IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**	*	BEFORE THE
784' W of Brian Daniel Court	*	ZONING COMMISSIONER
(19A Brian Daniel Court)	*	OF
4th Election District 4th Council District	*	BALTIMORE COUNTY
	*	**Case No. 07-359-SPHA**
Daniel Hartman Petitioner	*	

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Daniel Hartman, through his attorney, Arnold Jablon, Esquire. The Petitioner seeks variance relief from Section 1A03.4B.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing lot with an area of 2.175 acres in lieu of the required 3 acres, and special hearing determination pursuant to Section 500.7 to confirm that a single family home can be built on the existing lot pursuant to Section 1A03.4B.4 of the B.C.Z.R., subject to the standards as prescribed and in force at the time of the subject lot's recordation. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Daniel Hartman, property owner, Bill Keeney, the consultant who prepared the site plan, Barbara V. Reynolds, with BVR Properties, Inc., a real estate consultant, and Arnold Jablon, attorney for Petitioner. There were no Protestants or other interested persons appeared at the hearing.

ORDER RECEIVED FOR FILING
Date 7-11-07
By

Testimony and evidence offered revealed that the subject property is a triangular-shaped unimproved parcel located on the west side of Brian Daniel Court, just off Route 140 towards Westminster in the northern area of the County. The property contains a gross area of 2.157 acres, more or less, zoned R.C.4. and is adjacent to the development known as "Woodleaf", which was approved by the County Review Group (CRG) in July, 1987 (Petitioner's Exhibit 6). On the CRG plan, the lot is identified as the "Fabrick" property. The subject property, however, is not part of the Woodleaf development and is not included within the defined boundaries of the CRG plan and Woodleaf's recorded plat. Indeed, the subject property was not part of any subdivision but was created by deed, dated August 14, 1965, and recorded among the Land Records of Baltimore County in Liber 4516, Page 001, et. Seq. (Petitioner's Exhibit 2). This is confirmed by the Supreme Title Company, which prepared a title report for the Petitioner's parents who purchased the lot in 1999. The Petitioner's parents' live in Woodleaf and Daniel Hartman desires to construct his home on the subject lot in close proximity to them.

The petition for variance is to permit the 2.175 acres in lieu of the required 3 acres, as otherwise required by Section 1A03.4B of the B.C.Z.R. In the alternative, the petition for special hearing requests confirmation that, pursuant to Section 1A03.4.B.4, of the B.C.Z.R., he may construct his home subject to the zoning in place at the time the subject property was created and the deed recorded. In 1965, the subject property was zoned R-40, which permitted building lots of 40,000 square feet, approximately 1 acre. See Petitioner's Exhibit 4 (1965 Baltimore County Zoning Map) and Petitioner's Exhibit 7 (B.C.Z.R., 2nd Edition 1964, Section 202.1).

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Date 7-11-07
By ___

A quick review of the zoning history was presented. In or about 1971, the zoning in place on the subject property was changed from R-40 to RDP. In or about 1980, the zoning was changed to RC 4, which is the current zoning.

In 1990, an attorney for Fabrick, the then property owner, requested a waiver from the Office of Planning to permit access to the subject lot by using an existing easement, known as Brian Daniel Court, through the Woodleaf subdivision, from Westminster Pike to the subject lot (Petitioner's Exhibit 9). Harry Grace and Edward Johnson, of the Office of Planning, confirmed that a waiver was not necessary because the easement to the subject property for ingress and egress through Woodleaf (via Brian Daniel Court) had "already been approved administratively" by the Office of Planning.

In October of 2006, the Petitioner, who had purchased the subject lot from his parents, asked the Office of Planning to confirm that he could have access by extending Brian Daniel Court from Westminster Pike to the lot. The Office of Planning, by letter, dated October 5th, 2006, agreed. *See* Petitioner's Exhibit 11. Accompanying Exhibit 11, the Petitioner introduced Petitioner's Exhibit 10, a copy of the Woodleaf plat, on which all of the owners of lots in Woodleaf had signed to indicate their approval of the Petitioner's request to use Brian Daniel Court and to develop his lot with a single family home.

Section 1A03.4.B.4 of the B.C.Z.R. provides as follows:

> Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the land records of Baltimore County with the approval of the Baltimore County Office of Planning on or before December 22, 1975, and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone, may be approved for residential development in accordance with the standards prescribed and in force at the time of the lot recordation.

ORDER RECEIVED FOR FILING
Date 7-11-07
By

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing relief and confirm the right of the Petitioner to build his home on the subject lot. All of the neighbors are in support. There is the presumption, supported by the evidence, that the Office of Planning approved the creation of the lot in 1965. The lot was created and recorded among the land records in 1965 and was and is not part of any approved subdivision. The zoning in place in 1965 was R-40, which permitted a minimum lot size of not less than 40,000 square feet. Section 202.1, B.C.Z.R., 1964, edition. Therefore, the provisions of 1A03.4.B.4 have been met.

The Petitioner has also requested a variance as more particularly described above. There is sufficient evidence to support his request for a variance, to permit a lot of 2.175 acres in lieu of the otherwise required 3 acres by the R.C.4 zone. Based on the evidence, there is no doubt that this lot is unique. There is also no doubt that there exists a practical difficulty not created by the Petitioner.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of July 2007 that the Petition for Variance seeking relief from Section 1A03.4B.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing lot with an area of 2.175 acres in lieu of the required 3 acres, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Hearing requesting confirmation that a single family home can be built on the existing lot pursuant to Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), subject to the standards as

ORDER RECEIVED FOR FILING
Date 7-11-07
By

prescribed and in force at the time of the subject lot's recordation, be and is hereby GRANTED, subject to the following restriction which is a condition precedent to the relief granted herein:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason this order is reversed, the Petitioners shall be required to return, and be responsible for returning said property to its original condition.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within thirty (30) days of the date hereof.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 6-11-07
By DW

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

July 11, 2007

WILLIAM J. WISEMAN III
Zoning Commissioner

Arnold Jablon, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

RE: **PETITIONS FOR SPECIAL HEARING & VARIANCE**
784' W of Brian Daniel Court
(19A Brian Daniel Court)
4th Election District – 4th Council District
Daniel Hartman - Petitioner
Case No. 07-359-SPHA

Dear Mr. Jablon:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Daniel Hartman, 216 Gentlebrook Road, Owings Mills, Md. 21117
Bill Keeney, 1908 Emory Road, Reisterstown, Md. 21136
Barbara V. Reynolds, 306 Lauren Hill Court, Reisterstown, Md. 21136
People's Counsel; Case File

in addition to previously filed Variance

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 19 A Brian Daniel Court

which is presently zoned RC 4

*(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)*

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

(This box to be completed by planner)

To confirm that a single family home can be built on the existing lot pursuant to section 1A03.4B.4 of the BCZR, subject to the standards as prescribed and in force at the time of the subject lot's recordation.

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:

Arnold Jablon

Name - Type or Print

Signature

Verable, LLP

Company

210 Allegheny Ave — 410494 6298

Address — Telephone No.

Towson, Md 21204

City — State — Zip Code

Legal Owner(s):

Daniel Hartman

Name - Type or Print

Signature

DANIEL HARTMAN

Name - Type or Print

Signature

216 Gentlebrook Rd — 410-526-1011

Address — Telephone No.

Owings Mills — Md — 21117

City — State — Zip Code

Representative to be Contacted:

Arnold Jablon

Name

210 Allegheny Ave. — 410 494-6298

Address — Telephone No.

Towson, Md 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By DT Date 4/11/07

Case No. 07-359-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 7-11-07

By DW

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 19 A BRIAN DANIEL COURT

which is presently zoned RC 4

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) 1A03.4B.1.a. (BCZR)

TO PERMIT AN EXISTING LOT WITH AN AREA OF 2.175 ACRES IN LIEU OF THE REQUIRED 3 ACRES.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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):

DANIEL HARTMAN
Name - Type or Print

Signature

Name - Type or Print

Signature 410-526-1011

216 GENTLEBROOK RD 410-336-0860 (C.
Address Telephone No.

OWINGS MILLS MD 21117
City State Zip Code

Representative to be Contacted:

BARBARA V. REYNOLDS
Name

306 LAUREN HILL COURT 410 833-2379
Address Telephone No.

REISTERSTOWN, MD 21136
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 2/7/07

Case No. 07-359-A

ORDER RECEIVED FOR FILING

Date 7-11-07

By DW

REV 9/15/98

19A BRIAN DANIEL COURT, REISTERSTOWN, MD. 21136

Beginning at a point North, 22 degrees, 50 min., 42 seconds, West, 770.84 feet to a capped pipe, and South 02 degrees, 50 min., 08 seconds, East, 712.35 feet, and North, 89 degrees, 46 min., 00 seconds, East, 264.03 feet to the place of the beginning and containing 2.157 acres of land, more or less.

DESCRIPTION

0.3566 ACRE INGRESS, EGRESS MAINTENANCE AND UTILITY EASEMENT

BEGINNING for the same at a point designated as "108" as shown on "Plat 2 of 2 Woodleaf", dated April 11, 1988 and recorded among the Land Records of Baltimore County in Plat Book S.M. 58 folio 64, said point also being the westernmost intersection of lots 13 and 14 as shown on said plat, running thence (1) North 77 degrees 11 minutes 35 seconds East 592.81 feet, and through lot 13 (2) South 70 degrees 31 minutes 05 seconds East 190.90 feet to intersect a private ingress, egress and maintenance easement at a distance of 10 feet as measured perpendicular to the division line between lots 13 and 14 as shown on said plat running thence (3) South 19 degrees 28 minutes 55 seconds West 20.00 feet, and running through lot 14 (4) North 70 degrees 31 minutes 05 seconds West 185.11 feet, (5) South 77 degrees 11 minutes 35 seconds West 583.58 feet to intersect the westernmost line or South 22 degrees 34 minutes 49 seconds East 770.84 foot line of said plat, thence binding reversely on said line (6) North 22 degrees 34 minutes 49 seconds West 20.33 feet to the place of beginning.

CONTAINING 0.3566 acres of land more or less.

07-359-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24045

DATE 2/7/07 ACCOUNT 001006 6150

AMOUNT $ 65.00

RECEIVED FROM: BVR PROPERTIES

FOR: ITEM # 359 07-359-A

19A BRIAN DANIEL CT D THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
2/09/2007	2/07/2007	13:42:5

REG USO2 MAIL JEWA JEE
>>RECEIPT # 503064 2/07/2007
Dept 5 528 ZONING VERIFICATI
CR NO. 024045
Recpt Tot $65.0
$65.00 CK $0.0
Baltimore County, Maryland

CASHIER'S VALIDATION

ALTIMORE COUNTY, MARYLAND
FICE OF BUDGET & FINANCE
SCELLANEOUS RECEIPT

No. 25000

E 4/11/07 ACCOUNT 001006150

AMOUNT $ 65.00

IVED VENABLE LLP

ITEM# 359 07-359-~~A~~SPHA

19A BRIAN DANIEL CT.

UTION
CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	REV
4/12/2007	4/11/2007	14:29:39	4
REG HEAD	BANKIN	BATH KEY	
>>RECEIPT 0 SA'875	4/11/2007		OFLH
Dept 5	428 ZONING VERIFICATION		
CR NO. 025000			
Recpt 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: #07-359-A
19A Brian Daniel Court
784 feet west of Brian Daniel Court
4th Election District - 4th Councilmanic District
Legal Owner(s): Daniel Hartman

Variance: to permit an existing lot with an area of 2.175 acres in lieu of the required 3 acres. **Special Hearing:** to confirm that a single family home can be built on the existing lot pursuant to Section 1A03.4B.4 of the BCZR, subject to the standards as prescribed and in force at the time of the subject lots recordation.

Hearing: Tuesday, June 12, 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) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/5/799 May 29 136943

CERTIFICATE OF PUBLICATION

5/31/, 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 5/29/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

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: #07-359-A
19A Brian Daniel Court
784 feet west of Brian Daniel Court
4th Election District
4th Councilmanic District
Legal Owner: Daniel Hartman
Variance: to permit an existing lot with an area of 2.175 acres in lieu of the required 3 acres.
Hearing: Thursday, April 5, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.
JT 3/703 Mar. 20 128563

CERTIFICATE OF PUBLICATION

3/22/, 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 3/20/, 2007

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

S. Wilkinson

LEGAL ADVERTISING

BW
6-12-07
9 AM

CERTIFICATE OF POSTING

RE: Case No.: 07-359-A

Petitioner/Developer: B REYNOLDS

Date of Hearing/Closing: 6/12/07

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

Attention:

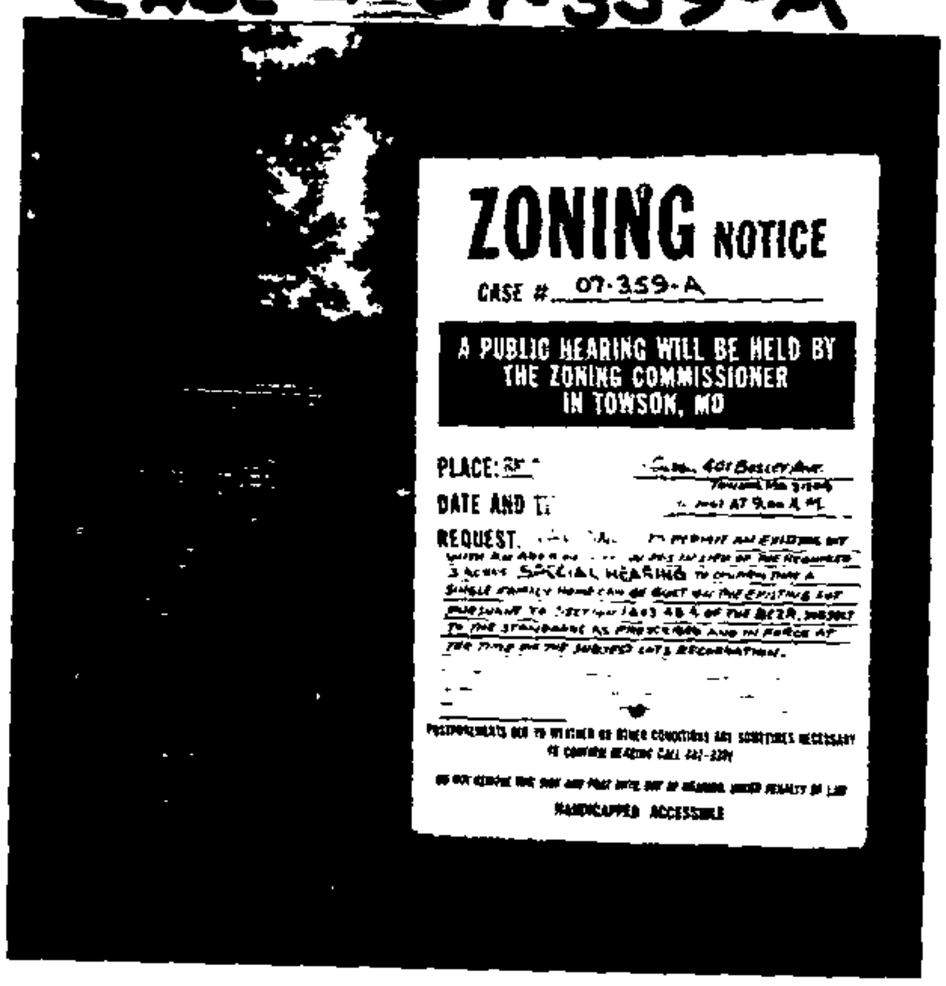
Ladies and Gentlemen:

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

19A BRIAN DANIEL CT.

The sign(s) were posted on 5/28/07
(Month, Day, Year)

CASE # 07-359-A



19A BRIAN DANIEL CT
POSTED 5/28/07
5/28/07

Sincerely,

5/28/07
(Signature of Sign Poster and Date)

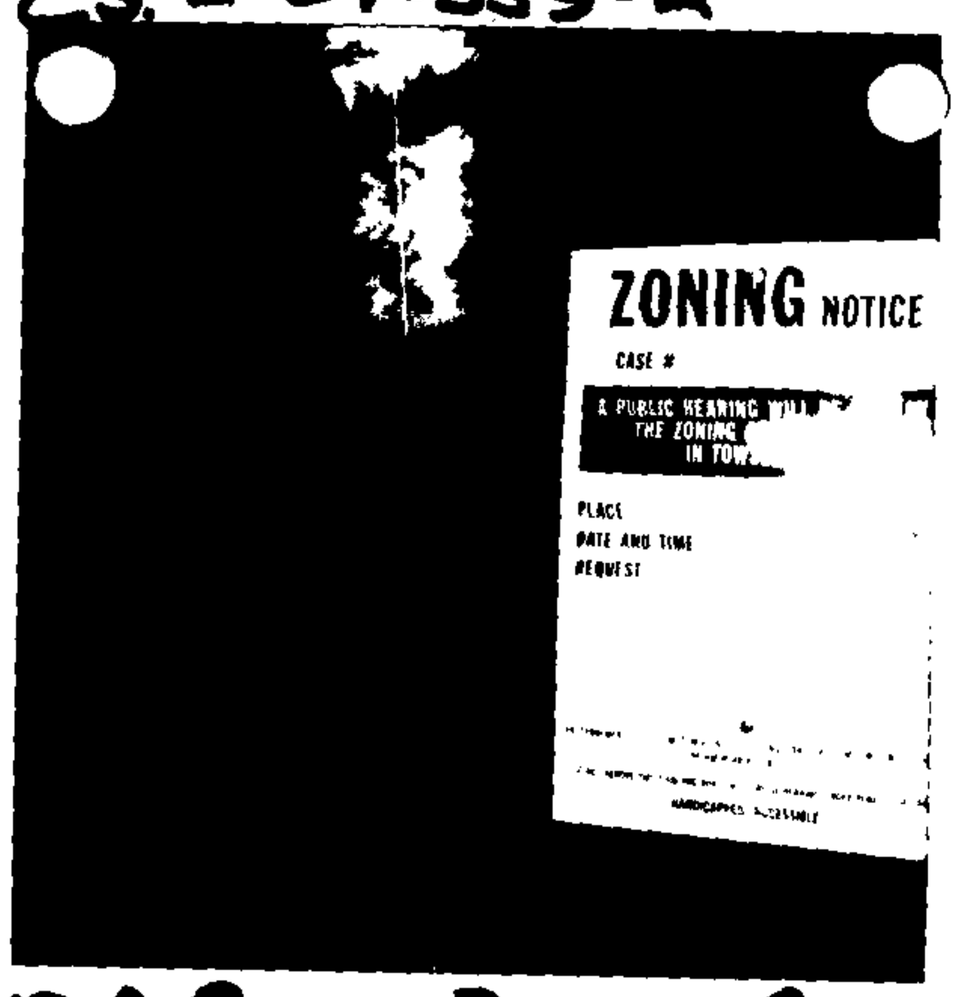
RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

CS. # 07-359-A



19A BRIAN DANIEL CT.
POSTED 3/21/07
[illegible] 3/21/07

CERTIFICATE OF POSTING

RE: Case No.: 07-359-A

Petitioner/Developer:

DANIEL HARTMAN

Date of Hearing/Closing: 4/5/07

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

Attention:

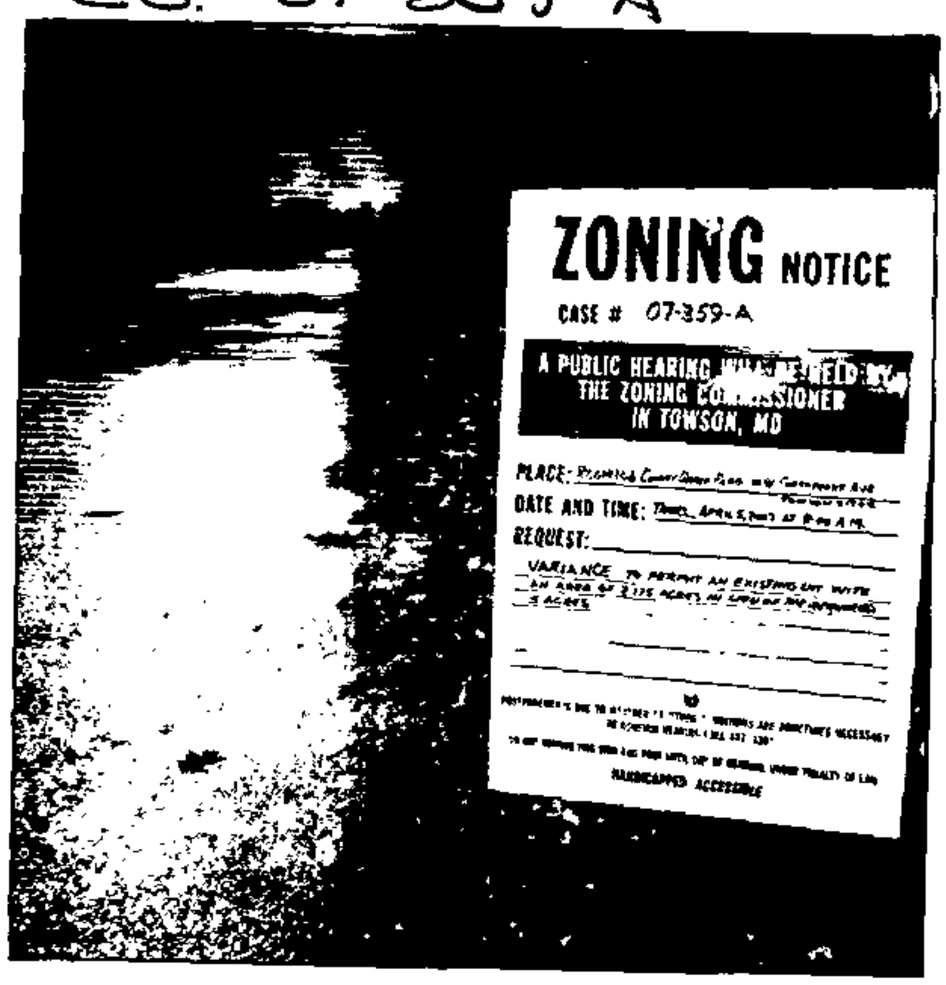
Ladies and Gentlemen:

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

19A BRIAN DANIEL CT.

The sign(s) were posted on 3/21/07
(Month, Day, Year)

CS.#07-359-A



19A BRIAN DANIEL CT.
POSTED 3/21/07
3/21/07

Sincerely,

3/21/07
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

March 1, 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: 07-359-A
19A Brian Daniel Court
784 feet west of Brian Daniel Court
4th Election District – 4th Councilmanic District
Legal Owner: Daniel Hartman

Variance to permit an existing lot with an area of 2.175 acres in lieu of the required 3 acres. Special Hearing to confirm that a single family home can be built on the existing lot pursuant to Section 1A03.4B.4 of the BCZR, subject to the standards as prescribed and in force at the time of the subject lots recordation.

Hearing: Tuesday, June 12, 2007 at 9:00 a.m. in Room 407, County Office Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, 210 Allegheny Avenue, Towson 21204
Daniel Hartman, 216 Gentlebrook Road, Owings Mills 21117
Barbara Reynolds, 306 Lauren Hill Court, Reisterstown 21136

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 28, 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
Tuesday, May 29, 2007 Issue - Jeffersonian

Please forward billing to:
Daniel Hartman
216 Gentlebrook Road
Owings Mills, MD 21117

410-526-1011

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: 07-359-A
19A Brian Daniel Court
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Hearing: Tuesday, June 12, 2007 at 9:00 a.m. in Room 407, County Office Building, 111 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.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

March 1, 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: 07-359-A
19A Brian Daniel Court
784 feet west of Brian Daniel Court
4th Election District – 4th Councilmanic District
Legal Owner: Daniel Hartman

Variance to permit an existing lot with an area of 2.175 acres in lieu of the required 3 acres.

Hearing: Thursday, April 5, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Daniel Hartman, 216 Gentlebrook Road, Owings Mills 21117
Barbara Reynolds, 306 Lauren Hill Court, Reisterstown 21136

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 21, 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
Tuesday, March 20, 2007 Issue - Jeffersonian

Please forward billing to:
Daniel Hartman
216 Gentlebrook Road
Owings Mills, MD 21117

410-526-1011

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: 07-359-A
19A Brian Daniel Court
784 feet west of Brian Daniel Court
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Variance to permit an existing lot with an area of 2.175 acres in lieu of the required 3 acres.

Hearing: Thursday, April 5, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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: 07-359-A

Petitioner: HARTMAN

Address or Location: 19A BRIAN DANIEL CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. DANIEL HARTMAN

Address: 216 GENTLEBROOK RD.
OWINGS MILLS, MD 21117

Telephone Number: 410-526-1011 / 410-336-0860 (c)

Revised 7/11/05 - SCJ

To: Doug

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

ARNOLD JABLON
(410) 494-6298

aejablon@venable.com

4 April 2007

Mr. Carl Ricahrds
Zoning Supervisor
Department of Permits and Development Management
County Office Bldg
Towson, Maryland 21204

Re: Case No. 07-359A

Dear Mr. Richards:

This matter was originally filed in February of 2007 with a request for variance to permit an existing lot with an area of 2.175 acres in lieu of the required 3 acres. At the time this matter was filed, I was not the attorney of record.

Recently, I was retained to represent the property owner, Mr. Daniel Hartman, and after reviewing the matter, I concluded that an additional request for relief needed to be filed. I have thus prepared a petition for special hearing, which requests the zoning commissioner to confirm that a single family home can be built on the existing lot pursuant to section 1A03.4B.4 of the BCZR, subject to the standards as prescribed an in force at the time of the lot's original recordation.

The matter had been scheduled for hearing on April 5th, but I have requested a postponement in order to file this request for additional relief. There are no changes to the site plan as submitted.

I enclose a check in the amount of $65.00, which represents the filing fee for the petition for special hearing. Thank you.

Sincerely,

Arnold Jablon
AEJ/aj

(301) 795-8595

FAX 301-549-6323

DANIEL H. GREEN
ATTORNEY AT LAW
1315 LIBERTY ROAD
ELDERSBURG, MARYLAND 21784

IV-329

March 21, 1990

Mr. Harry Grace
Sub-Division Planner
Baltimore County Office of Planning and Zoning
Room 107, County Office Building
Towson, Maryland 21204

Re: 20' Private Ingress, Egress Maintenance & Utility Easement - William J. Fabrick

Dear Mr. Grace:

This letter will confirm our phone conversation this ~~morning~~ regarding the above referred easement through the "Woodleaf" development to Mr. Fabrick's property.

Earlier in the conversation I had requested information from Mr. Edward Johnson of your office re the requirement for filing a "Waiver Request Form" along with the required attachments on the easement. He advised me, and you confirmed that the filing of the "Waiver Request Form" was unnecessary, as Mr Fabrick's easement had already been approved administratively by your office following discussions with George Pryor, Jr. and Mark Buda of the engineering firm of Harris, Smariga, Matz, Inc.

This letter is written to confirm and document this understanding for Mr. Fabrick's records. A copy of the engineering plat of this easement and a description of the metes and bounds are included for your information.

If your understanding of today's conversation differs from that expressed in this letter, or if circumstances have changed, please contact this office immediately.

Thank you for your cooperation in this matter.

Very truly yours,

Daniel H. Green

Daniel H. Green

DHG/rk
Enclosures
cc: W. Fabrick
G. Pryor, Jr.

Harris, Smariga, Matz, Inc.
Planners/Engineers/Surveyors
115-B Sudbrook Lane/Pikesville, MD 21208
(301) 486-1511

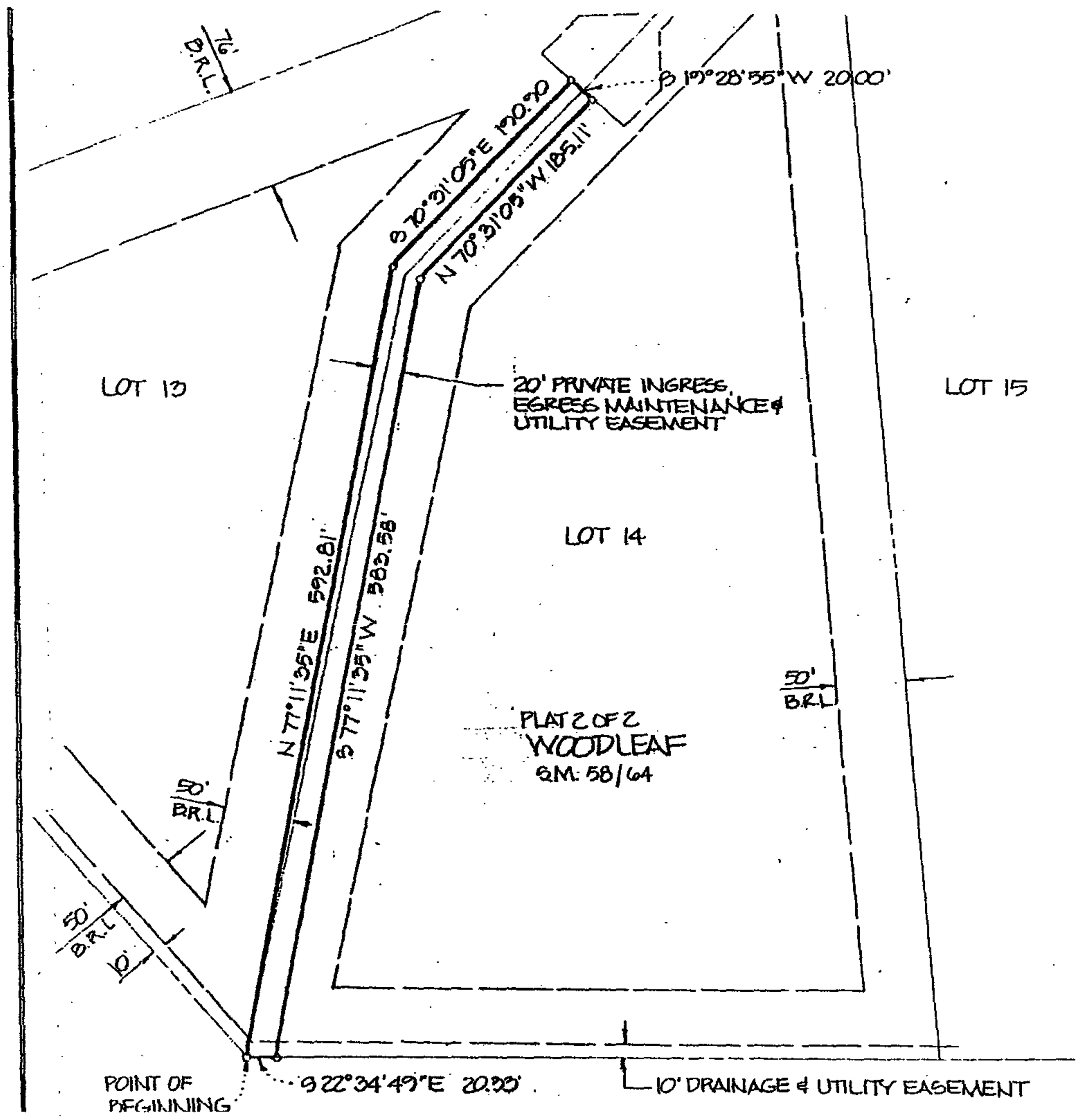
DESCRIPTION

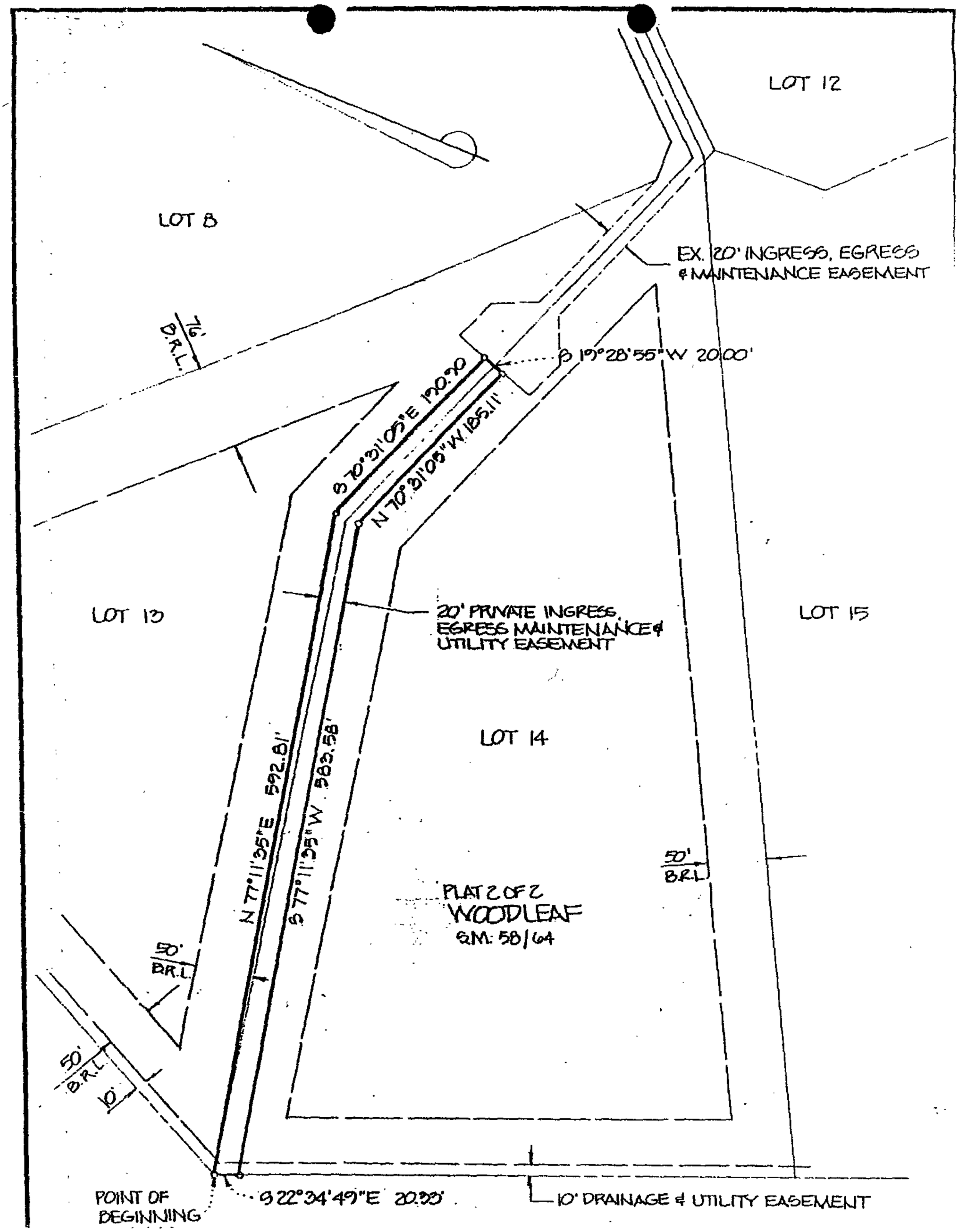
0.3566 ACRE INGRESS, EGRESS MAINTENANCE AND UTILITY EASEMENT

BEGINNING for the same at a point designated as "108" as shown on "Plat 2 of 2 Woodleaf", dated April 11, 1988 and recorded among the Land Records of Baltimore County in Plat Book S.M. 58 folio 64, said point also being the westernmost intersection of lots 13 and 14 as shown on said plat, running thence (1) North 77 degrees 11 minutes 35 seconds East 592.81 feet, and through lot 13 (2) South 70 degrees 31 minutes 05 seconds East 190.90 feet to intersect a private ingress, egress and maintenance easement at a distance of 10 feet as measured perpendicular to the division line between lots 13 and 14 as shown on said plat running thence (3) South 19 degrees 28 minutes 55 seconds West 20.00 feet, and running through lot 14 (4) North 70 degrees 31 minutes 05 seconds West 185.11 feet, (5) South 77 degrees 11 minutes 35 seconds West 583.58 feet to intersect the westernmost line or South 22 degrees 34 minutes 49 seconds East 770.84 foot line of said plat, thence binding reversely on said line (6) North 22 degrees 34 minutes 49 seconds West 20.33 feet to the place of beginning.

CONTAINING 0.3566 acres of land more or less.

CSR/raz


76' B.R.L.
S 19°28'55"W 20.00'
S 70°31'05"E 120.70
N 70°31'05"W 185.11'
LOT 13
20' PRIVATE INGRESS, EGRESS MAINTENANCE & UTILITY EASEMENT
LOT 15
LOT 14
N 77°11'35"E 592.81'
S 77°11'35"W 383.58'
50' B.R.L.
PLAT 2 OF 2
WOODLEAF
S.M. 58/64
50' B.R.L.
50' B.R.L.
10'
POINT OF BEGINNING
S 22°34'49"E 20.00'
10' DRAINAGE & UTILITY EASEMENT


LOT 12
LOT 8
EX. 20' INGRESS, EGRESS & MAINTENANCE EASEMENT
76' B.R.L.
S 19°28'55"W 20.00'
S 70°31'05"E 190.70
N 70°31'05"W 185.11'
LOT 13
20' PRIVATE INGRESS, EGRESS MAINTENANCE & UTILITY EASEMENT
LOT 15
LOT 14
N 77°11'35"E 592.81'
S 77°11'35"W 583.58'
50' B.R.L.
PLAT 2 OF 2
WOODLEAF
S.M. 58/64
50' B.R.L.
50' B.R.L.
10'
POINT OF BEGINNING
S 22°34'49"E 20.33'
10' DRAINAGE & UTILITY EASEMENT

RETURN TO:
HAMMOND & HAMMOND, LLC
P.O. BOX 569, 465 MAIN STREET
REISTERSTOWN, MD. 21136
410-833-7576

NO TITLE EXAMINATION **NO CONSIDERATION**

THIS DEED, made this 22nd day of September, 2005, by and between **JOEL R. HARTMAN** party of the first part, Grantor, and **DANIEL HARTMAN**, party of the second part, Grantee.

WHEREAS, the said JOEL R. HARTMAN is the father of Daniel Hartman and this transfer is a true gift.

NOW THEREFORE THIS DEED WITNESSETH, that in consideration of sum of ZERO DOLLARS ($0.00)and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Joel R. Hartman does grant and convey unto the said Daniel Hartman, his personal representatives, heirs and assigns, in fee simple, all that lot of ground situate in the 4th Election District, Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point at the common corner between the properties of Elliott W. Hudgins, Jr. and wife, Frederick M. Yellott, et al, and David Lawrence, et al, said point being at the beginning of the line of agreement as described in Section Three, Article A of the Indenture dated August 14, 1965, and recorded among the Land Records of Baltimore County in Liber O.T.G. 4516, folio 1, between Elliott W. Hudgins and wife, Frederick M. Yellott and wife, Daniel D.F. Yellott, Phillip R. Grossman and wife and Reisterstown Federal Savings and Loan Association, running thence and binding on said line of agreement North 22 degrees 50 minutes 42 seconds West 770.84 feet to a capped pipe, running thence and binding reversely on the lines of agreement set forth in Section Four, Article A of the aforesaid Indenture, South 2 degrees 50 minutes 08 seconds East 712.35 feet and North 89 degrees 46 minutes 00 seconds East 264.03 feet to the place of beginning and containing 2.157 acres of land, more or less.

BEING THE SAME LOT OF GROUND which by Deed dated November 2, 1998 and recorded among the Land Records of Baltimore County in Liber S.M. 13378, folio 049 was granted and conveyed by William J. Fabrick unto Joel R. Hartman, the within Grantor.

SUBJECT to covenants and restrictions of record.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto

010692.055

87816 PAGE 118

THIS DEED made this 5th day of November, 1987, by and between WILLIAM J. FABRICK and SHIRLEY T. FABRICK, Grantors, and WILLIAM J. FABRICK, Grantee.

WHEREAS, the Grantors acquired the hereinafter described property as tenants by the entireties; and

WHEREAS, Grantors have agreed to separate and incident thereto to convey the property hereinafter described to the Grantee as tenant in severalty pursuant to the terms of that order of court dated September 30, 1987 in Case No. 87-S-358 (Civil) in the Court of Common Pleas of Adams County, Pennsylvania.

NOW THEREFORE WITNESSETH, that for and in consideration of the sum of ONE DOLLAR ($1.00) (actual consideration paid is NONE), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors do hereby grant, convey and assign unto the said William J. Fabrick, his personal representatives, heirs, successors and assigns forever, in fee simple, all that lot or parcel of land, situate in the 4th Election District of Baltimore County, Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point at the common corner between the properties of Elliott W. Hudgins, Jr. and wife, Frederick M. Yellott et al and David Lawrence et al, said point being at the beginning of the line of agreement as described in Section Three, Article A of the Indenture dated August 14, 1965 and recorded among the Land Records of Baltimore County in Liber OTG 4516, Folio 1 between Elliott W. Hudgins and wife, Frederick M. Yellott and wife, Daniel D. F. Yellott, Phillip R. Grossman and wife and Reisterstown Federal Savings and Loan Association, running thence and binding on said line of agreement North 22 degrees, 50 minutes, 42 seconds west 770.84 feet to a capped pipe, running thence and binding reversely on the lines of agreement as set forth in Section Four, Article A, of the aforesaid Indenture, South 2 degrees 50 minutes 08 seconds East 712.35 feet and North 89 degrees 46 minutes 00 seconds East 264.03 feet to the place of beginning; containing 2.157 acres of land more or less.

RCPT 13.00 11.00 03/16/88

BEING all and the same land conveyed unot the Grantors herein by deed of Daniel D.F. Yellott, III, dated October 28, 1981, recorded among the Land Records of Baltimore County in Liber 6345, Folio 541, et. seq.

AGRICULTURAL TRANSFER TAX NOT APPLICABLE
SIGNATURE DATE

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

AGRICULTURAL TRANSFER TAX NOT APPLICABLE
SIGNATURE DATE

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

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

TO HAVE AND TO HOLD the above described lot of ground and premises, unto and to the proper use and benefit of the said William J. Fabrick, his personal representatives, heirs, successors and assigns, forever, in fee simple.

AND the said Grantors 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 same as may be requisite.

WITNESS, the hands and seals of the said Grantors herein.

WITNESS:

William J. Fabrick (SEAL)
WILLIAM J. FABRICK

Shirley T. Fabrick (SEAL)
SHIRLEY T. FABRICK

STATE OF MARYLAND:
COUNTY OF BALTIMORE CITY: to wit:

I HEREBY CERTIFY that on this 12th day of November, 1987, before me, the subscriber, a Notary Public of the State aforesaid personally appeared WILLIAM J. FABRICK, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes herein contained, and in my presence signed and sealed the same.

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

NOTARY PUBLIC

My Commission Expires: July 1, 1990

BA CIRCUIT COURT (Land Records) [MSA CE 62-10547] SM 10692. p. 0056

010692.057

LIBER 7816 PAGE 120

STATE OF Pennsylvania;

COUNTY OF York, to wit:

I HEREBY CERTIFY that on this 5th day of November, 1987, before me, the subscriber, a Notary Public of the State aforesaid personally appeared SHIRLEY T. FABRICK, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes herein contained, and in my presence signed and sealed the same.

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

Victoria A. (Little) Tyler
NOTARY PUBLIC

My Commission Expires:

VICTORIA ANN LITTLE, Notary Public
Manheim Borough, York County
My Commission Expires Aug. 30, 1990
Member, Pennsylvania Association of Notaries

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

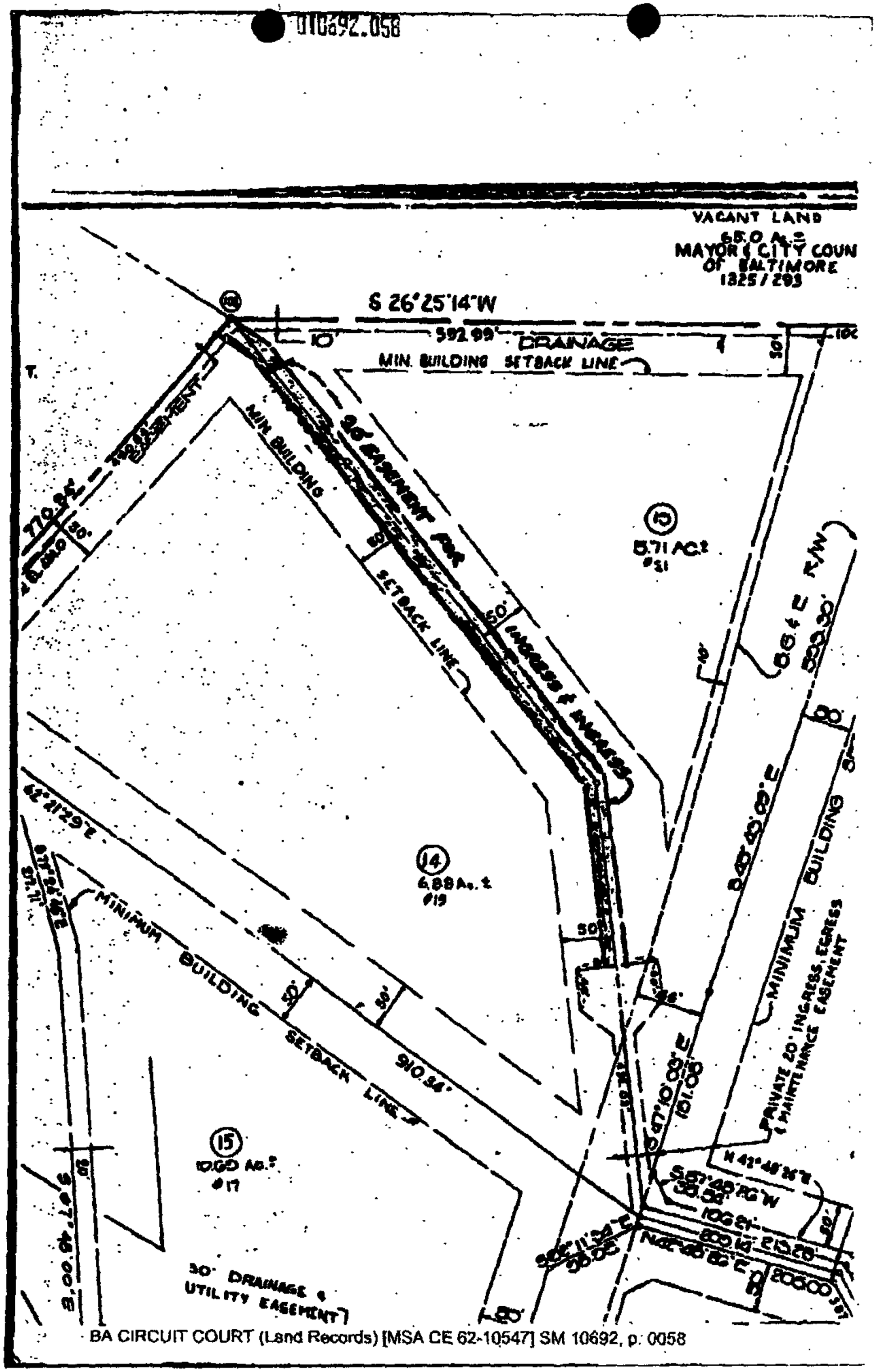
I HEREBY CERTIFY that the foregoing is a true copy of the original Deed taken from the records of the Circuit Court for Baltimore County, recorded in Liber S.M. No. 7816 Folio 118 one of the Land Records of Baltimore County.

IN TESTIMONY WHEREOF I have set my hand and affix the seal of the Circuit Court for Baltimore County this 8th day of Aug. 1994

Suzanne Mensh
Clerk of the Circuit Court for Baltimore County

Mail to
Blades & Rosenfeld
1200 Sun Life Bldg
20 South Charles St
21201

BA CIRCUIT COURT (Land Records) [MSA CE 62-10547] SM 10692, p. 0057


010692.058
VACANT LAND
65.0 Ac.±
MAYOR & CITY COUN
OF BALTIMORE
1325/293
S 26°25'14"W
592.99'
DRAINAGE
MIN. BUILDING SETBACK LINE
MIN. BUILDING
SETBACK LINE
INGRESS & INGRESS
5.71 Ac.±
#21
14
6.88 Ac.±
#19
15
10.00 Ac.±
#17
MINIMUM BUILDING
SETBACK LINE
910.54'
30' DRAINAGE & UTILITY EASEMENT
MINIMUM BUILDING
PRIVATE 20' INGRESS, EGRESS & MAINTENANCE EASEMENT
101.08'
N 41°48'36"E
S 87°48'26"W
106.21'
200.00'

010692.059

Baltimore County, Maryland
Land Instrument Intake Sheet

(Type or print in black ink only—all copies must be legible)

In compliance with Baltimore County Code, 1988, Title 33, Taxation, Article III, §33-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, §12-101 through 12-113 and 26-173 and 174, as amended, and Tax-Property Article, §13-101 through 13-408, as amended, it is certified that an instrument of writing dated _____ conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in the County. The property conveyed, or on which a lien or encumbrance is created, is identified as follows:

Recording Validation

A RC F. 20.00
AC TMP 2.00
DEED 0 W
SH CLERK 22.00
#33614 C003 R01 T14:29
08/08/94

Received for Circuit Court Clerk

1. Description of Property (Check box(es) for item(s) to be entered in land records)

District	Property Tax ID No.	Lot/Block	Map/Grid/Parcel No.
04	18-00-001473		
Grid, Lot, Block	Subdivision/Tract	Acreage	Prior Deed Ref.
		2.157	7816/118

Street Address (or description if parcel conveyance): Gores Mill Rd.

2. Transferred From — Grantor(s): William J. Fabrick, Shirley T. Fabrick

3. Transferred To — Grantee(s): William J. Fabrick

4. Type of Instrument — [X] Deed; [ ] Deed of Trust; [ ] Mortgage; [ ] Lease; [ ] Assignment of Mtg/DOT; [ ] Contract; [ ] Land Installment Cont.; [ ] Power of Attorney; [ ] Financing Statement; [ ] Other (Specify) _____

5. Exemptions (Cite authority or explain basis)
Baltimore County Exempt Status Claimed: Re-recording add. easement
Reconciliation Tax Exempt Status Claimed:
State Exempt Status Claimed:

6. Consideration and Tax Calculations (Make check payable to Baltimore County, MD (410) 887-2410)

Consideration Amount	
Purchase Price/Consideration (including any new mortgage)	$ Ø
Real Property	
Personal Property	
Balance of Existing Mortgage	
Other	
Total Consideration	$ Ø
or Market Value	$

County Taxes to be Paid	
Transfer Tax Consideration $ ____ x 1.5% =	$

Office of Finance Use Only: Agent: JPB; Tax ID: OPEN; C.B. Credit: —; Ag. Tax/Other: —

7. Fees and Recording Instructions (Make check payable to Clerk of the Circuit Court (410) 887-2660)

Recordation Fees	
Recording Charges	$
State Transfer Tax	
County Reconciliation Tax	
Surcharge	
Other	
Total	$

Special Recording Instructions (if any): 20 2

8. Contact/Mail Information

Instrument Prepared By	Return Instrument To	Mailing Address for Tax Bill
Name:	Name: mailto	Name: William J. Fabrick
Firm: Blades & Rosenfeld		
Address: 200 Sun Life Bldg. 20 S Charles St.	Address:	Address: 3399 Murray Rd. Finksburg Md. 21048
Phone: 2/201		

9. Certification
I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.
Signature: William J. Fabrick Date: _____

10. Assessment Information (410) 321-2828

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

- [ ] Yes [ ] No Will grantee be living on property conveyed?
- [ ] Yes [X] No Is grantor currently receiving a homeowners' tax credit?
- [ ] Yes [X] No Is property conveyed subject to agricultural transfer tax? If yes, enter amount: _____
- [ ] Yes [ ] No If agricultural assessment on conveyance is to continue, have you attached a letter of intent?
- [ ] Yes [X] No Partial conveyance? If yes, amount of acreage transferred: _____

List improvements conveyed: _____
If subdivision occurred after July 1, indicate former property tax ID number: _____

Optional Surveying Information: A delay in processing may be incurred if a conveyance deed is not accompanied by an adequate property description, preferably a survey or area calculation. A partial conveyance may require additional processing time.

[ ] Yes [ ] No Was property surveyed? If yes, attach copy of survey. If partial conveyance, balance of acreage:
Complete description of property conveyed (subdivision, lot, block, section, plat ref., acreage):

Location and improvements address:

Assessment Use only - Do Not Write Below This Line
[ ] General Verification
[ ] Agricultural Verification
[ ] Tax. Process Verification
[ ] Whole [ ] Desc. [ ] Part
[ ] Deed Refer
Deed Reference
Assigned Property No.

SDAT Assessment Tax Accounts Supervisor
BALTIMORE COUNTY MARYLAND
Director of Finance
Per: Jerry Burns
Date: 8-8-94
Sec. 30-139

ADC-CC-100 Rev. 12/93

SUPREME TITLE COMPANY

1864 Reisterstown Road, Suite A
Baltimore, MD 21208
Phone (410) 653-7700
FAX (410) 653-7705

Our File No. **ST-9616**
Date: **March 9, 1999**

TO: Mr. Joel R. Hartman
19A Brian Daniel Court
Reisterstown, MD 21136

RE: Property Address: **19 A Brian Daniel Court, Reisterstown, MD 21136**
Borrower/Purchaser: **JOEL R HARTMAN**
Seller: **WILLIAM J. FABRICK**

In connection with the above captioned property, enclosed please find the following:

(X) Owner's Title Insurance Policy
(X) Deed or Assignment to Property
( ) Mortgagee's Title Insurance Policy
( ) Record Office Receipt
( ) Recorded Deed of Trust or Mortgage
( ) Release of Mortgage and Deed of Trust
( ) Check in the amount of _____
( ) _____
( ) _____
( ) _____

If you have any questions in regards to the above, please do not hesitate to call.

Very truly yours,

Nicole Donaldson
SUPREME TITLE COMPANY

Enclosures

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(10-17-92)

21 5293 106 00000675

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY
By:

Richard L Rolle.
President

By:

Thomas J Adams
Secretary

Issued by:
SUPREME TITLE COMPANY
11403 CRONRIDGE DRIVE, SUITE 230
OWINGS MILLS, MD 21117
(410)581-1211

Issued By:
CHICAGO TITLE INSURANCE COMPANY **Schedule A**

ALTA Owner's Policy 10/17/92

Policy No.:
File No.: **ST-9616**

21 5293 106 00000675

Office File Number	Policy Number	Date of Policy	Amount of Insurance
ST-9616	**21 5293 106 00000675**	**December 15, 1998**	**$25,600.00**

1. Name of Insured: **JOEL R HARTMAN**

2. The estate or interest in the land which is encumbered by the insured mortgage is:

   Fee Simple

3. Title to the interest in the land is vested in the Insured:

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

   and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this Policy is described as follows:

See Attached Schedule A – Legal Description

This Policy valid only if Schedule A Item 5 and Schedule B is attached

ALTA Owner's Policy 10/17/92

Policy No.:
File No.: **ST-9616**

Beginning for the same at a point at the common corner between the properties of Elliott w. Hudgins, Jr. and wife, Frederick M. Yellott, et al., and David Lawrence, et al., said point being at the beginning of the line of agreement as described in Section Three, Article A of the Indenture dated August 14, 1965, and recorded among the Land Records of Baltimore County in Liber OTG 4516, folio 1, between Elliott W. Hudgins and wife, Frederick M. Yellott and wife, Daniel D.F. Yellott, Phillip R. Grossman and wife and Reisterstown Federal Savings and Loan Association, running thence and binding on said line of agreement North 22 degrees 50 minutes 42 seconds West 770.84 feet to a capped pipe, running thence and binding reversely on the lines of agreement as set forth in Section Four, Article A, of the aforesaid Indenture, South 2 degrees 50 minutes 08 seconds East 712.35 feet and North 89 degrees 46 minutes 00 seconds East 264.03 feet to the place of beginning and containing 2.157 acres of land, more or less.

Issued By:
CHICAGO TITLE INSURANCE COMPANY

ALTA Owner's Policy 10/17/92

Policy No.:
File No.: **ST-9616**

1. OFFICE FILE NUMBER	**ST-9616**
2. POLICY NUMBER	**21 5293 106 00000675**
3. DATE OF POLICY	**December 15, 1998**
4. AMOUNT OF INSURANCE	**$25,600.00**
5. PREMIUM AMOUNT	**$140.00**
6. TRANS TYPE	
7. SI IND	
8. INF. END	
9. CODE	
10. CODE	
11. CODE	
12. CODE	
13. CODE	
14. CODE	
15. REISSUE AMOUNT	**$.00**
16. ST	**21**
17. CTY.	**005**
18. PROP. TYPE	**10**
19. CHARGE TYPE	
20. SPECIAL CHARGE AMOUNT	
21. S&E TYPE	
22. SEARCH & EXAM AMOUNT	
23. TAX TYPE	
24. SPECIAL TAX AMOUNT	
25. SPLIT TYPE	
26. SPECIAL SPLIT AMT/%	
27. REINSURANCE EXPENSE	

Supreme Title Company
File No. **ST-9616**

This Deed, MADE THIS **2nd** day of **November, 1998**, by and between **WILLIAM J. FABRICK**, party of the first part, GRANTOR; and **JOEL R HARTMAN**, party of the second part, GRANTEE.

WITNESSETH, That in consideration of the sum of **TWENTY FIVE THOUSAND SIX HUNDRED DOLLARS and 00/100 ($25,600.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said **JOEL R HARTMAN**, as Sole Owner, his/her personal representatives and assigns, in fee simple, all that lot of ground situate in **Baltimore County**, Maryland and described as follows, that is to say:

Beginning for the same at a point at the common corner between the properties of Elliott w. Hudgins, Jr. and wife, Frederick M. Yellott, et al., and David Lawrence, et al., said point being at the beginning of the line of agreement as described in Section Three, Article A of the Indenture dated August 14, 1965, and recorded among the Land Records of Baltimore County in Liber OTG 4516, folio 1, between Elliott W. Hudgins and wife, Frederick M. Yellott and wife, Daniel D.F. Yellott, Phillip R. Grossman and wife and Reisterstown Federal Savings and Loan Association, running thence and binding on said line of agreement North 22 degrees 50 minutes 42 seconds West 770.84 feet to a capped pipe, running thence and binding reversely on the lines of agreement as set forth in Section Four, Article A, of the aforesaid Indenture, South 2 degrees 50 minutes 08 seconds East 712.35 feet and North 89 degrees 46 minutes 00 seconds East 264.03 feet to the place of beginning and containing 2.157 acres of land, more or less.

BEING the same lot of ground which by Deed dated November 5, 1987 and recorded among the Land Records of Baltimore County in Liber No. 7816 folio 118 and re-recorded at Liber 10692 folio 55 was granted and conveyed by William J. Fabrick and Shirley T. Fabrick unto William J. Fabrick 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 the said described lot of ground and premises to the said **JOEL R HARTMAN**, as Sole Owner, his/her personal representatives and assignshis personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property

0013378 050

WITNESS the hand and seal of said GRANTOR.

William J Fabrick {SEAL}
WILLIAM J. FABRICK
GRANTOR

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this **2nd** day of **November**, **1998**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **WILLIAM J. FABRICK**, the GRANTOR herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be act, and in my presence signed and sealed the same.

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

My commission expires: 11/1/2000

Notary Public

HOWARD BARRY GOREN
NOTARY PUBLIC
BALTIMORE CO., MD.

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

Attorney Howard B. Goren

AFTER RECORDING, PLEASE RETURN TO:
Supreme Title Company
1864 Reisterstown Road Suite A
Baltimore, Maryland 21208

012229 DEC 11 98

0013378 051

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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)

(☐ Check Box if Addendum Intake Form is Attached.)

1 Type(s) of Instruments	☒ 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 Exemptions (if Applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 25,600.00
Any New Mortgage	$
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value	$

Finance Office Use Only — Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$ 2560000
X ( ) % =	$ 384.00
Less Exemption Amount −	$ —
Total Transfer Tax =	$ 384.00
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$
Agent:	
Tax Bill:	
C.B. Credit:	—
Ag. Tax/Other:	—

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 5.00	$
State Recordation Tax	$ 130.00	$
State Transfer Tax	$ 128.00	$
County Transfer Tax	$ 384.00	$
Other	$	$
Other	$	$

20
130
128

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)
04	18-00-001473	7816/118 & re-recorded 10692/55			

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

Location/Address of Property Being Conveyed (2)

2.157 ac Gores Mill Rd.

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)
William J. Fabrick	
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)
Joel R. Hartman	

New Owner's (Grantee) Mailing Address

19 Brian Daniel Ct. Reisterstown, Md. 21136

9 Other Names to Be Indexed

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

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: E. Jacobson

Firm: Supreme Title Co.

☒ Return to Contact Person

☐ Hold for Pickup

Space Reserved for Clerk of Circuit Court Recording Agent

IHR FD SURE $	5.00
RECORDING FEE	20.00
RECORDATION T	130.00
TR TAX STATE	128.00
TOTAL	283.00

RECD BY BAB4 Rcpt # 53971
SM LL Blk # 1511
Dec 15, 1998 03:48 PM

Case No.: 07-359-SPHA 19A BRIAN DANIEL COURT

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	Site Plan	
No. 2	1965 DEED	
No. 3	Certification of Title SUPREME Title Company	
No. 4	ZONING MAP 1953 Subject Property - Zoned RR40	
No. 5	E.F. Raphel + Associates 1972 - Lot Designated	
No. 6	CRG PLAN - 1987 (Subject Lot outside tract)	
No. 7	ZONING REGULATIONS 3/30/55 - 1964	
No. 8	BCZR Regs - 10/74	
No. 9	Access THROUGH Woodleaf Presumption of Office of Plan Approval	
No. 10	PLAT of Woodleaf - access off of Westminster Pike	
No. 11	Waiver of Pan Handle Provisions 32-4-409	
No. 12		

****NO TITLE SEARCH****

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

LIBER 6345 PAGE 541

This Deed, MADE THIS ------ ------day of October----------

in the year one thousand nine hundred and eighty-one---------- by and between

Daniel D.F.Yellott, III ----------

of Baltimore County, Maryland, party ---------- of the first part, and

William J. Fabrick and Shirley T. Fabrick, his wife, parties ----------

of the second part.

WITNESSETH, That in consideration of the sum of three thousand and no/100 dollars,

($3,000.00) the receipt of which is hereby acknowledged----------

7/17-81	20423026	****39.00
7/17-81	20423033	****15.00
7/17-81	20423102	****12.00
7/17-81	20423009	*****9.00

the said party of the first part ----------

do es grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her ----------

personal representatives/~~successors~~ heirs and assigns ----------, in fee simple, all

that parcel ------~~lot~~------ of ground situate in the 4th Election District of Baltimore County, Md.

and described as follows, that is to say:

BEGINNING FOR THE SAME at a point at the common corner between the properties of Elliott W. Hudgins, Jr. and wife, Frederick M. Yellott et al and David Lawrence et al, said point being at the beginning of the line of agreement as described in Section Three, Article A of the Indenture dated August 14, 1965 and recorded among the Land Records of Baltimore County in Liber OTG 4516, folio 1 between Elliott W. Hudgins and wife, Frederick M. Yellott and wife, Daniel D.F. Yellott, Philip R. Grossman and wife and Reisterstown Federal Savings and Loan Association , running thence and binding on said line of agreement North 22 degrees, 50 minutes, 42 seconds west 770.84 feet to a capped pipe, running thence and binding reversely on the lines of agreement as set forth in Section Four, Article A, of the aforesaid Indenture, South 2 degrees 50 minutes 08 seconds East 712.35 feet and North 89 degrees 46 minutes 00 seconds East 264.03 feet to the place of beginning. Containing 2.157 acres of land more or less.

BEING the same property which by Deed dated February 14, 1978 and recorded among the land records of Baltimore County, Maryland in Liber EHK Jr. 5891 folio 925 -- was granted and conveyed by Marjorie Chandler, personal representative of the Estate of Marjorie M. Yellott unto Daniel D. F. Yellott, III.

SUBJECT to covenants and restrictions of record.

THE GRANTEES HAVE BEEN ADVISED BY THE GRANTOR THAT THERE IS NO LEGAL ACCESS FOR THE PURPOSE OF INGRESS, EGRESS AND REGRESS TO THE ABOVE DESCRIBED PROPERTY.

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 and unto the survivor of them, his or her ---------- personal representatives/~~successors~~ heirs and assigns, in fee simple.

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

Witness the hand s and seal s of said grantor and Grantees

Test:

Daniel D.F.Yellott, III (SEAL)

William J. Fabrick (SEAL)

Shirley T. Fabrick (SEAL)

State of Maryland, [illegible] to wit:

I Hereby Certify, That on this ---- [illegible] ------ day of October ---------- , in the year one thousand nine hundred and eighty-one ---------- , before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Daniel D.F. Yellott, III Grantor and William J. Fabrick and Shirley T. Fabrick, his wife, Grantees

known to me (or satisfactorily proven) to be the person s whose name s are ~~is/are~~ subscribed to the within instrument, and acknowledged that t hey executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public

My Commission expires:
July 1, 1982

Rec'd for record NOV 12 1981 at [illegible]
Per Elmer H. Kahline, Jr., Clerk

THIS INDENTURE, made this 14th day of August, 1965, by and between ELLIOTT W. HUDGINS, JR. and his wife, RUTH C. HUDGINS, of Baltimore County, Maryland (hereinafter referred to as "Hudgins"); FREDERICK M. YELLOTT and his wife, MARJORIE M. YELLOTT, and DANIEL D.F. YELLOTT, unmarried, of Baltimore County, Maryland (hereinafter referred to as "Yellotts"); PHILIP R. GROSSMAN and his wife, DOROTHY GROSSMAN, of Baltimore City, Maryland (hereinafter referred to as "Grossmans"); and REISTERSTOWN FEDERAL SAVINGS & LOAN ASSOCIATION, a Maryland corporation (hereinafter referred to as "Reisterstown Federal").

R E C I T A L S :

WHEREAS, the Yellotts did on or about the 31st day of July, 1964, execute and deliver to the Grossmans for the consideration therein mentioned a conveyance of certain lands in Baltimore County, Maryland, which conveyance is recorded among the Land Records of Baltimore County in Liber R.R.G. 4349, Folio 405; and

WHEREAS, the said parties, as a result of the said conveyance, now own land adjoining each other; and

WHEREAS, a dispute has arisen among the parties as to their common boundary line and Hudgins alleges that the said Grossmans and Yellotts have encroached upon his lands; and

WHEREAS, to prevent difficulties from hereafter arising, the parties have caused a survey to be made to settle the dispute and avoid litigation as to the common boundary lines lying between them; and

WHEREAS, Reisterstown Federal holds a mortgage upon the Yellott property and joins herein for the purpose of subjecting its mortgage to the terms of this Indenture.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, the parties to this Indenture have caused this Indenture to be executed and do hereby mutually covenant and agree as follows:

ONE: That the said parties hereto have directed Mr. Wilson C. Warren, Land Surveyor, State Registration No. 591, of 1903 Gwynn Oak

Avenue, Baltimore, Maryland, to set concrete monuments commencing at iron pipe north of the large tulip poplar tree on Gores Mill Road, said tree being on the property owned by Hudgins, to designate the correct boundary lines between their respective properties, at the distances and bearings indicated in the Survey Plat prepared by the said Wilson C. Warren, dated June 2, 1965, attached hereto and by reference made a part hereof, which said boundary lines as so designated are hereby adopted by the parties hereto as the correct boundary lines between their respective properties.

TWO: A. Hudgins hereby grants, bargains, sells, conveys, remises, releases and forever quit claims unto Yellotts, Reisterstown Federal, mortgagee as aforesaid, and Grossmans, their respective successors, heirs and assigns, any and all ground lying to the northeast of the said common boundary line between their respective properties more fully described as follows:-

> BEGINNING for the same at the iron pipe North of the large tulip poplar tree on Gores Mill Road, said tree being on the property of Hudgins, running thence North 49° 10' 47" West, 1414.07 feet to a common corner, common to the parties to this Indenture, thence continuing the same course, 237.25 feet to a rock stone, and thence North 32° 40' 47" West, 680.62 feet to the point where a concrete monument is to be set, at another corner, common between the parties.

B. Yellotts, Grossmans and Reisterstown Federal, mortgagee as aforesaid, hereby grant, bargain, sell, remise, release and forever quit claim unto Hudgins, his heirs and assigns any and all ground lying to the southwest of the said common boundary line between their respective properties as described in paragraph 2-A above.

THREE: A. Grossmans hereby grant, bargain, sell, convey, remise, release and forever quit claim unto Yellotts and Reisterstown Federal, mortgagee as aforesaid, their respective successors, heirs and assigns, any and all ground lying to the southwest of the boundary line between their respective properties more fully described as follows:-

> BEGINNING for the same at the point where a concrete monument is to be set between the

properties of Yellott, Grossman and Hudgins which is North 32° 40' 47" West, 680.62 feet from the rock stone separating the property of Grossmans and Hudgins, thence North 22° 50' 42" West. 770.84 feet to the capped pipe at stone, as shown on the attached Survey Plat.

B. Yellotts and Reisterstown Federal hereby grant, bargain, sell, convey, remise and forever quit claim unto Grossmans, their heirs and assigns, any and all ground lying to the northeast of the said boundary line between their respective properties as described in paragraph 3-A above.

FOUR: A. It is further hereby agreed between Hudgins, Yellotts, and Reisterstown Federal, mortgagee as aforesaid, that the line between Yellotts' and Hudgins' property commencing at the point where a concrete monument is to be set at the common corner between the properties of Hudgins, Grossmans and Yellotts, which is North 32° 40' 47" West, 680.62 feet from the rock stone separating the properties of Grossmans and Hudgins, thence South 89° 46' West, 264.03 feet to a walnut tree, thence North 2° 50' 08" West, 712.35 feet to the capped pipe at stone, shall be regarded as being the correct boundary line between this portion of their respective properties.

TO HAVE AND TO HOLD, the aforesaid premises with all rights, easements and appurtenances thereto belonging to the aforesaid respective grantees, their respective successors, heirs and assigns as aforesaid.

THIS INDENTURE, is executed without covenants of any character either expressed or implied.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

WITNESS:

Beatrice L. Bowdre

Beatrice L. Bowdre

Beatrice L. Bowdre

Beatrice L. Bowdre

Morris Lindenbaum

Morris Lindenbaum

Morris Lindenbaum

Elliott W. Hudgins, Jr. (SEAL)

Ruth C. Hudgins (SEAL)

Frederick M. Yellott (SEAL)

Marjorie M. Yellott (SEAL)

Morris Lindenbaum

Michael Grossman

Michael Grossman

Eleanor Ward

Daniel D. F. Yellott (SEAL)
~~David~~ D. F. Yellott

Philip R. Grossman (SEAL)

Dorothy Grossman (SEAL)

REISTERSTOWN FEDERAL SAVINGS
& LOAN ASSOCIATION

By (SEAL)
Solomon Rogers
President

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:-

I HEREBY CERTIFY that on this 14th day of August, 1965, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore, personally appeared ELLIOTT W. HUDGINS, JR., and his wife, RUTH C. HUDGINS, and they acknowledged the foregoing Indenture to be their act and deed.

AS WITNESS my hand and Notarial Seal.

Notary Public, Beatrice L. Bowdre

My Commission Expires July 1, 1967

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:-

I HEREBY CERTIFY that on this 14th day of August, 1965, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore, personally appeared FREDERICK M. YELLOTT and his wife, MARJORIE M. YELLOTT, and ~~DAVID~~ Daniel D. F. YELLOTT, unmarried, and they acknowledged the foregoing Indenture to be their act and deed.

AS WITNESS my hand and Notarial Seal.

Notary Public, Morris Lindenbaum

My Commission Expires July 1, 1967

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:-

I HEREBY CERTIFY that on this 17 day of August, 1965, before me, the subscriber, a Notary Public of the State of Maryland, City of Baltimore, personally appeared PHILIP R. GROSSMAN and his wife, DOROTHY GROSSMAN, and they acknowledged the foregoing Indenture to be their act and deed.

AS WITNESS my hand and Notarial Seal.

JACOB WIDROW NOTARY PUBLIC BALTIMORE, MD.

Jacob Widrow
Notary Public, Jacob Widrow

My Commission Expires July 1, 1967

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:-

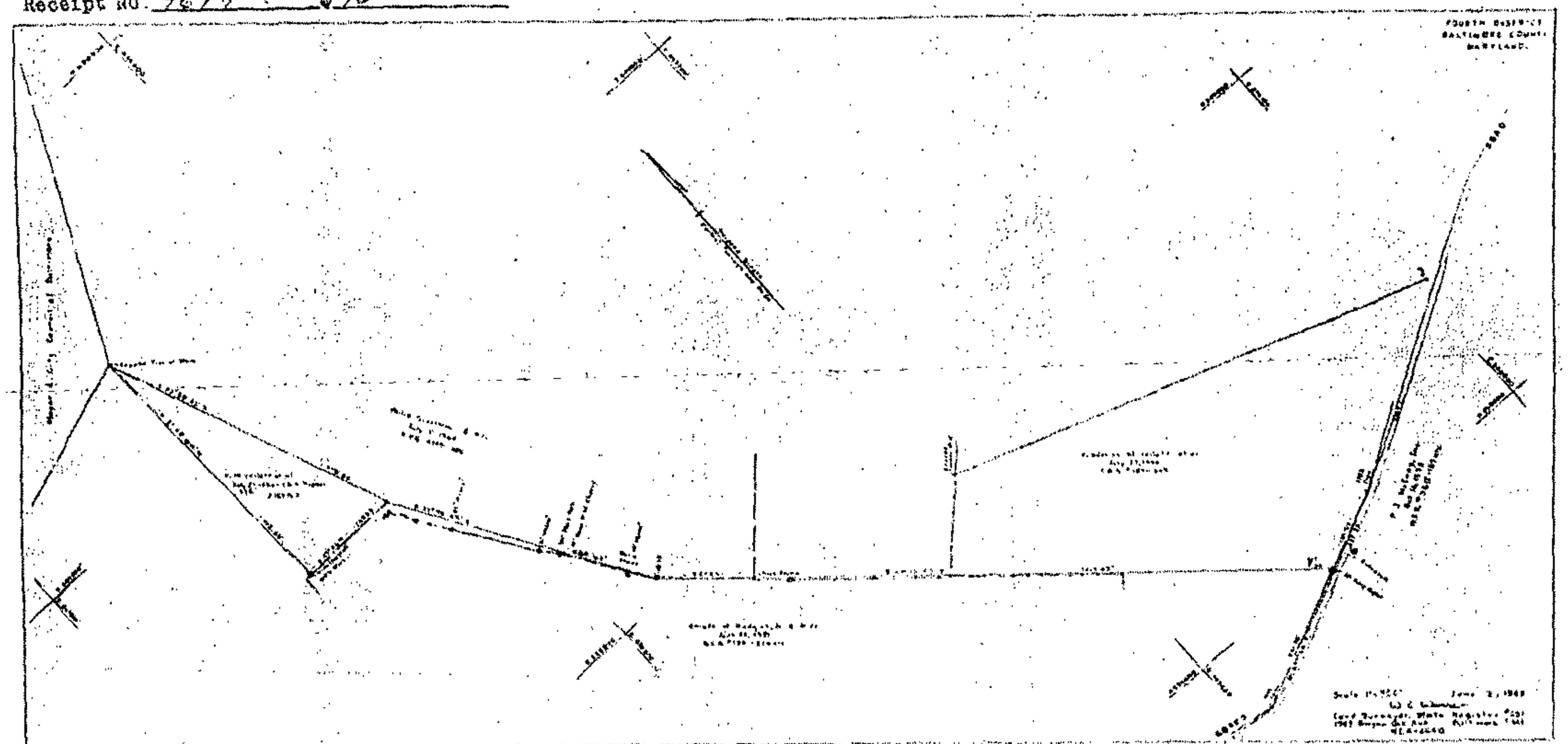
I HEREBY CERTIFY that on this 4th day of August, 1965, before me, the subscriber, a Notary Public of the State of Maryland, CITY of Baltimore, personally appeared Solomon Rogers, President of REISTERSTOWN FEDERAL SAVINGS & LOAN ASSOCIATION, and he acknowledged the foregoing Indenture to be the act and deed of said association.

AS WITNESS my hand and Notarial Seal.

Eleanor Ward
Notary Public Eleanor Ward

My Commission Expires July 1, 1967

Rec'd for record SEP 15 1965 at 8:54 M
Per Orville T. Connell, Clerk
Mail to Kaufman & Greenfield
Receipt No. 4679 $15.00



LIBER 4516 PAGE 006

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

June 7, 2007

Arnold Jablon
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Jablon:

RE: Case Number: 07-359-SPHA, 19 A Brian Daniel Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 11, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures
c: People's Counsel
Daniel Hartman 216 Gentlebrook Road Owings Mills 21117

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: April 11, 2007

TO: Zoning Commissioner & File

FROM: Donna Thompson, Planner II
Zoning Review

SUBJECT: Petition for Variance & Special Hearing, Case No. 07-359-SPHA
19 A Brian Daniel Court
4th Election District

Please see letter dated April 4, 2007 from attorney, Arnold Jablon. A petition for Special Hearing has been filed in addition to the original petition for Zoning Variance.

DT 4/11/07

THIS SPECIAL HEARING IS IN ADDITION TO ZONING VARIANCE PREVIOUSLY FILED

NEEDS TO BE PUT ON AGENDA ~~JUST~~ AND SENT OUT WITH REST OF CASES (FORM ONLY)

ALSO NEEDS TO BE ADV. + POSTED

D.T.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For February 19, 2007
Item No. 07-359

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

If this variance is granted, we recommend that the panhandle driveway be made to conform to the following county standards for panhandle requirements such as:

- 16-foot paved width for the shared portion of the driveway
- Tee-turn around at the end of the use-in-common driveway.
- Max grade of 14%.
- Trash and mail pad at Westminster Pike Road.
- The developers shall have a title attorney certify that he has the right to burden existing right-of-way.

Additionally, the plan incorrectly shows that the proposed access easement reaches Brian Daniel Court. It actually reaches an existing access easement that is itself more than 900-feet long before it reaches Brian Daniel Court.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 07-359-02202007.doc

BLS
6/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 11, 2007

RECEIVED
JUN 25 2007
BY:

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-359- Variance**

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

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

Prepared By: Curtis Murray

Division Chief: Lyn Lanham

CM/LL

W:\DEVREV\ZAC\7-359.doc

Martin O'Malley, *Governor*
Anthony Brown, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

John D. Porcari, *Secretary Designate*
Neil J. Pedersen, *Administrator*

Date: 2/12/2007

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

RE: Baltimore County
Item No. 7-359-A
19 A Brian Daniel Court
Hartman Property
Variance

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. 7-359-A.

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,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

RE: PETITION FOR VARIANCE 19A Brian Daniel Ct; 784' W Brian Daniel Ct 4th Election & 4th Councilmanic Districts Legal Owner(s): Daniel Hartman Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-359-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 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 26th day of February, 2007, a copy of the foregoing Entry of Appearance was mailed Barbara Reynolds, 306 Lauren Hill Court, Reisterstown, MD 21136, Representative for Petitioner(s).

RECEIVED
FEB 2 0 2007
Per.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

ARNOLD JABLON
(410) 494-6298

aejablon@venable.com

27 March 2007

Kristin:
OK to postpone
DMK

Timothy M. Kotroco, Director
Attn: Kristin Matthews
Department of Permits and Development Management
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

Re: Case # 07-359A
Hearing Date: 4/5/07

Dear Ms. Matthews:

As we discussed by the telephone, I have been retained by Daniel Hartman and I must request that this matter be postponed for the following reason.

After reviewing the requested relief, it is my opinion that an amended petition must be filed to request certain relief. I will be filing the amended petition in this matter within the next few days and then re-schedule.

Thank you for your consideration.

Sincerely,

Arnold Jablon
AEJ/aj

Patricia Zook - 07-359 - hearing is Tuesday, June 12 @ 9:00 am

From: Patricia Zook
To: Livingston, Jeffrey; Murray, Curtis
Date: 6/11/2007 9:39 AM
Subject: 07-359 - hearing is Tuesday, June 12 @ 9:00 am
CC: Wiley, Debra

Good morning -

Bill is reviewing the case file for this matter which is scheduled for hearing on Tuesday, June 12 at 9:00 am. This case was originally scheduled for hearing on April 5, but was postponed and rescheduled. The file is missing comments from your respective offices.

Comments are needed from the Office of Planning because of the panhandle driveway.

He also wants comments from DEPRM.

Please provide the necessary comments to Bill prior to the hearing tomorrow at 9:00 am.

CASE NUMBER: 7-359-A
19 A Brian Daniel Court
Location: 784 feet W of Brian Daniel Court.
4th Election District, 4th Councilmanic District
Legal Owner: Daniel Hartman

VARIANCE To permit an existing lot with an area of 2.175 acres in lieu of the required 3 acres.

Hearing: Tuesday, 6/12/2007 at 9:00 AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

- See attach posting certificate - wasn't in the file

- Dorsell is looking at SP (in PPM) and will provide comments

Patricia Zook - Case 07-359 - hearing Tuesday June 12 @ 9 am

From: Patricia Zook
To: Wiseman, Bill
Date: 6/11/2007 4:03 PM
Subject: Case 07-359 - hearing Tuesday June 12 @ 9 am
CC: Wiley, Debra

Hi Bill -

Have an update for you on this case:

-Andrea brought of the certificate of posting

-Donnell is looking at the site plan (in file in PDM) will prepare comments for you

-Jeff Livingston is also reviewing and will have comments to you

Hopefully I'll have the comments by end of day or first thing tomorrow morning.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

From: Patricia Zook
To: Wiseman, Bill
CC: Wiley, Debra
Date: Monday - June 11, 2007 4:03 PM
Subject: Case 07-359 - hearing Tuesday June 12 @ 9 am

Hi Bill -

Have an update for you on this case:

-Andrea brought of the certificate of posting

-Donnell is looking at the site plan (in file in PDM) will prepare comments for you

-Jeff Livingston is also reviewing and will have comments to you

Hopefully I'll have the comments by end of day or first thing tomorrow morning.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

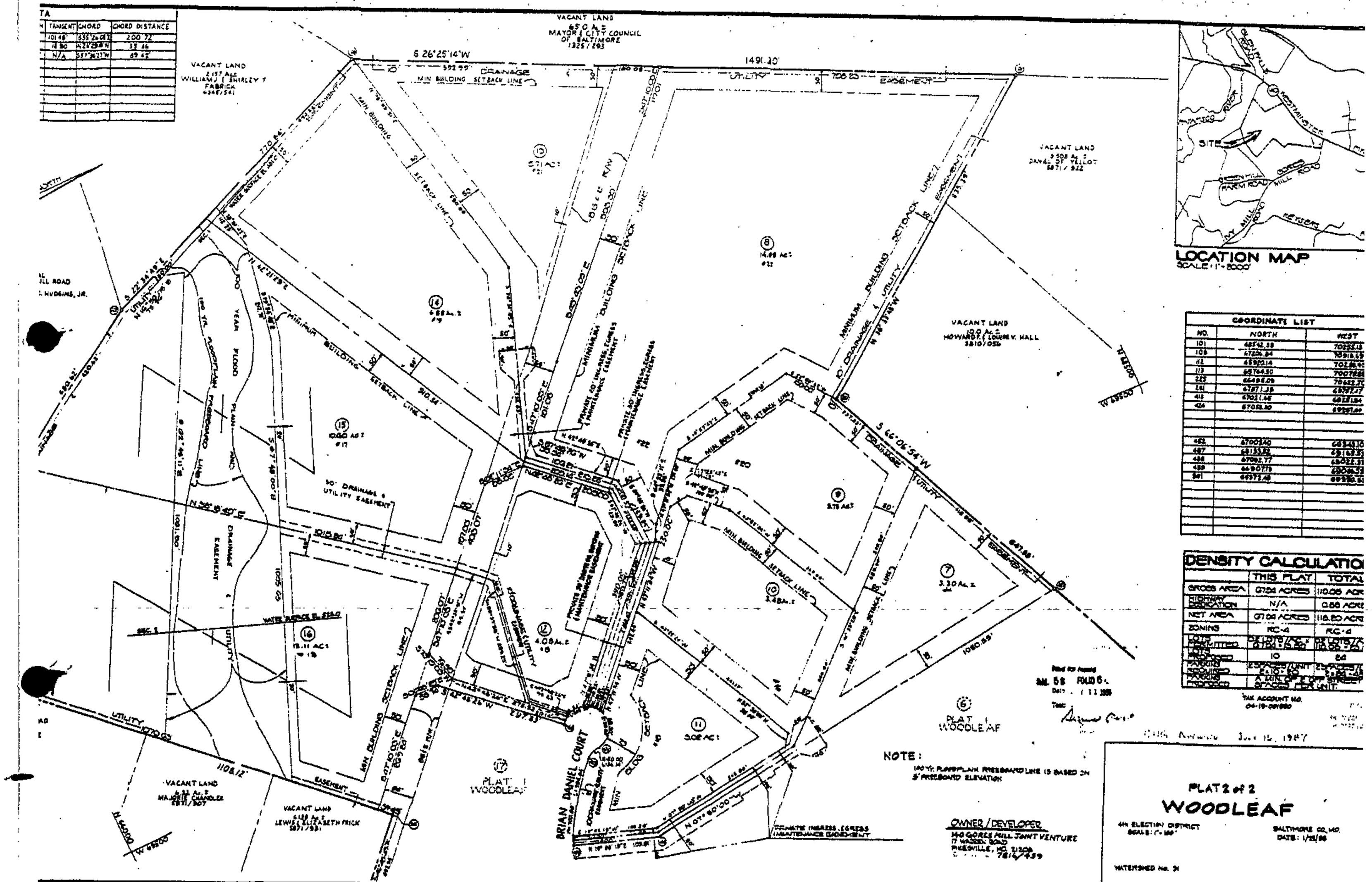
PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
BILL KEENEY AIA	1908 Emory Road,	Reisterstown. MD.	21136 (KEENEYARCH@AOL
DAN HARTMAN	216 Gentlebrook Dr.	Owings Mills, MD 21117	Danielmh@gmail.com
BARBARA V. REYNOLDS	306 LAUREN HILL COURT	REISTERSTOWN MD 21136	ASILVERFX@AOL.COM
ALNOD JABLON	210 AUBURN WAY	TOWSON 21204	

TA		
TANGENT	CHORD	CHORD DISTANCE
101.48'	S55°26'08"E	200.72'
18.30'	N24°25'08"W	33.46'
N/A	S57°36'27"W	49.42'



LOCATION MAP
SCALE: 1" = 2000'

COORDINATES LIST		
NO.	NORTH	WEST
101	68542.38	70255.13
108	67214.84	70918.69
112	65920.14	70238.95
113	65764.50	70078.88
222	66495.09	70622.70
241	67571.38	69797.77
413	67021.68	69151.84
424	67058.80	69257.69
452	67005.40	69343.10
487	68133.86	69163.95
488	67092.77	68322.51
489	66907.79	68046.52
491	66973.48	69590.61

DENSITY CALCULATIO		
	THIS PLAT	TOTAL
GROSS AREA	67.04 ACRES	110.05 ACR
HIGHWAY DEDICATION	N/A	0.86 ACRE
NET AREA	67.04 ACRES	118.80 ACR
ZONING	RC-4	RC-4
UNITS PERMITTED	4 UNITS/AC. 67.04 X 4 = 268	4 UNITS/A 118.05 X 4 =
UNITS PROPOSED	10	86
PARKING REQUIRED	2 SPACES/UNIT 2 X 10 = 20	2 SPACES/ 2 X 86 =
PARKING PROPOSED	A MIN. OF 2 OFF STREET SPACES PER UNIT	

TAX ACCOUNT NO.
04-19-001880

Filed for record
BK. 58 FOLIO 6
Date: 1 11 1988
Test:

CHG. Revised: June 15, 1987

NOTE:
100 Yr. FLOODPLAIN FREEBOARD LINE IS BASED ON 3' FREEBOARD ELEVATION

OWNER / DEVELOPER
140 GORES MILL JOINT VENTURE
17 WARREN ROAD
PIKESVILLE, MD. 21208
7814/439

PLAT 2 of 2
WOODLEAF

4th ELECTION DISTRICT
SCALE: 1" = 100'
BALTIMORE CO., MD.
DATE: 1/25/88

WATERSHED No. 31

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THE PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREON HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (c) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

3-17-88
DATE

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (c) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

DATE

NOTE:
THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS

NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE, AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER HIS PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:
1) FINAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 50-82 (SECTION 22-60).
4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

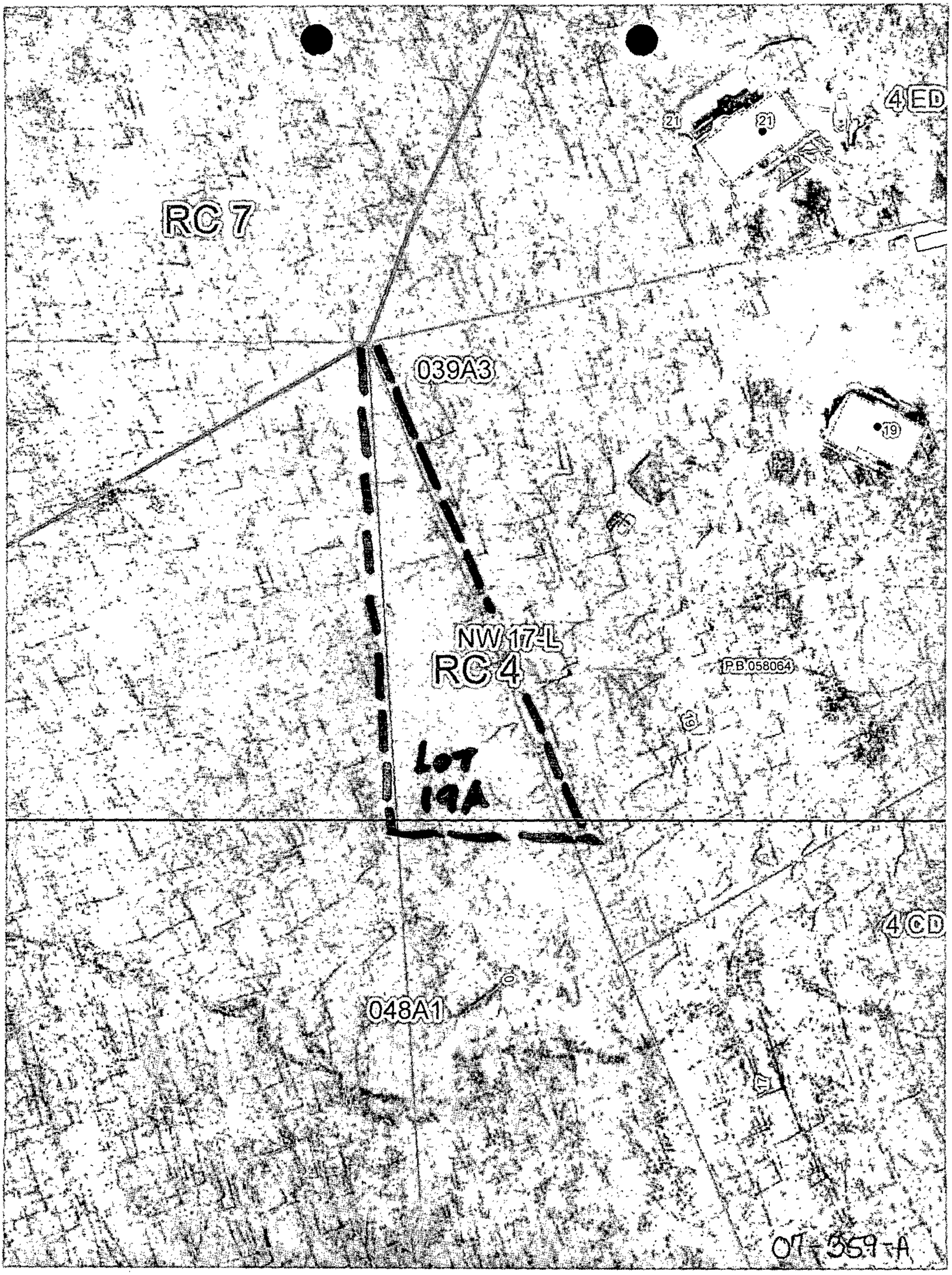
PWA COMPLETED 1/15/90
FINAL PLAT CHECKED BY:
PLANNING
ENGINEERING Rob 3/21/88
STREET NAMES
HOUSE NOS. 4-1-88

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE SYSTEM OF COORDINATES ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
X - 5630
"A" X - 5630

W. DUVALL & ASSOCIATES, IN
ENGINEERS · SURVEYORS · LAND PLANNE
550 EAST JOPPA ROAD TOWSON, MARYLAND 212
(301) 583-9571

COMPUTED BY: D.C.
DRAWN BY: J.B.W.
CHECKED BY: D.P.

Will Duvall


4 ED
21
21
RC 7
039A3
19
NW 17-L
RC 4
P.B. 058064
19
LOT
19A
4 CD
048A1
17
07-359-A

Office of Planning

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3211 • Fax: 410-887-5862
E-mail: planning@co.ba.md.us

Baltimore County

James T. Smith, Jr., County Executive
Arnold F. 'Pat' Keller, III, Director

October 5, 2006

Daniel Hartman
C/o Arnold Jablon
Venable, LLP
210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Re: Fabrick Property

Dear Mr. Jablon:

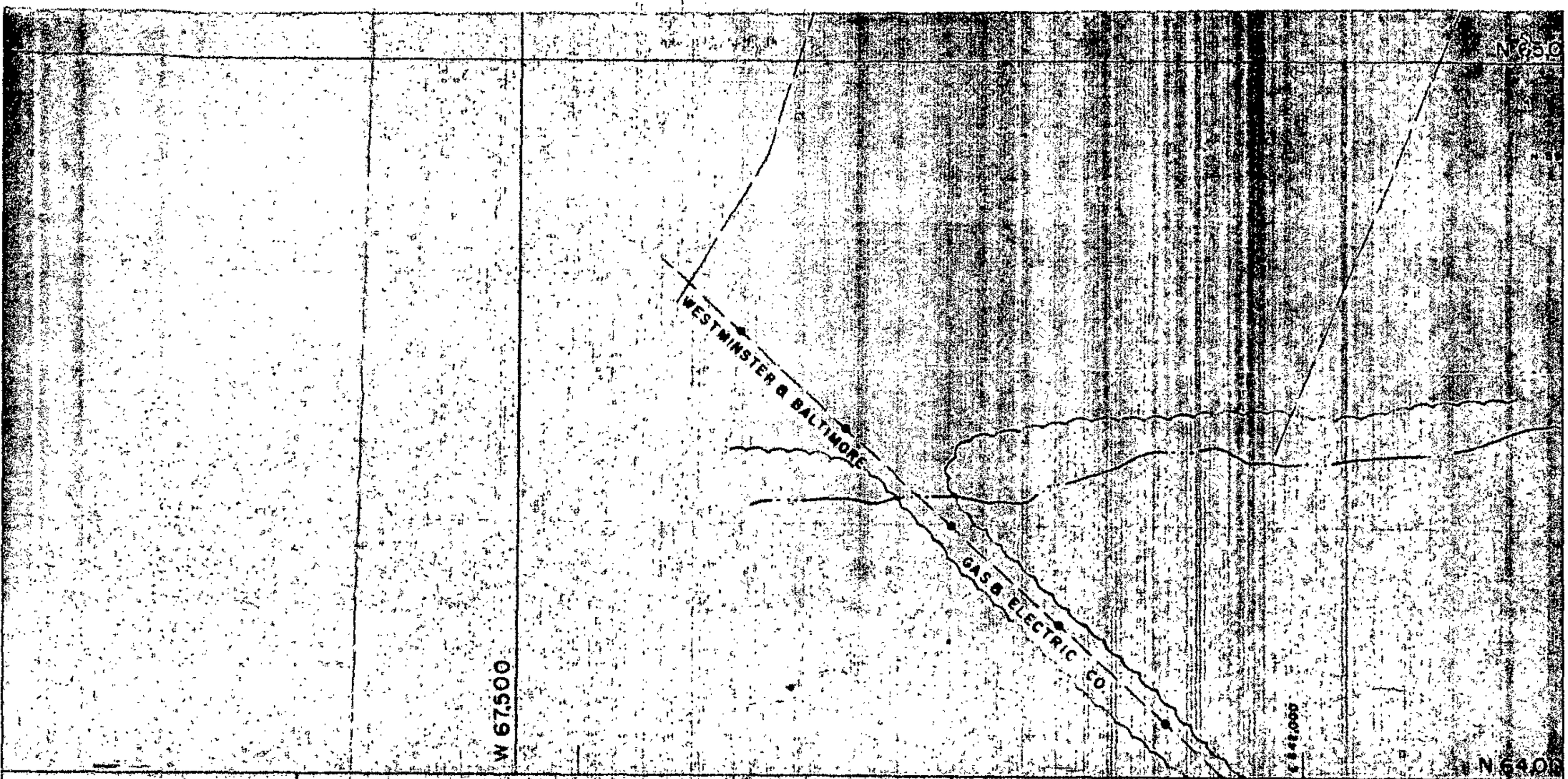
Your request for a waiver from the provisions of Section 32-4-409 of the Baltimore County Code via Section 22-43a(13) of the 1987 Baltimore County Code has been APPROVED. As such, you are not required to provide in-fee access for Fabrick property shown on "Plat 2 of 2 of the Woodleaf Subdivision". Access to the proposed lots may be provided via the existing panhandle access to Brian Daniel Court as agreed upon by those with existing rights to the aforementioned panhandle access. Said access shall be protected by a permanent use-in-common/maintenance agreement that shall run in perpetuity with the proposed lot and shall be recorded with the record plat.

Should you have any questions concerning the matters stated herein, please call Curtis J. Murray with the Office of Planning at 410-887-3480.

Sincerely,

Jeffrey W. Long
Deputy Director

AFK:CJM:kma



REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	REISTERSTOWN 4TH DIST	N.W. 17-L
			DATE OF PHOTOGRAPHY APRIL 1953		

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

AREA

PETITIONER'S

EXHIBIT NO. 7

BALTIMORE COUNTY

ZONING REGULATIONS

Adopted

March 30, 1955

in accordance with Title 30, Section 532(c) of the Code of Public Local Laws of Baltimore County, (1955 Edition), with subsequent amendments through December, 1963.

First edition 1955

Second edition 1964

Provisions

General

R-40 Zone

R-20 Zone

R-10 Zone

P.C. Zone

R. 40 ZONE

Section 201—HEIGHT REGULATIONS

No building shall exceed a height of 35 feet or 3 stories, except as provided in ARTICLE 3.

Section 202—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

202.1—Lot Area and Width—Each principal building hereafter erected shall be located on a lot having an area of not less than 40,000 square feet and a width at the front building line of not less than 150 feet, except that for two or more lots in the same ownership, and in the same tract, a minimum lot area of 30,000 square feet is permitted if the average of all the lot sizes in the same ownership and in the same tract equals 40,000 square feet or more. A wedge shaped lot at the end of a cul-de-sac street may have a width at the front building line of not less than 100 feet (see Section 304).

202.1.1—In a cluster subdivision a minimum lot area of 25,000 square feet is permitted, provided that the average area of all lots in the subdivision equals at least 30,000 square feet and that the total area in residential lots plus the area of the local open space tract(s) equals or exceeds the number of lots multiplied by 40,000 square feet. In such subdivision not more than 75 per cent of the lots may be less than 30,000 square feet in area and the minimum permitted width at the front building line is 100 feet.

202.2—Front Yard—For dwellings, the front building line shall be not less than 50 feet from the front lot line and not less than 75 feet from the center line of the street; for other principal buildings—70 feet from the front lot line and not less than 95 feet from the center line of the street.

202.3—Side Yards—For dwellings, 20 feet wide for one side yard and not less than 50 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 50 feet from the side lot line and not less than 75 feet from the center line of the street; for other principal buildings—40 feet wide, except that for a corner lot the building line along the side street shall be not less than 65 feet from the side lot line and not less than 90 feet from the center line of the street.

202.4—Rear Yard—50 feet deep.

BALTIMORE COUNTY ZONING REGULATIONS

AS AMENDED THROUGH OCTOBER 10, 1974

1975 EDITION

PETITIONER'S

EXHIBIT NO. 8

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

TOWSON, MARYLAND

GENERAL PROVISIONS

RURAL ZONES

APARTMENT ZONES

11. Golf driving ranges, miniature-golf ranges, or baseball-batting ranges.
12. Helistops.
13. Marinas.
14. Public-utility uses not permitted as of right.
15. Residential art salons (see Section 402C).
16. Riding stables (commercial or noncommercial).
17. Sanitary landfills (see Section 412).
18. Shooting ranges.
19. Volunteer-fire-company facilities.
20. Wireless transmitting and receiving structures, except that a radio antenna in conjunction with transmitting and receiving facilities used by a resident amateur radio operator possessing an amateur radio operator's license issued by the Federal Communications Commission shall be considered an accessory structure or, if attached to another structure, an accessory use, and, as such, is permitted without a special exception, provided: (a) that if it is an accessory structure, it shall be subject to the provisions of Section 400; (b) that if it is a rigid-structure antenna, it shall be no higher than 100 feet or the horizontal distance to the nearest property line, whichever is less, above grade level, and no supporting structure thereof shall be closer than 50 feet to any property line; and, further, (c) that it does not extend closer to the street on which the lot fronts than the front building line
21. Large-scale unit developments, as provided in Section 430

1A00.3—Height and Area Regulations. [Bill No. 100, 1970.]

A. Height. No structure in an R.D.P. zone shall exceed a height of 35 feet, except as otherwise specifically provided in these Zoning Regulations (see Section 300). [Bill No. 100, 1970.]

B. Area Regulations. [Bill No. 100, 1970.]

1. Lot Area. No lot less than 1 acre in net area shall be hereafter created in an R.D.P. zone, subject to attaining percolation tests satisfactory to the Baltimore County Department of Health and conforming to the applicable health requirements. [Bill No. 100, 1970.]

2. Minimum Linear Dimension. Except as otherwise provided in Subparagraph 3, below, the minimum linear dimension of any lot hereafter created in an R.D.P. zone shall be 150 feet. For the purposes of these regulations, the minimum linear dimension of any lot shall be the diameter of the largest circle in a horizontal plane which may be inscribed within the lot boundaries. [Bill No. 100, 1970.]

3. The minimum distance between any building in an R.D.P. zone and any lot line other than a street line shall be 50 feet; the minimum distance between the building and the center line of any street shall be 75 feet. [Bill No. 100, 1970.]

(301) 795-8595 FAX 301-549-6323

DANIEL H. GREEN
ATTORNEY AT LAW
1315 LIBERTY ROAD
ELDERSBURG, MARYLAND 21784

IV-329

March 21, 1990

Mr. Harry Grace
Sub-Division Planner
Baltimore County Office of Planning and Zoning
Room 107, County Office Building
Towson, Maryland 21204

Re: 20' Private Ingress, Egress Maintenance & Utility Easement - William J. Fabrick

Dear Mr. Grace:

This letter will confirm our phone conversation this ~~morning~~ regarding the above referred easement through the "Woodleaf" development to Mr. Fabrick's property.

Earlier in the conversation I had requested information from Mr. Edward Johnson of your office re the requirement for filing a "Waiver Request Form" along with the required attachments on the easement. He advised me, and you confirmed that the filing of the "Waiver Request Form" was unnecessary, as Mr Fabrick's easement had already been approved administratively by your office following discussions with George Pryor, Jr. and Mark Buda of the engineering firm of Harris, Smariga, Matz, Inc.

This letter is written to confirm and document this understanding for Mr. Fabrick's records. A copy of the engineering plat of this easement and a description of the metes and bounds are included for your information.

If your understanding of today's conversation differs from that expressed in this letter, or if circumstances have changed, please contact this office immediately.

Thank you for your cooperation in this matter.

Very truly yours,

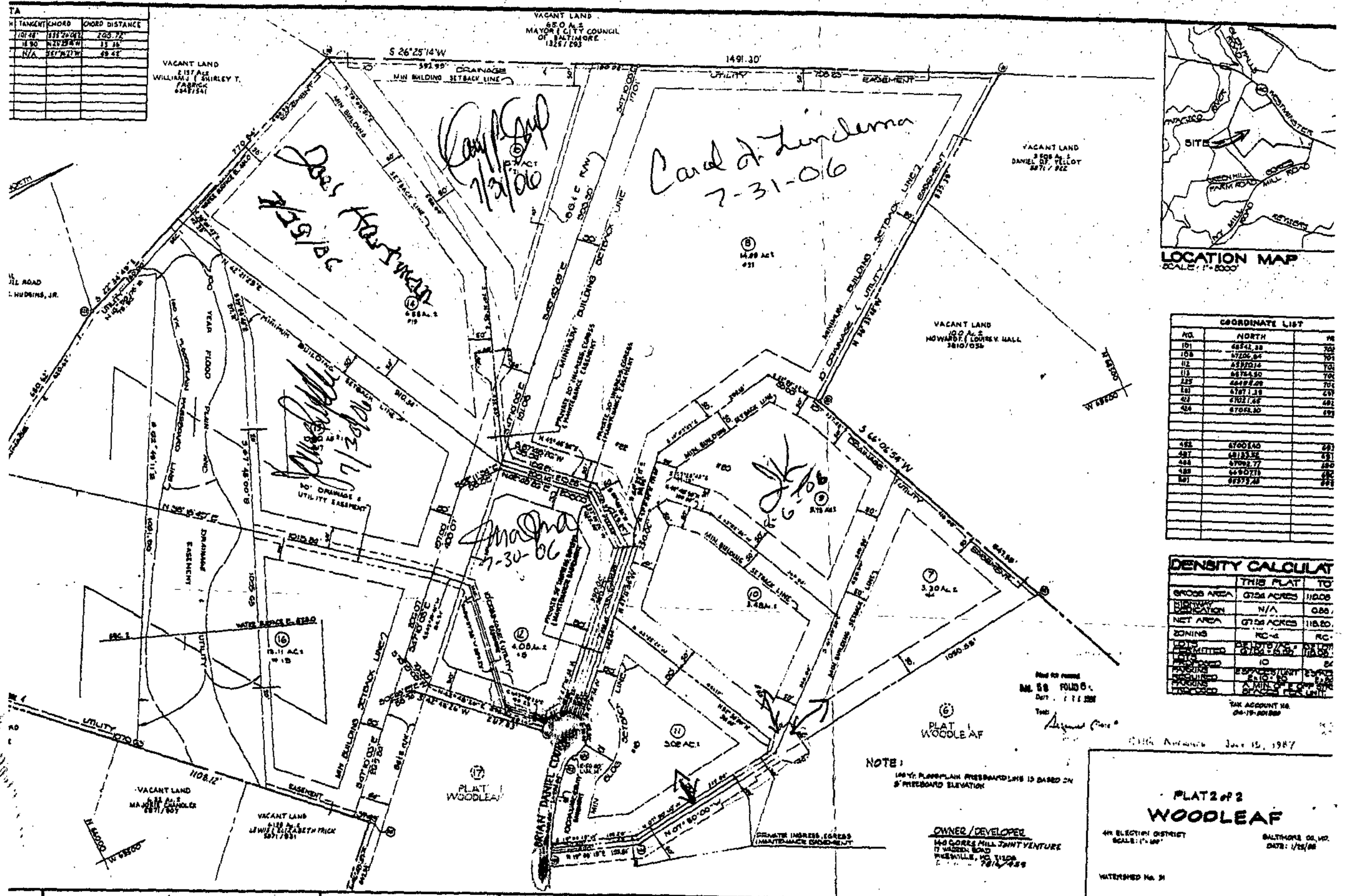
Daniel H. Green

Daniel H. Green

DHG/rk
Enclosures
cc: W. Fabrick
G. Pryor, Jr.

PETITIONER'S
EXHIBIT NO. 9

TANGENT	CHORD	CHORD DISTANCE
101.48'	S 22°26'08"E	205.72'
18.90'	N 21°29'24"W	33.36'
N/A	S 67°16'27"W	49.45'



COORDINATE LIST		
NO.	NORTH	
101	68842.38	70
106	67205.84	70
112	65970.14	70
113	66754.50	70
225	66498.09	70
501	67071.39	69
423	67021.65	68
424	67065.30	69
482	67000.60	69
487	68183.56	69
488	67969.77	69
489	66900.715	69
501	69377.48	69

DENSITY CALCULAT		
	THIS PLAT	TO
GROSS AREA	67.26 ACRES	110.00
DEDUCTIONS FOR DEDICATION	N/A	0.80
NET AREA	67.26 ACRES	118.20
ZONING	RC-4	RC-
UNITS PERMITTED	67.26 x 4 = 269	118.20
UNITS PROPOSED	10	6
PARKING REQUIRED	2 SPACES PER UNIT 2 x 10 = 20	2 SPACES
PARKING PROVIDED	A MIN. OF 2 SPACES PER UNIT	

TAX ACCOUNT NO. 04-19-201888

Filed for record
Liber 58 Folio 6
Date 7 7 1987
Test

NOTE:
100 YR. FLOODPLAIN FREEBOARD LINE IS BASED ON 5' FREEBOARD ELEVATION

OWNER/DEVELOPER
HAGORES HILL JOINT VENTURE
17 WARREN ROAD
PIKESVILLE, MD 21208
781/459

PLAT 2 of 2
WOODLEAF
4th ELECTION DISTRICT
SCALE: 1"=100'
BALTIMORE CO., MD.
DATE: 1/15/86

WATERSHED No. 31

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTIONS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

10 E.P.D. — 3-17-86
REG. NO. — DATE

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTIONS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

DEVELOPER — DATE

NOTE:
THE STREETS AND/OR ROADS SHOWN HEREON AND THE WIDTH THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE ROAD THEREON IS EXPRESSLY RESERVED BY THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE, AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED WITH THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER HIS PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS SHALL GRANT SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:
1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 96-85 (SECTION 26-66).
4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5) THE INFORMATION SHOWN ON THIS PLAT MAY BE INFLUENCED BY A SUBSEQUENT OR AMENDED PLAT.
6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

F.W.A. COMPLETED 4/30/04 SAD
FINAL PLAT CHECKED BY:
PLANNING
ENGINEERING RLB 3/31/06
STREET NAMES
HOUSE NO. 4-6-06

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
K-6020
N 67976.00 W 66007.00
T-6020 "A"
N 66 04 00 W 3 [illegible]

COMPUTED BY: P.C.
DRAWN BY: J.R.W.
CHECKED BY: E.P.D.

W. DUVALL & ASSOCIATES,
ENGINEERS · SURVEYORS · LAND PLA
520 EAST JOPPA ROAD TOWSON, MARYLAND
(301) 583-8671

PETITIONER'S
EXHIBIT NO. 10

Office of Planning

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3211 • Fax: 410-887-5862
E-mail: planning@co.ba.md.us

Baltimore County

James T. Smith, Jr., County Executive
Arnold F. 'Pat' Keller, III, Director

October 5, 2006

Daniel Hartman
C/o Arnold Jablon
Venable, LLP
210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Re: Fabrick Property

Dear Mr. Jablon:

Your request for a waiver from the provisions of Section 32-4-409 of the Baltimore County Code via Section 22-43a(13) of the 1987 Baltimore County Code has been APPROVED. As such, you are not required to provide in-fee access for Fabrick property shown on "Plat 2 of 2 of the Woodleaf Subdivision". Access to the proposed lots may be provided via the existing panhandle access to Brian Daniel Court as agreed upon by those with existing rights to the aforementioned panhandle access. Said access shall be protected by a permanent use-in-common/maintenance agreement that shall run in perpetuity with the proposed lot and shall be recorded with the record plat.

Should you have any questions concerning the matters stated herein, please call Curtis J. Murray with the Office of Planning at 410-887-3480.

Sincerely,

Jeffrey W. Long
Deputy Director

AFK:CJM:kma

PETITIONER'S
EXHIBIT NO. 11

W:\DEVREV\WAIVERS\Fabrick property.doc

Printed on Recycled Paper

THIS INDENTURE, made this 14th day of August, 1965, by and between ELLIOTT W. HUDGINS, JR. and his wife, RUTH C. HUDGINS, of Baltimore County, Maryland (hereinafter referred to as "Hudgins"); FREDERICK M. YELLOTT and his wife, MARJORIE M. YELLOTT, and DANIEL D.F. YELLOTT, unmarried, of Baltimore County, Maryland (hereinafter referred to as "Yellotts"); PHILIP R. GROSSMAN and his wife, DOROTHY GROSSMAN, of Baltimore City, Maryland (hereinafter referred to as "Grossmans"); and REISTERSTOWN FEDERAL SAVINGS & LOAN ASSOCIATION, a Maryland corporation (hereinafter referred to as "Reisterstown Federal").

R E C I T A L S :

WHEREAS, the Yellotts did on or about the 31st day of July, 1964, execute and deliver to the Grossmans for the consideration therein mentioned a conveyance of certain lands in Baltimore County, Maryland, which conveyance is recorded among the Land Records of Baltimore County in Liber R.R.G. 4349, Folio 405; and

WHEREAS, the said parties, as a result of the said conveyance, now own land adjoining each other; and

WHEREAS, a dispute has arisen among the parties as to their common boundary line and Hudgins alleges that the said Grossmans and Yellotts have encroached upon his lands; and

WHEREAS, to prevent difficulties from hereafter arising, the parties have caused a survey to be made to settle the dispute and avoid litigation as to the common boundary lines lying between them; and

WHEREAS, Reisterstown Federal holds a mortgage upon the Yellott property and joins herein for the purpose of subjecting its mortgage to the terms of this Indenture.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, the parties to this Indenture have caused this Indenture to be executed and do hereby mutually covenant and agree as follows:

ONE: That the said parties hereto have directed Mr. Wilson C. Warren, Land Surveyor, State Registration No. 591, of 1903 Gwynn Oak

PETITIONER'S

EXHIBIT NO. 2

BALTIMORE COUNTY CIRCUIT COURT

Avenue, Baltimore, Maryland, to set concrete monuments commencing at iron pipe north of the large tulip poplar tree on Gores Mill Road, said tree being on the property owned by Hudgins, to designate the correct boundary lines between their respective properties, at the distances and bearings indicated in the Survey Plat prepared by the said Wilson C. Warren, dated June 2, 1965, attached hereto and by reference made a part hereof, which said boundary lines as so designated are hereby adopted by the parties hereto as the correct boundary lines between their respective properties.

TWO: A. Hudgins hereby grants, bargains, sells, conveys, remises, releases and forever quit claims unto Yellotts, Reisterstown Federal, mortgagee as aforesaid, and Grossmans, their respective successors, heirs and assigns, any and all ground lying to the northeast of the said common boundary line between their respective properties more fully described as follows:-

> BEGINNING for the same at the iron pipe North of the large tulip poplar tree on Gores Mill Road, said tree being on the property of Hudgins, running thence North 49° 10' 47" West, 1414.07 feet to a common corner, common to the parties to this Indenture, thence continuing the same course, 237.25 feet to a rock stone, and thence North 32° 40' 47" West, 680.62 feet to the point where a concrete monument is to be set, at another corner, common between the parties.

B. Yellotts, Grossmans and Reisterstown Federal, mortgagee as aforesaid, hereby grant, bargain, sell, remise, release and forever quit claim unto Hudgins, his heirs and assigns any and all ground lying to the southwest of the said common boundary line between their respective properties as described in paragraph 2-A above.

THREE: A. Grossmans hereby grant, bargain, sell, convey, remise, release and forever quit claim unto Yellotts and Reisterstown Federal, mortgagee as aforesaid, their respective successors, heirs and assigns, any and all ground lying to the southwest of the boundary line between their respective properties more fully described as follows:-

> BEGINNING for the same at the point where a concrete monument is to be set between the

properties of Yellott, Grossman and Hudgins which is North 32° 40' 47" West, 680.62 feet from the rock stone separating the property of Grossmans and Hudgins, thence North 22° 50' 42" West, 770.84 feet to the capped pipe at stone, as shown on the attached Survey Plat.

B. Yellotts and Reisterstown Federal hereby grant, bargain, sell, convey, remise and forever quit claim unto Grossmans, their heirs and assigns, any and all ground lying to the northeast of the said boundary line between their respective properties as described in paragraph 3-A above.

FOUR: A. It is further hereby agreed between Hudgins, Yellotts, and Reisterstown Federal, mortgagee as aforesaid, that the line between Yellotts' and Hudgins' property commencing at the point where a concrete monument is to be set at the common corner between the properties of Hudgins, Grossmans and Yellotts, which is North 32° 40' 47" West, 680.62 feet from the rock stone separating the properties of Grossmans and Hudgins, thence South 89° 46' West, 264.03 feet to a walnut tree, thence North 2° 50' 08" West, 712.35 feet to the capped pipe at stone, shall be regarded as being the correct boundary line between this portion of their respective properties.

TO HAVE AND TO HOLD, the aforesaid premises with all rights, easements and appurtenances thereto belonging to the aforesaid respective grantees, their respective successors, heirs and assigns as aforesaid.

THIS INDENTURE, is executed without covenants of any character either expressed or implied.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

WITNESS:

Beatrice L. Bowdre

Beatrice L. Bowdre

Morris Lindenbaum

Morris Lindenbaum

Elliott W. Hudgins, Jr. (SEAL)

Ruth C. Hudgins (SEAL)

Frederick M. Yellott (SEAL)

Marjorie M. Yellott (SEAL)

BALTIMORE COUNTY CIRCUIT COURT

Morris Lindenbaum

Michael Grossman

Michael Grossman

Eleanor Ward

Daniel D. F. Yellott (SEAL)
~~David~~ D. F. Yellott

Philip R. Grossman (SEAL)
Philip R. Grossman

Dorothy Grossman (SEAL)
Dorothy Grossman

REISTERSTOWN FEDERAL SAVINGS
& LOAN ASSOCIATION

By _____ (SEAL)
Solomon Rogers
President

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:-

I HEREBY CERTIFY that on this 14th day of August, 1965, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore, personally appeared ELLIOTT W. HUDGINS, JR. and his wife, RUTH C. HUDGINS, and they acknowledged the foregoing Indenture to be their act and deed.

AS WITNESS my hand and Notarial Seal.

Notary Public, Beatrice L. Bowdre

My Commission Expires July 1, 1967

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:-

I HEREBY CERTIFY that on this 14th day of August, 1965, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore, personally appeared FREDRICK M. YELLOTT and his wife, MARJORIE M. YELLOTT, and ~~DAVID~~ DANIEL D. F. YELLOTT, unmarried, and they acknowledged the foregoing Indenture to be their act and deed.

AS WITNESS my hand and Notarial Seal.

Notary Public, Morris Lindenbaum

My Commission Expires July 1, 1967

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:-

I HEREBY CERTIFY that on this 17 day of August, 1965, before me, the subscriber, a Notary Public of the State of Maryland, City of Baltimore, personally appeared PHILIP R. GROSSMAN and his wife, DOROTHY GROSSMAN, and they acknowledged the foregoing Indenture to be their act and deed.

AS WITNESS my hand and Notarial Seal.

JACOB WIDROW NOTARY PUBLIC BALTIMORE, MD.

Notary Public, Jacob Widrow

My Commission Expires July 1, 1967

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:-

I HEREBY CERTIFY that on this 4th day of August, 1965, before me, the subscriber, a Notary Public of the State of Maryland, CITY of Baltimore, personally appeared Solomon Rogers, President of REISTERSTOWN FEDERAL SAVINGS & LOAN ASSOCIATION, and he acknowledged the foregoing Indenture to be the act and deed of said association.

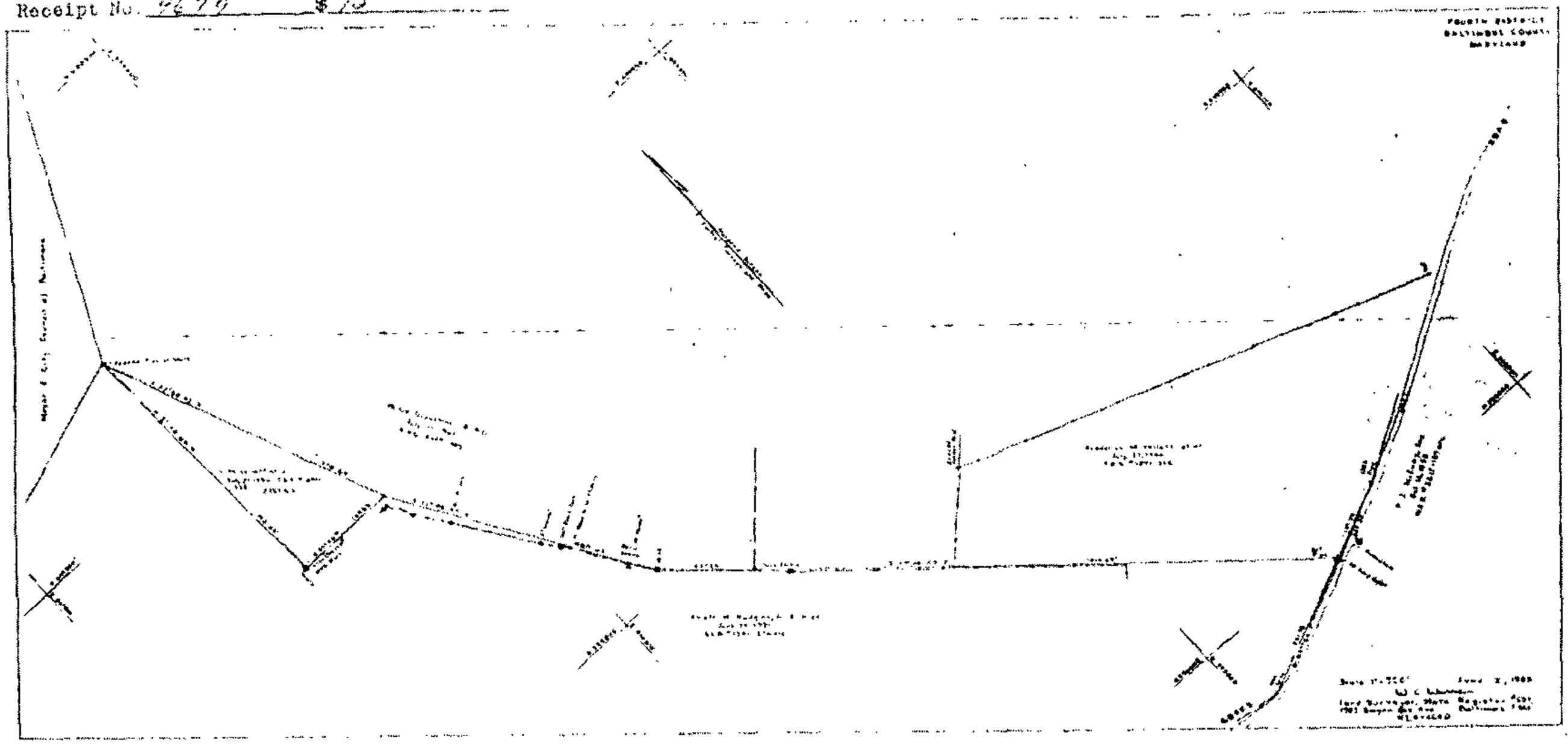
AS WITNESS my hand and Notarial Seal.

Notary Public Eleanor Ward

My Commission Expires July 1, 1967

BALTIMORE COUNTY CIRCUIT COURT

Rec'd for record [illegible] at [illegible] H
For Orville E. Cornell, Clerk
Mail to [illegible]
Receipt No. 4679 $ 15.00



SUPREME TITLE COMPANY

1864 Reisterstown Road, Suite A
Baltimore, MD 21208
Phone (410) 653-7700
FAX (410) 653-7705

Our File No. **ST-9616**
Date: **March 9, 1999**

TO: Mr. Joel R. Hartman
19A Brian Daniel Court
Reisterstown, MD 21136

RE: Property Address: **19 A Brian Daniel Court, Reisterstown, MD 21136**
Borrower/Purchaser: **JOEL R HARTMAN**
Seller: **WILLIAM J. FABRICK**

In connection with the above captioned property, enclosed please find the following:

(X) Owner's Title Insurance Policy
(X) Deed or Assignment to Property
( ) Mortgagee's Title Insurance Policy
( ) Record Office Receipt
( ) Recorded Deed of Trust or Mortgage

( ) Release of Mortgage and Deed of Trust
( ) Check in the amount of _____
( ) _____
( ) _____
( ) _____

If you have any questions in regards to the above, please do not hesitate to call.

Very truly yours,

Nicole Donaldson
SUPREME TITLE COMPANY

Enclosures

PETITIONER'S
EXHIBIT NO. 3

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(10-17-92)

21 5293 106 00000675

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

Issued by:
SUPREME TITLE COMPANY
11403 CRONRIDGE DRIVE, SUITE 230
OWINGS MILLS, MD 21117
(410)581-1211

CHICAGO TITLE INSURANCE COMPANY
By:

President

By:

Secretary

Issued By:
CHICAGO TITLE INSURANCE COMPANY

Schedule A

ALTA Owner's Policy 10/17/92

Policy No.:
File No.: **ST-9616**

21 5293 106 00000675

Office File Number	Policy Number	Date of Policy	Amount of Insurance
ST-9616	**21 5293 106 00000675**	**December 15, 1998**	**$25,600.00**

1. Name of Insured: **JOEL R HARTMAN**

2. The estate or interest in the land which is encumbered by the insured mortgage is:

   Fee Simple

3. Title to the interest in the land is vested in the Insured:

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

   and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this Policy is described as follows:

See Attached Schedule A – Legal Description

This Policy valid only if Schedule A Item 5 and Schedule B is attached

ALTA Owner's Policy 10/17/92

Policy No.:
File No.: **ST-9616**

Beginning for the same at a point at the common corner between the properties of Elliott w. Hudgins, Jr. and wife, Frederick M. Yellott, et al., and David Lawrence, et al., said point being at the beginning of the line of agreement as described in Section Three, Article A of the Indenture dated August 14, 1965, and recorded among the Land Records of Baltimore County in Liber OTG 4516, folio 1, between Elliott W. Hudgins and wife, Frederick M. Yellott and wife, Daniel D.F. Yellott, Phillip R. Grossman and wife and Reisterstown Federal Savings and Loan Association, running thence and binding on said line of agreement North 22 degrees 50 minutes 42 seconds West 770.84 feet to a capped pipe, running thence and binding reversely on the lines of agreement as set forth in Section Four, Article A, of the aforesaid Indenture, South 2 degrees 50 minutes 08 seconds East 712.35 feet and North 89 degrees 46 minutes 00 seconds East 264.03 feet to the place of beginning and containing 2.157 acres of land, more or less.

Issued By:
CHICAGO TITLE INSURANCE COMPANY

ALTA Owner's Policy 10/17/92

Policy No.:
File No.: **ST-9616**

1. OFFICE FILE NUMBER	**ST-9616**
2. POLICY NUMBER	**21 5293 106 00000675**
3. DATE OF POLICY	**December 15, 1998**
4. AMOUNT OF INSURANCE	**$25,600.00**
5. PREMIUM AMOUNT	**$140.00**
6. TRANS TYPE	
7. SI IND	
8. INF. END	
9. CODE	
10. CODE	
11. CODE	
12. CODE	
13. CODE	
14. CODE	
15. REISSUE AMOUNT	**$.00**
16. ST	**21**
17. CTY.	**005**
18. PROP. TYPE	**10**
19. CHARGE TYPE	
20. SPECIAL CHARGE AMOUNT	
21. S&E TYPE	
22. SEARCH & EXAM AMOUNT	
23. TAX TYPE	
24. SPECIAL TAX AMOUNT	
25. SPLIT TYPE	
26. SPECIAL SPLIT AMT/%	
27. REINSURANCE EXPENSE	

Supreme Title Company
File No. **ST-9616**

0013378 049

This Deed, MADE THIS **2nd** day of **November**, **1998**, by and between **WILLIAM J. FABRICK**, party of the first part, GRANTOR; and **JOEL R HARTMAN**, party of the second part, GRANTEE.

WITNESSETH, That in consideration of the sum of **TWENTY FIVE THOUSAND SIX HUNDRED DOLLARS and 00/100 ($25,600.00)**, which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said **JOEL R HARTMAN**, as Sole Owner, his/her personal representatives and assigns, in fee simple, all that lot of ground situate in **Baltimore County**, Maryland and described as follows, that is to say:

Beginning for the same at a point at the common corner between the properties of Elliott w. Hudgins, Jr. and wife, Frederick M. Yellott, et al., and David Lawrence, et al., said point being at the beginning of the line of agreement as described in Section Three, Article A of the Indenture dated August 14, 1965, and recorded among the Land Records of Baltimore County in Liber OTG 4516, folio 1, between Elliott W. Hudgins and wife, Frederick M. Yellott and wife, Daniel D.F. Yellott, Phillip R. Grossman and wife and Reisterstown Federal Savings and Loan Association, running thence and binding on said line of agreement North 22 degrees 50 minutes 42 seconds West 770.84 feet to a capped pipe, running thence and binding reversely on the lines of agreement as set forth in Section Four, Article A, of the aforesaid Indenture, South 2 degrees 50 minutes 08 seconds East 712.35 feet and North 89 degrees 46 minutes 00 seconds East 264.03 feet to the place of beginning and containing 2.157 acres of land, more or less.

BEING the same lot of ground which by Deed dated November 5, 1987 and recorded among the Land Records of Baltimore County in Liber No. 7816 folio 118 and re-recorded at Liber 10692 folio 55 was granted and conveyed by William J. Fabrick and Shirley T. Fabrick unto William J. Fabrick 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 the said described lot of ground and premises to the said **JOEL R HARTMAN**, as Sole Owner, his/her personal representatives and assignshis personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property

WITNESS the hand and seal of said GRANTOR. 0013378 050

William J Fabrick {SEAL}
WILLIAM J. FABRICK
GRANTOR

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this **2nd** day of **November, 1998**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **WILLIAM J. FABRICK**, the GRANTOR herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be act, and in my presence signed and sealed the same.

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

My commission expires: 11/1/2000

Notary Public

HOWARD BARRY GOREN
NOTARY PUBLIC
BALTIMORE CO., MD.

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

Attorney Howard B. Goren

AFTER RECORDING, PLEASE RETURN TO:
Supreme Title Company
1864 Reisterstown Road Suite A
Baltimore, Maryland 21208

01 DEC 14 98

0013378 051

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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)

TRF FD SURE $	5.00
RECORDING FEE	20.00
RECORDATION T	130.00
TR TAX STATE	128.00
TOTAL	283.00
Rcpt# 8484	Rcpt # 52971
SM LL	Blk # 1511
Dec 15, 1998	03:48 PM

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 Exemptions (if Applicable) Cite or Explain Authority

Recordation
State Transfer
County Transfer

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 25,600.00
Any New Mortgage	$
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value	$

Finance Office Use Only — Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$ 25600.00
X ( ) % =	$ 384.00
Less Exemption Amount −	$ —
Total Transfer Tax =	$ 384.00
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

5 Fees

5
20
130
128

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 5.00	$
State Recordation Tax	$ 130.00	$
State Transfer Tax	$ 128.00	$
County Transfer Tax	$ 384.00	$
Other	$	$
Other	$	$

Agent: YB
Tax Bill: pd
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
04	18-00-001473	7816/118 & re-recorded 10692/55			☐ (5)

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

Location/Address of Property Being Conveyed (2): 2.157 ac Gores Mill Rd.

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

Residential ☐ or Non-Residential ☐ | Fee Simple ☒ or Grount 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)
William J. Fabrick	
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)
Joel R. Hartman	

New Owner's (Grantee) Mailing Address: 19 Brian Daniel Ct. Reisterstown, Md. 21136

9 Other Names to Be Indexed

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

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Name: E. Jacobson
Firm: Supreme Title Co.

☒ Return to Contact Person
☐ Hold for Pickup

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 3/16/04

OEA: MC

HISTORIC DISTRICT/BLDG. [ ] YES [✓] NO [ ] DO NOT KNOW

PERMIT #: B
RECEIPT #: H
CONTROL #: NK
XREF #:

FEE: 175+5=180.00
PAID: 180.00
PAID BY: Appl
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

PROPERTY ADDRESS ~~Georgy Mill Rd~~ 19A Brian Daniel Ct
SUITE/SPACE/FLOOR
SUBDIV: 270' N.W. Greenhill Farm
TAX ACCOUNT #: ~~07-04~~ 1800001473 ~~1204~~ DISTRICT/PRECINCT 4 2

OWNER'S INFORMATION (LAST,FIRST)
NAME: HARTMAN JOEL R
ADDR: 19 BRIAN DANIEL CT
Reist. Md. 21136-4635

DOES THIS BLDG. HAVE SPRINKLERS YES — NO —

APPLICANT INFORMATION
NAME: JOEL HARTMAN
COMPANY:
STREET 19 Brian Daniel Ct
CITY,ST,ZIP Reisterstown, Md 21136
PHONE #: 410 833-8025 MHIC # MHBR #
APPLICANT SIGNATURE: [signature] DRC#
PLANS: CONST 2 PLOT 11 PLAT 0 DATA 0 EL 1 PL 1
TENANT
CONTR: Owner
ENGNR:
SELLR:

DESCRIBE PROPOSED WORK: Constr. SFD,

TYPE OF IMPROVEMENT
1. ✓ NEW BLDG CONST
2. ___ ADDITION
3. ___ ALTERATION
4. ___ REPAIR
5. ___ WRECKING
6. ___ MOVING
7. ___ OTHER

TYPE OF USE

RESIDENTIAL
01. ✓ ONE FAMILY
02. ___ TWO FAMILY
03. ___ THREE AND FOUR FAMILY
04. ___ FIVE OR MORE FAMILY (ENTER NO UNITS)
05. ___ SWIMMING POOL
06. ___ GARAGE
07. ___ OTHER

NON-RESIDENTIAL Affirmation of landowner letter attached.
08. ___ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ___ CHURCH, OTHER RELIGIOUS BUILDING
10. ___ FENCE (LENGTH ___ HEIGHT ___)
11. ___ INDUSTRIAL, STORAGE BUILDING
12. ___ PARKING GARAGE
13. ___ SERVICE STATION, REPAIR GARAGE
14. ___ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ___ OFFICE, BANK, PROFESSIONAL
16. ___ PUBLIC UTILITY
17. ___ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ___ SIGN
19. ___ STORE ___ MERCANTILE ___ RESTAURANT
SPECIFY TYPE
20. ___ SWIMMING POOL
SPECIFY TYPE
21. ___ TANK, TOWER
22. ___ TRANSIENT HOTEL, MOTEL (NO. UNITS ___)
23. ___ OTHER

TYPE FOUNDATION
1. ___ SLAB
2. ___ BLOCK
3. ✓ CONCRETE

BASEMENT
1. ✓ FULL
2. ___ PARTIAL
3. ___ NONE

TYPE OF CONSTRUCTION
1. ___ MASONRY
2. ✓ WOOD FRAME
3. ___ STRUCTURE STEEL
4. ___ REINF. CONCRETE

TYPE OF HEATING FUEL
1. ___ GAS
2. ___ OIL
3. ✓ ELECTRICITY
4. ___ COAL

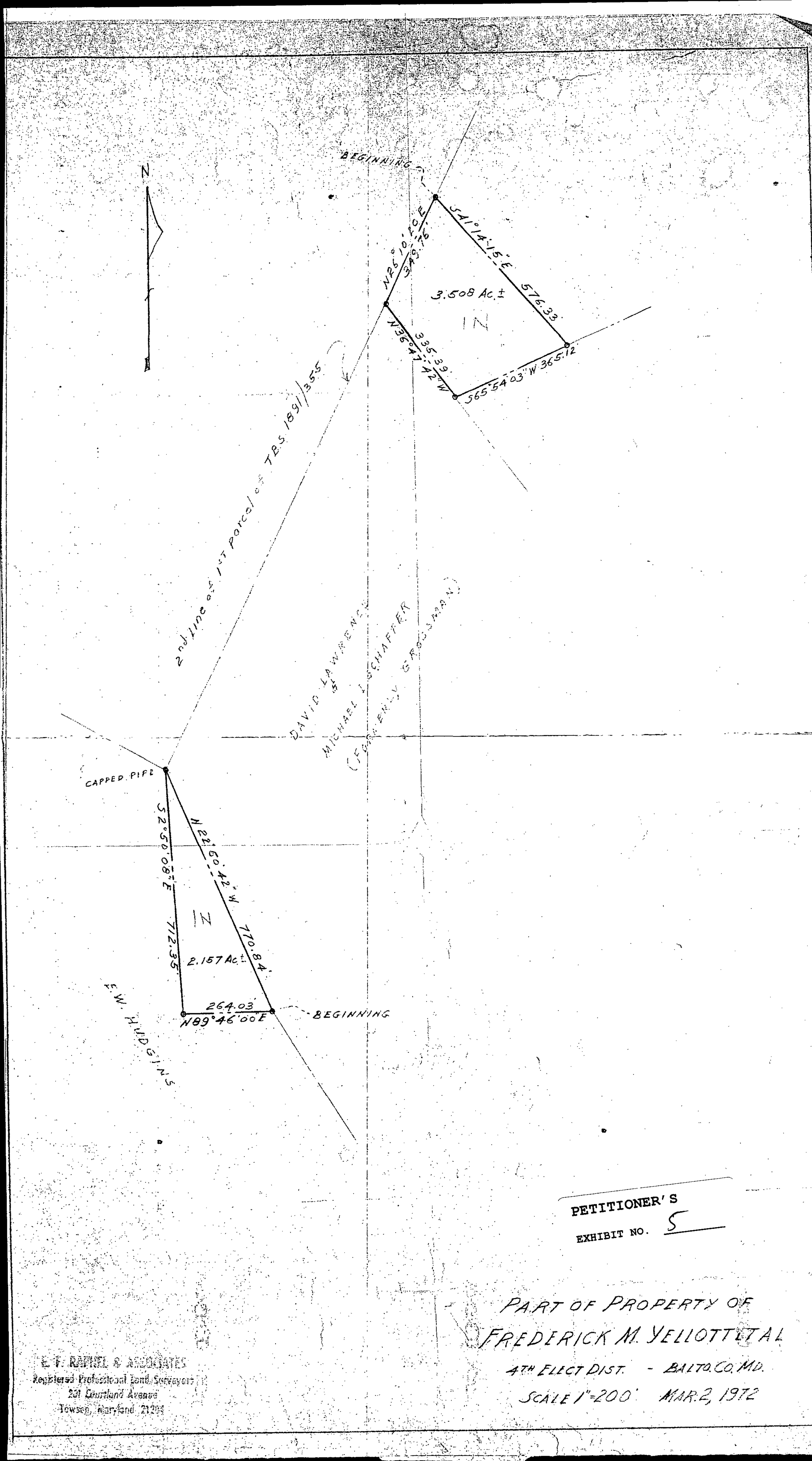
TYPE OF WATER SUPPLY
1. ___ PUBLIC SYSTEM ___ EXISTS ___ PROPOSED
2. ✓ PRIVATE SYSTEM ___ EXISTS ✓ PROPOSED

TYPE OF SEWAGE DISPOSAL
1. ___ PUBLIC SEWER ___ EXISTS ___ PROPOSED
2. ✓ PRIVATE SYSTEM
✓ SEPTIC ___ EXISTS ✓ PROPOSED
___ PRIVY ___ EXISTS ___ PROPOSED

CENTRAL AIR: 1. ✓ 2. ___
ESTIMATED COST: $200,000
OF MATERIALS AND LABOR

PROPOSED USE: SFD
EXISTING USE: Vacant

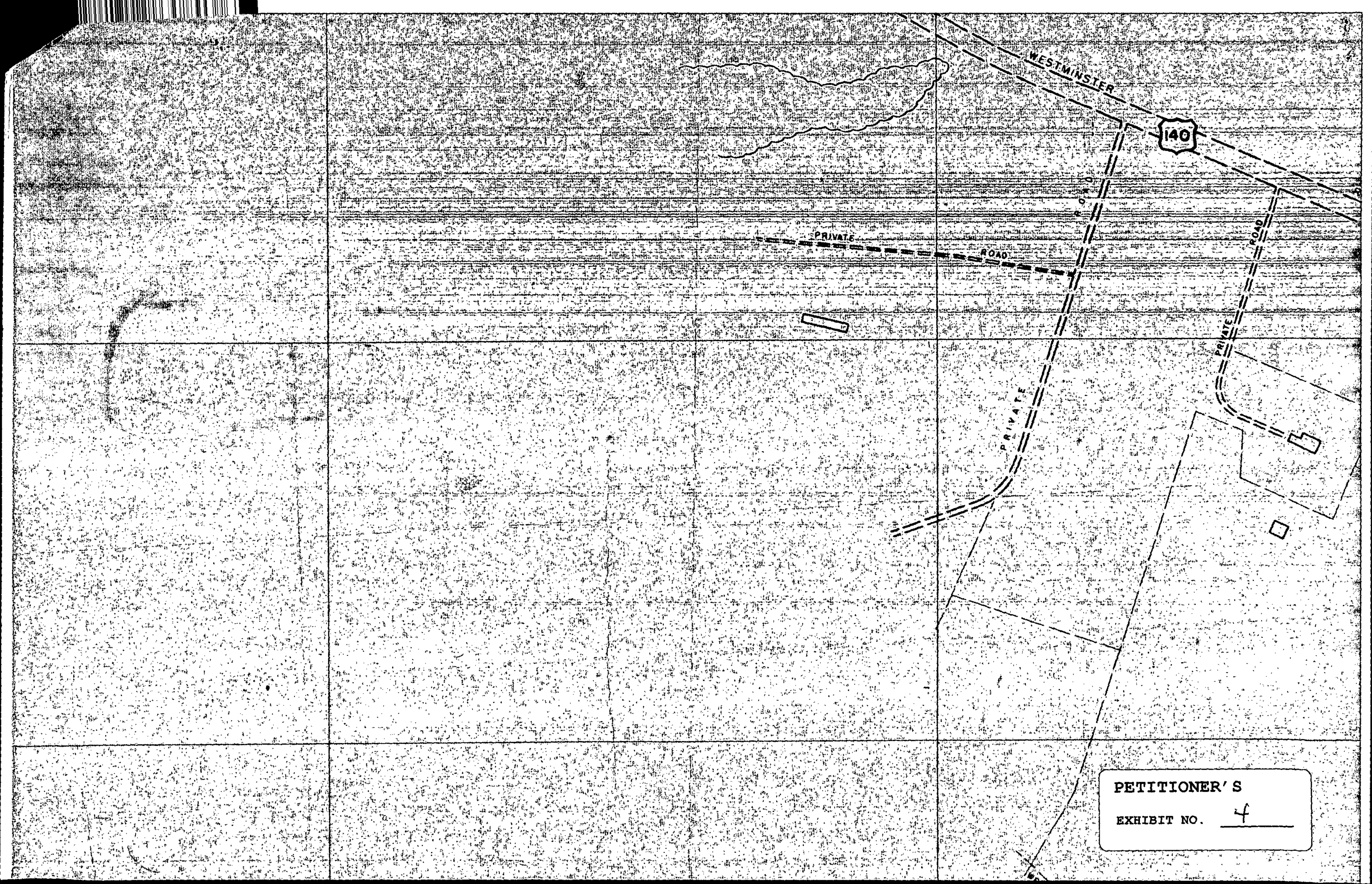
OWNERSHIP



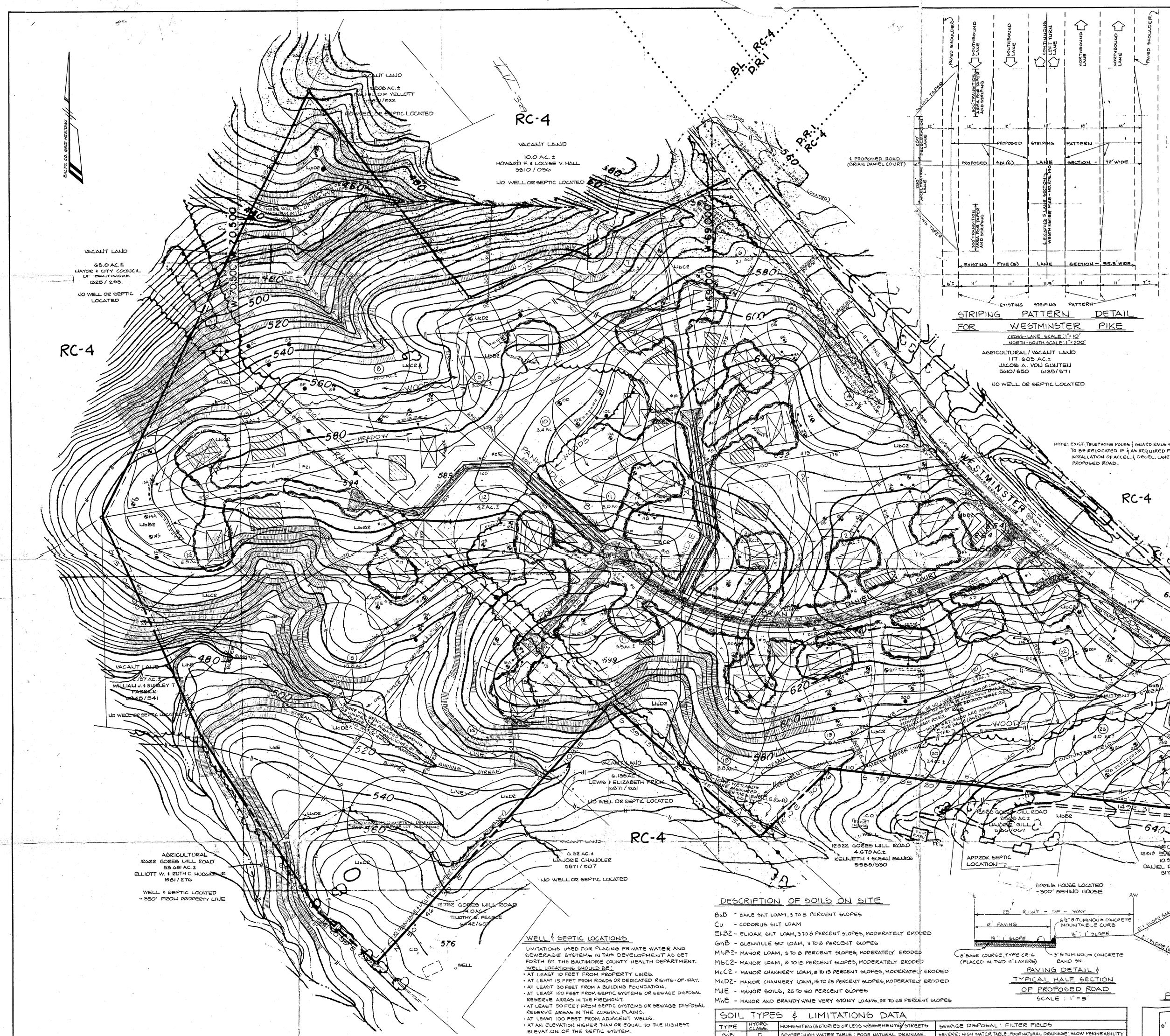
PETITIONER'S
EXHIBIT NO. 5

PART OF PROPERTY OF
FREDERICK M. YELLOTT ET AL
4TH ELECT DIST. - BALTO. CO. MD.
SCALE 1"=200' MAR. 2, 1972

E. T. RAFHEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204

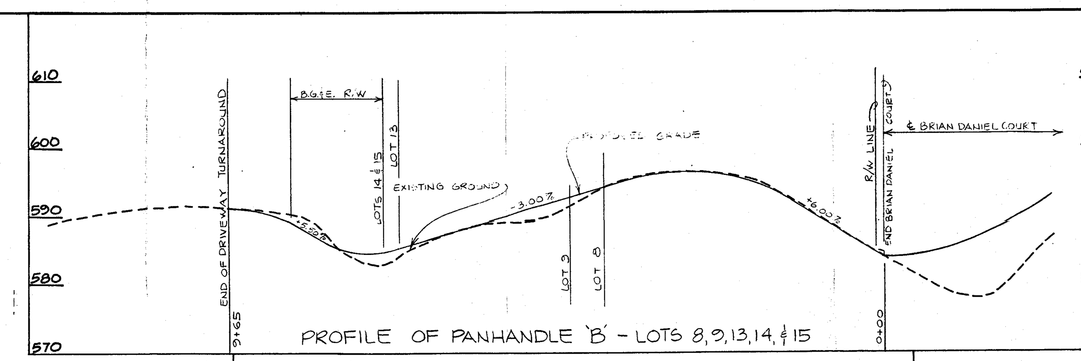

WESTMINSTER
140
PRIVATE
ROAD
PRIVATE
ROAD
PRIVATE
ROAD
PETITIONER'S
EXHIBIT NO. 4

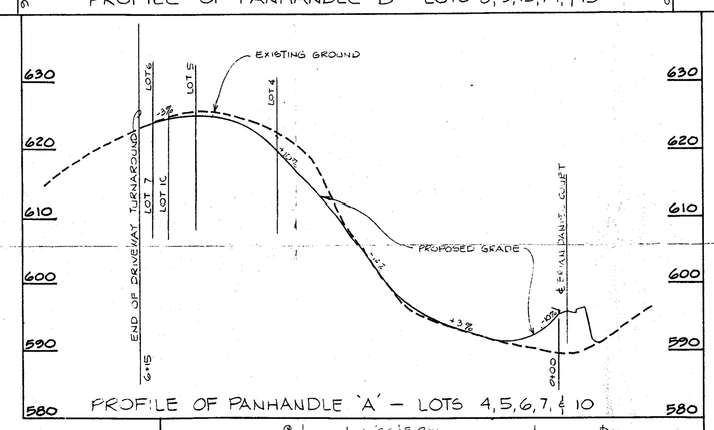
Patchover 4

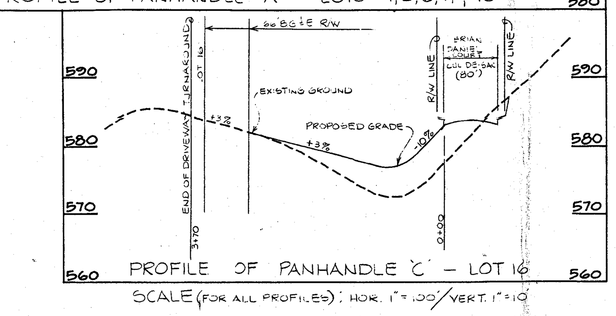


STRIPING PATTERN DETAIL FOR WESTMINSTER PIKE

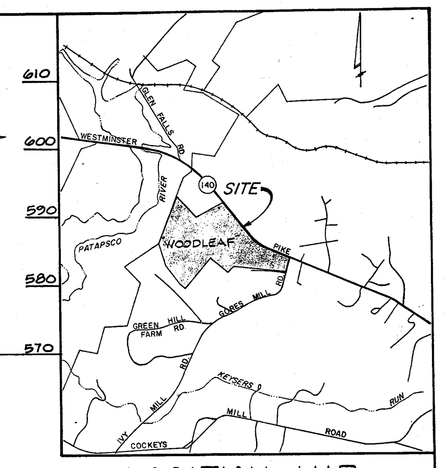
CROSS-LANE SCALE: 1" = 10'
NORTH-SOUTH SCALE: 1" = 200'







SCALE (FOR ALL PROFILES): HOR. 1" = 100' / VERT. 1" = 10'



LOCATION MAP

SCALE: 1" = 2,000'

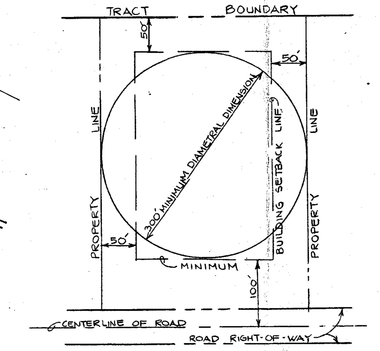
GENERAL NOTES:

1. SITE LOCATION INFORMATION:
   ELECTION DISTRICT NO. 4 COUNCILMANIC DISTRICT NO. 5
   REGIONAL PLANNING DISTRICT NO. 303, CENSUS TRACT NO. 4048
   WATERSHED NO. 31 SUBSEWERSHED NO. 81
2. DENSITY INFORMATION:
   EXISTING ZOUNG ON SITE - RC-4 (WATERSHED PROTECTION) ZONE
   GROSS ACREAGE - 121.35 ACRES
   NET ACREAGE - 119.47 ACRES
   TOTAL NUMBER OF UNITS ALLOWED FOR THIS SITE - 0.2 LOTS/ACRE × 121.35 AC. = 24.28 LOTS
   TOTAL NUMBER OF UNITS PROPOSED FOR THIS SITE - 24 SINGLE FAMILY LOTS
   OPEN SPACE REQUIRED - NONE IN RC-4 ZONE
   OPEN SPACE PROPOSED - NONE
   PARKING REQUIRED - 2 SPACES PER UNIT × 24 LOTS = 48 SPACES
   PARKING PROPOSED - 48 SPACES
3. PROPERTY INFORMATION:
   OWNER'S NAME - G.R.M. ASSOCIATES, A MARYLAND GENERAL PARTNERSHIP
   OWNER'S ADDRESS - 10 LIGHT ST., 32ND FL., c/o ERIC F. WALLER, ESQ., BALTO., MD. 21202
   DEED REFERENCE - E.H.K., Jr. 7035/52
   TAX ACCOUNT NO. 04-19-001880
   DEVELOPER - BENJAMIN H. BLUM
   ENGINEER - W. DUVALL & ASSOCIATES, INC.
4. REFERENCES FOR EXISTING FEATURES SHOWN ON PLAN:
   TOPOGRAPHY TAKEN FROM 200 SCALE BALTIMORE COUNTY PHOTOGRAMMETRIC MAP NUMBER NW17L.
   STATUS OF STREAMS & SWALES DETERMINED BY AN ON SITE INVESTIGATION.
   SOILS TYPES, LOCATIONS & DATA TAKEN FROM U.S. DEPT. OF AGRICULTURE SOIL SURVEY BOOK OF BALTIMORE COUNTY, MARYLAND.
   BOUNDARY INFORMATION WAS COMPILED FROM DEEDS PURCHASED FROM THE LAND RECORDS OFFICE OF BALTIMORE COUNTY, AS WAS THE OWNERSHIP INFORMATION FOR PROPERTIES ADJACENT TO THE SITE AND THE 3.0 I.E. PARCEL RUNNING NORTHWESTERLY THROUGH THE SITE.
   EXISTING LAND STATUS AND LOCATIONS OF WELLS, SEPTIC CLEAN OUTS, STORM DRAIN PIPES, SPRING HEADS, WOODS LINES, ETC. WERE DETERMINED BY FIELD INVESTIGATION.
   ZONING LINES AND STATUS WERE TAKEN FROM BALTIMORE COUNTY ZONING MAPS.
5. GENERAL INFORMATION CONCERNING THE EXISTING AND PROPOSED STATUS OF THE SITE:
   A. SITE IS 75% WOODED (EXISTING). ADDITIONAL TREE CLEARING TO BE DONE ONLY WHEN NECESSARY FOR CONSTRUCTION OF ROADS, DRIVEWAYS AND HOMESITES.
   B. PUBLIC WATER AND SEWER ARE NOT PRESENTLY AVAILABLE.
   C. THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, HAZARDOUS WASTE MATERIALS OR HISTORICAL BUILDINGS FOUND WITHIN THE SITE BOUNDARIES.
   D. SANITARY SEWER IS IN THE PATAPSCO DRAINAGE AREA.
   E. ALL UNITS ARE FOR SALE.
   F. SITE NOT SUBJECT TO RESIDENTIAL TRANSITION AREA REQUIREMENTS.
   G. STORM WATER MANAGEMENT EXEMPTION TO BE APPLIED FOR.
   H. INDIVIDUAL UNITS WILL COMPLY WITH ALL APPLICABLE BALTIMORE COUNTY REQUIREMENTS FOR SETBACKS.
   I. NO CHANGE IS PROPOSED TO EXISTING GRADES EXCEPT THAT REQUIRED FOR THE INSTALLATION OF ROADS, DRIVEWAYS AND HOMESITES.
   J. ESTIMATED AVERAGE DAILY TRIPS (A.D.T.'S): 12.4 × 24 LOTS = 297.6 TOTAL A.D.T.'S
   K. REFUSE TO BE COLLECTED BY BALTIMORE COUNTY.
   L. OWNERS OF COMMON PANHANDLE DRIVEWAYS SHALL HAVE A MAINTENANCE AGREEMENT BEFORE THE RECORDING OF ANY DEEDS.
   M. STREET LIGHTS SHALL BE 100 WATT MERCURY VAPOR FIXTURES ATOP 14' POLES AND ARE SHOWN ON PLAN AS ▲.
   N. ENVELOPES SHOWN ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS. ONLY ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE OF THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
   O. SEPTIC SYSTEMS FOR LOTS 2, 3, 5, 6, 12, 13, 14, 15, 17, 20, & 23 & 24 SHALL BE TRENCH SYSTEMS. ALL OTHERS SHALL BE LEACHAGE PIT SYSTEMS.
   P. NO MORE THAN 10% OF ANY LOT IN AN RC-4 ZONE MAY BE COVERED BY IMPERMEABLE SURFACES.
   Q. NO MORE THAN 25% OF THE NATURAL VEGETATION MAY BE REMOVED FROM ANY LOT IN AN RC-4 ZONE.
   R. EACH PANHANDLE LOT SHALL HAVE A MINIMUM TRASH PAD AREA OF 16 S.F. & PLACED ON THE RIGHT SIDE OF THE DRIVE (AS EXISTING) AT THE CURBLINE OF ROAD.
   S. ACCESS TO ALL LOTS ALONG MD. RTE. 140 WILL BE BY WAY OF THE PROPOSED ROAD ONLY. THERE WILL BE NO ACCESS TO ANY LOT DIRECTLY FROM MD. RTE. 140.
   T. LOTS 23 & 24 WILL BE ACCESSED BY WAY OF GORES MILL ROAD.
   U. ALL LOTS SHALL BE 3 ACRES (MINIMUM) AS REQUIRED IN RC-4 ZONES.

Map 39
Blk 19
Parcel 172

LEGEND

- PROPOSED WELL AREA
- SCHEMATIC HOUSE LOCATION
- SEWAGE DISPOSAL AREA (10,000 SQUARE FOOT MINIMUM)
- PROPOSED WOODS LINE (LIMIT OF CLEARING)
- PERCOLATION TEST APPROVED BY HEALTH DEPT.
- UNSATISFACTORY PERCOLATION TEST
- (5) LOT NUMBER
- BUILDING ENVELOPE
- EXISTING SOILS LINE
- SLOPES ≥ 25 %



DETAIL OF TYPICAL LOT IN RC-4 ZONE

SCALE: 1" = 100'

GEOLOGIC MAP

SCALE: 1" = 5200'

NOTE: THERE ARE NO GEOLOGIC FAULTS OR CONTACT ZONES ON SITE OR WITHIN 1000' OF SITE.

DESCRIPTION OF SOILS ON SITE

- BaB - BALL SILT LOAM, 3 TO 8 PERCENT SLOPES
- Cu - COCORUS SILT LOAM
- ElB2 - ELIOAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- GnB - GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
- MuB2 - MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
- MbC2 - MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
- McC2 - MANOR CHANNERY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
- McD2 - MANOR CHANNERY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
- MdE - MANOR SOILS, 25 TO 50 PERCENT SLOPES
- MkE - MANOR AND BRANDYWINE VERY STONY LOAMS, 25 TO 65 PERCENT SLOPES

WELL & SEPTIC LOCATIONS

LIMITATIONS USED FOR PLACING PRIVATE WATER AND SEWERAGE SYSTEMS IN THIS DEVELOPMENT AS SET FORTH BY THE BALTIMORE COUNTY HEALTH DEPARTMENT.

WELL LOCATIONS SHOULD BE:
- AT LEAST 10 FEET FROM PROPERTY LINES.
- AT LEAST 15 FEET FROM ROADS OR DEDICATED RIGHTS-OF-WAY.
- AT LEAST 50 FEET FROM A BUILDING FOUNDATION.
- AT LEAST 100 FEET FROM SEPTIC SYSTEMS OR SEWAGE DISPOSAL RESERVE AREAS IN THE PIEDMONT.
- AT LEAST 50 FEET FROM SEPTIC SYSTEMS OR SEWAGE DISPOSAL RESERVE AREAS IN THE COASTAL PLAINS.
- AT LEAST 100 FEET FROM ADJACENT WELLS.
- AT AN ELEVATION HIGHER THAN OR EQUAL TO THE HIGHEST ELEVATION OF THE SEPTIC SYSTEM.

SEPTIC SYSTEM RESERVE AREAS SHOULD BE:
- AT AN ELEVATION LOWER THAN THE WELL AND HOUSE.
- AT LEAST 20 FEET FROM THE PROPOSED HOUSE.
- AT LEAST 100 FEET FROM ADJACENT WELLS.
- AT LEAST 10,000 SQUARE FEET IN AREA.
- AT LEAST 10 FEET FROM PROPERTY LINES OR DEDICATED EASEMENTS.
- AT LEAST 200 FEET FROM ANY TRIBUTARY OF THE LIBERTY RESERVOIR UNLESS THE PROPOSED AREA IS WITHIN 2500 FEET OF THE HIGH WATER LEVEL LINE OF THE RESERVOIR, IN WHICH CASE IT SHALL BE AT LEAST 300 FEET FROM ANY TRIBUTARY OF THE RESERVOIR.

SOIL TYPES & LIMITATIONS DATA

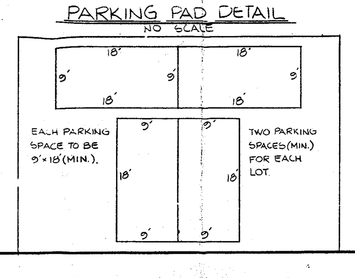
TYPE	HYDRO. CLASS.	HOMESITES (BASEMENTS) OR LOCAL IMPROVEMENTS/STREETS	SEWAGE DISPOSAL: FILTER FIELDS
BaB	D	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE.	SEVERE: HIGH WATER TABLE, POOR NATURAL DRAINAGE; SLOW PERMEABILITY
Cu	C	SEVERE: FLOODING HAZARD	SEVERE: MODERATELY HIGH WATER TABLE; FLOODING HAZARD
ElB2	B	SLIGHT	SLIGHT
GnB	C	SEVERE: HIGH WATER TABLE	SEVERE: HIGH WATER TABLE; MODERATELY SLOW PERMEABILITY
MuB2	B	SLIGHT / MODERATE: SLOPE FOR STREETS	SLIGHT
MbC2	B	MODERATE: SLOPE/SEVERE: SLOPE FOR STREETS	MODERATE: SLOPE
McC2	B	MODERATE: SLOPE/SEVERE: SLOPE FOR STREETS	MODERATE: SLOPE
McD2	B	SEVERE: SLOPE	SEVERE: SLOPE
MdE	B	SEVERE: SLOPE	SEVERE: SLOPE
MkE	B	SEVERE: SLOPE	SEVERE: SLOPE

PAVING DETAIL & TYPICAL HALF SECTION OF PROPOSED ROAD

SCALE: 1" = 5'

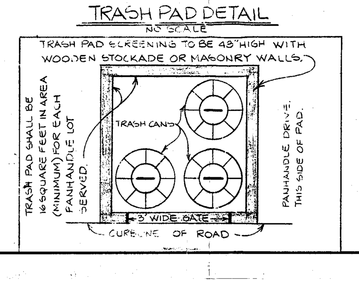
PARKING PAD DETAIL

NO SCALE



TRASH PAD DETAIL

NO SCALE



ENGINEERS - SURVEYORS - LAND PLANNERS
W. DUVALL & ASSOCIATES, INC.
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
301 - 583 - 9571

REG. NO. 272
DATE: JUNE 2, 1986

BALTIMORE COUNTY MD. COUNTY REVIEW GROUP
PLAN APPROVED
This Plan Was Reviewed By The CRG On Following Action Taken
Plan Approved 6-7-87
Plan Disapproved
Confirmed Mtg. Required
Approval Expiration Date 6-7-89
Plan Resubmitted For Review

C.R.G. PLAN
WOODLEAF

PUBLIC WORKS C.R.G. NUMBER 87196 PLANNING NUMBER

4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 100' DATE: MAY 15, 1987

APPLICANT/DEVELOPER
BENJAMIN H. BLUM
17 WARREN ROAD
TOWSON, BALTIMORE COUNTY, MARYLAND 21204
PHONE: 301-494-7413

PETITIONER'S EXHIBIT NO. 6

REVISIONS
REVISED 6-23-87 AS PER HEALTH DEPT. FILE - C.R.G. COMMENTS.
① REDESIGNED LOT 24 & D.A. ② CHANGED SEVERAL SEPTIC SYSTEMS TO SHOW TRENCHES IN PLACE OF SEEPAGE PITS. ③ REVISED 25% SLOPES SYMBOL FROM LOT 8 (INCORRECT). ④ MORE CLEARLY DEFINED PROP. CLEARING LINE ⑤ REV. GEN. NOTE "S" - "O". ⑥ MOVED LOT 17 SEWER LINE TO HIGH SIDE OF HOUSE. REV. 7-11-87 AS PER S.H.A. COMMENTS: ① RELOCATED PROP. RD. R.W.L. 50' TO MAK. FOR VIGHT DRAINAGE. ② LENGTHENED ACCEL. & DECEL. LANES & TAPERS. REV. AS LIST 25' R/W. ③ REV. LOTS 1-4 & 18-24 DUE TO S.H.A. NOTES - CHG. ABOVE. REV. PER C.R.G. COMMENTS: ① ADDED TYP. LOT DETAIL. ② ADDED DR. 1 ZONE (OFF SITE). ③ ADDED FRONTAGE AREAS w. ④ ADDED FIELD LOCATED STREAM (OFF SITE) ⑤ ADDED BUFFER 1 NOTE ON INTERMITTENT STREAM. ⑥ REDUCED GRADE OF P.H. 'C'. REV. 7-14-87 AS PER C.R.G. MEETING COMMENTS: ① ADDED CREPING PTS. FOR RTE. 140 DRAINAGE & PA'A. ② ADDED LOT 24 & 24 ON ADDED LOT 24A. REV. 8-24-87 FOR GORES MILL RD. ① ADDED WETLANDS NOTE IN AREAS OF HYDR. SOIL TYPES. ② IMPROVED TREES OF INTERMITTENT STREAM.

JO # 87016

Harris, Smariga, Matz, Inc.
Planners/Engineers/Surveyors
116-B Redwood Lane/Westminster, MD 21158
(301) 876-1011

DESCRIPTION

0.3566 ACRE INGRESS, EGRESS MAINTENANCE AND UTILITY EASEMENT

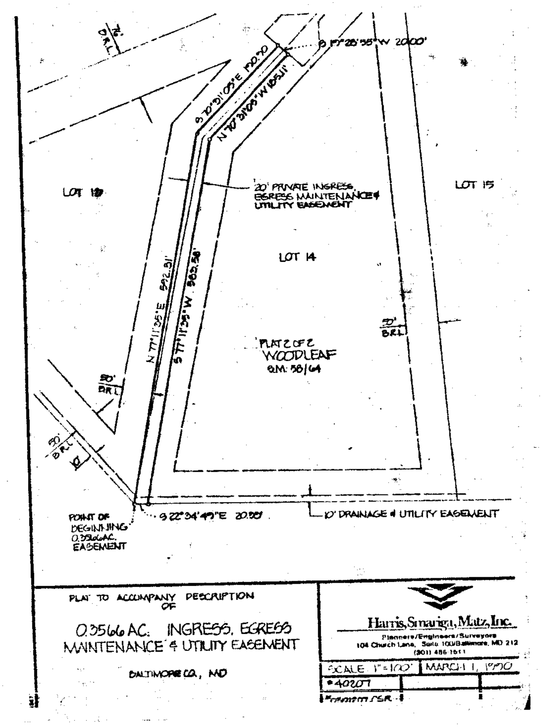
BEGINNING for the same at a point designated as "108" as shown on "Plat 2 of 2 Woodleaf", dated April 11, 1988 and recorded among the Land Records of Baltimore County in Plat Book S.M. 58 folio 64, said point also being the westernmost intersection of lots 13 and 14 as shown on said plat, running thence (1) North 77 degrees 11 minutes 35 seconds East 592.81 feet, and through lot 13 (2) South 70 degrees 31 minutes 05 seconds East 190.90 feet to intersect a private ingress, egress and maintenance easement at a distance of 10 feet as measured perpendicular to the division line between lots 13 and 14 as shown on said plat running thence (3) South 19 degrees 28 minutes 55 seconds West 20.00 feet, and running through lot 14 (4) North 70 degrees 31 minutes 05 seconds West 185.11 feet, (5) South 77 degrees 11 minutes 35 seconds West 583.58 feet to intersect the westernmost line or South 22 degrees 34 minutes 49 seconds East 770.86 foot line of said plat, thence binding reversely on said line (6) North 22 degrees 34 minutes 49 seconds West 20.33 feet to the place of beginning.

CONTAINING 0.3566 acres of land more or less.

CSR/rsa

Harris Surveys & Associates Inc.
Reisterstown, MD (410) 833-4488

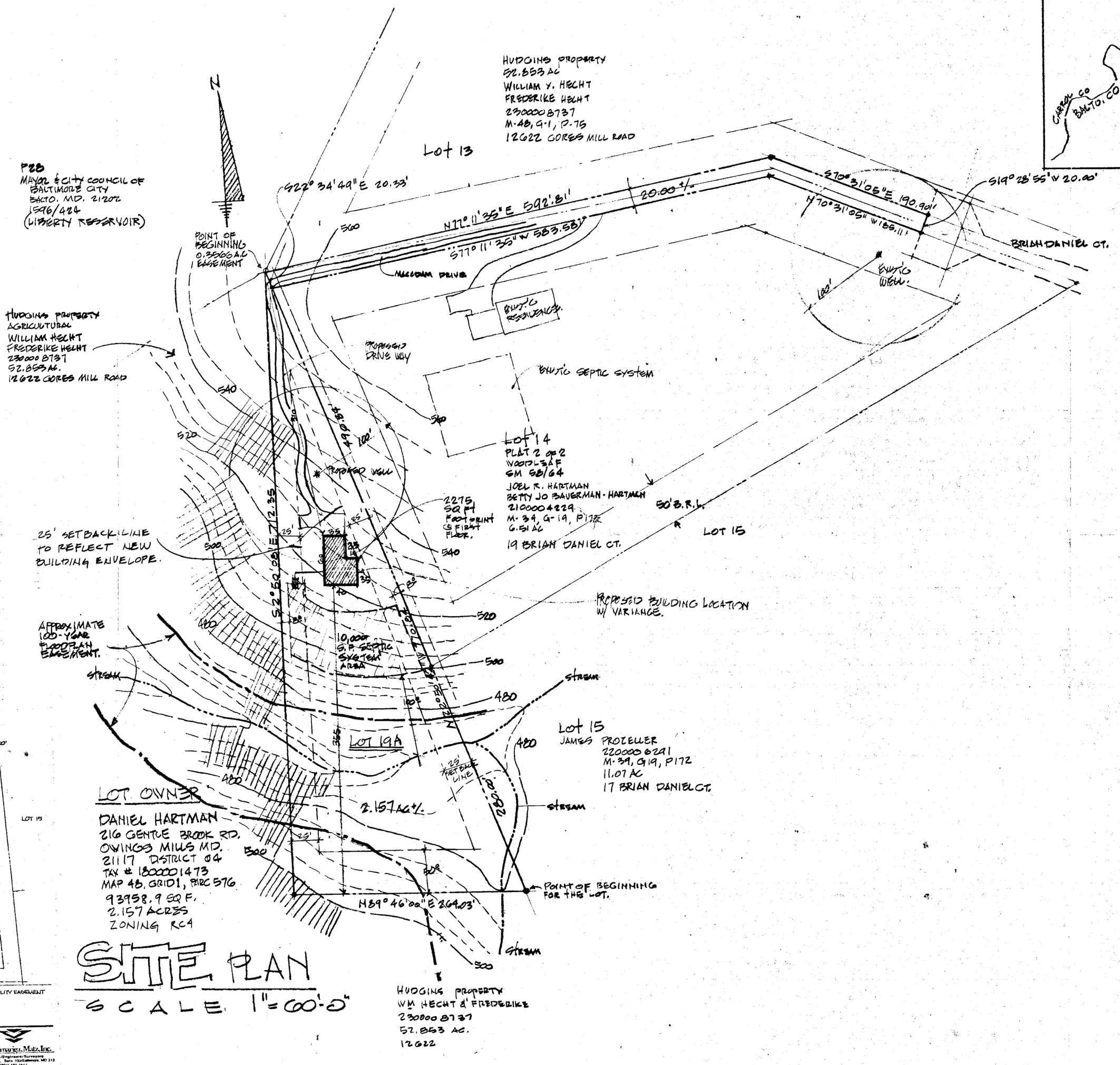
Harris Surveys Omaha, Inc.
Fairfax, VA (703) 385-3990



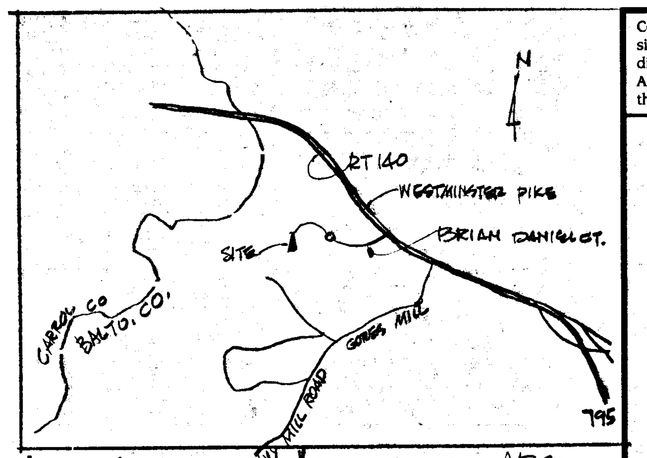
PLAT TO ACCOMPANY DESCRIPTION OF
0.3566 AC. INGRESS, EGRESS MAINTENANCE & UTILITY EASEMENT
BALTIMORE CO., MD

Harris, Smariga, Matz, Inc.
Planners/Engineers/Surveyors
104 Church Lane, Suite 102/Baltimore, MD 212
(301) 486 1011

SCALE 1"=100' | MARCH 11, 1990
* AGENT
* SURVEYOR



SITE PLAN
SCALE 1" = 100'-0"



MAP 15 E-5 ADC Book

Contractor shall verify all dimensions and conditions and bring any discrepancy to the attention of the Architect before proceeding with the work.

HARTMAN RESIDENCE
19 A BRIAN DANIEL COURT
REISTERSTOWN, MD. 21136

STATE OF MARYLAND

KEEENEY ARCHITECTS
41 YEARS OF PRACTICAL DESIGN

WILLIAM W. KEENEY, ARCHITECT, INC.
1908 Emory Road
Reisterstown, Maryland 21136
410-239-1981

SHEET	DATE
1 of 1	1-4-06

JOB NUMBER 1093-07

FILE NAME HARTMAN HOUSE

PETITIONER'S EXHIBIT NO. 1

SITE PLAN FOR PETITION FOR VARIANCE