

IN RE: PETITION FOR SPECIAL HEARING
E side Vincent Farm Lane, 210 feet S
c/l Burleson Road
(10519 Vincent Farm Lane)

15th Election District
6th Council District

Scott B. and Charlene A. Tewell
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* BALTIMORE COUNTY

*Case No. 07-307-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the legal owners of the subject property, Scott B. and Charlene A. Tewell, for property located at 10519 Vincent Farm Lane. The Petitioners request a Special Hearing to permit an existing lot with an area of 0.8161 acres to be reduced to 0.5389 acres due to the Department of Public Works highway widening and the creation of an in-fee access strip to a proposed lot #2 to be created in the RC-2 zoned portion of the Petitioner's property. The subject property and requested relief are more particularly described on the site plan which was submitted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the request were Scott Tewell and David Billingsley, with Central Drafting & Design, Inc., who prepared the site plan. Curtis Murray, Office of Planning, was also in attendance. There were no protestants or other interested parties present. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Mr. Billingsley testified that the subject property is located on the east side of Vincent Farm Lane in the White Marsh area of Baltimore County. The total area of the Petitioner's property is 1.98 acres. The front portion of the property is zoned RC 3 and contains 0.8161 acres. The rear portion of the property is zoned RC 2 and contains 1.1654 acres. The property is improved with a one story single family dwelling and a garage which are located on the RC 3 portion of the property. No improvements

are located on the RC 2 portion of the property. The property had been rezoned from Residential Deferred Planning to the present split zoning during the 1976 zoning process and has remained that way until present.

The Maryland SDAT Property Search Report listing the Petitioners as the owners of record was entered as Exhibit 2. The deed of record dated January 31, 2000 and the two previous deeds dated July 12, 1991 and July 6, 1944 were entered as Exhibits 3, 4 and 5 respectively, confirming that the property has been held intact during that time period.

Testimony received disclosed that the Petitioners wish to construct a new single family dwelling for their use on the portion of the property zoned RC 2. The Petitioners are in need of a larger residence for their growing family. To obtain Minor Subdivision approval, the Petitioner will be required to convey a 'highway widening' along Vincent Farm Lane containing 0.1360 acres. Additionally, an area for in-fee access containing 0.1412 acre will be needed through the RC 3 portion of the property. This will further reduce the acreage of the lot containing the existing dwelling to 0.5389 acres. Mr. Billingsley testified that the Office of Planning and the Development Plan Review Section would prefer in-fee access rather than an easement for ingress, egress and utilities to service the rear lot. The unusual shape of the access strip allows flexibility in the design of the driveway and utilities servicing the rear lot.

Further testimony indicated that the majority of the properties in the vicinity are single family dwellings on lots zoned RC 3 containing approximately one-half acre. A copy of a portion of the Baltimore County sewer construction plan no. 1991-1534 demonstrating the pattern of development along Vincent Farm Lane was entered as Exhibit 6. Based upon the testimony and evidence it is clear that there the request will not be detrimental to the health, safety or general welfare of the surrounding locale. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Curtis Murray, Office of Planning, stated that his office has no objection to the

COPIES FOR FILE
3-12-07
PZ

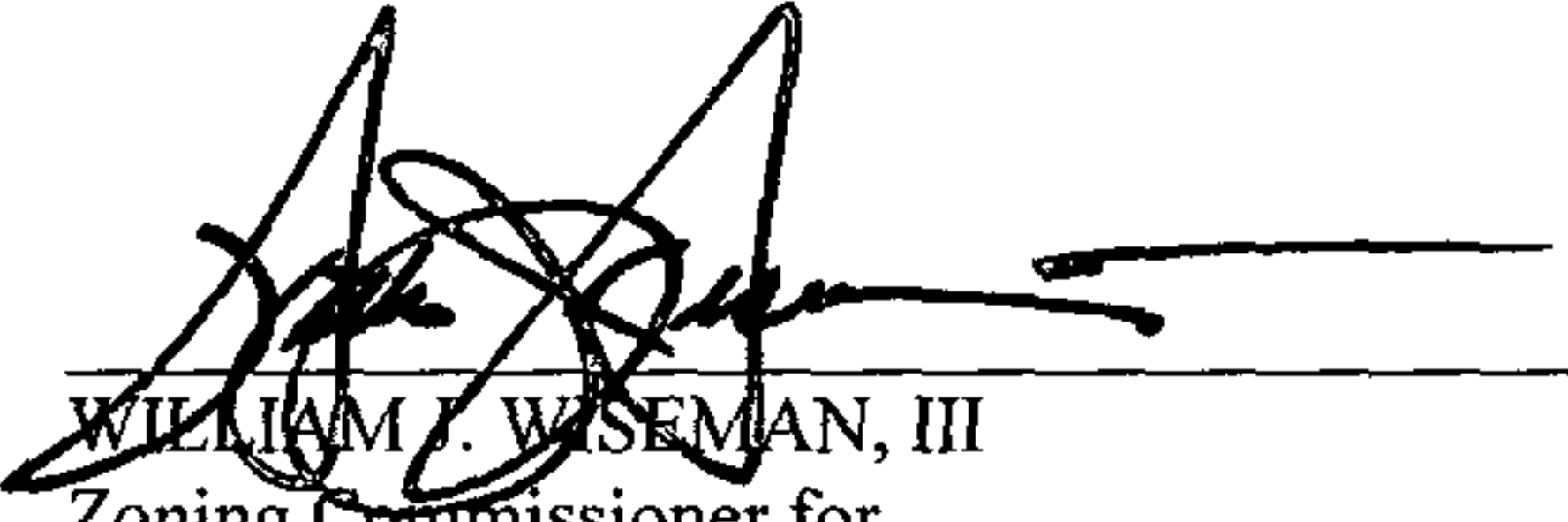
reduced lot area or the development of the RC 2 portion of the property.

After due consideration of the testimony and evidence presented, I am persuaded to grant the petition. In my view, the relief requested meets the spirit and intent of the zoning regulations and will not result in any detriment to the health, safety or general welfare of the surrounding locale. Thus, it appears that the relief requested should be granted. Furthermore, strict compliance with the B.C.Z.R would result in a practical difficulty.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 12th day of March, 2007, that the Petition for Special Hearing to permit an existing lot with an area of 0.8161 acres to be reduced to 0.5389 acres due to the Department of Public Works highway widening and the creation of an in-fee access strip to a proposed lot #2 to be created in the RC-2 zoned portion of the Petitioner's property be and is hereby GRANTED, subject to the following restrictions:

- 1) ADVISORY: This Order approves the requested creation of an in-fee access strip to a proposed lot #2, but does not address the proposed subdivision. The Petitioner's subdivision proposal to create the 1.1654 acre lot must be submitted to the Minor Subdivision process for consideration and processing.
- 2) Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty day Appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

WJW:pz

RECEIVED FOR FILED

3-14-07

PB



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10519 VINCENT FARM LANE
which is presently zoned RC 3

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be 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):

SCOTT B. TEWELL

Name - Type or Print

Signature

CHARLENE A. TEWELL

Name - Type or Print

Signature

10519 VINCENT FARM LA. (410) 682-4114

Address

Telephone No.

WHITE MARSH MD. 21162

State

Zip Code

Representative to be Contacted:

DAVID W. BILLINGSLEY,
CENTRAL DRAFTING & DESIGN, INC.

Name

601 CHARWOOD CT (410) 679-8719

Address

Telephone No.

EDGEWOOD MD. 21040

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-307-SPH

Reviewed By BH Date 1/4/07

REV 9/15/98

FOR RECEIVED FOR FILING

31207

BH

To permit an existing lot with an area of 0.8161 acre to be reduced to 0.5389 acre due to the Department of Public Works highway widening and the creation of an in-fee access strip to a proposed lot #2 to be created in the RC-2 portion of the petitioner's property.

ZONING DESCRIPTION

10519 VINCENT FARM LANE

Beginning at a point on the east side of Vincent Farm Lane (as proposed 50 feet wide) distant 210 feet southerly from it's intersection with the center of Burleson Road (50 feet wide) thence (1) S 84 30 E 123.00 feet thence (2) S 03 47 00 W 160.00 feet thence (3) S 70 57 31 W 137.36 feet thence (4) N 04 45 E 237.00 feet to the place of beginning.

Containing 23,473 square feet or 0.5389 acre of land, more or less.

Being known as 10519 Vincent Farm Lane. Located in the 15TH Election District, 6TH Councilmanic District



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: # 07-307-SPH

10519 Vincent Farm Lane

East side Vincent Farm Lane, 210 feet south centerline
Burleson Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Scott B. and Charlene A. Tewell

Special Hearing: To permit an existing lot with an area of 0.8161 acre to be reduced to 0.5389 acres due to the Department of Public Works highway widening and the creation of an in-fee access strip to a proposed lot #2 to be created in the RC-2 portion of the petitioner's property.

Hearing: Monday, March 5, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/125 Feb. 8

124168

CERTIFICATE OF PUBLICATION

2/8/, 2007

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 2/8/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23084

DATE 1/4/07 ACCOUNT R.007-046-6000

AMOUNT \$ 65.00

RECEIVED FROM: [Signature]

FOR: [Signature]

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 307

PAID RECEIPT

DATE 1/4/07 TIME 1:40 PM

BY 106-2007 [Signature]

FOR 106-2007 [Signature]

AMOUNT \$ 65.00

RECEIPT # 106-2007

DATE 1/4/07

TIME 1:40 PM

BY 106-2007 [Signature]

FOR 106-2007 [Signature]

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-307-SPH

Petitioner/Developer: SCOTT B
& CHARLENE A. TEWELL

Date Of Hearing/Closing: 3/5/07

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 10519 VINCENT FARM LANE

This sign(s) were posted on February 11, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 2/11/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

[illegible]

2/11/07



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

January 29, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

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: 07-307-SPH

10519 Vincent Farm Lane

East side Vincent Farm Lane, 210 feet south centerline Burleson Road.

15th Election District – 6th Councilmanic District

Legal Owner(s): Scott B. and Charlene A. Tewell

Special Hearing To permit an existing lot with an area of 0.8161 acre to be reduced to 0.5389 acres due to the Department of Public Works highway widening and the creation of an in-fee access strip to a proposed lot #2 to be created in the RC-2 portion of the petitioner's property.

Hearing: Monday, March 5, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, 21204.-

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:amf

C: Scott B. and Charlene A. Tewell 10519 Vincent Farm Lane White Marsh 21162
David W. Billingsley Central Drafting & Design, Inc. 601 Charwood Ct. Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 12, 2007.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 8, 2007 Issue - Jeffersonian

Please forward billing to:

Scott Tewell
10519 Vincent Farm Lane
White Marsh, MD 21162

410-682-4114

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: 07-307-SPH

10519 Vincent Farm Lane

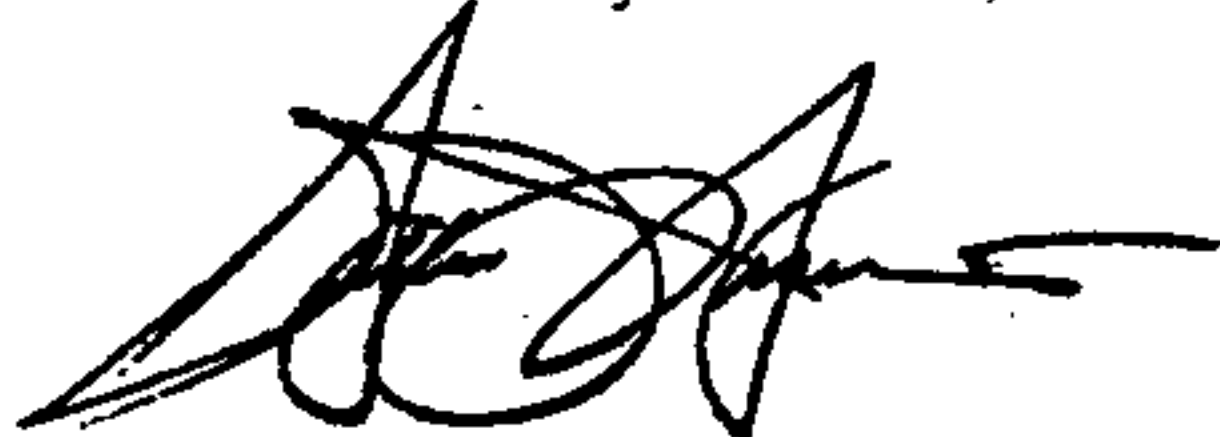
East side Vincent Farm Lane, 210 feet south centerline Burleson Road.

15th Election District – 6th Councilmanic District

Legal Owner(s): Scott B. and Charlene A. Tewell

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Hearing: Monday, March 5, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, 21204.



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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
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: 07-307-SPH
Petitioner: SCOTT B. TEWELL
Address or Location: 10519 VINCENT FARM LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: SCOTT TEWELL
Address: 10519 VINCENT FARM LANE
WHITE MARSH, MO 21162
Telephone Number: (410) 682-4114



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

February 28, 2007

Scott B. Tewell
Charlene A. Tewell
10519 Vincent Farm Lane
White Marsh, MD 21162

Dear Mr. and Mrs. Tewell:

RE: Case Number: 07-307-SPH, 10519 Vincent Farm Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 4, 2007.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
David W. Billingsley Central Drafting & Design, Inc. 601 Charwood Ct Edgewood 21040



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

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

Maryland Department of Transportation

Date: JANUARY 23, 2007

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

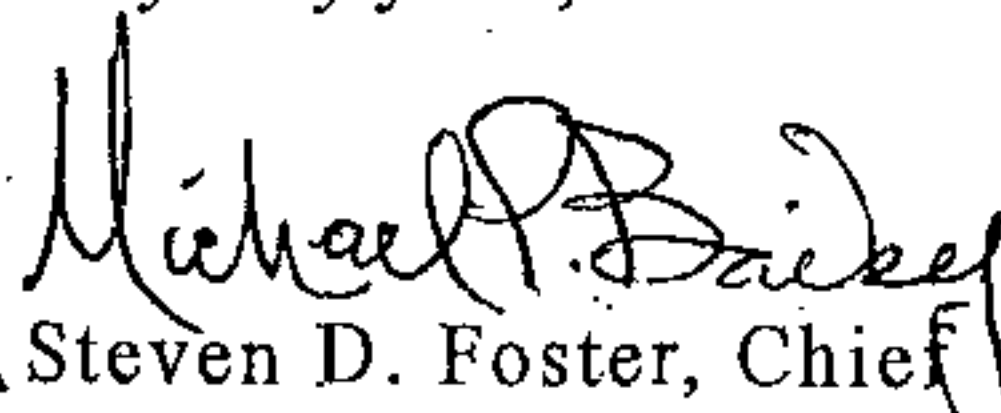
RE: Baltimore County
Item No. 7-307-SPH
10519 VINCENT FARM LANE
TEWELL PROPERTY
SPECIAL HEARING

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. 7-307-SPH.

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
10519 Vincent Farm Lane; E/S Vincent *
Farm Lane, 210' S C/line Burleson Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Scott & Charlene Tewell * FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 07-307-SPH

* * * * *

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 30th day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

RECEIVED

JAN 30 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

January 26, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 22, 2007

Item Number: 304 and 307 through 321

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2007
Item Nos. 07- 260,304, 307, 309, 310,
311, 312, 313, 314, 315, 317, 318, 319,
320, and 321

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-01222007.doc

From: Debra Wiley
To: Murray, Curtis
Date: 03/01/07 3:30:28 PM
Subject: Office of Planning Comment(s) Needed

Hi Curtis,

Bill has the following case scheduled next week and he needs comment(s) for:

3/5 - 07-307-SPH - 10519 Vincent Farm Lane

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 5, 2007

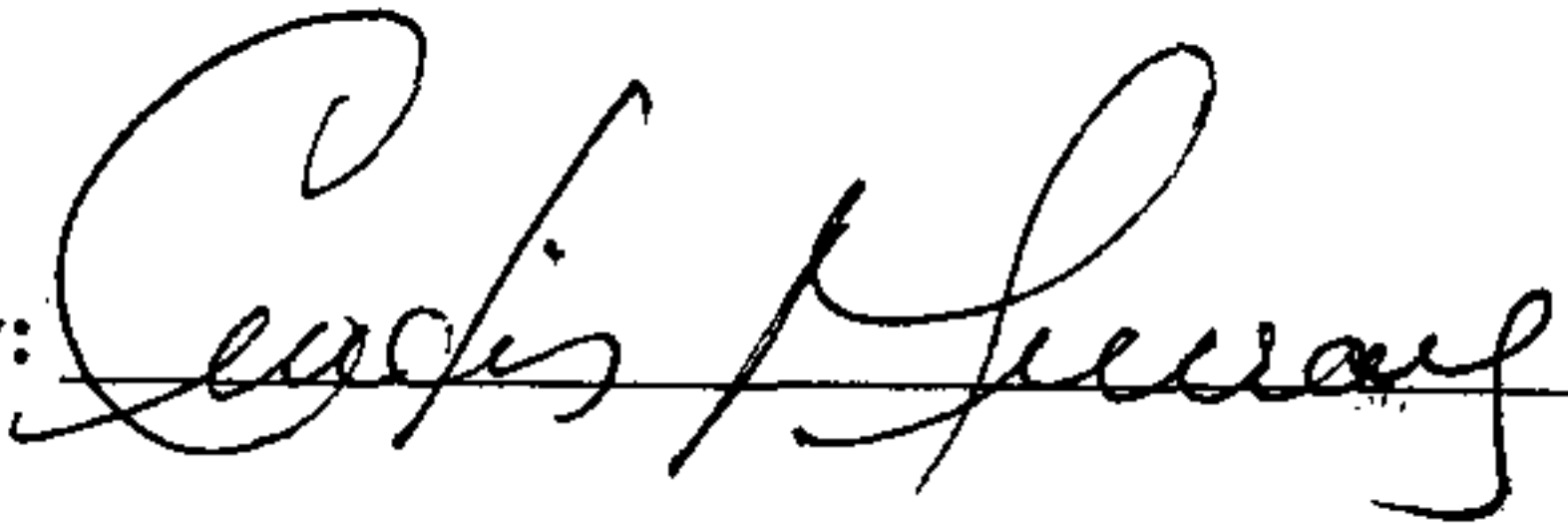
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-307

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

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

Prepared By:



Division Chief:



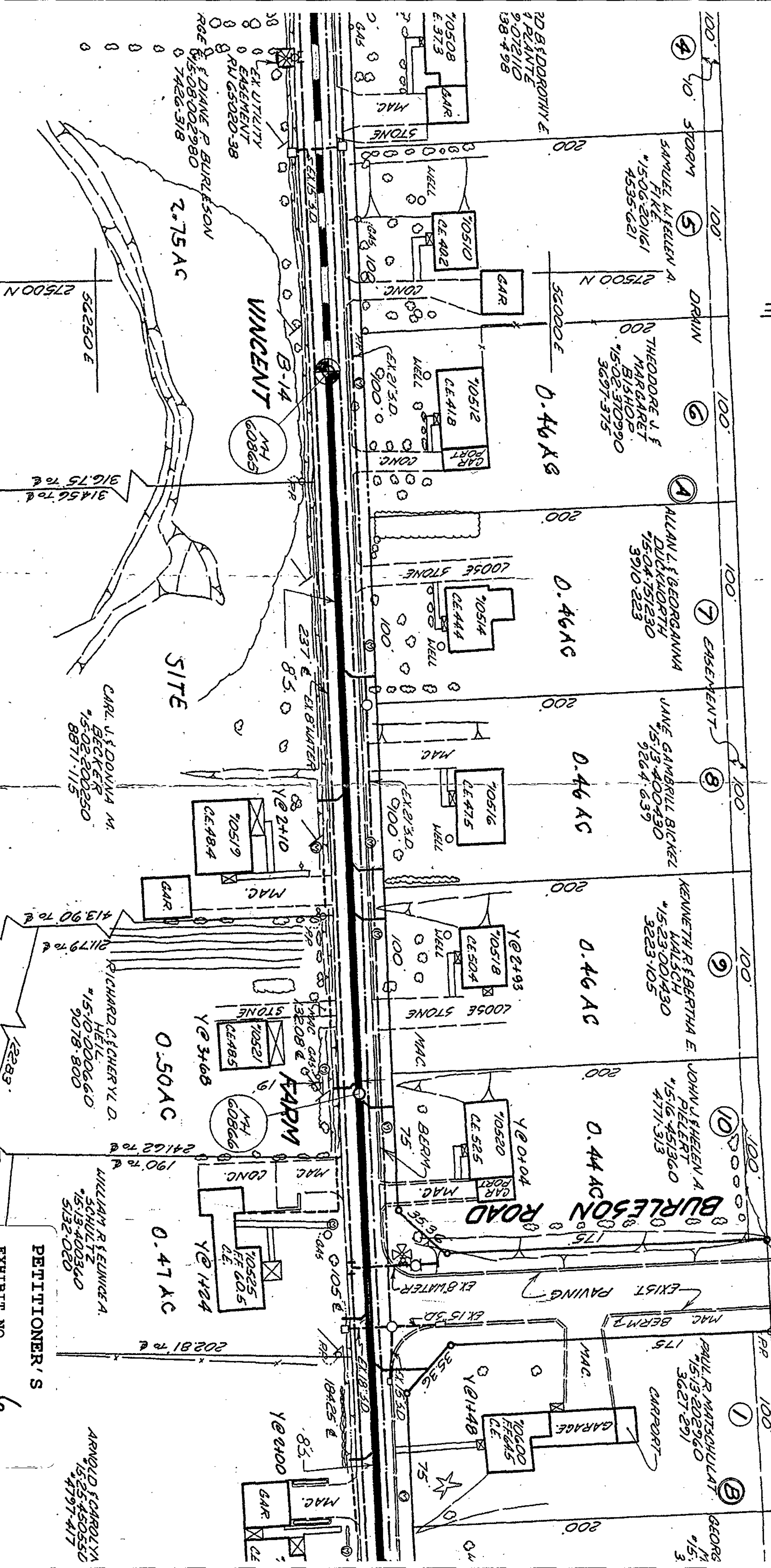
CM/LL

CASE NAME 10519 VINCENT FARM LA
CASE NUMBER 07 307-5PH
DATE 3/5/07

PETITIONER'S SIGN-IN SHEET

[illegible]

PLAT NO. 3
GAMBRILL'S VINCENT FARM
 24:100



PLAN
 PORTION OF
 SEWER PLAN 1991-1534
 PETITIONER'S
 EXHIBIT NO. 6
 180.88'

MAP 083A1



#307

Case No.: 07-307-SPH

10519 Vincent Farm Lane

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Md Dept of Assessment and Taxation	
No. 3	DEED of Record	
No. 4	Previous Deed	
No. 5	PREVIOUS Deed (held in tack - 1944)	
No. 6	SEWER PLAN - 1991-1534	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

in the said mortgage aforesaid unto Sue Drotar Assignor herein

NOW THEREFORE THIS ASSIGNMENT WITNESSETH that in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations the receipt whereof is hereby acknowledged the said Sue Drotar does hereby grant convey transfer and assign unto Max Moshkevich for the purpose of foreclosure all her right title and interest in and to the mortgage dated August 18th 1943 from Stephen Drotar and Regina Drotar mortgagors to Sue Drotar mortgagee said mortgage being recorded among the Land Records of Baltimore County in Liber R J S 1298 folio 485

As Witness the hand and seal of the said Assignor

Test

Anna B Richardson

Sue Drotar (Seal)

State of Maryland City of Baltimore to wit

I Hereby Certify that on this 25th day of August 1944 before me the subscriber a Notary Public of the State of Maryland in and for the City of Baltimore personally appeared Sue Drotar and she acknowledged the foregoing Assignment to be her act

Witness my hand and Notarial Seal

(Notarial Seal)

Anna B Richardson

Notary Public

Recorded Aug 30 1944 at 8:30 A M and Exd per

Robert J Spittel

Clerk

Recorded by - JBH -

Exd by McC & M

63281

Herman H Koch & Wife

Deed To

Carl Frank Becker & Wf

U S Stamp .55¢

State Tax .50¢

THIS DEED Made this 6th day of July in the year nineteen hundred and forty-four by and between Herman H Koch and Catherine G Koch his wife of Baltimore County and State of Maryland hereinafter referred to as Grantors and Carl Frank Becker and Ruth E Becker his wife of said County and State hereinafter referred to as Grantees

WITNESSETH That in consideration of the sum of five dollars and other valuable considerations receipt whereof is hereby acknowledged said Grantors do hereby grant and convey unto said Grantees as tenants by the entireties their assigns and to the survivor of them and his or her heirs and assigns in fee simple all that piece or parcel of land situated in the Fifteenth Election District of Baltimore County and described as follows to wit

BEGINNING for the same at a point in the center line of Vincent's Farm Road at the distance of 632 feet 2 inches Southerly on the 54th or south 2 degrees 53 minutes west 1323 foot line of a parcel of land which by Deed dated December 19 1928 and recorded among the Land Records of Baltimore County in Liber W H M No 661 folio 279 was conveyed by Nathan C Robertson unmarried to Thomas A Vincent and Helen M Vincent his wife said point of beginning being at the end of the south 4 degrees 45 minutes west 132 foot 1 inch line of the

PETITIONER'S

EXHIBIT NO.

5

RECORDED FEB 12 1945

land which by Deed dated January 3 1939 and recorded among the Land Records of Baltimore County in Liber C W B Jr No 1055 folio 175 was conveyed by Thomas A Vincent and Helen M Vincent his wife to Herman H Koch and Catherine G Koch his wife and running thence and binding on the center line of said Vincent's Farm Road with the use thereof in common with others entitled thereto South 4 degrees 45 minutes west 237 feet thence for lines of division South 84 degrees 30 minutes East 314 feet 6-3/4 inches to a stake North 27 degrees 36 minutes East 255 feet 9-1/2 inches to a stake and North 84 degrees 30 minutes west 202 feet 1-1/4 inches to an iron pipe heretofore set at the end of the south 84 degrees east 211 foot 9-1/2 inch line of the said land conveyed by Vincent to Koch and thence with said line reversely north 84 degrees 30 minutes west 211 feet 9-1/2 inches to the place of beginning Containing and laid out for 2 acres

BEING the same parcel of ground which by Deed dated October 31 1939 and recorded among the Land Records of Baltimore County in Liber C W B Jr No 1082 folio 296 etc was conveyed by Thomas A Vincent and wife to said Grantors

TOGETHER with the buildings and improvements thereupon and the rights alleys ways waters privileges appurtenances and advantages to the same belonging or in anywise appertaining

TO HAVE AND TO HOLD the said piece or parcel of ground and premises unto and to the use of the said Grantees as tenants by the entireties their assigns and to the survivor of them and his or her heirs and assigns forever in fee simple subject however to the reservation as set forth in the Deed above referred to

AND the said Grantors 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 granted and conveyed and that they will execute such further assurances of the said land as may be requisite

WITNESS the hands and seals of the said Grantors

TEST -

Raymond E Akehurst

Herman H Koch (SEAL)

Catherine G Koch (SEAL)

STATE OF MARYLAND BALTIMORE COUNTY TO WIT

I HEREBY CERTIFY That on this 6th day of July in the year nineteen hundred and forty-four before me the subscriber a Notary Public of the State of Maryland in and for Baltimore County aforesaid the undersigned officer personally appeared Herman H Koch and Catherine G Koch his wife known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained and further acknowledged said instrument to be their respective act

IN TESTIMONY WHEREOF I hereunto set my hand and affix my Notarial Seal

Raymond E Akehurst

Notary Public

(Notarial Seal)

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 - 1502200250

Owner Information

Owner Name: TEWELL SCOTT B
TEWELL CHARLENE A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 10519 VINCENT FARM LN
WHITE MARSH MD 21162-1909
Deed Reference: 1) /14304/ 512
2)

Location & Structure Information

Premises Address
10519 VINCENT FARM LA

Legal Description
2 AC SES
VINCENT FARM LA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
83	1	38						3	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	1,189 SF	2.00 AC	04
Stories 1	Basement YES	Type STANDARD UNIT	Exterior BRICK

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006 07/01/2007	
Land:	55,000	82,500		
Improvements:	100,040	148,820		
Total:	155,040	231,320	180,466	205,892
Preferential Land:	0	0	0	0

Transfer Information

Seller: BECKER CARL JOHN	Date: 02/10/2000	Price: \$158,000
Type: IMPROVED ARMS-LENGTH	Deed1: /14304/ 512	Deed2:
Seller: BECKER CARL F	Date: 07/31/1991	Price: \$55,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8871/ 115	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:

PETITIONER'S

EXHIBIT NO. 2

This Deed, MADE THIS 31st day of January in the year Two Thousand by and between Carl John Becker and Donna Mae Becker, parties of the first part, and Scott B. Tewell and Charlene A. Tewell, parties of the second part.

Witnesseth, That in consideration of the sum of One Hundred Fifty Eight Thousand Dollars and NO Cents (\$158,000.00), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said parties of the second part, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

See Exhibit A attached hereto and made a part hereof

BEING the same parcel of ground which by deed dated July 12, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 8871, folio 115 was granted and conveyed by Carl Frank Becker and Ruth E. Becker, his wife, unto Carl John Becker and Donna Mae Becker, the Grantors herein.

AFFIDAVIT OF QUALIFICATION AS FIRST TIME MARYLAND HOMEBUYER(S)

Grantee(s) hereby make oath or affirm under penalties of perjury that the following statements are true:

1. The undersigned individuals and each of them has/have never before owned an interest in residential real property located in the State of Maryland; and
2. the property described in the Deed to which this affidavit is attached is improved by a residence which will be occupied as my/our principal residence; or
3. the undersigned is/are the co-maker or guarantor of a Purchase Money Mortgage or Purchase Money Deed of Trust as defined in TP 12-108(1) covering said real property; and
4. the co-maker or grantor will not occupy the property as his/her principal residence; and
5. I/we am/are fully qualified to make this affidavit.
6. This affidavit is made to qualify Grantee(s) for benefits under TP section 13-203.

IMP. FD. SURE \$	5.00
RECORDING FEE	20.00
RECORDATION T	238.00
TR. TAX STATE	295.00
TOTAL	1,218.00
Rest. Bk. Rcm. \$	2636
SM - SM	Bk. \$ 864
Feb. 03, 2000	02:22 PM

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.


F. Michael Grace

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 the said described lot of ground and premises to the said parties of the second part as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

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

PETITIONER'S

EXHIBIT A

BEGINNING FOR THE SAME AT A POINT IN THE CENTER LINE OF VINCENT'S FARM ROAD AT THE DISTANCE OF 632 FEET 2 INCHES SOUTHERLY ON THE 54TH OR SOUTH 2 DEGREES 53 MINUTES WEST 1323 FOOT LINE OF A PARCEL OF LAND WHICH BY DEED DATED DECEMBER 19, 1928 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER W.R.M. NO. 661, FOLIO 279 WAS CONVEYED BY NATHAN C. ROBERTSON UNMARRIED TO THOMAS A. VINCENT AND HELEN N. VINCENT, HIS WIFE, SAID POINT OF BEGINNING BEING A THE END OF THE SOUTH 4 DEGREES 45 MINUTES WEST 132 FOOT 1 INCH LINE OF THE LAND WHICH BY DEED DATED JANUARY 3, 1939 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER C.W.B., JR., NO. 1055, FOLIO 175 WAS CONVEYED BY THOMAS A. VINCENT AND HELEN M. VINCENT, HIS WIFE, TO HERMAN N. KOCH AND CATHERINE G. KOCH, HIS WIFE, AND RUNNING THENCE AND BINDING ON THE CENTER LINE OF SAID VINCENT'S FARM ROAD WITH THE USE THEREOF IN COMMON WITH OTHERS ENTITLED THERETO SOUTH 4 DEGREES 45 MINUTES WEST 237 FEET THENCE FOR LINES OF DIVISION SOUTH 84 DEGREES 30 MINUTES EAST 314 FEET 6-3/4 INCHES TO A STAKE NORTH 27 DEGREES 36 MINUTES EAST 255 FEET 9-1/2 INCHES TO A STAKE AND NORTH 84 DEGREES 30 MINUTES WEST 202 FEET 1-1/4 INCHES TO AND IRON PIPE HERETOFORE SET AT THE END OF THE SOUTH 84 DEGREES EAST 211 FOOT 9-1/2 INCH LINE OF THE SAID LAND CONVEYED BY VINCENT TO KOCH AND THENCE WITH SAID LINE REVERSELY NORTH 84 DEGREES 30 MINUTES WEST 211 FEET 9-1/2 INCHES TO THE PLACE OF BEGINNING. CONTAINING AND LAID OUT 2 ACRES.

WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:

Carl John Becker (SEAL)
 CARL JOHN BECKER

Donna Mae Becker (SEAL)
 DONNA MAE BECKER

Scott B. Tewell (SEAL)
 SCOTT B. TEWELL

Charlene A. Tewell (SEAL)
 CHARLENE A. TEWELL

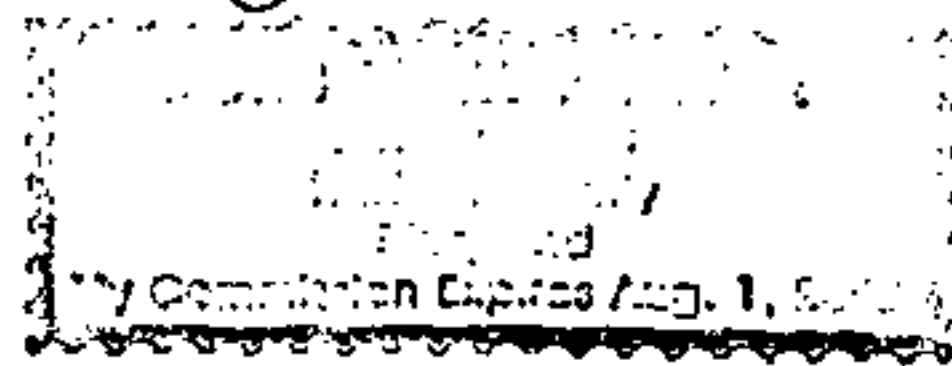
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I Hereby Certify, That on this 31st day of January in the year Two Thousand, before me, the subscriber, a Notary Public of the State of Maryland, County of Harford personally appeared Carl John Becker and Donna Mae Becker and Scott B. Tewell and Charlene A. Tewell known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Doris J. Hall-Scheeler
 Doris J. Hall-Scheeler

My Commission Expires: August 1, 2002



File Number: 6685WM

RETURN TO:

MR. AND MRS. TEWELL
 10519 VINCENT FARM LANE
 WHITE MARSH MD 21162

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)

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

INP FD SURE \$	5.00
RECORDING FEE	20.00
RECORDATION T	790.00
IR TAX STATE	395.00
TOTAL	1,210.00
Ref# BAD4	Rcpt # 68370
SH LL	Bik # 1069
Feb 10, 2000	02:31 PM

1	Type(s) of Instruments	() Check Box if Addendum Intake Form is Attached				2	Deed of Trust	Mortgage	3 Other ASSIGN/	Other																																								
2	Conveyance Type Check Box	☒ Improved Sale	☐ Unimproved Sale	☐ Multiple Account	☐ Not an Arms-Length Sale	3	Arms-Length[1]	Arms-Length[2]	Arms-Length[3]	Arms-Length[9]																																								
3	Tax Exemptions (if applicable)	Recordation State Transfer County Transfer																																																
4	Cite or Explain Authority																																																	
5	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ 158,000.00 Any New Mortgage \$ 157,920.00 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 \$																																												
6	Fees	Amount of Fees Recording Charge \$ 20.00 Surcharge \$ 5.00 State Recording Tax \$ 790.00 State Transfer Tax \$ 395.00 County Transfer Tax \$ 2040.00 Other \$ Other \$				Doc. 1 Doc. 2 Agent Tax Bill C.B. Credit A.G. Tax/Other																																												
7	Description of Property	District: 15 Property Tax ID No. (1): 15 02 200250 Grantor Liber/Polio: 8871 115 Map: Parcel No.: Var. LUG: (1)5 Subdivision Name: Lot (3a): Block(3b)/Sect/AR(3c): Plat Ref.: SqFt/Acreage(4): Location/Address of Property Being Conveyed (2): 10519 Vincent Farm Lane, White Marsh, MD 21162 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:																																																
8	Transferred From	Doc. 1 - Grantor(s) Name(s) Carl John Becker Donna Mae Becker Doc. 1 - Owner(s) of Record, if Different from Grantor(s)				Doc. 2 - Grantor(s) Name(s) Scott B. Tewell Charlene A. Tewell Doc. 2 - Owner(s) of Record, if Different from Grantor(s)																																												
9	Transferred To	Doc. 1 - Grantee(s) Name(s) Scott B. Tewell Charlene A. Tewell New Owner's (Grantee) Mailing Address 10519 VINCENT FARM LANE				Doc. 2 - Grantee(s) Name(s) MICHAEL T. GALEONE DAWN M. CHAVEZ																																												
10	Other Names To Be Indexed	Doc. 1 - Additional Name(s) to be Indexed (Optional)				Doc. 2 - Additional Name(s) to be Indexed (Optional) The Columbia Bank																																												
11	Contact/Mail Information	Instrument Submitted By or Contact Person Name: SHEILA FILE: 6685WM Firm: The Fountainhead Title Group Address: 7939 Honeygo Boulevard Suite 124, Baltimore, MD 2123 (410) 931-3500				☐ Return to Contact Person ☐ Hold for Pickup ☒ Return Address Provided																																												
12	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Will the property being conveyed be the grantee's principal residence? ☒ Yes ☐ No Does transfer include personal property? If yes, identity: ☒ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required) ☒ Yes ☐ No																																																
Assessment Use Only - Do Not Write Below This Line <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Transfer Number</td> <td colspan="2">Date Received</td> <td colspan="2">Deed Reference</td> <td colspan="2">Assigned Property No.</td> </tr> <tr> <td>Year</td> <td>19</td> <td>19</td> <td>Geo</td> <td>Map</td> <td>Sub</td> <td>Block</td> <td></td> </tr> <tr> <td>Land Use</td> <td></td> <td></td> <td>Zoning</td> <td>Grd</td> <td>Plat</td> <td>Lot</td> <td></td> </tr> <tr> <td>Buildings</td> <td></td> <td></td> <td>Use</td> <td>Parcel</td> <td>Section</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>Town Cd</td> <td>Ex. St</td> <td>Ex. Cd</td> <td></td> <td></td> </tr> </table>											Transfer Number		Date Received		Deed Reference		Assigned Property No.		Year	19	19	Geo	Map	Sub	Block		Land Use			Zoning	Grd	Plat	Lot		Buildings			Use	Parcel	Section			Total			Town Cd	Ex. St	Ex. Cd		
Transfer Number		Date Received		Deed Reference		Assigned Property No.																																												
Year	19	19	Geo	Map	Sub	Block																																												
Land Use			Zoning	Grd	Plat	Lot																																												
Buildings			Use	Parcel	Section																																													
Total			Town Cd	Ex. St	Ex. Cd																																													
Distribution: White - Clerk's Office Canary - SSDAT Pink - Office of Finance Goldenrod - Preparer AOC-CC-300 (5/95)																																																		

UNRECORDED

LIB8871 00115

DEED

This Deed, made this day, July 12, 1991, by and between Carl Frank Becker and Ruth E. Becker, parties of the first part, and Carl John Becker and Donna Mae Becker, parties of the second part:

Witnesseth, that in consideration of FIFTY FIVE THOUSAND DOLLARS (\$55,000.00) the said parties of the first part do grant and convey unto Carl John Becker and Donna Mae Becker, parties of the second part, their heirs and assigns, in fee simple forever, as tenants by the entirety all piece or parcel of land, including improvements thereon if any, situate, lying and being in Baltimore County, State of Maryland, commonly referred to as 10519 Vincent Farm Lane, White Marsh, Maryland 21162, parties described as follows to wit:

Said property being described in the attached Exhibit "A" which is incorporated by reference herein.

And the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and they will execute such further documents of said land as may be required.

Witness, our hands and seals

TEST:

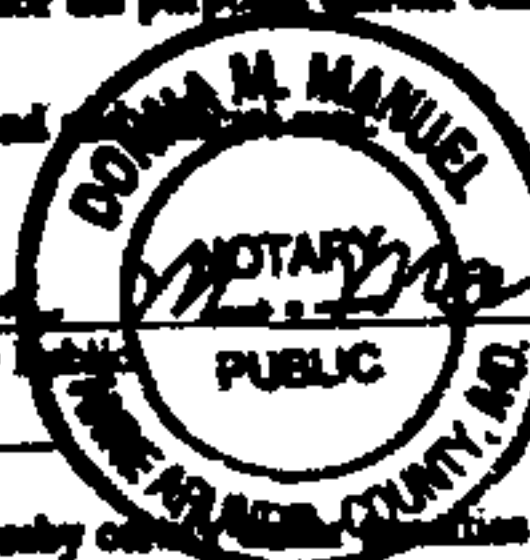
Donna Manuel Carl Frank Becker by Ruth E. Becker [SEAL]
Carl Frank Becker by Ruth E. Becker his attorney-in-fact
Donna Manuel Ruth E. Becker [SEAL]
Ruth E. Becker [SEAL]

STATE OF MARYLAND
COUNTY OF BALTIMORE

On this day, July 12, 1991, before me, the undersigned Notary Public, personally appeared Carl Frank Becker and Ruth E. Becker, known to me (or satisfactorily proven) to be the person(s) whose name(s) subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I have set my hand and seal.

My Commission Expires: 10-1-93



C RC/F 15.00
C T TX 125.00
C DOCS 275.00
CE IMP 5.00
DEED 0.00
420.00
R02 71157
07/31/91

We, Carl John Becker and Donna Mae Becker, hereby certify the execution of a deed of conveyance of property that they own and possess, improved property which is located at 10519 Vincent Farm Lane, White Marsh, Maryland 21162 is our residence.

Carl John Becker Donna Mae Becker
Carl John Becker Donna Mae Becker

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

F. D. Laffler, Esquire

Mail to

Varange Title Group, Inc., 10320 Little Patuxent Pkwy, Ste 600, Columbia, Maryland 21044
Our File Number: 910031

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

AGRICULTURAL TRANSFER TAX
FOR APPLICABLE

0240240212TLTRTX 9999.00
R02 71157 07/31/91

PETITIONER'S

EXHIBIT NO. 4

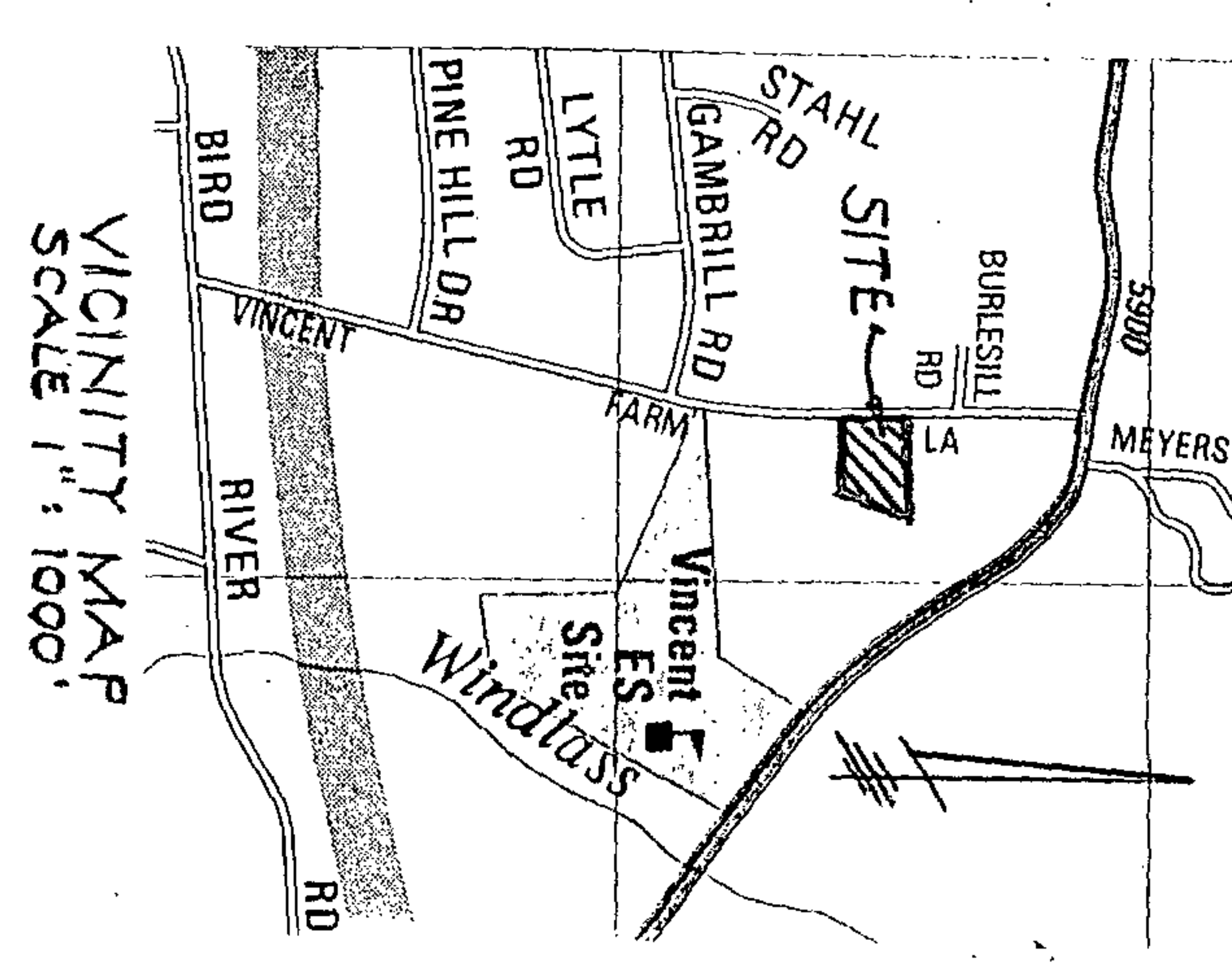
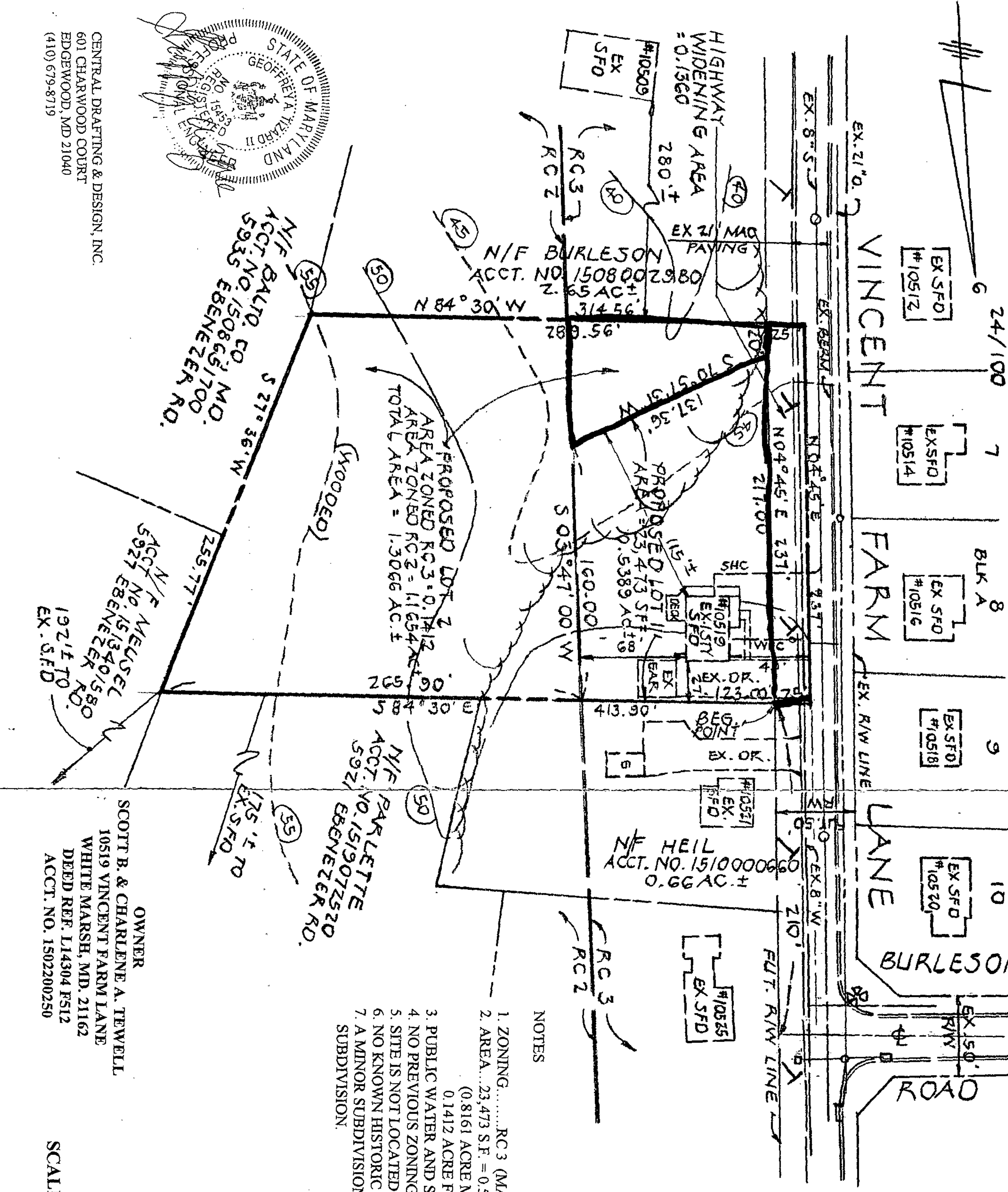
MSA 8871 1001 16

EXHIBIT "A"

BEGINNING FOR THE SAME at a point in the center line of Vincent's Farm Road at the distance of 632 feet 2 inches Southerly on the 54th or south 2 degrees 53 minutes west 1323 foot line of a parcel of land which by Deed dated December 19, 1928 and recorded among the Land Records of Baltimore County in Liber W.M.M. No. 661, folio 279 was conveyed by Nathan C. Robertson unmarried to Thomas A. Vincent and Helen M. Vincent, his wife, said point of beginning being at the end of the south 4 degrees 45 minutes west 132 foot 1 inch line of the land which by Deed dated January 3, 1939 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr., No. 1055, folio 175 was conveyed by Thomas A. Vincent and Helen M. Vincent, his wife, to Herman H. Koch and Catherine G. Koch, his wife, and running thence and binding on the center line of said Vincent's Farm Road with the use thereof in common with others entitled thereto South 4 degrees 45 minutes west 237 feet thence for lines of division South 84 degrees 30 minutes East 314 feet 6-3/4 inches to a stake North 27 degrees 36 minutes East 255 feet 9-1/2 inches to a stake and North 84 degrees 30 minutes west 202 feet 1-1/4 inches to and iron pipe heretofore set at the end of the south 84 degrees east 211 feet 9-1/2 inch line of the said land conveyed by Vincent to Koch and thence with said line reversely north 84 degrees 30 minutes west 211 feet 9-1/2 inches to the place of beginning. Containing and laid out 2 acres.

BEING the same property which by Deed dated July 6, 1944 and recorded among the Land Records of Baltimore County in Liber 1353, folio 180 was granted and conveyed by Herman H. Koch and Catherine G. Koch, his wife, unto Carl Frank Becker and Ruth E. Becker, his wife, the Grantors herein.

GAMBRILL'S VINCENT FARM



NOTES

1. ZONING.....RC 3 (MAP NO. 083A1)
2. AREA...23,473 S.F. = 0.5389 ACRE
(0.8161 ACRE MINUS 0.1360 ACRE HIGHWAY WIDENING AND 0.1412 ACRE FOR ACCESS TO PROPOSED LOT 2)
3. PUBLIC WATER AND SEWER IS EXISTING
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
5. SITE IS NOT LOCATED IN CRITICAL AREA OR 100 YEAR FLOOD PLAIN
6. NO KNOWN HISTORIC STRUCTURES OR ARCHEOLOGICAL SITES EXIST
7. A MINOR SUBDIVISION PLAN MUST BE APPROVED FOR THE PROPOSED SUBDIVISION.

PETITIONER'S
EXHIBIT NO. 1

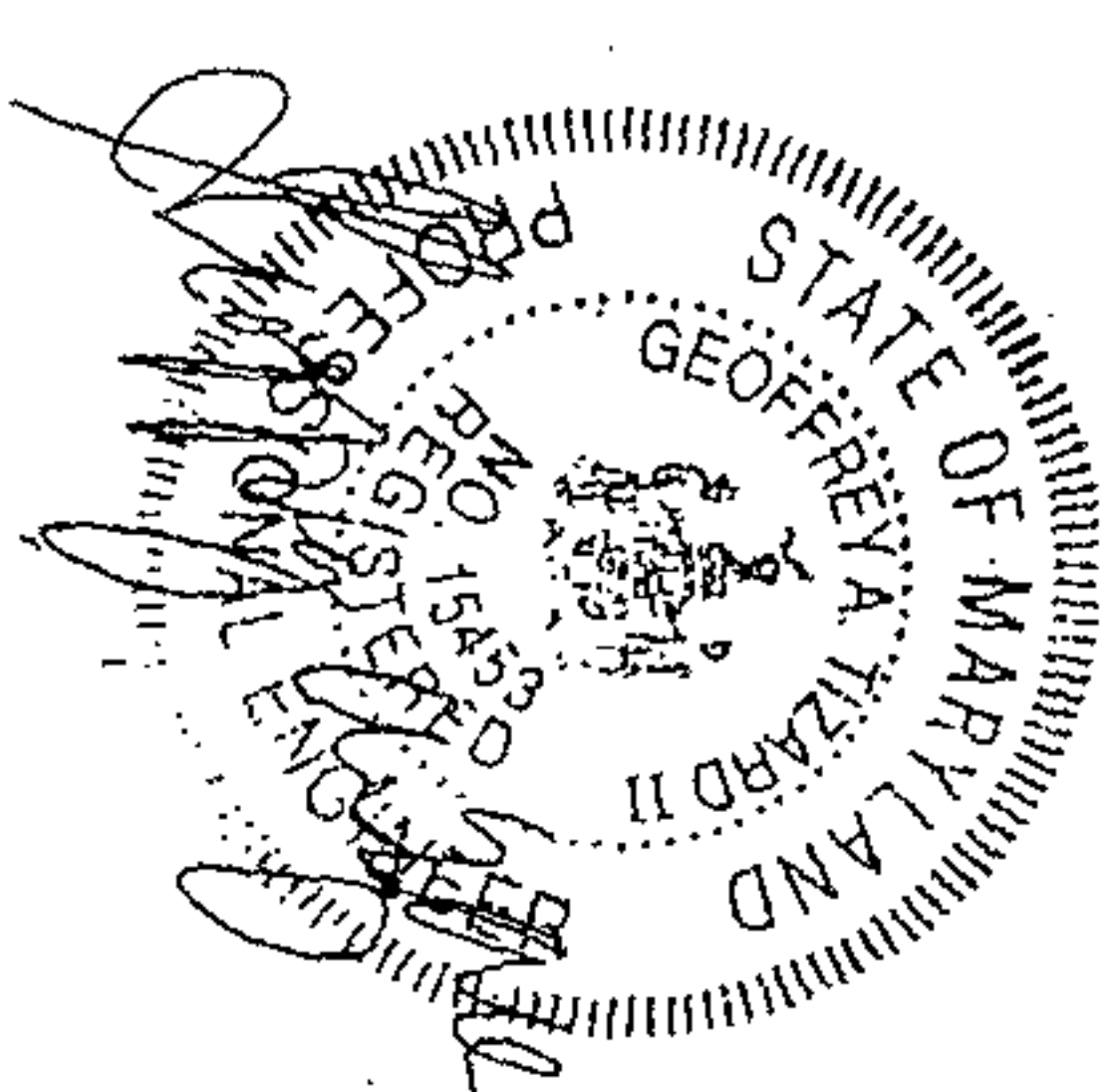
ZONING PLAT

10519 VINCENT FARM LANE
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD

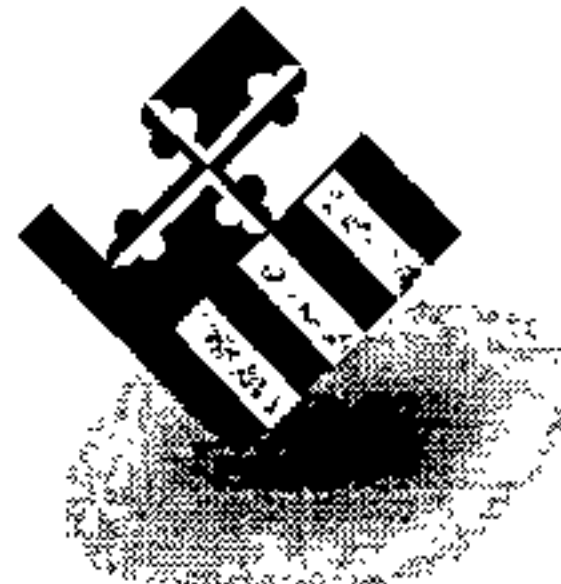
OWNER
SCOTT B. & CHARLENE A. TEWELL

10519 VINCENT FARM LANE
WHITE MARSH, MD. 21162
DEED REF. L14304 F512
ACCT. NO. 1502200250

SCALE: 1 INCH = 60 FEET DECEMBER 27, 2006



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 12, 2007

Scott B. and Charlene A. Tewell
10519 Vincent Farm Lane
White Marsh, MD 21162

RE: PETITION FOR SPECIAL HEARING
15th Election District, 6th Council District
Case No. 07-307-SPH

Dear Mr. and Mrs. Tewell:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. J. Wiseman, III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court,
Edgewood MD 21040