IN RE: **PETITION FOR ADMIN. VARIANCE** NW/S Belfast Road, E of the c/l *Duncan Hill Road* **(1640 Belfast Road)** 8th Election District 3rd Council District Frederick H. Klaunberg, Jr., et ux Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 06-488-A**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Frederick H. Klaunberg, Jr., and his wife, Lynn D. Klaunberg (deceased), through their attorney, William O. Jensen, Jr., Esquire. The Petitioners request variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

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

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

ORDER RECEIVED FOR FILING
Date 5-17-06
By

Based upon the evidence contained therein, I am persuaded to grant the requested variance. Relief is necessitated due to site constraints associated with this property and the location of existing improvements thereon. As shown on the site plan, the house is located towards the rear of the lot, which is steeply sloped and contains the well and underground utilities which serve the property. Strict compliance with the regulations would require extensive excavation and relocation of existing utilities, the extension of the existing driveway and possibly the removal of two mature trees. Thus, the Petitioners propose to construct a 24' x 32' detached garage on the west side of their home, at the end of an existing macadam driveway. It was indicated that this area of the property is level and would require minimal excavation and/or removal of trees to accommodate the new construction. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of May 2006 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 5-17-06
By [illegible]

2) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5-17-06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

May 18, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

William O. Jensen, Jr., Esquire
3401 Northwind Road
Baltimore, Maryland 21234-1250

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
NW/S Belfast Road, E of Duncan Hill Road
(1640 Belfast Road)
8th Election District – 3rd Council District
Frederick H. Klaunberg, Jr., et ux - Petitioners
Case No. 06-488-A

Dear Mr. Jensen:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

cc: Mr. Frederick H. Klaunberg, Jr.
1640 Belfast Road, Sparks, Md. 21152
Office of Planning; People's Counsel; Case File

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1640 Belfast Road Sparks, MD
which is presently zoned RC 2

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)

Section 400.1 BCZR - TO PERMIT A DETACHED GARAGE IN THE SIDE YARD IN LIEU OF THE REAR YARD

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

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

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

Contract Purchaser/Lessee:

Not Applicable
Name - Type or Print

Signature

Address — Telephone No

City — State — Zip Code

Attorney For Petitioner:

William O. Jensen, Jr.
Name - Type or Print

W. O. Jensen
Signature

Company

Address 3401 Northwind Road 410-256-4874 Telephone No.

City Baltimore, MD 21234-1250 State Zip Code

Legal Owner(s):

Frederick H. Klaunberg, Jr. and
Name - Type or Print Lynn D. Klaunberg, h/w, deceas

F. H. Klaunberg
Signature

Name - Type or Print

Signature

1640 Belfast Road 410-771-4797
Address — Telephone No

Sparks, MD 21152
City — State — Zip Code

Representative to be Contacted:

Not Applicable
Name

Address — Telephone No.

City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11 day of [illegible] that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-488-A

REV 10/25/01

Reviewed By [illegible] **Date** 04-06-06

Estimated Posting Date 04-16-05

RECEIVED FOR FILING
Date 3-17-05
By [illegible]

Affidavit in Support of Administrative Variance

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

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

Address 1640 Belfast Road, Sparks, MD 21152

City State Zip Code

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

The side yard site is relatively level, requiring minimal excavation ands containing no underground utilities.
Locating the garage to a site to the rear of the house would involve:
garage being less than 30 feet from existing well,
rear site has a sloping bank requiring excavation/removal of 570cu.yd
the bank contains underground pipe line and cable furnishing water ar electricity to barn, plus a TV dish cable. To relocate these three items would be extremely expensive, particularly since they would have to be much longer to be routed around the excavation.
one and possibly two large trees would have to be removed.
with garage in the rear, autos parked on the existing parking pad would have to be moved in many instances to make room to enter or exit the garage.

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

Signature

Signature

Frederick H. Klaunberg, Jr.
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of March, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Frederick H. Klaunberg, Jr. the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

WILLIAM O. JENSEN, JR. NOTARY PUBLIC BALTIMORE COUNTY, MD.

Notary Public

My Commission Expires 4/1/09

REV 10/25/01

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 301

DATE _____ ACCOUNT _____

AMOUNT $ _____

RECEIVED FROM: _____

FOR: _____

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-488-A

Petitioner/Developer:
WILLIAM O JENSEN

Date Of Hearing/Closing: 5/1/06

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

Attention:

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 at 1640 BELFAST ROAD

This sign(s) were posted on April 15, 2006.
(Month, Day, Year)

Sincerely,

Martin Ogle 4/15/06
(Signature of sign Poster and Date)
Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

Im000633 (1152x864x24b jpeg)

Walter Ogle 4/15/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 488 -A Address 1640 Belfast Rd.

Contact Person: Sonia R. Alexander Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 04.06.06 **Posting Date:** 04-16-06 **Closing Date:** 05.01.06

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 488 -A Address 1640 Belfast Rd.

Petitioner's Name Klaunberg Telephone 410-256-4623

Posting Date: 04-16-06. **Closing Date:** 05-01-06.

Wording for Sign: To Permit an Accessory Garage in the Side Yard in Lieu of the Rear Yard.

WCR - Revised 6/25/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 06-488-A

Petitioner: Frederick H. Klaumberg

Address or Location: 1640 Belfast Rd. Towson, Md 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: Wm. O. Carroll, Esq.

Address: 3401 Northwind Rd
Baltimore, MD 21234-1250

Telephone Number: (410) 256-4874

Revised 2/20/98 - SCJ

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1640 Belfast Road Sparks, MD

which is presently zoned RC 2

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)

Section 400.1 BCZR TO PERMIT A DETACHED GARAGE IN THE SIDE YARD IN LIEU OF THE REAR YARD

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

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

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

Contract Purchaser/Lessee:

Not Applicable
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Frederick H. Klaunberg, Jr. and
Name - Type or Print Lynn D. Klaunberg, h/w, decea

Signature

Name - Type or Print

Signature

1640 Belfast Road 410-771-4797
Address Telephone No.

Sparks, MD 21152
City State Zip Code

Attorney For Petitioner:

William O. Jensen, Jr.
Name - Type or Print

Signature

Company

Address ~~3401 Northwind Road~~ 410-256-4874 Telephone No.

City Baltimore, MD 21234-1250 State Zip Code

Representative to be Contacted:

Not Applicable
Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 06-488-A

REV 10/25/01

Reviewed By JWN Date 04.06.06

Estimated Posting Date 04-16-06

Affidavit in Support of Administrative Variance

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

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

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City State Zip Code

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garagesite has a sloping bank requiring excavation/removal of 570cu.yd
the bank contains underground pipe line and cable furnishing water an
electricity to barn, plus a TV dish cable. To relocate these three
items would be extremely expensive, particularly since they would
have to be much longer to be routed around the excavation.
one and possibly two large trees would have to be removed.
with **garagepink the rear,** autos parked on the existing parking pad
would have to be moved in many instances to make room to enter or
exit the garage.

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

F.H. Klaunberg
Signature

Signature

Frederick H. Klaunberg, Jr.
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of March, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Frederick H. Klaunberg, Jr. the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 4/1/09

REV 10/25/01

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 1, 2006

Frederick H. Klaunberg, Jr.
1640 Belfast Road
Sparks, MD 21152

Dear Mr. Klaunberg:

RE: Case Number: 06-488-A, 1640 Belfast Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 6, 2006.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
William O. Jensen, Jr. 3401 Northwind Road Baltimore 21234-1250

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 10, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-488- Administrative Variance**

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

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

Prepared By: Curtis Murray

Division Chief: Lyn Lanham

RECEIVED

MAY 1 6 2006

ZONING COMMISSIONER

CM/LL

W:\DEVREV\ZAC\6-488.doc

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 4.14.06

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

RE: Baltimore County
Item No. 488 JRA

Dear. Ms. Matthews:

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

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

Very truly yours,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 18, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For April 24, 2006
Item Nos. 484, 485, 486, 487, 488, and 490

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-04182006.doc

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

April 19,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 17, 2006

Item Numbers: 484 through 490
487

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

Printed on Recycled Paper

EXHIBIT B

PARCEL NO. 1

BEING KNOWN AND DESIGNATED AS Lot No. 2 as shown on the Plat entitled "Property of Milton Boyd Sachse" which Plat is recorded among the Plat Records of Baltimore County in Plat Book 46, folio 52.

SAVING AND EXCEPTING so much of Lot No. 2 conveyed to Baltimore County, Maryland by Deed dated June 5, 1980 recorded among the Land Records of Baltimore County in Liber 6177, folio 206.

BEING THE SAME lot of ground which by Deed dated November 28, 1983 and recorded among the Land Records of Baltimore County in Liber 6632, folio 684, was granted and conveyed by Milton Boyd Sachse unto Wayne K. DeFontes.

PARCEL NO. 2

BEGINNING FOR THE SAME at a point in the center of Belfast Road at the end of the 32nd or S52° 35'W 154.00 foot line of the land which by Deed dated October 9, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S., 1308, folio 547, was conveyed by Harriet S. Hann, single, to Elizabeth C. Virdin and Joseph D. Virdin, Jr., her husband, thence leaving Belfast Road and binding on a part of the 33rd line of the aforesaid Deed, as now surveyed, N21° 36' 33"W 699.53 feet to the southwesterly outline of the property of "Milton B. Sachse", a subdivision recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. No. 46, folio 52, at a corner of Lot 2, which Lot 2 was conveyed by Milton B. Sachse to Wayne K. DeFontes by Deed dated December 12, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr., 6632, folio 684, as shown on said Plat, running reversely with and binding on a southerly line of Lot 2, N68° 27' 30"E 375.85 feet, running reversely with and binding on a southwesterly line of Lot 2, S43° 39' 36"E a total distance of 421.11 feet to the center of Belfast Road and to intersect the 30th line of the aforesaid deed, Hann to Virdin, at a distance of 328.78 feet from the end of said 30th line, running thence on the center of Belfast Road and binding on a part of the 30th line and on the 31st and 32nd lines of the aforesaid deed, Hann to Virdin, as now surveyed, the three following courses and distances: (1) S32° 35' 27"W 328.78 feet; (2) S37° 59' 57"W 140.15 feet; (3) S51° 36' 57"W 153.68 feet to the place of beginning. Containing 6.283 acres of land more or less.

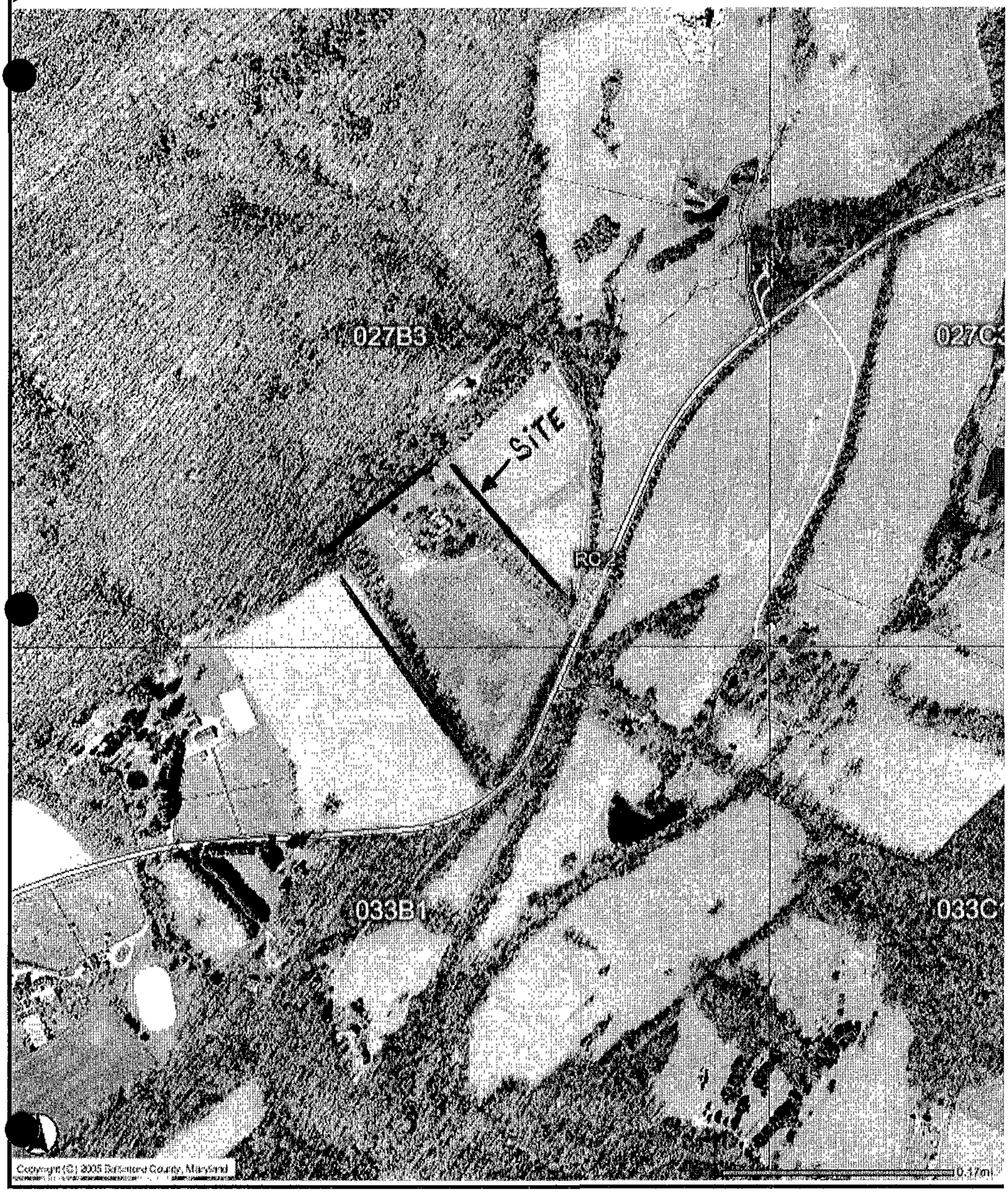
BEING THE SAME lot of ground which by Deed dated May 29, 1984 and recorded among the Land Records of Baltimore County in Liber 7206, folio 154, was granted and conveyed by Elizabeth C. Virdin and Joseph D. Virdin, Jr., her husband unto Wayne K. DeFontes.

PARCEL NO. 1 AND PARCEL NO. 2 are all and the same property which by Deed dated of even date herewith and recorded prior hereto was granted and conveyed by Wayne K. DeFontes to Frederick H. Klaunberg, Jr. and Lynn D. Klaunberg, his wife.

06 488 A

027.B.3.
400 FT. = 1 IN

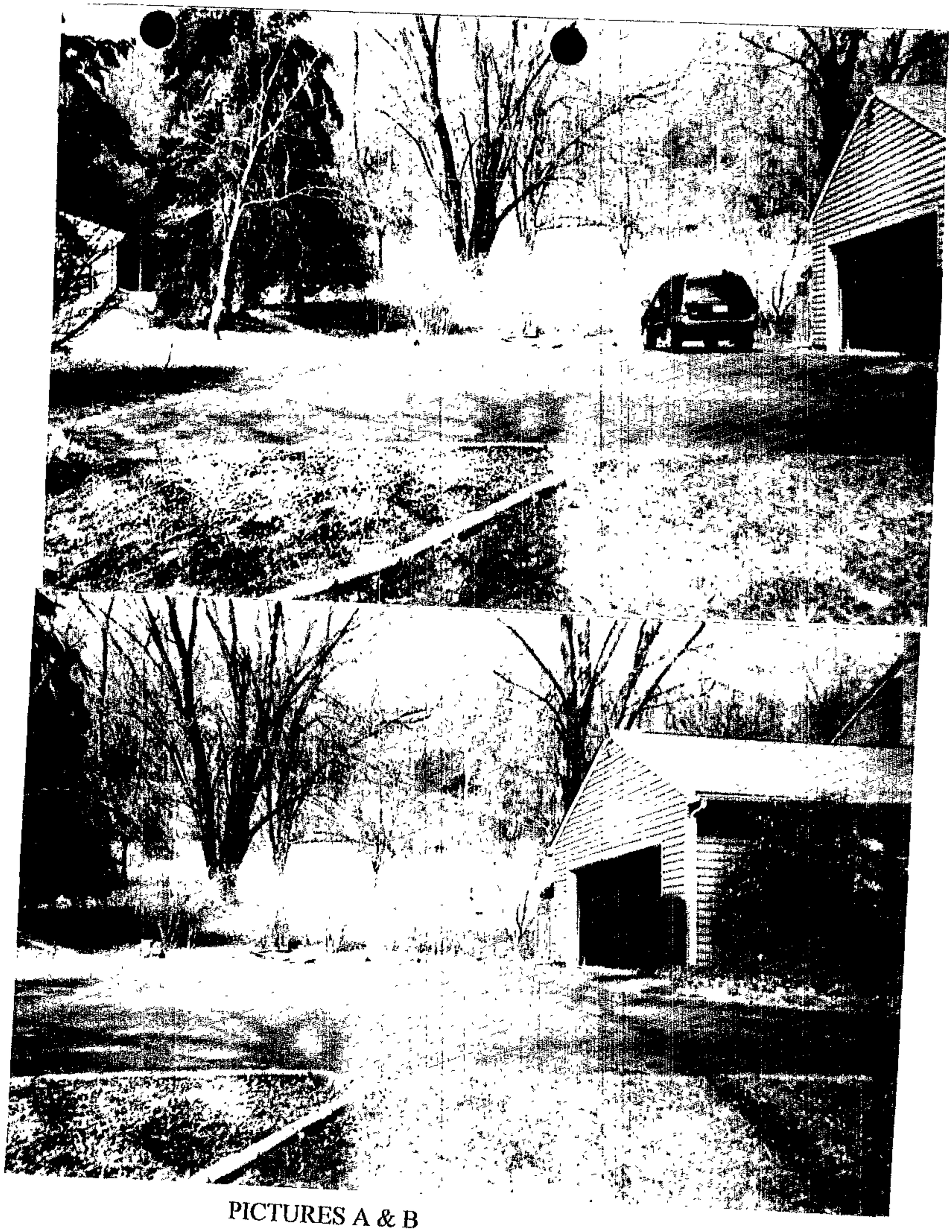
06 488 17


027B3
SITE
RD
027C
033B1
033C
Copyright (C) 2005 Baltimore County, Maryland
0.17mi

OG-488-A

A

B



PICTURES A & B

LOOKING NORTH - SHOWING WHERE COUNTY ZONING OFFICIAL AND BCZR REGULATION, SECTION 400.1 REQUIRE GARAGE TO BE BUILT.
NOTE: 5-6' HEIGHT OF LAND
NOTE UTILITIES INCLUDING ELECTRIC LINES AND WATER IN BANK.
NOTE THAT WELL IS LESS THAN 30' FROM REQUIRED PLACEMENT OF GARAGE.

OG 488 A

A

B

PICTURES A & B

LOOKING WEST - SHOWING SIDE YARD WHERE KLAUNBERG WANTS GARGAGE TO BE BUILT. SHOWING IMPLEMENT SHED AND BARN.
NOTE: LEVEL LAND
NOTE: NO UTILITIES IN GROUND.
NOTE: WELL IS MORE THAN 30' FROM PROPOSED PLACEMENT OF GARAGE.

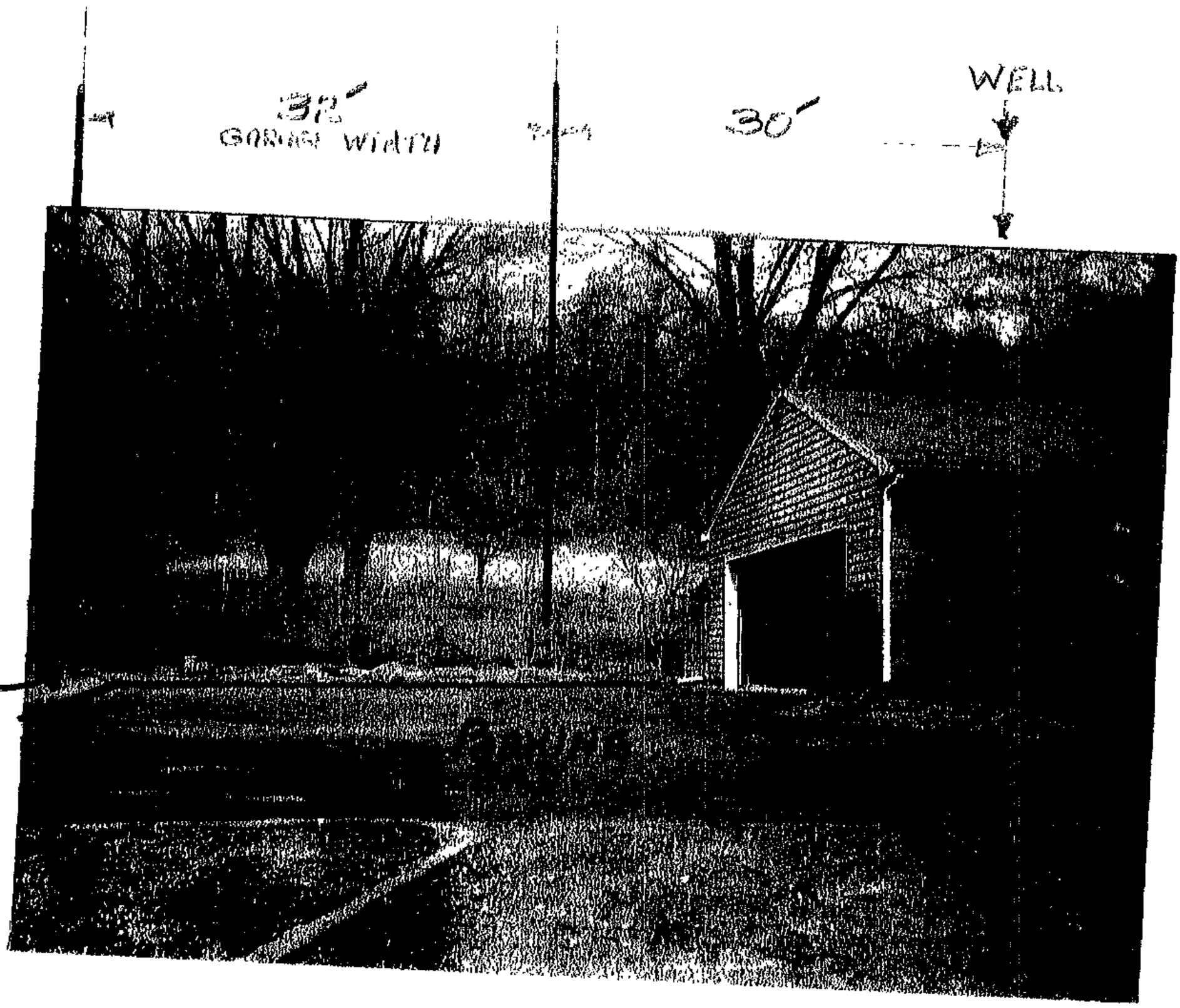
OG-488-A

A

PICTURE A

LOOKING EAST - SHOWING HOUSE AND EXISTING 3 CAR GARAGE AND PARKING PAD. ALSO SHOWING SIDE YARD WHERE KLAUNBERG WANTS GARGAGE TO BE BUILT.

JG488 · A



PARKING PAD [illegible] TO SITE TO [illegible]
BACK HOUSE LINE.
THIS SITE [illegible] CONTINUE THE [illegible]
UNDERGROUND [illegible] PAS. LINE AND CABLE SUPPLYING
WATER [illegible] PLUS A TV DISH [illegible].
SITE WORK REQUIRED REMOVAL OF 1½ CU.YDS.
GARAGE WORK NEEDED [illegible] LOCATED OUT OF [illegible]
WITH A [illegible] END OF PARKING PAD [illegible]

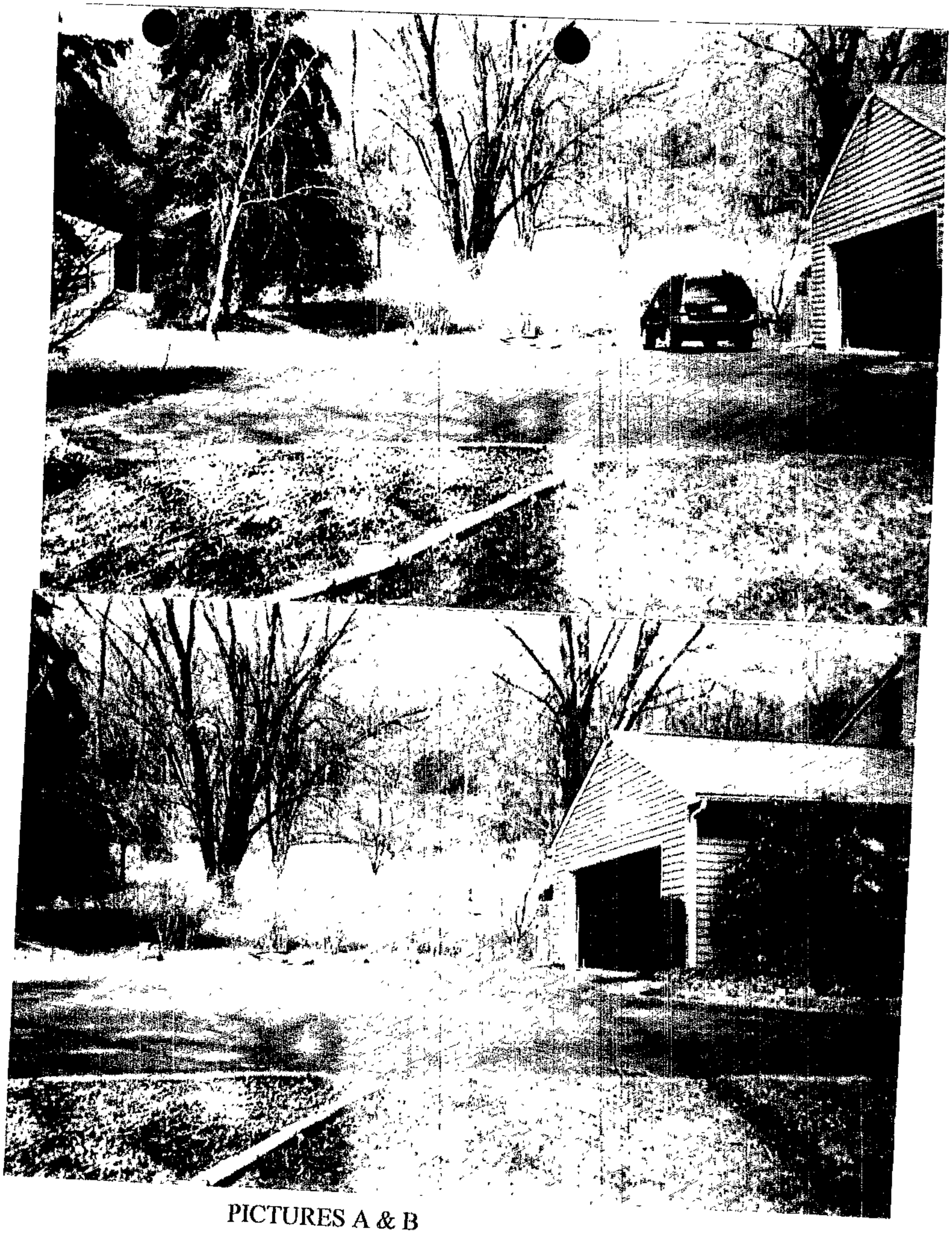
06-488 F

1640 [illegible]

BALTIMORE COUNTY, MD

A

B



PICTURES A & B

LOOKING NORTH - SHOWING WHERE COUNTY ZONING OFFICIAL AND BCZR REGULATION, SECTION 400.1 REQUIRE GARAGE TO BE BUILT.
NOTE: 5-6' HEIGHT OF LAND
NOTE UTILITIES INCLUDING ELECTRIC LINES AND WATER IN BANK.
NOTE THAT WELL IS LESS THAN 30' FROM REQUIRED PLACEMENT OF GARAGE.

06 488-A

A

B

PICTURES A & B

LOOKING WEST - SHOWING SIDE YARD WHERE KLAUNBERG WANTS GARGAGE TO BE BUILT. SHOWING IMPLEMENT SHED AND BARN.
NOTE: LEVEL LAND
NOTE: NO UTILITIES IN GROUND.
NOTE: WELL IS MORE THAN 30' FROM PROPOSED PLACEMENT OF GARAGE.

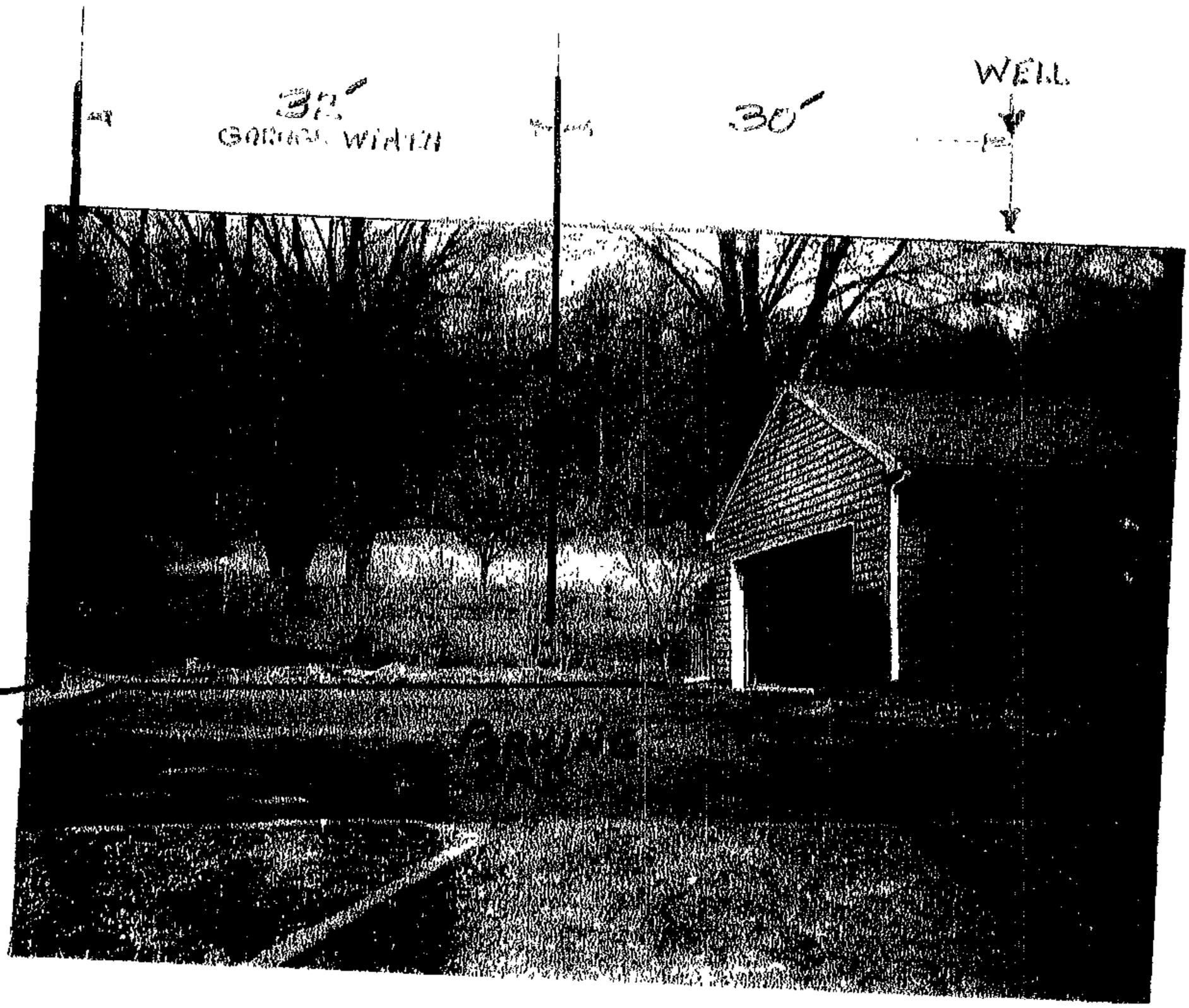
OG-488-A

A

PICTURE A

LOOKING EAST - SHOWING HOUSE AND EXISTING 3 CAR GARAGE AND PARKING PAD. ALSO SHOWING SIDE YARD WHERE KLAUNBERG WANTS GARGAGE TO BE BUILT.

OG-488-A



PARKING pad [illegible] TO SITE TO PLACE AT
BACK HOUSE LINE
THIS SITE [illegible] CONTAINED THE [illegible]
UNDERGROUND GAS PIPELINE AND WELL SUPPLYING
WATER [illegible] PLUS A TV DISH [illegible]
SITE WOULD REQUIRE REMOVAL OF TWO CUYDASE.
GARAGE WOULD NEED [illegible] LOCATED [illegible]
WELL WOULD END [illegible]

06 488 A

1640 [illegible]

BALTIMORE COUNTY

A

B

PICTURES A & B

LOOKING NORTH - SHOWING WHERE COUNTY ZONING OFFICIAL AND BCZR REGULATION, SECTION 400.1 REQUIRE GARAGE TO BE BUILT.
NOTE: 5-6' HEIGHT OF LAND
NOTE UTILITIES INCLUDING ELECTRIC LINES AND WATER IN BANK.
NOTE THAT WELL IS LESS THAN 30' FROM REQUIRED PLACEMENT OF GARAGE.

06488·A

A

B

PICTURES A & B

LOOKING WEST - SHOWING SIDE YARD WHERE KLAUNBERG WANTS GARGAGE TO BE BUILT. SHOWING IMPLEMENT SHED AND BARN.
NOTE: LEVEL LAND
NOTE: NO UTILITIES IN GROUND.
NOTE: WELL IS MORE THAN 30' FROM PROPOSED PLACEMENT OF GARAGE.

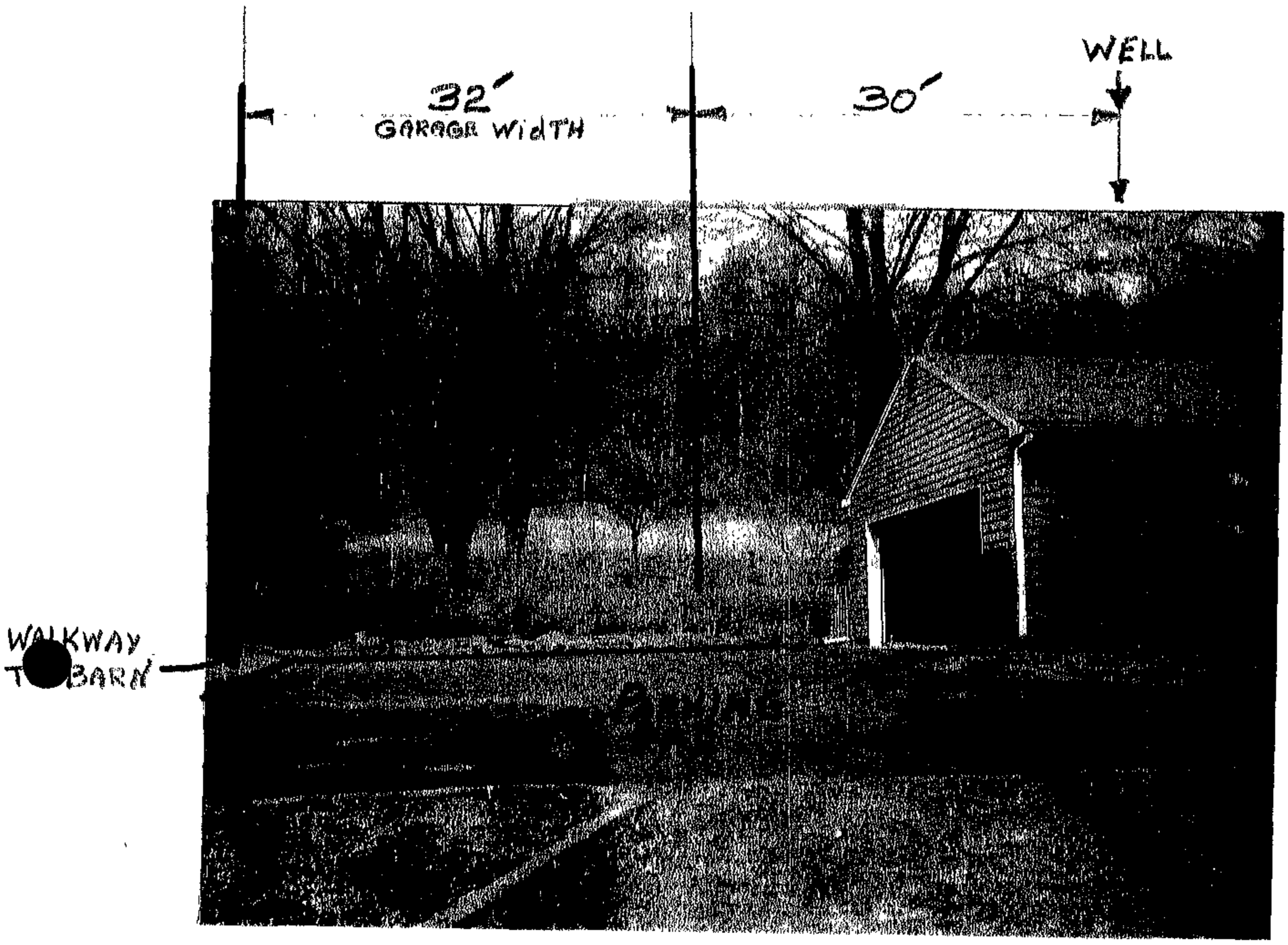
06-488-R

A

PICTURE A

LOOKING EAST - SHOWING HOUSE AND EXISTING 3 CAR GARAGE AND PARKING PAD. ALSO SHOWING SIDE YARD WHERE KLAUNBERG WANTS GARGAGE TO BE BUILT.

06-488-17

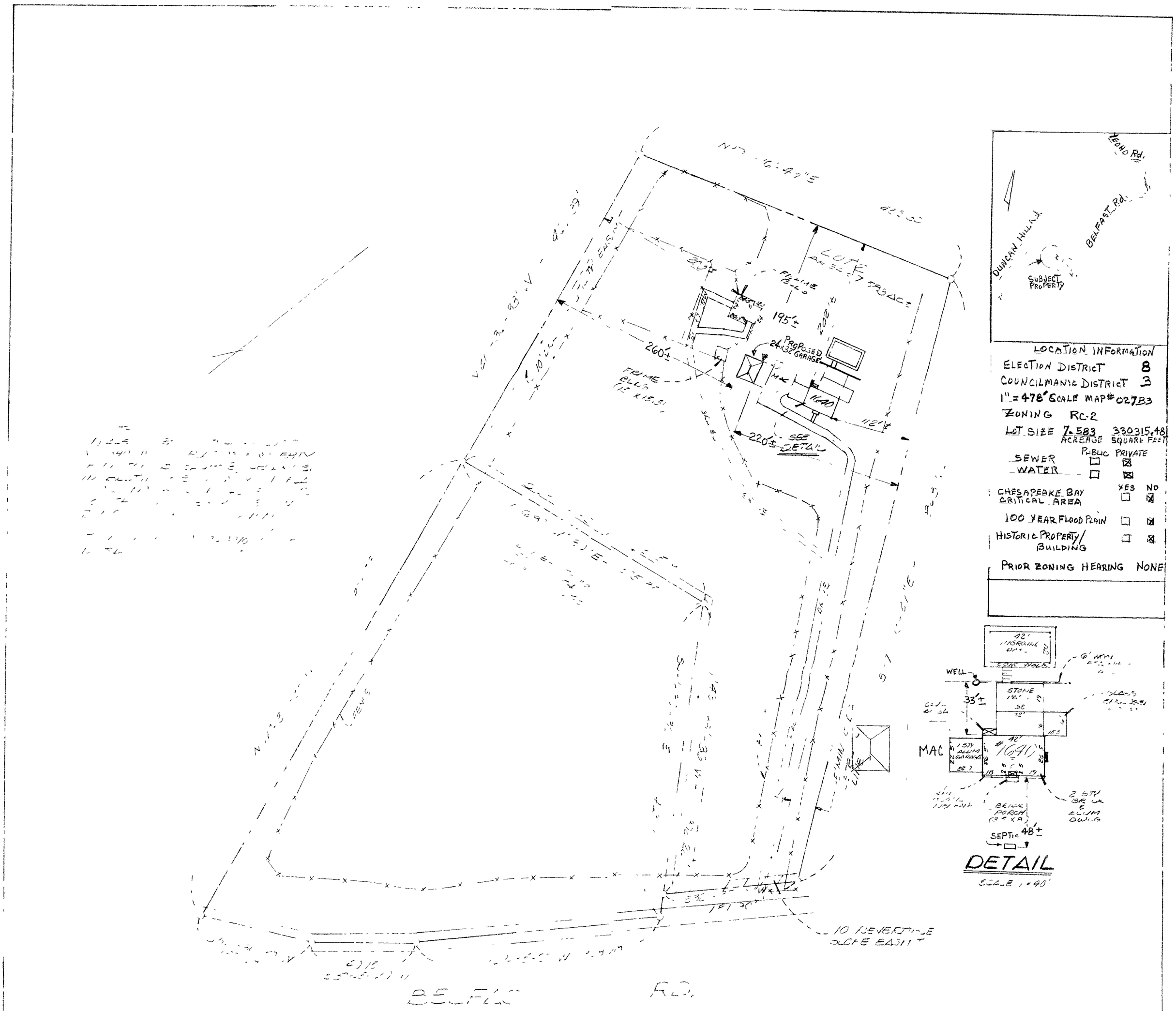


PARKING PAD LOOKING NORTH TO SITE TO REAR OF BACK HOUSE LINE
THIS SITE IS A BANK CONTAINING THE FOLLOWING UNDERGROUND ITEMS: PIPE LINE AND CABLE SUPPLYING WATER AND ELECTRIC TO BARN PLUS A TV DISH CABLE.
SITE WOULD REQUIRE REMOVAL OF 570 CU. YDS.±.
GARAGE WOULD NEED TO BE LOCATED OUT OF ALIGNMENT WITH NORTH END OF PARKING PAD TO BE 30' FROM WELL.

OG 488.A

1640 BELFAST Rd

BALTIMORE COUNTY, MD



STATE OF MARYLAND
ROBERT P. GRIM
No. 354
REGISTERED
PROPERTY LINE SURVEYOR

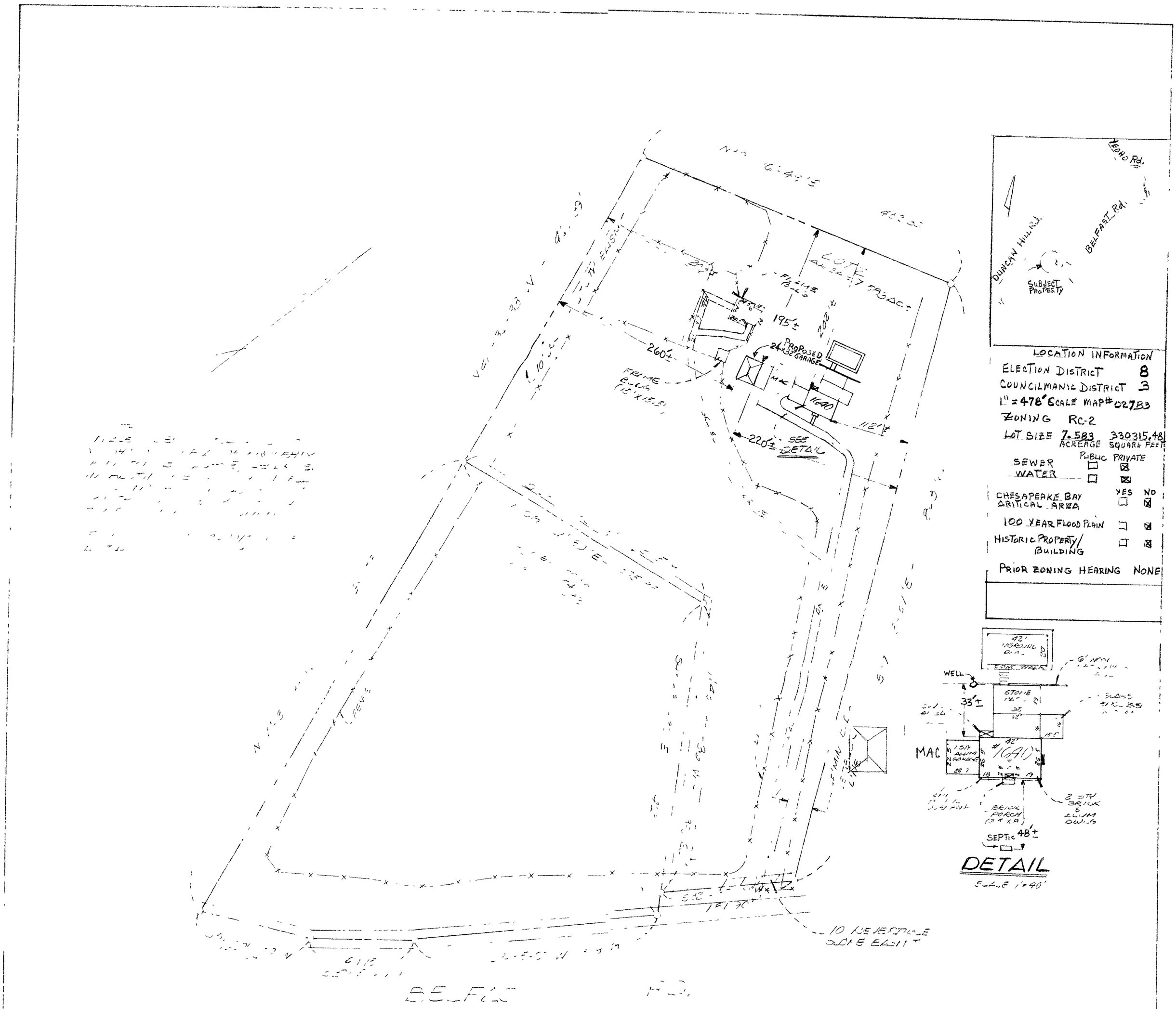
Robert P. Grim
2/8/89

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE LOT FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND THAT THEY ARE LOCATED AS SHOWN
THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES

EXHIBIT # 91

LOCATION SURVEY
1640 BELFAST ROAD
BALTIMORE COUNTY, MD
PREPARED BY
SCOTTS STEVENS & McCOY
555 FAIRMOUNT AVENUE
TOWSON, MARYLAND
SCALE: 1" = 80' DATE: 2-6-89
JOB NO 89109 / 91838

EASTERN TITLE



Pet Ex 1

STATE OF MARYLAND ROBERT P. GRIM PROPERTY LINE SURVEYOR No. 354 REGISTERED

Robert P. Grim
2/8/89

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE LOT FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND THAT THEY ARE LOCATED AS SHOWN. THIS PLAT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES.

PLEASE REFER TO

LOCATION SURVEY
1640 BELFAST ROAD
BALTIMORE COUNTY, MD
PREPARED BY
GROTTS STEVENS & McCOY
555 FAIRMOUNT AVENUE
TOWSON, MARYLAND
SCALE: 1"=80' DATE: 2-6-89
JOB NO 89109 / 91838

EASTERN TITLE

EXHIBIT B

PARCEL NO. 1

BEING KNOWN AND DESIGNATED AS Lot No. 2 as shown on the Plat entitled "Property of Milton Boyd Sachse" which Plat is recorded among the Plat Records of Baltimore County in Plat Book 46, folio 52.

SAVING AND EXCEPTING so much of Lot No. 2 conveyed to Baltimore County, Maryland by Deed dated June 5, 1980 recorded among the Land Records of Baltimore County in Liber 6177, folio 206.

BEING THE SAME lot of ground which by Deed dated November 28, 1983 and recorded among the Land Records of Baltimore County in Liber 6632, folio 684, was granted and conveyed by Milton Boyd Sachse unto Wayne K. DeFontes.

PARCEL NO. 2

BEGINNING FOR THE SAME at a point in the center of Belfast Road at the end of the 32nd or S5P 35'W 154.00 foot line of the land which by Deed dated October 9, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S., 1308, folio 547, was conveyed by Harriet S. Hann, single, to Elizabeth C. Virdin and Joseph D. Virdin, Jr., her husband, thence leaving Belfast Road and binding on a part of the 33rd line of the aforesaid Deed, as now surveyed, N21° 36' 33"W 699.53 feet to the southwesterly outline of the property of "Milton B. Sachse", a subdivision recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. No. 46, folio 52, at a corner of Lot 2, which Lot 2 was conveyed by Milton B. Sachse to Wayne K. DeFontes by Deed dated December 12, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr., 6632, folio 684, as shown on said Plat, running reversely with and binding on a southerly line of Lot 2, N68P 21' 30"E 375.85 feet, running reversely with and binding on a southwesterly line of Lot 2, S43° 39' 36"E a total distance of 423.11 feet to the center of Belfast Road and to intersect the 30th line of the aforesaid deed, Hann to Virdin, at a distance of 328.78 feet from the end of said 30th line, running thence on the center of Belfast Road and binding on a part of the 30th line and on the 31st and 32nd lines of the aforesaid deed, Hann to Virdin, as now surveyed, the three following courses and distances: (1) S32° 35' 27"W 328.78 feet; (2) S37° 59' 57"W 140.15 feet; (3) S51° 36' 57"W 153.68 feet to the place of beginning. Containing 6.283 acres of land more or less.

BEING THE SAME lot of ground which by Deed dated May 29, 1984 and recorded among the Land Records of Baltimore County in Liber 7206, folio 154, was granted and conveyed by Elizabeth C. Virdin and Joseph D. Virdin, Jr., her husband unto Wayne K. DeFontes.

PARCEL NO. 1 AND PARCEL NO. 2 are all and the same property which by Deed dated of even date herewith and recorded prior hereto was granted and conveyed by Wayne K. DeFontes to Frederick H. Klaunberg, Jr. and Lynn D. Klaunberg, his wife.

06-488-A