

IN RE: PETITION FOR ADMIN. VARIANCE
W side Johnsborough Court, 150 feet +/-
S c/l Goldsborough Way
4th Election District
3rd Councilmanic District
(6 Johnsborough Court)

Daniel J. and Jennifer B. Tambellini
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-489-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Daniel J. and Jennifer B. Tambellini. The variance request is for property located at 6 Johnsborough Court. The variance request is from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) to have a rear yard setback of 15 feet in lieu of the required 18.75; and to amend the Final Development Plan for Goldsborough Manor Condominiums, Unit 50 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 20 foot x 12 foot deck. Presently they must go down a flight of stairs and through the basement to exit the home when cooking on the grill or using the patio. This distance and present outdoor space location causes undue hardship when cooking outdoors and entertaining company and is an impractical use of living space. They are unable to build a deck on any other side of the home due to additional setback requirements and condominium bylaws. The existing setback requirements allow them to build a deck only 8 ½ feet deep which is not a practical size nor does it provide usable living space. A 12 foot deck would provide usable and practical space to accommodate a grill and furniture. The Goldsborough Community Association Architectural Review Board has reviewed the

RECEIVED FROM PLANNING
5-29-07
Bj

Petitioners' plans for the deck and replacement windows and determined that the project meets the guidelines of the Architectural Rules and Regulations and approves the request as presented in the application dated October 18, 2006.

Zoning Advisory Committee Comments

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

Applicable Law

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

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 5, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning

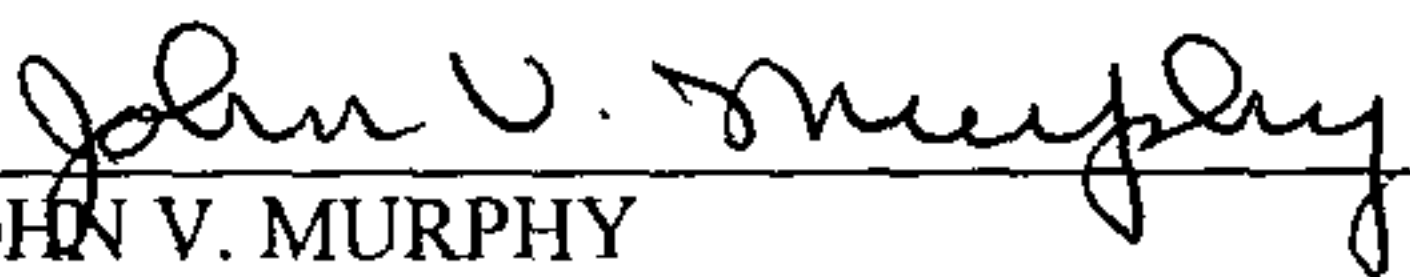
Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 29th day of May, 2007 that a variance from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (deck) to have a rear yard setback of 15 feet in lieu of the required 18.75; and to amend the Final Development Plan for Goldsborough Manor Condominiums, Unit 50 only be and is hereby GRANTED, subject to the following:

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

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


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 30, 2007

DANIEL J. AND JENNIFER B. TAMBELLINI
6 JOHNSBOROUGH COURT
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 07-489-A
Property: 6 Johnsborough Court

Dear Mr. and Mrs. Tambellini:

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

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

Very truly yours,

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

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6 JOHNSBOROUGH CT REISTERSTOWN, MD
which is presently zoned DR 16 21136

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) 301.1. A - to permit an open

projection (deck) to have a rear yard setback of 15 feet in lieu of the required 18.75; and to amend the Final Development Plan for Goldsborough Manor Condominiums, Unit 50 only

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

DANIEL J. TAMBELLINI

Name - Type or Print

Signature

JENNIFER B. TAMBELLINI

Name - Type or Print

Signature

6 JOHNSBOROUGH CT

410.526.6760

Address

Telephone No.

REISTERSTOWN, MD

21136

State

Zip Code

Representative to be Contacted:

DANIEL J. TAMBELLINI

Name

6 JOHNSBOROUGH CT

410.526.6760

Address

Telephone No.

REISTERSTOWN, MD

21136

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-489-A

Reviewed By RDD

Date 4/26/07

REV 9/15/98

Estimated Posting Date 5/06/07

529-07
13

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6 JOHNSBOROUGH CT
Address
KEISTERSTOWN MD 21136
City State Zip Code

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

- 6 JOHNSBOROUGH CT IS ONE OF TWO PROPERTIES IN THE COMMUNITY THAT IS A DOUBLE FRONTAGE LOT. THIS CAUSES ADDITIONAL HARDSHIP IN THAT WE MUST COMPLY WITH THE SETBACK REQUIREMENTS FOR TWO ROADS.
- WE ARE UNABLE TO BUILD A DECK ON ANY OTHER SIDE OF THE PROPERTY DUE TO ADDITIONAL SETBACK REQUIREMENTS, AND CONDOMINIUM BYLAWS.
- THE EXISTING SETBACK REQUIREMENTS ALLOW US TO BUILD A DECK ONLY 8 1/2 FEET DEEP. THIS IS NOT A PRACTICAL STRUCTURE NOR DOES IT PROVIDE FOR USABLE LIVING SPACE. A 12 FOOT DEEP DECK WOULD PROVIDE USABLE AND PRACTICAL SPACE TO ACCOMMODATE AN AREA, GRILL AND OTHER NECESSARY ITEMS.
- WE HAVE BEEN NOTIFIED BY A REALTOR THAT OUR HOME VALUE WOULD BE LESS THAN THAT OF A COMPARABLE HOME IN OUR COMMUNITY DUE TO THE FACT THAT WE DO NOT HAVE A DECK AND ARE UNABLE TO BUILD A PRACTICAL SIZE DECK.
- PRESENTLY WE MUST GO DOWN A FLIGHT OF STAIRS AND THROUGH THE BASEMENT TO EXIT THE HOME WHEN COOKING ON THE GRILL. THIS DISTANCE AND PRESENT OUTDOOR SPACE LOCATION CAUSE UNDOE HARDSHIP WHEN COOKING OUTDOORS AND ENTERTAINING COMPANY, AND IS AN IMPRACTICAL USE OF LIVING SPACE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Daniel J. Tambellini
Signature

DANIEL J. TAMBELLINI
Name - Type or Print

Jennifer B. Tambellini
Signature

JENNIFER B. TAMBELLINI
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Daniel J. Tambellini and Jennifer B. Tambellini
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

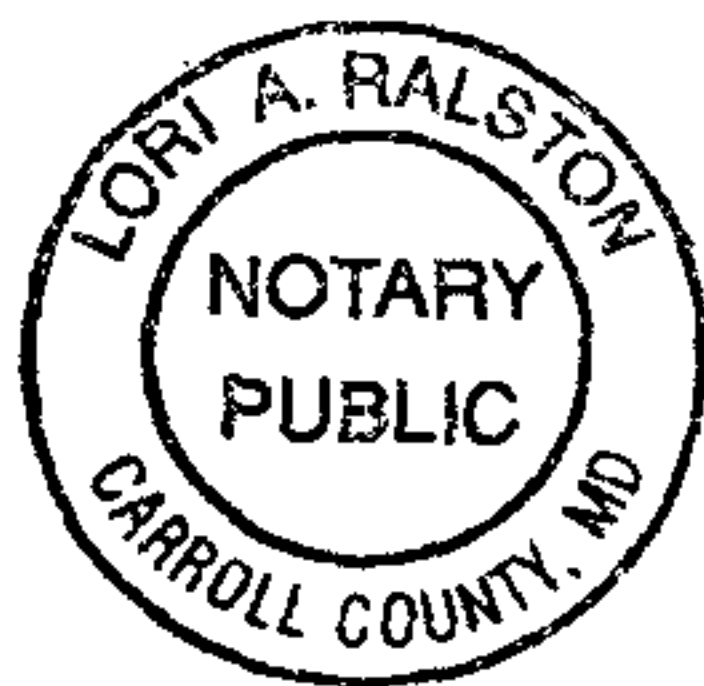
AS WITNESS my hand and Notarial Seal

April 10th, 2007
Date

Lori A. Ralston
Notary Public

My Commission Expires 1/1/2011

REV 09/15/98



Item #489

Zoning Description for: 6 Johnsborough Court Reisterstown, MD 21136

Beginning at a point on the West side of 6 Johnsborough Court which is 18 feet wide at the distance of 150 feet South of the centerline of the nearest improved intersecting street Goldsborough Way which is 24 feet wide. Being Unit 50, Phase 25 in the subdivision of Goldsborough Manor Condominium as recorded in Baltimore County Plat Book 23,* Folio 47, containing 2000 square feet. Also, known as 6 Johnsborough Court, Reisterstown, MD 21136 and located in the 4th Election District, 3rd Councilmanic District.

* Condominium Plat Book 23, Folio 47

Item # 489

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26778

DATE

3/26/07

ACCOUNT

115-000-6150

AMOUNT

\$ 115.00

RECEIVED
FROM:

FOR:

John J. ...

107-4891A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE

TIME

BY

4/27/2007 4:26/2007 14:32:25

REC'D BY: ...

RECEIPT # 26778 4/26/2007

DATE 5 2007 VERIFICATION

AT NO. 026778

Receipt for

\$115.00

\$115.00 OK

4.00 PM

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-489-A

Petitioner/Developer: D & J
ABELLINI

Date Of Hearing/Closing: 5/21/07

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 6 JOHNSBOROUGH CT

This sign(s) were posted on May 5, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 5/5/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 489 -A Address 6 Johnsborough Ct

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/26/07 Posting Date: 5/06/07 Closing Date: 5/21/07

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07- 489 -A Address 6 Johnsborough Ct

Petitioner's Name D + J Tambellini Telephone 410 526 6760

Posting Date: 5/06/07 Closing Date: 5/21/07

Wording for Sign: To Permit an open projection (deck) to have a rear
yard setback of 15 feet in lieu of the required 18 ³/₄;
and to amend the Final Development Plan for Goldsborough
Manor Condominiums, Unit 50 only

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/neighborhood 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: 07-489-A

Petitioner: DANIEL J. TAMBELLINI & JENNIFER B. TAMBELLINI

Address or Location: 6 JOHNSBOROUGH CT REISTERSTOWN, MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: DANIEL TAMBELLINI

Address: 6 JOHNSBOROUGH CT

REISTERSTOWN, MD 21136

Telephone Number: 410.526.6760



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

May 23, 2007

Daniel J. Tambellini
Jennifer B. Tanbellini
6 Johnsborough Court
Reisterstown, MD 21136

Dear Mr. and Mrs. Tanbellini:

RE: Case Number: 07-489-A, 6 Johnsborough Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 26, 2007.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

Fire Department

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



Baltimore County

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

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

May 10, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 7, 2007

Item Number: 476,488 through 499

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 8, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 14, 2007
Item Nos. 07-476, 488, 489, 490, 491, 492,
493, 494, 496, 497, and 499

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS- 05072007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 11, 2007

RECEIVED
MAY 17 2007

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

BY:.....

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-489 Administrative 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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:

John Zamboni

CM/LL

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



Maryland Department of Transportation

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

Date: MAY 7, 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. 07-489-A
6 JOHNSBOROUGH CT
GOLDSBOROUGH MANOR
TAMBELLINI PROPERTY
ADMINISTRATIVE 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. 7-489A.

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,

A handwritten signature in black ink, appearing to read "Michael Bailey".

For: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



RESIDENTIAL / COMMERCIAL

3706 Crondall Lane, Suite 105
Owings Mills, MD 21117-2231

November 2, 2006

Dan and Jennifer Tambellini
6 Johnsborough Court
Reisterstown, MD 21136

Re: Application of Exterior Alteration

Dear Mr. and Mrs. Tambellini:

The Goldsborough Community Association Architectural Review Board has determined that your request for a deck and replacement windows meets the guidelines of the Architectural Rules and Regulations, and therefore approves your request as presented in your application of October 18, 2006. This approval does not include any permits required by Baltimore County or the State of Maryland. It is your responsibility to obtain such permits.

We hope your new alteration will provide your family with many years of enjoyment.

Sincerely,

Stanley B. Greenberg
Goldsborough Manor Architectural Review Board

SBG/np

Item #489

Property Address: 6 Johnsborough Court
Property ID No. 04-23-00-007830

THIS DEED, made this day of August in the year two thousand three by and between **REBECCA A. FRAZIER**, Grantor and party of the first part, and **DANIEL TAMBELLINI and JENNIFER TAMBELLINI, his wife**, Grantee, party of the second part.

WITNESSETH, that in consideration of the sum of **TWO HUNDRED FIFTY THOUSAND (\$250,000.00) DOLLARS AND NO/100**, the actual consideration paid or to be paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, as tenants by the entirety, their assigns, the survivor of them and unto the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Unit # 50, Phase Twenty-Five in the Goldsborough Manor Condominium as established pursuant to a declaration for Goldsborough Manor Condominium dated January 21, 1998 and recorded among the Land Records of Baltimore County in Liber SM No. 12645, folio 565 (and as the same may be lawfully amended from time to time), and pursuant to the condominium plat entitled, "Condominium Plat, Goldsborough Manor, Phase Twenty-Five," dated November 30, 1999, and recorded at Condominium Plat Book SM No. 23, folio 47 (and as the same may be lawfully amended from time to time) and subject to the By-Laws for said condominium recorded at Liber SM No. 12645, folio 582 (and as the same may be lawfully amended from time to time). Together with that undivided interest in the Common Elements of said Goldsborough Manor Condominium appurtenant to said Unit.

TOGETHER with all rights, privileges, covenants, restrictions, charges, easements and benefits set forth in the aforementioned Declaration, By-Laws, Plats and any amendments thereto, including an undivided percentage interest in the common elements and common expenses of the condominium regime as set forth in the said Declaration, By-Laws and Plats.

The improvements thereon being known as No. 6 Johnsborough Court, Unit No. 50.

BEING the same condominium unit which by Deed dated May 24, 2000, and recorded among the Land Records of Baltimore County in Liber 14519, folio 200, was granted and conveyed by GIN-HOW LLC unto Rebecca A. Smith, the herein Grantor.

TOGETHER WITH appurtenances and advantages thereunto pertaining, including an undivided percentage interest in the common elements, common expenses, and common profits in the regime as set forth in said Declaration, By-Laws and Plats.

TO HAVE AND TO HOLD the said described Condominium Unit unto the use of the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and unto the survivor's personal representatives and assigns, forever in fee simple.

THE GRANTOR certifies, under the penalties of perjury, in accordance with Section 10-912(b) of the Tax General Article of the Annotated Code of Maryland, and (ii) it is the transferor of the real property described in this Deed; and, pursuant to and Section 10-912(b)(2) of the Tax General Article of the Annotated Code of Maryland, the total payment for income tax withholding purposes is \$42,577.32.



**RESIDENTIAL TITLE
& ESCROW COMPANY**

1829 Reisterstown Road
Suite 380
Woodholme Center
Baltimore, MD 21208
(410) 653-3600

Item #489

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6 JOHNSBOROUGH CT

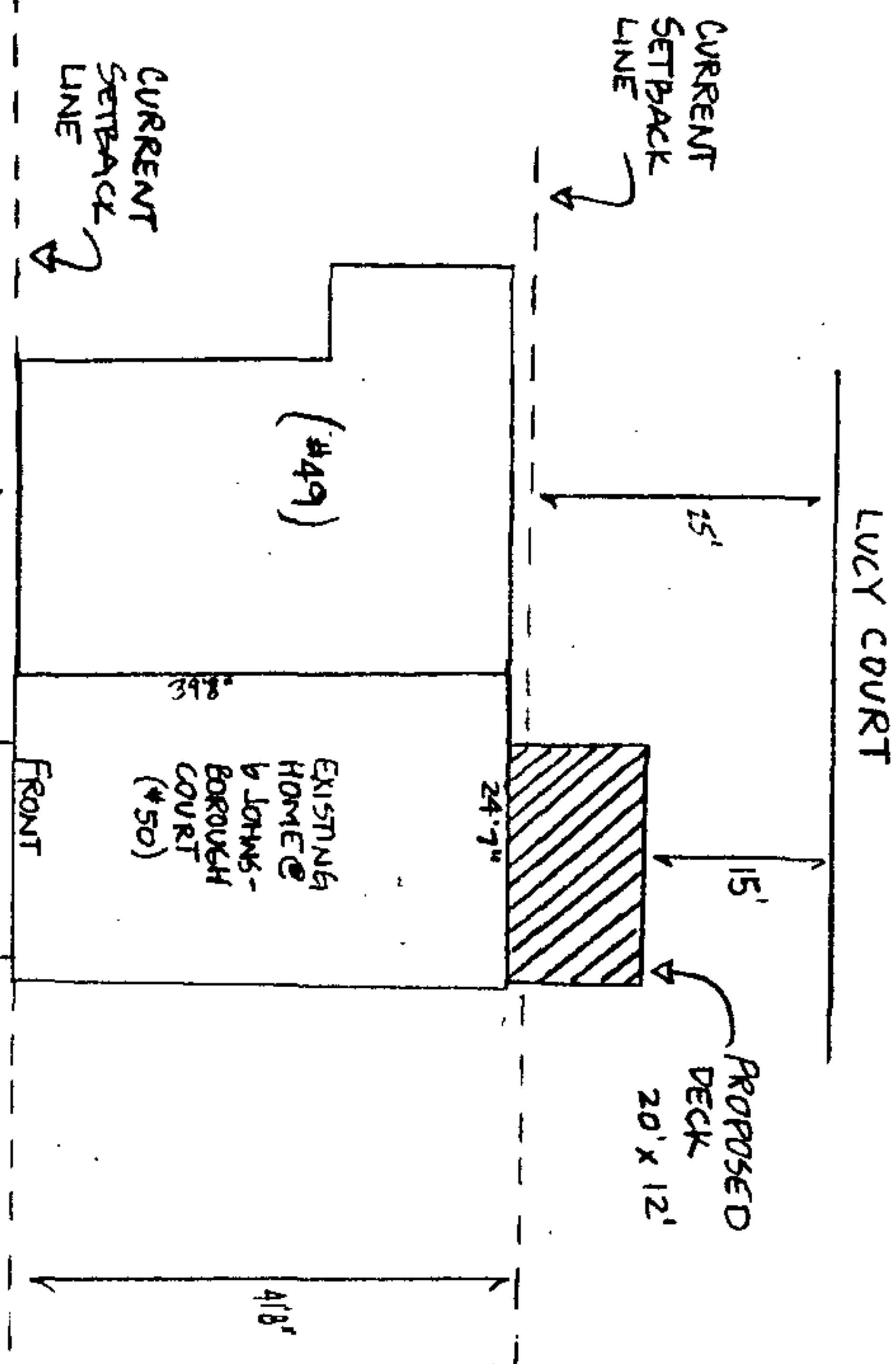
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GOLDSBOROUGH MANOR

PLAT BOOK # 23 FOLIO # 47 UNIT # 50 PHASE # 25

OWNER DANIEL AND JENNIFER TAMBELLINI

* CONDOMINIUM Plat Book Tax # 23 00 007 830

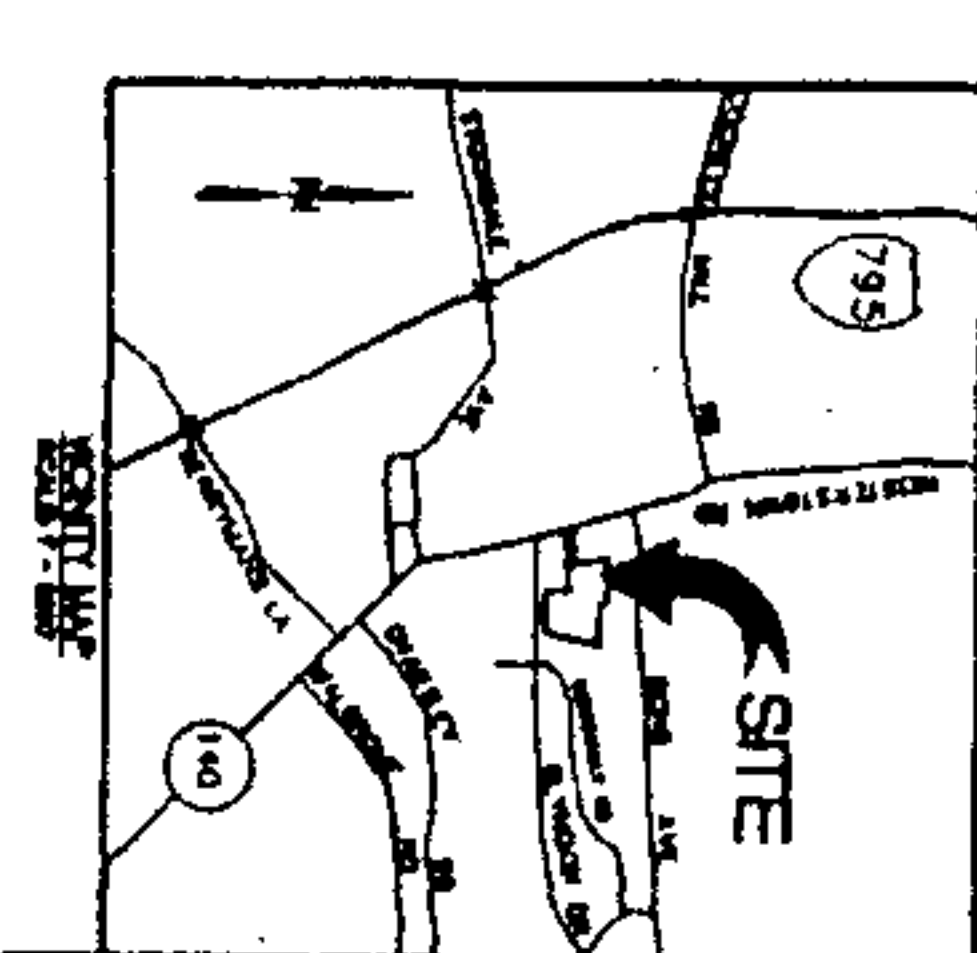


NORTH

PREPARED BY

DANIEL TAMBELLINI

SCALE OF DRAWING: 1" = 20' WAY



LOCATION INFORMATION

ELECTION DISTRICT **4**

COUNCILMANIC DISTRICT **3**

1" = 200' SCALE MAP # **048C2**

ZONING **DR1b**

LOT SIZE **2000**

ACREAGE **SQUARE FEET**

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING ☒ YES ☐ NO

ZONING OFFICE USE ONLY

REVIEWED BY ITEM #

CASE #

07-489-A

Item #489



LUCY

LUCY

P.B.

DR 16

04802

NW 15-J

4ED

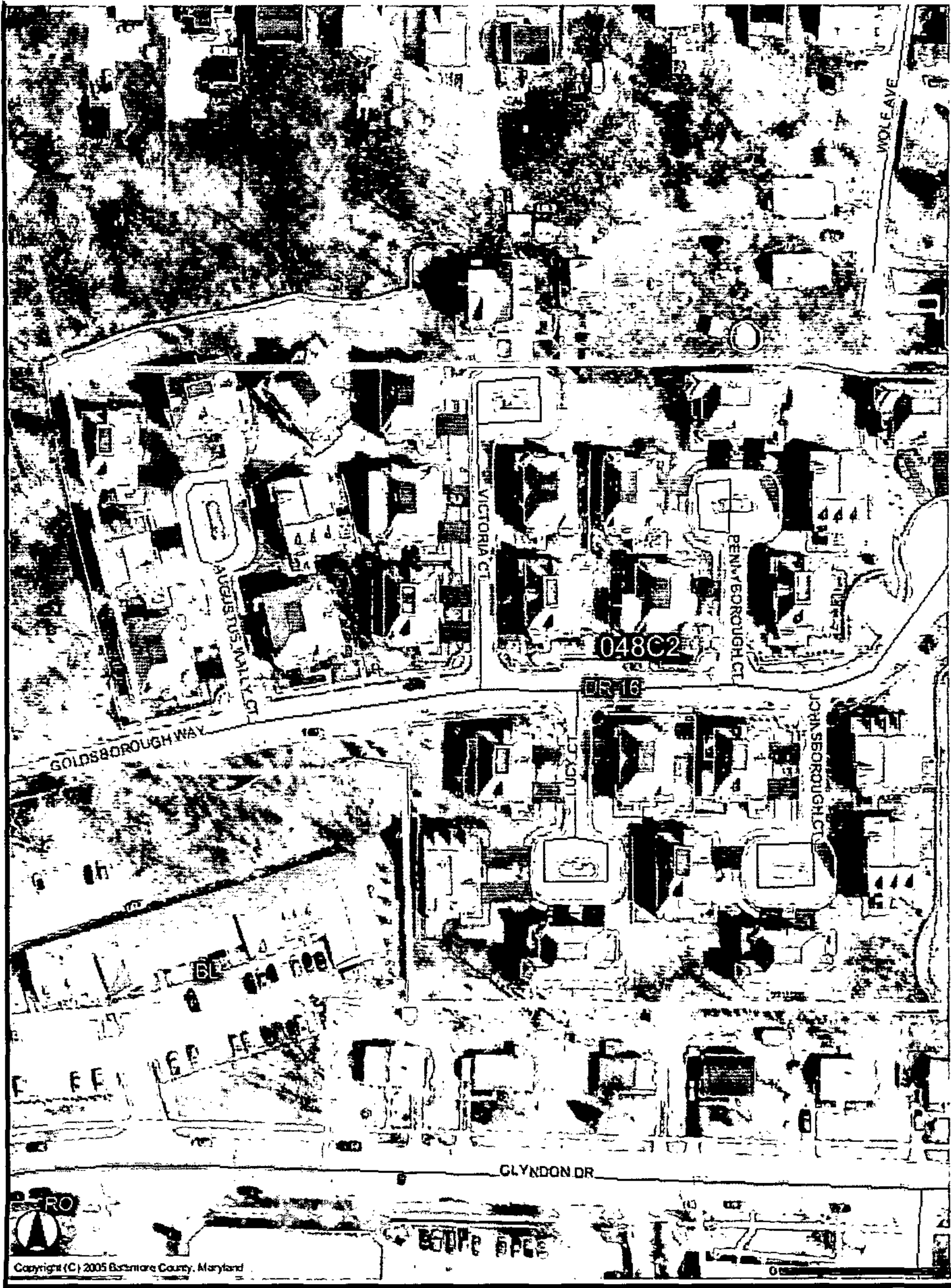
PB023075

DR 3.5

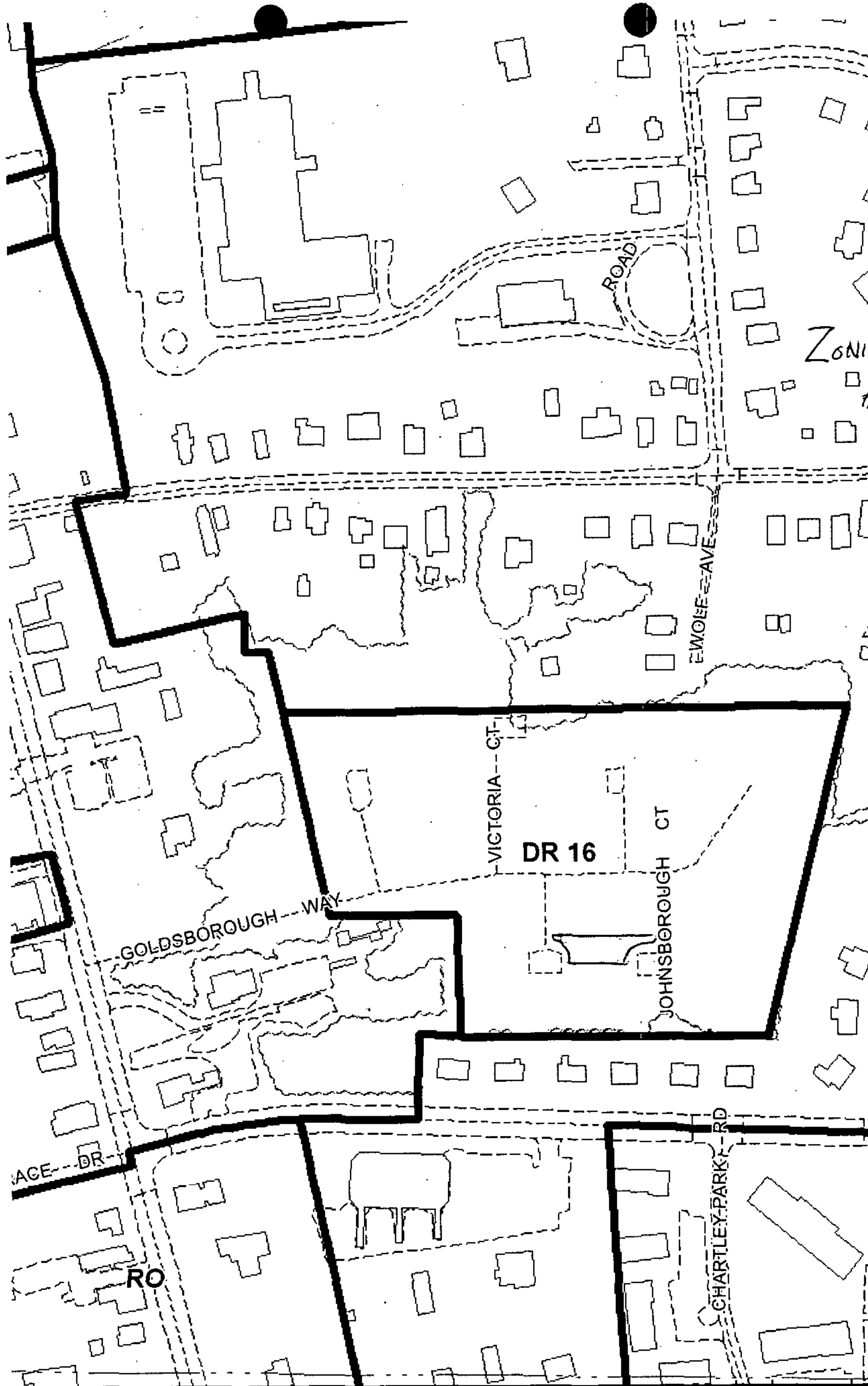
JOHNSBOROUGH

JOHNSBOROUGH

3CD



Item #489



ZONING MAP
#048C2

DR 16

GOLDSBOROUGH WAY

VICTORIA CT

JOHNSBOROUGH CT

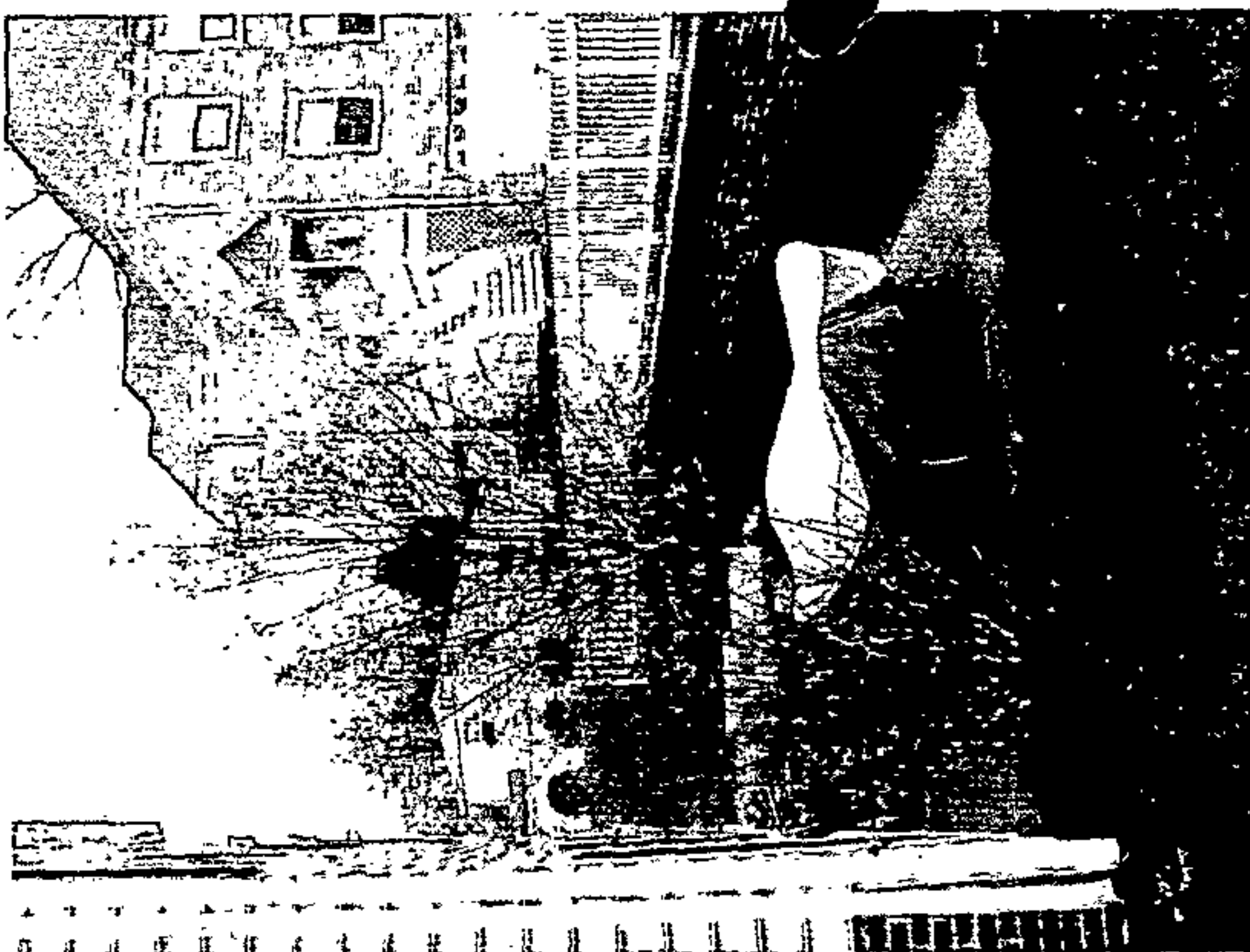
E WOLF AVENUE

CHARTLEY PARK RD

ACE DR

RO

Item # 489



PROPOSED
DECK
LEVEL



WINDOWS CHANGED
TO DOORS

LUCY COURT

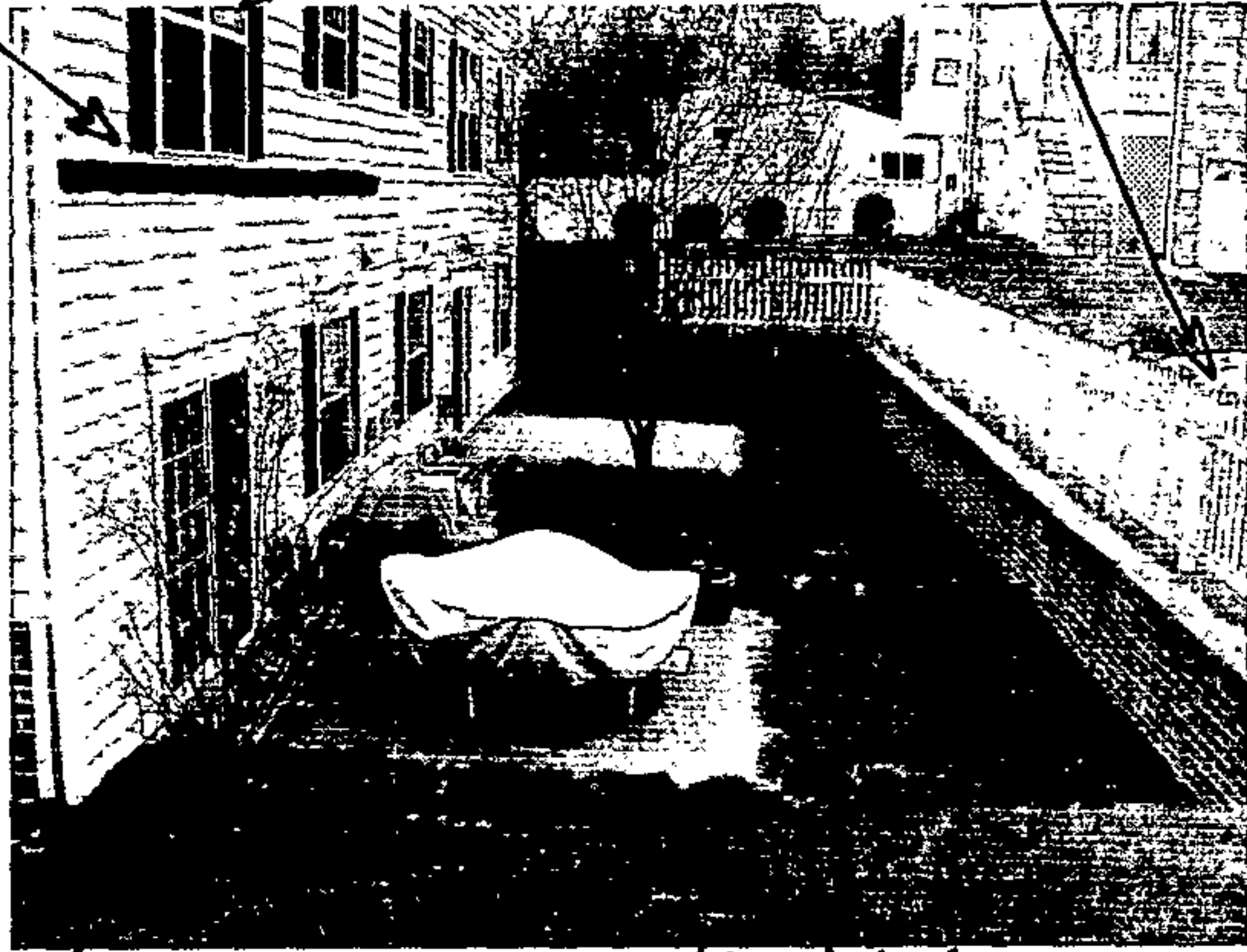
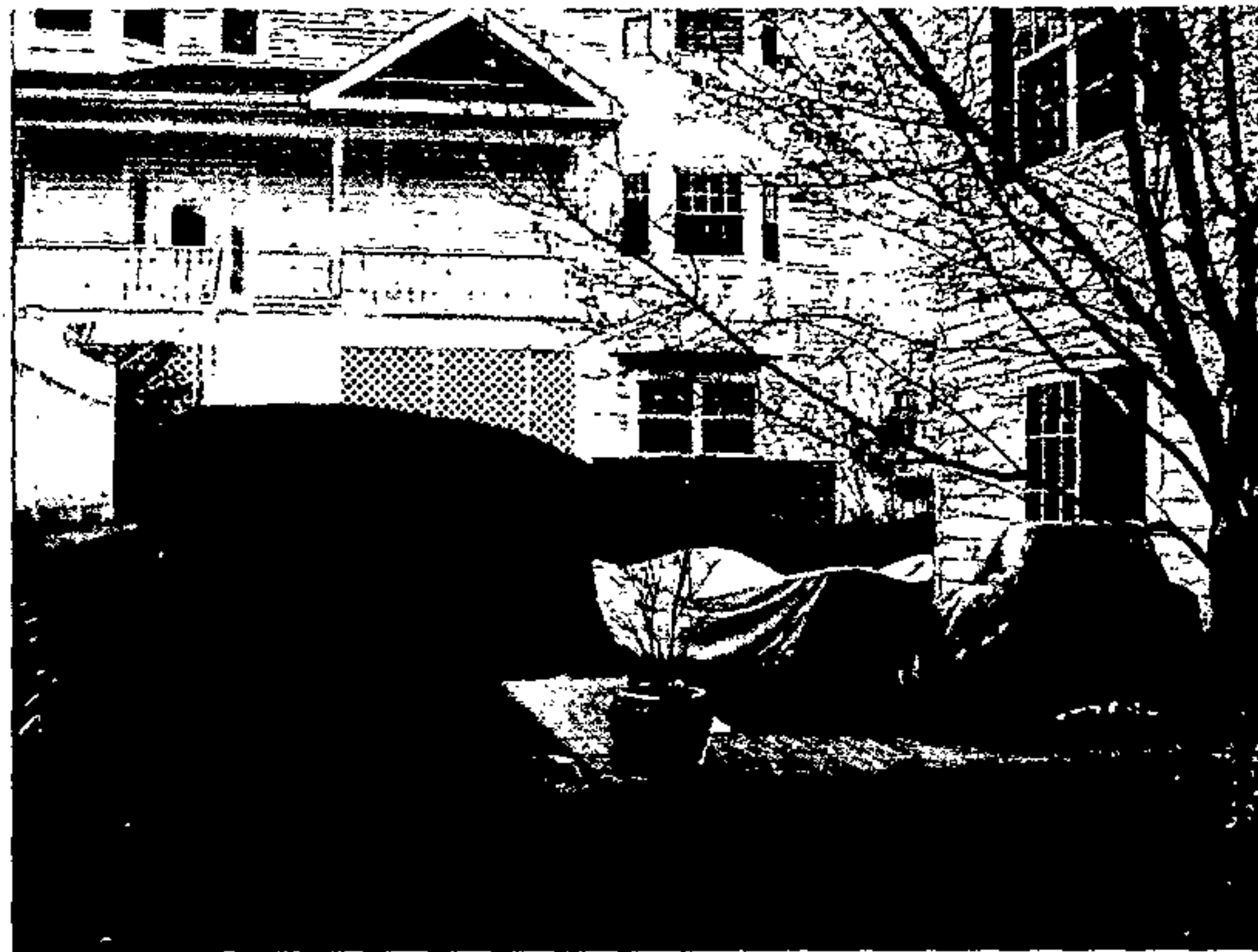


PHOTO SHOWS REAR OF (#50) 6 JOHNSBOROUGH
COURT REISTERSTOWN, MD 21136



Item # 489

ZONING NOTICE

ADMINISTRATIVE VARIANCE

DATE # 07-489-1
TO: PLANT, AN IRON PULVERIZATION FACILITY TO BE
LOCATED ON THE SOUTHWEST CORNER OF THE
INTERSECTION OF 10TH AND 11TH AVENUES, CITY OF
DENVER, COLORADO. DATE: 07-15-1997

PUBLIC HEARING ?

PERSONS WHO OWN OR CONTROL PROPERTY, OR ARE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:00 P.M. ON FRIDAY, MAY 23, 1997.
ADDITIONAL INFORMATION IS AVAILABLE AT
THE ZONING OFFICE, 1000 14TH AVENUE, DENVER, CO 80202.
TEL: 687-3391

OFFICE OF THE CITY CLERK