

IN THE MATTER OF
THE APPLICATION OF
WOODS CONSTRUCTION CO., INC.
FOR SPECIAL HEARING AND
VARIANCE ON PROPERTY LOCATED
ON THE W/S OF YORK ROAD, 583'
S OF QUAKER BOTTOM ROAD
(14732 YORK ROAD)

8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 06-448-SPHA
*

* * * * *

ORDER OF DISMISSAL

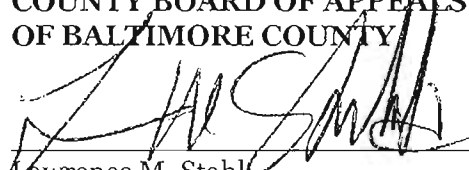
This matter comes to the Board of Appeals by way of an appeal filed by Peter Max Zimmerman, People's Counsel for Baltimore County, and Carole S. Demilio, Deputy People's Counsel, from a decision of the Deputy Zoning Commissioner dated May 24, 2006 in which the requested special hearing and variance relief was granted with restrictions.

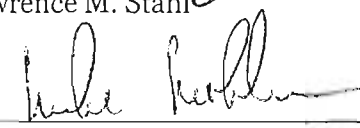
WHEREAS, the Board is in receipt of a letter of withdrawal of appeal filed December 12, 2006 by the Office of People's Counsel for Baltimore County, Appellant (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of December 12, 2006 as indicated in the attached letter,

IT IS ORDERED this 26TH day of December, 2006 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 06-448-SPHA be and the same is hereby **DISMISSED**.

**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**


Lawrence M. Stahl


Mike Mohler


Wendell H. Grier



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

December 26, 2006

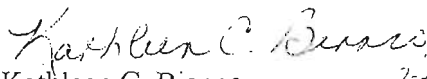
Peter M. Zimmerman, People's Counsel
for Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: WOODS CONSTRUCTION CO., INC.*
- Petitioner Case No. 06-448-SPHA
Order of Dismissal

Dear Mr. Zimmerman:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the subject matter.

Very truly yours,


Kathleen C. Bianco
Administrator

Enclosure

c: Howard Alderman, Jr., Esquire
Bruce Doak /Gerhold, Cross & Etzel
Arthur Wood
Karen Burton
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
✓ Timothy M. Kotroco, Director /PDM



IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
West side of York Road, 583 feet		
South of Quaker Bottom Road	*	DEPUTY ZONING COMMISSIONER
8th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(14732 York Road)	*	CASE NO. 06-448-SPHA
Woods Construction Company, Inc	*	
Legal Owner	*	
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 14732 York Road in the northern area of Baltimore County. The Petition was filed by Woods Construction Company, Inc., the Legal Owner. Special Hearing relief is requested, to approve a lot with an area of 1.00 acres in lieu of 1.50 acres per Section 1A03.3.B.1a of the Baltimore County Zoning Regulations (B.C.Z.R.). The variance request is to approve a variance from Section 1A04.3.B.2.b of the BCZR to allow a front yard setback of 130 feet in lieu of the required 150 feet from the centerline of a scenic route.

The property was posted with Notice of Hearing on April 20, 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 April 25, 2006, to notify any interested persons of the scheduled hearing date.

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

IDEAL RECEIVED FOR FILING
 at 5-24-06
 by [signature]

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.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated February 7, 2006, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Arthur Woods for the corporate Petitioner and Bruce Doak, Surveyor who prepared the Plat to Accompany. Howard L. Alderman, Jr., Esquire represented the Petitioner. There were no protestants at the hearing. Karen Burton attended the hearing as an interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Alderman proffered that the subject property is lot 1 containing 1.00 acres, is zoned RC 5 and is vacant as shown on exhibit 1, the Plat to Accompany. The lot is adjacent to York Road which is designated as a scenic route in this portion of the road in the Master Plan. The Petitioner would like to erect a single family dwelling on the lot as shown which will meet all zoning regulations except front yard setback which would be 130 feet from the centerline of a scenic route. 150 feet setback is required. Mr. Alderman proffered that this lot was a lot of record prior to September 2, 2003 and as such is a candidate for special hearing relief under the RC 5 regulations. He indicated that the lot and proposed home is similar to other lots and homes in the neighborhood which is generally residential.

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PZ

He noted that the dwellings on adjacent lots are much closer to the road than the proposed home. In any case lot is irregularly shaped in the rear, and so the home cannot be pushed back an additional twenty feet or it would interfere with the 50 foot rear yard setback and/or the well and septic reserve areas. He opined that granting the relief requested would not adversely affect the neighborhood and was within the spirit and intent of the RC 5 regulations.

In regard to the Planning Office comments that the Petitioner submit photographs, elevations and drawings of the proposed building so as to allow the Planning Office to make findings of compatibility, he noted that the owner has not yet selected a builder and does not have the data requested by the Planning Office. He indicated that he spoke to the Planning Office about this problem and they agreed under the circumstances to wait for compatibility review until building permit stage.

Finally he noted that the final Planning Office comment regarding lot 2 being landlocked. He pointed out that the Plat to Accompany has a note that lot 2 has a 15 foot right of way on the southern border of this lot which will provide access to York Road. As such the lot is not land locked.

Findings of Fact and Conclusions of Law

I find that the subject lot was a lot of record before September 2, 2003 and is eligible for special hearing relief as to the lot size. I further find based on the evidence in this case that to allow a lot size of one acre in lieu of the required 1.5 acre will not adversely affect the neighborhood as the lot and proposed home are similar to others in the area. I further find that because of the lot's odd shape the RC 5 regulations regarding setback from scenic route disproportionally impact the subject lot as compared to other lots in the zoning district. Therefore I find the property unique in a zoning sense. I further find that the Petitioner would

ORDER RECEIVED FOR FILING
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128

suffer practical difficulty if the regulations were strictly enforced as the proposed home is as far back from York Road as possible. I further find the relief requested will be within the spirit and intent of the regulations and will not adversely affect the neighborhood. The Petitioner proposes similar housing to the existing neighborhood and will satisfy compatibility requirements before building permit.

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 request for special hearing should be granted with conditions.

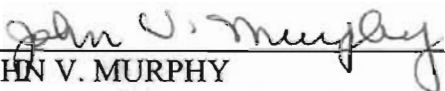
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 24th day of May, 2006, that the Petitioner's request for variance from Section 1A04.3.B.2.b of the BCZR to allow a front yard setback of 130 feet in lieu of the required 150 feet from the centerline of a scenic route be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petitioner's request for Special Hearing relief, to approve a lot with an area of 1.00 acres in lieu of 1.50 acres per Section 1A03.3.B.1a of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
2. The Petitioners must be in compliance with the ZAC comments submitted by the Office of Planning dated February 7, 2006, a copy of which is attached hereto and made a part hereof prior to building permit and
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.

ORDER RECEIVED FOR FILING
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PZC

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

ORDER RECEIVED FOR FILING
5-24-06
pz



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 24, 2006

HOWARD ALDERMAN, ESQUIRE
LEVIN & GANN
502 WASHINGTON AVENUE, 8TH FLOOR
TOWSON, MD 21204

Re: Petition for Special Hearing and Variance
Case No. 06-448-SPHA
Property: 14732 York Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petition for Special Hearing and Variance has been granted with restrictions 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
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

- c: Bruce Doak, Gerhold, Cross & Etzel, Ltd, 320 E. Towsontown Blvd., Suite 100,
Towson, MD 21286
Arthur Wood, 1122 Baldwin Mill Road, Jarrettsville, MD 21084
Karen Burton, 10300 Harford Road, Glen Arm, MD 21057

NOTED RECEIVED FOR FILING

5-24-06

per



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 14732 YORK ROAD
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

A LOT WITH AN AREA OF 1.00 ACRES IN LIEU OF 1.50
ACRES PER SECTION 1A04.3.B1a B.C. 2.R.

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

HOWARD ALDERMAN, JR.
Name - Type or Print

Signature

Company

502 WASHINGTON AVE. 410-321-0600
Address Telephone No.

TOWSON
City

MD
State

21204
Zip Code

Legal Owner(s):

WOODS CONSTRUCTION COMPANY, INC.
ARTHUR WOODS Pres.
Name - Type or Print

Signature

Name - Type or Print

Signature

1122 BALDWIN MILL ROAD 410-692-2970
Address Telephone No.

JARRETSVILLE MD 21084
City State Zip Code

Representative to be Contacted:

BRUCE E. DOAK
GERHOLD CROSS & ETZEL, LTD.
Name

320 E. TOWSONTOWN BLVD. 410-823-1970
Address Telephone No.

TOWSON
City

MD
State

21286
Zip Code

OFFICE USE ONLY

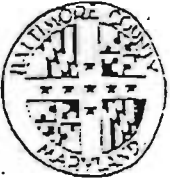
ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SM Date 03-14-06

Case No. CG-448-SP4A

REV 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14732 YORK ROAD

which is presently zoned RC 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) 1A04.3.B26 (B.C.Z.R.)

TO ALLOW A FRONT YARD SETBACK OF 130 FEET IN LIEU OF THE REQUIRED 150 FEET FROM THE CENTERLINE OF A SCENIC ROUTE

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

THE R.C. 5 REGULATIONS CHANGED AFTER THE LOT WAS APPROVED AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE OWNER WAS UNABLE TO ACQUIRE A BUILDING PERMIT.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

HOWARD ALDERMAN JR.

LEVIN F. GANN

Name - Type or Print

Signature

Company

502 WASHINGTON AVE. 410-321-0600

Address

Telephone No.

TOWSON

MO

21204

City

State

Zip Code

Legal Owner(s):

WOODS CONSTRUCTION COMPANY, INC.

Arthur W. Woods Pres

Name - Type or Print

Signature

Name - Type or Print

Signature

1122 BALDWIN MILL ROAD 410-692-2470

Address

Telephone No.

JARRETSVILLE

MO

21084

City

State

Zip Code

Representative to be Contacted:

BRUCE E. DOAK

GERHOLD CROSS & ETZEL, LTD

Name

320 E. TOWSONTOWN BLVD. 410-822-1470

Address

Telephone No.

TOWSON

MO

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By SP7 Date 03-14-06

Case No. 06-448-SPA7

REV 9/15/98



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

February 27, 2006

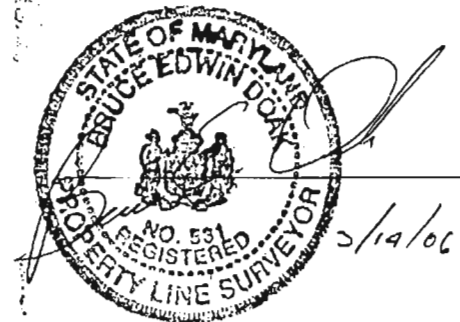
ZONING DESCRIPTION
Woods Construction Company INC property
York Road
Baltimore County, Maryland

All that piece or parcel of land situate, lying and being in the Eighth Election District, Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the south side of Quaker Bottom Road and the west side of York Road, running southerly along the west side of York Road 583', thence leaving the west side of York Road 18' in a westerly direction and running thence,

- 1) South 08 degrees 37 minutes 52 seconds East 103.80 feet,
- 2) South 10 degrees 26 minutes 47 seconds East 59.20 feet,
- 3) South 74 degrees 08 minutes 24 seconds West 192.19 feet,
- 4) North 52 degrees 23 minutes 36 seconds West 211.05 feet,
- 5) North 75 degrees 08 minutes 17 seconds East 57.29 feet,
- 6) North 75 degrees 30 minutes 35 seconds East 279.29 feet to the point of beginning.

Containing 43560.906 sq. ft. or 1.00 Acres of land, more or less.



Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

OG-448-SPWA

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: #06-448-SPHA

14732 York Road

West side of York Road, 583 feet south of Quaker Bottom Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Woods Construction Company, Inc.

Variance: to allow a front yard setback of 130 feet in lieu of the required 150 feet from the centerline of a scenic route. **Special Hearing:** for a lot with an area of 1.00 acre in lieu of 1.50 acres.

Hearing: Wednesday, May 10, 2006 at 9:00 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.

JT/4/705 Apr. 25

92746

CERTIFICATE OF PUBLICATION

4/27/, 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 4/25/, 2006.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

06 448 SP4A.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4971

DATE 03-15-06. ACCOUNT ROO(-006-6150)

AMOUNT \$ 130⁰⁰

RECEIVED FROM: WOODS CONSTRUCTION COMPANY INC.

FOR: RES. VARI. & SPECIAL HEARING
Tr. 14732 YORK RD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

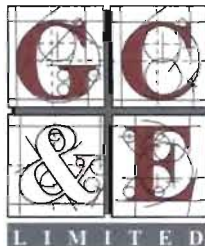
YELLOW - CUSTOMER

5007

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRM
3/22/2006	3/21/2006	10:11:46	2
REG W504	WALKIN	DDOL IND	
>>RECEIPT # 355924		3/21/2006	OFLN
Dept 5 528 ZONING VERIFICATION			
CR NO. 004971			
Recpt Tot		\$130.00	
\$130.00 CK		\$0.00 CA	
Baltimore County, Maryland			

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 06-448-SPHA
PETITIONER/DEVELOPER:
Woods Construction Co., Inc.
DATE OF HEARING: May 10, 2006

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:

14732 York Road

SIGNATURE OF SIGN POSTER

John Dill

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: April 20, 2006

ZONING NOTICE

CASE # :06-118-SPHA

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

Room 407 County Courts Building
PLACE: 401 Bosley Avenue, Towson, MD

9:00 AM Wednesday May 10, 2006

Variance to allow a front yard setback of 130 feet in lieu of the required 150 feet from the centerline of a scenic route.

Special Hearing for a lot with an area of 1.00 acre in lieu of 1.50 acres.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING.
CALL 410-887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE

DO NOT REMOVE THIS SIGN AND POST ON DAY OF HEARING UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

04/20/2006

04/20/2006

ZONING NOTICE

CASE # 06-18-SP-14
CASE # 06-18-SP-14
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSION
ON APRIL 20, 2006
AT 7:00 PM
IN TOWSON, MD.

PLACE
YOUR COMMENTS
HERE

FOR THE
PUBLIC HEARING

ON APRIL 20, 2006
AT 7:00 PM
IN TOWSON, MD.

FOR THE
PUBLIC HEARING

ON APRIL 20, 2006
AT 7:00 PM
IN TOWSON, MD.

For Sale in
Tony Rollins
Call 410-581-4000

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: OG-448-SP4A

Petitioner: Wood's Construction Company, Inc.

Address or Location: York Road ^{West side} 583 feet south of Quaker Bottom Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Wood's Construction Company, Inc.

Address: 1122 Baldwin Hill Road

Jarrettsville, Md. 21084

Telephone Number: (410)-692-2470

Revised 2/20/98 - SCJ

OG-448-SP4A

APPEAL SIGN POSTING REQUEST

CASE NO. 06-448-SPHA

14732 YORK ROAD

8TH ELECTION DISTRICT

APPEALED: 6/14/2006

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

COMPLETE AND RETURN BELOW INFORMATION

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, MD 21204

map 12 G9

Attention: Kathleen Bianco
Administrator

CASE NO.: 06-448-SPHA

LEGAL OWNER: WOODS CONSTRUCTION COMPANY, INC.

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

14732 YORK ROAD

The sign was posted on 9/20, 2006.

By: *Jeff Radcliffe*

(Signature of Sign Poster)

Jeff Radcliffe
(Print Name)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 11, 2006 Issue - Jeffersonian

Please forward billing to:
Woods Construction Company, Inc. (410-692-2470)
1122 Baldwin Mill Road
Jarrettsville, MD 21084

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: 06-448-SPHA

14732 York Road
West side of York Road, 583 feet south of Quaker Bottom Road
8th Election District – 3rd Councilmanic District
Legal Owner: Woods Construction Company, Inc.

Variance to allow a front yard setback of 130 feet in lieu of the required 150 feet from the centerline of a scenic route.

Special Hearing for a lot with an area of 1.00 acre in lieu of 1.50 acres.

Hearing: Wednesday, April 26, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 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*

March 24, 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: 06-448-SPHA

14732 York Road
West side of York Road, 583 feet south of Quaker Bottom Road
8th Election District – 3rd Councilmanic District
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Hearing: Wednesday, April 26, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:raj

C: Howard Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, Towson, MD 21204
Arthur N. Woods, Pres., c/o Woods Construction Co., Inc., 1122 Baldwin Mill Road, Jarrettsville, MD 21084
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Towson, MD 21286

- NOTES: (1) THE PETITIONERS MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 25, 2006 Issue - Jeffersonian

Please forward billing to:

Woods Construction Company, Inc. (410-692-2470)
1122 Baldwin Mill Road
Jarrettsville, MD 21084

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: 06-448-SPHA

14732 York Road

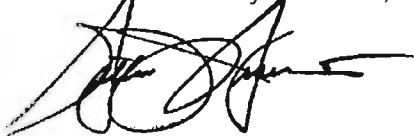
West side of York Road, 583 feet south of Quaker Bottom Road

8th Election District – 3rd Councilmanic District

Legal Owner: Woods Construction Company, Inc.

Variance to allow a front yard setback of 130 feet in lieu of the required 150 feet from the centerline of a scenic route. Special Hearing for a lot with an area of 1.00 acre in lieu of 1.50 acres.

Hearing: Wednesday, May 10, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 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.



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

April 10, 2006

NEW 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: 06-448-SPHA

14732 York Road

West side of York Road, 583 feet south of Quaker Bottom Road

8th Election District – 3rd Councilmanic District

Legal Owner: Woods Construction Company, Inc.

Variance to allow a front yard setback of 130 feet in lieu of the required 150 feet from the centerline of a scenic route. Special Hearing for a lot with an area of 1.00 acre in lieu of 1.50 acres.

Hearing: Wednesday, May 10, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:raj

C: Howard Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, Towson, MD 21204
Arthur N. Woods, Pres., c/o Woods Construction Co., Inc., 1122 Baldwin Mill Road, Jarrettsville, MD 21084
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Towson, MD 21286

- NOTES: (1) **THE PETITIONERS MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 25, 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**

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



Baltimore County

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

May 5, 2006

Howard Alderman, Jr.
Levin & Gann
502 Washington Avenue
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 06-448-SPHA, 14732 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 14, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Woods Construction Company, Inc. Arthur Wood 1122 Baldwin Mill Road Jarrettsville,
21084
Bruce E. Doak Gerhold Cross & Etzel, Ltd 320 E. Towsontowne Blvd Towson 21286

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 7, 2006

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

SUBJECT: 14732 York Road

INFORMATION:

Item Number: 6-448

Petitioner: Woods Construction Company

Zoning: RC 5

Requested Action: Variance and Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. However, 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.

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.
5. Provide landscaping along the public road.

Additionally the proposed lot 2 appears to be a land locked parcel. Development of this lot is prohibited unless an in-part waiver of Section 32-4-409 has been provided. If the aforementioned waiver has been granted, such information shall be placed on the plan. If such waiver has not been granted, the waiver of the said section of the Baltimore County Code can be obtained through a Special Hearing before the Zoning Commissioner or a petition to the Director of the Office of Planning.

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

Prepared By:

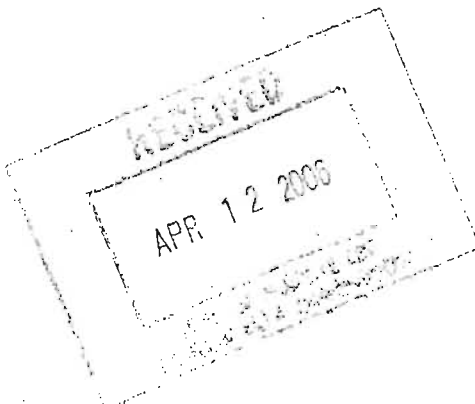
Curtis Hughey

Division Chief:

John F. Fink

CM/LL

RECEIVED FOR FILING
5-24-06
PB



Fire Department

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



Baltimore County

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

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

March 29, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: March 27, 2006

Item Numbers: 442, 443, 444, 445, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

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



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

Maryland Department of Transportation

Date: 3.24.06

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

RE: Baltimore County
Item No. 448 JZA

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 3, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For April 3, 2006
Item Nos. 442, 443, 444, 445, 447, 448,
449, 450, 452, 453, 454, 455, and 456

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-04032006.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
14732 York Road; W/S York Road, * ZONING COMMISSIONER
583' S Quaker Bottom Road *
8th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): Woods Construction Co, Inc *
Petitioner(s) * BALTIMORE COUNTY
* 06-448-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 27th day of March, 2006, a copy of the foregoing Entry of Appearance was mailed Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286 and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
MAR 27 2006
Per.....

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



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

December 12, 2006

CAROLE S. DEMILIO
Deputy People's Counsel

Lawrence S. Wescott, Chairman
County Board of Appeals
400 Washington Avenue, Room 49
Towson, MD 21204

Re: Woods Construction Company, Inc. – Petitioners
14732 York Road
Case No.: 06-448-SPHA

Dear Chairman Wescott:

On or about June 14, 2006, our office filed an appeal of the Deputy Zoning Commissioner's Findings of Facts and Conclusions of Law dated May 24, 2006. Upon further review of the record and careful evaluation, it does not appear that pursuing the appeal is in the public interest. We therefore withdraw our appeal in this matter.

The main concerns which prompted our office to appeal related to the interpretation and implementation of Bill 55-04. Based on documentation provided by the petitioner, it appears that the relevant lots were established based on a limited exemption application accepted for filing on October 9, 2003. It therefore fits within the "grandfather" provision of Section 4 of Bill 55-04.

For the record, we attach correspondence from the attorney for Petitioner, Howard L. Alderman, Jr. dated November 20 and 30, 2006. These letters describe the relevant factual background.

RECEIVED
DEC 12 2006
BALTIMORE COUNTY
BOARD OF APPEALS

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio /rmw

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Howard L. Alderman, Jr. Esquire
Arthur Wood, 1122 Baldwin Mill Road, Jarrettsville, MD 21084
Karen Burton, 10300 Harford Road, Glen Arm, MD 21057



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

June 14, 2006

CAROLE S. DEMILIO
Deputy People's Counsel

Hand-delivered

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: PETITION FOR SPECIAL HEARING AND VARIANCE
W/S of York Road, 583' S of Quaker Bottom Road
(14732 York Road)
8th Election District; 3rd Council District
Woods Construction Company, Inc. - Petitioners
Case No.: 06-448-SPHA

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated May 24, 2006 by the Baltimore County Deputy Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

RECEIVED
JUN 14 2006
Per *SA*

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Howard L. Alderman, Jr. Esquire
Arthur Wood, 1122 Baldwin Mill Road, Jarrettsville, MD 21084
Karen Burton, 10300 Harford Road, Glen Arm, MD 21057

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
14732 York Road; W/S York Road, * ZONING COMMISSIONER
583rd S Quaker Bottom Road *
8th Election & 3rd Councilmanic Districts * FOR
Legal Owner(s): Woods Construction Co, Inc *
Petitioner(s) * BALTIMORE COUNTY
* 06-448-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 27th day of March, 2006, a copy of the foregoing Entry of Appearance was mailed Bruce E. Doak, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286 and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

MAR 27 2006

Per.....

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

**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

August 1, 2006

Howard Alderman, Jr.
Levin & Gann
502 Washington Avenue
Towson, MD 21204

Dear Mr. Alderman, Jr.:

RE: Case: 06-448-SPHA, 14732 York Road

Please be advised that an appeal of the above-referenced case was filed in this office on June 14, 2006 from the Office of People's Counsel of Baltimore County. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Arthur Wood, 1122 Baldwin Mill Road, Jarrettsville 21084
Bruce Doak, 320 E. Towsontown Blvd., Ste. 100, Towson 21286
Karen Burton, 10300 Harford Road, Glen Arm 21057



APPEAL

Petition for Special Hearing and Variance
14732 York Road
W/side of York Road, 583' S of Quaker Bottom Road
8th Election District – 3rd Councilmanic District
Legal Owners: Woods Construction Company, Inc.

Case No.: 06-448-SPHA

Petition for Special Hearing & Variance (March 14, 2006)

Zoning Description of Property

Notice of Zoning Hearing (April 10, 2006)

Certification of Publication (The Jeffersonian – April 25, 2006)

Certificate of Posting (April 20, 2006) by John Dill

Entry of Appearance by People's Counsel (March 27, 2006)

Petitioner(s) Sign-In Sheet – One Sheet

Protestant(s) Sign-In Sheet - None

Citizen(s) Sign-In Sheet – One Sheet

Zoning Advisory Committee Comments

Petitioners' Exhibit

1. Plat to accompany petition for Special Hearing

Protestants' Exhibits:

None

Miscellaneous (Not Marked as Exhibit)

1. Plan to accompany DRC request
2. Bill 55-04
3. Deed Adjusting Lot Lines
4. Deed
5. Real Property Search (7) York Road

Deputy Zoning Commissioner's Order (GRANTED w/ Restrictions – May 24, 2006)

Notice of Appeal received on June 14, 2006 from People's Counsel

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Howard Alderman, Jr., 502 Washington Avenue, 8th Floor, Towson 21204
Bruce Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21286
Arthur Wood, 1122 Baldwin Mill Road, Jarrettsville 21084
Karen Burton, 10300 Harford Road, Glen Arm 21057

date sent August 1, 2006, klm

Case No. 06-448-SPHA

RE: Woods Construction Co., Inc. – Legal Owners /Petitioners
14732 York Road 8th E; 3rd C

12/12/06 – Letter of Dismissal filed by Office of People's Counsel. Order of Dismissal to be issued.

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

December 28, 2004

Arthur Wood
1120 Baldwin Mill Road
Jarrettsville, MD 21084

RE: Wood, Arthur & Shari Property
14720 York Road
DRC Number 102703B; Dist. 8C3

Dear Mr. Wood:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on December 20, 2004, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 32-4-106(a)(1)(viii). Please provide copies of the newly recorded deeds to the Land Acquisition Office so our Geographical Information System (GIS) database files can be brought up-to-date.

Arthur Wood
Wood, Arthur & Shari Property
December 28, 2004
Page 2

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 28th day of December 2004, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco". The signature is fluid and cursive, with the first name "Timothy" written in a more stylized, looped manner.

Timothy Kotroco
Director

TK:DTR:dak

c: File

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
5th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

March 28, 2006

Mr. Timothy M. Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

OK to postpone
T.M.K.

Re: 14732 York Road
Case No.: 06-448-SPHA
Request for Postponement

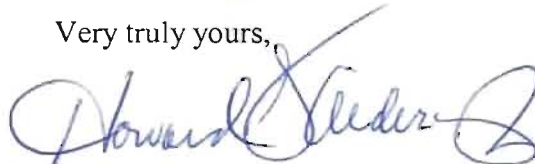
Dear Mr. Kotroco:

I have the pleasure of representing Woods Construction Company, Inc. in the above-referenced matter. On Monday, March 26, 2006 we received a Notice of Zoning Hearing scheduling this matter for hearing on April 26, 2006 at 9:00 a.m. I have advised my client that I am required to be at hearing in Easton, Maryland on the same morning and, therefore, am unavailable for the Zoning Hearing as presently scheduled.

Therefore, on behalf of the Petitioner in this matter, we hereby request that this matter be postponed and rescheduled at the next earliest zoning date that is available. If you would be so kind as to have Ms. Kristin Hughes call me, I will confirm my availability and that of my client and his witnesses for the rescheduled date.

Thank you for your consideration in this request.

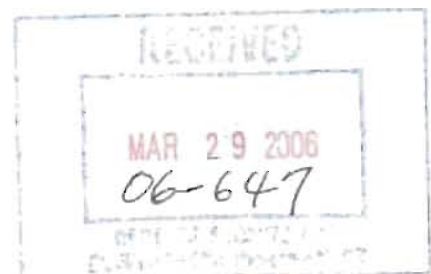
Very truly yours,



Howard L. Alderman, Jr.

HLA/pal
cc: Woods Construction Company, Inc.
Mr. Bruce E. Doak, PLS

G:\Clients\Humane Domain (15239)\kotroco-t.ltr.wpd



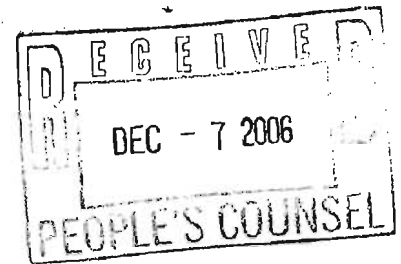
HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

November 30, 2006



VIA TELEFAX ONLY

[410-823-4236]

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Room 47
400 Washington Avenue
Towson, Maryland 21204

RE: Woods Construction Company, Inc.
14732 York Road
Case No. 06-448-SPHA

Dear Peter:

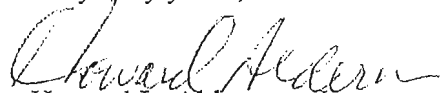
As you have explained, your office noted an appeal in the above-referenced case based on initial concerns regarding issues related to minimum lot sizes in the RC-5 zone. County Council Bill No. 55-04, which had an effective date of June 11, 2004 [see, Section 7 of that Bill], modified *Baltimore County Zoning Regulations* Section 1A04.3B.1 to require that lots created in the RC-5 zone must be a minimum of 1.5 acres instead of 1.0 acres. The lots involved in the above-referenced case are 1.01 acre and 1.56 acres in size.

The prior documentation provided to your office by me and/or my client documents that my client sought a limited exemption from the Baltimore County Development Review Committee ("DRC") requesting a lot line adjustment between the two, referenced lots. The DRC limited exemption application was accepted for filing on October 9, 2003 (a copy of the County-cashier, date-stamped receipt has been provided previously).

Section 4 of County Council Bill No. 55-04 provides that "this Act shall not apply to any concept plan or application for limited exemption or waiver accepted for filing prior to June 7, 2004." Therefore, under that express provision, the above-referenced lots are grand-fathered from the operation and effect of the changes adopted by that Council legislation.

Should you have any questions or need additional information in this regard, please contact me at your convenience.

Very truly yours,


Howard L. Alderman, Jr.

HLA/gk

HOWARD L. ALDERMAN, JR.
halderman@LevinGunn.com

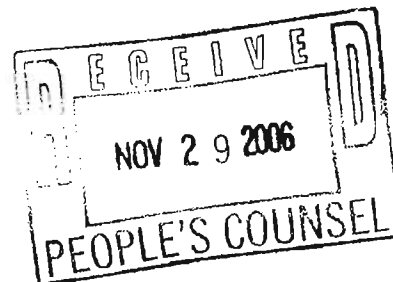
DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

98-942
ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

November 20, 2006

Peter Max Zimmerman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Room 47
400 Washington Avenue
Towson, Maryland 21204



Re: Woods Construction Company, Inc.
14732 York Road
Case No. 06-448-SPHA

Dear Mr. Zimmerman:

We have discussed the issues involved in the June 14, 2006 appeal noted by your office of the above-referenced case to the County Board of Appeals for Baltimore County. After reviewing the chronology of the development approvals obtained on the subject property and subject to receipt by your office of certain documentation, your office has agreed to withdraw its appeal. As agreed, I am pleased to provide to you copies of the following documents:

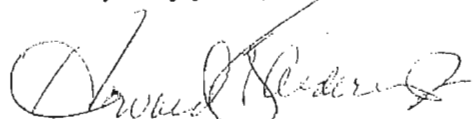
1. A copy of a Deed Adjusting Lot Lines dated January 17, 2005 and recorded among the Land Records of Baltimore County in liber 21288, folio 042 which has attached to it as Exhibit "A-1" and Exhibit "B-1", the site plan provided to the Development Review Committee for Baltimore County which depicts the prior lot lines as well as the lot lines approved by the DRC;
2. A copy of the Miscellaneous Receipt No. 29150 filed by Woods Construction Company, Inc. in connection with DRC Request No. 102703B, which receipt is date stamped by the Baltimore County Cashier on October 9, 2003; and
3. A copy of a letter dated December 28, 2004 from the Baltimore County Department of Permits and Development Management to Arthur Wood regarding the subject property and the DRC Request indicating that the lot line adjustment was in fact approved on December 20, 2004.

November 20, 2006

Page 2

As you are aware, once the lot lines were adjusted, the above-referenced Zoning Petitions were filed and the relief was granted subject to the specific conditions enumerated by the Deputy Zoning Commissioner for Baltimore County. As indicated by the signature affixed below, my client acknowledges and certifies that all of the documents enclosed herewith are true and accurate as are the representations contained in this letter. Should you need any additional information in support of our request for withdrawal of the appeal filed by the Office of People's Counsel, please do not hesitate to contact me.

Very truly yours,


Howard L. Alderman, Jr.

HLA/pal

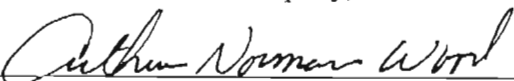
Enclosure

c/enc: Woods Construction Company, Inc.

G:\Clients\Woods Construction (15293)\zimmerman-p.ltr.wpd

On this 27 day of November, 2006, Woods Construction Company, Inc. hereby certifies, by the signature of its President below, that the contents of this letter are true and correct and that enclosed with this letter are true and exact copies of all relevant documentation in the files of Woods Construction Company, Inc.

Woods Construction Company, Inc.

By: 

Arthur Norman Wood

[Print Name]

President

[Capacity]

NO TITLE EXAMINATION
NO CONSIDERATION

Property Tax ID No.: 0823050776 and
0823057230

DEED ADJUSTING LOT LINES

THIS DEED, Made this 7 day of January, 2005, between **WOOD'S CONSTRUCTION COMPANY, INC.**, a Maryland Corporation, as party of the first part, hereinafter called **Grantor**, and **WOOD'S CONSTRUCTION COMPANY, INC.**, a Maryland Corporation, as party of the second part, hereinafter called **Grantee**.

WHEREAS, Grantor is the owner of certain property consisting of two adjoining parcels on York Road in the Eighth Election District of Baltimore County, Maryland, identified as Parcel One and Parcel Two in that Deed dated September 26, 2003, from Diana F. Owens to Grantor recorded among the Land Records of Baltimore County, Maryland, in Liber 19107, folio 612.

WHEREAS, the Grantor and the Grantee are the same entity;

WHEREAS, Grantor has caused a lot line adjustment between said parcels that has resulted in the reconfiguring of the two parcels that are now known and designated as Lot One consisting of 1.001 acres, more or less, as set forth on the description attached as Exhibit "A" and the survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc., that is attached as Exhibit "A-1", and as Lot Two consisting of 1.562 acres more or less, as set forth on the description attached as Exhibit "B" and as shown on a survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc. Land Surveyors, attached as Exhibit "B-1."

WHEREAS, the reconfiguring of these two parcels into Lot One and Lot Two as shown on Exhibits A, A-1, B, and B-1 has been approved by the Department of Permits and Development Management of the Baltimore County Government in DRC Number 102703B, in the administrative order and decision dated December 28, 2004, as a limited exemption under Section 32-4-106 (a)(1)(viii) of the Baltimore County Code for lot line adjustments in residential zones;

WHEREAS the Grantor and Grantee recognize the need to record this Deed modifying the lot lines and correctly setting forth the property description of the reconfigured parcels, and they now desire to record this Deed reflecting those adjustments.

WITNESSETH the Grantor, for Zero Consideration, hereby grants and regrants, conveys and reconveys, and confirms to the Grantee, its successors and assigns, in fee simple, forever, all that below described property, in the EIGHTH ELECTION DISTRICT, of BALTIMORE COUNTY, to-wit:

Lot One ALL that parcel or lot of land consisting of 1.001 acres, more or less, as set forth on the description attached as Exhibit "A" and the survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc., that is attached as Exhibit "A-1."

ALL-STATE LEGAL
PETITIONER'S
EXHIBIT

REVIEWED SDAT
BY SP DATE 1/18/05

Lot Two ALL that parcel or lot of land consisting of 1.562 acres more or less, as set forth on the description attached as Exhibit "B" and as shown on a survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc. Land Surveyors, attached as Exhibit "B-1."

BOTH LOTS ONE AND TWO BEING COMPOSED OF PARTS OF THE SAME Parcel One (Tax ID # 0823050776) and Parcel Two (Tax ID #0823057230) conveyed by and described in that Deed dated September 26, 2003, from Diana F. Owens to Grantor recorded among the Land Records of Baltimore County, Maryland, in Liber 19107, folio 612, said Parcels One and Two also being described as Parcels Two and Three in that Deed dated March 25, 1999 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 13663, folio 203, from Ruth E. Wirtz and Edward G. Wirtz and Mary Virginia Edwards, Trustees to Diana F. Owens.

TOGETHER with the buildings and improvements thereon and all rights, ways, roads, waters, water courses, easements, privileges, advantages, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted and described property unto Grantee, its successors and assigns, in fee simple, forever.

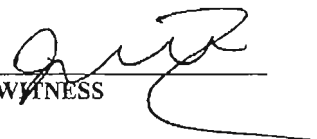
AND THE SAID Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and agrees to execute such and further assurances thereof as may be requisite and necessary.

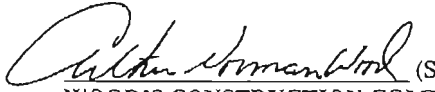
The total payment per Section 10-912 (b) of the Tax-General Article of the Annotated Code of Maryland is \$0.00.

IN WITNESS WHEREOF, the Grantor and Grantee have signed and sealed these presents, the day and year first above written.


WITNESS

 (SEAL)
WOOD'S CONSTRUCTION COMPANY, INC.
GRANTOR, by and through its President,
ARTHUR NORMAN WOOD


WITNESS

 (SEAL)
WOOD'S CONSTRUCTION COMPANY, INC.
GRANTEE, by and through its President,
ARTHUR NORMAN WOOD

STATE OF MARYLAND
COUNTY OF HARFORD

I HEREBY CERTIFY, THAT ON THIS 17th DAY OF JANUARY 2005, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE STATE OF MARYLAND, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED ARTHUR NORMAN WOOD WHO IS KNOWN TO ME (OR SATISFACTORILY PROVEN), AND ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF WOOD'S CONSTRUCTION COMPANY, INC., AND THAT HE, AS SUCH PRESIDENT, BEING AUTHORIZED SO TO DO, EXECUTED THE AFOREGOING DEED FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING HIS NAME AS PRESIDENT ON BEHALF OF THE CORPORATION TO BE THE ACT OF THE

CORPORATION, AND CERTIFIED UNDER PENALTIES OF PERJURY THAT THE TOTAL PAYMENT PER SECTION 10-912 (B) OF THE TAX-GENERAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND IS \$0.00.

As witness my hand and official notarial seal.



Pauline F. Hunter
 Notary Public
 My Commission Expires: 12-1-07

ATTORNEY CERTIFICATION

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY THE UNDERSIGNED MARYLAND ATTORNEY ADMITTED TO PRACTICE LAW BY THE MARYLAND COURT OF APPEALS.

[Signature]
 JAMES B. RUTLEDGE III
 ATTORNEY AT LAW
 1714 JARRETTSVILLE ROAD
 P.O. BOX 297
 JARRETTSVILLE, MD 21084
 (410) 692-2100

RETURN TO:
 James B. Rutledge, III
 Attorney at Law
 P.O. Box 297
 Jarrettsville, Maryland 21084

**PARTICULAR DESCRIPTION
LAND TO BE CONVEYED BY
WOOD'S CONSTRUCTION COMPANY, INC.**

LOT ONE

1.001 AC. +/-

**LOCATED ON YORK ROAD
EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a 5/8" outside diameter rebar with a 1 1/4" diameter yellow plastic cap marked "PROP. MARKER, LS 21039" (hereinafter described as a standard marker) set on the west side of York road and at the end of the fifth or North 75°30'35" East 279.29 foot line of the third described parcel of land conveyed by a deed from Ruth E. Wirtz, et al to Diana F. Owens, dated March 25, 1999 and recorded among the Land Records of Baltimore County, Maryland in Liber 13663 folio 203. Thence, leaving said point of beginning and running and binding on the west side of York Road and on the first or South 08°37'52" East 103.80 foot line of the aforesaid conveyance to Owens, with all courses of this description referenced to monumentation found along the 7th or South 71°20'18" West 124.00' foot line of parcel two of said conveyance to Owens;

1. **South 08°34'28" East 103.80 feet.** Continuing along the west side of York Road and binding on the forth or South 10°26'47" East 59.20' foot line of parcel two of said conveyance to Owens,
2. **South 10°29'57" East 58.97 feet** to a railroad spike set in an existing macadam drive at the end if the aforesaid fourth line of parcel two. Thence, leaving York Road, running and binding on part of the fifth or South 74°08'24" West 322.83 foot line of parcel two of said conveyance to Owens, also binding along the south side of a 15' perpetual right of way for ingress and egress as recorded among the aforesaid Land Records in Liber 15563, folio 415,
3. **South 74°08'24" West 192.72 feet** to a standard marker set. Thence, leaving said fifth line, running for a new line of division through and across the lands of the grantor hereof.
4. **North 52°23'12" West 211.07 feet** to a standard marker set in the fourth line of parcel three of said conveyance to Owens. Thence, running and binding on apart of the said forth line,

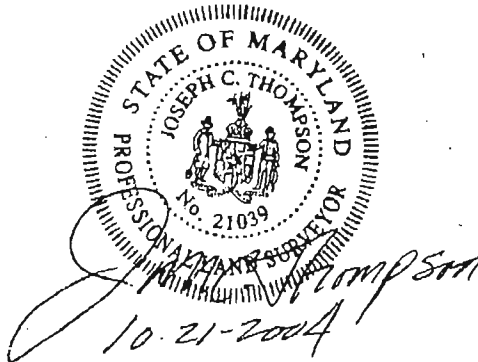
5. North 75°10'53" East 57.83 feet to a 1" outside diameter iron pipe found at the end of the aforesaid fourth line. Thence, running and binding on the fifth or North 75°30'35" East 279.29 foot line of said parcel three to Owens.
6. North 75°33'11" East 279.29 feet to the beginning hereof; containing 1.001 acres of land, more or less, as surveyed by Thompson & McCord Associates, LLC in October of 2004.

Being apart of Parcel One and Parcel Two of the tracts or parcels of land conveyed by a deed from Diana F Owens to Wood's Construction Company, Inc., dated September 26, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber 19107 folio 612.

More particularly being shown as Lot One on a plat entitled "Plat to Accompany Particular Description, "Land to be Conveyed by Wood's Construction Company, Inc.", attached hereto and made apart hereof.

Subject to a 15' perpetual right of way for ingress and egress declaration by Diana F. Owens, dated August 13, 2001 and recorded among the Land Records of Baltimore County, Maryland in Liber 15563 folio 415. The said 15' perpetual right of way is now extended to the outlines of Lot Two as shown on said plat attached hereto and made apart hereof.

NOTE: SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR ABSTRACT.



NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITTLE REPORT AND/OR ABSTRACT.

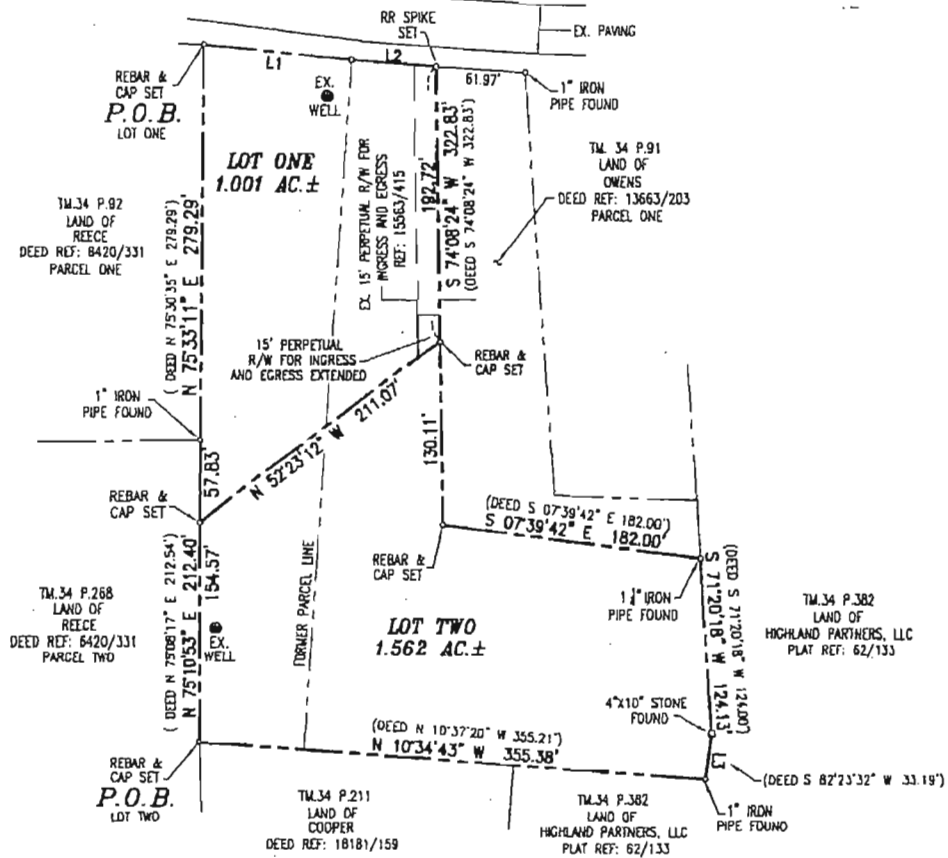
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 08°34'28" E	103.80'
L2	S 10°29'57" E	58.97'
L3	S 82°23'23" W	33.18'

MONUMENTS FOUND ON THE 7TH OR S 71°20'18" W 124.00 FOOT LINE OF PARCEL TWO OF DEED 13663/203



YORK ROAD



GRAPHIC SCALE



10-21-2004

DEED REF: 19107/612

PLAT TO ACCOMPANY PARTICULAR DESCRIPTION LAND TO BE CONVEYED BY WOOD'S CONSTRUCTION COMPANY, INC. ELEC. DIST. NO.8 BALTIMORE COUNTY, MD.		THOMPSON & McCORD ASSOCIATES, LLC 402 N. HICKORY AVENUE SUITE B BEL AIR, MARYLAND 410-803-0696 LAND SURVEYORS AND SITE DEVELOPMENT	SCALE: 1"=100' DATE: 11-12-04 DRAWN: HUTCHINS JOB NO.: 2388
--	--	--	--

EXHIBIT "A-1"

**PARTICULAR DESCRIPTION
 LAND TO BE CONVEYED BY
 WOOD'S CONSTRUCTION COMPANY, INC.
 LOT TWO
 1.562 AC. +/-
 LOCATED ON YORK ROAD
 EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a 5/8" outside diameter rebar with a 1 1/4" diameter yellow plastic cap marked "PROP. MARKER, LS 21039" (hereinafter described as a standard marker) set at the end of the Third or North 10°37'20" West 73.41 foot line of the third described parcel of land conveyed by a deed from Ruth E. Wirtz, et al to Diana F. Owens, dated March 25, 1999 and recorded among the Land Records of Baltimore County, Maryland in Liber 13663, folio 203. Thence, leaving said point of beginning, running and binding on the fourth or North 75°08'17" East 212.54 foot line of the aforesaid conveyance to Owens, with all courses of this description referenced to monumentation found along the 7th or South 71°20'18" West 124.00 foot line of parcel two of said conveyance to Owens;

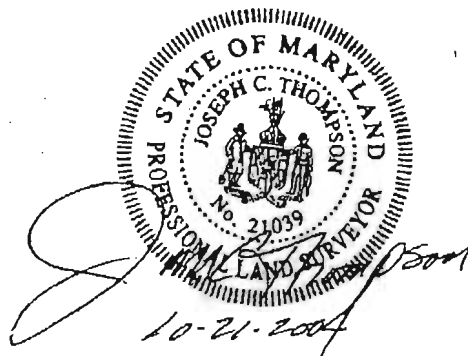
1. **North 75°10'53" East 154.57 feet** to standard marker set in the aforesaid forth line of parcel three of said conveyance to Owens. Thence, leaving said forth line, running for a new line of division across the land of the grantor hereof,
2. **South 52°23'12" East 211.07 feet** to a standard marker set in the fifth or South 74°08'24" West 322.83 foot line of parcel two of the said conveyance to Diana F. Owens. Thence running and binding on apart of said fifth line, all of the 6th, 7th, 1st and 2nd lines of parcel two, and all of the 3rd line of parcel three of the said conveyance to Owens, the following five courses:
3. **South 74°08'24" West 130.11 feet** to a standard marker set.
4. **South 07°39'42" East 182.00 feet** to 1 1/4" outside diameter iron pipe found.
5. **South 71°20'18" West 124.13 feet** to a 4"x 10" stone found.
6. **South 82°23'23" West 33.18** to a 1" outside diameter iron pipe found.
7. **North 10°34'43" West 355.38 feet** to the beginning hereof; containing 1.562 acres of land, more or less, as surveyed by Thompson and McCord Associates, LLC in October of 2004.

Being apart of Parcel One and Parcel Two of the tracts or parcels of land conveyed by a deed from Diana F. Owens to Wood's Construction Company, Inc., dated September 26, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber 19107 folio 612.

More particularly being shown as Lot Two on a plat entitled "Plat to Accompany Particular Description, "Land to be Conveyed by Wood's Construction Company, Inc." attached hereto and made apart hereof.

Together with a 15' perpetual right of way for ingress and egress declaration by Diana F. Owens dated August 13, 2001 and recorded among the Land Records of Baltimore County, Maryland in Liber 15563 folio 415. The said 15' perpetual right of way is now extended to the outlines of Lot Two as shown on said plat attached hereto and made apart hereof.

NOTE: SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR ABSTRACT.



NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR ABSTRACT.

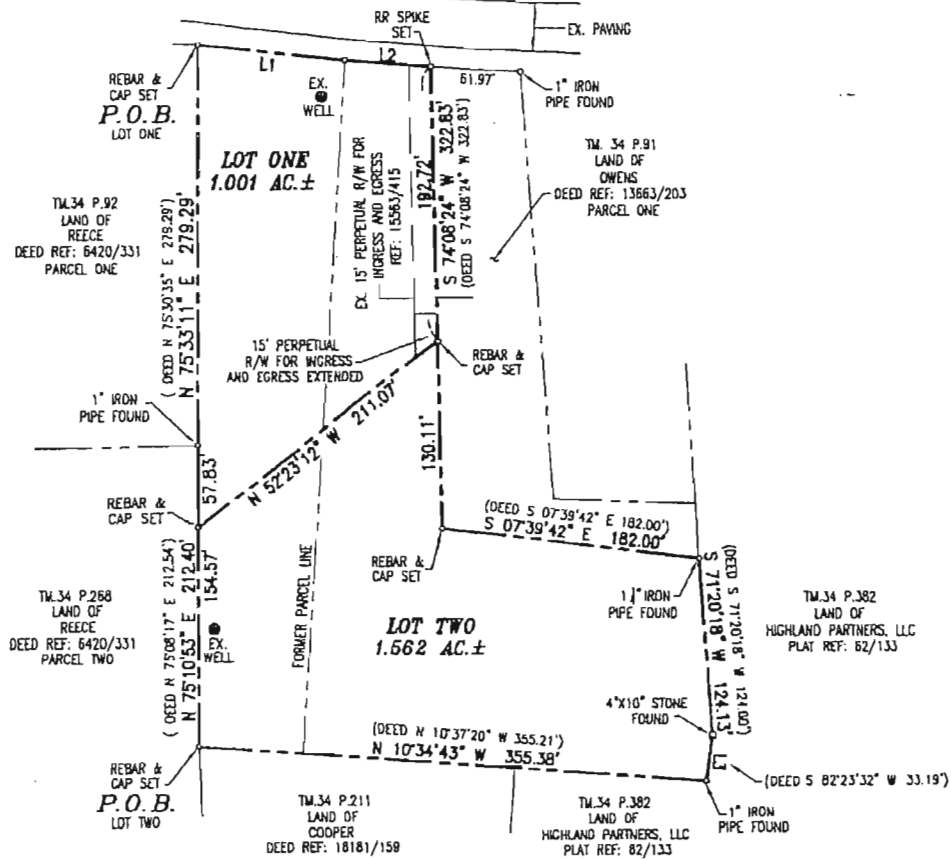
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 08°34'28" E	103.80'
L2	S 10°29'57" E	58.97'
L3	S 82°23'23" W	33.18'

MONUMENTS FOUND ON THE 7TH OR S 71°20'18" W 124.00 FOOT LINE OF PARCEL TWO OF DEED 13663/203



YORK ROAD



GRAPHIC SCALE



DEED REF: 19107/612

PLAT TO ACCOMPANY PARTICULAR DESCRIPTION LAND TO BE CONVEYED BY WOOD'S CONSTRUCTION COMPANY, INC.		THOMPSON & McCORD ASSOCIATES, LLC 402 N. HICKORY AVENUE SUITE B BEL AIR, MARYLAND 410-803-0696	SCALE: 1"=100'
ELEC. DIST. NO.8 BALTIMORE COUNTY, MD.			DATE: 11-12-04
BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-21143] Book SM 21288, p. 0050		LAND SURVEYORS AND SITE DEVELOPMENT	DRAWN: HUTCHINS
			JOB NO.: 2388

Exhibit "B-1"

1121288-0001

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

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

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

1. Type(s) of Instruments: ☒ Deed, ☐ Mortgage, ☐ Other, ☐ Other
2. Conveyance Type Check Box: ☐ Improved Sale, ☐ Unimproved Sale, ☐ Multiple Accounts, ☒ Not an Arms-
Arms-Length (1), Arms-Length (2), Arms-Length (3), Length Sale (9)
3. Tax Exemptions (If Applicable): ☐ Recordation, ☐ State Transfer, ☐ County Transfer
4. Cite or Explain Authority: Supplemental Instrument, Modifying Property Line, Description

4. Consideration and Tax Calculations
Purchase Price/Consideration \$ NONE
Any New Mortgage \$
Balance of Existing Mortgage \$
Other: \$
Other: \$
Full Cash Value \$
Transfer and Recordation Tax Consideration
Transfer Tax Consideration \$
X () % = \$
Less Exemption Amount = \$
Total Transfer Tax = \$
Recordation Tax Consideration \$
X () per \$500 = \$
TOTAL DUE \$

5. Fees
Amount of Fees Doc. 1 Doc. 2 Agent:
Recording Charge \$ 20.00 \$
Surcharge \$ 20.00 \$
State Recordation Tax \$ \$
State Transfer Tax \$ \$
County Transfer Tax \$ \$
Other \$ \$
Other \$ \$
Tax Bill
C.B. Credit
Ag. Tax/Other

6. Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).
District: 08, Property Tax ID No. (R): 0803050776, Grantor/Elder/Folio: 13663/203, Map: 34, Parcel No.: 90 + 285, Var. LOG: (S)
Subdivision Name: 082305720 Lot (3a), Block (3b), Sect/AR(3c): Plat Ref.: SqFt/Acreage (4): 19975 AC
Location/Address of Property Being Conveyed (2): York Road, 15659 AC
Other Property Identifiers (if applicable):
Residential ☒ Non-Residential ☐ Fee Simple ☒ For Ground Rent ☐ Amount:
Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:
If Partial Conveyance, List Improvements Conveyed:
Water Meter Account No.:
INF. F.D. SURE \$ 20.00
RECORDING FEE \$ 20.00
TOTAL \$ 40.00
REST BAL. RCP# 18779
SH DM BIK # 2463
Jan 18, 2005 12:37 PM

7. Transferred From
Doc. 1 - Grantor(s) Name(s): Woods Construction Company, Inc.
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): Woods Construction Company, Inc.
Doc. 2 - Grantee(s) Name(s):
New Owner's (Grantee) Mailing Address:
1122 Baldwin Mill Road, Jarrattsville, MD 21084

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: ☒ Return to Contact Person
Name: JAMES B. RUTLEDGE III
Firm: Attorney at Law
Address: P.O. Box 297, Jarrattsville, MD 21084 Phone: (410) 692-2100
☐ 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: 19 Date Received: Map: Sub: Block:
Land: Grid: Plat: Lot:
Buildings: Parcel: Section: Occ. Cd:
Total: Ex. St. Ex. Cd.
REMARKS: COUNTY TRANSFER TAX
Per: Sec 33-139
RECORDATION TAX
Per: Sec 33-139
Distribution: White - Clerk's Office, Canary - SDAT, Pink - Office of Finance, Green - County and Records (MSA CE 62-21143) Book SM 21288, p. 0051
Date: 1/18/05

TIMORE COUNTY, MARYLAND
ICE OF BUDGET & FINANCE
CELLANEOUS RECEIPT

No. 29150

10-8-03

ACCOUNT

R-006-6150

AMOUNT

\$50.00

IVED
A:

Wood's Construction Co. Inc.

Wood, Arthur + Shari Property

DRC # 102703B

IBUTION

E - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

10/09/2003 10/09/2003 10:25:30 1

REG W301 WALKIN JRIC JMR

>> RECEIPT # 160231 10/09/2003 DFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 029150

Recpt Tot \$50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

December 28, 2004

Arthur Wood
1120 Baldwin Mill Road
Jarrettsville, MD 21084

RE: Wood, Arthur & Shari Property
14720 York Road
DRC Number 102703B; Dist. 8C3

Dear Mr. Wood:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on December 20, 2004, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 32-4-106(a)(1)(viii). Please provide copies of the newly recorded deeds to the Land Acquisition Office so our Geographical Information System (GIS) database files can be brought up-to-date.

Arthur Wood
Wood, Arthur & Shari Property
December 28, 2004
Page 2

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 28th day of December 2004, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco". The signature is fluid and cursive, with the first name "Timothy" written in a more stylized, looped manner.

Timothy Kotroco
Director

TK:DTR:dak

c: File



Towson Office
409 Washington Avenue
Legal Advertising
Ph: 410-337-2425
FAX: 410-825-4278

Susan Wilkinson Ext. 3425
Ellen Harris Ext. 3418
Leah Dean Ext. 3432
Joanne Wernick Ext. 3512
Kathy Conahan Ext. 3417
Sue Thomas Ext. 3513

VERIFICATION OF CANCELLATION

TO: Kristin / Zoning 410 887 3048
RE: Ad No. 4/646

Invoice No. 91043 Run Dates:

Property No. 06-448-SPHA 14732 6th Rd

Amount Owed: Ø

The above ad was tentatively canceled on 4-5-06.
Please verify this cancellation by signing below and faxing this form back to us.

Your written verification is necessary in order to stop charges on this ac

Signature Kristin Matthews
Company PDM-Zoning

409 WASHINGTON AVENUE ■ TOWSON ■ MD ■ 21204 ■ 410-337-2425

ARBITUS TIMES ■ BALTIMORE MESSENGER ■ CATONSVILLE TIMES ■ COLUMBIA FLIER ■ HOWARD COUNTY TIMES ■ THE JEFFERSONIAN ■ LAUREL LEADER
NORTH COUNTY NEWS ■ NORTHEAST BOOSTER ■ NORTHEAST REPORTER ■ OWINGS MILL'S TIMES ■ SOUND OFF ■ TOWSON TIMES ■ COLUMBIA MAGAZINE
GUIDE TO HOWARD COUNTY

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 06-448-SP1A
DATE 5-10-06

CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

KAREN BUSTON

10300 HARTFORD RD

GLEN ARM, MD 21057

CASE NAME _____
CASE NUMBER 06-448-SPNA
DATE 5-10-06

[illegible]

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2004, Legislative Day No. 9

Bill No. 55-04

Mr. Kevin Kamenetz, Councilman

By the County Council, May 3, 2004

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations - R.C. 5 Zone

FOR the purpose of amending the minimum lot requirement in the R.C. 5 Zone; providing exceptions; repealing obsolete references; altering the building setback requirement of the R.C. 5 Zone; providing performance standards for residential development in the R.C. 5 Zone; providing for the application of the Act; and generally relating to residential development in R.C. 5 Zones.

BY repealing

Sections 1A04.2.A.12 and 1A04.4
Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Sections 1A04.3.B.1. and 2.
Baltimore County Zoning Regulations, as amended

BY adding



Sections 1A04.4
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that Sections 1A04.2.A.12 and 1A04.4 of the Baltimore County
3 Zoning Regulations, as amended, be and they are hereby repealed.

4
5 SECTION 2. AND BE IT FURTHER ENACTED, that Sections 1A04.3.B.1. and 2. of
6 the Baltimore County Zoning Regulations, as amended, be and they are hereby repealed and re-
7 enacted, with amendments, to read as follows:

8 Section 1A04
9 R.C. 5 (Rural - Residential) Zone
10 1A04.3 Height and area regulations.

11 B. Area regulations.

12 1. Lot area; density control. A lot having an area of less than [one acre] ~~TWO~~
13 ONE AND ONE-HALF ACRES may not be created in an R.C. 5 Zone. The maximum gross
14 residential density of a lot of record is 0.667 dwelling per acre.

15 THE OWNER OF A SINGLE LOT OF RECORD THAT IS NOT A
16 SUBDIVISION AND THAT IS IN EXISTENCE PRIOR TO SEPTEMBER 2, 2003 BUT DOES
17 NOT MEET THE MINIMUM ~~TWO-ACRE REQUIREMENT~~ ACREAGE REQUIREMENT,
18 OR DOES NOT MEET THE SETBACK REQUIREMENT OF PARAGRAPH 2., MAY APPLY
19 FOR A SPECIAL HEARING UNDER ARTICLE 5 TO ALTER THE MINIMUM LOT SIZE
20 REQUIREMENT. HOWEVER, THE PROVISIONS OF SECTION 1A04.4 MAY NOT BE

1 VARIED.

2 ~~2. Building setbacks. Any principal building hereafter constructed in an R.C. 5~~
3 ~~Zone shall be situated at least 200 FEET FROM THE CENTER LINE OF ANY PUBLIC ROAD~~
4 ~~IN EXISTENCE AND MAINTAINED BY THE COUNTY PRIOR TO 1990, AND AT LEAST~~
5 ~~75 feet from the center line of any OTHER street, and at least 50 feet from any lot line other than~~
6 ~~a street line, except as otherwise provided in Paragraph 5 below.~~

7 2. BUILDING SETBACKS.

8 (A) AS USED IN THIS SECTION, COLLECTOR ROAD MEANS A
9 STREET OR ROAD THAT IS DESIGNED FOR SPEEDS OF AT LEAST 35 MILES PER
10 HOUR, AND IS INTENDED FOR TRAVEL, INCLUDING COMMUTER TRAVEL,
11 BETWEEN RESIDENTIAL NEIGHBORHOODS, BUT NOT FOR TRAVEL WITHIN
12 NEIGHBORHOODS, AND IS NOT DESIGNATED AS A PRINCIPAL ARTERIAL.

13 (B) ANY PRINCIPAL BUILDING HEREAFTER CONSTRUCTED IN
14 AN R.C. 5 ZONE SHALL BE SITUATED AT LEAST 150 FEET FROM THE CENTER LINE
15 OF ANY COLLECTOR ROAD, AND 100 FEET FROM THE CENTER LINE OF ANY ROAD
16 THAT LEADS TO OR CONNECTS WITH A COLLECTOR ROAD, AND AT LEAST 75
17 FEET FROM THE CENTER LINE OF ANY OTHER STREET OR ROAD, AND AT LEAST
18 50 FEET FROM ANY LOT LINE OTHER THAN A STREET LINE, EXCEPT AS
19 OTHERWISE PROVIDED IN PARAGRAPH 5 BELOW.

20 (C) ANY PRINCIPAL BUILDING CONSTRUCTED IN AN R.C. 5
21 ZONE THAT IS CONTIGUOUS TO AN R.C. 2 OR R.C. 7 ZONE SHALL BE SITUATED AT
22 LEAST 150 FEET FROM THE ZONE LINE.

1
2 SECTION 3. AND BE IT FURTHER ENACTED, that Section 1A04.4 be and it is
3 hereby added to the Baltimore County Zoning Regulations, as amended, to read as follows:

4 1A04.4 PERFORMANCE STANDARDS.

5 A. THE STANDARDS IN THIS SECTION APPLY TO ALL RESIDENTIAL
6 DEVELOPMENT IN THE R.C. 5 ZONE INCLUDING SINGLE LOTS OF RECORD AND
7 MINOR SUBDIVISIONS.

8 B. INTENT; EVALUATION OF COMPLIANCE.

9 1. THESE STANDARDS ARE INTENDED TO ENSURE THAT RURAL
10 RESIDENTIAL DEVELOPMENT CONFORMS WITH A ~~HIGHER~~ QUALITY OF DESIGN
11 THAT MAINTAINS AND REFLECTS THE RURAL CHARACTER OF THE COUNTY.

12 2. THE EVALUATION OF COMPLIANCE SHALL OCCUR AS PART OF
13 THE REVIEW OF DEVELOPMENT PROPOSALS. IN ADDITION TO ALL OTHER TIMES
14 REQUIRED BY LAW, THE OFFICE OF PLANNING SHALL REVIEW A PLAN AND
15 SUBMIT FINDINGS TO ENSURE COMPLIANCE, INCLUDING SITE LAYOUT OF
16 PRINCIPAL BUILDINGS AND PROPOSED ROADS, AT THE TIME OF PERC TEST
17 APPLICATION AND AT THE TIME OF CONSTRUCTION DOCUMENT SUBMISSION.

18 3. THE OFFICE OF PLANNING MAY REQUIRE THE SUBMITTAL OF
19 SUFFICIENT INFORMATION, SUCH AS A WRITTEN NARRATIVE OF THE SALIENT
20 FEATURES OF THE SITE, THE DESIGN CONCEPT OF THE SITE PLAN, A PHOTO
21 MONTAGE AND BUILDING ELEVATIONS AND GRADING PLANS, FROM WHICH A
22 FINDING CAN BE MADE ON COMPLIANCE OF THE PROJECT WITH THE
23 STANDARDS.

1 4. DEVIATION FROM THE STANDARDS MAY BE ALLOWED ONLY IF
2 CLEARLY NECESSARY TO:

3 (I) COMPLY WITH ANOTHER STANDARD; OR

4 (II) COMPLY WITH ENVIRONMENTAL REGULATIONS OR
5 OTHERWISE PROTECT RESOURCES.

6
7 5. DEVIATION FROM THE STANDARDS IS NOT PERMITTED FOR THE
8 PURPOSE OF ALLOWING ADDITIONAL LOTS.

9 C. CONSIDERATION OF FINDINGS; DEVIATION FROM STANDARDS.

10 ~~1. THE OFFICE OF PLANNING'S FINDINGS SHALL BE MADE BY THE~~
11 ~~DIRECTOR OF PLANNING AND SUBMITTED TO THE HEARING OFFICER OR TO THE~~

12 1. THE FINDINGS OF THE OFFICE OF PLANNING SHALL BE
13 SUBMITTED TO THE HEARING OFFICER OR TO THE DIRECTOR OF PERMITS AND
14 DEVELOPMENT MANAGEMENT, AS APPLICABLE.

15 2. THE HEARING OFFICER OR THE DIRECTOR OF PERMITS AND
16 DEVELOPMENT MANAGEMENT, AS APPLICABLE, SHALL ~~CONSIDER~~ ADOPT THE
17 FINDINGS PRESENTED BY THE ~~DIRECTOR OF PLANNING OR THE DIRECTOR'S~~
18 ~~DESIGNEE~~ OFFICE OF PLANNING BEFORE A DEVELOPMENT PLAN IS APPROVED,
19 UNLESS THE HEARING OFFICER OR DIRECTOR DETERMINES THAT THE FINDINGS
20 CONSTITUTE AN ABUSE OF DISCRETION OR ARE UNSUPPORTED BY THE
21 DOCUMENTATION AND EVIDENCE PRESENTED TO THE OFFICE. THE OFFICE OF
22 PLANNING MAY RECOMMEND RELAXATION OF PUBLIC WORKS STANDARDS IF

1 NECESSARY TO ENHANCE OR MAINTAIN THE RURAL CHARACTER OF THE
2 PROPOSED DEVELOPMENT PROVIDED THAT PUBLIC SAFETY IS NOT
3 JEOPARDIZED.

4 ~~3. AFTER CONSIDERING THE FINDINGS, THE HEARING OFFICER OR~~
5 ~~THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT MAY DEVIATE~~
6 ~~FROM THE STANDARDS ONLY IN ACCORDANCE WITH THE REQUIREMENTS IN~~
7 ~~PARAGRAPH B.4 OF THIS SUBSECTION.~~

8 ~~4. DEVIATION FROM THE STANDARDS IS NOT PERMITTED FOR THE~~
9 ~~PURPOSE OF ALLOWING ADDITIONAL LOTS.~~

10 D. SITE PLANNING.

11 1. A DEVELOPMENT PROPOSAL SHALL:

12 (I) REFLECT THE TRADITIONAL RURAL CHARACTER OF THE
13 AREA IN ARCHITECTURAL FORM, SCALE, MATERIALS, DETAILING AND
14 LANDSCAPING CONTEXT.

15 (II) RETAIN THE EXISTING QUALITY VEGETATION OF THE SITE
16 TO THE FULLEST EXTENT POSSIBLE AND PROTECT THE ROOT SYSTEMS OF THE
17 REMAINING VEGETATION DURING CONSTRUCTION.

18 (III) INTEGRATE, ~~AS POSSIBLE, LOCALLY~~ WHERE POSSIBLE,
19 SIGNIFICANT FEATURES OF THE SITE, SUCH AS DISTINCTIVE BUILDINGS, VISTAS,
20 TOPOGRAPHIC FEATURES, SPECIMEN TREES, TREE STANDS, HEDGEROWS,
21 MONUMENTS, LANDMARKS AND GARDENS, INTO THE SITE DESIGN, AND RETAIN
22 THE EXISTING CHARACTER OF THE FEATURES AND THEIR SETTINGS.

1 (IV) COORDINATE BUILDING DESIGN, SITE LAYOUT, AND
2 GRADING SO THAT GRADE TRANSITIONS ARE GRADUAL AND RESPECT THE
3 EXISTING TOPOGRAPHY.

4 (V) PROVIDE FOR SMOOTH TRANSITIONS BETWEEN
5 ~~NEIGHBORHOODS~~ THE PROPOSED DEVELOPMENT AND THE SURROUNDING
6 RURAL AREA BY ARRANGING AND ORIENTING THE PROPOSED BUILDINGS AND
7 SITE IMPROVEMENTS TO COMPLEMENT THOSE IN THE SURROUNDING
8 ~~NEIGHBORHOOD~~ VICINITY.

9 (VI) PROVIDE ~~TRANSITIONS~~ VARIETAL TRANSITIONS
10 BETWEEN PROPOSED BUILDINGS AND SITE IMPROVEMENTS WITH RESPECT TO
11 SETBACKS, STREET PATTERNS, AND BUILDING-TO-STREET GRADE
12 RELATIONSHIPS.

13 2. REVERSE-FRONTAGE LOTS ARE PERMITTED ONLY IF THE
14 APPLICANT CAN DEMONSTRATE THAT ADEQUATE SETBACKS, TOPOGRAPHY,
15 BERMING, LANDSCAPING OR BUILDING DESIGN WILL EFFECTIVELY SCREEN
16 PRIVATE YARD SPACE AND DECKS FROM THE PUBLIC VIEW.

17 3. FENCES MAY NOT BE LOCATED CLOSER THAN 50 FEET TO A
18 PUBLIC RIGHT-OF-WAY.

19 3.4. PANHANDLE LOTS MUST CONFORM TO SECTION 32-4-409 OF THE
20 BALTIMORE COUNTY CODE AND TO THE STANDARDS IN THE COMPREHENSIVE
21 MANUAL OF DEVELOPMENT POLICIES.

22 5. STREETS SHALL INCORPORATE CURVILINEAR OR CIRCULAR

1 FEATURES.

2 E. OPEN SPACE. A DEVELOPMENT PROPOSAL SHALL:

3 1. INTEGRATE OPEN SPACE AREAS INTO THE PROPOSED
4 DEVELOPMENT BY:

5 (I) CREATING FOCAL POINTS ALONG STREETS;

6 (II) LOCATING LANDSCAPED OPEN GREEN SPACES ~~IN VIEW OF~~
7 THAT MAY BE VIEWABLE FROM THE DEVELOPMENT ENTRANCE OR ADJOINING
8 PUBLIC STREET; AND

9 ~~(III) PLANNING A LINKED NETWORK OF NATURAL AND~~
10 ~~LANDSCAPED OPEN AREAS CONNECTED BY PEDESTRIAN/BIKE TRAILS; AND~~

11 ~~(IV) (III) ORIENTING DWELLING UNITS AROUND OPEN AREAS~~
12 OR SQUARES.

13 2. INCORPORATE SIGNIFICANT FEATURES, SUCH AS STANDS OF
14 TREES, INTO OPEN AREAS.

15 ~~3. LINK THE DEVELOPMENT'S OPEN AREAS TO ANY SURROUNDING~~
16 ~~NEIGHBORHOOD OPEN AREAS, INCLUDING PUBLIC PARKS, WALKS, AND BIKE~~
17 ~~TRAILS AND CREATE BOTH FUNCTIONAL AND VISUAL CONTINUITY.~~

18 F. STREETS AND PARKING.

19 1. A DEVELOPMENT PROPOSAL SHALL:

20 ~~(I) DESIGN STREETS TO SLOW TRAFFIC, INCLUDING THE USE,~~
21 ~~AS APPROPRIATE, OF REDUCED STREET WIDTH AND BLOCK LENGTH AND THE~~
22 ~~USE OF TRAFFIC MANAGEMENT DEVICES, SUCH AS ROUNDABOUTS, ETC.~~

1 ~~(II) ALLOW ON STREET PARKING.~~

2 ~~2. STREET WIDTHS AND FRONT YARD SETBACKS, OTHER THAN TO~~
3 ~~PUBLIC ROADS IN EXISTENCE AND MAINTAINED BY THE COUNTY PRIOR TO 1990,~~
4 ~~MAY BE REDUCED IN ACCORDANCE WITH TRADITIONAL NEIGHBORHOOD~~
5 ~~DESIGN STANDARDS.~~

6 ~~3. IN ADDITION TO PLANT MATERIAL, USE FENCES, WALLS OR~~
7 ~~EARTH FORMS TO PROVIDE EFFECTIVE AND ATTRACTIVE SCREENS AND~~
8 ~~BUFFERS WHERE NECESSARY. BUFFER QUANTITIES ARE NOT LIMITED BY THE~~
9 ~~BALTIMORE COUNTY LANDSCAPE MANUAL.~~

10 ~~G. LANDSCAPE DESIGN.~~

11 ~~1. A DEVELOPMENT PROPOSAL SHALL:~~

12 ~~(I) LANDSCAPE PUBLIC OPEN SPACES TO INVITE USERS,~~
13 ~~EMPHASIZING, PARTICULARLY, THE INTENDED ENTRANCE TO THE OPEN SPACE.~~

14 ~~(II) IN ADDITION TO PLANT MATERIAL, USE FENCES, WALLS~~
15 ~~OR EARTH FORMS TO PROVIDE EFFECTIVE AND ATTRACTIVE SCREENS AND~~
16 ~~BUFFERS WHERE NECESSARY.~~

17 ~~(III) PROVIDE FOR, OR REINFORCE AND MAINTAIN, A~~
18 ~~CONTINUOUS TREE GROWTH BY PRESERVING HEALTHY TREES OR, IF THEY ARE~~
19 ~~NOT PRESENT, PLANTING NEW TREES. THE GROWTH SHALL BE COMPRISED OF~~
20 ~~TREES OF THE SAME SPECIES OR TREES WITH DESIGN CHARACTERISTICS AND~~
21 ~~GROWTH HABITS THAT ARE SIMILAR TO THOSE OF THE EXISTING TREES.~~

22 ~~(IV) COMMUNITY SIGNAGE SHALL BE DESIGNED TO~~

1 ~~INCORPORATE NATURAL MATERIALS. THE DESIGN FOR COMMUNITY SIGNAGE~~

2 F. LANDSCAPE DESIGN.

3 1. A DEVELOPMENT PROPOSAL SHALL BE LANDSCAPED TO
4 MAINTAIN AND ENHANCE A RURAL CHARACTER, ESPECIALLY AS VISIBLE FROM
5 AN ARTERIAL OR CONNECTOR ROAD. THIS MAY INCLUDE A PROVISION FOR
6 CONTIGUOUS TREE GROWTH OF THE SAME SPECIES OR TREES WITH DESIGN
7 CHARACTERISTICS AND GROWTH HABITS THAT ARE SIMILAR TO THOSE OF THE
8 SURROUNDING RURAL AREA.

9 2. COMMUNITY SIGNAGE SHALL BE DESIGNED WITH NATURAL
10 MATERIALS THAT REFLECT A RURAL CHARACTER. THE DESIGN FOR
11 COMMUNITY SIGNAGE, INCLUDING THE SIZE OF LETTERING, SHALL BE SHOWN
12 ON THE SCHEMATIC LANDSCAPE PLAN OR INCLUDED IN THE FINAL
13 DEVELOPMENT PLAN AND SHALL BE APPROVED PART OF THE APPROVAL
14 PROCESS BEFORE ISSUANCE OF ANY BUILDING PERMITS.

15 H. G. BUILDINGS.

16 1. A DEVELOPMENT PROPOSAL SHALL:

17 (I) ~~PROVIDE~~ ALLOW VARIETY IN HOUSING TYPE OR DESIGN,
18 WHILE MAINTAINING CONTINUITY IN SCALE, RHYTHM, PROPORTION AND
19 DETAIL.

20 (II) ORIENT THE FRONT OF THE DWELLING TOWARD THE
21 STREET AND INCORPORATE PROMINENT ENTRIES AND PORCHES OR STOOPS IN
22 FRONT BUILDING FACADES.

1 ~~(III) DESIGN DECKS, BALCONIES, AND PORCHES AS~~

2 ~~(III) PROVIDE FOR THE COORDINATED ARCHITECTURAL~~

3 ~~DESIGN OF DECKS, BALCONIES, WINDOWS, DORMERS, CHIMNEYS AND PORCHES~~

4 ~~AS COMPONENTS OF THE BUILDING FOLLOWING DOMINANT BUILDING LINES,~~

5 ~~PROPORTIONS, AND STYLE, AND IN A SCALE APPROPRIATE TO THE AVAILABLE~~

6 ~~PROPORTIONS, STYLE AND SCALE. SPACE ON THE SITE. DECKS SHALL BE~~

7 ~~SCREENED TO MINIMIZE VISIBILITY FROM A PUBLIC STREET.~~

8 (IV) DESIGN ACCESSORY STRUCTURES AT A SCALE

9 APPROPRIATE TO THE DWELLING AND DESIGN GARAGES WITH THE SAME

10 ARCHITECTURAL THEME AS THE PRINCIPAL BUILDING ON THE SITE, PROVIDING

11 CONSISTENCY IN MATERIALS, COLORS, ROOF PITCH, AND STYLE.

12 ~~(V) EXTERIORS OF ALL BUILDINGS SHALL USE THE SAME~~

13 ~~FINISH MATERIALS ON ALL FRONT AND SIDE ELEVATIONS. IN THE CASE OF~~

14 ~~REVERSE FRONTAGE LOTS, EXTERIORS SHALL USE THE SAME FINISH MATERIALS~~

15 ~~ON ALL ELEVATIONS.~~

16 ~~(VI) EXTEND THE FINISH MATERIAL OF THE EXTERIORS OF~~

17 ~~BUILDINGS TO GRADE, OR, IF THIS IS NOT POSSIBLE, TO WITHIN 12 INCHES OF~~

18 ~~GRADE, ON ALL SIDES OF THE BUILDING EXCLUDING FOUNDATION WALLS~~

19 ~~WHICH SHALL USE A FINISHED QUALITY MATERIAL SUCH AS BRICK, STONE,~~

20 ~~DECORATIVE CONCRETE BLOCK, POURED CONCRETE WITH A BRICK PATTERN,~~

21 ~~OR STUCCO, AND PROVIDE LANDSCAPING ALONG THE FOUNDATION.~~

22 (VII) USE SIMILAR MATERIALS AND DESIGN ELEMENTS ON

1 ~~ALL BUILDING FACADES AND ARTICULATE ALL BUILDING FACADES USING~~
2 ~~COORDINATED ARCHITECTURAL FEATURES SUCH AS PORCHES, WINDOWS,~~
3 ~~DOORS, CHIMNEYS, GABLES, AND DORMERS.~~

4 (V) ENSURE THAT EXTERIORS OF ALL BUILDINGS USE THE
5 SAME FINISH MATERIALS AND ARCHITECTURAL DETAILS ON ALL FRONT, SIDE
6 AND REAR ELEVATIONS. USE OF QUALITY MATERIAL SUCH AS BRICK, STONE OR
7 CEDAR IS ENCOURAGED.

8 2. GARAGES MAY NOT BECOME THE DOMINANT STREET FEATURE.
9 GARAGE DOORS SHALL USE ITEMS SUCH AS WINDOWS, DECORATIVE PATTERNS,
10 AND COLOR TO RELIEVE THE VISUAL IMPACT OF THE HOUSE FROM THE STREET.
11

12 SECTION 4. AND BE IT FURTHER ENACTED, that this Act shall not apply to any
13 concept plan or application for limited exemption or waiver accepted for filing prior to
14 ~~September 2, 2003~~ June 7, 2004.
15

16 SECTION 5. AND BE IT FURTHER ENACTED, that this Act shall not apply to the
17 Back River Neck District as defined in Section 4A03.13 of the Baltimore County Zoning
18 Regulations.
19

20 SECTION ~~5~~ 6. AND BE IT FURTHER ENACTED, that any structure, building or use
21 in existence prior to the effective date of this Act that is damaged or destroyed by fire or other
22 casualty after the effective date of this Act is subject to the provisions of Section 104 of the

1 Baltimore County Zoning Regulations regarding nonconforming uses.

2
3 SECTION 6 7. AND BE IT FURTHER ENACTED, that this Act, having been passed by
4 the affirmative vote of five members of the County Council, shall take effect June 11, 2004.

b05504.BIL

NO TITLE EXAMINATION
NO CONSIDERATION

Property Tax ID No.: 0823050776 and
0823057230

DEED ADJUSTING LOT LINES

THIS DEED, Made this 17 day of January, 2005, between **WOOD'S CONSTRUCTION COMPANY, INC., a Maryland Corporation**, as party of the first part, hereinafter called **Grantor**, and **WOOD'S CONSTRUCTION COMPANY, INC., a Maryland Corporation**, as party of the second part, hereinafter called **Grantee**.

WHEREAS, Grantor is the owner of certain property consisting of two adjoining parcels on York Road in the Eighth Election District of Baltimore County, Maryland, identified as Parcel One and Parcel Two in that Deed dated September 26, 2003, from Diana F. Owens to Grantor recorded among the Land Records of Baltimore County, Maryland, in Liber 19107, folio 612.

WHEREAS, the Grantor and the Grantee are the same entity;

WHEREAS, Grantor has caused a lot line adjustment between said parcels that has resulted in the reconfiguring of the two parcels that are now known and designated as Lot One consisting of 1.001 acres, more or less, as set forth on the description attached as Exhibit "A" and the survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc., that is attached as Exhibit "A-1", and as Lot Two consisting of 1.562 acres more or less, as set forth on the description attached as Exhibit "B" and as shown on a survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc. Land Surveyors, attached as Exhibit "B-1."

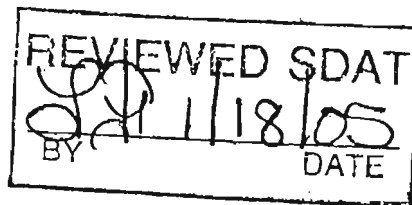
WHEREAS, the reconfiguring of these two parcels into Lot One and Lot Two as shown on Exhibits A, A-1, B, and B-1 has been approved by the Department of Permits and Development Management of the Baltimore County Government in DRC Number 102703B, in the administrative order and decision dated December 28, 2004, as a limited exemption under Section 32-4-106 (a)(1)(viii) of the Baltimore County Code for lot line adjustments in residential zones;

NO Plan - Directly to Bid. Permit

WHEREAS the Grantor and Grantee recognize the need to record this Deed modifying the lot lines and correctly setting forth the property description of the reconfigured parcels, and they now desire to record this Deed reflecting those adjustments.

WITNESSETH the Grantor, for Zero Consideration, hereby grants and regrants, conveys and reconveys, and confirms to the Grantee, its successors and assigns, in fee simple, forever, all that below described property, in the EIGHTH ELECTION DISTRICT, of BALTIMORE COUNTY, to-wit:

Lot One ALL that parcel or lot of land consisting of 1.001 acres, more or less, as set forth on the description attached as Exhibit "A" and the survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc., that is attached as Exhibit "A-1."



CG-448 SMH

Lot Two ALL that parcel or lot of land consisting of 1.562 acres more or less, as set forth on the description attached as Exhibit "B" and as shown on a survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc. Land Surveyors, attached as Exhibit "B-1."

BOTH LOTS ONE AND TWO BEING COMPOSED OF PARTS OF THE SAME Parcel One (Tax ID # 0823050776) and Parcel Two (Tax ID #0823057230) conveyed by and described in that Deed dated September 26, 2003, from Diana F. Owens to Grantor recorded among the Land Records of Baltimore County, Maryland, in Liber 19107, folio 612, said Parcels One and Two also being described as Parcels Two and Three in that Deed dated March 25, 1999 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 13663, folio 203, from Ruth E. Wirtz and Edward G. Wirtz and Mary Virginia Edwards, Trustees to Diana F. Owens.

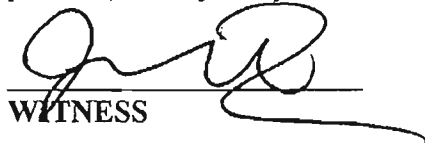
TOGETHER with the buildings and improvements thereon and all rights, ways, roads, waters, water courses, easements, privileges, advantages, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted and described property unto Grantee, its successors and assigns, in fee simple, forever.

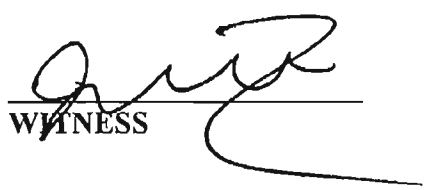
AND THE SAID Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and agrees to execute such and further assurances thereof as may be requisite and necessary.

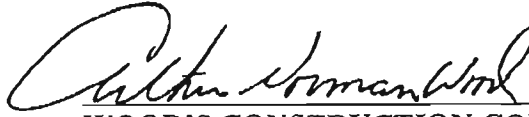
The total payment per Section 10-912 (b) of the Tax-General Article of the Annotated Code of Maryland is \$0.00.

IN WITNESS WHEREOF, the Grantor and Grantee have signed and sealed these presents, the day and year first above written.


WITNESS

 (SEAL)
WOOD'S CONSTRUCTION COMPANY, INC.
GRANTOR, by and through its President,
ARTHUR NORMAN WOOD


WITNESS

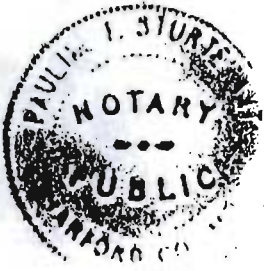
 (SEAL)
WOOD'S CONSTRUCTION COMPANY, INC.
GRANTEE, by and through its President,
ARTHUR NORMAN WOOD

STATE OF MARYLAND
COUNTY OF HARFORD

I HEREBY CERTIFY, THAT ON THIS 17th DAY OF JANUARY 2005, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE STATE OF MARYLAND, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED **ARTHUR NORMAN WOOD** WHO IS KNOWN TO ME (OR SATISFACTORILY PROVEN), AND ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF **WOOD'S CONSTRUCTION COMPANY, INC.**, AND THAT HE, AS SUCH PRESIDENT, BEING AUTHORIZED SO TO DO, EXECUTED THE AFOREGOING DEED FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING HIS NAME AS PRESIDENT ON BEHALF OF THE CORPORATION TO BE THE ACT OF THE

CORPORATION, AND CERTIFIED UNDER PENALTIES OF PERJURY THAT THE TOTAL PAYMENT PER SECTION 10-912 (B) OF THE TAX-GENERAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND IS \$0.00.

As witness my hand and official notarial seal.



Pauline F. Sturtevant
 Notary Public
 My Commission Expires: 12-1-07

ATTORNEY CERTIFICATION

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY THE UNDERSIGNED MARYLAND ATTORNEY ADMITTED TO PRACTICE LAW BY THE MARYLAND COURT OF APPEALS.

[Signature]
 JAMES B. RUTLEDGE III
 ATTORNEY AT LAW
 1714 JARRETTSVILLE ROAD
 P.O. BOX 297
 JARRETTSVILLE, MD 21084
 (410) 692-2100

RETURN TO:
 James B. Rutledge, III
 Attorney at Law
 P.O. Box 297
 Jarrettsville, Maryland 21084

0013663 203

D E E D

THIS DEED, Made this 25th day of March, 1999, by and between RUTH E. WIRTZ, EDWARD G. WIRTZ and MARY VIRGINIA EDWARDS, Trustees, parties of the first part, Grantors; and DIANA F. OWENS, party of the second part, Grantee.

WITNESSETH: That in consideration of the sum of Five Dollars and other good and valuable considerations, the actual consideration paid or to be paid in connection with this conveyance being ONE HUNDRED FIFTY SIX THOUSAND AND NO/100THS DOLLARS (\$156,000.00), this day paid, the receipt whereof is hereby acknowledged, the said Grantors, each in accordance with their respective interests, do hereby grant and convey unto the said Grantee, her personal representatives and assigns, in fee simple, all those lots of ground situate and lying in the County of Baltimore, State of Maryland, and described as follows:

FOR DESCRIPTIONS SEE EXHIBIT "A"

ATTACHED HERETO AND MADE A PART HEREOF

BEING ALL AND THE SAME PROPERTY which by Deed dated December 23, 1993, and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 10283, folio 593, was granted and conveyed by Ada E. Wirtz unto Ada E. Wirtz, Ruth E. Wirtz and Edward G. Wirtz, Trustees, in fee simple. The said Ada E. Wirtz departed this life on or about the 18th day of July, 1995. Pursuant to Section 5.01 of a Revocable Trust dated December 23, 1993, Mary Virginia Edwards was appointed to replace Ada E. Wirtz, as Trustee, by a majority vote of her children.

TOGETHER WITH the buildings and improvements thereon; 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 property and premises unto and to the use of the said Grantee, her personal representatives and assigns, in fee simple.

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

AS WITNESS the hands and seals of the said Grantors.

MAILED
4/19/99
DATE

0013663 204

WITNESS:

Janet R. Lages
Janet R. Lages

Ruth E. Wirtz (SEAL)
Ruth E. Wirtz, Trustee

Janet R. Lages
Janet R. Lages

Edward G. Wirtz (SEAL)
Edward G. Wirtz, Trustee

Janet R. Lages
Janet R. Lages

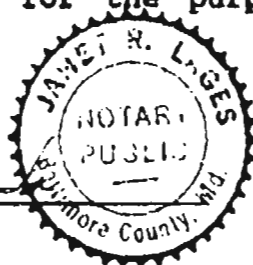
Mary Virginia Edwards (SEAL)
Mary Virginia Edwards, Trustee

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 25th day of March, 1999, before me, a Notary Public of the State aforesaid, personally appeared Ruth E. Wirtz, Edward G. Wirtz and Mary Virginia Edwards, Trustees, known to me (or satisfactorily proven) to be the persons whose names 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.

AS WITNESS my hand and Notarial Seal.

Janet R. Lages
Janet R. Lages
Notary Public



My Commission Expires: August 1, 2001

The within Grantee hereby certifies under penalties of perjury, that the residence will be occupied by me as my principal residence.

Diana F. Owens
Diana F. Owens

I hereby certify that the within Deed was prepared under my supervision and that I have been duly admitted to practice law by the Maryland Court of Appeals.

Janet R. Lages
Janet R. Lages

0013663 205

AFTER RECORDATION RETURN TO:

Janet R. Lages, Esquire
10 Hunt Valley View Terrace
Phoenix, Maryland 21131
(410) 527-0360
File No. BA-2258

DEED

THIS DEED, dated this 23 day of December, 1993 from ADA E. WIRTZ ("Grantor") to RUTH E. WIRTZ (daughter of Grantor), EDWARD G. WIRTZ (son of Grantor) and ADA E. WIRTZ (Grantor, herself) as Trustees for her trust entitled the Ada E. Wirtz Revocable Trust (who are hereinafter together referred to as "Grantees/Trustees").

WHEREAS, Grantor owns certain real property in Baltimore County, Maryland at 14720 York Road, Sparks, which includes three parcels of land totaling 3.436 acres, more or less, which is more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Grantor desires to continue to reside at 14720 York Road for the remainder of her life, or as long as her health and income permit her to do so; and

WHEREAS, in the event that Grantor cannot or chooses not to reside at 14720 York Road, Grantor desires to receive all the net income from the rental of that property and/or the income earned by investing the proceeds if the property is sold during her lifetime; and

WHEREAS, Grantor desires that, upon her death, all of the proceeds from the sale of 14720 York Road be distributed among certain beneficiaries, particularly her children and grandchildren; and

WHEREAS, Grantor desires to establish a means of managing and maintaining 14720 York Road; and

WHEREAS, Grantor desires to simplify, expedite, and maximize the distribution of the proceeds from the sale of 14720 York Road; and

WHEREAS, Grantor created a trust on the 23 day of December, 1993 known as the Ada E. Wirtz Revocable Trust (hereinafter referred to as the "Trust"), to achieve her above-stated goals.

NOW THEREFORE, ADA E. WIRTZ, Grantor, for no consideration, grants and conveys to RUTH E. WIRTZ, EDWARD G. WIRTZ, and ADA E. WIRTZ, Grantees/Trustees, and to their successors and assigns, in fee simple, the property more particularly described in Exhibit "A" attached hereto and made part hereof.

BEING all that property referred to in a mortgage from Ada E. Wirtz, widow, to The Sparks State Bank, dated November 7, 1964, and recorded among the Land Records of Baltimore County in liber 4386, folio 449.

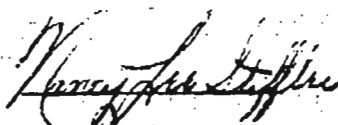
TOGETHER WITH all improvements thereon, and all the rights, alleys, ways, waters, privileges, appurtenances and advantages belonging or appertaining thereto.

LIBER 10283 PAGE 594

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantees/Trustees,
their successors and assigns, in fee simple forever.

WITNESS the hand and seal of the Grantor.

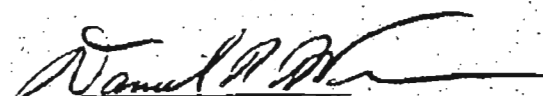
WITNESS:

 Ada E. Wirtz (SEAL)
Ada E. Wirtz

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

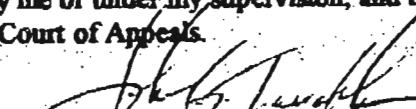
I HEREBY CERTIFY that on this 23rd day of June 1993, before me a Notary Public
in and for the State and County aforesaid, personally appeared ADA E. WIRTZ, known to me (or
satisfactorily proven) to be the person whose name is subscribed to the within Deed, and
acknowledged that he executed the same for the purpose therein contained.

NOTARY PUBLIC
WITNESS my hand and notarial seal.


Notary Public

My Commission Expires: 5-1-95

I HEREBY CERTIFY that this instrument was prepared by me or under my supervision, and that
I am an attorney admitted to practice before the Maryland Court of Appeals.


John G. Trueschler

RECORDING OFFICE: After recording this deed, please return it by mail to:

Ada E. Wirtz
14720 York Road
Sparks, MD 21152

(wirtz.13)

Stark & Keenan, P.A.

File No. 03-305

Tax ID # 08 08-0823050776&08-0823057230

19107 612

1/3

This Deed, made this 26th day of September, 2003, by and between Diana F. Owens, party of the first part, Grantor; and Wood's Construction Company, Inc., a Maryland Corporation, party of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of One Hundred Ninety Five Thousand And 00/100 Dollars (\$195,000.00), the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said **WOOD'S CONSTRUCTION COMPANY, INC., A MARYLAND CORPORATION** its successors and assigns, in fee simple. All that lot of ground situate in the **EIGHTH ELECTION DISTRICT** of Baltimore County, State of Maryland and described as follows, that is to say:

PARCEL ONE

08-23050776

Beginning for the same at a stone found marked with the letter "A" at the end of the first or south 80 degrees 05 minute west 124 foot line of the second parcel of land described in a deed dated December 23, 1993 and recorded among the Land Records of Baltimore County in Liber 10283, folio 593 was conveyed by Ada E. Wirtz (Grantor) to Ruth E. Wirtz (daughter of Grantor), Edward G. Wirtz (son of Grantor) and Ada E. Wirtz (Grantor, herself) as trustees for her trust entitled the Ada E. Wirtz revocable Trust; thence running and binding along the outlines of the said second parcel as now surveyed by W.T. Sadler Surveyors and referring the courses to the Baltimore County Grid meridian.

- ① South 82 degrees 23 minutes 32 seconds west 33.19 feet to a pipe found;
- ② North 10 degrees 37 minutes 20 seconds west ~~264.80~~ 281.80 feet to intersect the southernmost outline of the third parcel of land described in the aforementioned deed and described herein, thence;
- ③ North 78 degrees 52 minutes 50 seconds east 487.00 feet to intersect the westernmost right of line of York Road
- ④ South 10 degrees 26 minutes 47 seconds east 59.20 feet to intersect the end of the fifth line of the first parcel of land described herein; thence binding reversely along the fifth and fourth line of the first parcel and still binding along the outlines of the first mentioned second parcel of land;
- ⑤ South 74 degrees 08 minutes 24 seconds west 322.83 feet and;
- ⑥ South 07 degrees 39 minutes 42 seconds ~~west~~ 182.00 feet to intersect the ~~East~~ beginning of the mentioned first line of the second parcel, thence running and binding along said line;
- ⑦ South 71 degrees 20 minutes 18 seconds west 124.00 feet to the place of beginning, containing 1.5659 acres of land, more or less.

PARCEL TWO**08-23-057230**

Beginning for the same at a pin and cap set at the intersection of the westernmost right of way line of York Road, Maryland Route 45, at the end of the third or south 83 degrees 21 minutes east 282.17 foot line of the first parcel of land described in a deed dated August 1982 and recorded among the Land Records of Baltimore County in liber 6420, folio 331 was conveyed by Roby Junior Reese, to Larry Junior Reese and Shirley Ann Reese, his wife; thence running and binding along the right of way line of York Road and running and binding along the outlines of the third parcel of land described in a deed dated December 23, 1993 and recorded among the Land Records of Baltimore County Liber 10283, folio 593 was conveyed by Ada E. Wirtz (Grantor) to Ruth E. Wirth (daughter of Grantor) Edward G. Wirtz (son of Grantor) and Ada E. Wirtz (Grantor herself) as trustees for her trust entitled Ada E. Wirtz Revocable Trust as now surveyed by W.T. Sadler Surveyors and referring the courses to the Baltimore County grid meridian

- ① South 08 degrees 37 minutes 52 seconds east 103.80 feet to intersect the end of the third line of the above described second parcel of land; thence leaving York Road and running and binding reversely along said third line;
- ② South 78 degrees 52 minutes 50 seconds west 487.00 feet to intersect the westernmost boundary of the aforesaid third parcel of land; thence running along said westernmost boundary;
- ③ North 10 degrees 37 minutes 20 seconds west 73.41 feet to a pin and cap set at the beginning of the third or north 83 degrees 26 minutes east 212.45 foot line of the second parcel of land described in the aforementioned deed dated August 1982 and recorded among the Land Records of Baltimore County in Liber J.W.S. No. 155, folio 554 was conveyed by William Parks, Assignee, to George R. Ensor; thence running and binding along the last mentioned third line of the second parcel;
- ④ North 75 degrees 08 minutes 17 seconds east 212.54 feet to a pipe found at the end of said third line; thence running and binding along the first mentioned third or south 83 degree 21 minute east 282.17 foot line;
- ⑤ North 75 degrees 30 minutes 35 seconds east 279.29 feet to the place of beginning, containing 0.9975 acres of land, more or less.

~~X~~ The property thereon being known as 14720 York Road.

BEING Parcels Two and Three described in and conveyed by a Deed dated March 25th, 1999, and recorded among the Land Records of Baltimore County, Maryland in Liber No. 13663, folio 203 was granted and conveyed by Ruth E. Wirtz, Edward G. Wirtz and Mary Virginia Edwards, Trustees, unto Diana F. Owens.

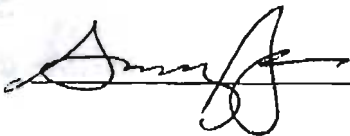
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

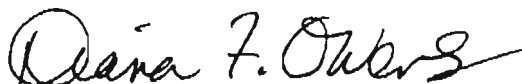
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **WOOD'S CONSTRUCTION COMPANY, INC., A MARYLAND CORPORATION** its successors and assigns in fee simple.

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

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:



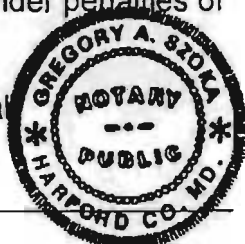
 {Seal}
Diana F. Owens

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

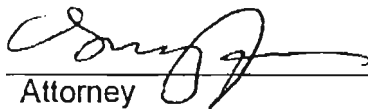
I hereby certify that on this 26th day of September, 2003, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Diana F. Owens, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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


Notary Public
My commission expires: 02.01.07



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


Attorney

AFTER RECORDING, PLEASE RETURN TO:
Stark & Keenan, P.A.
30 Office Street
Bel Air, MD 21014

This Deed, made this 7th day of July, 2005, by and between Woods Construction Company, Inc. a/k/a Wood's Construction Company, Inc., party of the first part, GRANTOR; and Jon Stavrinis and Tony Rallis, parties of the second part, GRANTEES.

- Witnesseth -

That in consideration of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS Dollars (\$245,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Jon Stavrinis and Tony Rallis, as tenants in common, in fee simple, all that lot of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

Beginning for the same at a 5/8" outside diameter rebar with a 1 1/4" diameter yellow plastic cap marked "PROP. MARKER, LS 21039" (hereinafter described as a standard marker) set at the end of the Third or North 10 degrees 37' 20" West 73.41 foot line of the third described parcel of land conveyed by a deed from Ruth E. Wirtz, et al to Diana F. Owens, dated march 25, 1999 and recorded among the Land Records of Baltimore County, Maryland in Liber 13663, folio 203. Thence, leaving said point of beginning, running and binding on the fourth or North 75 degrees 08' 17" East 212.54 foot line of the aforesaid conveyance to Owens, with all courses of this description referenced to monumentation found along the 7th or South 71 degrees 20' 18" West 124.00 foot line of parcel two of said conveyance to Owens;

- ① North 75 degrees 10' 53" East 154.57 feet to standard marker set in the aforesaid forth line of parcel three of said conveyance to Owens. Thence, leaving said forth line, running for a new line of division across the land of the grantor hereof,
- ② South 52 degrees 23' 12" East 211.07 feet to a standard marker set in the fifth or South 74 degrees 08' 24" West 322.83 foot line of parcel two of the said conveyance to Diana F. Owens. Thence running and binding on apart of said fifth line, all of the 6th, 7th, 1st and 2nd lines of parcel two, and all of the 3rd line of parcel three of the said conveyance to Owens, the following five courses:
- ③ South 74 degrees 08' 24" West 130.11 feet to a standard marker set.
- ④ South 07 degrees 39' 42" East 182.00 feet to 1 1/4" outside diameter iron pipe found
- ⑤ South 71 degrees 20' 18" West 124.13 feet to a 4" x 10" Stone found
- ⑥ South 82 degrees 23' 23" West 33.18 to a 1" outside diameter iron pipe found
- ⑦ North 10 degrees 32' 43" West 355.38 feet to the beginning hereof; containing 1.562 acres of land, more or less, as surveyed by Thompson and McCord Associates, LLC in October of 2004.

BEING the same property described as Lot Two in a Deed Adjusting Lot Lines by Wood's Construction Company, Inc. to Wood's Construction Company, Inc. dated January 17, 2005 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 21288, folio 042.

BEING ALSO a part of the same property which by Deed dated September 26, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 19107, folio 612 was granted and conveyed by Diana F. Owens unto Woods Construction Company, Inc., the within Grantor.

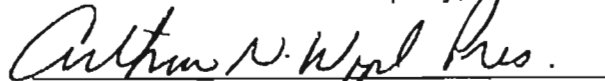
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Jon Stavrinis and Tony Rallis, as tenants in common, in fee simple.

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

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

Woods Construction Company, Inc., a/k/a
Wood's Construction Company, Inc.



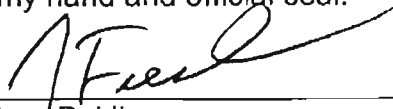
By: Arthur N. Wood, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I hereby certify that on this 7th day of July, 2005 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Arthur N. Wood, who acknowledged himself/herself to be the President of the Grantor corporation, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the Corporation, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

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

Jeffrey Friedman, Notary Public
Baltimore County
State of Maryland
Commission Expires April, 2007


Notary Public

My commission expires: _____

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


Jeffrey A. Friedman, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Huntington Title & Escrow, L.L.C.
3706 Crondall Lane
Suite 100
Owings Mills, Maryland 21117

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

[Go Back](#)
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[Ground Rent](#)

Account Identifier: District - 08 Account Number - 2400009104

Owner Information

Owner Name: WOODS CONSTRUCTION COMPANY INC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1122 BALDWIN MILL RD Deed Reference: 1) /21288/ 42
JARRETTSVILLE MD 21084-1910 2)

Location & Structure Information

Premises Address
YORK RD

Legal Description
1 AC
WS YORK RD
750 FT S QUAKER BOTTOM R

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
34	16	285						2	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.00 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2005	07/01/2005	07/01/2006
Land:	70,000	112,500		
Improvements:	0	0		
Total:	70,000	112,500	84,166	98,332
Preferential Land:	0	0	0	0

Transfer Information

Seller: WOODS CONSTRUCTION COMPANY INC	Date: 01/18/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21288/ 42	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

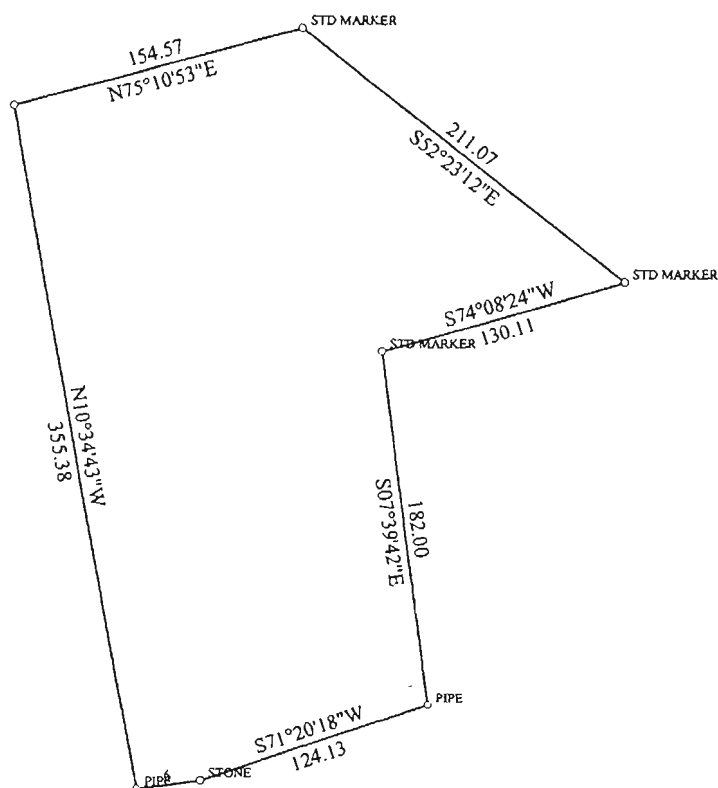
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

http://sdatcert3.resiusa.org/rp_rewrite/results.asp?Map=34&Parcel=285&town=&county=0... 3/8/2006

OG 448-SPAH



Title: 21288/42 WOOD'S CONSTRUCTION COMPANY, INC. LOT TWO		Date: 01-17-2005
Scale: 1 inch = 100 feet	File: 21288-42B.des	
Tract 1: 1.562 Acres: 68020 Sq Feet: Closure = s19.5644w 0.00 Feet: Precision =1/242438: Perimeter = 1190 Feet		
001=N75.1053E 154.57 STD MARKER	004=S07.3942E 182.00 PIPE	007=N10.3443W 355.38
002=S52.2312E 211.07 STD MARKER	005=S71.2018W 124.13 STONE	
003=S74.0824W 130.11 STD MARKER	006=S82.2323W 33.18 PIPE	

CG-448-SPaF

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

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[New Search](#)
[Ground Rent](#)

Account Identifier: District - 08 Account Number - 2400009104

Owner Information

Owner Name: WOODS CONSTRUCTION COMPANY INC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1122 BALDWIN MILL RD Deed Reference: 1) /21288/ 42
JARRETTSVILLE MD 21084-1910 2)

Location & Structure Information

Premises Address

YORK RD

Legal Description

1 AC
WS YORK RD
750 FT S QUAKER BOTTOM R

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
34	16	285						2	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.00 AC	04

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	70,000	112,500		
Improvements:	0	0		
Total:	70,000	112,500	84,166	98,332
Preferential Land:	0	0	0	0

Transfer Information

Seller: WOODS CONSTRUCTION COMPANY INC	Date: 01/18/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21288/ 42	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

http://sdatcert3.resiusa.org/rp_rewrite/results.asp?Map=34&Parcel=285&town=&county=0... 3/8/2006

OG-448-STA A

NO TITLE EXAMINATION
NO CONSIDERATION

Property Tax ID No.: 0823050776 and
0823057230

DEED ADJUSTING LOT LINES

THIS DEED, Made this 17 day of January, 2005, between **WOOD'S CONSTRUCTION COMPANY, INC., a Maryland Corporation**, as party of the first part, hereinafter called **Grantor**, and **WOOD'S CONSTRUCTION COMPANY, INC., a Maryland Corporation**, as party of the second part, hereinafter called **Grantee**.

WHEREAS, Grantor is the owner of certain property consisting of two adjoining parcels on York Road in the Eighth Election District of Baltimore County, Maryland, identified as Parcel One and Parcel Two in that Deed dated September 26, 2003, from Diana F. Owens to Grantor recorded among the Land Records of Baltimore County, Maryland, in Liber 19107, folio 612.

WHEREAS, the Grantor and the Grantee are the same entity;

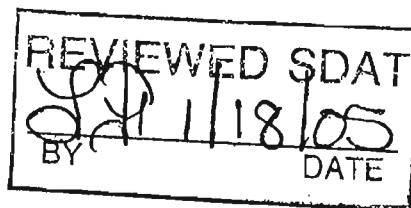
WHEREAS, Grantor has caused a lot line adjustment between said parcels that has resulted in the reconfiguring of the two parcels that are now known and designated as Lot One consisting of 1.001 acres, more or less, as set forth on the description attached as Exhibit "A" and the survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc., that is attached as Exhibit "A-1", and as Lot Two consisting of 1.562 acres more or less, as set forth on the description attached as Exhibit "B" and as shown on a survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc. Land Surveyors, attached as Exhibit "B-1."

WHEREAS, the reconfiguring of these two parcels into Lot One and Lot Two as shown on Exhibits A, A-1, B, and B-1 has been approved by the Department of Permits and Development Management of the Baltimore County Government in DRC Number 102703B, in the administrative order and decision dated December 28, 2004, as a limited exemption under Section 32-4-106 (a)(1)(viii) of the Baltimore County Code for lot line adjustments in residential zones;

WHEREAS the Grantor and Grantee recognize the need to record this Deed modifying the lot lines and correctly setting forth the property description of the reconfigured parcels, and they now desire to record this Deed reflecting those adjustments.

WITNESSETH the Grantor, for Zero Consideration, hereby grants and regrants, conveys and reconveys, and confirms to the Grantee, its successors and assigns, in fee simple, forever, all that below described property, in the EIGHTH ELECTION DISTRICT, of BALTIMORE COUNTY, to-wit:

Lot One ALL that parcel or lot of land consisting of 1.001 acres, more or less, as set forth on the description attached as Exhibit "A" and the survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc., that is attached as Exhibit "A-1."



Lot Two ALL that parcel or lot of land consisting of 1.562 acres more or less, as set forth on the description attached as Exhibit "B" and as shown on a survey entitled "Plat to Accompany Particular Description Land To Be Conveyed by Wood's Construction Company, Inc." dated November 12, 2004 by Thompson & McCord Associates, Inc. Land Surveyors, attached as Exhibit "B-1."

BOTH LOTS ONE AND TWO BEING COMPOSED OF PARTS OF THE SAME Parcel One (Tax ID # 0823050776) and Parcel Two (Tax ID #0823057230) conveyed by and described in that Deed dated September 26, 2003, from Diana F. Owens to Grantor recorded among the Land Records of Baltimore County, Maryland, in Liber 19107, folio 612, said Parcels One and Two also being described as Parcels Two and Three in that Deed dated March 25, 1999 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 13663, folio 203, from Ruth E. Wirtz and Edward G. Wirtz and Mary Virginia Edwards, Trustees to Diana F. Owens.

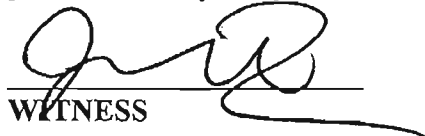
TOGETHER with the buildings and improvements thereon and all rights, ways, roads, waters, water courses, easements, privileges, advantages, and appurtenances thereto belonging or in anywise appertaining.

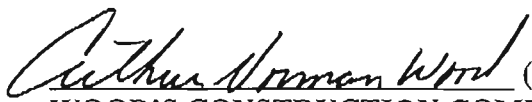
TO HAVE AND TO HOLD the above granted and described property unto Grantee, its successors and assigns, in fee simple, forever.

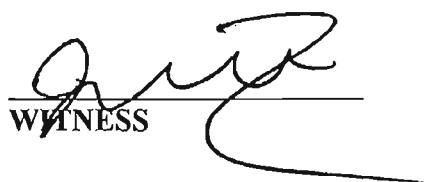
AND THE SAID Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and agrees to execute such and further assurances thereof as may be requisite and necessary.

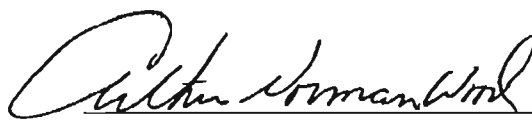
The total payment per Section 10-912 (b) of the Tax-General Article of the Annotated Code of Maryland is \$0.00.

IN WITNESS WHEREOF, the Grantor and Grantee have signed and sealed these presents, the day and year first above written.


WITNESS

 (SEAL)
WOOD'S CONSTRUCTION COMPANY, INC.
GRANTOR, by and through its President,
ARTHUR NORMAN WOOD


WITNESS

 (SEAL)
WOOD'S CONSTRUCTION COMPANY, INC.
GRANTEE, by and through its President,
ARTHUR NORMAN WOOD

STATE OF MARYLAND
COUNTY OF HARFORD

I HEREBY CERTIFY, THAT ON THIS 17th DAY OF JANUARY 2005, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE STATE OF MARYLAND, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED ARTHUR NORMAN WOOD WHO IS KNOWN TO ME (OR SATISFACTORILY PROVEN), AND ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF WOOD'S CONSTRUCTION COMPANY, INC., AND THAT HE, AS SUCH PRESIDENT, BEING AUTHORIZED SO TO DO, EXECUTED THE AFOREGOING DEED FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING HIS NAME AS PRESIDENT ON BEHALF OF THE CORPORATION TO BE THE ACT OF THE

CORPORATION, AND CERTIFIED UNDER PENALTIES OF PERJURY THAT THE TOTAL PAYMENT PER SECTION 10-912 (B) OF THE TAX-GENERAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND IS \$0.00.

As witness my hand and official notarial seal.



Pauline F. Sturtevant
 Notary Public
 My Commission Expires: 12-1-07

ATTORNEY CERTIFICATION

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY THE UNDERSIGNED MARYLAND ATTORNEY ADMITTED TO PRACTICE LAW BY THE MARYLAND COURT OF APPEALS.

[Signature]
 JAMES B. RUTLEDGE III
 ATTORNEY AT LAW
 1714 JARRETTSVILLE ROAD
 P.O. BOX 297
 JARRETTSVILLE, MD 21084
 (410) 692-2100

RETURN TO:
 James B. Rutledge, III
 Attorney at Law
 P.O. Box 297
 Jarrettsville, Maryland 21084

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** DELETED 02/14/2005 **

Account Identifier: District - 08 Account Number - 0823057230

Owner Information

Owner Name: ~~WOODS CONSTRUCTION COMPANY INC~~
DIANA F. OWENS Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: ~~1032 WOODSHIRE LN~~
~~STREET MD 21154-1113~~ Deed Reference: 1) /13663/ 203
2)

Location & Structure Information

Premises Address
YORK RD

Legal Description
.9975 AC
WS YORK RD
550FT S QUAKER BOTTOM RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
34	16	285						2	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.23 AC	04

Stories	Basement	Type	Exterior
---------	----------	------	----------

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	8,610	115,950		
Improvements:	0	0		
Total:	8,610	115,950	8,610	44,390
Preferential Land:	0	0	0	0

Transfer Information

Seller: OWENS DIANA F	Date: 11/06/2003	Price: \$195,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /13663/ 203	Deed2:
Seller: WIRTZ RUTH E WIRTZ EDWARD G	Date: 04/09/1999	Price: \$156,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /13663/ 203	Deed2:
Seller: WIRTZ ADA E	Date: 01/13/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10283/ 593	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

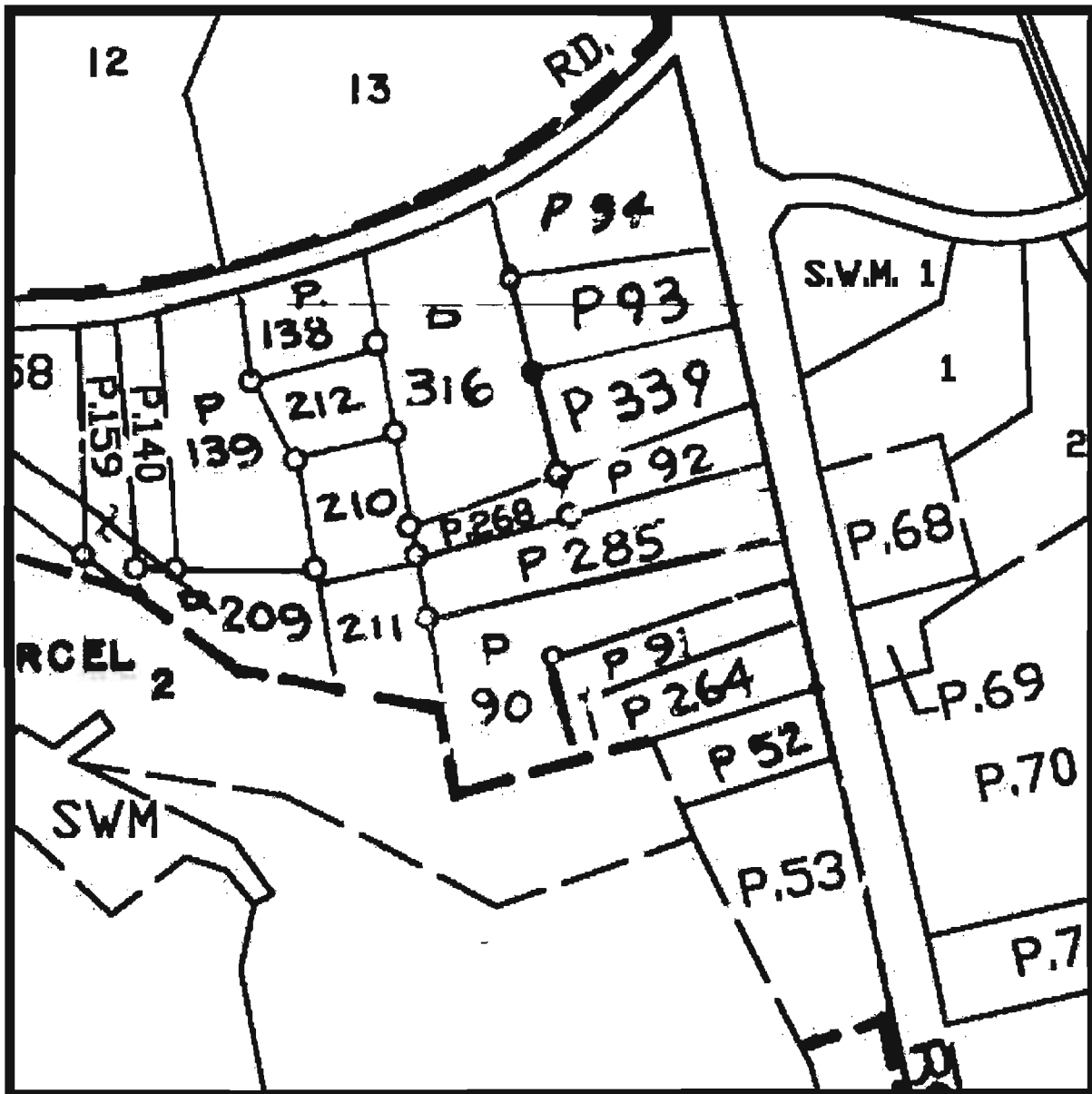
http://sdatcert3.resiusa.org/rp_rewrite/results.asp?District=08&AccountNumber=082305723... 3/8/2006



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District - 08 Account Number - 0823057230



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 web site at www.mdp.state.md.us/webcom/index.html

0013663 203

D E E D

THIS DEED, Made this 25th day of March, 1999, by and between RUTH E. WIRTZ, EDWARD G. WIRTZ and MARY VIRGINIA EDWARDS, Trustees, parties of the first part, Grantors; and DIANA F. OWENS, party of the second part, Grantee.

WITNESSETH: That in consideration of the sum of Five Dollars and other good and valuable considerations, the actual consideration paid or to be paid in connection with this conveyance being ONE HUNDRED FIFTY SIX THOUSAND AND NO/100THS DOLLARS (\$156,000.00), this day paid, the receipt whereof is hereby acknowledged, the said Grantors, each in accordance with their respective interests, do hereby grant and convey unto the said Grantee, her personal representatives and assigns, in fee simple, all those lots of ground situate and lying in the County of Baltimore, State of Maryland, and described as follows:

FOR DESCRIPTIONS SEE EXHIBIT "A"

ATTACHED HERETO AND MADE A PART HEREOF

BEING ALL AND THE SAME PROPERTY which by Deed dated December 23, 1993, and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 10283, folio 593, was granted and conveyed by Ada E. Wirtz unto Ada E. Wirtz, Ruth E. Wirtz and Edward G. Wirtz, Trustees, in fee simple. The said Ada E. Wirtz departed this life on or about the 18th day of July, 1995. Pursuant to Section 5.01 of a Revocable Trust dated December 23, 1993, Mary Virginia Edwards was appointed to replace Ada E. Wirtz, as Trustee, by a majority vote of her children.

TOGETHER WITH the buildings and improvements thereon; 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 property and premises unto and to the use of the said Grantee, her personal representatives and assigns, in fee simple.

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

AS WITNESS the hands and seals of the said Grantors.

FILED
DATE 4/19/99
CLERK

3013663 204

WITNESS:

Janet R. Lages
Janet R. Lages

Ruth E. Wirtz (SEAL)
Ruth E. Wirtz, Trustee

Janet R. Lages
Janet R. Lages

Edward G. Wirtz (SEAL)
Edward G. Wirtz, Trustee

Janet R. Lages
Janet R. Lages

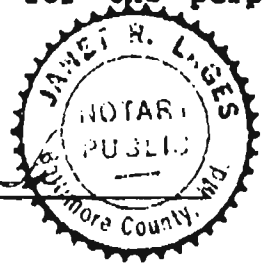
Mary Virginia Edwards (SEAL)
Mary Virginia Edwards, Trustee

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 25th day of March, 1999, before me, a Notary Public of the State aforesaid, personally appeared Ruth E. Wirtz, Edward G. Wirtz and Mary Virginia Edwards, Trustees, known to me (or satisfactorily proven) to be the persons whose names 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.

AS WITNESS my hand and Notarial Seal.

Janet R. Lages
Janet R. Lages
Notary Public



My Commission Expires: August 1, 2001

The within Grantee hereby certifies under penalties of perjury, that the residence will be occupied by me as my principal residence.

Diana F. Owens
Diana F. Owens

I hereby certify that the within Deed was prepared under my supervision and that I have been duly admitted to practice law by the Maryland Court of Appeals.

Janet R. Lages
Janet R. Lages

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BALTIMORE COUNTY
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Account Identifier: District - 08 **Account Number -** 2400009105

Owner Information

Owner Name:	STAVRINOS JON RALLIS TONY	Use:	RESIDENTIAL
Mailing Address:	4 MAYAPPLE CT BALTIMORE MD 21286-5665	Principal Residence:	NO
		Deed Reference:	1) /22205/ 382 2)

Location & Structure Information

Premises Address
YORK RD

Legal Description
1.56 AC
WS/R YORK RD
750 FT S QUAKER BOTTOM R

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
34	16	90						2	Plat Ref:

Special Tax Areas

	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.56 AC	04
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2005	As Of	As Of
			07/01/2005	07/01/2006
Land:	73,500	120,900		
Improvements:	0	0		
Total:	73,500	120,900	89,300	105,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: WOODS CONSTRUCTION COMPANY INC	Date: 07/18/2005	Price: \$245,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /22205/ 382	Deed2:
Seller: WOODS CONSTRUCTION COMPANY INC	Date: 01/18/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /21288/ 42	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

This Deed, made this 7th day of July, 2005, by and between Woods Construction Company, Inc. a/k/a Wood's Construction Company, Inc., party of the first part, GRANTOR; and Jon Stavrinos and Tony Rallis, parties of the second part, GRANTEES.

- Witnesseth -

That in consideration of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS Dollars (\$245,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Jon Stavrinos and Tony Rallis, as tenants in common, in fee simple, all that lot of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

Beginning for the same at a 5/8" outside diameter rebar with a 1 1/4" diameter yellow plastic cap marked "PROP. MARKER, LS 21039" (hereinafter described as a standard marker) set at the end of the Third or North 10 degrees 37' 20" West 73.41 foot line of the third described parcel of land conveyed by a deed from Ruth E. Wirtz, et al to Diana F. Owens, dated march 25, 1999 and recorded among the Land Records of Baltimore County, Maryland in Liber 13663, folio 203. Thence, leaving said point of beginning, running and binding on the fourth or North 75 degrees 08' 17" East 212.54 foot line of the aforesaid conveyance to Owens, with all courses of this description referenced to monumentation found along the 7th or South 71 degrees 20' 18" West 124.00 foot line of parcel two of said conveyance to Owens;

- ① North 75 degrees 10' 53" East 154.57 feet to standard marker set in the aforesaid forth line of parcel three of said conveyance to Owens. Thence, leaving said forth line, running for a new line of division across the land of the grantor hereof,
- ② South 52 degrees 23' 12" East 211.07 feet to a standard marker set in the fifth or South 74 degrees 08' 24" West 322.83 foot line of parcel two of the said conveyance to Diana F. Owens. Thence running and binding on apart of said fifth line, all of the 6th, 7th, 1st and 2nd lines of parcel two, and all of the 3rd line of parcel three of the said conveyance to Owens, the following five courses:
- ③ South 74 degrees 08' 24" West 130.11 feet to a standard marker set.
- ④ South 07 degrees 39' 42" East 182.00 feet to 1 1/4" outside diameter iron pipe found
- ⑤ South 71 degrees 20' 18" West 124.13 feet to a 4" x 10" Stone found
- ⑥ South 82 degrees 23' 23" West 33.18 to a 1" outside diameter iron pipe found
- ⑦ North 10 degrees 32' 43" West 355.38 feet to the beginning hereof; containing 1.562 acres of land, more or less, as surveyed by Thompson and McCord Associates, LLC in October of 2004.

BEING the same property described as Lot Two in a Deed Adjusting Lot Lines by Wood's Construction Company, Inc. to Wood's Construction Company, Inc. dated January 17, 2005 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 21288, folio 042.

BEING ALSO a part of the same property which by Deed dated September 26, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 19107, folio 612 was granted and conveyed by Diana F. Owens unto Woods Construction Company, Inc., the within Grantor.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Jon Stavrinis and Tony Rallis, as tenants in common, in fee simple.

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

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

Woods Construction Company, Inc., a/k/a
Wood's Construction Company, Inc.



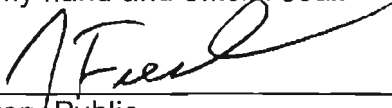
By: Arthur N. Wood, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I hereby certify that on this 7th day of July, 2005 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Arthur N. Wood, who acknowledged himself/herself to be the President of the Grantor corporation, and that as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the Corporation, by himself/herself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all, of the property and assets of the Corporation, giving oath under penalties of perjury that the consideration recited herein is correct.

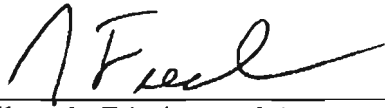
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jeffrey Friedman, Notary Public
Baltimore County
State of Maryland
Commission Expires April, 2007



Notary Public
My commission expires: _____

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



Jeffrey A. Friedman, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Huntington Title & Escrow, L.L.C.
3706 Crondall Lane
Suite 100
Owings Mills, Maryland 21117

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** DELETED 02/14/2005 **

Account Identifier: District - 08 Account Number - 0823050776

Owner Information

Owner Name: WOODS CONSTRUCTION COMPANY INC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1032 WOODSHIRE LN Deed Reference: 1) /19107/ 612
STREET MD 21154-1113 2)

Location & Structure Information

Premises Address
YORK RD

Legal Description
1.5659 AC WS YORK RD
750 S QUAKER BOTTOM RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
34	16	90						2	

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.55 AC	04

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	33,530	120,750		
Improvements:	0	0		
Total:	33,530	120,750	33,530	62,603
Preferential Land:	0	0	0	0

Transfer Information

Seller: OWENS DIANA F	Date: 11/06/2003	Price: \$195,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /19107/ 612	Deed2:
Seller: WIRTZ RUTH E WIRTZ EDWARD G	Date: 04/09/1999	Price: \$156,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /13663/ 203	Deed2:
Seller: WIRTZ ADA E	Date: 01/13/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10283/ 593	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

http://sdatcert3.resiusa.org/rp_rewrite/results.asp?District=08&AccountNumber=082305077... 3/8/2006

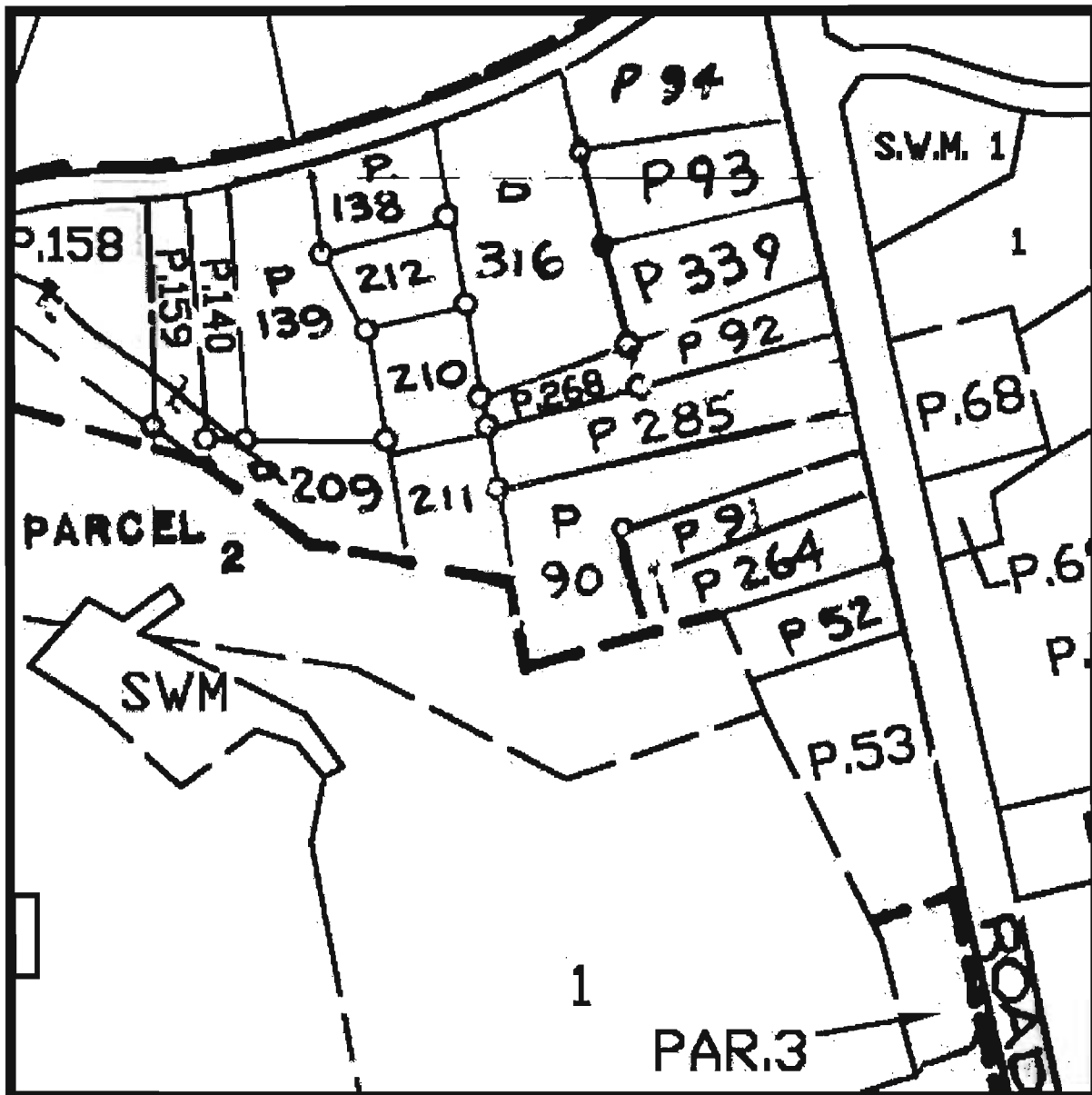
OG 448-SPA



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District - 08 Account Number - 0823050776



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 web site at www.mdp.state.md.us/webcom/index.html

This Deed, made this 26th day of September, 2003, by and between Diana F. Owens, party of the first part, Grantor; and Wood's Construction Company, Inc., a Maryland Corporation, party of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of One Hundred Ninety Five Thousand And 00/100 Dollars (\$195,000.00), the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said **WOOD'S CONSTRUCTION COMPANY, INC., A MARYLAND CORPORATION** its successors and assigns, in fee simple. All that lot of ground situate in the **EIGHTH ELECTION DISTRICT** of Baltimore County, State of Maryland and described as follows, that is to say:

PARCEL ONE

08-23050776

Beginning for the same at a stone found marked with the letter "A" at the end of the first or south 80 degrees 05 minute west 124 foot line of the second parcel of land described in a deed dated December 23, 1993 and recorded among the Land Records of Baltimore County in Liber 10283, folio 593 was conveyed by Ada E. Wirtz (Grantor) to Ruth E. Wirtz (daughter of Grantor), Edward G. Wirtz (son of Grantor) and Ada E. Wirtz (Grantor, herself) as trustees for her trust entitled the Ada E. Wirtz revocable Trust; thence running and binding along the outlines of the said second parcel as now surveyed by W.T. Sadler Surveyors and referring the courses to the Baltimore County Grid meridian.

- ① South 82 degrees 23 minutes 32 seconds west 33.19 feet to a pipe found;
- ② North 10 degrees 37 minutes 20 seconds west ~~261.80~~ feet to intersect the 281.80 southernmost outline of the third parcel of land described in the aforementioned deed and described herein, thence;
- ③ North 78 degrees 52 minutes 50 seconds east 487.00 feet to intersect the westernmost right of line of York Road
- ④ South 10 degrees 26 minutes 47 seconds east 59.20 feet to intersect the end of the fifth line of the first parcel of land described herein; thence binding reversely along the fifth and fourth line of the first parcel and still binding along the outlines of the first mentioned second parcel of land;
- ⑤ South 74 degrees 08 minutes 24 seconds west 322.83 feet and;
- ⑥ South 07 degrees 39 minutes 42 seconds ~~west~~ 182.00 feet to intersect the *East* beginning of the mentioned first line of the second parcel, thence running and binding along said line;
- ⑦ South 71 degrees 20 minutes 18 seconds west 124.00 feet to the place of beginning, containing 1.5659 acres of land, more or less.

PARCEL TWO**08-23-057230**

Beginning for the same at a pin and cap set at the intersection of the westernmost right of way line of York Road, Maryland Route 45, at the end of the third or south 83 degrees 21 minutes east 282.17 foot line of the first parcel of land described in a deed dated August 1982 and recorded among the Land Records of Baltimore County in liber 6420, folio 331 was conveyed by Roby Junior Reese, to Larry Junior Reese and Shirley Ann Reese, his wife; thence running and binding along the right of way line of York Road and running and binding along the outlines of the third parcel of land described in a deed dated December 23, 1993 and recorded among the Land Records of Baltimore County Liber 10283, folio 593 was conveyed by Ada E. Wirtz (Grantor) to Ruth E. Wirth (daughter of Grantor) Edward G. Wirtz (son of Grantor) and Ada E. Wirtz (Grantor herself) as trustees for her trust entitled Ada E. Wirtz Revocable Trust as now surveyed by W.T. Sadler Surveyors and referring the courses to the Baltimore County grid meridian

- ① South 08 degrees 37 minutes 52 seconds east 103.80 feet to intersect the end of the third line of the above described second parcel of land; thence leaving York Road and running and binding reversely along said third line;
- ② South 78 degrees 52 minutes 50 seconds west 487.00 feet to intersect the westernmost boundary of the aforesaid third parcel of land; thence running along said westernmost boundary;
- ③ North 10 degrees 37 minutes 20 seconds west 73.41 feet to a pin and cap set at the beginning of the third or north 83 degrees 26 minutes east 212.45 foot line of the second parcel of land described in the aforementioned deed dated August 1982 and recorded among the Land Records of Baltimore County in Liber J.W.S. No. 155, folio 554 was conveyed by William Parks, Assignee, to George R. Ensor; thence running and binding along the last mentioned third line of the second parcel;
- ④ North 75 degrees 08 minutes 17 seconds east 212.54 feet to a pipe found at the end of said third line; thence running and binding along the first mentioned third or south 83 degree 21 minute east 282.17 foot line;
- ⑤ North 75 degrees 30 minutes 35 seconds east 279.29 feet to the place of beginning, containing 0.9975 acres of land, more or less.

~~X~~ The property thereon being known as 14720 York Road.

BEING Parcels Two and Three described in and conveyed by a Deed dated March 25th, 1999, and recorded among the Land Records of Baltimore County, Maryland in Liber No. 13663, folio 203 was granted and conveyed by Ruth E. Wirtz, Edward G. Wirtz and Mary Virginia Edwards, Trustees, unto Diana F. Owens.

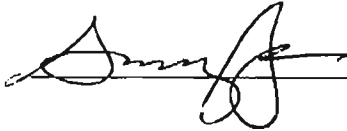
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

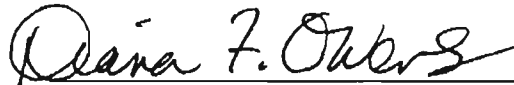
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said **WOOD'S CONSTRUCTION COMPANY, INC., A MARYLAND CORPORATION** its successors and assigns in fee simple.

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

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

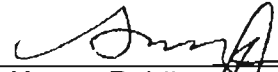


 {Seal}
Diana F. Owens

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

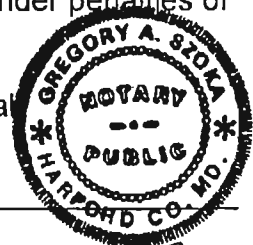
I hereby certify that on this 26th day of September, 2003, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Diana F. Owens, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

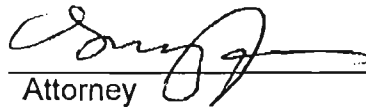


Notary Public

My commission expires: 09-01-07



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



Attorney

AFTER RECORDING, PLEASE RETURN TO:

Stark & Keenan, P.A.

30 Office Street

Bel Air, MD 21014

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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)

EXP FD SURE \$	20.00
RECORDING FEE	20.00
FR TAX STATE	975.00
TOTAL	1,015.00
Ref: BACK	Ref: # 46561
CH BC	Blk: # 1835
Nov 26, 2003	10:13 am

1	Type(s) of Instruments	(Type or Print in black ink Only—All Copies Must Be Legible) (Check Box if Addendum Intake Form is Attached.)				Recd. Date BC Nov 26, 2003 10:13 am																													
		☐ Deed ☐ Deed of Trust ☐ Improved Sale ☐ Arms-Length [1] ☐ Mortgage ☐ Lease ☐ Unimproved Sale ☐ Arms-Length [2] ☐ Multiple Accounts ☐ Arms-Length [3] ☐ Not an Arms-Length Sale [9]	☒ Other <u>DOT</u> ☐ Other _____																																
2	Conveyance Type Check Box																																		
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation State Transfer County Transfer																																	
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ _____ 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 = \$ <u>2925.00</u> Recordation Tax Consideration \$ _____ X () per \$500 = \$ <u>1000.00</u> TOTAL DUE \$ _____																															
5	Fees	Amount of Fees Recording Charge \$ <u>40.00</u> Surcharge \$ _____ State Recordation Tax \$ <u>1287.00 975</u> State Transfer Tax \$ <u>975.00</u> County Transfer Tax \$ <u>1950.00 2925</u> Other \$ _____ Other \$ _____		Doc. 1 Doc. 2 Agent: <u>THB</u> Tax Bill: <u>200349</u> C.B. Credit: _____ Ag. Tax/Other: <u>N</u>																															
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District <u>08</u> Property Tax ID No. (1) <u>08-23-050776</u> Grantor Liber/Folio <u>1363/0203</u> Subdivision Name <u>08-23-052230</u> Lot (3a) <u>1363/0203</u> Map _____ Parcel No. _____ Var. LOG ☐ (5) Location/Address of Property Being Conveyed (2) <u>YORK ROAD / 1032 Woodshire Lane Street MD 21154</u> Other Property Identifiers (if applicable) _____ Water Meter Account No. _____ Residential ☐ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: _____ Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: _____																																	
7	Transferred From	Doc. 1 - Grantor(s) Name(s) <u>DIANA F. OWENS</u>		Doc. 2 - Grantor(s) Name(s) <u>WOODS Construction Company</u>																															
8	Transferred To	Doc. 1 - Grantee(s) Name(s) <u>WOODS Construction Company, Inc.</u>		Doc. 2 - Grantee(s) Name(s) <u>THE FOREST HILL STATE BANK</u>																															
9	Other Names to Be Indexed	New Owner's (Grantee) Mailing Address <u>1032 WOODSHIRE LANE STREET MD 21154</u> 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: _____ Firm: <u>Stark and Keenan</u> Address: <u>30 Office Street</u> <u>Bel Air, MD 21014</u> Phone: () _____ ☐ 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 <table border="1" style="width:100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>☐ Terminal Verification</td> <td>☐ Agricultural Verification</td> <td>☐ Whole</td> <td>☐ Part</td> <td>☐ Tran. Process Verification</td> </tr> <tr> <td>Transfer Number: <u>19</u></td> <td>Date Received: <u>19</u></td> <td>Deed Reference: _____</td> <td colspan="2">Assigned Property No.: _____</td> </tr> <tr> <td>Geo. <u>19</u></td> <td>Map <u>19</u></td> <td>Sub <u>19</u></td> <td colspan="2">Block <u>19</u></td> </tr> <tr> <td>Zoning <u>19</u></td> <td>Grid <u>19</u></td> <td>Plat <u>19</u></td> <td colspan="2">Lot <u>19</u></td> </tr> <tr> <td>Use <u>19</u></td> <td>Parcel <u>19</u></td> <td>Section <u>19</u></td> <td colspan="2">Occ. Cd. <u>19</u></td> </tr> <tr> <td>Town Cd. <u>19</u></td> <td>Ex. St. <u>19</u></td> <td>Ex. Cd. <u>19</u></td> <td colspan="2"></td> </tr> </table>						☐ Terminal Verification	☐ Agricultural Verification	☐ Whole	☐ Part	☐ Tran. Process Verification	Transfer Number: <u>19</u>	Date Received: <u>19</u>	Deed Reference: _____	Assigned Property No.: _____		Geo. <u>19</u>	Map <u>19</u>	Sub <u>19</u>	Block <u>19</u>		Zoning <u>19</u>	Grid <u>19</u>	Plat <u>19</u>	Lot <u>19</u>		Use <u>19</u>	Parcel <u>19</u>	Section <u>19</u>	Occ. Cd. <u>19</u>		Town Cd. <u>19</u>	Ex. St. <u>19</u>	Ex. Cd. <u>19</u>		
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BA CIRCUIT COURT (Land Records) [SA CE 62-18962] SM 19107, p. 0615

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

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

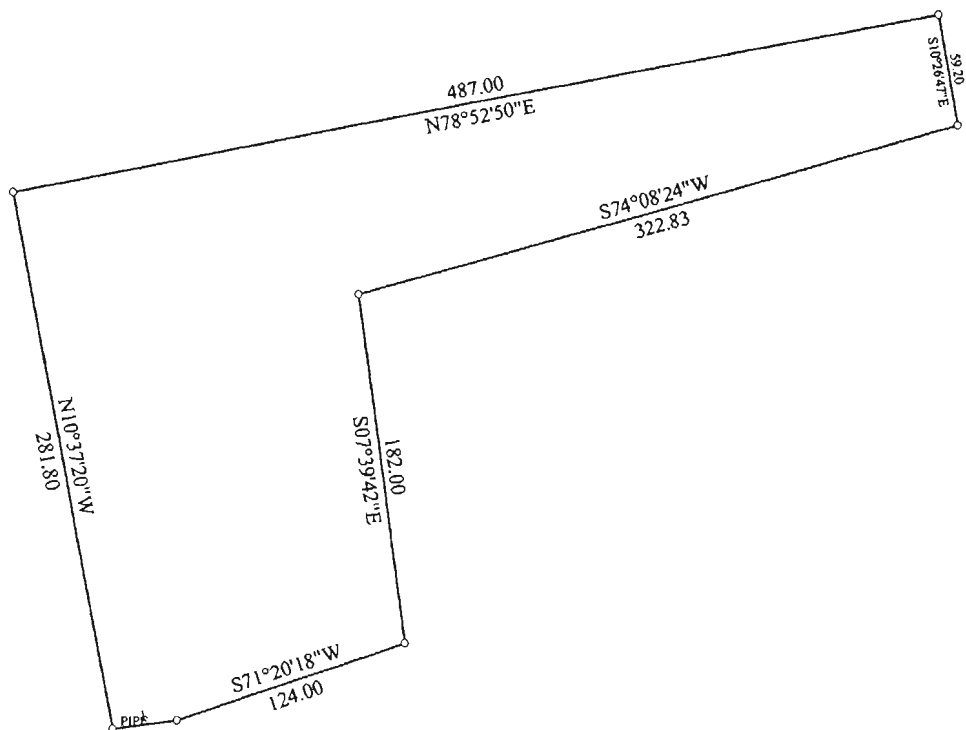
(Type or Print in Black Ink Only—All Copies Must Be Legible)

5 (Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
	Recording Charge	\$ <u>40.00</u>	\$	\$	\$
	Surcharge	\$	\$	\$	\$
	State Recordation Tax	\$	\$	\$	\$
	State Transfer Tax	\$	\$	\$	\$
	County Transfer Tax	\$	\$	\$	\$
	Other	\$	\$	\$	\$
	Other	\$	\$	\$	\$
7 (Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)		Doc. 4 - Grantor(s) Name(s)		
	<u>ARTHUR A. WOOD</u> <u>SHARI L. WOOD</u>				
	Doc. 5 - Grantor(s) Name(s)		Doc. 6 - Grantor(s) Name(s)		
	Doc. 3 - Owner(s) of Record, if Different from Grantor(s)		Doc. 4 - Owner(s) of Record, if Different from Grantor(s)		
	Doc. 5 - Owner(s) of Record, if Different from Grantor(s)		Doc. 6 - Owner(s) of Record, if Different from Grantor(s)		
8 (Continued) Transferred To	Doc. 3 - Grantee(s) Name(s)		Doc. 4 - Grantee(s) Name(s)		
	<u>PAULE PEAK, TRUSTEE</u> <u>RUSSELL R. CULLEN, TRUSTEE</u>				
	Doc. 5 - Grantee(s) Name(s)		Doc. 6 - Grantee(s) Name(s)		
9 (Continued) Other Names to be Indexed	Doc. 3 - Additional Names to be Indexed (Optional)		Doc. 4 - Additional Names to be Indexed (Optional)		
	Doc. 5 - Additional Names to be Indexed (Optional)		Doc. 6 - Additional Names to be Indexed (Optional)		
Special Instructions	Special Recording Instructions (if any)				

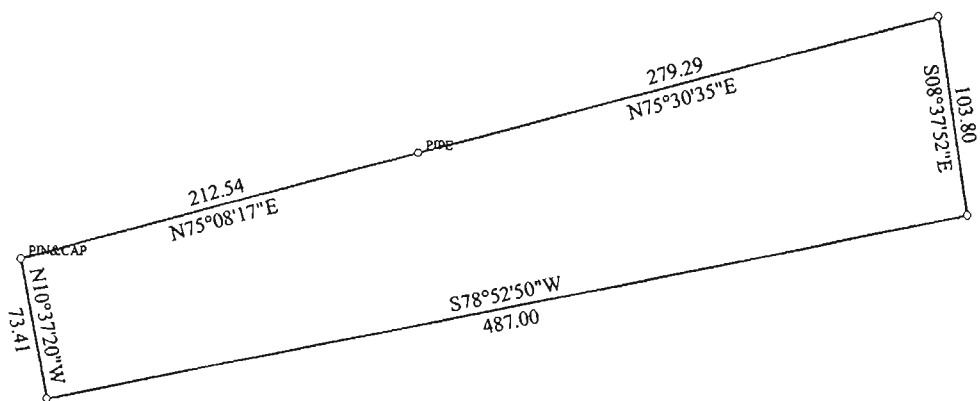
08-23-05-0776

RECORDATION TAX NOT PAID
Director of Budget & Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108

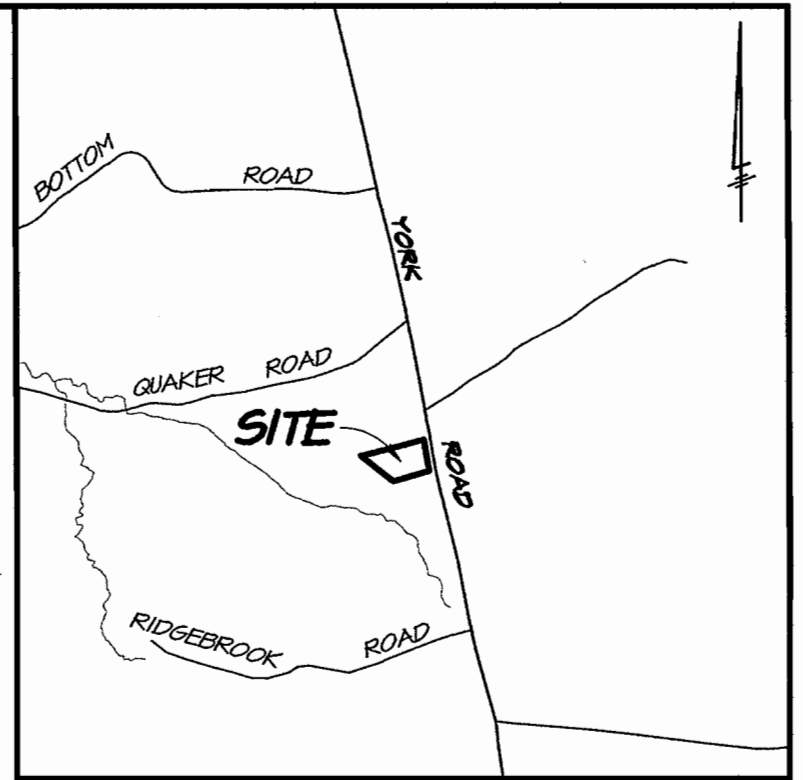
DOC # 2 3 4 5 6
Initial: JWS JWS
Date: 11/6/03



Title: 19107/612 WOOD'S CONSTRUCTION COMPANY, INC. PARCEL ONE		Date: 09-26-2003
Scale: 1 inch = 100 feet	File: 19107-612A.des	
Tract 1: 1.566 Acres: 68210 Sq Feet: Closure = s86.1628e 0.01 Feet: Precision =1/194079: Perimeter = 1490 Feet		
001=S82.2332W 33.19 PIPE	004=S10.2647E 59.20	007=S71.2018W 124.00
002=N10.3720W 281.80	005=S74.0824W 322.83	
003=N78.5250E 487.00	006=S07.3942E 182.00	



Title: 19107/612 WOOD'S CONSTRUCTION COMPANY, INC. PARCEL TWO		Date: 09-23-2003
Scale: 1 inch = 100 feet	File: 19107-612B.des	
Tract 1: 0.998 Acres: 43452 Sq Feet: Closure = s79.0951w 0.02 Feet: Precision =1/48107: Perimeter = 1156 Feet		
001=S08.3752E 103.80	003=N10.3720W 73.41 PIN&CAP	005=N75.3035E 279.29
002=S78.5250W 487.00	004=N75.0817E 212.54 PIPE	



VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM PLAT PREPARED BY THOMPSON & MCCORD ASSOC., LLC.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 34 B2
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 17.
4. CENSUS TRACT 408000 REGIONAL PLANNING DISTRICT 304
5. WATERSHED LOCH RAVEN SUBWATERSHED NONE
6. SCHOOL DISTRICT: ELEMENTARY - SPARKS E.S.; MIDDLE - HEREFORD M.S.; HIGH - HEREFORD H.S.
7. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
9. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
11. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
12. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
13. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

OWNER / DEVELOPER
WOODS CONSTRUCTION COMPANY, INC.
1122 BALDWIN MILL ROAD
JARRETTSVILLE, MD 21084
(410) 692 2470

ZONING HEARING REQUEST

A SPECIAL HEARING TO ALLOW A LOT WITH AN AREA OF 1.00 ACRES IN LIEU OF 1.50 ACRES PER SECTION 1A04.3.B.1.a (B.C.Z.R.)

VARIANCE

TO ALLOW A FRONT YARD SETBACK OF 150 FEET IN LIEU OF THE REQUIRED 150 FEET FROM THE CENTER LINE OF A "SCENIC ROUTE" PER SECTION 1A04.3.B.2.b. (B.C.Z.R.)

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING OF THE

WOODS CONSTRUCTION COMPANY INC PROPERTY

YORK ROAD
Deed Ref: S.M. No. 21288 folio 42
Tax Account No.: 24-00-009104
Zoned RC 5; GIS Tile 34 B2
Tax Map 34; Grid 16; Parcel 285 (90)
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

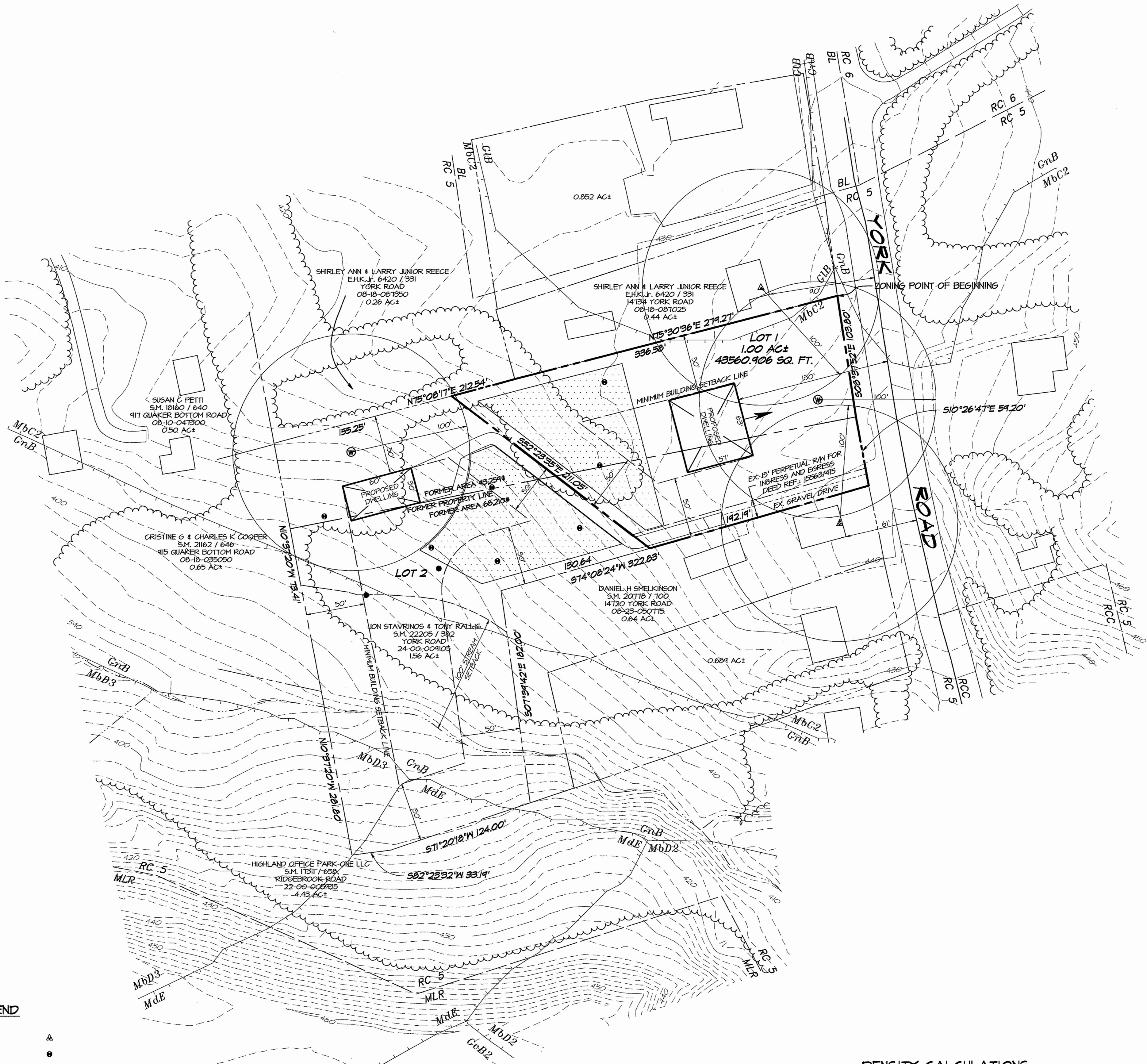
Scale: 1"=50'

Date: FEBRUARY 22, 2006

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COUNTY REVISIONS	3/4/06	COMPUTED:	DRAWN: CLM	CHECKED:	FILE: X:\WOOD York\zoning.pro
REVISION	DATE				



LEGEND

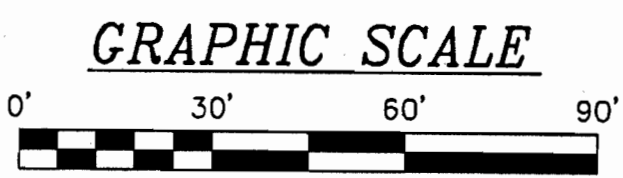
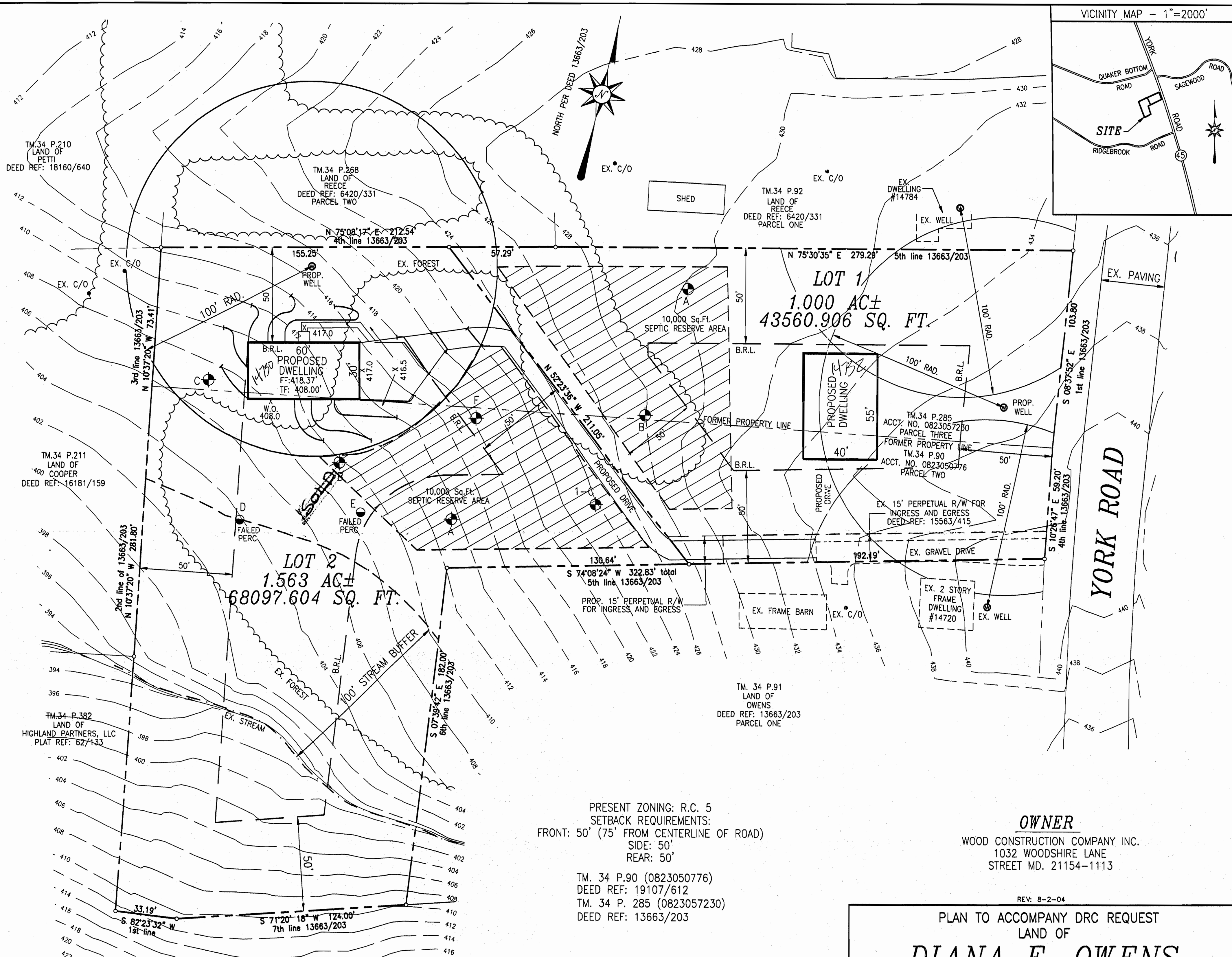
- EXISTING WELL: A
PASSED PERC TEST: ●
FAILED PERC TEST: ○
PROPOSED WELL AREA: W
PROPOSED DWELLING: [X]
EXISTING BUILDING: []
SOIL LINE: []
WOODS LINE: []
EXISTING PAVING: []
PROPOSED PAVING: []
ZONING LINE: []
PROPERTY LINE: []
CONTOURS: []

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/BASEMENT	STREETS & PARKING
GcB2, GIB	Slight	Slight	Moderate: slope
GnB	Severe: high water table; moderately slow permeability.	Severe: high water table	Severe: high water table
MbC2	Moderate: slope	Moderate: slope	Severe: slope
MbD2, MbD3, MbE	Severe: slope	Severe: slope	Severe: slope

DENSITY CALCULATIONS

GROSS AREA	50.00 Ac.±
HIGHWAY WIDENING	X.XXX Ac.±
NET AREA	1.00 Ac.±
LOTS PERMITTED	1.00 Ac.± = 1 Lots
LOTS PROPOSED	1
6-10 ACRES = 2 LOTS	



NOTE: ALL WELLS & SEPTICS WITHIN 100' OF PROPERTY LINE ARE SHOWN HEREON.

PRESENT ZONING: R.C. 5
SETBACK REQUIREMENTS:
FRONT: 50' (75' FROM CENTERLINE OF ROAD)
SIDE: 50'
REAR: 50'

TM. 34 P.90 (0823050776)
DEED REF: 19107/612
TM. 34 P. 285 (0823057230)
DEED REF: 13663/203

 DENOTES 10,000 Sq.Ft. SEPTIC RESERVE AREA

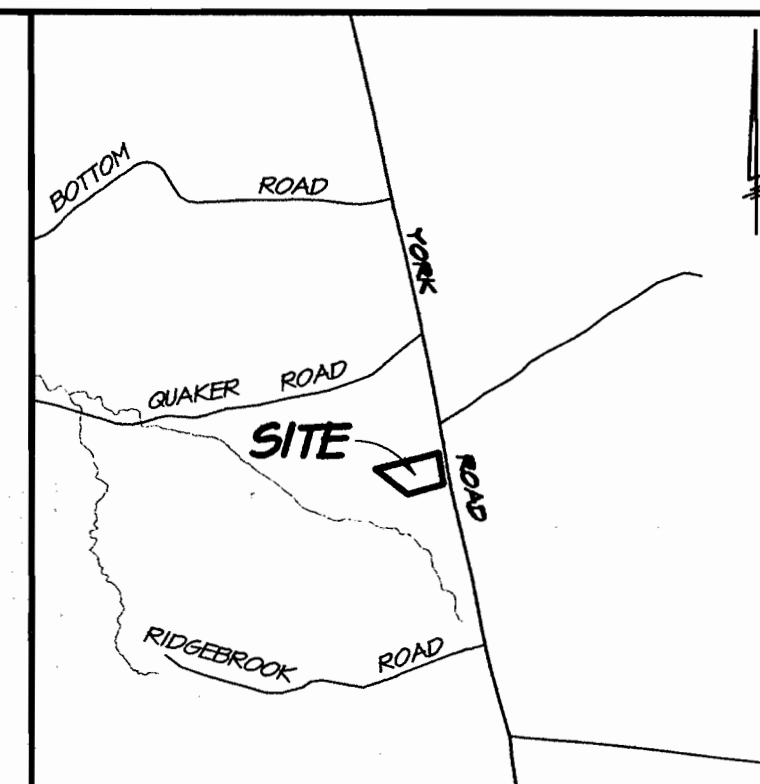
OWNER
WOOD CONSTRUCTION COMPANY INC.
1032 WOODSHIRE LANE
STREET MD. 21154-1113

REV: 8-2-04

PLAN TO ACCOMPANY DRC REQUEST
LAND OF
DIANA F. OWENS
ELECTION DISTRICT NO. 8BALTIMORE COUNTY, MD

THOMPSON & McCORD ASSOCIATES, LLC. 402 N. HICKORY AVENUE SUITE B
LAND SURVEYORS & SITE DEVELOPMENTBEL AIR, MARYLAND 21014
(410) 803-0696

SCALE: 1" = 30'	DATE: OCTOBER 3, 2003 REV: 3-29-04 REV: 5-24-04	REV: 6-29-04 REV: 7-12-04 REV: 10-8-04	SHEET: 1 OF 1
DRAWN BY: McCORD	CHECKED BY: JCT	JOB NO.: 2398	



VICINITY MAP
1" = 1000'

GENERAL NOTES

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3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 17.
4. CENSUS TRACT 40B100 REGIONAL PLANNING DISTRICT 304
5. WATERSHED LOCH RAVEN SUBWATERSHED NONE
6. SCHOOL DISTRICT ELEMENTARY - SPARKS ES; MIDDLE - HEREFORD MS; HIGH - HEREFORD HS.
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OWNER / DEVELOPER
WOOD'S CONSTRUCTION COMPANY, INC.
1122 BALDWIN MILL ROAD
JARRETTSVILLE, MD 21084
(410) 642 2470

ZONING HEARING REQUEST

A SPECIAL HEARING TO ALLOW A LOT WITH AN AREA OF 1.00 ACRES IN LIEU OF 150 ACRES PER SECTION 1A04.3.B.1.a (B.C.Z.R.)

VARIANCE

TO ALLOW A FRONT YARD SETBACK OF 130 FEET IN LIEU OF THE REQUIRED 150 FEET FROM THE CENTER LINE OF A "SCENIC ROUTE" PER SECTION 1A04.3.B.2.b (B.C.Z.R.)

PLAT TO ACCOMPANY A
PETITION FOR A SPECIAL HEARING
OF THE
WOODS CONSTRUCTION
COMPANY INC PROPERTY

YORK ROAD
Deed Ref: S.M. No. 21288 folio 42
Tax Account No.: 24-00-009104
Zoned RC 5; GIS Tile 34 B2
Tax Map 34; Grid 16; Parcel 285 (90)
8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50' Date: FEBRUARY 22, 2006

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



		320 East Towson Town Boulevard Towson, Maryland 21286 (410) 823-4470				Plot #	
SHOW LOT LINE PRIOR TO LOT LINE ADJUSTMENT		03-04-2006					
REVISION		DATE		COMPUTED:	DRAWN: CLM	CHECKED:	FILE: X:\WOOD York\zoning.pro

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
GcB2, GIB	Slight	Slight	Moderate, slope
GnB	Severe; high water table; moderately slow permeability.	Severe; high water table	Severe; high water table
MbC2	Moderate, slope	Moderate, slope	Severe, slope
MbD2, MbD3, MdE	Severe, slope	Severe, slope	Severe, slope

SOIL TYPES & LIMITATIONS

LEGEND

- EXISTING WELL
- PASSED PERC TEST
- FAILED PERC TEST
- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING BUILDING
- SOIL LINE
- WOODS LINE
- EXISTING PAVING
- PROPOSED PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS