

IN RE: PETITION FOR ADMIN. VARIANCE
SE corner Monkton Road and
Carroll Road
10th Election District
3rd Councilmanic District
(2501 Monkton Road)

Mary Katherine Tkac
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-257-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, Mary Katherine Tkac. The variance request is for property located at 2501 Monkton Road. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed attached garage to have a rear yard setback of 65.5 feet from the center line of a street in lieu of the required 75 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner states that her father lives with her and is under her care. He is wheelchair bound and she periodically transports him to various appointments. She needs to be able to park her car in a garage attached to the house due to inclement weather. Presently she is building an addition on the side of the house with a bedroom and full bath for her father. The only logical place for the garage to be located is as indicated on the site plan in order to utilize the existing driveway. The front of the house faces the east side of the lot, and the back and north sides face Carroll and Monkton Roads where the drive is located. Petitioner is doing the renovations/improvements in order to better care for her ill father.

1-9-07
P3

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated December 26, 2006, which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

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 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 December 14, 2006 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

1-9-07
106-1
PZ

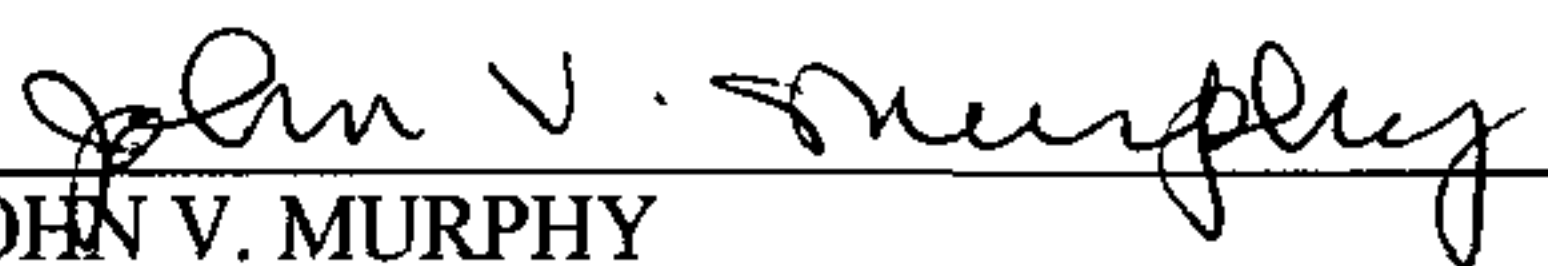
sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 9th day of January, 2007, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed attached garage to have a rear yard setback of 65.5 feet from the center line of a street in lieu of the required 75 feet be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 site plan shall include a note that the subject site is on the County Register (MHT) #237 and is a contributing structure in the My Lady's Manor National Register District.
3. The proposed garage shall be compatible in design, height and massing with the historic structure.
4. The Petitioner shall submit to the Office of Planning the following: photographs of all sides of the existing structure; and, elevation drawings of all sides of the proposed garage.

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

RECEIVED JAN 11 2007
1-9-07
JPM



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2501 Monkton Rd
which is presently zoned RC 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3 - to permit a

proposed attached garage to have a rear yard setback of 65 1/2 feet
from the center line of a street in lieu of the required 75

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

MONKTON

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

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 19 day of January 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. 07-257-A

REV 10/25/01

Reviewed By RJD Date 12/5/06

Estimated Posting Date 12/17/06

Jan

1-9-07

ph

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 2501 Monkton Road
Address
Monkton, Maryland 21204
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): My father presently lives with me and is under my care, he is in a wheel chair and I have to periodically transport him to the doctors or to visit people. I have a need for my car to be in a garage attached to my house due to cold weather, rain and snow. Presently I am putting an addition on the side of the house with a bedroom and full bath for his care. The only place well adative for the garage in where the driveway is at presently. The front of the house faces the East side of my lot. The back and north sides face Carroll and Monkton Roads where my driveway presently is. I am presently doing these renovations so I may care for my father myself and not put him in a nursing home, fortunatly I am able to be home 24/7 to attend to him and give him the care required due to his ill health of which he needs.

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.

Mary Katherine Tkac Signature
Mary Katherine TKAC Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of October, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

REV 10/25/01



[Signature]
Notary Public
My Commission Expires May 5, 2009

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22981

Ch# 19206

DATE

12/5/06

ACCOUNT

2000 006 21510

AMOUNT

\$ 105.00

RECEIVED

FROM:

FOR:

variance report car # 07-257-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS AC12L

12/06/2006 12/06/2006 10:22:44

REG 0002 MAIL NOV 30 2006

RECEIPT # 494202 12/06/2006

Dept. 500 ZONING CERTIFICATION

OR IN 12/2/06

Receipt Tot

\$65.100 100 \$ 00.00

Baltimore County, Maryland

CASHIER'S VALIDATION

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

DATE: Dec. 14, 2006

TO: Baltimore County, PDM

RE : Case No. : PDM 07-257-A
2501 Monkton Road

MAI : Job No. : SP-015

ATTENTION: Mr. David Duvall / Mrs. Kristen Matthews

☒ (X) We are submitting

☐ () We are returning

☐ () We are forwarding

☐ () Herewith

☐ () Under separate cover

No.	Description
1	Certificate Of Posting
2	Photos

☒ (X) For processing

☐ () For your use

☐ () For your review

☐ () Please call when ready

☐ () Please return to this office

☐ () In accordance with your request

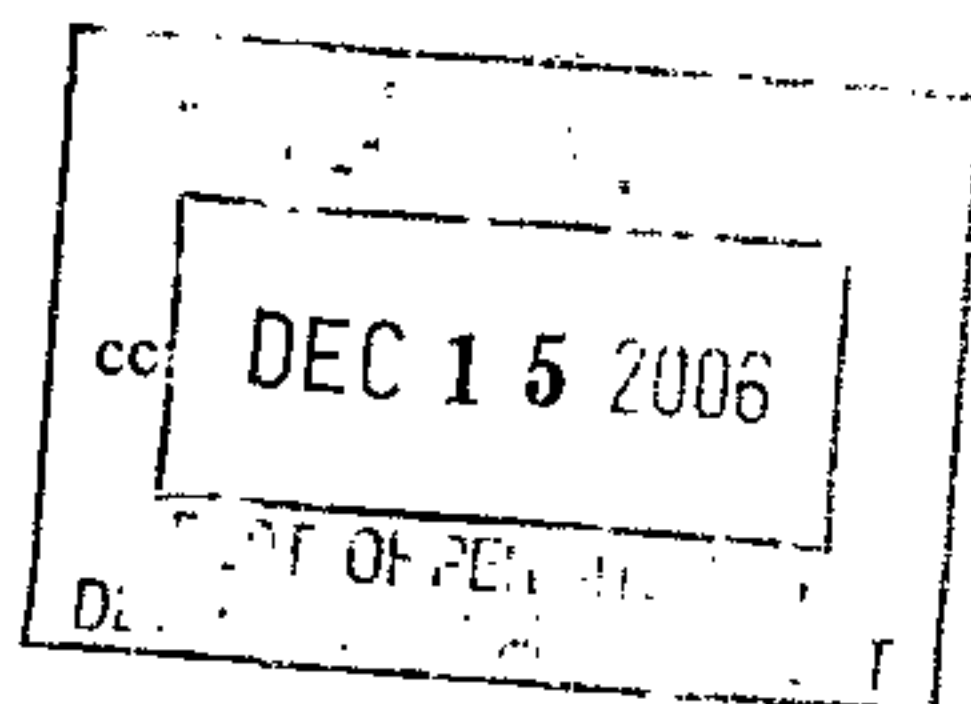
Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

William D. Gulick, Jr.



CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Attention: Mr. David Duvall / Kristen Matthews

Date: Dec. 14, 2006
MAI Job No : SP-015

RE: Case Number: PDM 07-257-A
Petitioner/Developer: Mary K. **TKAC**

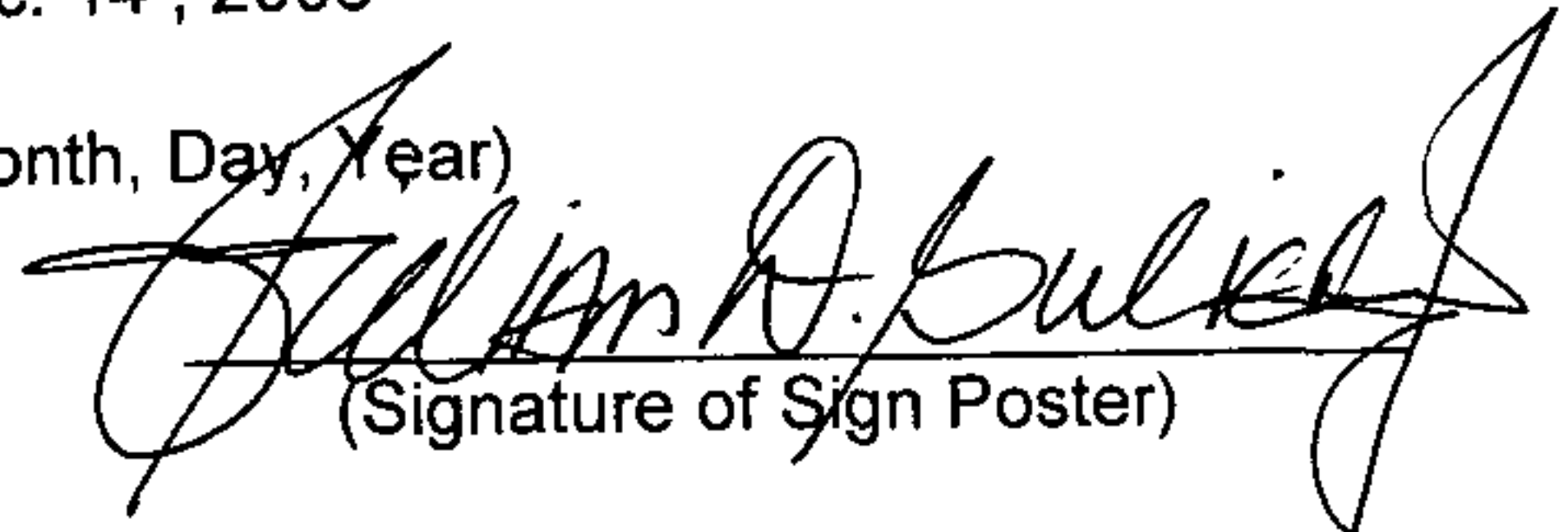
Date of Hearing/Closing: Jan. 01, 2007 - 5:00 pm

This is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 2501 Monkton Road

The sign(s) were posted on

Dec. 14 , 2006

(Month, Day, Year)


(Signature of Sign Poster)

William D. Gulick, Jr.

(Printed Name of Sign Poster)

McKee and Associates, Inc.

5 Shawan Road, Suite 1

(Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

(410) 527-1555

(Telephone Number of Sign Poster)

SEE
**ATTACH PHOTOGRAPH
OF
SIGN POSTED ON
PROPERTY**

Revised 3/1/01 - SCJ

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 07-257-A

TO PERMIT A PROPOSED ATTACHED GARAGE
TO HAVE A REAR YARD SETBACKS OF 65 1/2
FEET FROM THE CENTER LINE OF A
STREET IN LIEU OF THE REQUIRED
75 FEET.

PUBLIC HEARING ?

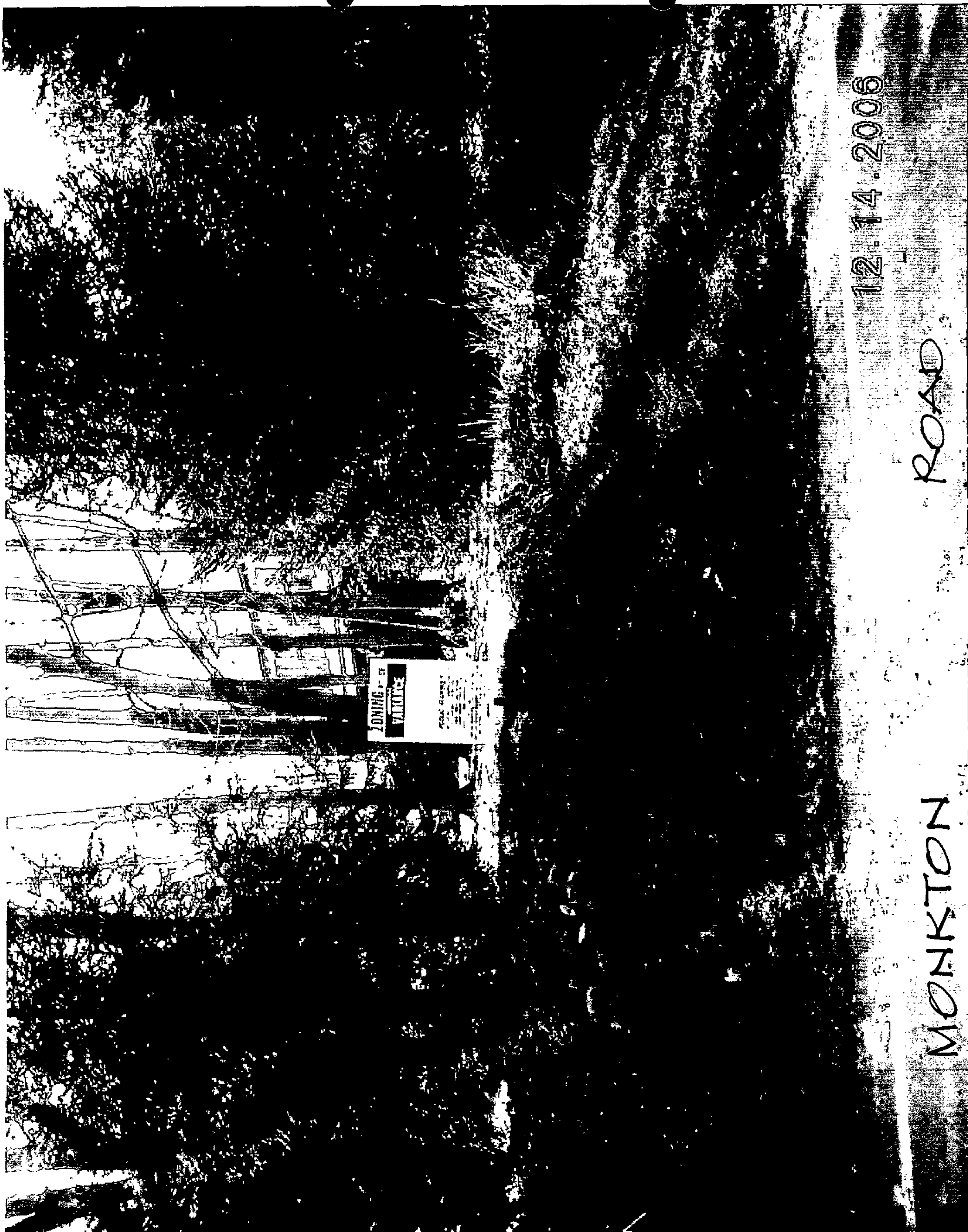
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON JAN. 1, 2007

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

12-14-2006



ZONING
VARIANCE
PERMITS

12.14.2006

ROAD

MONKTON

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 257 -A

Address 2501 Monkton Rd

Contact Person: David Duvall
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/5/06

Posting Date: 12/17/06

Closing Date: 1/1/07

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

- 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.
- 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.
- 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.
- 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 07- 257 -A

Address 2501 Monkton Road

Petitioner's Name Mary K Tkac

Telephone 410 472 4545

Posting Date: 12/17/06

Closing Date: 1/1/07

Wording for Sign: To Permit a proposed attached garage to have a rear yard setback of 65 1/2 feet from the center line of a street in lieu of the required 75

WCR - Revised 6/25/04

**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: 07-257-A

Petitioner: MARY KATHARINE TKAC

Address or Location: 2501 MONKTON RD MONKTON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: BERNARD L. MEYER MEYER CONT CO INC

Address: 609 REMINGTON RD SAME ADDRESS
FALLSTON, MD 21047

Telephone Number: 410 893-0817 PLEASE USE CELL 410-808-5225



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 2, 2007

Mary Katherine Tkac
2501 Monkton Road
Monkton, MD 21204

Dear Ms. Tkac:

RE: Case Number: 07-257-A, 2501 Monkton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 5, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 26, 2006

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

SUBJECT: 2501 Monkton Road

INFORMATION:

Item Number: 7-257

Petitioner: Mary Katherine Tkac

Zoning: RC 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

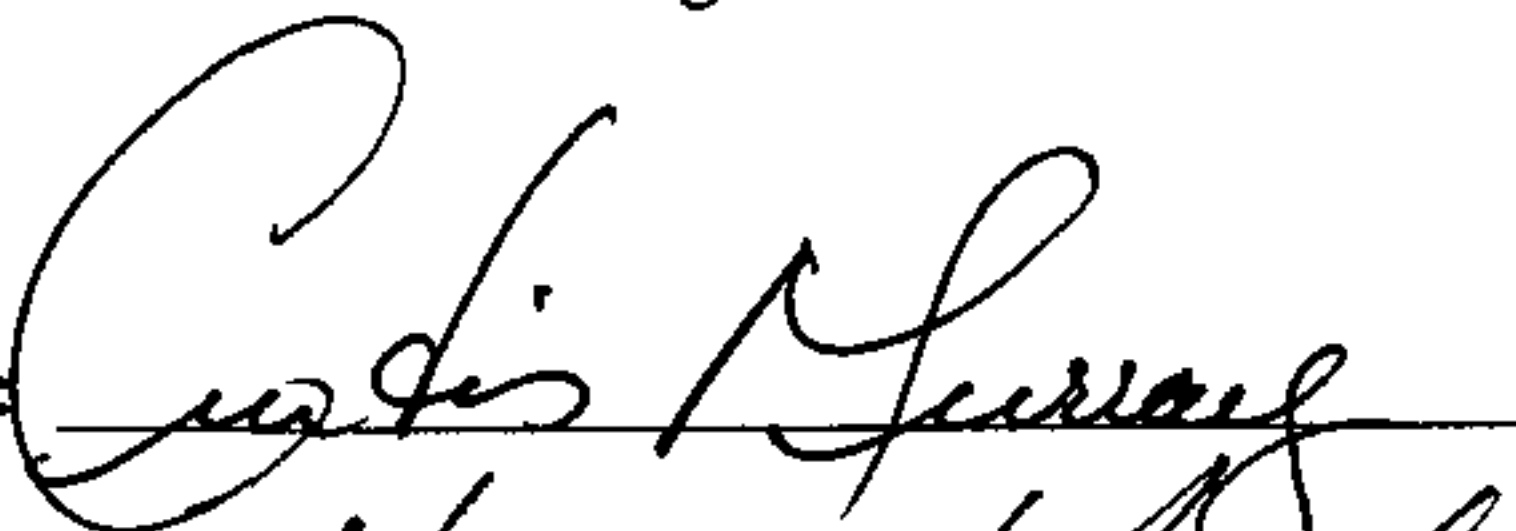
The above referenced property is historic. The site plan should include a note that 2501 Monkton Road is on the County Register (MHT) # 237 and is a contributing structure in the My Lady's Manor National Register District. The proposed garage shall be compatible in design, height and massing with the historic structure.

The applicant should submit the following information to the Office of Planning for review and approval prior to the issuance of any building permits:

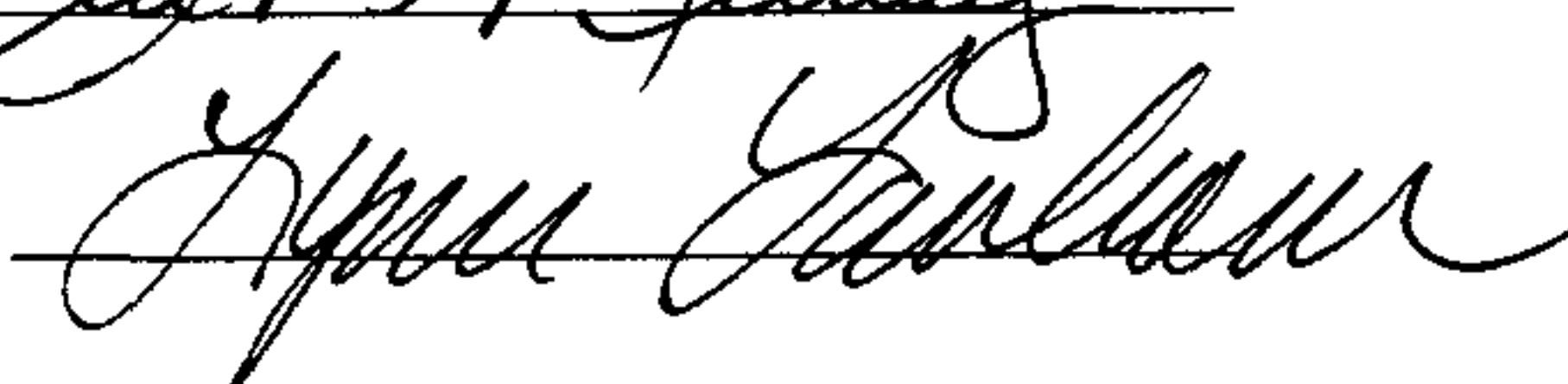
1. Photographs of all sides of the existing structure.
2. Elevation drawings of all sides of the proposed garage.

For further information concerning the matters stated here in, please contact Karin Brown at 410-887-3495.

Reviewed by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 15, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For December 18, 2006
Item Nos. 07-252, 253, 257, 258, 260,
261, 262, 263, 264, and 265

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-12132006.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 12-13-2006

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

RE: Baltimore County
Item No. 7-257-A
TKAC PROPERTY
2501 MONKTON RD
MD 138
VARIANCE-PERMIT PROPOSED
ATTACHED GARAGE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

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

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



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

December 12, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: December 11, 2006

Item No.: 252, 253, 254, 255, 256, 257, 258, 259, 261, 262, 263, 264 and 265.

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.

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

cc: File

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





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 5, 2007

MARY KATHERINE TKAC
2501 MONKTON ROAD
MONKTON MD 21204

Re: Petition for Administrative Variance
Case No. 07-257-A
Property: 2501 Monkton Road

Dear Ms. Tkac:

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

1-9-07
B3

The Law Offices of

DAVID F. ALBRIGHT

1122 Kenilworth Drive
Suite 500
Baltimore, Maryland 21204

Telephone (410) 244-0350
Facsimile (410) 823-5453
e-mail: dalbright@verizon.net

January 25, 2007

VIA FACSIMILE

Kathleen C. Bianco,
Administrator
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

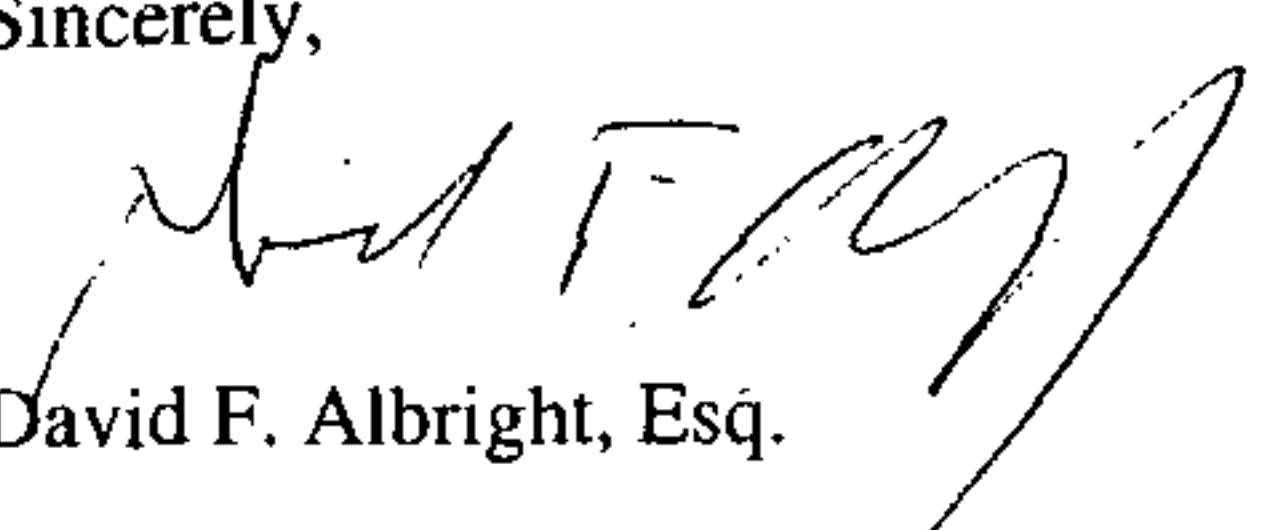
Re: Case #: 06-257-A; In the Matter of Benhoff Builders, Inc.

Dear Ms. Bianco:

I represent the Appellant/Protestant in the above referenced case. I received Tuesday 23rd of January, a Notice of Assignment dated January 18, 2007 regarding a hearing scheduled for Tuesday, February 20, 2007 at 10 a.m. in this case. I am presently scheduled for a pretrial conference and a motions hearing starting at the same time and on the same day in Baltimore City Circuit Court. I am requesting that the hearing be scheduled for a different date. I would be happy to supply alternative available dates immediately upon request.

Thank you.

Sincerely,


David F. Albright, Esq.

Cc: Office of People's Counsel
John B. Gontrum, Esq., Counsel for Petitioner
Audra T. Cathell, Esq., Counsel for Petitioner
William J. Wiseman, III, Zoning Commissioner
Pat Keller, Planning Director
✓ Timothy M. Kotroco, Director PDM

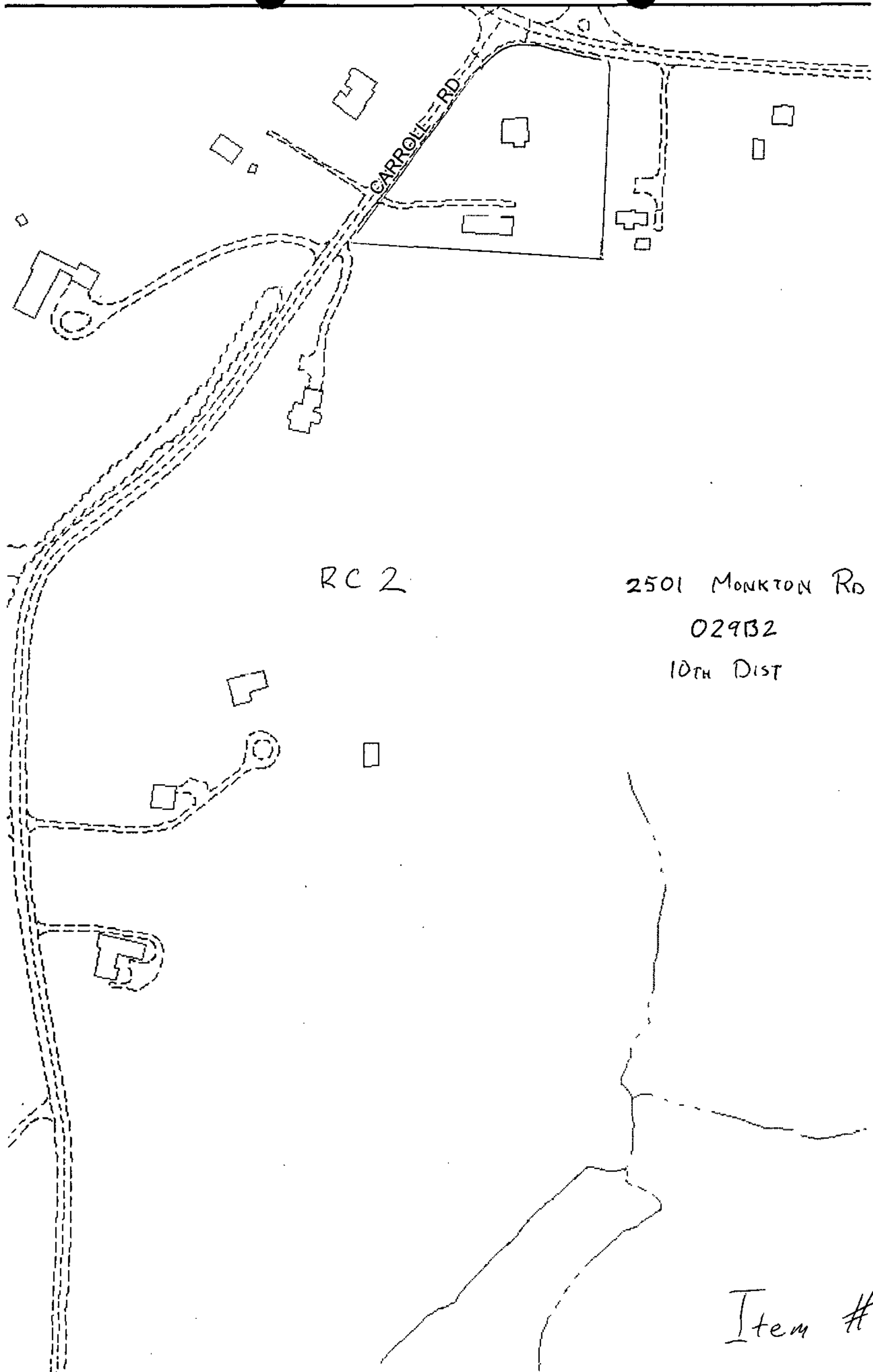
NO TITLE SEARCH
NO TITLE INSURANCE
NOT SUBJECT TO
RECORDATION OR
TRANSFER TAX

DEED

THIS DEED, made this 26th day of February, 1998, by and between Francis X. Tkac and Mary Katherine Tkac (hereinafter referred to as "the Grantor"), party of the first part, and Mary Katherine Tkac (hereinafter referred to as "the Grantee"), party of the second part.

WITNESSETH, THAT FOR AND IN CONSIDERATION of the sum of Zero Dollars (\$0.00) and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and pursuant to a Marital Settlement Agreement between Francis X. Tkac and Mary Katherine Tkac dated December 18, 1997, the Grantor hereby grants and conveys unto the Grantee and her heirs, personal representatives and assignees, in fee simple, all that lot of ground, situate and lying in Baltimore County, Maryland, and described as follows:

BEGINNING FOR THE SAME at St. James Corner at the intersection of the center lines of the Manor Monkton Road and the Philpot Road and running thence by the center of the Manor Monkton Road south 72 degrees 20 minutes east 180 feet to a point north 14 degrees 20 minutes east 13 feet from a concrete monument marked E, thence south 14 degrees 20 minutes west 294.4 feet to a concrete monument marked F, thence north 80 degrees west 398 feet to a point in the Philpot Road north 80 degrees west 23 feet from a concrete monument marked D, thence by the center of the Philpot Road north 45 degrees 05 minutes east 410 feet to the beginning. Containing 2.11 acres, more or less, as surveyed by Edbert LeRoy Smith, June 10, 1930. The improvements thereon being known as 2501 Monkton Road, Monkton, Maryland.



RC 2

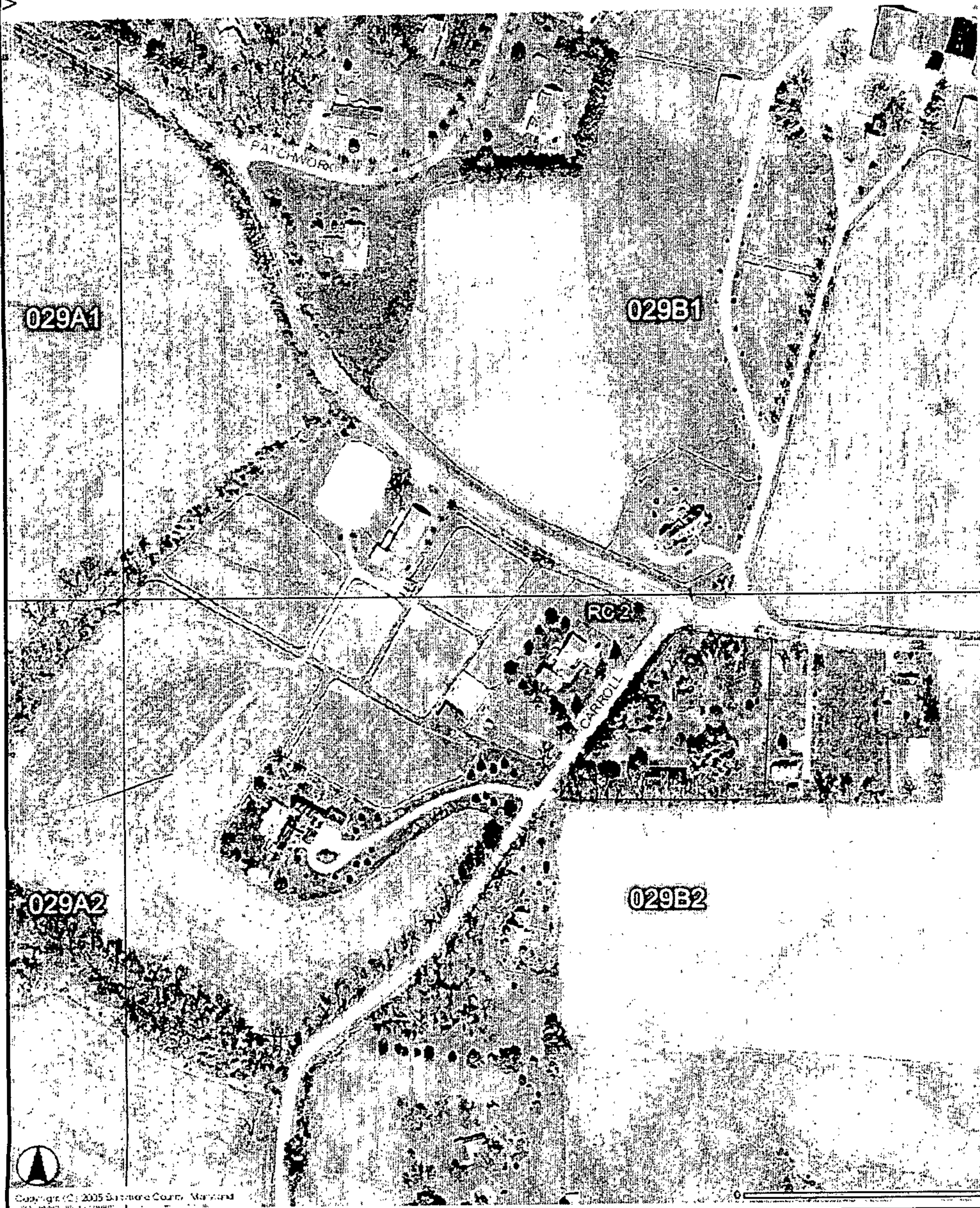
2501 MONKTON RD

029B2

10TH DIST

Item #257

Baltimore County - My Neighborhood



Item #257

PROPERTY ADDRESS 2501 MONKTON ROAD

N/A SUBDIVISION NAME SE CORNER CARROLL RD

PLAT BOOK # N/A FOLIO #

LOT SECTION

OWNER MARY KATHERINE TKAC

Location Info
Election Dist 10
Councilmanic Dist 3
1" = 100' SCALE MAP # 029B2

ZONING RC-2
LOT SIZE 2.20 AC 92,455 SQ FEET

SEWAGE ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY ☐ BLDG ☒

PRIOR ZONING ☒ NEIGHING ☐ NONE

ZONING OFFICE USE

REVIEWED BY:

ITEM #

CASE #

John M. Sumner

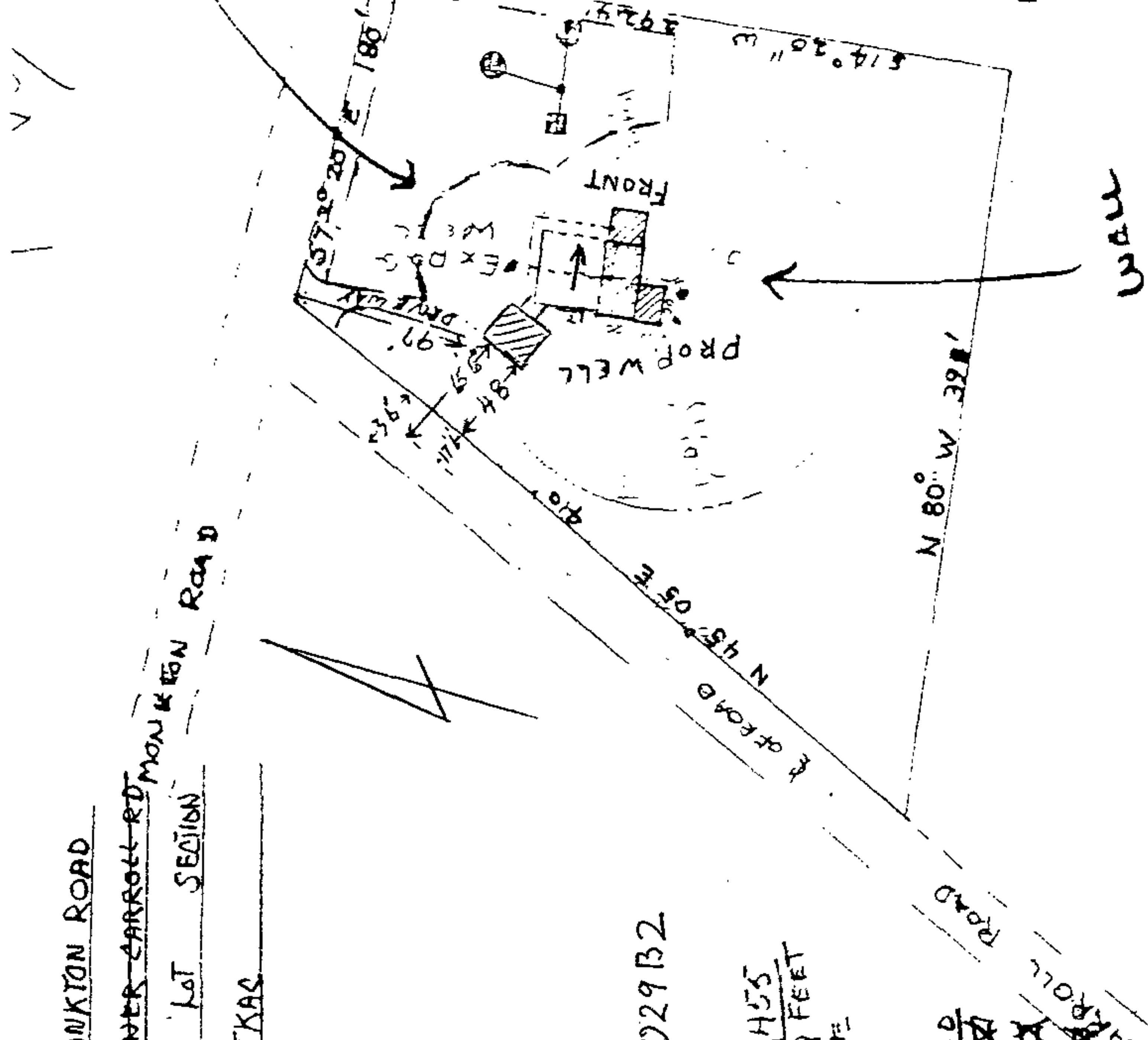
1300 Westview Rd

Towson, Md. 21204

(410) 822-1006 (410) 727-2432

SCALE: 1" = 100'

Original well?
MONKTON RD
AISH 900
VIOLATION MAP
1" = 2000'



MARY KATHERINE TKAC
(MAYOR NAME IS TKAC)

MR. MRS. BYERS
2501 MONKTON RD
MONKTON, MD 21204
410-472-4545

PROPERTY: 10-08-000250
DISTRICT: 10
BALTIMORE COUNTY, MD

RJD

#07-257-A





