

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S of Summer Park Drive , S/S		
Intersection Upton Road	*	DEPUTY ZONING COMMISSIONER
11 th Election District		
6 th Councilmanic District	*	OF BALTIMORE COUNTY
(9129 Summer Park Drive)		
	*	
Robert L. and Susan E. Ehrhardt		
<i>Petitioners</i>	*	CASE NO. 06-683-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Robert L. and Susan E. Ehrhardt. The variance request is for property located at 9129 Summer Park Drive. The variance request is from Section 1B02.3A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (garage) with a 12 foot side setback in lieu of the minimum required 25 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners want to construct the garage for parking and storage of two personal vehicles that are used occasionally and are entered in car shows. The proposed garage will also be used for personal property storage.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

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

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for

8-23-06
 [Signature]
 [Initials]

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 8, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

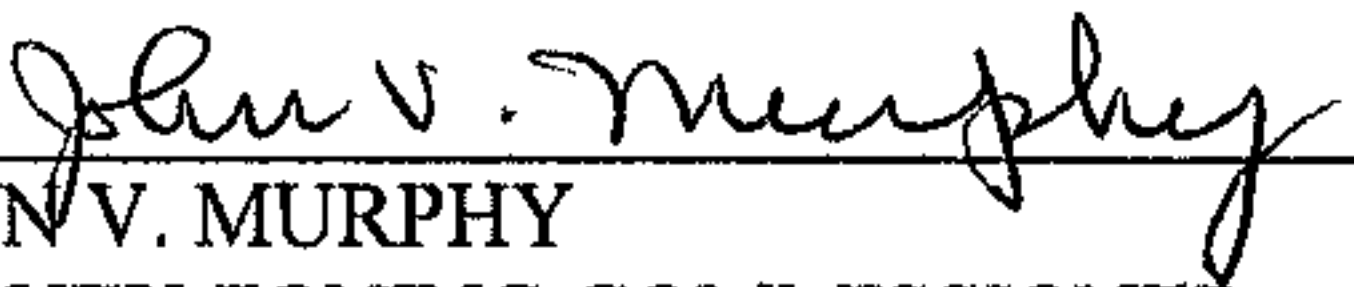
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23rd day of August, 2006, that a variance from Section 1B02.3A.1 of the Baltimore

RECEIVED FOR FILED
8-23-06
PB

County Zoning Regulations (B.C.Z.R.) to permit an addition (garage) with a 12 foot side setback in lieu of the minimum required 25 feet be and is hereby GRANTED, subject to the following:

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.

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

RECEIVED FOR PLANNING
8-23-06
PB



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9129 SUMMER PARK DR
which is presently zoned DR S.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) 1002.3A.1. (BCZR)

TO PERMIT AN ADDITION (GARAGE) WITH A 12-FOOT SIDE SETBACK
IN LIEU OF THE MINIMUM REQUIRED 25-FEET.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

ROBERT L. EHRHARDT
Name - Type or Print

Signature

Name - Type or Print

Signature

9129 SUMMER PARK DR 410 668-2726
Address Telephone No.

BALTIMORE MD 21234
City State Zip Code

Representative to be Contacted:

ROBERT EHRHARDT
Name

Address

9129 SUMMER PARK DR 410 668-2169
Address Telephone No.

BALTIMORE MD 21234
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. 06-683-A

Reviewed By D.T. Date 6/30/06

REV 10/25/01

Estimated Posting Date 7/9/06

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

9129 SUMMER PARK DR
Address
BALTIMORE MD 21234
City State Zip Code

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

For parking and storage of two personal vehicles that are used occasionally and entered in car shows. For storage of personal property.

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

ROBERT L. EHRLHARDT
Name - Type or Print

[Signature]
Signature

SUSAN E. EHRLHARDT
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of May, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert L. Ehrhardt and Susan E. Ehrhardt
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
JESSICA DUNCAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 5, 2008

**ZONING DESCRIPTION FOR
9129 SUMMER PARK DRIVE
PARKVILLE, MD 21234**

Beginning at a point on the east side of Summer Park Drive which is 50 feet (right of way) wide at the south side intersection of Upton Road which is 60 feet (right of way) wide. Being Lot #38, Section # 1 in the subdivision of Upton Village as recorded in Baltimore County Plat Book #41, Folio #129 containing 8772 square feet. Also known as 9129 Summer Park Drive and located in the 11 Election District, 6 Councilmanic District.

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 0000

DATE

10/10/06

ACCOUNT

00100666150

AMOUNT \$

65.00

RECEIVED

FROM

ROBERT E. HARTDT

FOR

ITEM # 683 06-683-A

9139 SUMMER PACE DR. D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TYPE

6/20/2006 6/20/2006 15:12:00

REF 16504 000000 0000 0000

RECEIPT # 16504 6/20/2006

REF 5 528 2006 VERIFICATION

BY MR. 000000

Receipt for \$65.00

\$65.00 EX

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-683-A

Petitioner/Developer: EHRHARDT

Date of Hearing/Closing: 7-24-06

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

ATTN: Kristen Matthews ((410) 887-3394)

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: _____

9129 SUMMER PARK DR

The sign(s) were posted on 7-8-06
(Month, Day, Year)

Sincerely,

Robert Black 7-10-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

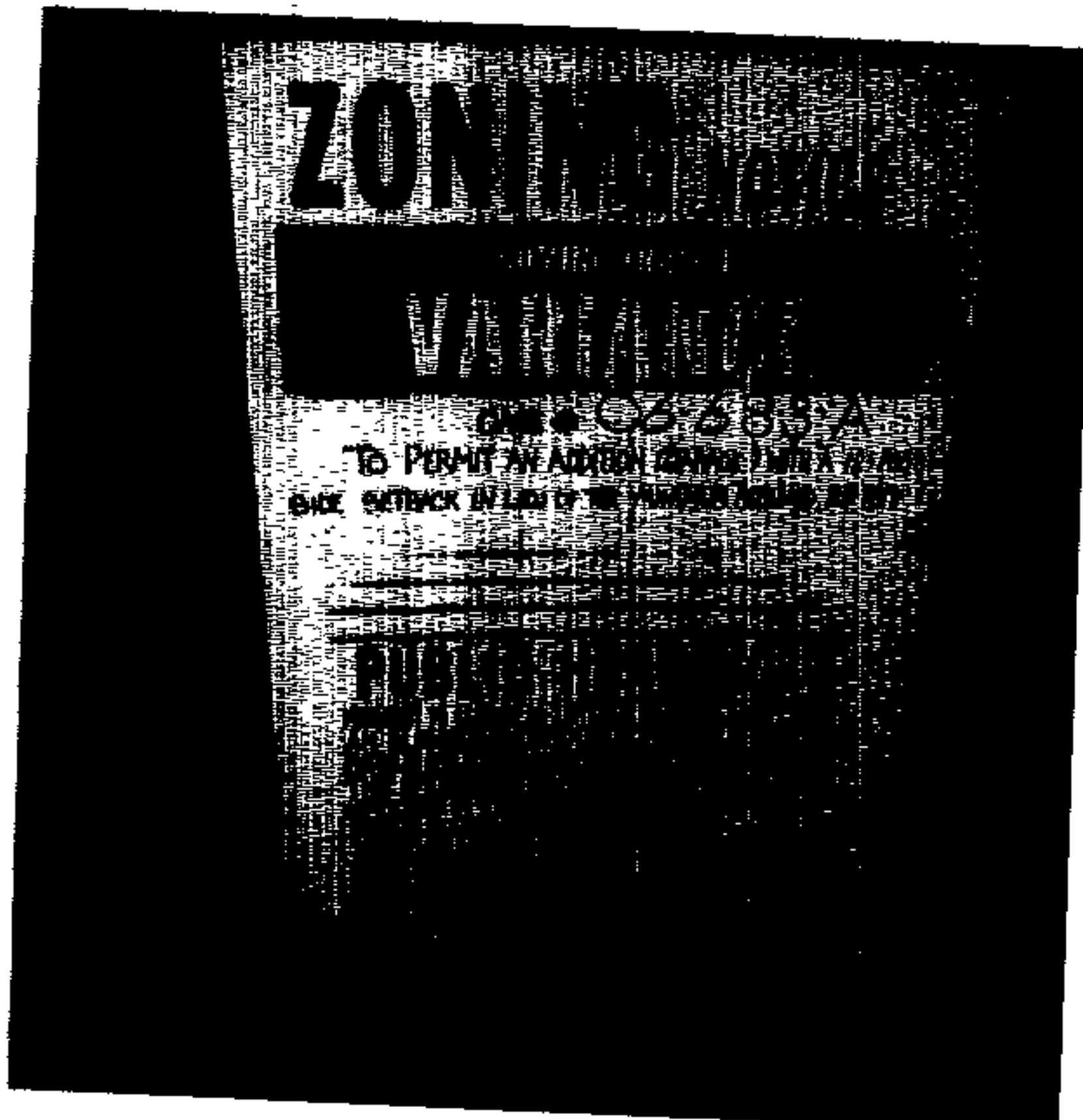
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 683 -A Address 9129 SUMMER PARK DR.

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

Filing Date: 6/30/06 Posting Date: 7/9/06 Closing Date: 7/24/06

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- 683 -A Address 9129 SUMMER PARK DR.

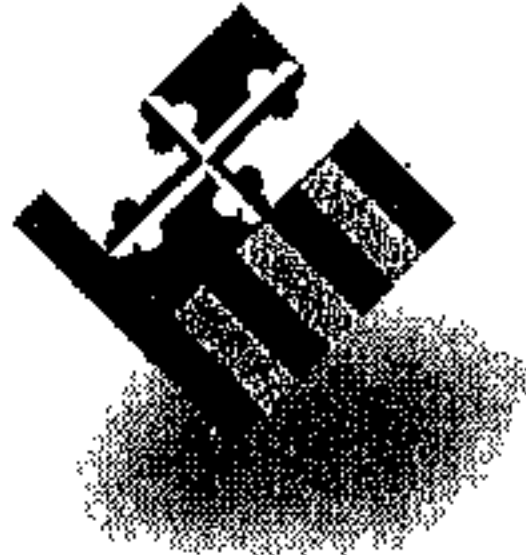
Petitioner's Name EHRHARDT Telephone 410-668-2716

Posting Date: 7/9/06 Closing Date: 7/24/06

Wording for Sign: To Permit AN ADDITION (GARAGE) WITH A 12-FOOT

SIDE SETBACK IN LIEU OF THE MINIMUM REQUIRED

25-FEET.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

July 25, 2006

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

Robert L. Ehrhardt
Susan E. Ehrhardt
9129 Summer Park Drive
Baltimore, MD 21234

Dear Mr. and Mrs. Ehrhardt:

RE: Case Number: 06-683-A, 9129 Summer Park Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 30, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Fire Department

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



Baltimore County

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

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

July 13, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: July 10, 2006

Item No.: 638, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686,
687 and 688.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F



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



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

Maryland Department of Transportation

Date: 7.11.04

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

RE: Baltimore County
Item No. 683 DT

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 8, 2006

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

RECEIVED

SUBJECT: 9129 Summer Park Drive

AUG 18 2006

INFORMATION:

Item Number: 6-683

ZONING COMMISSIONER

Petitioner: Robert L. and Susan Ehrhardt

Zoning: DR 5.5

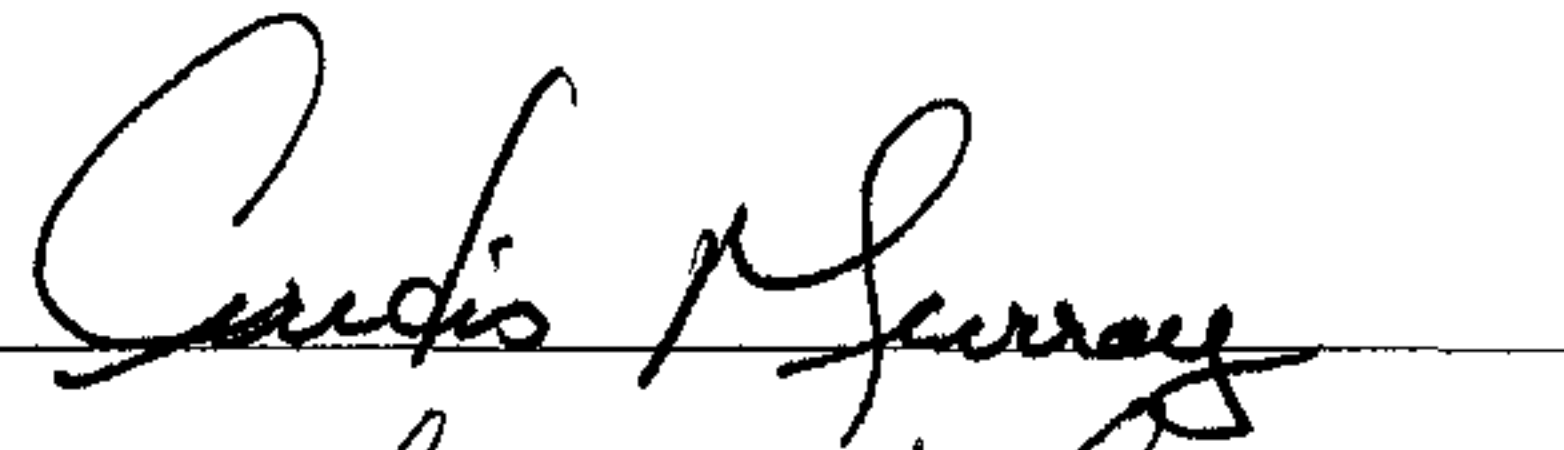
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an addition (garage) with a 12-foot side setback in lieu of the minimum required 25 feet.

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

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 13, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 17, 2006
Item Nos. 623, 638, 674, 675, 676, 677,
678, 679, 680, 683, 684, 685, 686, 687, and 688

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENT 7132006.doc

THIS ~~PARTIAL RELEASE OF EASEMENT AND PARTIAL RELEASE OF MORTGAGE~~,
 Made this ~~30th~~ day of ~~November~~ 1977, by and between BALTIMORE GAS AND
 ELECTRIC COMPANY, a body corporate of the State of Maryland, party of the
 first part, hereinafter referred to as "Grantor", BANKERS TRUST COMPANY,
 Trustee, a body corporate of the State of New York, party of the second
 part, hereinafter referred to as "Trustee", and JACK PECHTER, party of
 the third part, hereinafter referred to as "Grantee".

W I T N E S S E T H :

WHEREAS, the said Trustee is the holder of a Mortgage Deed of
 Trust from said Grantor, dated February 1, 1919, given to secure the First
 Refunding Mortgage Bonds, as therein provided and recorded among the
 Mortgage Records of Baltimore County in Liber WFC No. 555, Folio 1, and
 supplemental indentures thereto, all recorded among the Mortgage and
 Land Records of Baltimore County; and

WHEREAS, the Grantor, at the request of the Grantee, has agreed
 to release unto the said Grantee a portion of the 50 foot wide gas line
 right-of-way acquired by said Grantor from John B. Schrenker in a Deed
 of Right-Of-Way dated May 8, 1956 and recorded among the Land Records
 of Baltimore County in Liber OLB 2925, Folio 354.

NOW, THEREFORE, in consideration of the sum of Five Dollars
 (\$5.00), the receipt whereof is hereby acknowledged, the said Grantor
 does hereby grant, convey and release unto said Grantee, his heirs and
 assigns, its free and uninterrupted right-of-way for the construction,
 operation and maintenance of underground gas mains, service pipes and
 appurtenances over that piece or parcel of land situate, lying and
 being in the Eleventh Election District of Baltimore County, State of
 Maryland, and described as follows:

BEGINNING for the same at a hole in a crosscut in a
 limestone heretofore set by others and found approximately
 one foot underground at the beginning of the third or
 South 30°50'30" West 52.33 foot line of the Deed of Right-
 Of-Way dated May 8, 1956, and recorded among the Land
 Records of Baltimore County in Liber OLB No. 2925,
 Folio 354, which was conveyed by John B. Schrenker to
 Baltimore Gas and Electric Company, thence running with
 and binding on said third line, and on a part of the
 fourth line thereof, as now surveyed, referring all

06-683-A

bearings of the present description to the grid meridian of the Baltimore County Metropolitan District Control Survey, by the two following courses and distances respectively, viz: South 30°53'04" West 52.34 feet, and South 76°17'59" East 261.68 feet; thence leaving said fourth line, and running for lines of division now made by the three following courses and distances respectively, viz: North 30°53'04" East 13.33 feet, North 76°17'59" West 159.59 feet, and North 39°54'49" West 62.82 feet to intersect the second line of the aforementioned deed; thence running with and binding on a part of said second line, as now surveyed, North 76°17'59" West 40.00 feet to the place of beginning.

CONTAINING 0.137 of an acre more or less. See the plat attached hereto and marked "Exhibit A" and entitled "Plat Showing Right-Of-Way to be Released by Baltimore Gas and Electric Company to Jack H. Pechter", prepared by Leo W. Rader and dated August 5, 1977.

BEING a part of a Deed of Right-Of-Way dated May 8, 1956, and recorded among the Land Records of Baltimore County in Liber GLB No. 2925, Folio 354, which was conveyed by John B. Schrenker to Baltimore Gas and Electric Company.

Nothing contained herein shall be construed as a release by the Grantor of its easements, rights-of-way and other rights not heretofore released over the property of the Grantor, said rights being specifically reserved to the Grantor and excepted from the release herein granted.

The Trustee joins in the execution of this Partial Release of Easement and Partial Release of Mortgage for the sole purpose of releasing the above-described property from the operation and effect of the foregoing mortgage deed of trust, retaining the lien of its said mortgage deed of trust on all other property described therein not heretofore released and not included herein.

The Grantor reserves unto itself the right to have access at all times over the Grantee's property, using existing roads as far as practicable for the construction, operation and maintenance of the Grantor's facilities and the right to trim, cut down and remove all trees and brush on the property hereby conveyed which might at any time in the sole judgment of the Grantor, its successors and assigns be liable to interfere with or fall on any of the Grantor's facilities, provided that all of the openings and excavations shall be properly refillable and the property left in good and safe condition.

Bankers Trust Company, Trustee under the mortgage deed of trust hereinbefore referred to, does hereby constitute and appoint Martha A. Delea to be its attorney to acknowledge these presents before any person competent by the laws of Maryland to take and certify such acknowledgment.

IN WITNESS WHEREOF, the Grantor and Trustee caused this Partial Release of Easement and Partial Release of Mortgage to be executed the day and year first above written.

ATTEST:

BAITIMORE GAS AND ELECTRIC COMPANY

[Signature]
Secretary

By [Signature]
Vice President

ATTEST:

BANKERS TRUST COMPANY, Trustee

[Signature]
ASSISTANT Secretary

By [Signature]
ASSISTANT Vice President

Date NOV 4 1977

STATE OF MARYLAND:

TO WIT:

CITY OF BALTIMORE:

I HEREBY CERTIFY that on this 16th day of November, 1977, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared Vernon R. Evans, Vice President of Baltimore Gas and Electric Company, and acknowledged the foregoing Partial Release of Easement and Partial Release of Mortgage to be the act and deed of said Baltimore Gas and Electric Company.

WITNESS my hand and Notarial Seal.

[Signature]
Notary Public (SEAL)

My Commission expires July 1, 1978.

STATE OF MARYLAND:
: TO WIT:
CITY OF BALTIMORE:

I HEREBY CERTIFY that on this *15th* day of *November*, 1977,
before me, the subscriber, a Notary Public of the State of Maryland, in
and for the City aforesaid, personally appeared Martha A. Delea, the
Attorney named in the foregoing Partial Release of Easement and Partial
Release of Mortgage, and by virtue and in pursuance of the authority
therein conferred upon her, acknowledged said Partial Release of Easement
and Partial Release of Mortgage to be the act and deed of said Bankers
Trust Company, Trustee.

WITNESS my hand and Notarial Seal.

Ruth H. Green
Notary Public (SEAL)
My Commission expires July 1, 1978.

0081**** #0082142 77-1-327
0081**** #0082142 77-1-327

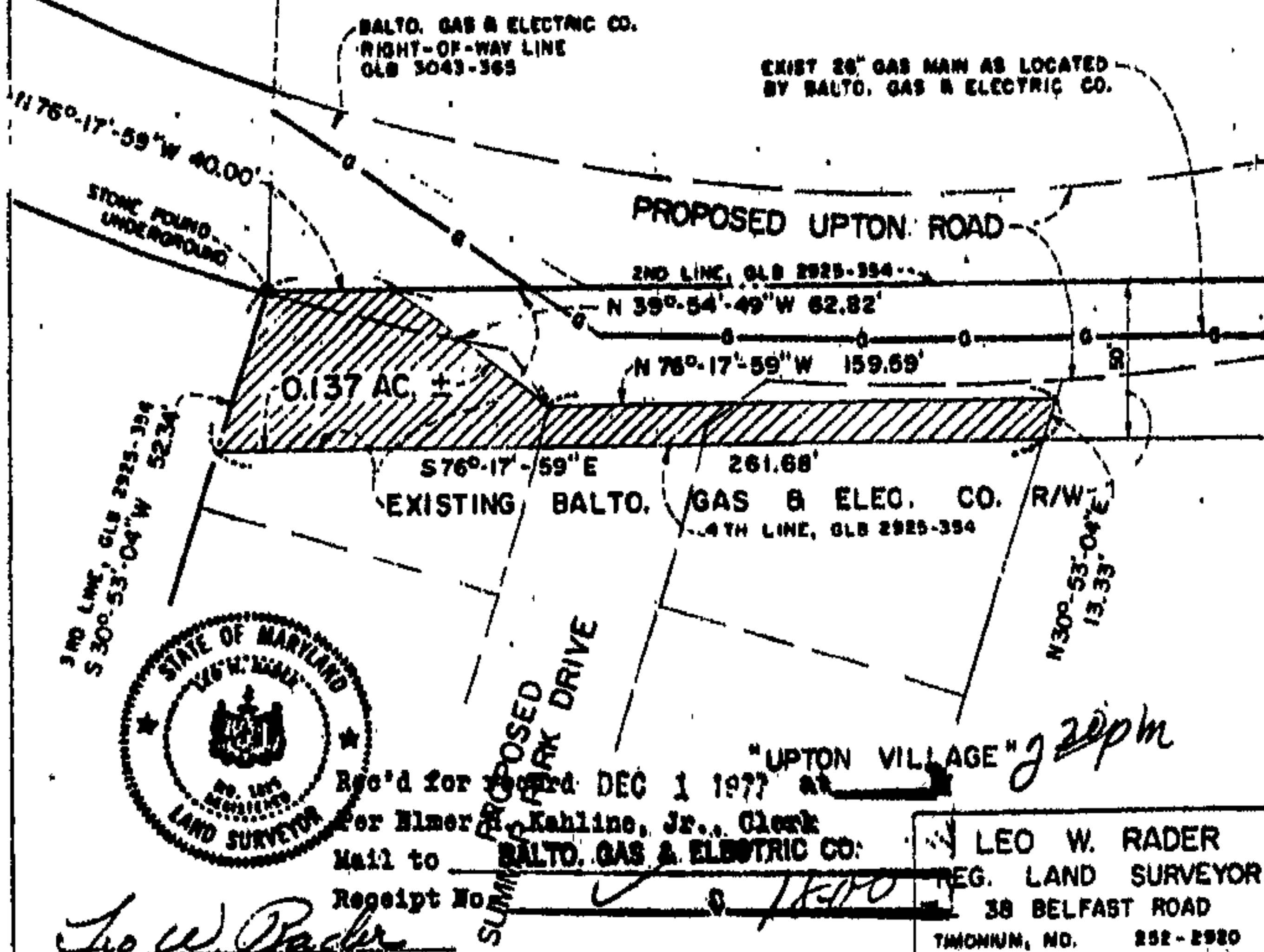
PLAT SHOWING RIGHT-OF-WAY TO BE RELEASED
BY
BALTIMORE GAS AND ELECTRIC COMPANY
TO
JACK H. PECHTER

BALTO. CO., MD.

SCALE: 1" = 50'

AUG. 5, 1977

NOTE. AREA TO BE RELEASED SHOWN 



2025-354

531
265

THIS DEED OF RIGHT OF WAY, made this 3rd day of May, 1946, in the year one thousand nine hundred and forty-six, by and between, JOHN B. SCHRENKER, of Baltimore County, in the State of Maryland, party of the first part; and BALTIMORE GAS AND ELECTRIC COMPANY, a corporation, duly incorporated under the laws of the State of Maryland, party of the second part.

WITNESSETH, that in consideration of the sum of three Dollars (\$3.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part, acting in exercise and in pursuance of the power and authority contained in the hereinafter mentioned deed, does hereby grant and convey unto the said party of the second part, its successors, licensees and assigns, a free and uninterrupted right-of-way fifty (50) feet wide, for the construction, operation and maintenance of underground gas mains, service pipes and appurtenances over the property of the party of the first part situate in the Eleventh Election District of Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a stone heretofore set at the beginning of the ninth or north 70 degrees west 33 foot line of a parcel of land described in a Deed dated March 31, 1943 and recorded among the Land Records of Baltimore County in Liber B.L.B. No. 2258, Folio 178, from John B. Schrenker, widower, to Louis John Schrenker and wife, and running thence with and binding on the north and north lines of said parcel of land the two following courses and distances, viz: north 76 degrees 19 minutes 30 seconds west 33.65 feet to a stone and north 76 degrees 19 minutes 30 seconds east 1600.76 feet to a stone, thence binding on the elevated line and on a part of the north line of said parcel of land the following course and distance, viz: south 30 degrees 00 minutes 30 seconds west 52.33 feet, thence leaving said boundary line and running for a line of division now made parallel with and distant 50 feet, southerly measured at a right angle from the first and second lines of the parcel of land now being described, south 76 degrees 19 minutes 30 seconds east 1600.36 feet to intersect the eighth line of said parcel of land described in the Deed from John B. Schrenker, widower, to Louis John Schrenker and wife, and thence running with and binding on a part of said eighth line, north 11 degrees 11 minutes 40 seconds east 50.00 feet to the place of beginning.

The courses in the above description are referred to the True Meridian as established by the Baltimore County Metropolitan District.

Said right-of-way being shown on a plat prepared by Rollinsberg Bros., Surveyors, dated April 23, 1946, attached hereto and made a part hereof.

2025 MAR 31

BEING part of the lot of ground which by Deed, dated March 31, 1923 and recorded among the Land Records of Baltimore County in Liber C.L.R. No. 2268, Folio 398, was granted and conveyed by John B. Schrenker, widower, to Louis John Schrenker and Daisy Schrenker, his wife, reserving, however, unto the said John B. Schrenker a life estate, with full powers of sale, as by reference thereto will more fully and at large appear.

It is the intention of this Deed that the party of the first part herein convey not only his life estate but all interest of the remainder.

TOGETHER WITH the right to have access at all times, using existing roads as far as practicable, for the construction, operation and maintenance of the party of the second part's facilities, and the right to trim, cut down and remove all trees and brush on the right-of-way which might at any time, in the sole judgment of the party of the second part, its successors or assigns, be liable to interfere with or fall on any of the party of the second part's facilities; provided, that all openings and excavations shall be properly refilled and the property left in good and safe condition.

It being understood and agreed that the party of the first part may farm or use the land in the right-of-way in any manner, which, in the sole judgment of the party of the second part, its successors or assigns, will not interfere with the construction, operation and maintenance of the party of the second part's existing or proposed facilities, but shall not erect any buildings or structures within the right-of-way, and any crops which may be damaged because of such construction, operation and maintenance shall be paid for at prevailing market prices.

AND the said party of the first part hereby covenants that he has not done nor suffered to be done any act, matter or thing whatsoever to encumber the right-of-way hereby granted; that he will warrant specially the right-of-way hereby granted and conveyed, and he will execute such further assurances of the same as may be requisite.

WITNESS: the hand and seal of the within named party of the first part.

WITNESS:

Edward C. Golder
EDWARD C. GOLDER

John B. Schrenker
John B. Schrenker

2025-155

NOTARY PUBLIC, STATE OF MARYLAND

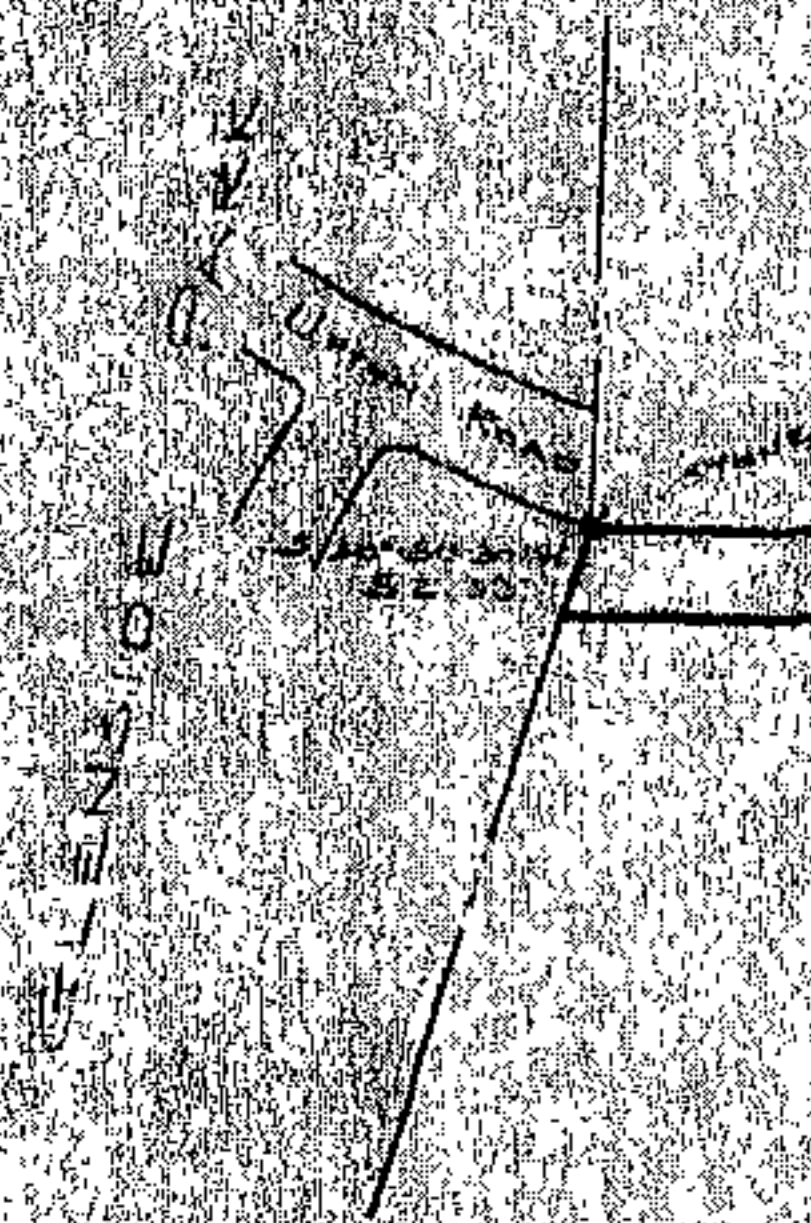
I, George C. Winderbaum, Notary Public, do hereby certify that on the 11 day of May, 1915, in the year one thousand nine hundred and fifteen, at Baltimore, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, personally appeared JOHN B. SCHREIBER, the within named party of the first part, known to me (or satisfactorily proved) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

George C. Winderbaum
Notary Public

My commission expires: May 11, 1915

GEORGE C. WINDERBAUM



THE LIBERTY INVESTMENT CO.

N 16° 19' 30" W 100.00

S 76° 14' 30" E 100.00

LOUIS JOHN SCHRENKER & WIFE
JOHN B. SCHRENKER (UP ESTATE)

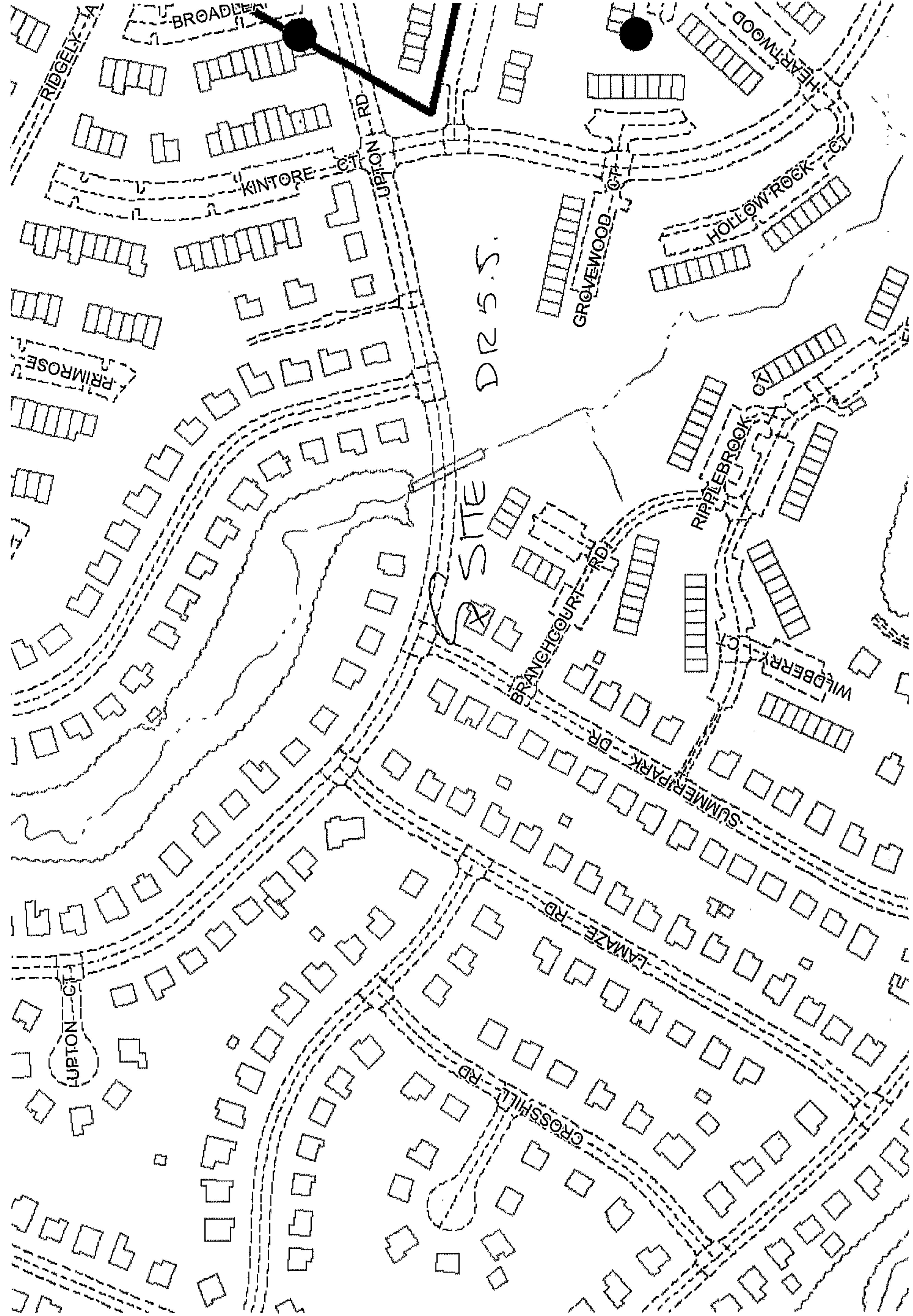
PLAT SHOWING RIGHT OF
TO BE ACQUIRED FROM
LOUIS JOHN SCHRENKER & DAISY
JOHN B. SCHRENKER &
LOCATED IN
11TH DISTRICT - BALTIMORE CO

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

U.S. NAVY L&D

ORALC-11200 APRIL 26-1984
DOWNENDER BROTHERS
SURVEYORS & CIVIL ENGINEERS
105 WASHINGTON AVE TOWSON, MD

3-20-83



06-683-A

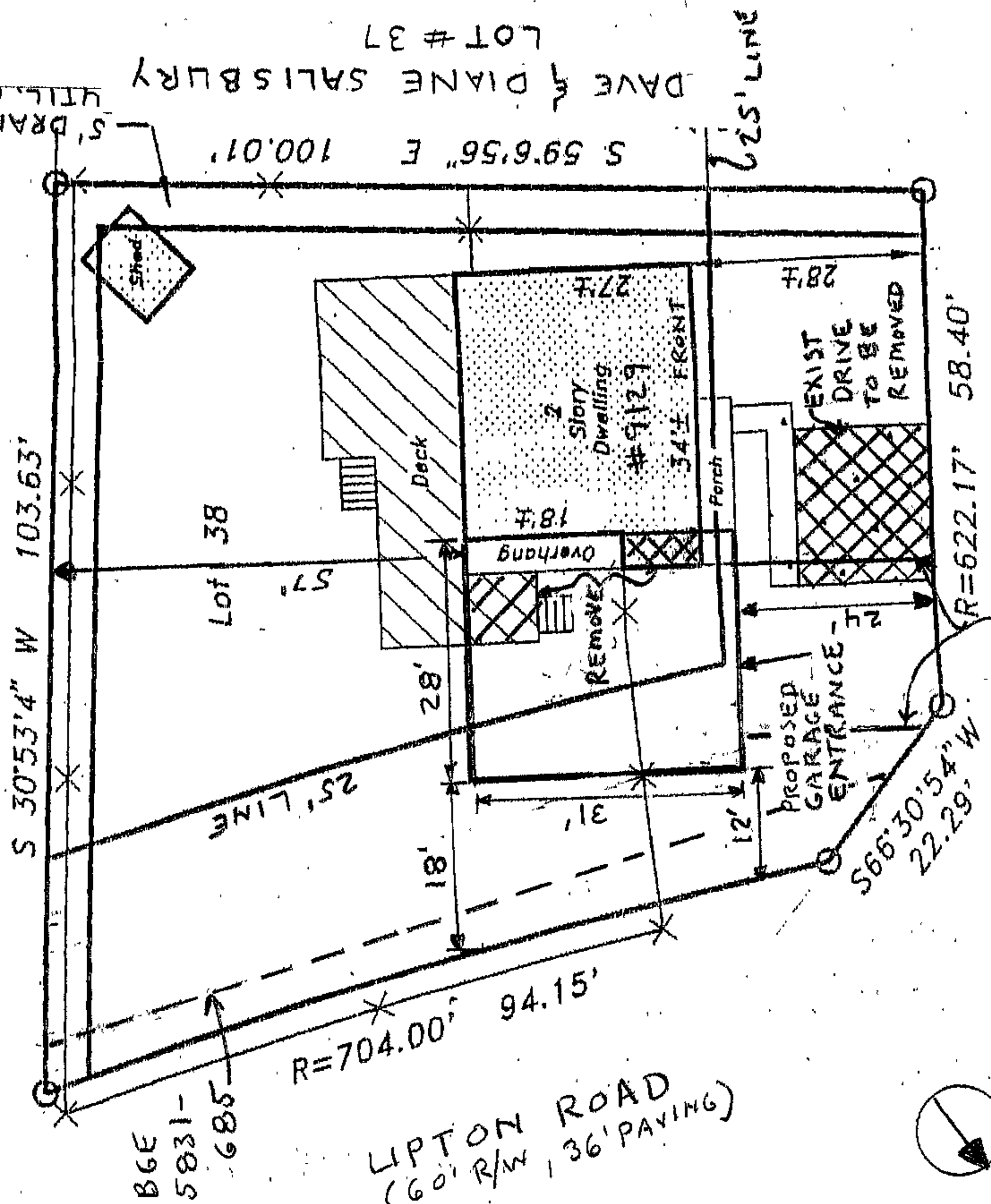
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 9129 SUMMER PARK DR. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME LIPTON VILLAGE

PLAT BOOK # 41 FOLIO # 38 SECTION # 1

OWNER ROBERT & SUSAN EHRHARDT



NEW DRIVE

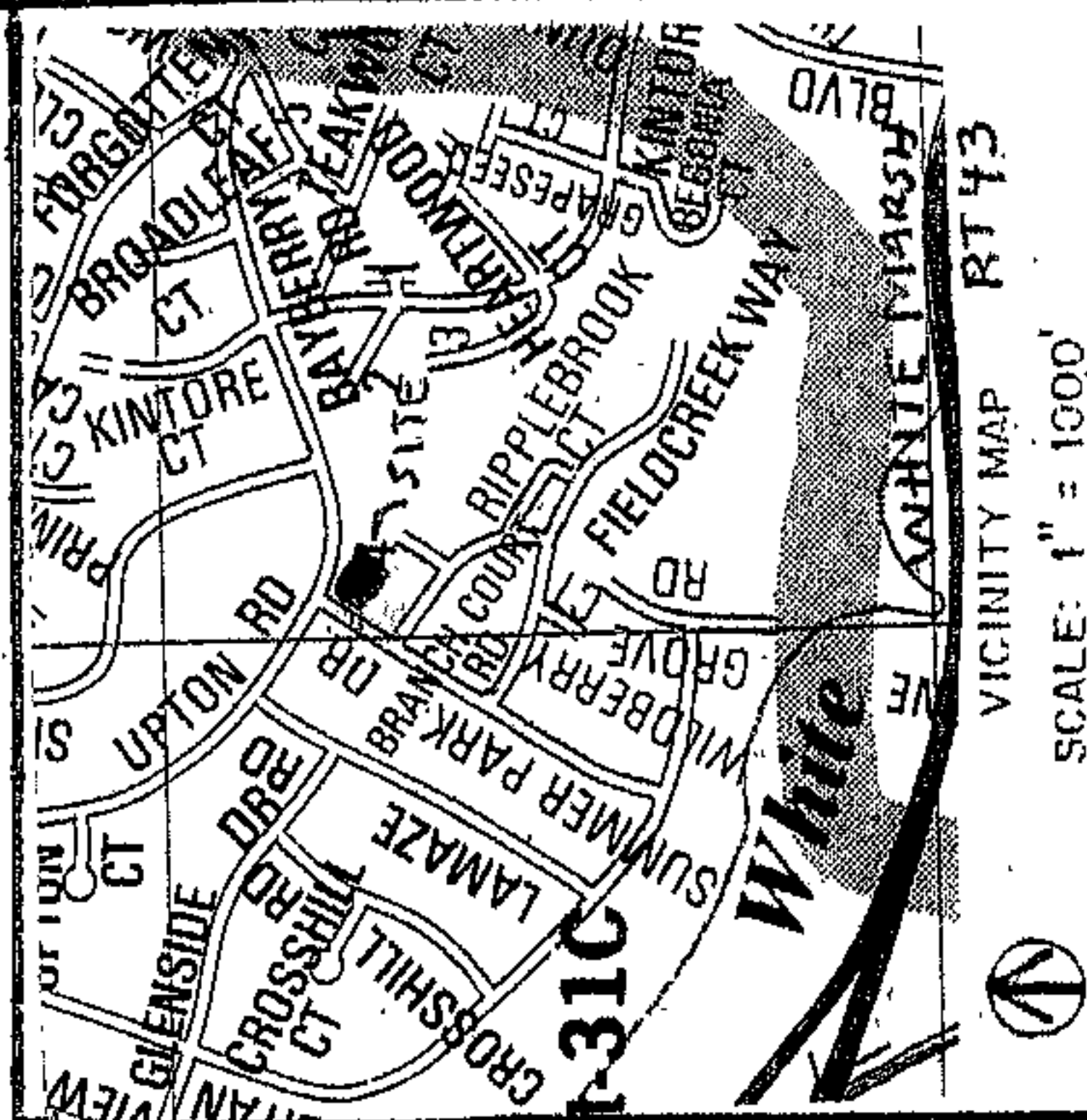
WILSON PARK DRIVE

(50' R/W, 30' PAVING)

SCALE OF DRAWING: 1" = 20'

PREPARED BY R. EHRHARDT

NORTON



LOCATION INFORMATION

ELECTION DISTRICT

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP # 71

ZONING D.R.S.S.

LOT SIZE 0.20 ACRES

PUBLIC PRIVATE

RECEIVED

DELTA

CHESAPEAKE BAY
CRITICAL AREA

☒ 100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

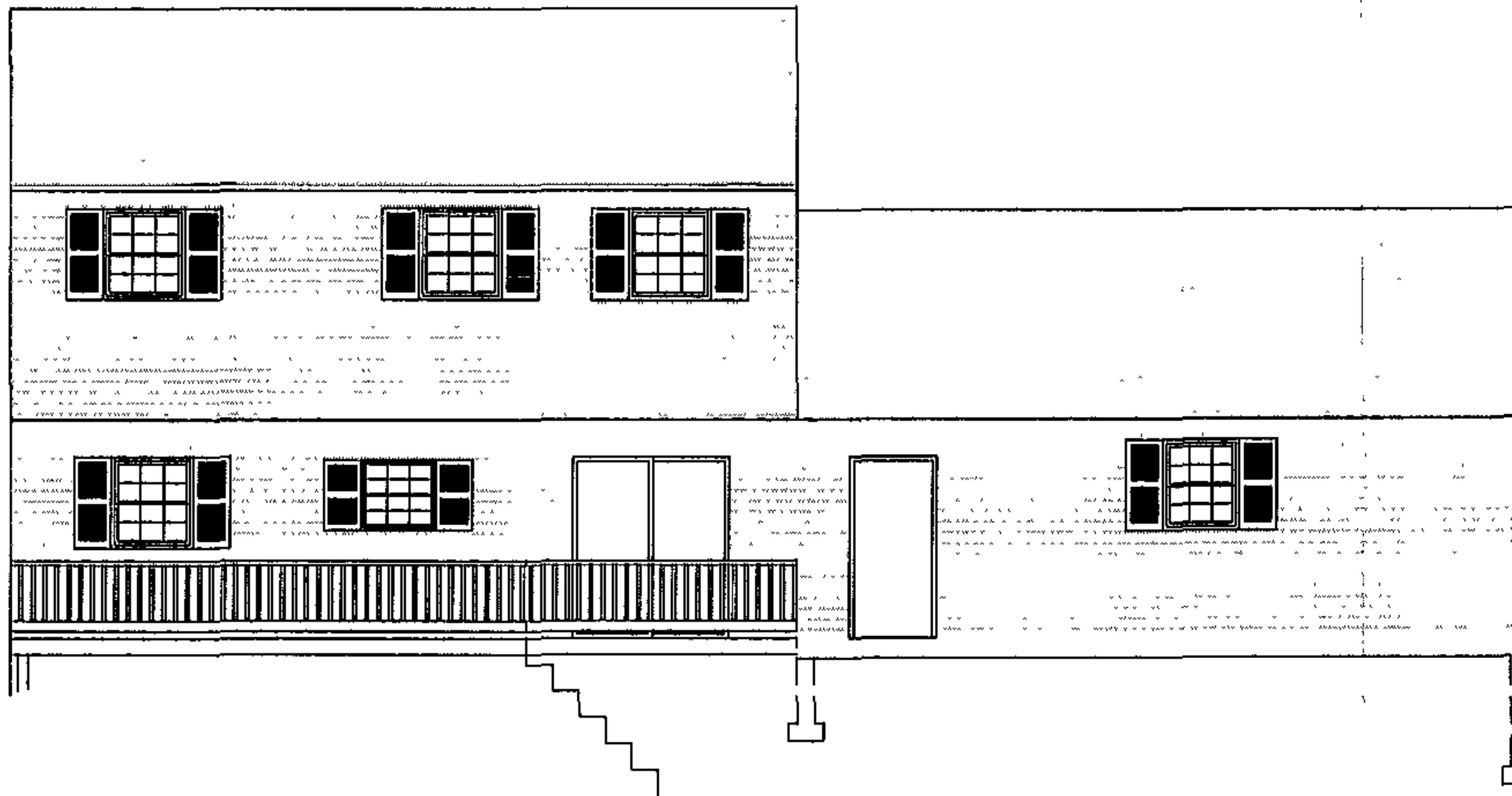
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY R. EHRHARDT



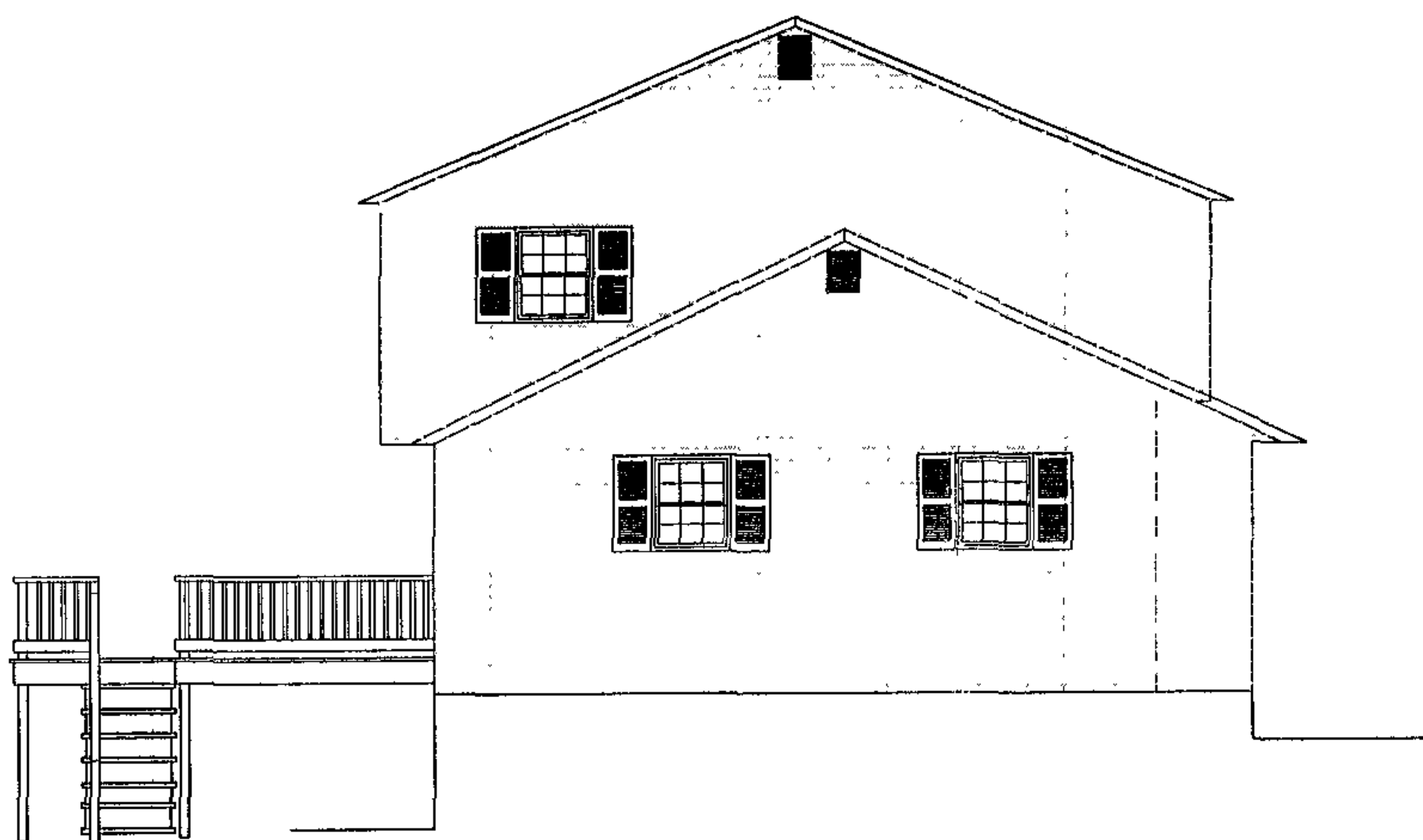
FRONT ELEVATION



REAR ELEVATION

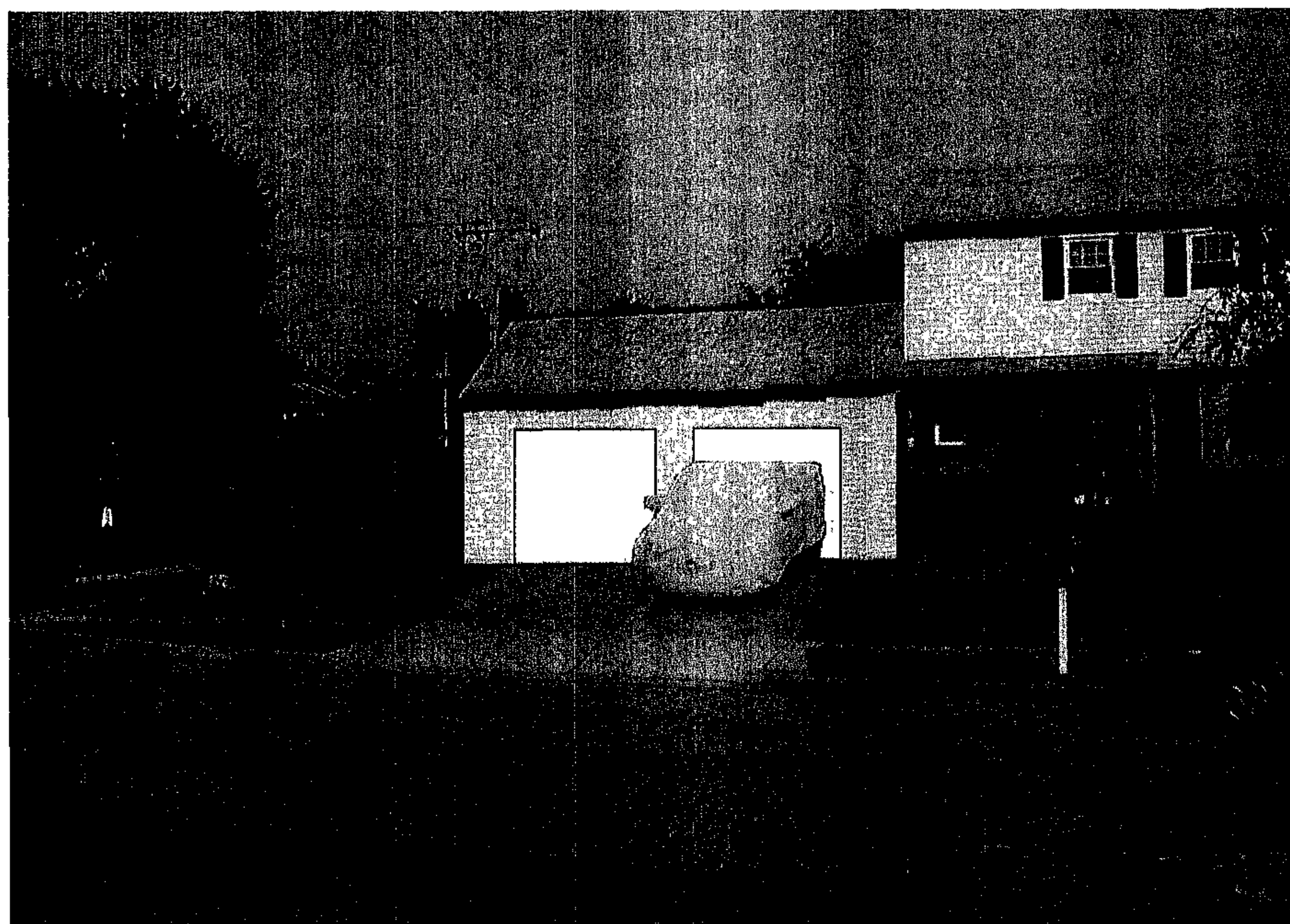
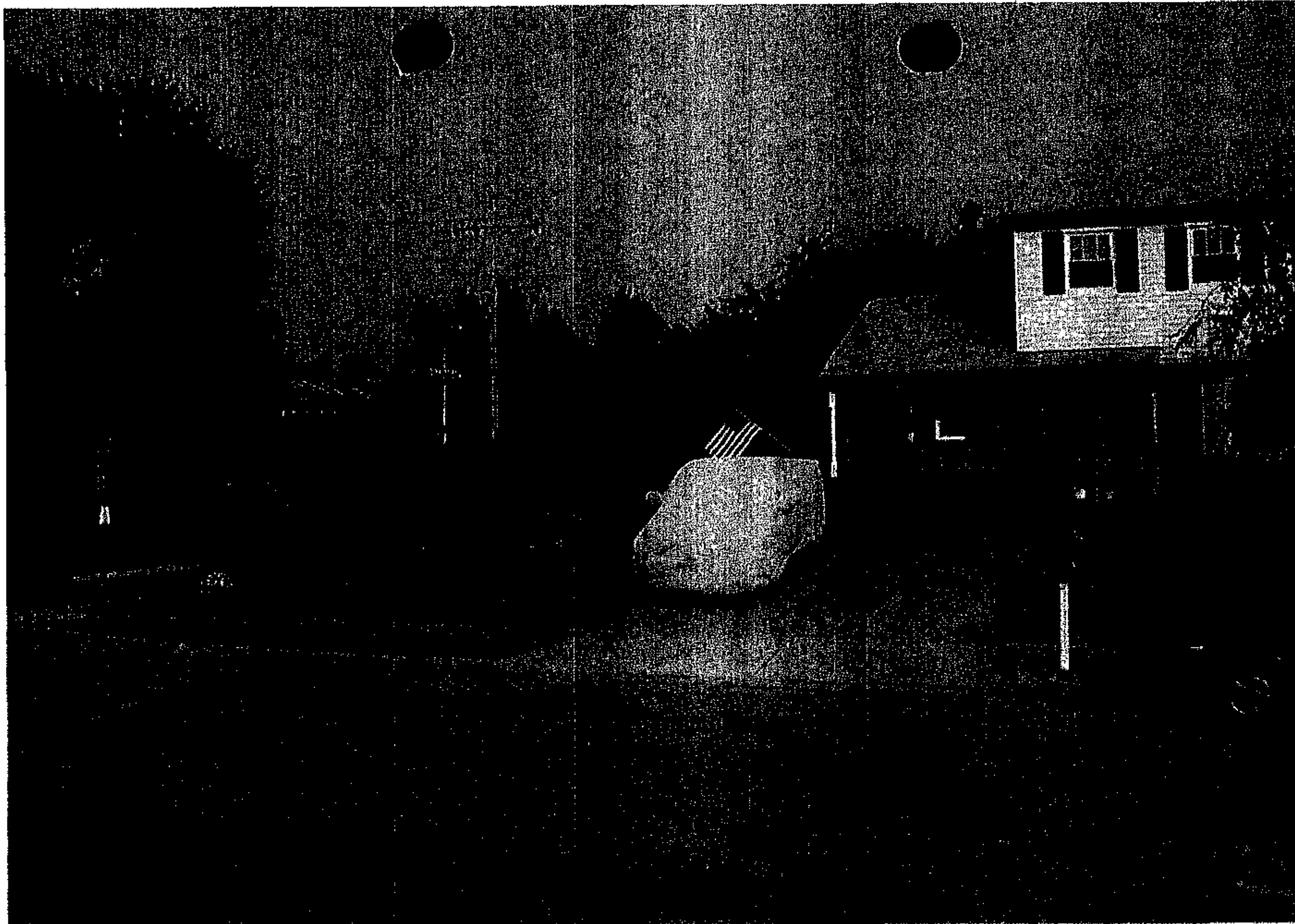
SCALE: 1/4" = 1'-0"

06-683-A



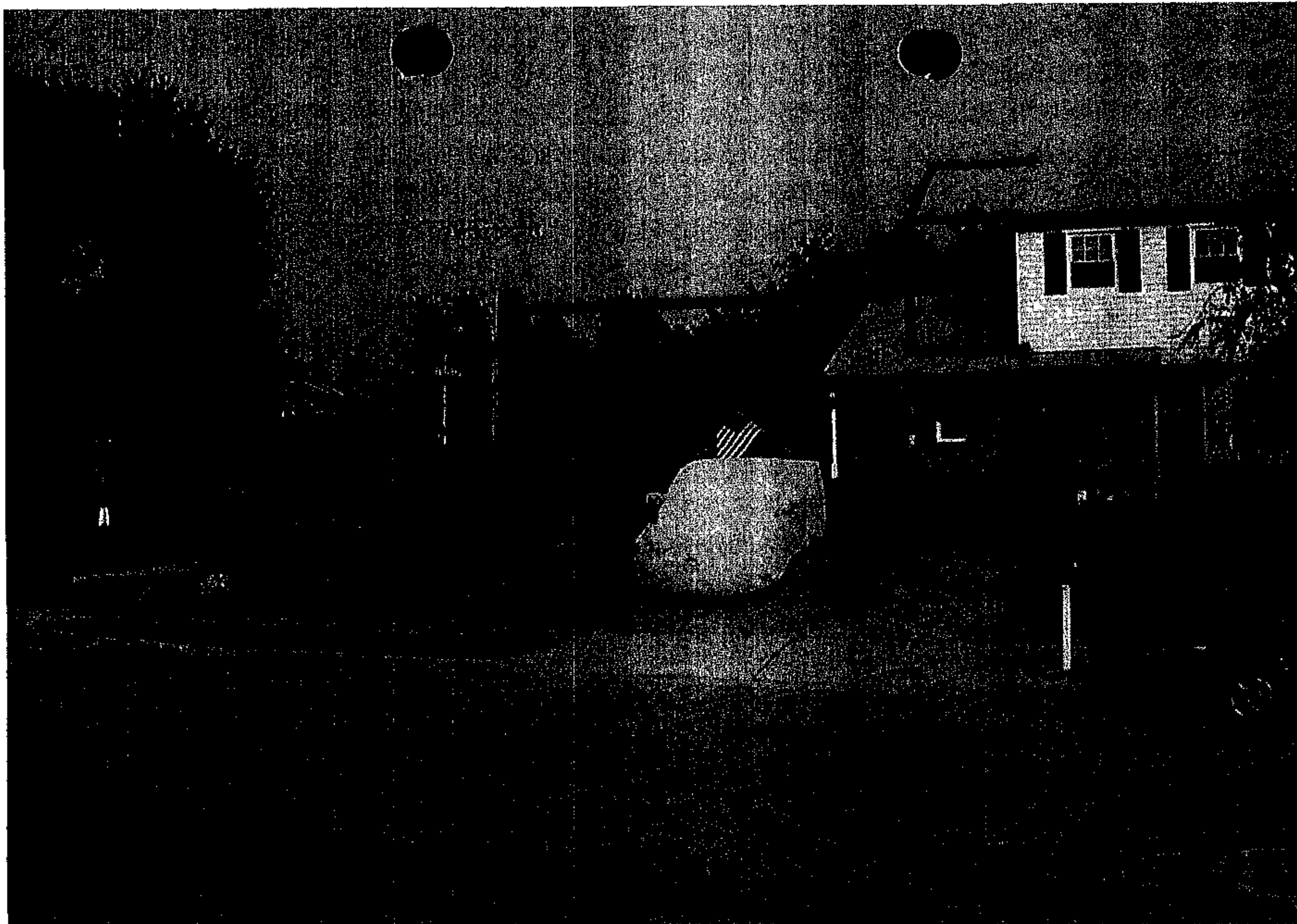
GARAGE ELEVATION

EHRHARDT RESIDENCE
9129 SUMMER PARK DRIVE
BALTIMORE, MD 21234

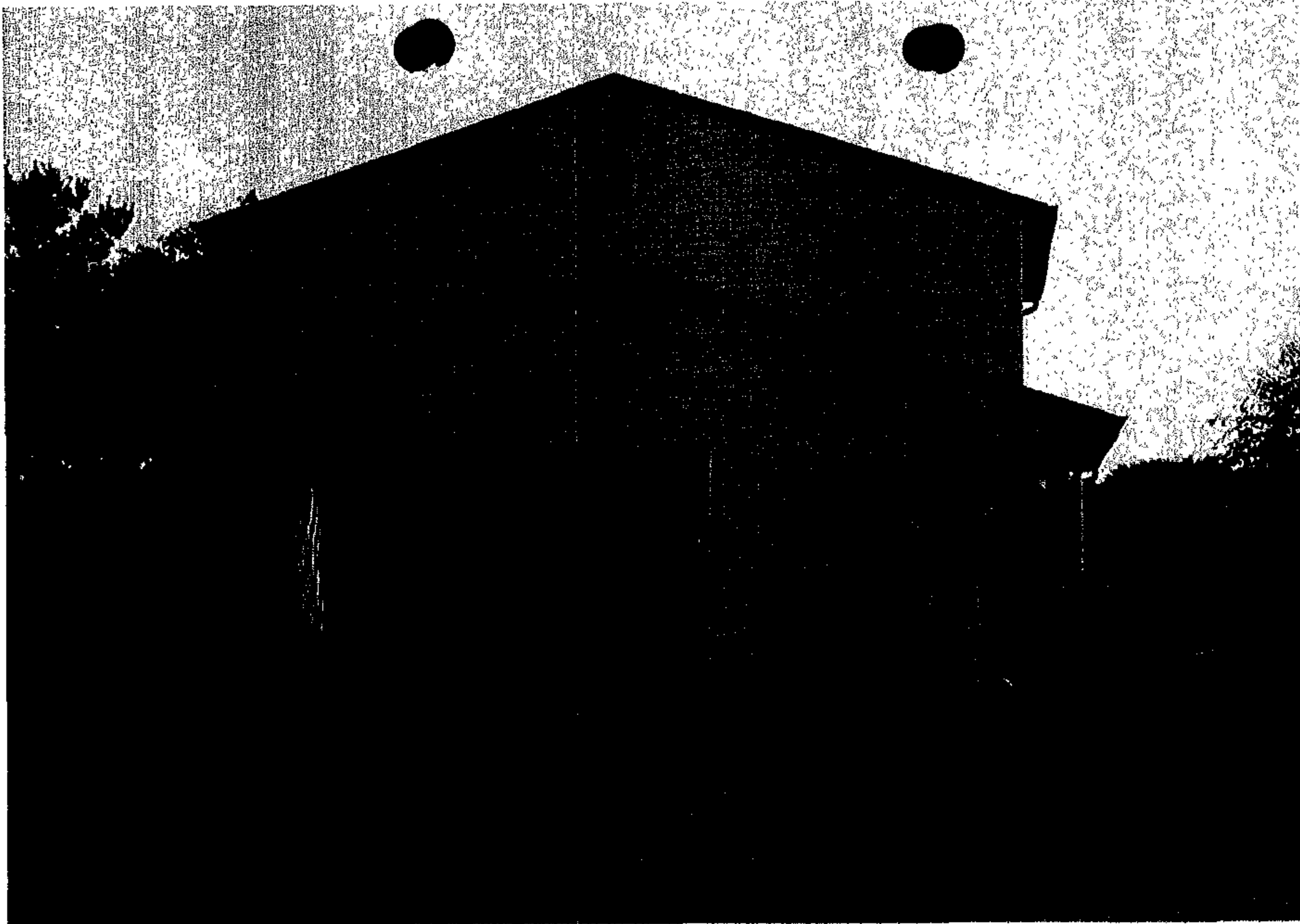


EHRHARDT 9129 SUMMER PARK DRIVE

06-683-A

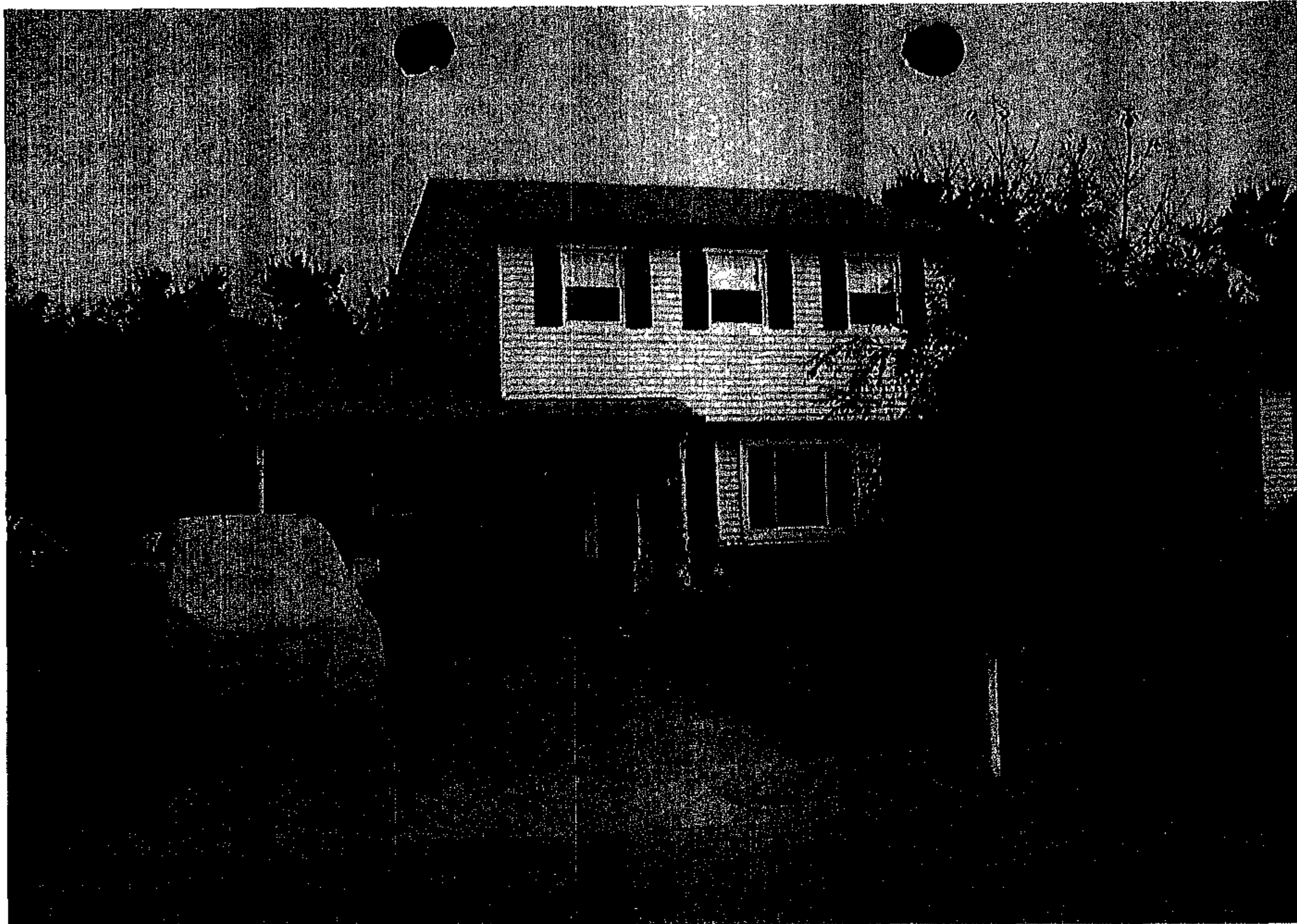


EHRHART 9129 SUMMER PARK DRIVE
06-683-A



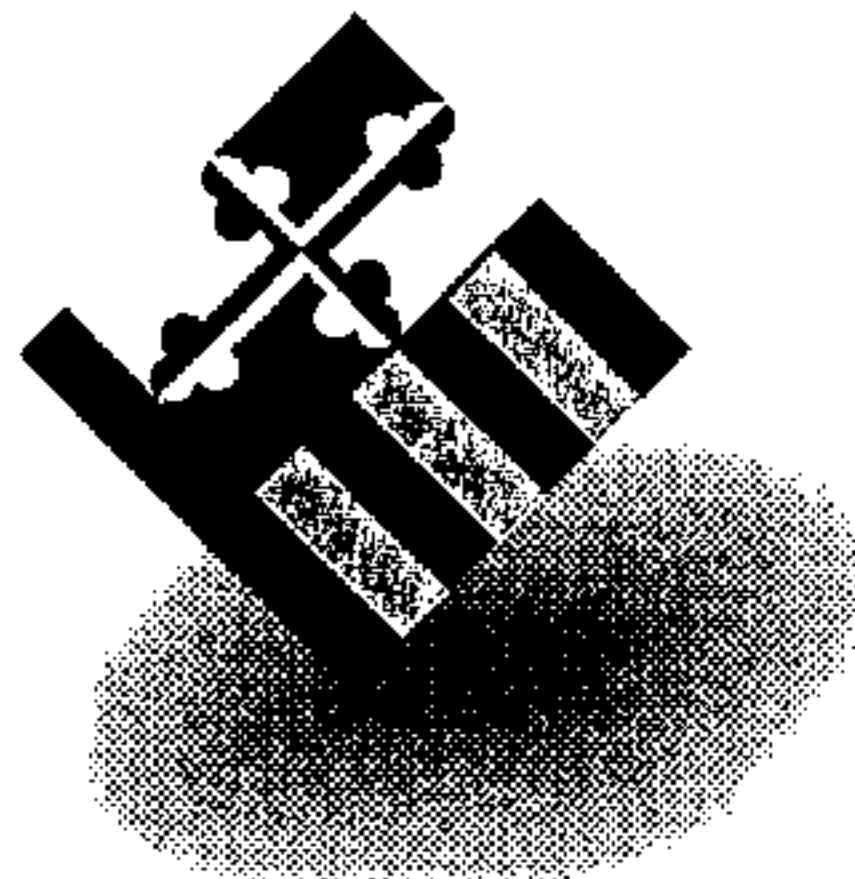
EHRHARDT 9129 SUMMER PARK DRIVE

06-683-A



EHRHARDT 9129 SUMMER PARK DRIVE

06-683-A



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 23, 2006

ROBERT L. AND SUSAN E. EHRHARDT
9129 SUMMER PARK DRIVE
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 06-683-A
Property: 9129 Summer Park Drive

Dear Mr. and Mrs. Ehrhardt:

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

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

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

RECEIVED FOR MR. JAMES T. SMITH, JR.
8-23-06
JVM