLACE (City and State or Foreign Country)	8. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No)
June 07, 1944	Baltimore, Maryland	No

9a. PLACE OF DEATH (Check only one; see instructions on other side)
HOSPITAL ___ Inpatient ___ Emergency Room X DOA ___ OTHER ___ Nursing Home ___ Decedent's Home ___ Other (Specify)

9b. INSIDE CITY LIMITS? (Yes or No): Yes

9c. FACILITY NAME (If not institution, give street and number): Lower Keys Medical Center

9d. CITY, TOWN, OR LOCATION OF DEATH: Key West

9e. COUNTY OF DEATH: Monroe

10a. DECEDENT'S USUAL OCCUPATION: Home Maker

10b. KIND OF BUSINESS/INDUSTRY: Own Home

11. MARITAL STATUS – Married, Never Married, Widowed, Divorced (Specify): Married

12. SURVIVING SPOUSE (If wife, give maiden name): George Joseph Bell Sr.

13a. RESIDENCE – STATE: Florida

13b. COUNTY: Monroe

13c. CITY, TOWN, OR LOCATION: Key Haven

13d. STREET AND NUMBER: 113 Key Haven Road

13e. INSIDE CITY LIMITS? (Yes or No): No

13f. ZIP CODE: 33040

14. WAS DECEDENT OF HISPANIC, CUBAN, MEXICAN, PUERTO RICAN, OR SPANISH ORIGIN? (Specify Yes or No – If yes, specify Cuban, Mexican, Puerto Rican, etc.) X No ___ Yes
Specify:

15. RACE – American Indian, Black, White, etc. Specify: White

16. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0 - 12): 12 College (1 or more)

17. FATHER'S NAME (First, Middle, Last): Robert Blatchley

18. MOTHER'S NAME (First, Middle, Maiden Surname): Angela Ruckle

19a. INFORMANT'S NAME (Type or Print): George Joseph Bell Sr.

19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 113 Key Haven Road Key Haven, Florida, 33040

20a. METHOD OF DISPOSITION: ___ Burial ___ Cremation X Removal from State ___ Donation ___ Other (Specify)

20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Holly Hills Memorial Park

20c. LOCATION – City or Town, State: Baltimore, Maryland

21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH:

21b. LICENSE NUMBER (of licensee): 2914

21c. NAME AND ADDRESS OF FACILITY: Dean-Lopez Funeral Home 418 Simonton St. Key West, Florida, 33040

22a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) as stated. (Signature and Title)

22b. DATE SIGNED (Mo., Day, Yr.)

22c. HOUR OF DEATH: M

22d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)

23a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) and manner as stated. (Signature and Title)

23b. DATE SIGNED (Mo., Day, Yr.): January 17, 2004

23c. HOUR OF DEATH: 7:01 A M

23d. MEDICAL EXAMINER'S CASE #: 04-16-00010

24. NAME AND ADDRESS OF CERTIFIER OR PHYSICIAN, MEDICAL EXAMINER (Type or Print): Dr. Michael D. Hunter MD/ME. P.O. Box 522380 Marathon Shores, Florida. 33052

25a. SUBREGISTRAR – SIGNATURE AND DATE

25b. LOCAL REGISTRAR – SIGNATURE

25c. DATE RECEIVED: Jan. 21, 2004

26. PART I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as failure or stoppage of heart, lungs, etc. Approximate interval between Onset and Death

FILE #114254485
BK#16975 PG#1211

FCD Feb 17 2004 03:07PM
DANNY L KOLHAGE, CLERK

VOID IF ALTERED OR ERASED

THIS SECTION NOT FILMED PURSUANT TO
F.S. 382.008 AND F.S. 382.025

	(Yes or No)	OF DEATH? (Yes or No)	EXAMINER? (Yes or No)
Lupus	Yes	Yes	Yes

27a. FEMALE: WAS DECEDENT PREGNANT IN THE PAST 1 MONTH? ___ Yes ___ No

27b. IF SURGERY WAS MENTIONED IN PART I or II, ENTER CONDITION FOR WHICH IT WAS PERFORMED

27c. DATE OF SURGERY (Mo., Day, Year)

28. PROBABLE MANNER OF DEATH (Specify) Natural, accident, suicide, homicide, or undetermined. Natural

29a. DATE OF INJURY (Month, Day, Year)

29b. TIME OF INJURY

29c. INJURY AT WORK? (Yes or No)

29d. DESCRIBE HOW INJURY OCCURRED

29e. PLACE OF INJURY – At home, farm, street, factory, etc. (Specify)

29f. LOCATION (Street and Number or Rural Route Number, City or Town, State)

MONROE COUNTY
OFFICIAL RECORDS

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE

JAN 21 2004

BY State Registrar

WARNING: THIS DOCUMENT IS PRINTED ON SECURITY PAPER WITH A WATERMARK OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK. THE DOCUMENT FACE CONTAINS A MULTI-COLORED BACKGROUND AND GOLD EMBOSSED SEAL. THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEALS IN THERMOCHROMIC INK.

10090369

FLORIDA DEPARTMENT OF HEALTH

DOH FORM 1964A (1/99)

CERTIFICATION OF VITAL RECORD

Petitioner

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

Go Back
View Map
New Search
Ground
Rent

Account Identifier: **District** - 15 **Account Number** - 1523004032

Owner Information

Owner Name:	BELL JOSEPH GEORGE,SR BELL KATHLEEN E	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	3539 BAY DRIVE BALTIMORE MD 21220-4402	**Deed Reference:**	1) /14556/ 29 2)

Location & Structure Information

Premises Address
BAY DR

Legal Description
LT 40,41
300 W CHESAPEAKE AVE
BOWLEYS QUARTERS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	3
98	11	16					40	3	Plat Ref:	9/ 56

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		15,000.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	29,750	92,750		
Improvements:	0	0		
Total:	29,750	92,750	29,750	50,750
Preferential Land:	0	0	0	0

Transfer Information

Seller:	PASZKIEWICZ ANTHONY	**Date:**	06/28/2000	**Price:**	$20,000
Type:	NOT ARMS-LENGTH	**Deed1:**	/14556/ 29	**Deed2:**	
Seller:	PASZKIEWICZ RAYMOND	**Date:**	12/28/1994	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/11227/ 499	**Deed2:**	
Seller:	JOHNSON CURTIS M	**Date:**	08/29/1983	**Price:**	$6,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 6580/ 791	**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 *

Pet Ex

THIS DEED, made this 15th day of June, 2000, by and between ANTHONY PASZKIEWICZ, party of the first part, and JOSEPH GEORGE BELL, SR. and KATHLEEN E. BELL, his wife, parties of the second part.

WITNESSETH, That in consideration of the sum of Twenty Thousand Dollars ($20,000.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said JOSEPH GEORGE BELL, SR. and KATHLEEN E. BELL, his wife, as tenants by the entireties, the survivor of them, the survivor's personal representatives/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 and being known and designated as Lots numbers 40 and 41, Plat No. 3, as shown on the Plat of the property of Bowleys Quarters Company of Baltimore County, which Plat is recorded among the Land Records of Baltimore County, in Plat Book W.H.M. No. 9, folio 56. The properties being known as Lots 40 and 41 on the northwest side of Bay Drive.

BEING the same lot of ground which by Deed dated December 27, 1994, and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 010884, folio 186, was granted and conveyed from Raymond Paszkiewicz to Anthony Paszkiewicz, the Grantor herein.

BEING the same lot of ground which by Confirmatory Deed dated September 19, 1995, and recorded among the Land Record of Baltimore County, Maryland in Liber S.M. No. 11227 folio 499, was granted and conveyed from Raymond Paszkiewicz to Anthony Paszkiewicz, the Grantor herein.

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 JOSEPH GEORGE BELL, SR. and KATHLEEN E. BELL, his wife, as tenants by the entireties, the survivor of them, the survivor's personal representatives/successors and assigns, in fee simple.

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

WITNESS the hand and seal of said Grantor.

WITNESS:

Christine M. Morales

Anthony R. Paszkiewicz (SEAL)
ANTHONY PASZKIEWICZ

MIGNINI, RAAB
& LIDINSKY
ATTORNEYS AT LAW
3410 WHITE AVENUE
BALTIMORE, MARYLAND
21214

410-426-3000

Pet #5

STATE OF MARYLAND, City OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 15th day of June, 2000, before me, the Subscriber, a Notary Public of the State aforesaid, personally appeared ANTHONY PASZKIEWICZ known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

Christine M. Morales

Notary Public

My Commission Expires: 6/1/03

CHRISTINE M. MORALES City of Baltimore MARYLAND NOTARY PUBLIC

Christine M. Morales, Notary Public
City of Baltimore
State of Maryland
My Commission Expires June 1, 2003

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

Anthony R. Mignini

Anthony R. Mignini, Attorney

MIGNINI, RAAB
& LIDINSKY
ATTORNEYS AT LAW
3410 WHITE AVENUE
BALTIMORE, MARYLAND
21214

410-426-3000

37102 JUN 28 8

0014556 031

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)

Space Reserved for Clerk Recording Number

IMP FD SURE $ 5.00
RECORDING FEE 20.00
RECORDATION T 100.00
TR TAX STATE 100.00
TOTAL 225.00
Reg# BA04 Rcpt # 72913
SM LL Blk # 2371
Jun 28, 2000 09:12 am

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

☒ Deed ☐ Mortgage ☐ Other ☐ Other
☐ Deed of Trust ☐ Lease

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) Cite or Explain Authority

Recordation
State Transfer
County Transfer

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 20,000.00
Any New Mortgage	$
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value	$

Finance Office Use Only — Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$ 20,000.00
X ( ) % =	$ 300.00
Less Exemption Amount −	$ —
Total Transfer Tax =	$ 300.00
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$
Agent:	
Tax Bill:	—
C.B. Credit:	—
Ag. Tax/Other:	N —

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 5.00	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

25 20 100 100

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 ☐ (5)
15	15-23-004032	010884/186			

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
Bowleys Quarters	40/41				

Location/Address of Property Being Conveyed (2): Lots 40 and 41

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)
Anthony Paszkiewicz	
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 - Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Joseph George Bell, Sr. and Kathleen E. Bell	

New Owner's (Grantee) Mailing Address: 3539 Bay Drive, Baltimore, MD 21220

9 Other Names to Be Indexed

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

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Anthony R. Mignini
Firm: Mignini, Raab & Lidinsky
Address: 3410 White Avenue
Baltimore, MD 21214 Phone: (410) 426-3000

☒ Return to Contact Person
☐ Hold for Pickup
☐ Return Address Provided

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

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

	19	19					
Total			Geo.		Map	Sub	Block
Land			Zoning		Grid	Plat	Lot
Building			Use		Parcel	Section	Occ. Cd.
			Town Cd.		Ex. Sj.	Ex. Cd	

REMARKS

Distribution: White - Clerk's Office; Canary - SDAT; Pink - Office of Finance; Goldenrod - Preparer

AOC-CC-300 (6/95)

PAID RECEIPT
PAYMENT ACTUAL TIME
6/28/2000 6/28/2000 09:03:23
REG W502 CASHIER DRWR DRAWER 2
DEPT 7 700 TITLE TRANSFER TAX
Receipt # 141055 DELN
ACCOUNT NO 1523004032
Receipt Tot 300.00
CK .00 CA
Baltimore County, Maryland

Deed - Fee Simple
No Title Search.

CONFIRMATORY DEED

THIS CONFIRMATORY DEED dated September 19, 1995, from Raymond Paszkiewicz, Grantor to Anthony Paszkiewicz, Grantee.

RECITALS

WHEREAS, on December 27, 1994, Raymond Paszkiewicz, deeded unimproved land known as Lots 40 and 41 on the northwest side of Bay Drive to Anthony Paszkiewicz, his son, for the consideration of Thirty Thousand Dollars ($30,000.00); and

WHEREAS, said deed was recorded on or about December 28, 1994, in Liber 10884, folio 186; and

WHEREAS, consideration was improperly stated on said original deed to be Thirty Thousand Dollars ($30,000.00) when it should have been for no consideration; and

WHEREAS, Norbert Paszkiewicz has signed this Confirmatory Deed on behalf of his brother, Raymond Paszkiewicz, under the Power of Attorney granted to him on June 13, 1988, the original of which is intended to be recorded immediately after this Confirmatory Deed; and

WHEREAS, all other provisions of said deed dated December 27, 1994, remain unchanged; and

NOW, THEREFORE, this Confirmatory Deed witnesseth that the Grantor, for no consideration, grants, conveys and assigns to the Grantee, his personal representatives, heirs and assigns, in fee simple, the real property located in Baltimore County, Maryland and described as follows:

BEGINNING FOR THE SAME and being known and designated as Lots numbers 40 and 41, Plat No. 3, as shown on the Plat of the property of Bowleys Quarters Company of Baltimore County, which Plat is recorded among the Land Records of Baltimore County, in Plat Book W.H.M. No. 9, Folio 56. The properties being known as Lots 40 and 41 on the northwest side of Bay Drive.

Being the same property described in a Deed dated August 22, 1983, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6580 folio 791 from Curtis M. Johnson and Betty G. Johnson, his wife to the Grantor.

Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

RECEIVED FOR TRANSFER
State Department
Assessments & Taxes
for Baltimore County
By 9-22-95
Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE 9-22-95 DATE

To have and to hold the property hereby conveyed to the Grantee, his personal representatives, heirs and assigns, in fee simple, forever.

The Grantor covenants to warrant specially the property hereby conveyed, and to execute such further assurances of the property as may be requisite.

Witness the hand and seal of the Grantor.

WITNESS:

Raymond Paszkiewicz
By Norbert Paszkiewicz under
Power of Attorney dated 6/13/88

State of Maryland)
)
County of Baltimore)

I HEREBY CERTIFY, that on September 19, 1995, before me, a Notary Public of the State of Maryland, personally appeared Norbert Paszkiewicz known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument, who acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and notarial seal

Notary Public

MARLENE DRUMGOOD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 16, 1997

My Commission Expires:

This instrument has been prepared by Rayanne Beers, an attorney, under such attorney's supervision, or by one of the parties named in this instrument.

Rayanne Beers

c:\beers\deed\confdeed.pas:3

1227.501

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Balto.

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)

Circuit Court Clerk Recording Validation

1. Type(s) of Instruments (☐ Check Box If Addendum Intake Form is Attached.)

☒ Deed Cont. ☐ Mortgage ☒ Other POA ☐ Other

☐ Deed of Trust ☐ Lease

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) Cite or Explain Authority

Recordation:

State Transfer: Contingency

County Transfer: To Correct Conveyance now in correct

RECORDING FEE 20.00
INF FD SURE $ 2.00
TOTAL 22.00
Rcpt BA85 Rcpt # 8853
SM EH Blk # 1362
Sep 22, 1995 11:07 am

4. Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ -0-
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 =	$ Exempt
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$
Agent:	
Tax Bill:	
C.B. Credit:	
Ag. Tax/Other:	

5. Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$	$
Surcharge	$	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Pas

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 ☐ (5)
15	15-23-004032				

Subdivision Name	Lot (3a)	Block (3b)	Sect/AB(3c)	Plat Ref.	SqFt/Acreage (4)
Bowleys Qrts. Co	40,41			3	

Location/Address of Property Being Conveyed (2): Lots 40 & 41 Bay Drive

Other Property Identifiers (if applicable): | Water Meter Account No.: Co

Residential ☐ or Non-Residential ☒ | Fee Simple ☐ or Ground Rent ☐ | Amount:

Partial Conveyance? ☐ Yes ☒ No | Description/Amt. of SqFt/Acreage Transferred: V

If Partial Conveyance, List Improvements Conveyed:

7. Transferred From

Doc. 1 - Grantor(s) Name(s): Raymond Paszkiewicz

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):

8. Transferred To

Doc. 1 - Grantee(s) Name(s): Anthony Paszkiewicz

Doc. 2 - Grantee(s) Name(s):

New Owner's (Grantee) Mailing Address: 1801 Peach Tree Court, Fallston, MD 21047

9. Other Names to Be Indexed

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

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

10. Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Roxanne Beers, Esq.

Firm: David Rodman Cohen & Assoc.

Address: 20 S. Charles St., 7th Fl, Balto, MD 21201

Phone: (410) 332-1400

☒ 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

☐ 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.:

	19	19				
Year			Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Geo. Cd.
Total			Town Cd.	Ex. Bl.	Ex. Cd.	

REMARKS:

Space Reserved for County Verification

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per
Authorized Signature
Date 9/22/95 Sec. 33-139

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer

ADC-CC-300 (8/95)

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM LIBER 6580 PAGE 791

This Deed, MADE THIS 22nd day of August

in the year one thousand nine hundred and Eighty Three by and between

Curtis M. Johnson and Betty G. Johnson, his wife

of Baltimore County, State of Maryland of the first part, and

Raymond Paszkiewicz

of the second part.

WITNESSETH, That in consideration of the sum of Six Thousand and no cents Dollars

($6,000.00) and for other good and vaulable consideration, the receipt whereof is

hereby acknowledged,
the said Curtis M. Johnson and Betty G. Johnson, his wife

A RC/F 13.00
A T TX 30.00
A DOCS 30.00
DEED 0 M
EHK JR T 73.00
H39605 C003 R01 T13:45
08/29/83

do grant and convey to the said Raymond Paszkiewicz, his

personal representatives/successors and assigns, in fee simple, all

that lot of ground situate in County of Baltimore, State of Maryland

and described as follows, that is to say:

BEGINNING FOR THE SAME and being known and designated as Lots numbers 40 and 41, Plat No. 3, as shown on the Plat of the property of Bowleys Quarters Company of Baltimore County, which Plat is recorded among the Land Records of Baltimore County, in Plat Book W.H.M. No. 9, Folio 56.

BEING the same lots of ground which by deed dated April 22, 1976, and recorded among the Land Records of Baltimore County, in Liber E.H.K. Jr. No. 5629 Folio 221, was granted and conveyed by Joel J. Brown and wife unto Curtis M. Johnson and Betty G. Johnson, his wife.

SUBJECT to the legal operation and effect of applicable restrictions, ect., of record.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

CLERK 5/29/83
DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE _____ DATE _____

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 Raymond Paszkiewicz, his personal representatives/successors and assigns, in fee simple.

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

Witness the hands and seals of said grantors

Test:

Curtis M. Johnson (SEAL)
Curtis M. Johnson

Betty G. Johnson (SEAL)
Betty G. Johnson, his wife

State of Maryland, City of Baltimore, to wit:

I Hereby Certify, That on this 22nd day of August, in the year one thousand nine hundred and Eighty Three, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Curtis M. Johnson and Betty G. Johnson, his wife, 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, and in my presence signed and sealed the same.

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

NOTARY PUBLIC

Notary Public

My Commission Expires:

July 1, 1986

Rec'd for record AUG 29 1983 at 1:45
Per Elmer H. Kahline, Jr., Clerk
Mail to Melvin J. Kodmaki
Receipt No. 013.00

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

Go Back
View Map
New Search
Ground
Rent

Account Identifier: **District** - 15 **Account Number** - 1519002630

Owner Information

Owner Name:	BELL JOSEPH GEORGE,SR,TRUSTEE	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	3539 BAY DR BALTIMORE MD 21220-4402	**Deed Reference:**	1) /22089/ 569 2)

Location & Structure Information

Premises Address
BAY DR

Legal Description
BOWLEYS QUARTERS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
98	11	16					39	3	Plat Ref:	9/ 56

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		7,500.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	7,500	7,500		
Improvements:	0	0		
Total:	7,500	7,500	7,500	7,500
Preferential Land:	0	0	0	0

Transfer Information

Seller:	BELL JOSEPH GEORGE	**Date:**	06/23/2005	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/22089/ 569	**Deed2:**	
Seller:	BELL JOSEPH GEORGE	**Date:**	11/24/1998	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/13323/ 449	**Deed2:**	
Seller:	SANTONI PAUL L	**Date:**	05/05/1987	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 7512/ 547	**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 *

Petitioner

Property Tax No. 1519002630
Address: Lot 39 Bay Drive
Baltimore, MD 21220
NO CONSIDERATION/NO TITLE SEARCH

THIS DEED, made this 13 day of June 2005, by and between JOSEPH GEORGE BELL, SR., Personal Representative of the Estate of Kathleen Ellen Bell a/k/a Kathleen E. Bell, deceased, party of the first part, of the State of Maryland, County of Baltimore, and JOSEPH GEORGE BELL, SR., TRUSTEE OF THE KATHLEEN ELLEN BELL RESIDUARY TRUST, party of the second part.

WHEREAS, all of the right, title and interest of the Estate of Kathleen Ellen Bell in this parcel is being transferred unto JOSEPH GEORGE BELL, SR., TRUSTEE OF THE KATHLEEN ELLEN BELL RESIDUARY TRUST.

WITNESSETH, that in consideration of the sum of Zero Dollars ($0.00) and distribution per the Last Will and Testament of Kathleen Ellen Bell, dated October 19, 2000, and filed with the Probate Division of the Circuit Court for Monroe County, Florida, Estate of Kathleen Ellen Bell, File No. 44-2004-CP-25-K, and also filed with the Orphans' Court for Baltimore County in the Estate of Kathleen Ellen Bell, Estate No. 131418, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the party of the second part, his personal representatives and assigns, in fee simple, all of his right, title and interest in that parcel of ground situate in the State of Maryland, County of Baltimore, and described as follows:

> BEING KNOWN AND DESIGNATED as Lot 39 as laid out on the plat entitled, "Plat No. 3 as shown on The Property of the Bowleys Quarters

Pet #7

Company of Baltimore County", which plat is recorded and found among the Land Records of Baltimore county in Plat Book WHM No. 9, folio 56.

BEING the same lot of ground which by Deed dated April 29, 1987 and recorded among the Land Records of Baltimore County in Liber S.M. No. 7512, Folio 547 was granted and conveyed from Paul L. Santoni, unto Joseph George Bell, Sr. and Kathleen Ellen Bell, his wife.

BEING ALSO the same lot of ground which by deed dated October 9, 1998 and recorded among the Land Records of Baltimore County in Liber S.M. No. 13323, Folio 449 was granted and conveyed from Joseph George Bell and Kathleen E. Bell, his wife, unto Joseph George Bell and Kathleen E. Bell, as tenants in common, meaning and intending to convey an undivided one half (1/2) interest in the herein described property. The said Kathleen Ellen Bell having departed this life on January 16, 2004.

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 above granted property unto the said **JOSEPH GEORGE BELL, SR., TRUSTEE OF THE KATHLEEN ELLEN BELL RESIDUARY TRUST,** party of the second part, in fee simple.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed.

WITNESS the hand(s) and seal(s) of said grantor(s).

WITNESS:

Gloria Smedberg

Joseph George Bell Sr. (SEAL)

JOSEPH GEORGE BELL, SR., PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHLEEN ELLEN BELL a/k/a KATHLEEN E. BELL

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 13 day of June, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOSEPH GEORGE BELL, SR., PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHLEEN ELLEN BELL a/k/a KATHLEEN E. BELL, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed the same in my presence and acknowledged that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

GLORIA J. SMEDBERG NOTARY PUBLIC BALTIMORE COUNTY, MD

My Commission Expires: 11-1-06

This is to certify that this Deed was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

DOUGLAS C. LAUENSTEIN
8900 Belair Road
Baltimore, MD 21236
Telephone: 410-256-0311

0022089 572

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)

Court Clerk Recording Validation

INFD SURE $ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Rcpt # BA03 Rcpt # 80828
SH TD Blk # 3591
June 23, 2005 12:49 PM

Space Reserved for

1. Type(s) of Instruments — ☐ Additional Information Intake Form is Attached

☒ Deed ☐ Mortgage ☐ Other ____ ☐ Other ____
☐ Deed or Trust ☐ Lease

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) Cite or Explain Authority

Estate Distribution to Tr!

4. Consideration and Tax Calculations

Calculation Amount		Finance Office Use Only
Purchase Price/Consideration	$ -0-	Additional Recordation Tax Consideration
Any New Mortgage	$	
Balance of Existing Mortgage	$	
Other:	$	
Other:	$	
Full Cash Value:	$	

5. Fees

Amount of Fees		Distribution
Recording Charge	$ 40	$
Surcharge	$	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
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 15 | Ward 19 | Section 02 | Block 30 | Lot | Plat Ref. | Parcel

Subdivision Name | Lot | Block | Section | Plat Ref.

Location and Property Description: LOT 39 Bay Drive Baltimore MD 21220

☐ Improved ☐ Unimproved ☒ Not Applicable ☐ Property Is Designated Real Property

☐ Agricultural ☐ Residential ☒ Commercial ☐ Industrial

Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7. Transferred From

Joseph George Bell, Personal Rep. of Estate of Kathleen Ellen Bell

8. Transferred To

Joseph George Bell, Sr. Trustee of the Kathleen Ellen Bell Residuary Trust

3539 Bay Drive Baltimore, MD 21220-4402

9. Other Names to Be Indexed

Additional Names to Be Indexed | Additional Names to Be Indexed

10. Contact/Mail Information

Name: Douglas C. Lauenstein, Esq
Firm 8900 Belair Road
Address: Baltimore, MD 21236
Phone: (410) 256-0311

☒ Return to Contact Person
☐ Hold for Pickup
☒ Return Address Provided

11. IMPORTANT: ONLY THE ORIGINAL OR A DUPLICATE 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).

Space Reserved for County Validation

Assessment Use Only - Do Not Write Below This Line

☐ Computer Verification ☐ Alternate Verification ☐ White ☐ SDAT ☐ Finance Verification
Transfer Number: Date Processed: Deed Reference: Assessor Property No.:
Year: Sec: Lot: Sub: Block:
Tax: Zoning: TAX NO REQUIRED
Date: Use: Exemption of Purchaser Transfer Code
Total: Town Code: BALTIMORE COUNTY, MARYLAND
Total:

☒ COUNTY TRANSFER TAX
Per ____ Sec. 11 TITLE 8 Date 11-3-2002

☒ RECORDATION TAX
Per ____ TP PART 12-108

Date 6/17/2005

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-21944] SM 22089, p. 05/2

NO TITLE EXAMINATION OR WARRANTY THEREOF
NO CONSIDERATION
NO TRANSFER TAX REQUIRED

THIS DEED, made this 9th day of October in the year one thousand nine hundred and ninety-eight, by and between JOSEPH GEORGE BELL and KATHLEEN E. BELL, his wife, parties of the first part, and JOSEPH GEORGE BELL and KATHLEEN E. BELL, parties of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars ($5.00) and other valuable considerations (the actual consideration being -0-), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said JOSEPH GEORGE BELL and KATHLEEN E. BELL, as tenants in common, and not as joint tenants, their personal representatives/successors and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot No. 39 as laid out on the plat entitled, "Plat No. 3 as shown on The Property of the Bowleys Quarters Company of Baltimore County", which plat is recorded and found among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 56.

BEING the same lot of ground which by Deed dated April 29, 1987, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. No. 7512 folio 547, was granted and conveyed from Paul L. Santoni unto Joseph George Bell, Sr. and Kathleen Ellen Bell, his wife, the Grantors herein.

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 JOSEPH GEORGE BELL and KATHLEEN E. BELL, as tenants in common, and not as joint tenants, their personal representatives/successors 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.

MIGNINI, RAAB
& LIDINSKY
ATTORNEYS AT LAW
[illegible] WHITE AVENUE
BALTIMORE, MARYLAND
21214

410-[illegible]-5000

WITNESS the hands and seals of said Grantors.

WITNESS:

_____ _____ (SEAL)
JOSEPH GEORGE BELL

_____ _____ (SEAL)
KATHLEEN E. BELL

STATE OF MARYLAND, County OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 9th day of October, 1998, before me, the Subscriber, a Notary Public of the State aforesaid, personally appeared JOSEPH GEORGE BELL known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

_____
Notary Public

Janet A. Milan, Notary Public
Baltimore County
State of Maryland
My Commission Expires June 19, 2001

My Commission Expires: June 19, 2001

STATE OF MARYLAND, County OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 9th day of October, 1998, before me, the Subscriber, a Notary Public of the State aforesaid, personally appeared KATHLEEN E. BELL known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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

_____
Notary Public

Baltimore County
State of Maryland
My Commission Expires June 19, 2001

My Commission Expires: June 19, 2001

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

_____
Anthony R. Mignini, Attorney

MIGNINI, RAAB
& LIDINSKY
ATTORNEYS AT LAW
[illegible] WHITE AVENUE
BALTIMORE, MARYLAND
21214
410-[illegible]-3000

7013323 451

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)

INC FD SUR $ 5.00
RECORDING FEE 20.00
TOTAL 25.00
Rect # 3062 Nov 1 1996 11:25
SP BC
MPA 0253 DC

1 Type(s) of Instruments (☐ Check Box If Addendum Intake Form is Attached.)

☐ Deed ☐ Deed of Trust ☐ Mortgage ☐ Lease ☐ 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) Cite or Explain Authority

Recordation
State Transfer
County Transfer

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 0.00
Any New Mortgage	$
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value	$ 0.00

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 70

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 5.00	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent: yd
Tax Bill: yd
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 (5)
	15-19-002630	7513/547			

Subdivision Name	Lot (3a)	Block (3b)	Sect/Alt(3c)	Plat Ref.	Sq/Ft/Acreage (4)
Property of Bailey Qtrs. Co.	39				

Location/Address of Property Being Conveyed (2): Lot 39 on Plat No. 3 of the Property of Bailey Qtrs Co.

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 Sq/Ft/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s): Joseph George Bell and Kathleen E. Bell
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):

8 Transferred To

Doc. 1 - Grantee(s) Name(s): Joseph George Bell and Kathleen E. Bell, as tenants in common
Doc. 2 - Grantee(s) Name(s):
New Owner's (Grantee) Mailing Address: 3539 Bay Drive, Baltimore, MD 21220

9 Other Names to Be Indexed

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

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Name: Anthony E. Mignini
Firm: Mignini, Pecab & Ludinsky
Address: 3110 White Avenue
Baltimore, MD 21214 Phone: (410) 426-3000

☒ 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

☐ 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: Assessed Property No.:

	Year	19	19				
Land				Geo.	Map	Sub	Block
Buildings				Zoning	Grid	Plat	Lot
Total				Use	Parcel	Section	Occ. Cd.
				Town Cd.	Ex. Bl.	Ex. Cd.	

REMARKS:

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY, MARYLAND
Per Bonnie Quigley
Authorized Signature
Date 11/1/96
Sec 33-139 E

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

LIBER 7512 PAGE 547 NO CONSIDERATION

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

This Deed, MADE THIS 29th day of April

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

PAUL L. SANTONI

of Baltimore, Maryland, party of the first part, and

JOSEPH GEORGE BELL and KATHLEEN E. BELL, husband and wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of NONE

B RC F 13.00
DEED 0 M
SH CLERK 13.00
456517 C004 R01 T11:57
05/05/87

the said party of the first part

does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's

personal representatives and assigns, in fee simple, all

FIFTEENTH ELECTION DISTRICT

that lot of ground situate in Baltimore County, State of Maryland

and described as follows, that is to say:

Being known and designated as Lot No. 39 as laid out on the plat entitled, "Plat No. 3 as shown on The Property of the Bowleys Quarters Company of Baltimore County", which plat is recorded and found among the Land Records of Baltimore County in Plat Book WHM No. 9, folio 56.

Being the same lot of ground described in a Deed dated April 9, 1969 and recorded among the Land Records of Harford County in Liber OTG 4981, folio 679, was granted and conveyed from William Bresnick and Alice B. Bresnick, his wife unto the Grantor herein.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR DATE 5-5-87

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
JR 5-5-87
CLERK DATE

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per
Authorized Signature
Sec. 11-48 collect
adjoining Deed

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 parties of the second part, as tenants by the entireties, their assigns the survivor of them and the survivor's

personal representatives/~~successors~~

and assigns , in fee simple.

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

WITNESS the hand and seal of said grantor

Test:

ABEL JACOB SAVAGE

PAUL L. SANTONI (SEAL)

(SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY , to wit:

I HEREBY CERTIFY, That on this 29th day of April , in the year one thousand nine hundred and eighty-seven , before me, *the subscriber, a Notary Public of the State aforesaid, personally appeared* Paul L. Santoni

known to me (or satisfactorily proven) to be the person whose name ~~s~~are subscribed to the within instrument, and acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same.

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

ABEL JACOB SAVAGE *Notary Public*

ABEL JACOB SAVAGE NOTARY PUBLIC BALTIMORE CO., MD.

My Commission expires:

7/1/90

T-2
THE TITLE GUARANTEE COMPANY
(Individual Form)

App. H- 67032

LIBER 4981 PAGE 679

This Deed, Made this 9th day of April, in the year one thousand nine hundred and sixty-nine, by and between WILLIAM BRESNICK and ALICE B. BRESNICK, his wife, of the first part, Grantors, and PAUL L. SANTONI, of the second part, Grantee.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, his heirs and assigns, in fee simple, all that

lot(s) of ground

situate in the 15th Election District of Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot No. 39 as laid out on the plat entitled "Plat No. 3 as shown on The Property of the Rawleys Quarters Company of Baltimore County" which Plat is duly recorded and found among the Land Records of Baltimore County in Plat Book W.H.M. No. 9 folio 56.

BEING the same lot of ground which by Deed dated September 30, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3764 folio 94 was granted and conveyed by Howard H. Retz and wife to the within Grantors, in fee simple.

1 0.00 MSC

3 2 09 APR 17

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

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said PAUL L. SANTONI, his heirs and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

B. L. TREADWELL

William Bresnick [Seal]
William Bresnick

B. L. TREADWELL

Alice B. Bresnick [Seal]
Alice B. Bresnick

State of Maryland, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 9th day of April, 1969, before me, a Notary Public of the State aforesaid, personally appeared WILLIAM BRESNICK and ALICE B. BRESNICK, his wife,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

B. L. TREADWELL NOTARY PUBLIC BALTIMORE COUNTY, MD.

B. L. TREADWELL Notary Public

My commission expires: 6/30/69

Rec'd for record APR 17 1969 at 12 27 M
Per Orville T. Gosnell, Clerk
Mail to THE TITLE GUARANTEE COMPANY
Receipt No. 242782

Zoning Variance/ Special Hearing
Case#: 06-373-SPHA
3544 Bay Drive

I, James Kelly,
Owner(s) of adjacent property at 3537 Bay Drive have reviewed the attached Petition for Zoning Variance, and Petition for Special Hearing requests for the proposed house at 3544 Bay Drive and I do not object to the proposed front yard setbacks, side yard set backs, or the construction of the proposed dwelling.

James A. Kelly
Signature

3/27/06
date

Pet #10

Zoning Variance/ Special Hearing
Case#: 06-373-SPHA
3544 Bay Drive

I, Annie M. Reed Mack,
Owner(s) of adjacent property at 1573 Chesapeake Rd ~~Bay Drive~~ have reviewed the attached Petition for Zoning Variance, and Petition for Special Hearing requests for the proposed house at 3544 Bay Drive and I do not object to the proposed front yard setbacks, side yard set backs, or the construction of the proposed dwelling.

Annie M Reed Mack — March 27, 06
Signature — date

Zoning Variance/ Special Hearing
Case#: 06-373-SPHA
3544 Bay Drive

I, William F. Sudek,
Owner(s) of adjacent property at 3539 & 3541 Bay Drive have reviewed the attached Petition for Zoning Variance, and Petition for Special Hearing requests for the proposed house at 3544 Bay Drive and I do not object to the proposed front yard setbacks, side yard set backs, or the construction of the proposed dwelling.

William F. Sudek Jr.
Signature

3/27/06
date

MONROE COUNTY
OFFICIAL RECORDS

CERTIFICATE OF DEATH
FLORIDA

LOCAL FILE NO. 033

1. DECEDENT'S NAME FIRST	MIDDLE	LAST	2. SEX
Kathleen	Ellen	Bell	Female

3. DATE OF DEATH (Month, Day, Year)	4. SOCIAL SECURITY NUMBER	5a. AGE-Last Birthday (years)	5b. UNDER 1 YEAR Months	Days	5c. UNDER 1 DAY Hours	Minutes
January 16, 2004	213-44-7959	59			1	

6. DATE OF BIRTH (Month, Day, Year)	7. BIRTHPLACE (City and state or Foreign Country)	8. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No)
June 07, 1944	Baltimore, Maryland	No

9a. PLACE OF DEATH (Check only one; see instructions for other sites)	9b. INSIDE CITY LIMITS? (Yes or No)
HOSPITAL: Inpatient X Emergency Room DOA OTHER Nursing Home Residence Other (Specify)	Yes

9c. FACILITY NAME (If not institution, give street and number)	9d. CITY, TOWN, OR LOCATION OF DEATH	9e. COUNTY OF DEATH
Lower Keys Medical Center	Key West	Monroe

10a. DECEDENT'S USUAL OCCUPATION	10b. KIND OF BUSINESS/INDUSTRY	11. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify)	12. SURVIVING SPOUSE (If wife, give maiden name)
Home Maker	Own Home	Married	George Joseph Bell Sr.

13a. RESIDENCE - STATE	13b. COUNTY	13c. CITY, TOWN, OR LOCATION	13d. STREET AND NUMBER
Florida	Monroe	Key Haven	113 Key Haven Road

13e. INSIDE CITY LIMITS? (Yes or No)	13f. ZIP CODE	14. WAS DECEDENT OF HISPANIC OR LATINO ORIGIN? (Specify No or Yes - If yes, specify Mexican, Cuban, Mexican, Puerto Rican, etc.) No Yes Specify	15. RACE - American Indian, Black, White, etc. Specify	16. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12)	College (1-4 or 5+)
No	33040		White	12	

17. FATHER'S NAME (First, Middle, Last)	18. MOTHER'S NAME (First, Middle, Maiden Surname)
Robert Blatchley	Angela Ruckle

19a. INFORMANT'S NAME (Type/Print)	19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code)
George Joseph Bell Sr.	113 Key Haven Road Key Haven, Florida. 33040

20a. METHOD OF DISPOSITION	20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place)	20c. LOCATION - City or Town, State
Burial Cremation X Removal from State Donation Other (Specify)	Holly Hills Memorial Park	Baltimore, Maryland

21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH	21b. LICENSE NUMBER (of licensee)	21c. NAME AND ADDRESS OF FACILITY
	2914	Dean-Lopez Funeral Home 418 Simonton St. Key West, Florida. 33040

22a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)

22b. DATE SIGNED (Mo., Day, Yr.)

22c. HOUR OF DEATH

22d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)

23a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place, and due to the cause(s) stated. (Signature and Title)

23b. DATE SIGNED (Mo., Day, Yr.) January 17, 2004

23c. HOUR OF DEATH 7:01 A M

23d. MEDICAL EXAMINER'S CASE # 04-16-000010

24. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, MEDICAL EXAMINER) (Type or Print)
Dr. Michael D. Hunter MD/ME. P.O. Box 522380 Marathon Shores, Florida. 33052

25a. CERTIFIER'S - SIGNATURE AND DATE	25b. LOCAL REGISTRAR - SIGNATURE	25c. DATE RECEIVED
		Jan. 21, 2004

26. PART I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as failure of respiratory or cardiac arrest. Approximate Interval Between Onset and Death

FILE #1425485
BK#1675 PG#1211
RCD Feb 17 2004 03:07PM
DANNY L KOLHAGE, CLERK

VOID IF ALTERED OR ERASED

THIS SECTION NOT FILMED PURSUANT TO F.S. 382.008 AND F.S. 382.025

PART I. CONDITIONS, IMMEDIATELY LEADING TO DEATH	(Yes or No)	DEATH? (Yes or No)	EXAMINER? (Yes or No)
d. Lupus	Yes	Yes	YES

27b. PART II. WAS THERE A PREGNANCY IN THE PAST 3 MONTHS? Yes No	28a. IF SURGERY WAS MENTIONED IN PART I or II, ENTER CONDITION FOR WHICH IT WAS PERFORMED	28b. DATE OF SURGERY (Mo., Day, Year)

29. PROBABLE MANNER OF DEATH (Specify) Natural, accident, suicide, homicide, or undetermined.	30a. DATE OF INJURY (Month, Day, Year)	30b. TIME OF INJURY	30c. INJURY AT WORK? (Yes or No)	30d. DESCRIBE HOW INJURY OCCURRED
Natural	30e. PLACE OF INJURY - At home, farm, street, factory, etc. (Specify)		30f. LOCATION (Street and Number or Rural Route Number, City or Town, State)	

MONROE COUNTY
OFFICIAL RECORDS

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE

JAN 21 2004
State Registrar

BY

WARNING: THIS DOCUMENT IS PRINTED ON SECURITY PAPER WITH A WATERMARK OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK.
10090369 THE DOCUMENT FACE CONTAINS A MULTI-COLORED BACKGROUND AND GOLD EMBOSSED SEAL. THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEALS IN THERMOCHROMIC INK.

DOH FORM 1064 (1/99)

HEALTH

CERTIFICATION OF VITAL RECORD

R. A. Childress & Assoc., Inc.
713 Pheasant Drive Forest Hill, MD 21050
Phone (410) 803-0304 FAX (410) 803-0299 Email: rachildress@earthlink.net

LETTER OF TRANSMITTAL

Date: February 3, 2006

To: Baltimore County Zoning Office
County Office Building
Towson, Maryland 21204

RE: Joseph Bell zoning petitions
3544 Bay Drive - Dist 15c6
Petition for Variance
Petition for Special Hearing

ATTN : John Lewis

We are: [x] Submitting [ ] Forwarding [ ] Returning
[x] Herewith [ ] Under Separate Cover

COPIES	DATE	NO.	DESCRIPTION
14	1/23/06	1	Zoning Plat
1		1	Certificate of Death for Kathleen Ellen Bell

These are transmitted as checked below:

[ ] For approval [ ] Approved as submitted [ ] Resubmit ___copies for approval
[ ] For your use [ ] Approved as noted [ ] Submit ___copies for distribution
[X] As requested [ ] Returned for corrections [ ] Return __corrected prints
[ ] For review and comment
[ ] Other_____
[ ] FOR BIDS DUE_____19_____ [ ] Prints returned after loan to us

Remarks:
The plat was revised in accordance with our meeting of Wednesday, Feb 1, 2006.
The property owner names were revised and a statement added about the deceased owner. Case # 373 was also added to the plan.
Please replace the drawings given to you on Wednesday with the attached prints.
I apologize for any inconvenience to your office.
Please call me at 410- 803 - 0304 if you have any questions.

Signed: Alonzo Childress
R. Alonzo Childress P.E.

Copy to: File

If enclosures are not as noted, kindly notify us at once.

NEW

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2006, Legislative Day No. 1

Bill No. 5-06

Mr. Joseph Bartenfelder, Chairman
By Request of County Executive

By the County Council, January 3, 2006

A BILL
ENTITLED

AN ACT concerning

Bowleys Quarters and Back River Neck Areas - Connection to Public Water

FOR the purpose of requiring certain properties to connect to public water under certain circumstances; making certain technical changes; and generally relating to the Growth Management Plan for the Bowleys Quarters and Back River Neck Areas.

By repealing and reenacting, with amendments

Section 4A03.3, .4, .11, .12, .13.E, and .14
Baltimore County Zoning Regulations

By repealing and reenacting, with amendments

Section 20-2-103
Article 20. Metropolitan District
Title 2. Connection to System
Baltimore County Code, 2003

WHEREAS, Section 4A03 of the Baltimore County Zoning Regulations provides for public sewer service to undeveloped property under certain conditions in Bowleys Quarters and Back River Neck Areas; and

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

WHEREAS, Public water systems are being extended into the Bowleys Quarters and Back River Neck Areas; and

WHEREAS, It is in the interest of public, health, safety and welfare that any new development permitted in the Bowleys Quarters and Back River Neck Areas be served by public water; now, therefore

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that Section 4A03.3, .4, .11, .12, .13.E, and .14 of the Baltimore County Zoning Regulations, as amended, are hereby repealed and reenacted, with amendments, to read as follows:

Section 4A03, Growth Management Plan for Bowleys Quarters and Back River Neck Area

4A03.3 Connection to public sewer OR WATER. A property owner with a dwelling in existence on or before [August 6, 1999] FEBRUARY 19, 2006, or with a nonexpired building permit that was issued on or before [February 16, 1999] FEBRUARY 19, 2006 shall be required to connect to a public [sewer] SEWER, PUBLIC WATER OR BOTH if the property is:

A. Zoned D.R. or R.C. 5; and

B. Served by public [sewer] SEWER, PUBLIC WATER OR BOTH with adequate capacity.

4A03.4 Building permits.

A. Except as provided in Paragraph B of this subsection, a building permit may be issued for the construction of a dwelling on an unimproved platted lot or lot of record that meets all of the zoning requirements subject to the following conditions:

1. Variances are not required for the construction of the dwelling;

2. The property owner connects to a public [sewer] SEWER, PUBLIC WATER OR BOTH where available and with adequate capacity;

3. The dwelling meets the design requirements provided for in this section; and

4. Except for minor subdivisions, no further subdivision of the lot is allowed.

B. A building permit may be issued for the construction of a dwelling on an undersized lot subject to the following conditions:

1. The owner of the lot does not own sufficient adjoining land that if combined with the adjoining land would allow the property owner to conform to the current zoning requirements;

2. No further subdivision of the lot is allowed;

3. The property owner obtains a variance as provided for in Section 307 of these Zoning Regulations IF IN THE D.R. ZONE OR THE PROPERTY OWNER OBTAINS SPECIAL HEARING RELIEF IN ACCORDANCE WITH SECTION 1A04.3.B.1.B OF THESE ZONING REGULATIONS IF IN THE R.C. 5 ZONE; and

4. The property owner connects to a public [sewer] SEWER, PUBLIC WATER, OR BOTH where available and with adequate capacity.

4A03.11 Growth allocation not applicable. A property owner who is required to connect to public [sewer] SEWER, PUBLIC WATER OR BOTH as provided for in this section may not apply for growth allocation under [Section 26-123] ARTICLE 32, TITLE 9 of the Baltimore County Code.

4A03.12 Regulations. The Department of Public Works, in consultation with the Office of Planning, the Department of Environmental Protection and Resource Management and the Department of Permits and Development Management, may adopt regulations in accordance with [Title 2, Article VIII,] ARTICLE 3, TITLE 7 of the Baltimore County Code, to carry out the provisions of this section.

4A03.13 Growth allocation: Back River Neck District.

E. Notwithstanding Subsection 4A03.11 of this section, a property owner who is required

to connect to public [sewer] SEWER, PUBLIC WATER OR BOTH as provided for in this section may apply for growth allocation under Article 32, Title 9 of the Baltimore County Code.

4A03.14. R.C. 20 Properties.

A. This subsection applies to property zoned R.C. 20 and located in the Bowleys Quarters and Back River Neck areas as provided in subsection 4A03.2 of this section.

B. A property owner may connect to the public [sewer] SEWER, PUBLIC WATER OR BOTH subject to the following conditions:

1. Variances are not required for the construction of the dwelling;

2. [A public sewer is] PUBLIC SEWER, PUBLIC WATER OR BOTH ARE available and [has] HAVE adequate capacity;

3. It is technically feasible to connect to the public sewer OR PUBLIC WATER;

4. The lot for which the connection is sought has received all required permits, including a building permit and federal, state and county environmental approvals;

5. The lot existed on or before January 1, 2003, or the portion of the lot lying within the R.C. 20 zone was not occupied by a dwelling as of January 1, 2003;

6. Except for bona fide intrafamily transfers as provided for in § 1A05.5 of the Baltimore County Zoning Regulations, and subdivisions predominantly involving portions of the lot not zoned R.C. 20, no further subdivision of the lot is allowed;

7. Except for bona fide intrafamily transfers as provided for in § 1A05.5 of the Baltimore County Zoning Regulations, only one [sewer] connection FOR PUBLIC SEWER, PUBLIC WATER OR BOTH per lot is allowed for one single-family dwelling in a R.C. 20 Zone;

8. The dwelling meets all of the design requirements as provided for in this section; and

9. If the lot is undersized, then the property owner must meet the conditions in §

4A03.4.B.1 and 3.

C. The determination of whether it is technically feasible to connect to [the] public [sewer] SEWER, PUBLIC WATER OR BOTH shall be in the sole discretion of the Director of the Department of Public Works. The Director shall develop a policy for allocating the cost of public sewer OR PUBLIC WATER service OR BOTH authorized under this section.

D. Public [sewer] AND PUBLIC WATER service OR BOTH shall be provided to properties that have been transferred in accordance with § 1A05.5 of the Baltimore County Zoning Regulations subject to the conditions in Paragraph B of this subsection.

SECTION 2. AND BE IT FURTHER ENACTED, that Section 20-2-103, of Article 20. Metropolitan District, Title 2. Connection to System, of the Baltimore County Code, 2003, as amended, is hereby repealed and reenacted, with amendments, to read as follows:

20-2-103.

[Nothing] EXCEPT AS PROVIDED IN § 4A03 OF THE BALTIMORE COUNTY ZONING REGULATIONS, NOTHING in this article shall be taken to require any water company, whether incorporated or not, to close up, fill up, or abandon the use of any spring or well used by it to supply therefrom to its customers or clients water fit for domestic uses or to cease to supply its customers or clients with such water or to connect its water supply system with the system to be established under this article, unless and until the county shall acquire the water supply system and property of such water company, and nothing in this article shall be taken to require any property owner having upon such property owner's premises any spring or well supplying water fit for domestic uses to close or fill up or abandon the use of such spring or well or to connect such property owner's property or premises with or (while the water of such spring or well continues fit for domestic uses) to take the supply of water for his premises from the water supply system to be

established under this article.

SECTION 3. AND BE IT FURTHER ENACTED, that this Act, having been passed by the affirmative vote of five members of the County Council, shall take effect February 19, 2006.

b00506.wpd

103.5 Chesapeake Bay Critical Area; grandfathering. [Bill Nos. 32-1988; 9-1996; 137-2004; 100-2005]

A. This subsection applies to grandfathering requirements of the Chesapeake Bay Critical Area Local Protection Program and to the residential densities at which certain land within the Critical Area may be developed after June 13, 1988.

B. The rights conferred under this subsection are subject to:

1. The provisions in § 32-4-273 of the Baltimore County Code, pertaining to the time limit for validity of subdivision plats and, if applicable, to the provisions of Sections 103.3 and 103.4 of the Baltimore County Zoning Regulations;

2. The provisions in Article 33, Title 2, Subtitles 3, 4, and 5 and § 33-2-604 of the Baltimore County Code, pertaining to wetlands, buffers, habitat protection areas and water-dependent facilities; and

3. Other applicable county laws or regulations in effect at the time a right is exercised.

C. The county shall permit the continuation, but not necessarily the intensification or expansion, of any use in existence on June 13, 1988. If the existing use does not conform with the provisions of the local protection program, its intensification or expansion may be permitted only in accordance with Section 104.5 of these regulations and with the variance provisions and procedures outlined in § 32-4-231, § 33-2-205, or § 33-2-603 of the Baltimore County Code, whichever is or are applicable.

D. 1. Each individual lot or parcel of land that was either a lot of record or a record lot on December 1, 1985, may be developed with a single-family dwelling if a dwelling was not already in existence and if a single-family dwelling was a use permitted on the property under the zoning in effect on December 1, 1985, notwithstanding that such development may be inconsistent with the density provisions of the approved local protection program and provided that this right to develop is subject to all the Zoning Regulations, other than density or lot size, in effect at the time the right is to be exercised; unless the lot or parcel is within the recorded plan or plat of a land subdivision approved by the county before December 1, 1985, in which case the limitations and rights pertaining to the approved plan or plat shall govern.

2. All lots that are developed under this paragraph shall be brought into conformance with the local critical area program, including the consolidation or reconfiguration of lots not individually owned, to avoid or minimize impacts to wetlands, buffers, and habitat protection areas, as determined by the Department of Environmental Protection and Resource Management.

E. Growth allocation will not be required for subdivisions of land where each resultant parcel or lot contains a dwelling which existed on December 1, 1985.

F. Residential subdivision of land other than for single-family dwellings, as covered by Paragraphs D and E of this subsection, is permitted in accordance with an approved final development plan or record plat if the approval was granted by the county before June 1, 1984.

G. For nonresidential developments, a lot or parcel of land may be developed with a use permitted on the property under the zoning or use regulations in effect on December 1, 1985, notwithstanding that such development may be inconsistent with the provisions of Article 33, Title 2 of the Baltimore County Code and provided that this right to develop is subject to the Zoning Regulations in effect at the time the right is to be exercised; unless the lot or parcel is within the recorded or approved plat or a plan of a land subdivision approved by the county before December 1, 1985, in which case the limitations and rights pertaining to the approved plan or plat shall govern.

OLD

4A03.4 Building permits.

A. Except as provided in Paragraph B of this subsection, a building permit may be issued for the construction of a dwelling on an unimproved platted lot or lot of record that meets all of the zoning requirements subject to the following conditions:

   1. Variances are not required for the construction of the dwelling;

   2. The property owner connects to a public sewer where available and with adequate capacity;

   3. The dwelling meets the design requirements provided for in this section; and

   4. Except for minor subdivisions, no further subdivision of the lot is allowed.

B. A building permit may be issued for the construction of a dwelling on an undersized lot subject to the following conditions:

   1. The owner of the lot does not own sufficient adjoining land that if combined with the adjoining land would allow the property owner to conform to the current zoning requirements;

   2. No further subdivision of the lot is allowed;

   3. The property owner obtains a variance as provided for in Section 307 of these Zoning Regulations; and

   4. The property owner connects to a public sewer where available and with adequate capacity.

4A03.8 Final approval.

A. The Director of Permits and Development Management may:

1. Issue the building permit; or

2. For undersized lots, notwithstanding any provision to the contrary, require a public hearing before the Zoning Commissioner in accordance with this section.

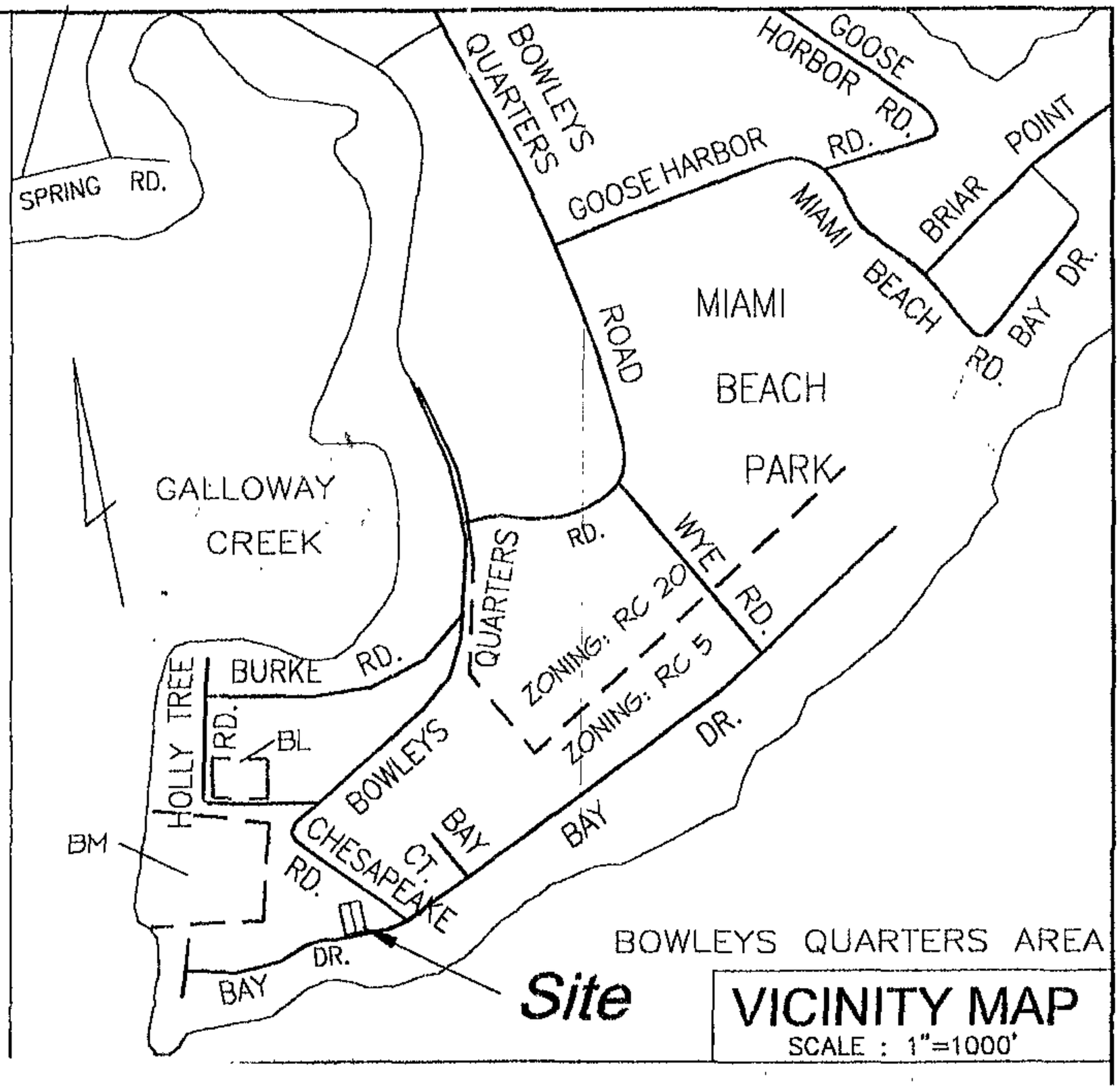
B. If the Department of Permits and Development Management has not notified the applicant of a determination in accordance with the provisions of this section, or has not notified the applicant in accordance with Subsection 4A03.7 of the intention to require a public hearing, the dwelling shall be deemed appropriate for purposes of this section.

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
William Sudek Jr	3539-41 Bay Dr.	Balto MD 21220	sudekk@comcast.net
Alonzo Childress	713 Pheasant Dr.	Forest Hill Md 21050	rachildress@earthlink.net
Deborah Dopkin	409 Washington Ave	Towson 21204	DDopkin@Dopkinlaw.com
JonDon MYERS	1011 COLD Spring RD	Baltimore, MD 21220	JonDonmyers@msn.com
MARY JO TRAPANI	011 Cold Spring Rd	Balto. MD 21220	



VICINITY MAP
SCALE : 1"=1000'

MARYLAND COORDINATE SYSTEM (MCS) &
MARYLAND ELEVATION DATUM

DATE	REVISION DESCRIPTION	BY

Plan to Accompany Petition for a Zoning Variance & Special Hearing for

Joseph G. Bell Property

3544 BAY DRIVE

Lots 40 and 41

Plat 3 of "Bowleys Quarters" – (Plat 9 Folio 56)

BALTIMORE COUNTY
SCALE: 1" = 30 ft.

DISTRICT 15 C6

MARYLAND
DATE: 1/23/06

ENGINEER:
R. A. CHILDRESS & ASSOC. INC.
713 PHEASANT DRIVE
FOREST HILL, MD. 21050
(410) 803-0304

OWNER / PETITIONER
JOSEPH G. BELL
3539 BAY DRIVE
BALTIMORE, MD. 21220
(410) 335-5399

DWG. NO.
Z-1
SHEET 1 OF 1

OF MARYLAND
ALONZO CHILDRESS
No. 10227
REGISTERED
IONAL ENGINEER

185-911

Mom,
The bunny ears
needs to be put
up by Friday. We
need to take a
photo of this!
Thanks

ZONING NOTICE

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MARYLAND

CASE # 06-373-SPHA

SPECIAL HEARING

VARIANCE

HEARING: MONDAY, MARCH 27, 2006 AT
11:00 AM IN ROOM 407 COUNTY COURTS
BUILDING, 401 BOSLEY AVENUE

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391

ZONING NOTICE

ZONING NOTICE

FACING EAST 1

FACING WEST 2

#3538 3

SEPT 12, 2005

4

1513
REAR OF HOUSE

5

SEPT 12, 2005

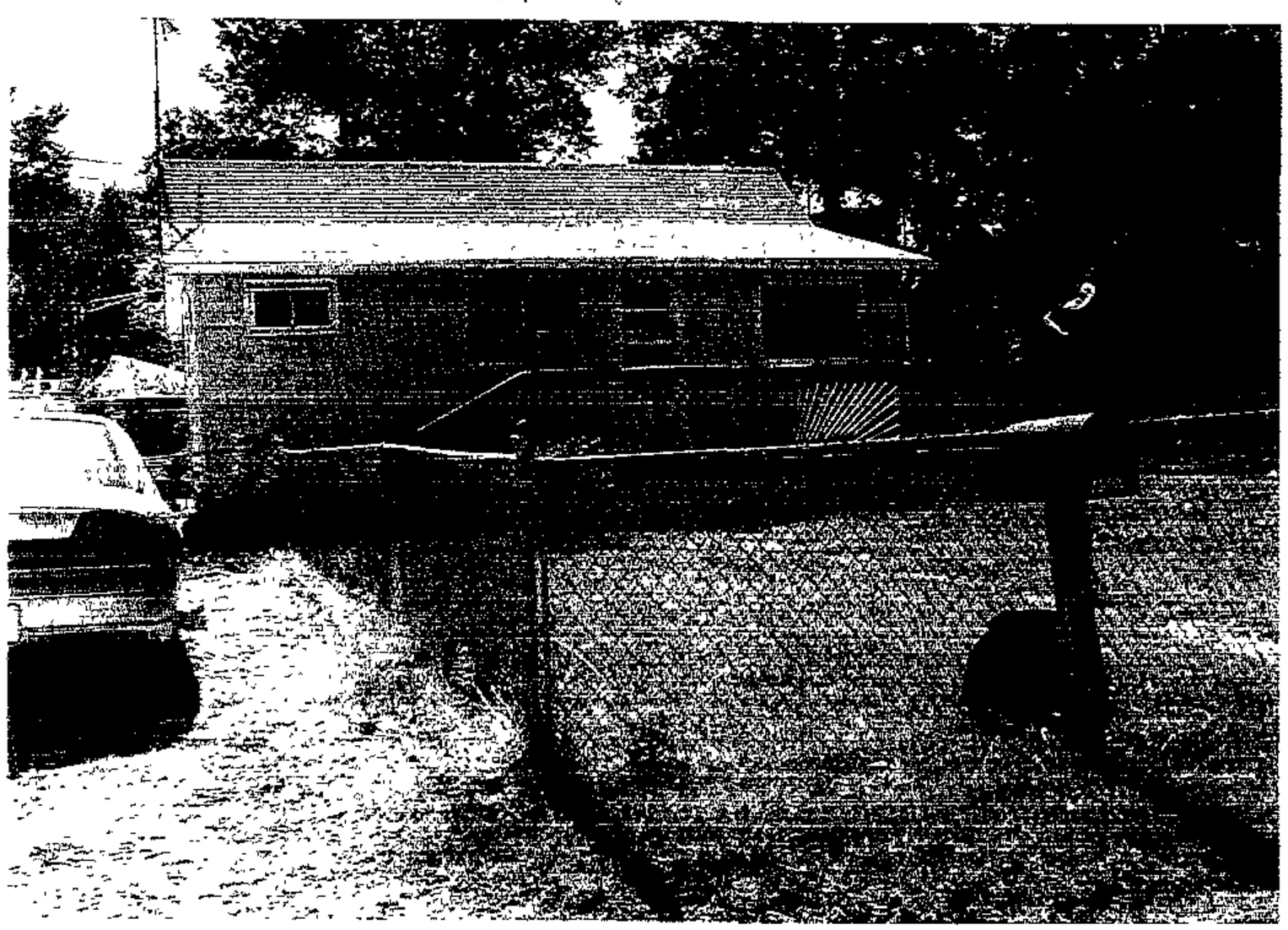
#3539 #3537 #3535

8

#1513 CHESAPEAKE AVE.
FRONT OF HOUSE

9

#1507 CHESAPEAKE AVE.
FRONT OF HOUSE



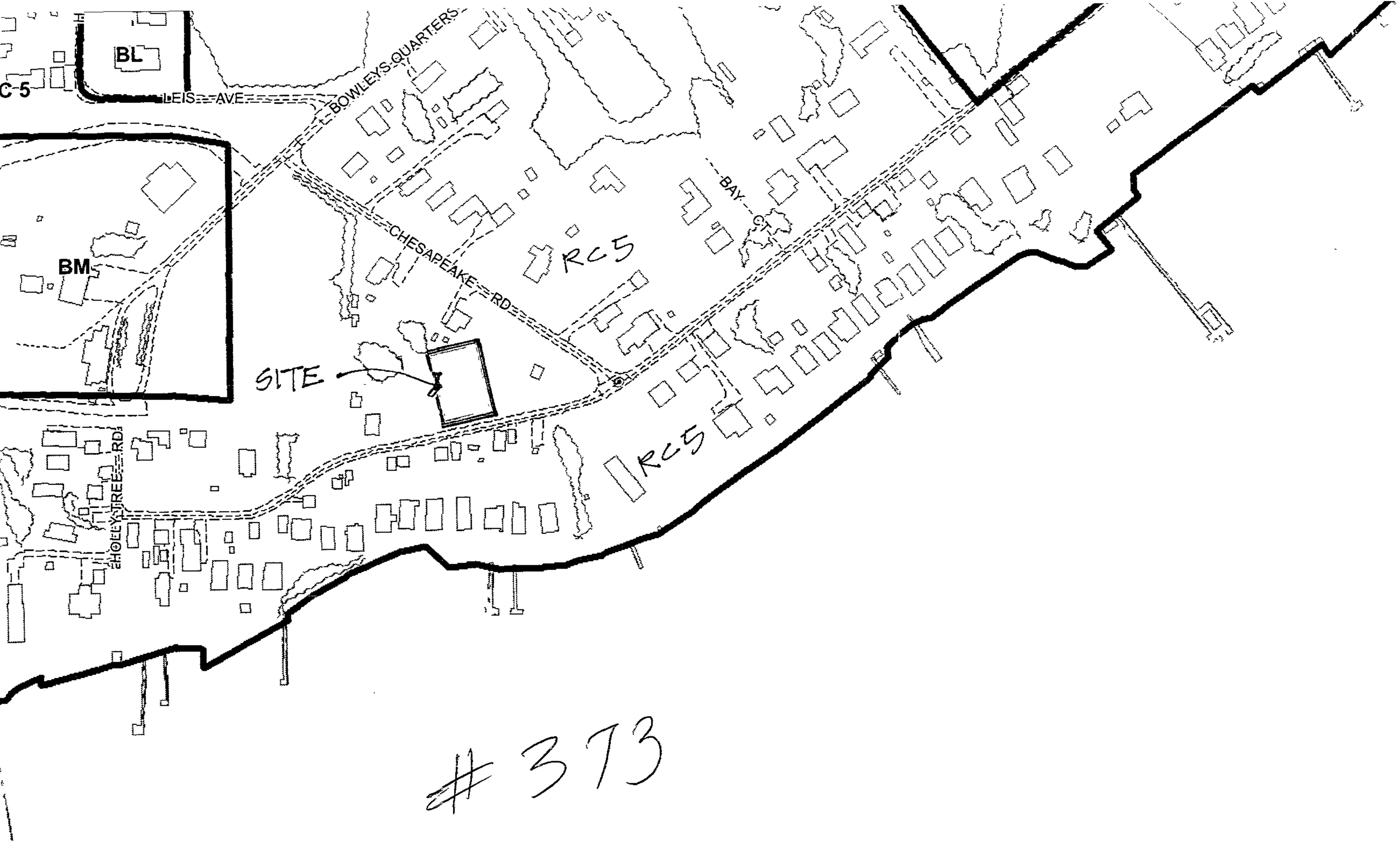
10

SEPT 12, 2005

SEPT 12, 2005

6

7



Baltimore County
Office of Planning and Zoning
Official Zoning Map

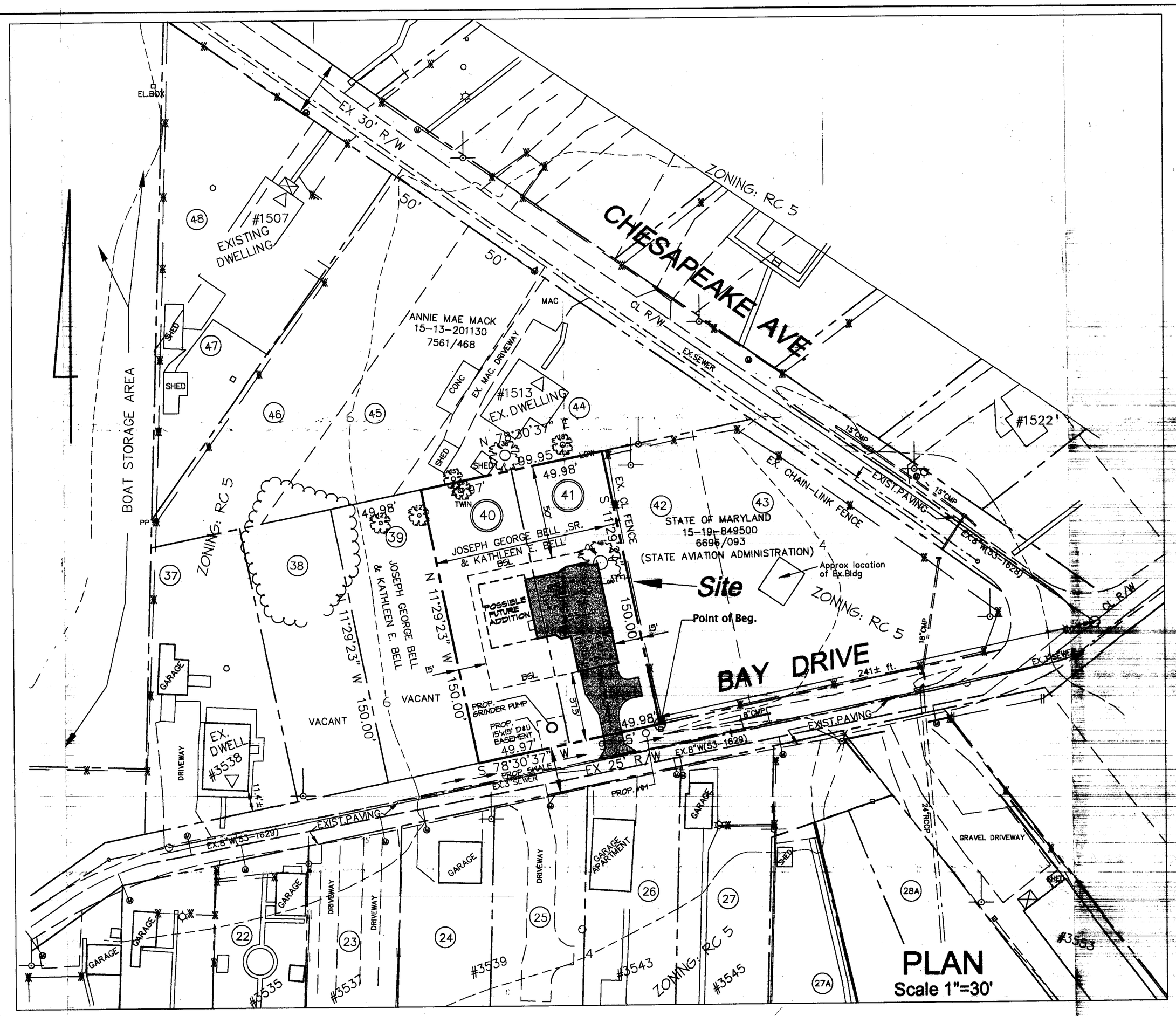
098A1	098B1	098C1	099A1	099B1
098A2	098B2	098C2		
098A3	098B3	098C3		

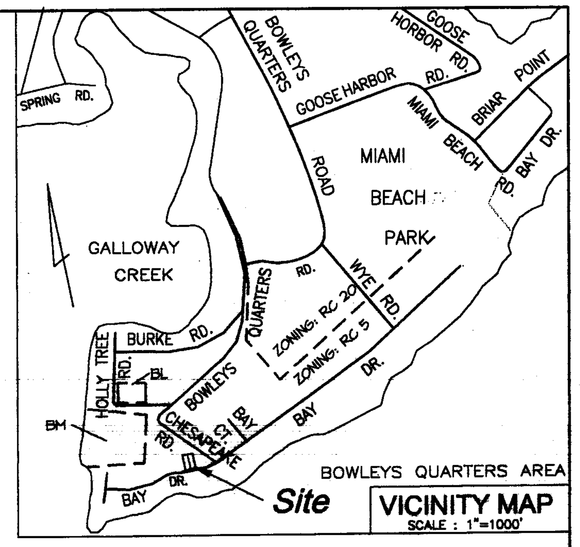
Scale

1" = 200'

0 100 200 400 Feet

1





GENERAL NOTES

SITE

1. DEED REFERENCE : 14556/29
2. TAX ACCOUNT No. [redacted]
3. TAX MAP [redacted] BLOCK 19, PARCELS 16
4. ELECTION DISTRICT 15 COUNCILMANIC DISTRICT 6
5. TOTAL AREA OF PROPERTY : = 0.344 A.C. ± (APPROX. 14,993 sf)

ENVIRONMENTAL

6. [redacted] CRITICAL AREA, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HISTORICAL BUILDINGS WITHIN THE LIMITS OF CONSTRUCTION SHOWN ON THIS PLAN, TO THE [redacted]
7. THERE [redacted] EXISTING SLOPES OF 25% OR GREATER.
8. THERE [redacted] WELL, SEPTIC SYSTEM OR ABANDONED UNDERGROUND TANKS ON SITE.
9. [redacted]
10. NO WETLANDS EXIST ON SITE.
11. THE SITE IS LOCATED WITHIN A 100 YEAR FLOODPLAIN. ENTIRE SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
12. PUBLIC WATER AND SEWER SERVE THIS SITE.

ZONING

13. EXISTING ZONING OF SUBJECT PROPERTY: RC5
14. EXISTING USE: VACANT
    PROPOSED USE: RESIDENTIAL
15. [redacted] 1"=200' SCALE ZONING MAP NE 1L (GIS TILE No. 098C2)
16. [redacted] A MINIMUM OF 8.5' X 18' UNLESS OTHERWISE NOTED.
17. ZONING [redacted]
18. PARKING
    TOTAL REQUIRED : 2 PARKING [redacted] PER DWELLING
    TOTAL PROVIDED : 2 SPACES [redacted]
19. THE SITE IS NOT ON THE MARYLAND [redacted] TRUST INVENTORY.
20. TOPOGRAPHY SHOWN WAS TAKEN FROM COUNTY GIS MAPPING AND PARTIAL FIELD RUN SURVEY.
21. FRONT OF PROPOSED DWELLING Δ SYMBOL (STREET ENTRANCE)
22. [redacted] PROP. HOUSE (35 FT) FRONT - 2 STORY MIN. FLOOR ELEV. 9.6 (MD DATUM) [redacted] BALTIMORE COUNTY DATUM)
23. [redacted] ELEV. 9.5 (BCMD) AND IS WITHIN F.E.M.A. FLOOD ZONE "A".
24. [redacted] COMPLY WITH COUNTY STORM DRAIN REGULATIONS.
25. [redacted] PLAN AREA ARE REQUIRED TO SUBMIT ELEVATION
26. [redacted] PRIOR TO ISSUANCE OF [redacted] PERMIT.
27. [redacted] OF THE BOCA CODE.
28. THE PROPERTY SHOWN HEREIN IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.
29. PROPOSED DWELLING WILL BE SUBJECT TO PROFORMANCE STANDARDS (SECTION 1A04.4).
30. NO MORE THAN 15% OF THE LOT WILL BE COVERED BY BUILDINGS (SECTION 1A04.3.B.3).

PETITION FOR ZONING VARIANCE:

1. TO APPROVE FRONT YARD SETBACKS OF 50' FROM CENTERLINE OF ROAD IN LIEU OF REQUIRED 75'.
2. TO APPROVE SIDE YARD SETBACKS OF 15' IN LIEU OF REQUIRED 50'.
3. TO PERMIT A DWELLING ON A LOT LESS THAN 20,000 SF WHICH DOES NOT ABUT A 30' WIDE RIGHT-OF-WAY.

PETITION FOR SPECIAL HEARING:

4. TO APPROVE A [0.7958 (0.344ac)] UNDERSIZED LOT IN LIEU OF THE REQUIRED [43,560sf (1.5ac)] LOT IN RC5 ZONE.
5. TO DETERMINE THAT NO CONFLICT EXISTS WITH SECTIONS 103.5 OF [redacted]

LOT	LIST OF PROPERTY OWNERS
22	HENRY & DOROTHY HOFFMAN 15-02-202220 5684/028
23	JAMES & KATHERINE KELLY 15-04-202820 5997/853
24	SUSANNA & WILLIAM F., Jr. SUDEK 15-19-001940 19134/671
25	SUSANNA & WILLIAM F., Jr. SUDEK 15-05-100170 19096/354
26	LURLINE C. DEMARCO 15-02-055390 16510/690
27	DAVID M. O'NEIL 15-02-004420 13381/691
37	STANLEY & SARAH WROBLEWSKI ET.AL. 15-11-000460 14328/551
38	JAMES & KATHERINE KELLY 15-04-201180 6710/097
39	JOSEPH GEORGE BELL & KATHLEEN E. BELL 15-19-002630 ~~13303/449~~ 22089/569
40	JOSEPH GEORGE BELL ,SR. & KATHLEEN E. BELL 15-19-004032 14556/29
41	

NOTE: JOSEPH GEORGE BELL (aka JOSEPH G. BELL)
JOSEPH GEORGE BELL ,SR. (aka JOSEPH G. BELL)

KATHLEEN E. BELL – DECEASED 1/16/04

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Minimum Building Setback (RC5)

FRONT: 75' FROM CL STREET
SIDE: 50'
REAR: 50'
MAX. BUILDING HEIGHT: 35'
* NOTE: ZONING VARIANCE REQUIRED

BAY DRIVE IS NOT A "SCENIC ROUTE" OR A "COLLECTOR ROAD" OR A "ROAD THAT LEADS TO OR CONNECTS WITH A COLLECTOR ROAD".

ZONING MAP HISTORY: 1955 MAP - ZONING 15 R40 5
1980 " " RC 5
1984 " " RC 5

	Maryland Datum	BCMD Datum
MIN. ALLOWED FLOOR ELEV	Elev. 9.6	Elev. 11.2
PROP. FIRST FLOOR ELEV.	Elev. 9.6	Elev. 11.2

MARYLAND COORDINATE SYSTEM (MCS) &
MARYLAND ELEVATION DATUM

DATE	REVISION DESCRIPTION	BY
3/27/06	Revised deed ref to lot 39	RAC

Plan to Accompany Petition for a Zoning Variance & Special Hearing for

Joseph G. Bell Property

3544 BAY DRIVE
Lots 40 and 41
Plat 3 of "Bowleys Quarters" – (Plat 9 Folio 56)

BALTIMORE COUNTY DISTRICT 15 C6 MARYLAND
SCALE: 1" = 30 ft. DATE: 1/23/06

CONSULTING ECOLOGIST:
ECO-SCIENCE PROFESSIONAL, INC
P.O. BOX 5006
GLEN ARMS, MD. 21057
(410) – 592-6752

SURVEYOR :
THOMPSON & McCORD ASSOC., LLC.
402 N. HICKEY AVENUE, SUITE B
BEL-AIR, MD 21014
PHONE: (410)803-0696

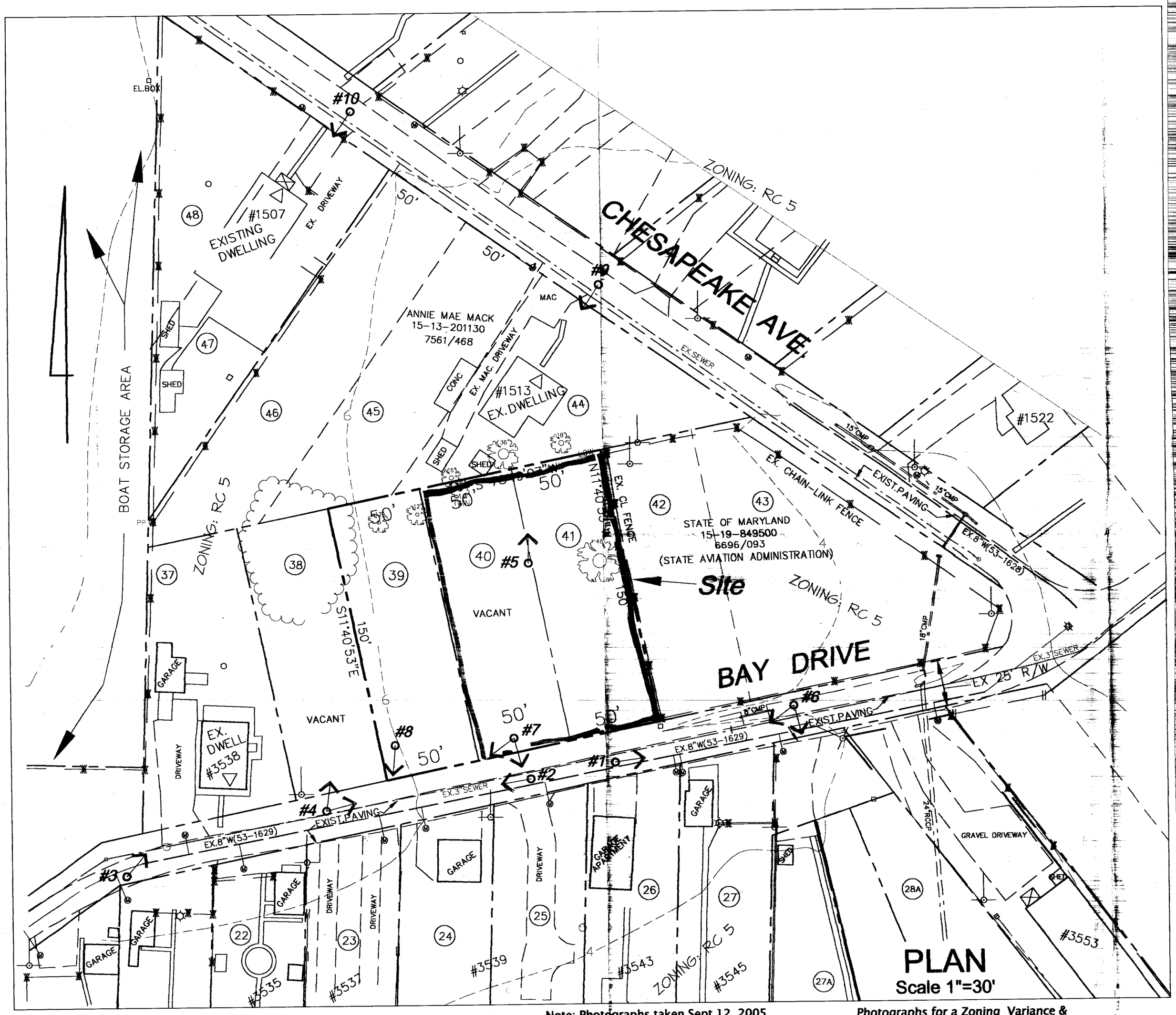
ENGINEER:
R. A. CHILDRESS & ASSOC. INC.
713 PHEASANT DRIVE
FOREST HILL, MD. 21050
(410) 803-0304

STATE OF MARYLAND — RAY ALLEN CHILDRESS — No. 18221 — REGISTERED PROFESSIONAL ENGINEER
SEAL

OWNER / PETITIONER
JOSEPH G. BELL
3539 BAY DRIVE
BALTIMORE, MD. 21220
(410) 335-5399

DWG. NO. Z-1
SHEET 1 OF 1

Petit #1



PLAN

Scale 1"=30'

Note: Photographs taken Sept 12, 2005

Waterfront

Photographs for a Zoning Variance & Special Hearing for

Joseph G. Bell Property

3542 - 3546 BAY DRIVE

Photograph