IN RE: PETITION FOR VARIANCE NE/S of Maple Avenue, 35 feet +/- south Of Oak Avenue 15th Election District 7th Councilmanic District **(323 Maple Avenue)** JCJ Investment Group, LLC *Petitioners*	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 07-011-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, JCJ Investment Group, LLC. The Petitioner is requesting variance relief for property located at 323 Maple Avenue from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet.

The property was posted with Notice of Hearing on August 29, 2006 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 29, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

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 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

ORDER RECEIVED FOR FILING
Date 9-21-06
By

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

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office of Planning dated August 9, 2006 which contains restrictions; copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request were Joseph Radych and Alexander Radych, with APR Associates, Inc. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

This case is a companion case to Case no. 07-010-A involving the adjacent lot which was withdrawn prior to the hearing.

The subject property contains 10,000 sq. ft. zoned DR 5.5 as shown on exhibit 1. Mr. Alexander Ratych indicated that this is lot 62 in the Henry Homberg subdivision which was recorded in the land records in 1919. See exhibit 2. The lot is 50 feet wide as are all the other lots in the subdivision.

ORDER RECEIVED FOR FILING
Date 9-21-06
By

The Petitioner would like to build a single family dwelling on the property which will meet all DR 5.5 setbacks and area. However the lot width does not meet the 55 ft required.

In regard to zoning merger, Mr. Ratych indicated that the subject lot and lot 61 to the north had been owned by the Petitioner, that the Petitioner sold its interest in lot 61 in August 2006 and he was unaware of any use that had been made of the subject lot by prior owners. He indicated that the lot was presently vacant, and had a different SDAT tax assessment no. from lot 61. See exhibit 3.

In regard to pattern of development of the neighborhood he presented an aerial photograph of the area in exhibit 4 which shows that most homes in the neighborhood are on single 50 foot lots. He opined that there is little traffic on Maple Avenue as it dead ends at the Deep Creek Elementary School and that allowing this new home to be built will not adversely affect traffic in the community. Finally he noted that the front yard setback for the proposed house is the average of the adjacent houses as required by the regulations.

Findings of Fact and Conclusions of Law

In regard to the doctrine of zoning merger, there was no evidence presented of any use of the subject property. The adjoining lot is improved by a single family dwelling. Neither Mr. Ratych had any knowledge of any use of the property other than the lot was presently vacant. None of the principals of the LLC attended the hearing. Evidence was presented that the subject lot (lot 62) and lot 61 have different tax assessment numbers at present as shown on exhibit 1.

PLANS RECEIVED FOR FILING
Date 9-21-06
By B

Exhibit 3, the SDAT data for lot 61 shows a remarkable history. Apparently Edward Matthews sold both lots 61 and 62 to the Petitioner in a single deed for $199,000 in March 2006. Amazingly the Petitioner then sold lot 61 alone (with the dwelling) to Prince Adibe in August 2006 for $260,000 leaving lot 62 available to the Petitioner for further development and sale. I have no information whether or not Mr. Adibe is related in any way to the Petitioner.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This subdivision and the subject lots were created much before the zoning was imposed on the area. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioner would not be able to build a new home on the property.

No increase in residential density beyond that otherwise allowable by the Zoning Regulations will occur as a result of granting this variance as the lot area exceeds the minimum lot area of 6,000 sq. ft.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The pattern of development shown by the Petitioner is similar to this plan so there will be no change to the character of the neighborhood.

PLEASE PROCESS FOR FILING
Date: 9-21-06
By: B

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 Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 21st day of September 2006, by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet is hereby GRANTED subject to the following conditions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall submit building elevations to the Office of Planning for review and approval prior to the issuance of any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
3. Provide landscaping along the public road if consistent with the existing streetscape.

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

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

JVM:pz

RECEIVED FOR FILING
Date 9-21-06

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 21, 2006

JCJ INVESTMENT GROUP LLC
JOHN BUTZ II MEMBER
900A SOUTH MAIN STREET
SUITE 100
BELAIR MD 21014

Re: Petition for Variance
Case No. 07-011-A
Property: 323 Maple Avenue

Dear Mr. Butz:

Enclosed please find the decision rendered in the above-captioned case. The petition for 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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: Joseph Radych And Alexander Radych, Apr Associates, Inc., 7424 Harford Road, Baltimore MD 21234

PLEASE RECEIPT UPON FILING
9-21-06

ORIGINAL KEEP IN FILE

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 323 Maple Ave

which is presently zoned DR 5.5

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)

1) From section 1B02.3.C.1 BCZR, to permit a lot width of 50 feet in lieu of the required 55 feet

2) For such other & further relief as the zoning commissioner may deem appropriate

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The property is Lot 62 on the recorded plat of land belonging to Henry Homeberg dated September 30, 1919 and recorded in plat book 5, page 78 The existing lot is 50 feet wide and can not meet the current minimum lot width requirement of 55 feet.

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

FILE REMOVED FOR FILING 9-21-06

Legal Owner(s):

JCJ Investment Group LLC
Name - Type or Print

Signature

John C Butz II Member
Name - Type or Print

Signature

900A S. Main St. - Suite 100 (410) 977-9354
Address Telephone No.

Belair MD 21014
City State Zip Code

Representative to be Contacted:

Alexander P. Ratych
Name

7427 Harford Rd (410) 444-4312
Address Telephone No.

Baltimore MD 21234
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING HR

UNAVAILABLE FOR HEARING

Case No. 07-011-A

Reviewed By VL Date 7/13/06

REV 9/15/98

AFDP CLAIMING MERGER ISSUES.

R HEAR WITH 07-010-A

APR ASSOCIATES, INC.
LAND • SURVEYORS

011

ZONING DESCRIPTION FOR 323 MAPLE AVENUE

BEGINNING FOR THE SAME on the Northeasterly side of Maple Avenue which is 40 feet wide at the distance of 35.0 feet from the gusset line connecting said Northeasterly side of Maple Avenue with the Southeasterly side of Oak Avenue which is 40 feet wide.

BEING Lot No. 62 in the Subdivision of Plat 2, Homberg as recorded in Baltimore County Book # 5, Folio 78; containing 10,000.00 square feet or 0.2296 acres.

ALSO KNOWN AS 323 Maple Avenue and located in the 15th Election Districh and the. Seventh Councilmanic District

STATE OF MARYLAND
ALEXANDER PETER
No. 3
REGISTERED
LAND SURVEYOR

7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT 011 JL **No.** 3378

DATE 7/13/06 ACCOUNT 001 006 6150

AMOUNT $ 65.00

RECEIVED FROM:

FOR: 323 MAPLE AVE RV

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/14/2006	7/13/2006	14:45:04	2

CSH1 HSU2 MAIL JEWA ME
>>RECEIPT # 463739 7/13/2006 OFLN
Dept 5 Sub ZONING VERIFICATION
CR NO. 000378
Rcpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: # 07-011-A
323 Maple Avenue
Northeast side of Maple Avenue, 35 feet +/- south of Oak Avenue
15th Election District — 7th Councilmanic District
Legal Owner(s): JCJ Investment Group, LLC

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Wednesday, September 13, 2006 at 10:00 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 8/805 August 29 107452

CERTIFICATE OF PUBLICATION

8/31/, 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 8/29/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 07-011-A

Petitioner/Developer: JCJ INVEST. GROUP, LLC.

Date of Hearing/Closing: 9-13-06

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

Attention: **Christen 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 propery located at

323 MAPLE AVE.

The sign(s) were posted on AUG. 29, 2006
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 07-011-A

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

PLACE: ROOM 407 COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD. 21204

DATE AND TIME: WEDNESDAY, SEPTEMBER 13, 2006 AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3392

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RECEIVED
AUG 30 2006

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 29, 2006 Issue - Jeffersonian

Please forward billing to:
APR Associates, Inc.
7427 Harford Road
Baltimore, MD 21234

410-444-4312

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: 07-011-A
323 Maple Avenue
Northeast side of Maple Avenue, 35 feet +/- south of Oak Avenue
15th Election District – 7th Councilmanic District
Legal Owners: JCJ Investment Group, LLC

Variance to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Wednesday, September 13, 2006 at 10:00 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(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

July 20, 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: 07-011-A
323 Maple Avenue
Northeast side of Maple Avenue, 35 feet +/- south of Oak Avenue
15th Election District – 7th Councilmanic District
Legal Owners: JCJ Investment Group, LLC

Variance to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Wednesday, September 13, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: JCJ Investment Group, LLC, 900A South Main Street, Ste. 100, Belair 21014
Alexander Ratych, 7427 Harford Road, Baltimore 21234

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 29, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed on Recycled Paper

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 07 011 A

Petitioner: JCJ Investment Group LLC

Address or Location: 323 Maple Ave Baltimore, MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: APR Associates Inc

Address: 7427 Harford Rd

Baltimore MD 21234

Telephone Number: (410) 444-4312

Revised 7/11/05 - SCJ

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 6, 2006

JCJ Investment Group, LLC
John Butz, II
900A South Main Street, Ste. 100
Bel Air, MD 21014

Dear Mr. Butz:

RE: Case Number: 07-011-A, 323 Maple Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 13, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Alexander Ratych 7427 Harford Road Baltimore 21234

JM
9-13-06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-011- Variance** ***(also see case 7-010)***

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road, if consistent with the existing streetscape.

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

Prepared By: Curtis Murray

Division Chief: Lyn Lanham

CM/LL

RECEIVED
AUG 18 2006
ZONING COMMISSIONER

RECEIVED FOR FILING
9-12-06

W:\DEVREV\ZAC\7-011.doc

Baltimore County
Fire Department

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

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

July 20,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 24, 2006

Item Number(s): 001 through 011

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 with Soybean Ink on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 26, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2006
Item Nos. 002, 003, 004, 005, 006, 007, 008, 009, 010, and 011

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-07252006.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: 7·21·02

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

RE: Baltimore County
Item No. 011 JLL

Dear. Ms. Matthews:

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

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

Very truly yours,

S. F. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

RE:	PETITION FOR VARIANCE 323 Maple Avenue; NE/S Maple Avenue 35' of S/S Oak Avenue 15th Election & 7th Councilmanic Districts Legal Owner(s): John C. Butz, II – Member JCJ Investment Group, LLC Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-011-A

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

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 and all 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

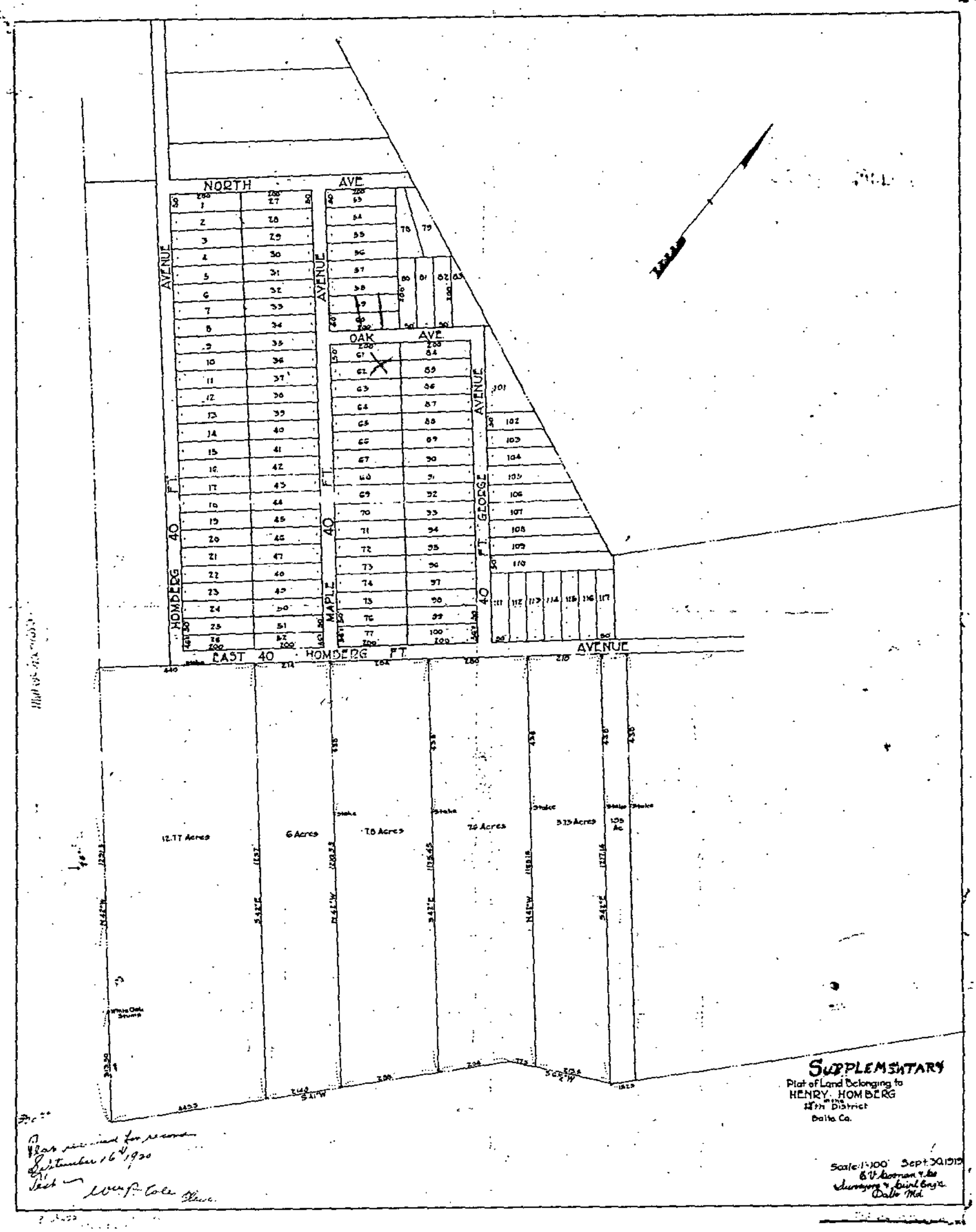
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of July, 2006, a copy of the foregoing Entry of Appearance was mailed to, Alexander Ratych, 7427 Harford Road, Baltimore, MD 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUL 19 2006
Per...


NORTH AVE.
OAK AVE.
HOMBERG AVENUE
MAPLE AVENUE
GLODGE AVENUE
40 FT.
EAST 40 HOMBERG FT. AVENUE
12.77 Acres
6 Acres
7.8 Acres
7.6 Acres
3.75 Acres
1.55 Ac.
SUPPLEMENTARY
Plat of Land Belonging to
HENRY HOMBERG
in the 13th District
Balto. Co.
Scale 1"=100' Sept. 30, 1919
Plat received for record
September 16th 1920
Test
Plat #2

Click here for a plain text ADA compliant screen.

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: **District** - 15 **Account Number** - 1502570241

Owner Information

Owner Name:	ADIBE PRINCE C	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	321 MAPLE AVE BALTIMORE MD 21221-3748	**Deed Reference:**	1) /24271/ 646 2)

Location & Structure Information

Premises Address
321 MAPLE AVE

Legal Description
PT LT 61
321 MAPLE AVE
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
97	4	628					61	3	Plat Ref:	5/ 78

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1929	1,498 SF	9,165.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	32,540	62,540		
Improvements:	85,170	114,220		
Total:	117,710	176,760	137,393	157,076
Preferential Land:	0	0	0	0

Transfer Information

Seller:	JCJ INVESTMENT GROUP LLC	**Date:**	08/08/2006	**Price:**	$260,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/24271/ 646	**Deed2:**	
Seller:	MATTHEW EDWARD P,JR	**Date:**	03/22/2006	**Price:**	$199,000
Type:	MULT ACCTS ARMS-LENGTH	**Deed1:**	/23567/ 33	**Deed2:**	
Seller:	MORRIS RANDELL W	**Date:**	12/01/2003	**Price:**	$155,500
Type:	MULT ACCTS ARMS-LENGTH	**Deed1:**	/19231/ 574	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Pet #3

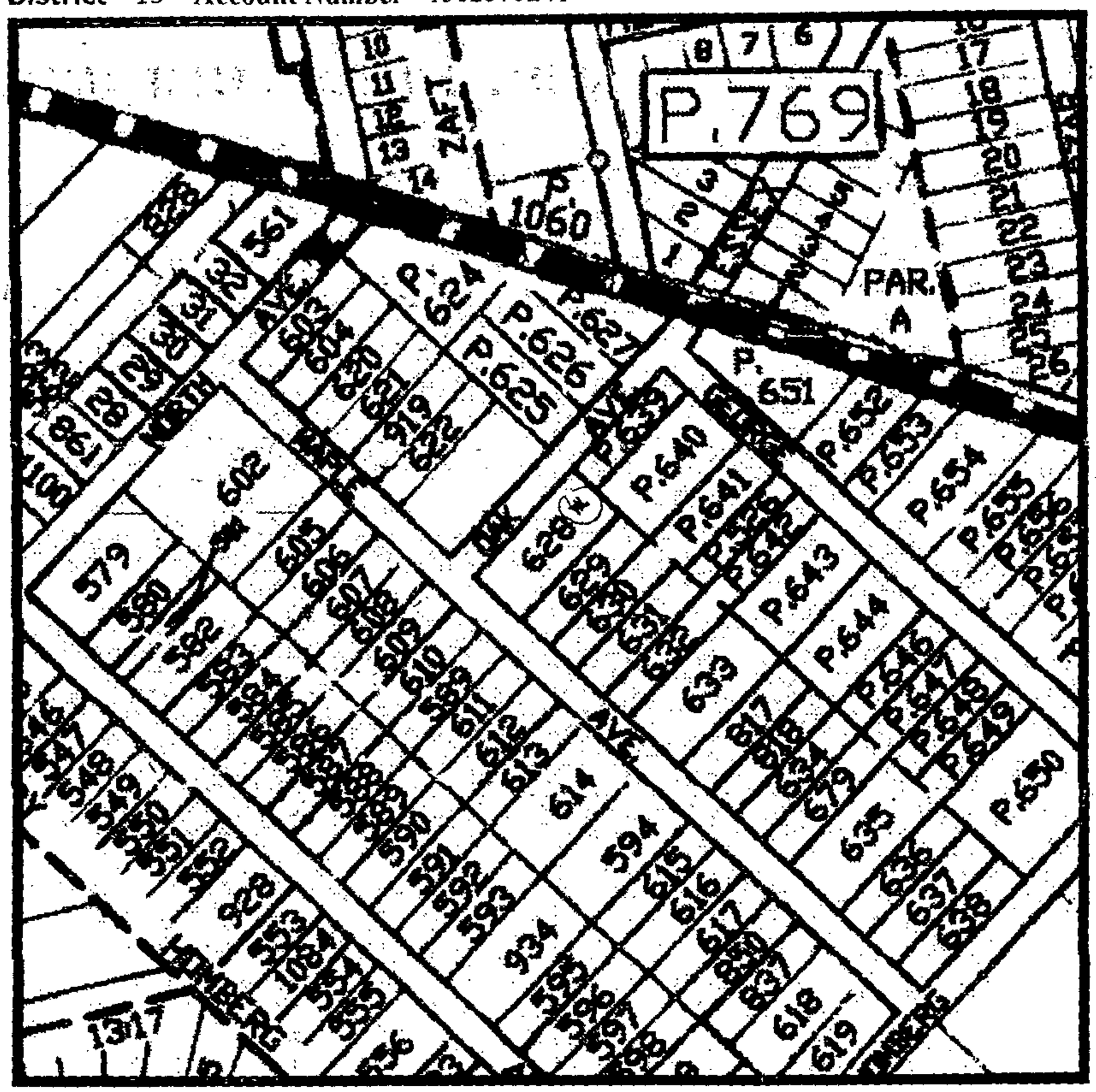
Ret #4

Exhibit

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

Go Back
View Map
New Search

District - 15 Account Number - 1502570241



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

011

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 1502570241

Owner Information

Owner Name: JCJ INVESTMENT GROUP LLC

Mailing Address: STE 101
900A S MAIN ST
BEL AIR MD 21014

Use: RESIDENTIAL
Principal Residence: NO
Deed Reference: 1) /23567/ 33
2)

Location & Structure Information

Premises Address
321 MAPLE AVE

Legal Description
PT LT 61
321 MAPLE AVE
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
97	4	628					61	3	Plat Ref:	5/ 78

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1929	1,498 SF	9,165.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,540	62,540		
Improvements:	85,170	114,220		
Total:	117,710	176,760	117,710	137,393
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MATTHEW EDWARD P,JR	Date:	03/22/2006	Price:	$199,000
Type:	MULT ACCTS ARMS-LENGTH	Deed1:	/23567/ 33	Deed2:	
Seller:	MORRIS RANDELL W	Date:	12/01/2003	Price:	$155,500
Type:	MULT ACCTS ARMS-LENGTH	Deed1:	/19231/ 574	Deed2:	
Seller:	BOTHE JOHANNA	Date:	06/27/1997	Price:	$113,500
Type:	MULT ACCTS ARMS-LENGTH	Deed1:	/12258/ 690	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 *

Click here for a plain text ADA compliant scre

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 1502570240

Owner Information

Owner Name: JCJ INVESTMENT GROUP LLC

Mailing Address: STE 101
900A S MAIN ST
BEL AIR MD 21014

Use: RESIDENTIAL
Principal Residence: NO
Deed Reference: 1) /23567/ 33
2)

Location & Structure Information

Premises Address
MAPLE AVE

Legal Description
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	4	625					62	3	Plat Ref: 5/ 78

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		10,000.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,750	47,750		
Improvements:	0	0		
Total:	32,750	47,750	32,750	37,750
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MATTHEW EDWARD P,JR	Date:	03/22/2006	Price:	$199,000
Type:	MULT ACCTS ARMS-LENGTH	Deed1:	/23567/ 33	Deed2:	
Seller:	MORRIS RANDELL W	Date:	12/01/2003	Price:	$155,500
Type:	MULT ACCTS ARMS-LENGTH	Deed1:	/12258/ 690	Deed2:	
Seller:	BOTHE JOHANNA	Date:	06/27/1997	Price:	$113,500
Type:	MULT ACCTS ARMS-LENGTH	Deed1:	/12258/ 690	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 *

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 1514000240

Owner Information

Owner Name: J GRACE & CO INC

Mailing Address: 2527 BARRISON POINT RD
BALTIMORE MD 21221-6410

Use: RESIDENTIAL
Principal Residence: NO
Deed Reference: 1) /23596/ 626
2)

Location & Structure Information

Premises Address
325 MAPLE AVE

Legal Description
100 S OAK AV
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	4	629					63	3	Plat Ref: 5/ 78

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	744 SF	10,000.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,750	62,750		
Improvements:	34,640	54,210		
Total:	67,390	116,960	67,390	83,913
Preferential Land:	0	0	0	0

Transfer Information

Seller:	GODMAN RONALD L	Date:	03/29/2006	Price:	$76,300
Type:	IMPROVED ARMS-LENGTH	Deed1:	/23596/ 626	Deed2:	
Seller:	SANFT MARY I	Date:	04/17/1984	Price:	$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 6697/ 135	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 *

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 1510453200

Owner Information

Owner Name: CARPENTER ANDREW F
CARPENTER SHIRLEY M

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 324 GEORGE AVE
BALTIMORE MD 21221-3733

Deed Reference: 1) / 5447/ 119
2)

Location & Structure Information

Premises Address
324 GEORGE AVE

Legal Description
PT LT 84
SW COR OAK AV
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
97	4	639					84	3	Plat Ref:	2 5/ 78

Special Tax Areas: Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	1,028 SF	9,259.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,560	62,560		
Improvements:	55,090	95,940		
Total:	87,650	158,500	87,650	111,266
Preferential Land:	0	0	0	0

Transfer Information

Seller:	BESNOSKA FREDERICK C	Date:	05/20/1974	Price:	$37,500
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 5447/ 119	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 *

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 2200017030

Owner Information

Owner Name:	KOEHLER ROBERT D KOEHLER LOUISE M	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	326 GEORGE AVE BALTIMORE MD 21221-3733	**Deed Reference:**	1) /10393/ 379 2)

Location & Structure Information

Premises Address
326 GEORGE AVE

Legal Description
326 GEORGE AVE WS
326 GEORGE AVE WS
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	4	640					85	3	Plat Ref: 5/ 78

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	1,488 SF	10,000.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,750	62,750		
Improvements:	121,740	184,280		
Total:	154,490	247,030	154,490	185,336
Preferential Land:	0	0	0	0

Transfer Information

Seller:	APJ ENTEPRISES INC	**Date:**	03/09/1994	**Price:**	$135,480
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/10393/ 379	**Deed2:**	
Seller:	DENNIS PAULINE A	**Date:**	08/27/1993	**Price:**	$20,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 9978/ 132	**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 *

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 2200017031

Owner Information

Owner Name: JACKSON JAMES W
Mailing Address: 328 GEORGE AVE
BALTIMORE MD 21221-3733

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /24022/ 727
2)

Location & Structure Information

Premises Address
328 GEORGE AVE

Legal Description
328 GEORGE AV WS
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	4	640					86	3	Plat Ref: 5/ 78

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	780 SF	10,000.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,750	62,750		
Improvements:	40,150	58,760		
Total:	72,900	121,510	72,900	89,103
Preferential Land:	0	0	0	0

Transfer Information

Seller:	HARTMAN WILLIAM T	Date:	06/19/2006	Price:	$135,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/24022/ 727	Deed2:	
Seller:	APJ ENTERPRISES INC	Date:	08/08/1994	Price:	$76,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/10691/ 98	Deed2:	
Seller:	DENNIS PAULINE A	Date:	08/27/1993	Price:	$50,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 9978/ 135	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 *

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 2200009357

Owner Information

Owner Name: PORTER MICHAEL W
PORTER MARY L

Use: RESIDENTIAL

Principal Residence: NO

Mailing Address: 351 HOMBERG AVE
BALTIMORE MD 21221-3741

Deed Reference: 1) / 8970/ 301
2)

Location & Structure Information

Premises Address
1100 OAK AVE

Legal Description
.18 AC
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
97	4	1102					59A	3	Plat Ref:	MS 5/ 78

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1992	1,040 SF	7,840.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	32,210	62,210		
Improvements:	81,420	97,950		
Total:	113,630	160,160	113,630	129,140
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MERCEDES HOMES I NC	Date:	11/13/1991	Price:	$35,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 8970/ 301	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 *

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 2200009358

Owner Information

Owner Name: HALLOCK BRIAN W
Mailing Address: 1102 OAK AVE
BALTIMORE MD 21221-3751

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /22441/ 56
2)

Location & Structure Information

Premises Address
1102 OAK AVE

Legal Description
.14 AC
1102 OAK AVE
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
97	2	1103					59B	3	Plat Ref:	MS 5/ 78

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1991	1,095 SF	6,098.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-In Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	31,090	61,090		
Improvements:	94,310	150,780		
Total:	125,400	211,870	125,400	154,223
Preferential Land:	0	0	0	0

Transfer Information

Seller:	HALLOCK BRIAN W	Date:	08/26/2005	Price:	$15,930
Type:	NOT ARMS-LENGTH	Deed1:	/22441/ 56	Deed2:	
Seller:	MERCEDES HOMES I NC	Date:	11/21/1991	Price:	$114,900
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 8978/ 567	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 *

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 2200009359

Owner Information

Owner Name: GERBES JAMES W,SR
GERBES NANCY M

Use: RESIDENTIAL

Principal Residence: NO

Mailing Address: 249 SOUTHEASTERN CT
BALTIMORE MD 21221-3916

Deed Reference: 1) / 8914/ 225
2)

Location & Structure Information

Premises Address
1102 A OAK AVE

Legal Description
.14 AC
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
97	4	1104					59C	3	Plat Ref:	MS 5/ 78

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1991	1,106 SF	6,098.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	31,090	61,090		
Improvements:	90,130	141,980		
Total:	121,220	203,070	121,220	148,503
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MERCEDES HOMES I NC	Date:	09/17/1991	Price:	$35,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 8914/ 225	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 *

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 15 Account Number - 1502470141

Owner Information

Owner Name: COX THOMAS JOSEPH
COX CLAUDIA WESLEY

Mailing Address: 1104 OAK AVE
BALTIMORE MD 21221-3751

Use: RESIDENTIAL

Principal Residence: YES

Deed Reference: 1) / 5130/ 457
2)

Location & Structure Information

Premises Address
1104 OAK AVE

Legal Description
LT 80 PT 81
200 E MAPLE AV
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	4	625						3	Plat Ref: 5/ 78

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1971	1,400 SF	15,000.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	34,000	58,000		
Improvements:	99,300	119,240		
Total:	133,300	177,240	133,300	147,946
Preferential Land:	0	0	0	0

Transfer Information

Seller:	BLACKBURN AMMO H	Date:	09/29/1970	Price:	$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 5130/ 457	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 *

Click here for a plain text ADA compliant screen.

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: **District** - 15 **Account Number** - 1502570240

Owner Information

Owner Name:	JCJ INVESTMENT GROUP LLC	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	STE 101 900A S MAIN ST BEL AIR MD 21014	**Deed Reference:**	1) /23567/ 33 2)

Location & Structure Information

Premises Address
MAPLE AVE

Legal Description
HOMBERG

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
97	4	625					62	3	Plat Ref: 5/ 78

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		10,000.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	32,750	47,750		
Improvements:	0	0		
Total:	32,750	47,750	37,750	42,750
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MATTHEW EDWARD P,JR	**Date:**	03/22/2006	**Price:**	$199,000
Type:	MULT ACCTS ARMS-LENGTH	**Deed1:**	/23567/ 33	**Deed2:**	
Seller:	MORRIS RANDELL W	**Date:**	12/01/2003	**Price:**	$155,500
Type:	MULT ACCTS ARMS-LENGTH	**Deed1:**	/12258/ 690	**Deed2:**	
Seller:	BOTHE JOHANNA	**Date:**	06/27/1997	**Price:**	$113,500
Type:	MULT ACCTS ARMS-LENGTH	**Deed1:**	/12258/ 690	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

24 271 / 646
23567 / 33

0024271 646

Stonegate Title Company
1919 York Road
Timonium, MD 21093 069642

DEED

File No. 069642
Tax Account No. (15)15-02-570241

1 of 2

THIS DEED, Made this 31st day of July, 2006, by and between JCJ Investment Group, LLC, party of the first part, and Prince C. Adibe, party of the second part.

WITNESSETH, that in consideration of the sum of Two Hundred Sixty Thousand and 00/100 ($260,000.00) DOLLARS; and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part, does grant and convey unto the party of the second part, as sole owner, his heirs, personal representatives and assigns, in fee simple, all that property situate in Baltimore County, State of Maryland, described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots No. 61 as shown on the Supplementary Plat of land belonging to Henry Homberg, which Plat is recorded among the Plat Records of Baltimore County, Maryland, in Plat Book W.P.C. No. 5, folio 78.

The improvements thereon being known as 321 Maple Avenue.

SAVING AND EXCEPTING all that 113 square foot of land from Lot 61 as conveyed to Baltimore County in Deed dated June 20, 1979 and recorded among the Land Records of Baltimore County, Maryland, in Liber No. 6073, folio 319.

Being a part of that same lot of ground which by Deed dated March 3, 2006 and recorded among the Land Records of Baltimore County in Liber 23567, folio 33, was granted and conveyed by Edward P. Matthew, Jr. and Constance C. Matthew unto JCJ Investment Group, LLC, the Grantor herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD said described lot of ground and premises to the said party of the second part, as sole owner, his heirs, personal representatives and assigns, in fee simple.

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

WITNESS, the hands and seals of said Grantor.

WITNESS, the hands and seals of said Grantor.

WITNESS:

JCJ Investment Group, LLC

_____ (SEAL)
BY: Jeffrey Foucault, Member
Grantor

STATE OF MARYLAND
COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY that on this 31st day of July, 2006, before me, the undersigned, a Notary Public, in and for the State of Maryland, County aforesaid, personally appeared Jeffrey Foucault, Member of JCJ Investment Group, LLC, and known to me to be the member or designated agent of the Limited Liability Company that executed this Instrument and acknowledged the Instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Instrument and in fact executed the Instrument on behalf of the Limited Liability Company.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

NOTARY PUBLIC

My Commission Expires: ROBERT C. BRENDEL NOTARY PUBLIC
BALTIMORE COUNTY, MARYLAND
MY COMMISSION EXPIRES 12/1/2007

THIS IS TO CERTIFY that this instrument has been prepared under the supervision of Robert C. Brendel, an Attorney admitted to practice before the Court of Appeals of the State of Maryland.

Robert C. Brendel

0024271 648

CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF MD REAL ESTATE
AFFIDAVIT OF RESIDENCE OR PRINCIPLE RESIDIENCE

Based on the certification below, Transferor claims exemption from the tax withholding requirements of 10-912 of the Tax-General Article, Annotated Code of Maryland Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instruments that effects a change in ownership of a real property is presented for recordation. The requirements of 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principle residence.

1. Transferor Information
Name of Transferor(s): JCJ Investment Group, LLC

2. Reason for Exemption

Resident Status	☐ 1. Transferor, am a resident of the State of Maryland ☑ 2. Transferor is a resident entity under 10-912 (A)(4) of the Tax General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principle Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principle residence as defined in IRC 121

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct and complete.

3a. Individual Transferors

Witness

Name

Signature

Name

Signature

3b. Entity Transferors

Witness

JCJ Investment Group, LLC
Name of Equity

, member
By

Jeffrey FOucault
Name

Member
Title

AFFIDAVIT AS TO TOTAL PAYMENTS

THE undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belie, in accordance with Section 10-912 (b) (2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That I am/we are transferor(s), or (agent of the transferor(s) if so indicated), of that real property described in the accompany deed.
2. The amount of total payment of the purpose of the Withholding Law $ 0.

DATED this 31 day of July, 2006

WITNESS:

TRANSFEROR (S)

, member

Jeffrey Foucault, Member

AFFIDAVIT MADE PURSUANT TO 12-103(B) AND 13-203
OF THE TAX PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND

The undersigned Grantee(s), being purchaser(s) of the real property known as _____, make(s) oath, in due form of law and under penalties of perjury, that the following is true to the best of the knowledge, information and belief of the Grantee(s), in accordance with Section 12-103(b) and 13-203 of the Tax Property Article of the Annotated Code of Maryland, as follows:

1. That each Grantee is a "First Time Maryland Home Buyer", defined as an individual who has never owned in the State of Maryland, residential real property that has been the individual's principal place of residence.
2. That each Grantee will occupy the property as her/his/their principal residence of the residence.

Prince C. Adibe, Grantee

_____, Grantee

STATE OF MARYLAND, COUNTY of BALTIMORE

I hereby certify that on this 31 day of July, 2002, the subscriber, a Notary Public of the State of MARYLAND, in and for the City/ County of BALTIMORE, personally appeared Prince C. Adibe, know to me or satisfactorily proven to be the person(s) described in the foregoing instrument, and made oath in due form of law and under the penalties of perjury, that the matters and facts set forth herein are true.

Notary Public

My Commission Expires:

ROBERT C. GRENDEL NOTARY PUBLIC
BALTIMORE COUNTY, MARYLAND
MY COMMISSION EXPIRES 1/1/2007

0024271 650

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: BALTIMORE 069642

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

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

Space Reserved for Circuit Court Clerk Recording Validation

IMP FD SURE $	20.00
RECORDING FEE	20.00
TR TAX STATE	650.00
TOTAL	690.00
Rest BM95	Rcpt # 97421
SH LL	Blk # 763
Aug 08, 2006	12:09 rm

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

1 Deed ☐ Mortgage ☐ Other ☐ Other
2 Deed of Trust ☐ Lease

2 Conveyance Type Check Box

✓ Improved Sale Arms-Length *[1]* ☐ Unimproved Sale Arms-Length *[2]* ☐ Multiple Accounts Arms-Length *[3]* ☐ Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	FIRST TIME MARYLAND HOMEBUYER
County Transfer	OWNER OCCUPANCY CREDIT OF 330.00

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 260,000.00
Any New Mortgage	$ 260,000.00
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 =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$ 20.00
Surcharge	$ 20.00	$ 20.00
State Recordation Tax	$ 1,300.00	$
State Transfer Tax	$ 650.00	$
County Transfer Tax	$ 3,570.00	$
Other	$	$
Other	$	$

20 20 650

Agent:
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	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
15	15-02-570241	23567 / 33	97	628	(5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
	61			5/78	

Location/Address of Property Being Conveyed (2): 321 MAPLE AVENUE, BALTIMORE MD 21221

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

Residential ✓ or Non-Residential | Fee Simple ✓ or Ground Rent | Amount:

Partial Conveyance? Yes ✓ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
JCJ INVESTMENT GROUP, LLC	PRINCE C. ADIBE
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
PRINCE C. ADIBE	LAW OFFICE OF DANIEL A FULCO PLLC - TRUSTEE

New Owner's (Grantee) Mailing Address: 321 MAPLE AVENUE, BALTIMORE MD 21221

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)
	MERS - BENEFICARY
	TAYLOR,BEAN & WHITAKER MORTGAGE - LENDER

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Name: TUSHA M DOBRY
Firm STONEGATE TITLE COMPANY
Address: 1919 YORK ROAD, TIMONIUM MD 21093
Phone: (410) 561-1177

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

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

✓ Yes ☐ No Will the property being conveyed be the grantee's principal residence?
☐ Yes ✓ No Does transfer include personal property? If yes, identify:
✓ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only – Do Not Write Below This Line

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

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

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

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

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

ADC-OC-600 (4/05)

Initial:

Date 8/7/06

Space Reserved for Circuit Court Clerk Recording Validation

DUPLICATE PAID RECEIPT
REVALIDATION

DRW	TIME	ACTION	MAJOR	MINOR	RECEIPT #	DATE	DELN
4	8/08/2006 8/07/2006 16:22:58			KMCM	KXM 497005	8/07/2006	

2	20	RECORDATION TAXES	
1	02570241		
	$4,870.00	Tot	$4,870.00
	$.00	CK	$4,870.00 CA

Baltimore County, Maryland

DEED

File No. 069109
Tax Account No. 15-02-570241/15-02-570240

THIS DEED, Made this 3rd day of March, 2006, by and between Edward P. Matthew, Jr. and Constance C. Matthew, parties of the first part, and JCJ Investment Group, LLC, party of the second part.

WITNESSETH, that in consideration of the sum of One Hundred Ninety-Nine Thousand and 00/100 ($199,000.00) DOLLARS; and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part, do grant and convey unto the party of the second part, its successors and/or assigns, in fee simple, all that property situate in Baltimore County, State of Maryland, described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots Nos. 61 and 62 as shown on the Supplementary Plat of land belonging to Henry Homberg, which Plat is recorded among the Plat Records of Baltimore County, Maryland, in Plat Book W.P.C. No. 5, folio 78.

The improvements thereon being known as 321 Maple Avenue.

SAVING AND EXCEPTING all that 113 square foot of land from Lot 61 as conveyed to Baltimore County in Deed dated June 20, 1979 and recorded among the Land Records of Baltimore County, Maryland, in Liber No. 6073, folio 319.

Being the same lot of ground which by Deed dated October 30, 2003 and recorded among the Land Records of Baltimore County in Liber 19231, folio 574, was granted and conveyed by Randell W. Morris and Debora L. Morris unto Edward P. Matthew, Jr. and Constance C. Matthew, the Grantors herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD said described lot of ground and premises to the said party of the second part,its successors and/or assigns, in fee simple.

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

WITNESS, the hands and seals of said Grantors.

WITNESS:

Edward P. Matthew, Jr. (SEAL)
Grantor

Constance C. Matthew (SEAL)
Grantor

STATE OF MARYLAND
County of Baltimore, TO WIT;

I Hereby Certify, That on this 3rd day of March, 2006, before me, the subscriber, personally appeared Edward P. Matthew, Jr. and Constance C. Matthew, known to me or satisfactorily proven to be the persons whose names is/are set forth in the within deed, and did further acknowledge that they executed the aforegoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

My Commission Expires:

ROBERT C. BRENDEL NOTARY PUBLIC
BALTIMORE COUNTY, MARYLAND
MY COMMISSION EXPIRES [illegible]/2007

THIS IS TO CERTIFY that this instrument has been prepared under the supervision of Robert C. Brendel, an Attorney admitted to practice before the Court of Appeals of the State of Maryland.

Robert C. Brendel, Esq.

return to:

STONEGATE TITLE COMPANY
1919 York Road
Timonium, MD 21093
(410) 561-1177

0023567 035

CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF MD REAL ESTATE
AFFICAVIT OF RESIDENCE OR PRINCIPLE RESIDIENCE

Based on the certification below, Transferor claims exemption from the tax withholding requirements of 10-912 of the Tax-General Article, Annotated Code of Maryland Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instruments that effects a change in ownership of a real property is presented for recordation. The requirements of 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principle residence.

1. Transferor Information
Name of Transferor(s): Edward P. Matthew, Jr. and Constance C. Matthew

2. Reason for Exemption

Resident Status	☑ 1. Transferor, am a resident of the State of Maryland ☐ 2. Transferor is a resident entity under 10-912 (A)(4) of the Tax General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principle Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principle residence as defined in IRC 121

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct and complete.

3a. Individual Transferors

Witness

Edward P.Matthew, Jr.
Name

Signature

Constance C. Matthew
Name

Signature

3b. Entity Transferors

Witness

Name of Equity

By

Name

Title

AFFIDAVIT AS TO TOTAL PAYMENTS

THE undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belie, in accordance with Section 10-912 (b) (2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That I am/we are transferor(s), or (agent of the transferor(s) if so indicated), of that real property described in the accompany deed.
2. The amount of total payment of the purpose of the Withholding Law $ Ø.

DATED this 5th day of March, 2006

WITNESS:

TRANSFEROR (S)

CLERK'S NOTATION
Document submitted for record in condition not permitting satisfactory photographic reproduction.

0023567 036

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Baltimore County

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

069109

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

1 Type(s) of Instruments	( ) Check Box if Addendum Intake Form is Attached				
	☑ Deed	☐ Mortgage	☐ Other	☐ Other	
	☑ Deed of Trust	☐ Lease	☐	☐	
2 Conveyance Type Check Box	☐ Improved Sale Arms-Length[1]	☐ Unimproved Sale Arms-Length[2]	☐ Multiple Accounts Arms-Length[3]	☐ Not an Arms-Length Sale[9]	
3 Tax Exempt (if Applicable) Cite or Explain Authority	Recordation:				
	State Transfer:				
	County Transfer:				

IMP FD SURE $ 20.00
RECORDING FEE 20.00
TR TAX STATE 395.00
TOTAL 1,035.00
Rec# BA01 Rcpt # 71121
SH TD Blk # 2155
Mar 22, 2006 09:55 am

4 Consideration And Tax Calculations

Consideration Amount			Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$	199,000.00	Transfer Tax Consideration	$
Any New Mortgage	$	234,000.00	X ( )% =	$
Balance of Existing Mortgage	$		Less Exemption Amount -	$
Other:	$		Total Transfer Tax =	$
			Recordation Tax Consideration	$
Other:	$		X ( ) per $500 =	$
Full Cash Value	$		TOTAL DUE	$

5 Fees

Amount of Fees		Doc. 1	Doc. 2	Agent:
Recording Charge	$	20.00	$ 75.00	
Surcharge	$	20.00	$ 20.00	Tax Bill:
State Recordation Tax	$	995.00 ✓	$ 175.00 ✓	
State Transfer Tax	$	995.00 ✓	$ 0	C.B. Credit:
County Transfer Tax	$	2,985.00 ✓	$ 0	
Other	$		$	Ag. Tax/Other:
Total Fees	$		$	

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var.LOG (5)
15	15-02-570241	19231/574			

Subdivision Name	Lot(3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage(4)
Plat of land belonging to Henry Hamburg	61				

Location/Address of Property Being Conveyed (2)
321 Maple Avenue, Baltimore, MD 21221

Other Property Identifiers (if applicable): Lot 62 ID# 15-15-02-57240 | Water Meter Account No.

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

Partial Conveyance? ( ) Yes ( ) No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Edward P. Matthew, Jr.	JCJ Investment Group, LLC
Constance C. Matthew	
Doc. 1 - Owner(s) of Record, if different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
JCJ Investment Group, LLC	

New Owner's (Grantee) Mailing Address
900A S. Main St. Ste. 101, Bel Air, MD 21014 21014

9 Other Names to Be Indexed

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

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Name: J. Turner
Firm: Stonegate Title Company
Address: 1919 York Road
Timonium, Maryland 21093
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

☐ Residential Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification
District Number: | Date Received: | Deed Reference: | Assigned Property No.

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

Remarks:

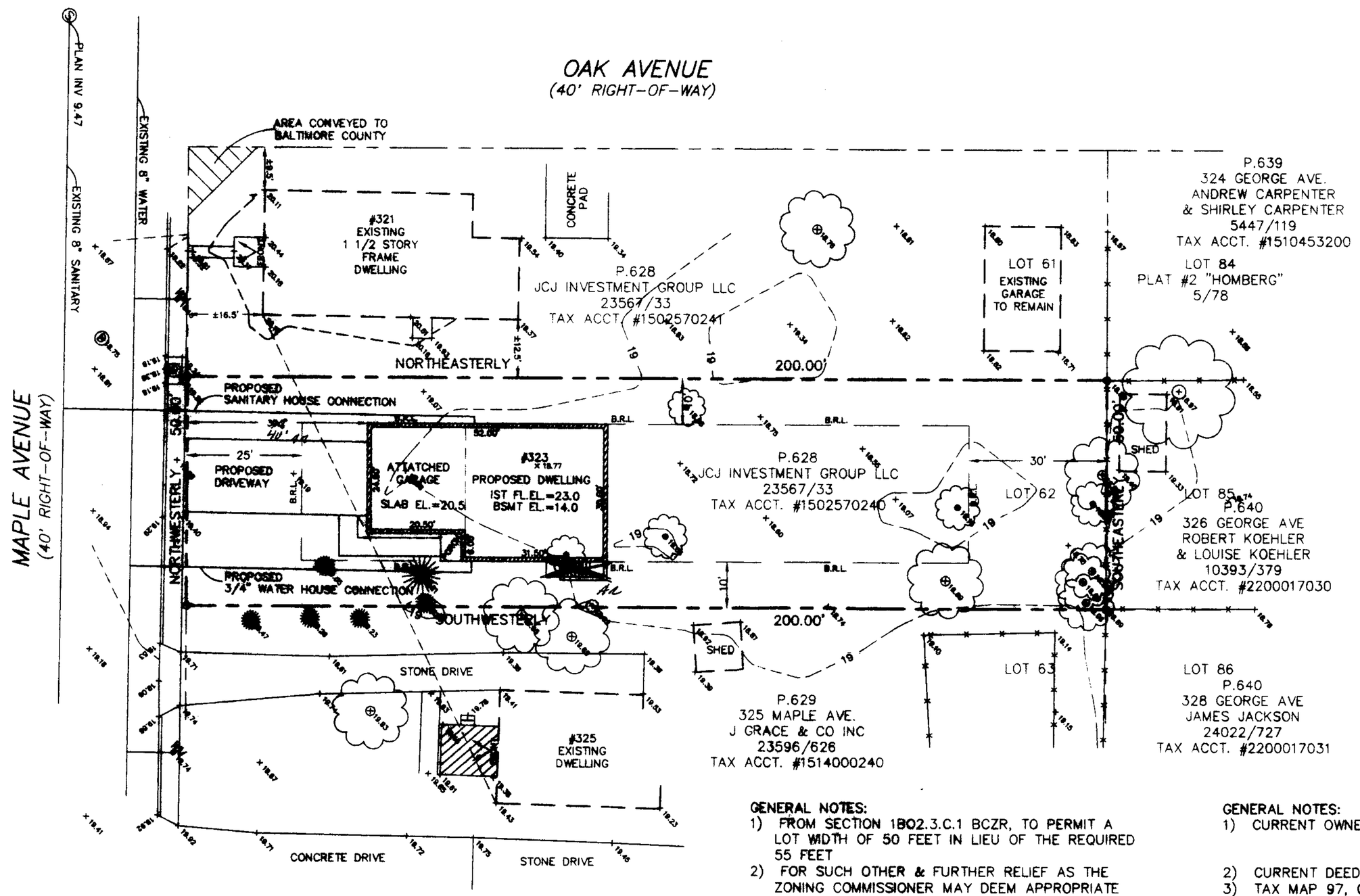
DUPLICATE PAID RECEIPT
RECORDATION
BUSINESS ACTUAL TIME DRW
3/22/2006 3/22/2006 09:36:06 2
REC B601 MAIN DDCL DMD
RECEIPT # 28 3/22/2006 DFLN
Dept Recording RECORDATION TAXES
Land ACCOUNT NO. 1505702241
Bldgs $4,155.00
Total $4,155.00 CK $.00 CA
Baltimore County, Maryland

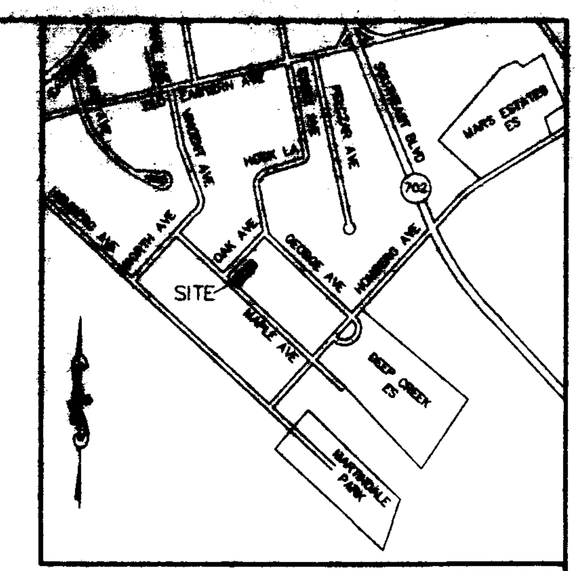
PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-011-A
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
ALEXANDER P. RATYCH	7427 HAFORD ROAD	BALTIMORE, MD 21234	APR444@Erols.com
Joseph Ratych	7427 Hafford Rd	Baltimore, MD 21234	APR444@Erols.com





LOCATION MAP
SCALE 1" = 1,000'

GENERAL NOTES:
1) FROM SECTION 1B02.3.C.1 BCZR, TO PERMIT A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET
2) FOR SUCH OTHER & FURTHER RELIEF AS THE ZONING COMMISSIONER MAY DEEM APPROPRIATE

011

GENERAL NOTES:
1) CURRENT OWNER: JCJ INVESTMENT GROUP LLC
900A S. MAIN ST. – SUITE 101
BEL AIR, MD 21014
2) CURRENT DEED REF: 23567/33
3) TAX MAP 97, GRID 4, PARCEL 628
4) AREA OF PROPERTY: 10,000 SF OR 0.2296 AC±
5) EXISTING ZONING: D.R.5.5
SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 30'
6) EXISTING USE: VACANT
7) PROPOSED USE: 2 STORY SINGLE FAMILY DWELLING
8) 15TH ELECTION DISTRICT
9) 7TH COUNCILMANIC DISTRICT
10) 1"=200' SCALE MAP # 097B1
11) SUBJECT PROPERTY IS SERVICED BY PUBLIC WATER & SEWER
12) SUBJECT PROPERTY DOES NOT LIE WITH IN THE CHESAPEAKE BAY CRITICAL AREA
13) SUBJECT PROPERTY DOES NOT LIE WITH IN A 100 YEAR FLOOD PLAIN
14) SUBJECT PROPERTY IS NOT A HISTORICAL PROPERTY/BUILDING
15) THERE ARE NO PRIOR ZONING HEARINGS FOR SUBJECT PROPERTY

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

APR ASSOCIATES, INC.
LAND SURVEYORS
7427 Harford Road Baltimore, Maryland 21234-7160
(410) 444-4312 FAX: (410) 444-1647
E mail : apr444@erols.com

STATE OF MARYLAND
ALEXANDER PAUL HRITCH
No. 3103
REGISTERED
LAND SURVEYOR

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

323 MAPLE AVENUE
PLAT #2 "HOMBERG" – P.B. 5/78
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: JULY 13, 2006 SCALE: 1"=20'

Rev 8/1

25245

E:\DRAW\5245VAR Thu Jul 13 10:09:55 2006