IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
E/S Southwood Road, 240′ S of Overbrook Road	*	ZONING COMMISSIONER
(6319 Southwood Road)	*	OF
9th Election District 5th Council District	*	BALTIMORE COUNTY
	*	**Case No. 07-573-SPH**
Jasvir Singh Petitioner	*	

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed for the property known as Lot(s) 130, 131 and 132 of the Idlewylde-Section A subdivision. The petition was filed by the owner of the property, Jasvir Singh, through his attorney, Francis X. Borgerding, Jr., Esquire. The Petitioner requests a special hearing to approve a proposed dwelling to be built on the above-noted lot(s) that, when combined, contain less than 20,000 square feet and abut a right-of-way that is less than 30 feet wide (only 25 feet wide) over which the public has an easement of travel, pursuant to Section 102.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and the 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 request were Jasvir Singh, property owner, and Bruce E. Doak, a land surveyor with Gerhold, Cross & Etzel, Ltd., the consultant who reviewed the site plan that accompanied the petition, the subdivision plat and assisted the Petitioner in the preparation of the case, and his attorney, Francis X. Borgerding, Jr., Esquire. There were no Protestants or other interested persons in attendance, however, it is

ORDER RECEIVED FOR FILING
Date 8-10-07
By

pointed that letters of support were received from several adjacent residents who live on Southwood Road, namely, Ethel M. Daniels (6310), Mary Garland Considine (6313) and Josephine V. Dorsey and Elsie V. Robinson (6318).

Testimony and evidence offered revealed that the subject property located south of Regester Avenue and east of York Road, not far from the Baltimore City line, is comprised of three (3) lots, each being 25′ wide x 105′ deep (Lots 130, 131 and 132 of the Idlewylde subdivision) forming a rectangular-shaped parcel. The property on the east side of Southwood Road not far from the Towson area is known as 6319 Southwood. The property contains a gross area of 0.18 acres (or 7,800 square feet), more or less, zoned D.R.5.5 and is presently unimproved; however, has the availability of public water and sewer. The dimension and shape of the property are more particularly shown on the site plan.

As noted above, the Petitioner recently purchased the property in June 2006 and is desirous of developing the lot with a 2-story, single-family dwelling for his own use. As shown on the site plan (Petitioner's Exhibit 1) and Building Elevation (Petitioner's Exhibit 6), the proposed house and attached garage will be 54′ wide x 34′ deep and will meet all setback requirements imposed by the B.C.Z.R. and be compatible with the neighborhood. At issue is a determination that the proposed access to the property is not in conflict with Section 102.4 of the B.C.Z.R. and Section 32-4-409(c) of the Baltimore County Code (B.C.C.). Additionally, Dennis A. Kennedy, P.E., of the Bureau of Development Plans Review, raised concerns in his Zoning Advisory Committee (ZAC) comment which inquired as to whether the Petitioner has the right to burden the existing Southwood Road right-of-way and that he has the right to install and maintain utility pipes in this right-of-way. Section 102.4 provides that "no dwelling shall be built on a lot containing less than 20,000 square feet which does not abut on a right-of-way at

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Date 8-10-07
By

least 30 feet wide over which the public has an easement of travel, except as provided for panhandle lots". (*See* Section 32-4-409 of the B.C.C.).

Mr. Doak testified on behalf of the Petitioner. He pointed out that the right-of-way for Southwood Road, which is illustrated on the plat of Idlewylde (Petitioner's Exhibit 2), was established in 1924. He opined that since this access was previously approved and serves other dwellings and has existed since 1924, the requested approval should be granted, both in accordance with Section 32-4-409(c) of the B.C.C. and Section 102.4 of the B.C.Z.R. He pointed out that this situation is common not only in this neighborhood but in other parts of the County where older subdivisions were platted long before the adoption of the zoning regulations.[1] It is beyond dispute that the Petitioner's property abuts the public access. The plat of Idlewylde shows the right-of-way as established in 1924, access approval could and should be permitted, in accordance with Section 102.4 of the B.C.Z.R. This is the same exact situation used by Ethel M. Daniels (6310), Mary Garland Considine (6313), Josephine V. Dorsey and Elsie V. Robinson (6318) and others who access their properties from Southwood Road from Overbrook Road. In response to Mr. Kennedy's ZAC comment, Mr. Doak submitted Petitioner's Exhibit 5, a Certificate of Title, prepared by Stuart C. Resnick, Esquire, of the law firm of Bouland & Brush, LLC. This certification confirms the Petitioner's right of ingress and egress to and from Southwood Road as well as the owner's reciprocal rights to the bed of the roadway for utilities.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the relief requested is appropriate in this instance and that

[1] Case No. 06-327-SPH involved a prior petition raising similar issues. In that case, W. Carl Richards, Jr., Supervisor of the Zoning Review Office within the Department of Permits and Development Management, appeared and testified that "his office is not concerned about the 30 foot right-of-way width set out in Section 102.4 of the B.C.Z.R. as the width of Bay Drive has been shown on the plat as 25 feet since the 1920's".

ORDER RECEIVED FOR FILING
Date 8-10-07
By

the requirements of Section 102.4 of the B.C.Z.R. will be met. There were no adverse ZAC comments submitted by any County reviewing agency and no one appeared in opposition to the request. As noted above, the proposed dwelling will meet all setback requirements and the concerns raised by the Bureau of Development Plans Review have been properly addressed. Moreover, the proposed development is consistent with others in the neighborhood where access to the homes is provided in a similar fashion and will not adversely impact adjacent properties or the surrounding locale. Thus, I am persuaded that the relief requested is appropriate in this instance and should therefore be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of August 2007, that the Petition for Special Hearing to approve a proposed dwelling to be built on a lot containing less than 20,000 square feet which abuts a right-of-way that is less than 30 feet wide (only 25 feet wide) over which the public has an easement of travel, pursuant to Section 102.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby granted, subject to the following restrictions:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

WILLIAM J. WISEMAN, III
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
Date 8-10-07
By

CERTIFICATE OF POSTING

RE: Case No: 07-573-SPH

Petitioner/Developer:
MR. JASVIR SINGH

Date Of Hearing/Closing: 8/6/07

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 6319 SOUTHWOOD RD.

This sign(s) were posted on July 22, 2007.
(Month, Day, Year)

Sincerely,

Martin Ogle 7/20/07
(Signature of Sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

7/20/07

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: #07-573-SPH
6319 Southwood Road
E/side of Southwood Road, 240 feet south of Overbrook Road
9th Election District - 5th Councilmanic District
Legal Owner(s): Mr. Jasvir Singh

Special Hearing: to approve a proposed dwelling to be built on a lot containing less than 20,000 square feet which abuts a right-of-way that is less than 30 feet wide (only 25 feet) over which the public has an easement of travel, purusant to Section 102.4, BCZR.

Hearing: Monday, August 6, 2007 at 11:00 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.

7/241 July 19 142366

CERTIFICATE OF PUBLICATION

7/19/, 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 7/19/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
6319 Southwood Road; E/S Southwood Rd,		
240' S of Overbrook Road	*	ZONING COMMISSIONER
9th Election 7 5th Councilmanic Districts		
Legal Owner(s): Jasvir Singh	*	FOR
Petitioner(s)		
	*	BALTIMORE COUNTY
	*	07-573-SPH

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

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of July, 2007, a copy of the foregoing Entry of Appearance was mailed to, Francis X. Borgerding, Jr, Esquire, 409 Washington Avenue, Ste. 600, Towson, MD, 21204, , Attorney for Petitioner(s).

RECEIVED
JUL 16 2007
Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

July 10, 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: 07-573-SPH
6319 Southwood Road
E/side of Southwood Road, 240 feet south of Overbrook Road
9th Election District – 5th Councilmanic District
Legal Owners: Mr. Jasvir Singh

Special Hearing to approve a proposed dwelling to be built on a lot containing less than 20,000 square feet which abuts a right-of-way that is less than 30 feet wide (only 25 feet) over which the public has an easement of travel, pursuant to Section 102.4, BCZR.

Hearing: Monday, August 6, 2007, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Francis Borgerding, Jr., 409 Washington Avenue, Ste. 600, Towson 21204
Jasvir Singh, 3811 Offutt Road, Randallstown 21133

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 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
Thursday, July 19,2007 Issue - Jeffersonian

Please forward billing to:
Jasvir Singh
3811 Offutt Road
Randallstown, MD 21133

410-496-1465

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: 07-573-SPH
6319 Southwood Road
E/side of Southwood Road, 240 feet south of Overbrook Road
9th Election District – 5th Councilmanic District
Legal Owners: Mr. Jasvir Singh

Special Hearing to approve a proposed dwelling to be built on a lot containing less than 20,000 square feet which abuts a right-of-way that is less than 30 feet wide (only 25 feet) over which the public has an easement of travel, pursuant to Section 102.4, BCZR.

Hearing: Monday, August 6, 2007, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 07-573-SPH

Petitioner: JASVIR SINGH

Address or Location: 6319 SOUTHWOOD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASVIR SINGH

Address: 3811 OFFUTT ROAD
RANDALLSTOWN MD 21133

Telephone Number: 410-496-1465

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 2, 2007

Francis X. Borgerding, Jr.
409 Washington Avenue, Suite 600
Towson, MD 21204

Dear Mr. Borgerding:

RE: Case Number: 07-573-SPH, 6319 Southwood Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 22, 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
Mr. Jasvir Singh 3811 Offutt Road Randallstown 21133

BLW 8/6
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 26, 2007

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

SUBJECT: 6319 Southwood Road

RECEIVED
JUL 30 2007
BY:

INFORMATION:

Item Number: 7-573

Petitioner: Jasvir Singh

Zoning: DR 5.5

Requested Action: **Special Hearing**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. Building a dwelling on a lot less than 20,000 sq ft which is on a public R/W that is only 25 feet instead of the required 30 feet as per the Baltimore County Zoning Regulations in this case is appropriate because there are other dwellings that are using the same mentioned public R/W and there are no negative impacts being placed on the existing conditions of the subject area.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Reviewed by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

Comments Rec'd:

OP - (attached)
DPR - (attached)
SHA - no comment
Fire - no comment

Posting -
P.C. Appearance

W:\DEVREV\ZAC\7-573.doc

LAW OFFICES
BOULAND & BRUSH, LLC
10025 Governor Warfield Parkway
Suite 400-B
Columbia, Maryland 21044
Telephone (410) 381-5300
Fax (410) 290-7282

Stuart C. Resnick, Esquire
Direct Dial: 410-715-7671
email: sresnick@rgstitle.com

June 5, 2007

Ms. Shakun Singh
c/o Long & Foster Greenspring
10801 Tony Drive
Lutherville, Maryland 21093

Re: 6319 Southwood Road

Dear Ms. Singh:

Enclosed herewith please find a copy of the Certificate of Title for Public Works Review the original of which was delivered to Robin Hurley at the Baltimore County Department of Public Works in Towson, Maryland and our bill for services rendered. Please do not hesitate to call should you have any questions regarding this matter.

Very truly yours,

Stuart C. Resnick

SCR/mos
Enclosures

PETITIONER'S
EXHIBIT NO. 5

LAW OFFICES
BOULAND & BRUSH, LLC
10025 GOVERNOR WARFIELD PARKWAY
SUITE 400 B
COLUMBIA, MARYLAND 21044

TEL: (410)-715-7600
FAX: (410)-715-5879

Stuart C. Resnick, Esquire
sresnick@rgsfountainhead.com
direct dial – (410)-715-7671

June 5, 2007

Department of Public Works
Ms. Robin Hurley
County Office Building
111 West Chesapeake Avenue
Mail Stop 1315
Towson, Maryland 21204

Re: 6319 Southwood Road
Permit No. B647033

Dear Ms. Hurley:

Enclosed herewith please find the Certificate of Title for Public Works Permit Review for the above captioned matter. Please do not hesitate to call should you have any questions regarding this information.

Very truly yours,

Stuart C. Resnick

SCR/mos
Enclosures
cc: Shakun Singh

LAW OFFICES
BOULAND & BRUSH, LLC
10025 Governor Warfield Parkway
Suite 400-B
Columbia, Maryland 21044
Telephone (410) 715-760000
Fax (410) 715-5879

CERTIFICATE OF TITLE FOR PUBLIC WORKS PERMIT REVIEW

To: Department of Public Works
County Office Building
111 West Chesapeake Avenue
Suite 307
Towson, Maryland 21204

Professional Liability Insurance Company:
Company: Admiral Insurance Company
Policy No.: 9703223/1
Limits of Liability: 2M/2M

Certificate of Title for: **6319 Southwood Road**
Baltimore, Maryland 21239

Permit No.: B647033

The undersigned Attorney at Law, duly admitted to practice before the Court of Appeals of Maryland, having an established office at 10025 Governor Warfield Parkway, Suite 400-B, Columbia, Maryland 21044, being familiar with the Land Records, Circuit Court Records, Orphan Court Records and other records of Baltimore County, has examined the aforegoing records, or such of them that may relate to the title and encumbrances thereon, of the land hereinbelow described and certifies to Baltimore County, Maryland that said records disclose the following:

1. The name of the site as it appears on the Permit Review Form:

   6319 Southwood Road (the "Property") comprised of Lot Nos. 130 thru 132, inclusive, as shown on the plat entitled "IDLEWYLDE, SECTION-A" RECORDED IN Plat book W.P.C. No. 7, folio 140 and noted as Parcel No. 128 in Grid 3 on Tax Map 80.

2. The owner of record of the Property appearing from the Assessment Records is:

Jasvir Singh

3. The tax identification number for the Property is:

25-00-000622 in Election District 09

4. Fee simple title to the land comprising the Property is currently vested in:

Jasvir Singh

5. The reference to the deed by which title was acquired is:

LIBER S.M. No. 24359, folio 210

6. The owner of this Property has rights of ingress and egress to and from a public highway to the Property:

Fee simple title to the beds of the roads and alleys throughout the Idlewylde subdivision were specifically reserved by the developer and not dedicated to public use. However, the owners of the lots within the subdivision have an easement by implication giving them the right to use the streets for ingress and egress to a public road. As stated in Boucher v. Boyer 301 Md. 679, 484 A.2d 630 ***absent an express provision to the contrary in the deed, those who purchase a lot with reference to a plat depicting an abutting street acquire a private easement in that street regardless of whether it has been dedicated to the public and accepted by the local government.*** See also Mullan v. Hochman, 157 Md.213, 145 A. 554, where the Court held ***when a grantor subdivides property shown on a plat as bordering street he impliedly covenants that the grantee will have an easement over the street shown on the plat.***

7. Baltimore County has been granted the right to lay, maintain and remove water, water mains, sewer pipes and appurtenances thereto in, under and across Southwood Road under and by virtue of the following:

a. Deed from Cityco Realty Co dated December 26, 1924 and recorded in Liber WPC No. 605, folio 574.

b. Deed from Cityco Realty Co. dated February 16, 1925 and recorded in Liber WPC No. 610, folio 157.

c. Deed from Idlewylde Realty Co. dated December 30, 1926 and recorded in Liber WPC No. 643, folio 395.

d. Deed from Idlewylde Realty Co. dated December 30, 1926 and recorded in Liber WPC No. 643, folio 396.

The rights granted in the above four instruments are in the bed of Southwood Road (as well as in all other streets, avenues, roads and alleys located in the Idlewylde subdivision) which is contiguous to the Property and therefore no "spite" strip exists.

This title certification has been prepared for the limited purpose of identifying the fee simple owner of the above captioned property and for determining what rights, if any, the Property Owner and Baltimore County, Maryland have in the bed of Southwood Road.

Bouland & Brush, LLC

Dated: May 30, 2007

By: _____

Stuart C. Resnick, Esq.
10025 Governor Warfield Parkway
Suite No. 400B
Columbia, Maryland 21044
410-715-7671

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For July 9, 2007
Item No. 07-573

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

We have no objection to granting this provided that a title attorney must certify that this petitioner has the right to burden the existing right-of-way and the right to install and maintain pipes in the right-of-way.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 07-573-07052007.doc

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

SHA
State Highway Administration
Maryland Department of Transportation

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

Date: July 2, 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. 7-573-SPH
6319 Southwood Road
Singh Property
Special Hearing

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-573-SPH.

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

Very truly yours,

Michael P. Bailey

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

SDF/MB

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

July 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 2, 2007

Item Number: 573 through 578 and 580 through 594

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

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

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 26, 2007

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

SUBJECT: 6319 Southwood Road

INFORMATION:

Item Number: 7-573

Petitioner: Jasvir Singh

Zoning: DR 5.5

Requested Action: **Special Hearing**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. Building a dwelling on a lot less than 20,000 sq ft which is on a public R/W that is only 25 feet instead of the required 30 feet as per the Baltimore County Zoning Regulations in this case is appropriate because there are other dwellings that are using the same mentioned public R/W and there are no negative impacts being placed on the existing conditions of the subject area.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Reviewed by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-573.doc

[TRANSFER CONDUCTED WITHOUT BENEFIT OF TITLE EXAMINATION]

THIS DEED IS BEING RECORDED FOR THE SOLE PUROSE OF SEPARATING THE LOTS

QUIT CLAIM DEED

THIS DEED, made this 12 day of August, 2006, by and between **JASVIR SINGH** party of the first part (Grantor), and **JASVIR SINGH**, party of the second part, (Grantee).

WITNESSETH:

That for and in consideration of $0.00 cash in hand paid (including any outstanding mortgage balance) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the party of the first part do hereby release and forever quitclaim unto the party of the second part, in Fee Simple, as Sole Owner, all of that certain lots or parcels of land, with all rights, ways, easements, and improvements thereunto belonging or appurtenant thereto, lying and being situated in **Baltimore** County, Maryland, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT A

ALSO BEING part of the land conveyed to GRANTOR(S) by deed instrument dated June 28, 2006 and further duly recorded in the Land Records of the County aforesaid in Liber 24088, Folio 747.

(Grantees Address: 3811 OFFUTT RD.
(Randallstown, MD 21133
(Tax Map Number: 09-1700011492

The above described property is conveyed subject to all easements, restrictions, and encumbrances of record which legally affect the title to said property.

YUN & KIM, P.C.
11820 PARKLAWN DRIVE
SUITE 140
ROCKVILLE, MD 20852
TEL: 301-770-4710
FAX: 301-770-4711

REVIEWED SDAT
BY 8-4-06 DATE

Further, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland (the "Withholding Law"), the parties of the first part affirm(s) under penalties of perjury and to the best of its knowledge, information and belief that (1) I/We are the transferors of the real property described in this Deed, and (2) The amount of Net Proceeds, or Total Payment for the purpose of the "Withholding Law", is: $0.00.

[A separate Affidavit pursuant to §10-912 shall accompany this Deed Instrument]

WITNESS the following signatures and seals on the day and year first herebefore written.

Jasvir Singh (SEAL)
JASVIR SINGH

STATE OF MARYLAND
Baltimore COUNTY, to-wit:

I, the undersigned Notary Public in and for the State of Maryland, do hereby certify that **JASVIR SINGH**, whose name is signed to the foregoing Deed, has and did personally appear before me and subscribe to the instrument within, acknowledging the same to be a willful and voluntary act.

Given under my hand and seal this 12 day of August, 2006.

My commission expires:
Nov 28, 2009.

(SEAL)
Notary Public

YUN & KIM, P.C.
11820 PARKLAWN DRIVE
SUITE 140
ROCKVILLE, MD 20852
TEL: 301-770-4710
FAX: 301-770-4711

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Attorney

BA CIRCUIT COURT (Land Records) [MSA CE 62-24214] SM 24359, p. 0211. Printed 05/30/2007. Online 09/01/2006.

0024359 212

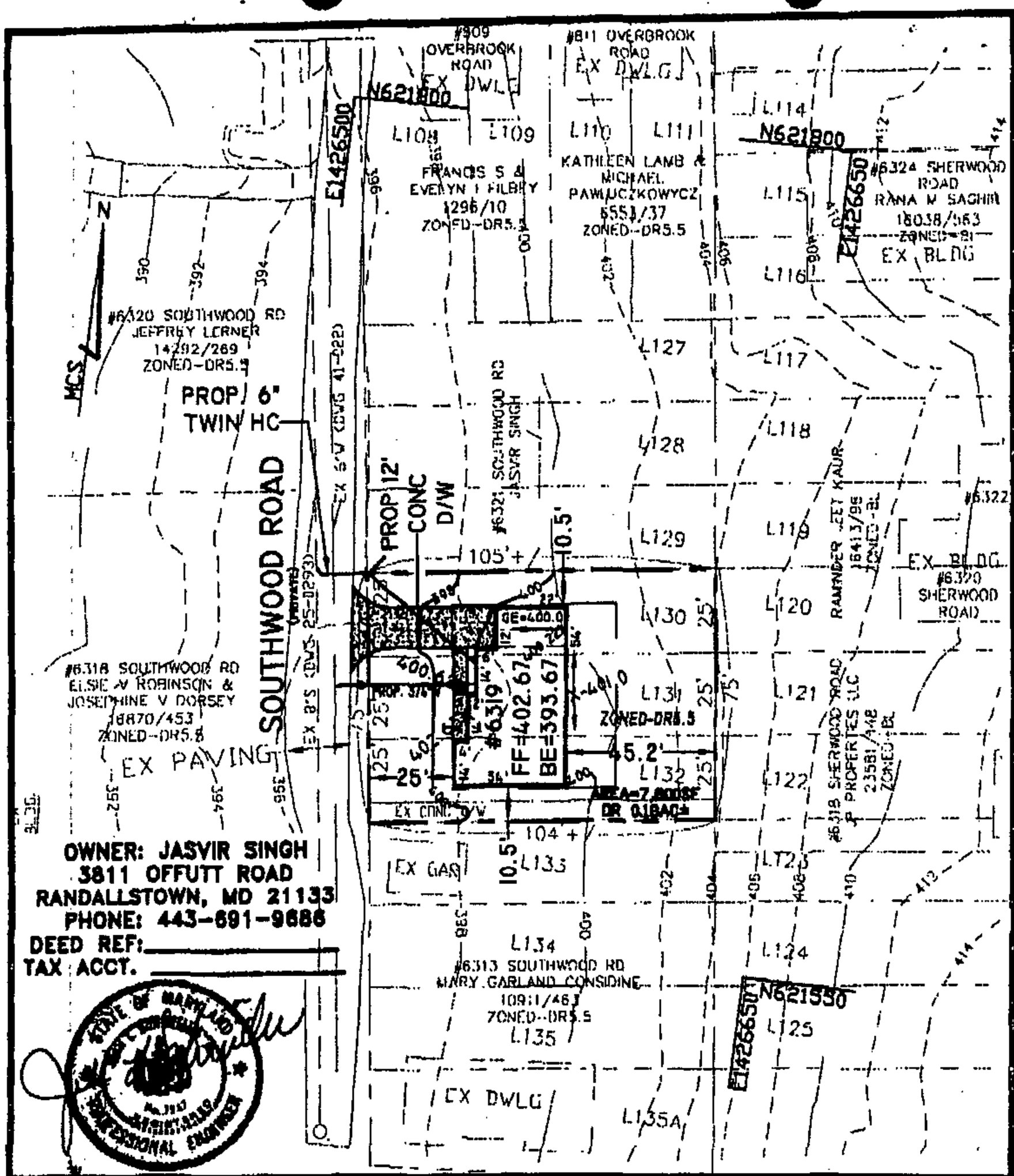
DEED DESCRIPTION
SINGH PROPERTY
LOT 130 THRU LOT 132 INCLUSIVE
PLAT OF IDLEWYLDE
SOUTHWOOD ROAD
JUNE 19, 2006

BEIGINNING FOR THE SAME AT A POINT SOUTHERLY 110 FEET FROM THE POINT OF BEGINNING OF THE FIRST LINE OF THE SECOND PARCEL OF LAND DESCRIBED IN A DEED DATED FEBRUARY 16, 1999 BY AND BETWEEN RICHARD M. CERNAK, ROSE M. CERNAK, RICHARD M. CERNAK JR., CYNTHIA R. BACON, CHERYL R. CERNAK AND ROBERT M. CERNAK PARTIES OF THE FIRST PART AND SHERWOOD PROPERTY LLC PARTY OF THE SECOND PART AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN DEED LIBER 13730 FOLIO 452, SAID POINT BEING AT THE POINT WERE THE DIVISION LINE BETWEEN LOT 129 AND LOT 130 INTERSECT THE 25 FOOT RIGHT OF WAY FOR SOUTHWOOD ROAD AS SHOWN ON A PLAT OF IDLEWYLDE SECTION "A" RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK 7 FOLIO 140, THENCE BINDING ON AND RUNNING WITH THE REMAINDER OF THE FIRST LINE OF THE SECOND PARCEL DESCRIBED IN SAID CERNAK TO SHERWOOD PROPERTY DEED AND BINDING ON AND RUNNING WITH THE EASTERN RIGHT OF WAY LINE OF SOUTHWOOD ROAD AND ALL OF THE WESTERN LINE OF LOT 130 THRU LOT 132 INCLUSIVE AS SHOWN ON THE AFOREMENTIONED PLAT OF IDLEWYLDE SECTION "A" SOUTHERLY 75 FEET TO THE DIVISION LINE BETWEEN LOT 132 AND LOT 133 ON THE AFOREMENTIONED PLAT, THENCE BINDING ON AND RUNNING WITH THE DIVISION LINE BETWEEN LOT 132 AND LOT 133 ON SAID PLAT EASTERLY 104 FEET MORE OR LESS TO THE BEINNING OF THE THIRD LINE OF THE SECOND PARECL OF THE CERNAK TO SHERWOOD PROPERTY DEED, THENCE BINDING ON THE PART OF SAID THIRD NORTHERLY 75 TO THE DIVISON LINE BETWEEN LOT 129 AND LOT 130 AS SHOWN ON THE AFOREMENTIONED PLAT OF IDLEWYDE, THENCE LEAVING SAID THIRD LINE AND BINDING ON AND RUNNING WITH THE DIVISION LINE BETWEEN LOT 130 AND LOT 129 WESTERLY 105 FEET MORE OR LESS TO THE PLACE OF BEGINNING

BEING ALL OF LOT 130 THRU LOT 132 AS SHOWN ON A PLAT OF IDLEWYLDE RECORDED IN BALTIMORE COUNTY, MARYLAND IN PLAT BOOK 7 FOLIO 140 AND PART OF THE SECOND PARCEL DESCRIBED IN A DEED DATED FEBRUARY 16, 1999 BY AND BETWEEN RICHARD M. CERNAK, ROSE M. CERNAK, RICHARD M. CERNAK JR., CYNTHIA R. BACON, CHERYL R. CERNAK AND ROBERT M. CERNAK PARTIES OF THE FIRST PART AND SHERWOOD PROPERTY, LLC PARTY OF THE SECOND PART AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN DEED LIBER 13730 FOLIO 45[illegible]

ALSO BEING PART OF THE LAND DESCRIBED IN A CONVEYANCE BETWEEN SHERWOOD PROPERTY, LLC PARTY OF THE FIRST PART AND JASVIR SINGH PARTY OF THE SECOND PART IN JUNE OF 2006 RECORDED IN BALTIMORE COUNTY, MARYLAND AND NOT YET ASSIGNED A LIBER AND FOLIO NUMBER BY THE COUNTY

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



LAND DEVELOPMENT DESIGN TEAM
2102 MAISEL STREET
BALTIMORE, MD 21230
PHONE: 410-800-4819

LOT GRADING PLAN

IDLEWYLDE WPC 7-140, LOTS #130-132
#6319 SOUTHWOOD ROAD
BALTIMORE, MD 21239

SCALE: 1"=40' DATE: JUNE 29, 2006
BALTIMORE COUNTY, MD ELECTION DISTRICT: 9C5

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

0024359 211

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore County

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

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

Space Reserved for Circuit Clerk Recording Validation

TRN FD SURE $ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Rcpt# BA05 Rcpt # 98136
SVC LL Blk # 2497
AUG 23, 2006 11:22 am

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

☒ Deed / Deed or Trust ☐ Mortgage / Lease ☐ Other ☐ Other

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: Auto claim self to self
State Transfer:
County Transfer: to minor sub-divide

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 0
Any New Mortgage	$ 0
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value:	$

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

Renewed By SDAT

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20	$
Surcharge	$ 20	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
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 ☐ (5)
9	17-00-011492	24000/747			

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

Location/Address of Property Being Conveyed (2): South Good Rd.

Other Property Identifiers (if applicable): Lot 130 – 132

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): Jasvir Singh

Doc. 2 - Grantor(s) Name(s):

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): Jasvir Singh

Doc. 2 - Grantee(s) Name(s):

New Owner's (Grantee) Mailing Address:

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: Ryan Dominguez
Firm: Realogan Title & Escrow
Address: 11820 Parklawn Dr Suite 180
Rockville MD 20852 Phone: (301) 770-4710

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

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

Assessment Information

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

Assessment Use Only - Do Not Write Below This Line

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

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

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

REMARKS:

TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND

☐ COUNTY TRANSFER TAX
Per _____ Sec 33-139

☒ RECORDATION TAX
Per _____ CP ART 12-108

Date 08-23-06

Space Reserved for County Validation

BA CIRCUIT COURT (Land Records) (MSA CE 60-2421-1) SM 24359 p. 0214 Printed 08/30/2007 Online 08/01/2006

Distribution: *White - Clerk's Office*
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

act of said Corporation
M.S. Milton Shrock
Notary Public
and approved as to form and legal suf-
ficiency this 30 day of January 1925
E. J. Cook
Approved Counsel to County
H. E. Nalden Commissioners of
Chief Sanitary Engineer Baltimore County
Recorded January 31, 1925 at 4 Pm. Test
Ted. H. Cole Clerk

1186 V 4 | City Realty Co. et al. Deed to County Commissioners of Balto. Co. | This Deed made this 26th day of December in the year nineteen hundred and twenty four by the City Realty Company of Baltimore City and The Idlewyld Realty Company both corporations of the State of Maryland of the first part unto the County Commissioners of Baltimore County a municipal corporation of the State of Maryland party of the second part. | ROADS

DELIVERED PER TICKET APR 4 1925

For Release see Liber 1718 Fol. 166

Witness the parties of the first part desire and have requested that the party of the second part shall construct and maintain in the beds of Wakeford Road from Sherwood Avenue to the eastern line of Wakeford Road and Regester Avenue, Beechwood Road from Wakeford Road to St. Albans Road, St. Albans Road from Beechwood Road to Sherwood Road, Sherwood Road from St. Albans Road to Regester Avenue, Cuilwood Road from Wakeford Road to Arran Road, Arran Road from Sherwood Road to Wakeford Road, Wakeford Circle from Wakeford Road to and including the Wakeford Circle, Ackland Road from Arran Road to Regester Avenue, Regester Avenue from Sherwood Road to the East property line

BALTIMORE COUNTY CIRCUIT COURT (Land Records) 08/22/2003.

Idlewylde Drive from Regester avenue to the South property line.

The above references are to the plat of Idlewylde Section "A" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 140 on May 31st, 1924 as amended by the plat of Eastwood Road dated August 1928 and recorded herewith Print #1 of 356-A. water mains or supply pipes for the usual purposes for which such pipes are constructed and maintained and subject to all provisions, conditions and regulations under which the said party of the second part does now construct and maintain such pipes and see such provisions conditions and regulations as may hereafter be adopted and established by the said party of the second part it being intended that the supply pipes to be constructed in the said beds of the said streets as above set forth may in the discretion of said party of the second part be connected with any other water main or supply pipe now existing or hereafter to be constructed or laid by said party of the second part and the said party of the second part is willing to comply with the said requirements upon the execution and delivery hereof.

Now Therefore This Deed Witnesseth, That in consideration of the premises and of the sum of $1.00 paid by the party of the second part to the parties of the first part, the receipt whereof is hereby acknowledged the said parties of the first part do grant unto the party of the second part its successors and assigns the right and privilege of constructing, laying and maintaining a water main or supply pipe in through, along over or under the said beds of the said streets, above described and referred to, and to connect

the same with any other supply pipes now existing or hereafter to be constructed or laid by said party of the second part and also the right and privilege of repairing, altering, repairing or removing the said mains or pipes whenever the said party of the second part through its Chief Sanitary Engineer or other properly constituted agent or agents shall deem it desirable to do so, also to connect the said supply pipes with any and all dwellings or other structures or properties of every description in which a supply of water may be desired and with any fire plug now existing, as well as such as may hereafter be erected and to supply water therefrom for any and all purposes for which the said party of the second part may desire to supply the same and for any and all the aforesaid purposes the said parties of the first part do grant unto the said party of the second part and its agents, the right and privilege of entering upon the said beds of the said streets as often as they may deem and think fit and all things which they may deem necessary or desirable to effect any or all the purposes above specified, it being the intention of the parties hereto that for all the said purposes the party of the second part shall have all the rights and privileges in the aforesaid beds of the said streets which it would have if it were the owner thereof in fee simple, it being understood nevertheless that neither the execution hereof nor anything herein contained shall be regarded as a dedication of the beds of the aforesaid streets to public use, except for the purposes hereinbefore set forth, and shall the

BALTIMORE COUNTY CIRCUIT
08/22/2003.

delivery of this deed and acceptance thereof be regarded as the acceptance of any dedication of the bed of said streets heretofore made except for the purposes herein set forth it being the intention of the parties hereto that except in so far as necessarily altered for the purposes herein expressly provided for the rights of all persons and corporations in the bed of said streets shall after delivery hereof continue the same as though this instrument had never been executed.

Witness the corporate seal of the Cityco Realty Company of Baltimore City and the signature of John J. Hurst, the President thereof and corporate seal of The Idlewylde Realty Company and the signature of Harry E. Gilbert the President thereof the day and year first above written.

Test: — Cityco Realty Company of Baltimore City (Corporate seal) By John J. Hurst. President

E. H. Colburn

Test: — The Idlewylde Realty Company (Corporate seal) By Harry E. Gilbert President

E. H. Colburn

State of Maryland.
Baltimore City. to wit:-

I hereby certify that on this 16th day of December in the year nineteen hundred and twenty-four before me the subscriber a Notary Public of the State of Maryland in and for the city aforesaid personally appeared John J. Hurst President of the Cityco Realty Company of Baltimore City and Harry E. Gilbert President of The Idlewylde Realty Company the grantors in the foregoing deed and each acknowledged the said deed to be the act of the said bodies corporate

Witness my hand and Notarial seal.
E. H. Coelhan
Notary Public
Notarial seal. Approved as to form and legality
this 30th day of December
1914.
E. J. Cook
Approved
Counsel to the Board
E. E. Wachter
Commissioner of
Chief Sanitary Engineer Baltimore County.
Recorded January 21, 1915 at 4 Pm. T. E. rd.
Per Thos. P. Cole Clerk.

1465 R.S. $1.00	Allen H. Kunkel to Deed to William Beyer to

This Deed made this nineteenth day of January in the year one thousand nine hundred and twenty five by and between Allen H. Kunkel and Bertha E. Kunkel his wife, Grantors of Baltimore City in the State of Maryland of the first part and William Beyer and Eva Beyer his wife Grantees of the same place of the second part.

Witnesseth that in consideration of the sum of five dollars and other valuable considerations, the receipt whereof is hereby acknowledged, the said Allen H. Kunkel and Bertha E. Kunkel his wife do grant and convey unto the said William Beyer and Eva Beyer his wife as tenants by the entireties, their heirs and assigns in fee simple, all those three lots of ground situate, lying and being in Baltimore County in the State aforesaid and described as follows, that is to say -

All those lots which are designated and known as lots numbered 159, 160, 161 as laid down and shown on a Plat of California Grove, filed among the Land Records of Baltimore County in

DEL. PER TICKET JUN 5 1937

BALTIMORE COUNTY CIRCUIT COURT
08/22/2003

State of Maryland Baltimore County Sct.
I Hereby Certify that on this 9th day of February A.D. 1925 before me the subscriber a Notary Public of the State of aforesaid in and for the County aforesaid personally appeared William Porter Grantor and acknowledged the foregoing Deed to be his act and Deed. Witness my hand and notarial seal.

Anton H. Hukes
Notary Public.

Anton H. Hukes Notary Public Baltimore Co. Md.

Recorded Feby 24, 1925 at 2:30 P.M. per E. Lane
Per William P. Cole Clerk

14946 Belyco Realty Co Deed To County Commissioners of Baltimore County

DELIVERED PER TICKET JUN 2 1925

Know All Men By These Presents That the Belyco Realty Company, Corporation of the State of Maryland, in consideration of One Dollar the receipt of which is hereby acknowledged by these presents release, assign and claim, grant and convey unto the County Commissioners of Baltimore County a municipal corporation of the State of Maryland its successors and assigns the right to lay maintain and remove sewer pipes through, upon and across Annie Avenue, Linda Alley, Right of Way Reservations or Property of the Grantor herein situated in Pikesville as follows.

Beginning at manhole #4 in Windsor Road and running thence northerly 3 feet West of the Eastern boundary line of Lots 10 and 11 and parallel thereto 128 feet more or less to the Southern boundary line of Lots 29 & 30 thence Westerly along the Southern boundary line of Lots 29 to 30 100 feet to a point 3 feet West of East boundary line of Lot 26 thence northerly 3 feet West of East boundary line of Lot A26 and parallel thereto & still northerly across Annie Avenue Road and in Maplewood Road 457 feet more or less to a point 2 feet North of the South property line of Lot A56 thence running easterly 2 feet North of the southern boundary line of Lot A56 a distance of 133 feet more or less to the Eastern boundary line of said Lot beginning at the Southern boundary

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-610] WPC 610, p. 0157. Printed 05/22/2007. Image available as of 08/22/2003

line of Lot #14 and at a distance of 5 feet East of the Western boundary line thence northerly and parallel thereto a distance of 144 feet more or less to a manhole on Lots #67-68 thence southerly at a distance of 5 feet north of the southern boundary line and parallel thereto a distance of 50 feet more or less to #69 and #70 beginning at a manhole at the intersection of Waterford and Southwood Roads thence running southerly in Southwood Road a distance of 420 feet more or less beginning at a manhole in Waterford Road at its intersection with Southwood Road thence running southerly in Southwood Road a distance of 400 feet more or less beginning at a manhole on the Eastern boundary line of Lot #2062 thence running westerly in a reservation a distance of 120 feet more or less to a manhole on Lots #2049-50 thence running northwesterly and at a distance of 5 feet southwest of the northeastern boundary line of Lots #2049 to #2045 and parallel thereto a distance of 126 feet more or less beginning at the intersection of Annabelle Road and the Westernmost boundary line of Idlewyld and running thence easterly in Annabelle Road 285 feet more or less and

72,356 A.

Being the property described on the attached hereto and made a part of this agreement

And does Grant the said County Commissioners of Baltimore County its successors and assigns all the rights and privileges within aforesaid Right of way or bed of Ave. Alleys Reservations or streets which they would have if they were the owners thereof in fee simple x

It being understood nevertheless that neither the execution hereof nor anything herein contained shall be regarded as a dedication of the bed of Reservation Alley or streets to public use except for the purpose herein set forth nor shall the delivery of the deed and acceptance thereof be regarded as the acceptance of any dedication of the bed of said Reservation Alley or streets hereinabove except for the

15563
A.J.
13.50
DEL. PER TICKET MAR

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-610) WPC 610, p. 0158 Prince 05/22/2007. image available as of 08/22/2003.

purpose herein set forth it being the intention of the parties hereto that if still in so far as necessary shall be altered for the purpose herein expressly provided for the rights of all persons and corporations in the bed of said Reservoir Alley or Slip shall after delivery hereof continue the same as though this instrument had never been executed.

Witness the corporate seal of the Belgravia Realty Company and the signature of John J. Hurst its President this 16th day of February A.D. 1925.

H. B. Jones
Secretary

Belgravia Realty Company of Baltimore City Incorporated 1910.

Belgravia Realty Company of Baltimore City.
By John J. Hurst (Seal)
President

State of Maryland
Baltimore City to wit:

I Hereby Certify that on this 16th day of February in the year Nineteen hundred and twenty five before me the subscriber a Notary Public of the State of Maryland in and for Baltimore City aforesaid personally appeared John J. Hurst President of the Belgravia Realty Company the grantor in the aforegoing deed and he acknowledged the said deed to be the act of said body corporate.

Edward H. Colburn
Notary Public

E. H. Colburn Notary Public Baltimore City

Approved as to form and legal sufficiency this 19th day of February 1925.

E. J. Cook
Counsel to County Commissioners
Baltimore County

Approved:
A. E. Walden Chief Sanitary Engineer

Recorded Feby 24 1925 at 4 15 P.M. Examined
per William P. Cole Clerk

DEL. PER TICKET MAR

15563	Harry Andrew Pugh	This Deed Made this 4th
A.S.	and wife	day of March in the year
1/3.00	Deed To	one thousand nine hundred and
	Harry A. Schultz	twenty five by and between
	and wife	Harry Andrew Pugh and
	Lillian M. Pugh his	Lillian M. Pugh his wife of Baltimore County and

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-610] WPC 610, p. 0159. Printed 05/22/2007. Image available as of 08/22/2003.

And the said The Inter-City Land Company doth hereby constitute and appoint John J McCracken to be its attorney in its name and as its act to acknowledge this deed before anyone legally authorized to take such acknowledgement

As Witness the corporate seal of said body corporate and the signature of Howard C Knott the President thereof

Signed sealed and delivered in the presence of — Howard C Knott

(Corporate Seal)

WmPurnell Hall
Secretary

State of Maryland City of Baltimore Sct

I Hereby Certify That on this 31st day of December in the year 1926 before me the subscriber a Notary Public of the State of Maryland in and for the City of Baltimore aforesaid personally appeared John J McCracken the attorney named in the foregoing Deed and by virtue and in pursuance of the authority therein conferred on him acknowledged the said Deed to be the act of the said The Inter City Land Company

As Witness my hand and Notarial Seal

Helen H Prince
Notary Public

(Notarial Seal)

Recorded April 11 1927 at 3.30 P M and Exd Per William P Cole Clerk

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27396
Idlewylde Realty Co
Deed to
County Commissioners

This Deed Made this 30th day of December in the year one thousand nine hundred and twenty six by and between The Idlewylde Realty Company a body corporate of the State of Maryland of the first part and the County Commissioners of Baltimore County a body corporate of the State aforesaid of the second part

Witnesseth that in consideration of the sum of Five Dollars and otherngood and valuable considerations the receipt of which is hereby acknowledged the said The Idlewylde Realty Company a body corporate doth grant and convey unto the said County Commissioners of Baltimore County a body corporate its successors and assigns all the water mains owned by The Idlewylde Realty Company a body corporate in the Development known as Idlewylde in Baltimore County in all the streets roads avenues and drives also the right to lay maintain and remove any or all mains valves and appurtenances now located in all of the streets roads avenues drives and alleys now in the Development of Idlewylde and shown on Plat #24356 recorded with a conveyance of a right of way in the roads of Idlewylde made this day and recorded or intended to be recorded prior to the recording of this deed

To Have and to Hold the said Water mains and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said County Commissioners of Baltimore County a body corporate its sucessors and assigns

And the said party of the first part hereby covenants that it has not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that it will warrant specially the property granted and that it will execute [illegible] assurances of the same as may be requisite

[illegible] seal of the said The [illegible]

DEL. PER TICKET JUN 20 1927

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-643) WPC 643 p. 0395 Printed 05/21/2007. Image available as of 01/18/2006

Test
William S Levy

The Idlewylde Realty Company a body corporate (Corporate Seal)
By Harry E Gilbert President

State of Maryland Baltimore City to wit

I Hereby Certify That on this 30th day of December in the year one thousand nine hundred and twenty six before me the subscriber a Notary Public of the State of Maryland in and for Baltimore City aforesaid personally appeared Harry E Gilbert President of The Idlewylde Realty Company a body corporate the above named grantor and he acknowledged the foregoing Deed to be the act of the said The Idlewylde Realty Company

As Witness my hand and Notarial Seal

William S Levy
Notary Public

(Notarial Seal)

Approved Jan 3 1927 A E Walden C E

Approved as to form and legal sufficiency

E J Cook
Counsel County Commissioners Baltimore County

Apr 7 1927

Recorded April 11 1927 at 4.15 P M and Exd Per William P Cole Clerk

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27397
Idlewylde Realty Co
Deed to
County Commissioners

KNOW ALL MEN BY THESE PRESENTS That The Idlewylde Realty Company a body corporate of the State of Maryland in consideration of One Dollar the receipt of which is hereby acknowledged by these presents release assign quit claim grant and convey unto the County Commissioners of Baltimore County a municipal corporation of the State of Maryland its sucessors and assigns the right to lay maintain and remove water and sewer pipe or pipes through in under and across all the roads in Idlewylde as shown on Plat No 24356 recorded in Plat Book 7 Folio 141 in February 1924 and any roads that may hereafter be constructed on the development of Idlewylde

And does grant the said County Commissioners of Baltimore County its successors and assigns all the rights and privileges in the aforesaid right of way or bed of said streets which they would have if they were the owner thereof in fee simple it being understodd neverthe-less that neither the execution hereofnor anything herein contained shall be regarded as a dedication of the bed of said streets to public use except for the purpose herein set forth nor shall the delivery of this deed and acceptance thereof be regarded as the acceptance of any dedication of the bed of said streets heretofore made except for the purpose herein set forth it being the intention of the parties hereto that except in so far as necessarily altered for the purpose herein expressly provided for the rights of all persons and corporations in the bed of said streets shall after delivery hereof continue the same as though this instrument had never been executed

Witness the corporate seal of the said The Idlewylde Realty Company and the signature of its President Harry E Gilbert

Test
William S Levy

The Idlewylde Realty Company (Corporate Seal)
By Harry E Gilbert Pres

State of Maryland Balto City to wit

I Hereby Certify That on this 30th day of December in the year nineteen twenty six

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-643] WPC 643, p. 0396. Printed 05/23/2007. Image available as of 01/18/2006.

The Idlewylde Realty Company a body corporate (Corporate Seal)
By Harry E Gilbert President

Test
William S Levy

State of Maryland Baltimore City to wit

I Hereby Certify That on this 30th day of December in the year one thousand nine hundred and twenty six before me the subscriber a Notary Public of the State of Maryland in and for Baltimore City aforesaid personally appeared Harry E Gilbert President of The Idlewylde Realty Company a body corporate the above named grantor and he acknowledged the foregoing Deed to be the act of the said The Idlewylde Realty Company

As Witness my hand and Notarial Seal

William S Levy
Notary Public

(Notarial Seal)

Approved Jan 3 1927 A E Walden C E

Approved as to form and legal sufficiency

E J Cook
Counsel County Commissioners Baltimore County

Apr 7 1927

Recorded April 11 1927 at 4.15 P M and Exd Per William P Cole Clerk

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27597
Idlewylde Realty Co
Deed to
County Commissioners

KNOW ALL MEN BY THESE PRESENTS That The Idlewylde Realty Company a body corporate of the State of Maryland in consideration of One Dollar the receipt of which is hereby acknowledged by these presents release assign quit claim grant and convey unto the County Commissioners of Baltimore County a municipal corporation of the State of Maryland its sucessors and assigns the right to lay maintain and remove water and sewer pipe or pipes through in under and across all the roads in Idlewylde as shown on Plat No 24356 recorded in Plat Book 7 Folio 141 in February 1924 and any roads that may hereafter be constructed on the development of Idlewylde

And does grant the said County Commissioners of Baltimore County its successors and assigns all the rights and privileges in the aforesaid right of way or bed of said streets which they would have if they were the owner thereof in fee simple it being understood neverthe-less that neither the execution hereofnor anything herein contained shall be regarded as a dedication of the bed of said streets to public use except for the purpose herein set forth nor shall the delivery of this deed and acceptance thereof be regarded as the acceptance of any dedication of the bed of said streets heretofore made except for the purpose herein set forth it being the intention of the parties hereto that except in so far as necessarily altered for the purpose herein expressly provided for the rights of all persons and corporations in the bed of said streets shall after delivery hereof continue the same as though this instrument had never been executed

Witness the corporate seal of the said The Idlewylde Realty Company and the signature of its President Harry E Gilbert

Test
William S Levy

The Idlewylde Realty Company (Corporate Seal)
By Harry E Gilbert Pres

State of Maryland Balto City to wit

I Hereby Certify That on this 30th day of December in the year nineteen twenty six

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-849) WPC 6-18, p. 0396 Printed 05/21/2007. Image available as of 01/18/2006.

Deed and he acknowledged the said Deed to be the act of the said Idlewylde Realty Company a body corporate

William S Levy

(Notarial Seal) Notary Public

Approved as to form and legal sufficiency this 7 day of April 1927

E J Cook

Approved Counsel to County Commissioners of Baltimore County

A E Walden

Chief Sanitary Engineer

Recorded April 11 1927 at 4/15 P M and Exd Per William P Cole Clerk

---

27417

Walter C Kaufman & Wf

Lease to

Charles H Rosenberger

Charles H Rosenberger 3/2/44

This Lease Made this 12th day of April in the year one thousand nine hundred and twenty seven between Walter C Kaufman and Addie Kaufman his wife of Baltimore County State of Maryland of the first part and Charles H Rosenberger and Florence M Rosenberger his wife of the second part of Baltimore City State of Maryland

Witnesseth That the said Walter C Kaufman and Addie Kaufman his wife in considera- of the rent hereinafter expressed to be paid to lease unto the said Charles H Rosenberger and Florence M Rosenberger his wife their executors administrators and assigns all that lot of ground and premises situate lying and being in the 13th Dist of Baltimore County aforesaid and described as follows to wit Beginning for the same on the south-east side of Wilkins Avenue at the distance of five hundred feet northeasterly from an iron bar planted at the intersection of the southeast side of Wilkins Avenue with the east side of the Old Maiden's Choice Road and running thence along the southeast side of Wilkins Avenue northeasterly fifty feet thence at right angles to Wilkins Avenue southeasterly one hundred and forty feet thence parallel with Wilkins Avenue southwesterly fifty feet and thence northwesterly one hundred and forty feet to the place of beginning

Being a part of all that parcel of ground which by deed dated February 2 1920 and recorded among the Land Records of Baltimore County in Liber W P C No 520 folio 272 was granted and conveyed by Theresia Goebel widow to the said Walter C Kaufman

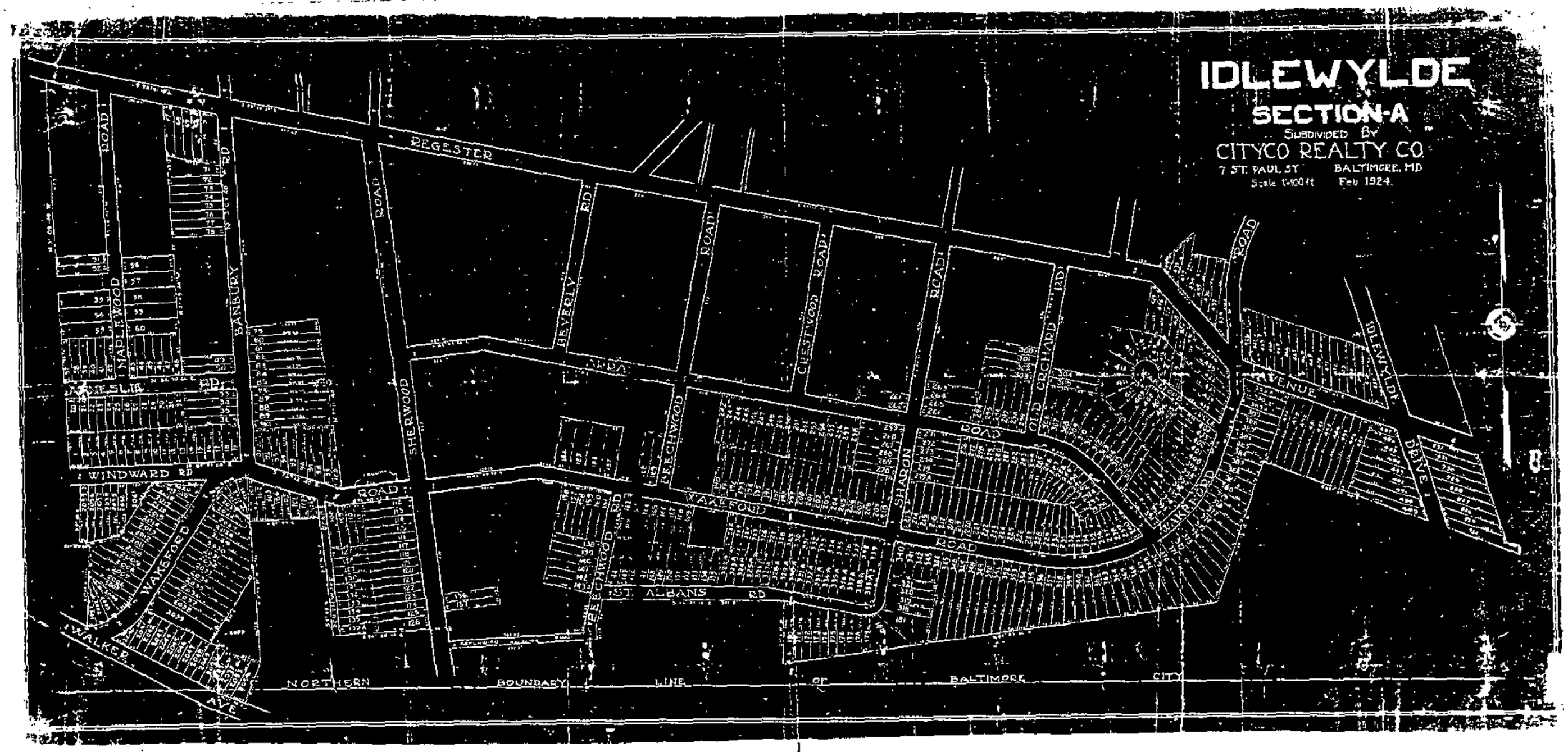
And it is mutually agreed and understood between the parties hereto that the said property is conveyed subject to the following covenants limitations restrictions and conditions to wit

1 No dwelling shall be erected upon plans and specifications being first approved in writing by the grantors no house of the flat roof type shall be erected no house shall project beyond the building line as established The minimum cost of the dwelling erected thereon is to be $5000.00

2 No other building than a dwelling shall be erected except pursuant to a waiver signed by the grantor or his heirs and assigns setting forth location and constructions which waiver for stable or garage will not be granted until dwelling is completed

3 The grantors reserve the right to enter upon the herein described lot at any time prior to the erection of a dwelling thereon and at any time to enter along the back line thereon and at any time to enter along the back line thereto to therein install and maintain or license others to install and maintain wire and apparatus above or below the [illegible] electric light or telephone or both for general use

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-613) WPC 643, p. 0397 Printed 05/21/2007. Image available as of 03/10/2006



PB WPC 7/140 & 141

Westminster II

ENHANCED PLAN

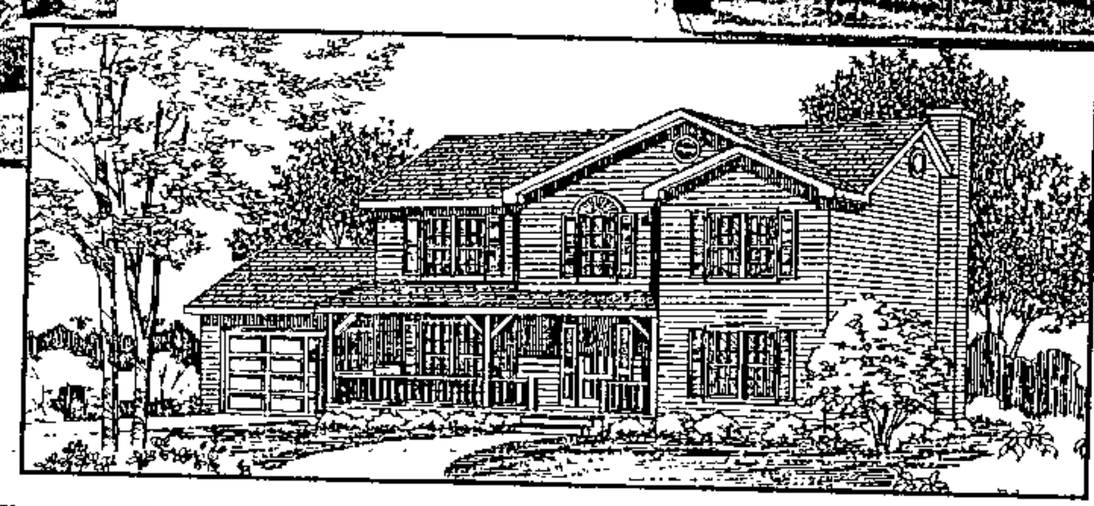
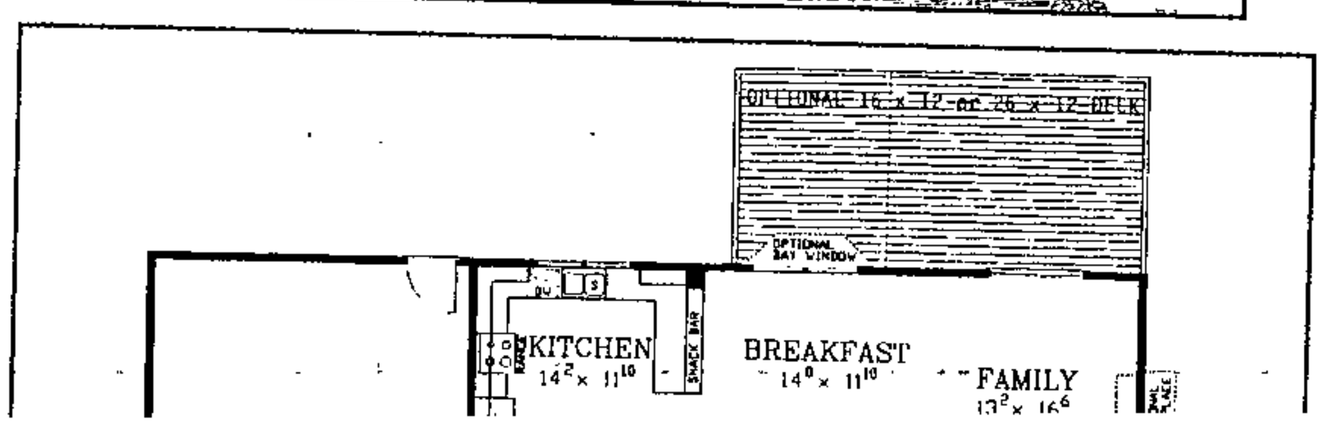


Photo or artist rendering may vary from actual plan.

Total living area:
2,588 sq. ft.



Improve the basic value plan with your choice of these options:

- Two-Car Attached Garage (20' x 22')

ENHANCED PLAN

PETITIONER'S EXHIBIT NO. 6

August 3,2007
William Wiseman
Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson MD 21204

Re : Zoning Hearing for Case # 07-573-SPH

Dear Mr. Wiseman,

I am in support of the petition filed by the Singhs for a dwelling to be built on a lot less than 20,000 square feet abutting a road with a right of way of less than 30 feet. I live on Southwood Road and support his efforts to build a house at 6319 Southwood Road.

Sincerely,

Josephine Dorsey
Elsie Robinson

Address- 6318 Southwood Road
Baltimore
MD 21239

PETITIONER'S
EXHIBIT NO. 7e

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007c2)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 09 **Account Number** - 0918475100

Owner Information

Owner Name:	ROBINSON ELSIE V DORSEY JOSEPHINE V	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	6318 SOUTHWOOD RD BALTIMORE MD 21239-1542	**Deed Reference:**	1) /16870/ 453 2)

Location & Structure Information

Premises Address
6318 SOUTHWOOD RD

Legal Description
LT WS SOUTHWOOD RD
6318 SOUTHWOOD RD
213 S OVERBROOK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
80	9	90						2	Plat Ref:

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2002	1,728 SF	13,715.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land	38,670	63,670		
Improvements:	133,300	173,250		
Total:	171,970	236,920	215,270	236,920
Preferential Land:	0	0	0	0

Transfer Information

Seller: ROBINSON CHARLES W	**Date:** 09/26/2002	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** /16870/ 453	**Deed2:**
Seller: ROBINSON WILLIAM E	**Date:** 09/14/1966	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** / 4671/ 322	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

August 3,2007
William Wiseman
Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson MD 21204

Re : Zoning Hearing for Case # 07-573-SPH

Dear Mr. Wiseman,

I am in support of the petition filed by the Singhs for a dwelling to be built on a lot less than 20,000 square feet abutting a road with a right of way of less than 30 feet. I live on Southwood Road and support his efforts to build a house at 6319 Southwood Road.

Sincerely,

Mary Garland Considine

Address- 6313 Southwood Road
Baltimore
MD 21239

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007c2)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 09 **Account Number** - 2200022236

Owner Information

Owner Name:	CONSIDINE MARY GARLAND	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	6313 SOUTHWOOD RD BALTIMORE MD 21239-1549	**Deed Reference:**	1) /10911/ 463 2)

Location & Structure Information

Premises Address
6313 SOUTHWOOD RD

Legal Description
.417 AC LTS133-135A
6313 SOUTHWOOD RD ES
IDLEWYLDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
80	3	128			A		133	2	Plat Ref: 7/ 140

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1946	813 SF	18,159.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land	39,780	64,780		
Improvements:	57,890	63,490		
Total:	97,670	128,270	118,070	128,270
Preferential Land:	0	0	0	0

Transfer Information

Seller: HEARN WILLIAM A OHARA SUSAN KELLY		**Date:** 01/19/1995	**Price:** $104,000
Type: IMPROVED ARMS-LENGTH		**Deed1:** /10911/ 463	**Deed2:**
Seller:		**Date:**	**Price:**
Type:		**Deed1:**	**Deed2:**
Seller:		**Date:**	**Price:**
Type:		**Deed1:**	**Deed2:**

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

August 3,2007
William Wiseman
Zoning Commissioner of Baltimore County
401 Bosley Avenue
Towson MD 21204

Re : Zoning Hearing for Case # 07-573-SPH

Dear Mr. Wiseman,

I am in support of the petition filed by the Singhs for a dwelling to be built on a lot less than 20,000 square feet abutting a road with a right of way of less than 30 feet. I live on Southwood Road and support his efforts to build a house at 6319 Southwood Road.

Sincerely,

Esther M. Hanicak
6310 Southwood Rd.

Address- 6310 Southwood Road
Baltimore
MD 21239

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007c2)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 09 **Account Number** - 0918474830

Owner Information

Owner Name:	COVERDALE RUTH	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	6310 SOUTHWOOD RD BALTIMORE MD 21239-1542	**Deed Reference:**	1) /14328/ 531 2)

Location & Structure Information

Premises Address
6310 SOUTHWOOD RD

Legal Description
LT WS SOUTHWOOD RD
6310 SOUTHWOOD RD
300 S OVERBROOK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
80	2	170						2	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1901	1,128 SF	14,352.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	WOOD SHINGLE

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land	38,830	63,830		
Improvements:	26,720	29,980		
Total:	65,550	93,810	84,390	93,810
Preferential Land:	0	0	0	0

Transfer Information

Seller: COVERDALE RUTH M	**Date:** 02/28/2000	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** /14328/ 531	**Deed2:**
Seller: ROBINSON RUTH M	**Date:** 10/29/1984	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** / 4531/ 459	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

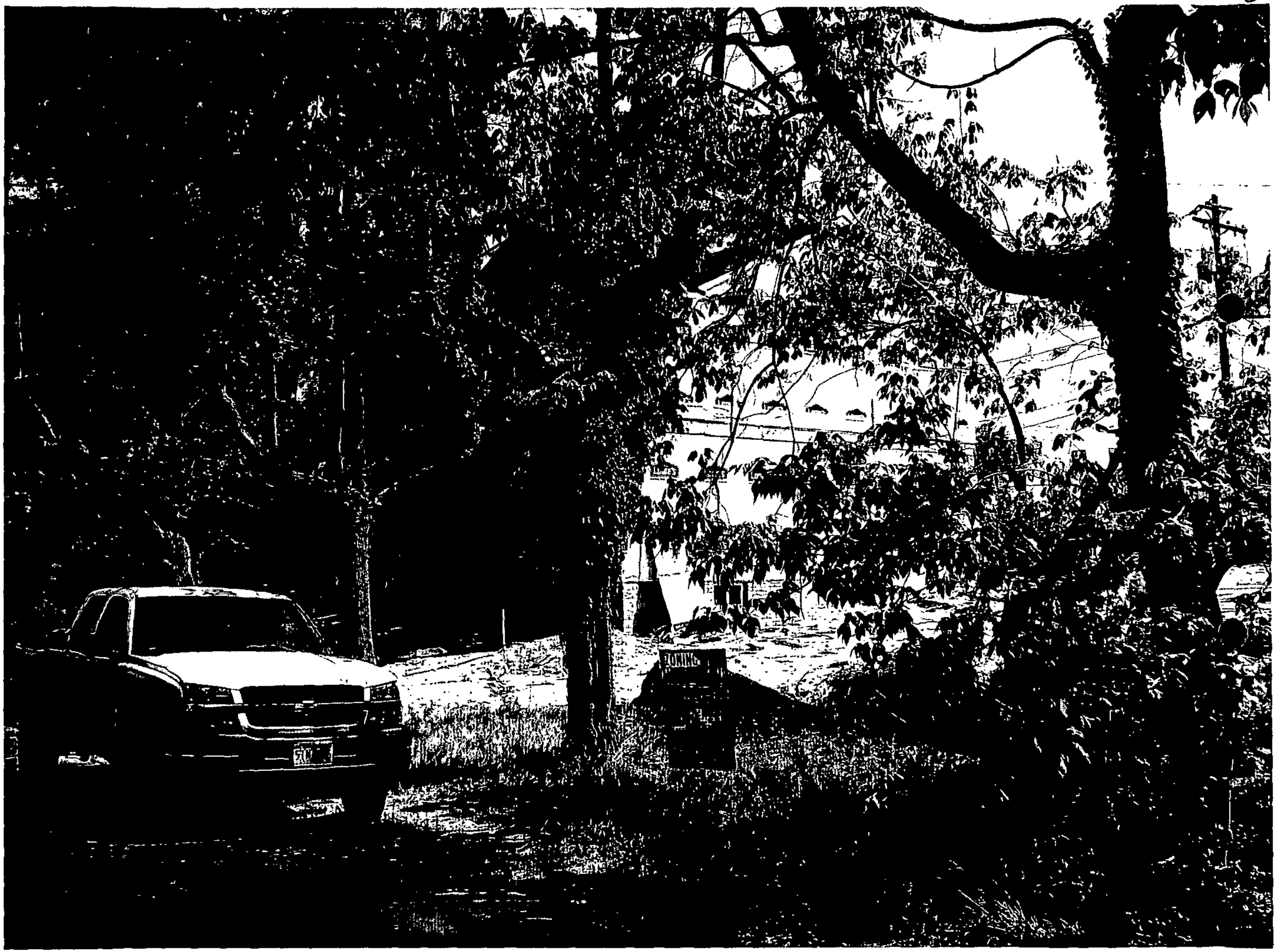
Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

(A)


PARKING

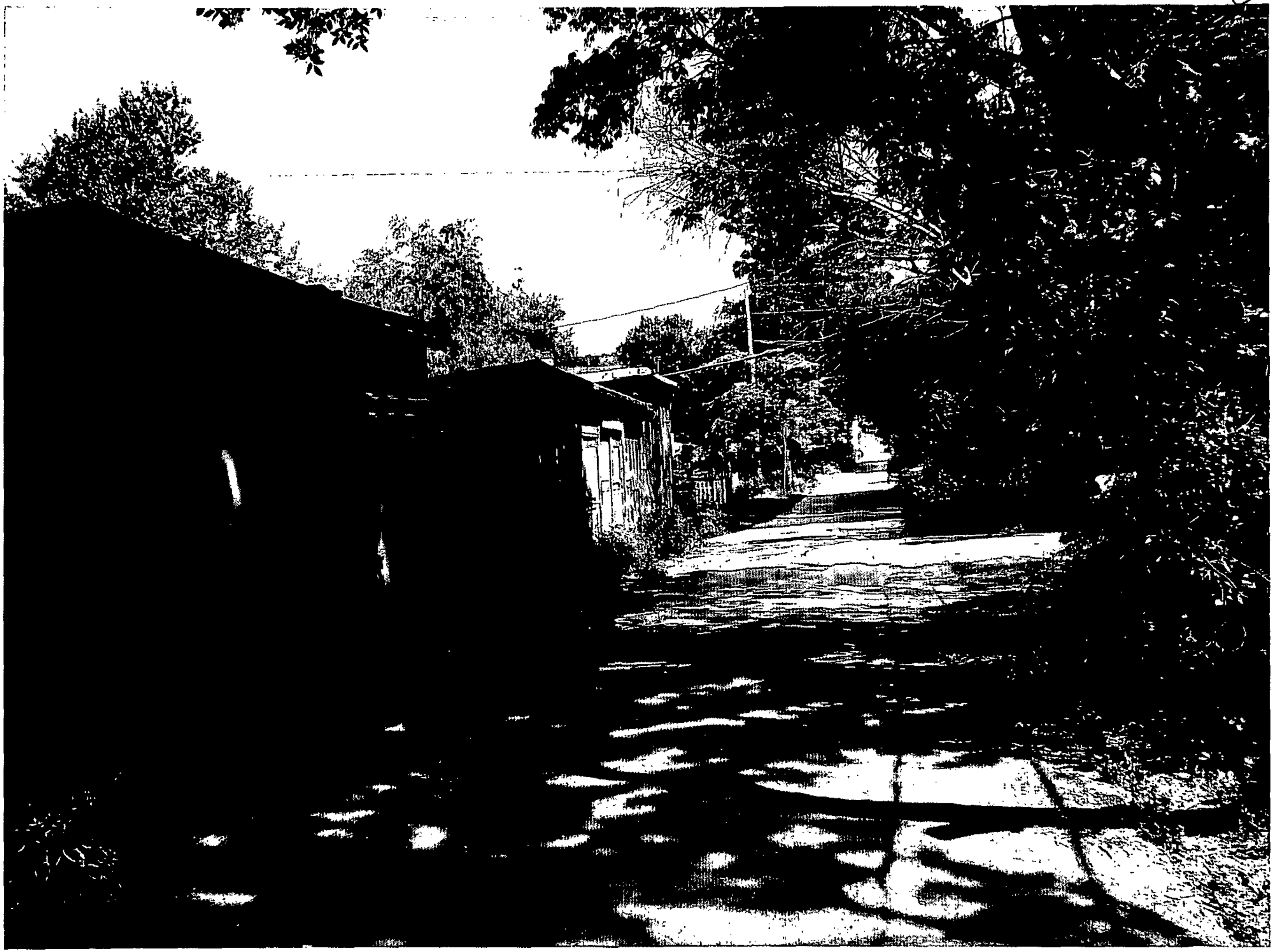
LOWE'S
LOWE'S
LOWE'S
LOWE'S

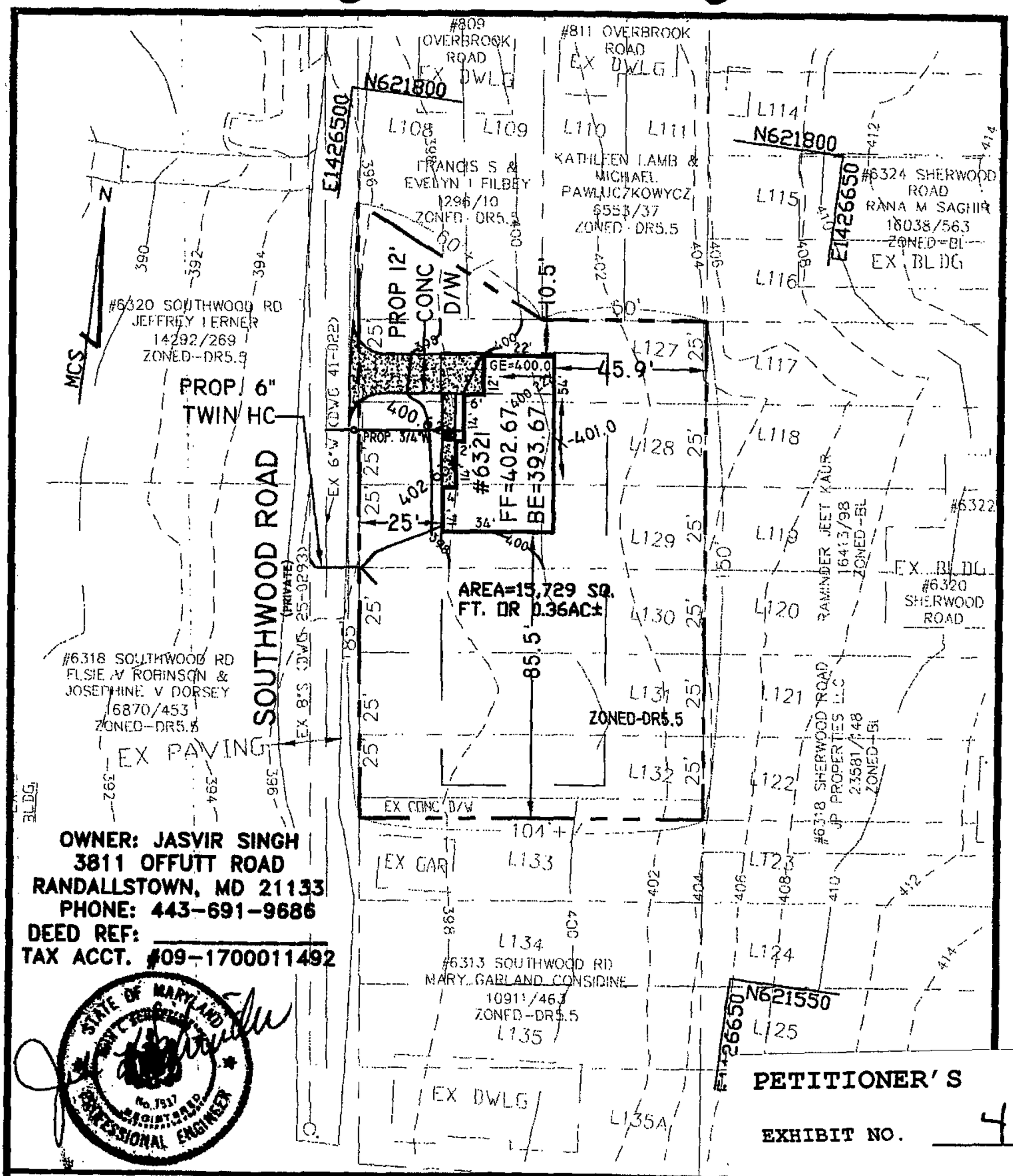
ZONING NOTICE

Existing Alley
Privately Owned

F
ADT

616





OWNER: JASVIR SINGH
3811 OFFUTT ROAD
RANDALLSTOWN, MD 21133
PHONE: 443-691-9686
DEED REF: _____
TAX ACCT. #09-1700011492

STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER — No. 7517

PETITIONER'S

EXHIBIT NO. 4

LAND DEVELOPMENT
DESIGN TEAM
2102 MAISEL STREET
BALTIMORE, MD 21230
PHONE: 410-800-4819

LOT GRADING PLAN

IDLEWYLDE WPC 7-140, LOTS PT #108 & 109, #127-132
#6321 SOUTHWOOD ROAD
BALTIMORE, MD 21239

SCALE: 1"=40'
BALTIMORE COUNTY, MD

DATE: JUNE 29, 2006
ELECTION DISTRICT: 9C5

Case No.: 07-573-SPH 6319 SOUTHWOOD RD

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	SUB DIVISION PLAT	
No. 3	PHOTO'S - ATTACH I WITH PLAT TO ACCOMPANY	
No. 4	GRADING PLAN FOR 6321 SOUTHWOOD RD	
No. 5	TITLE CERTIFICATION ATTACHED DEEDS	
No. 6	PROPOSED ELEVATION BRICK FRONT	
No. 7	LETTERS OF SUPPORT	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLEASE PRINT CLEARLY

CASE NAME Singh
CASE NUMBER 07-573-SPH
DATE 8/06/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Bruce Doak	320 E. Towsontown Blvd.	Towson Md 21286	
Gerhold Cross & Etzel			
Jasvir Singh	3811 Offutt Rd	Randallstown MD 21133	
Francis X. Borgerding Jr.	404 Washington Ave Suite 600	Towson, Md 21204	

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

August 10, 2007

WILLIAM J. WISEMAN III
Zoning Commissioner

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: **PETITION FOR SPECIAL HEARING**
E/S Southwood Road, 240' S of Overbrook Road
(6319 Southwood Road)
9th Election District - 5th Council District
Jasvir Singh - Petitioner
Case No. 07-573-SPH

Dear Mr. Borgerding:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has 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: Jasvir Singh, 3811 Offutt Road, Randallstown, Md. 21133
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Suite 100, Towson, Md. 21286
People's Counsel; Development Review Committee, DPDM; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6319 SOUTHWOOD RD
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a proposed dwelling to be built on a lot containing less than 20,000 square feet which abuts a right of way that is less than 30 feet wide (only 25 feet wide) over which the public has an easement of travel, pursuant to Section 1B02.4, B.C.Z.R.

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

Legal Owner(s):

MR. JASVIR SINGH
Name - Type or Print

Jasvir Singh
Signature

Name - Type or Print

Signature

3811 OFFUTT ROAD — 410-496-1465
Address — Telephone No.

RANDALLSTOWN — MD — 21133
City — State — Zip Code

Attorney For Petitioner:

Francis X. Borgerding, Jr.
Name - Type or Print

Signature

Company

409 Washington ave suite 800 — 410/296-6820
Address — Telephone No

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Same as above
Name

Address — Telephone No

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP **Date** 6/22/07

Case No. 07-573-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 8-10-07
By DW

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6319 SOUTHWOOD RD

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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:

Francis X. Borgerding, Jr.
Name - Type or Print

Signature

Company

Suite 600
409 Washington Ave (410) 296-6820
Address — Telephone No

Towson MD 21204
City — State — Zip Code

Legal Owner(s):

MR. JASVIR SINGH
Name - Type or Print

Jasvir Singh
Signature

Name - Type or Print

Signature

3811 OFFUTT ROAD 410-496-1465
Address — Telephone No.

RANDALLSTOWN MD 21133
City — State — Zip Code

Representative to be Contacted:

Same as above
Name

Address — Telephone No

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 6/22/07

Case No. 07-573-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 8-10-07
By DW

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6319 SOUTHWOOD ROAD
which is presently zoned DR 5.5

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Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Francis X. Borgerding, Jr.
Name - Type or Print

X
Signature

Company

409 Washington Ave, Suite 600 410-296 6820
Address Telephone No

Towson, Md. 21204
City State Zip Code

Legal Owner(s):

MR. JASVIR SINGH
Name - Type or Print

Jasvir Singh
Signature

Name - Type or Print

Signature

3811 OFFUTT ROAD 410-496-1465
Address Telephone No.

RANDALLSTOWN MD 21133
City State Zip Code

Representative to be Contacted:

Same as above
Name

Address Telephone No

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 6/22/07

Case No. 07-573-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 8-10-07
By DW

Zoning Description to Accompany Special Hearing

Zoning Description for 6319, Southwood Road, Baltimore MD 21239.

Beginning at a point on the east side of Southwood Road which is twenty-five feet wide at the distance of two hundred and forty feet southerly from the southwest side of the centerline of the nearest improved intersecting street Overbrook Road which is sixty feet wide. Being section #A in the subdivision of IDLEWYLDE as recorded in the Baltimore County Plat Book W.P.C #7, Folio #140, containing 7,800 square feet or 0.18 acres. Also known as 6319, Southwood Road and located in 9C5 Election District.

07-573-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 00919

Date: 6/22/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00
							Total:	65.00

Rec From: Jasvir Singh

For: SPECIAL HEARING - 6319 SOUTHWOOD ROAD
07-573-SPH (SINGH)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/22/2007	6/22/2007	08:22:34	4

006 BALRTH BOREM KXH
RECEIPT # 577426 6/22/2007 OFLH
Dept 5 520 ZONING VERIFICATION
000919
Rcpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

810
Overbrook Rd
806
807
807
809
809
811
811
6328
6328
6324
6324
6324
BL
6324
DR 5.5
Southwood Rd
6322
6322
6320
6320
6318
POB
6318
SITE
6318
6318
6310
6313
0
0
CB
0
6313
6313
080B

Baltimore County - My Neighborhood

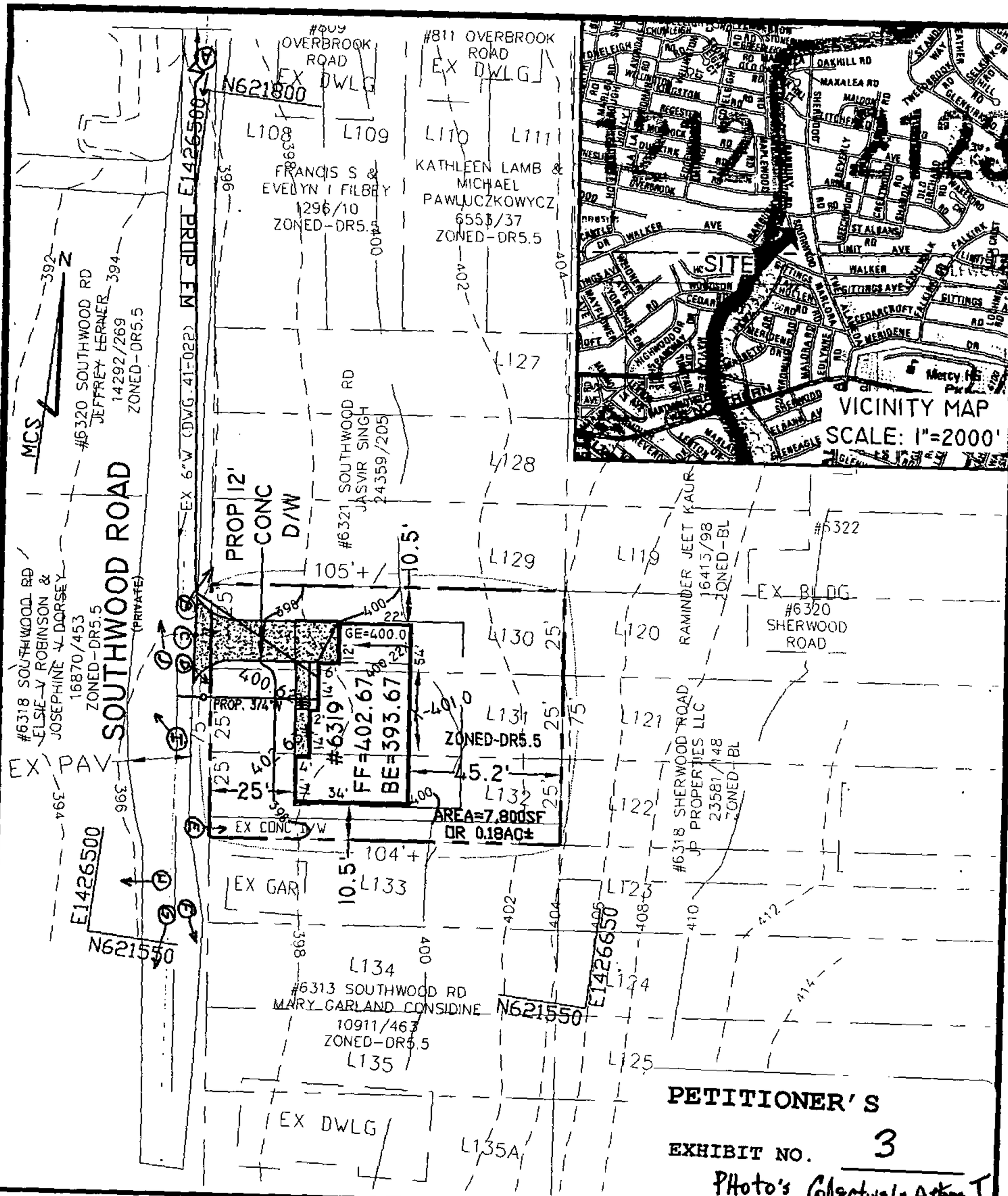
TAX ACCT.
2500000-622

IDLEWYLDE WPC 7-140
#6319 SOUTHWOOD ROAD
BALTIMORE, MD 21239

Copyright (C) 2005 Baltimore County, Maryland

0 — 0.18mi

07-573-SPH



PETITIONER'S

EXHIBIT NO. 3

Photo's Collectively A thru J

OWNER: JASVIR SINGH
3811 OFFUTT ROAD
RANDALLSTOWN, MD 21133
PHONE: 443-985-6776
DEED REF: 24359/210
TAX ACCT. 2500000-622

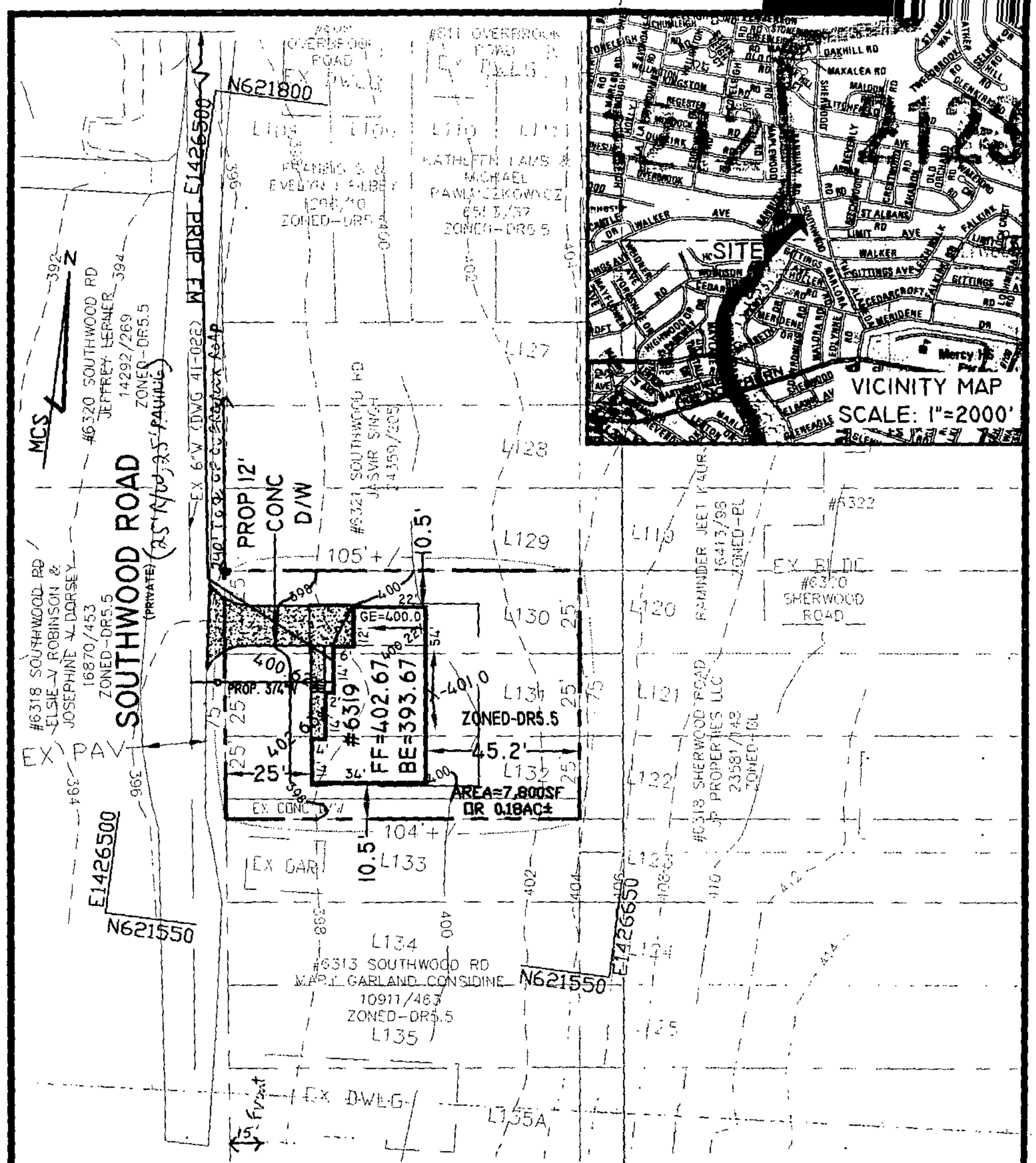
PLAT TO ACCOMPANY SPECIAL HEARING

IDLEWYLDE WPC 7-140, LOTS #130-132
#6319 SOUTHWOOD ROAD
BALTIMORE, MD 21239

SCALE: 1"=40'
BALTIMORE COUNTY, MD

DATE: MAY 29, 2007
ELECTION DISTRICT: 9C5

PLAN TO ACCOMPANY PHOTOGRAPHS



OWNER: JASVIR SINGH
3811 OFFUTT ROAD
RANDALLSTOWN, MD 21133
PHONE: 443-985-6776
DEED REF: 24359/210
TAX ACCT. 2500000-622

PLAT TO ACCOMPANY SPECIAL HEARING

IDLEWYLDE WPC 7-140, LOTS #130-132
#6319 SOUTHWOOD ROAD
BALTIMORE, MD 21239

SCALE: 1"=40' DATE: MAY 29, 2007
BALTIMORE COUNTY, MD ELECTION DISTRICT: 9C5

LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 5th

1"=200' SCALE MAP # 080B1

ZONING DR 5.5

LOT SIZE .18 ACREAGE 7,800 SQUARE FEET

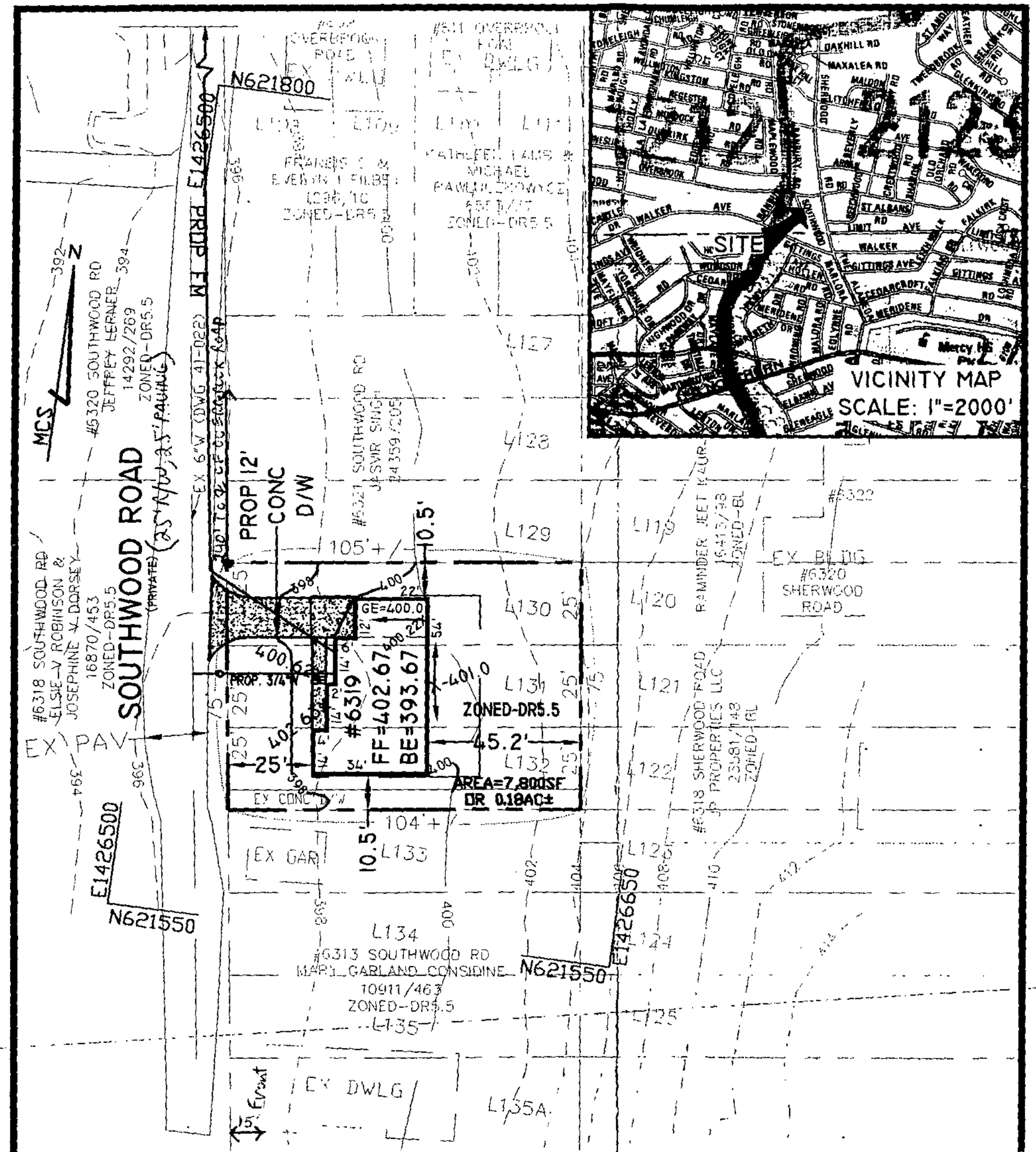
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JNP	573	07-573-SPH



OWNER: JASVIR SINGH
3811 OFFUTT ROAD
RANDALLSTOWN, MD 21133
PHONE: 443-985-6776
DEED REF: 24359/210
TAX ACCT. 2500000-622

PLAT TO ACCOMPANY SPECIAL HEARING

IDLEWYLDE WPC 7-140, LOTS #130-132
#6319 SOUTHWOOD ROAD
BALTIMORE, MD 21239

SCALE: 1"=40'
BALTIMORE COUNTY, MD

DATE: MAY 29, 2007
ELECTION DISTRICT: 9C5

LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 5th

1"=200' SCALE MAP # 080B1

ZONING DR 5.5

LOT SIZE .18 ACREAGE 7,800 SQUARE FEET

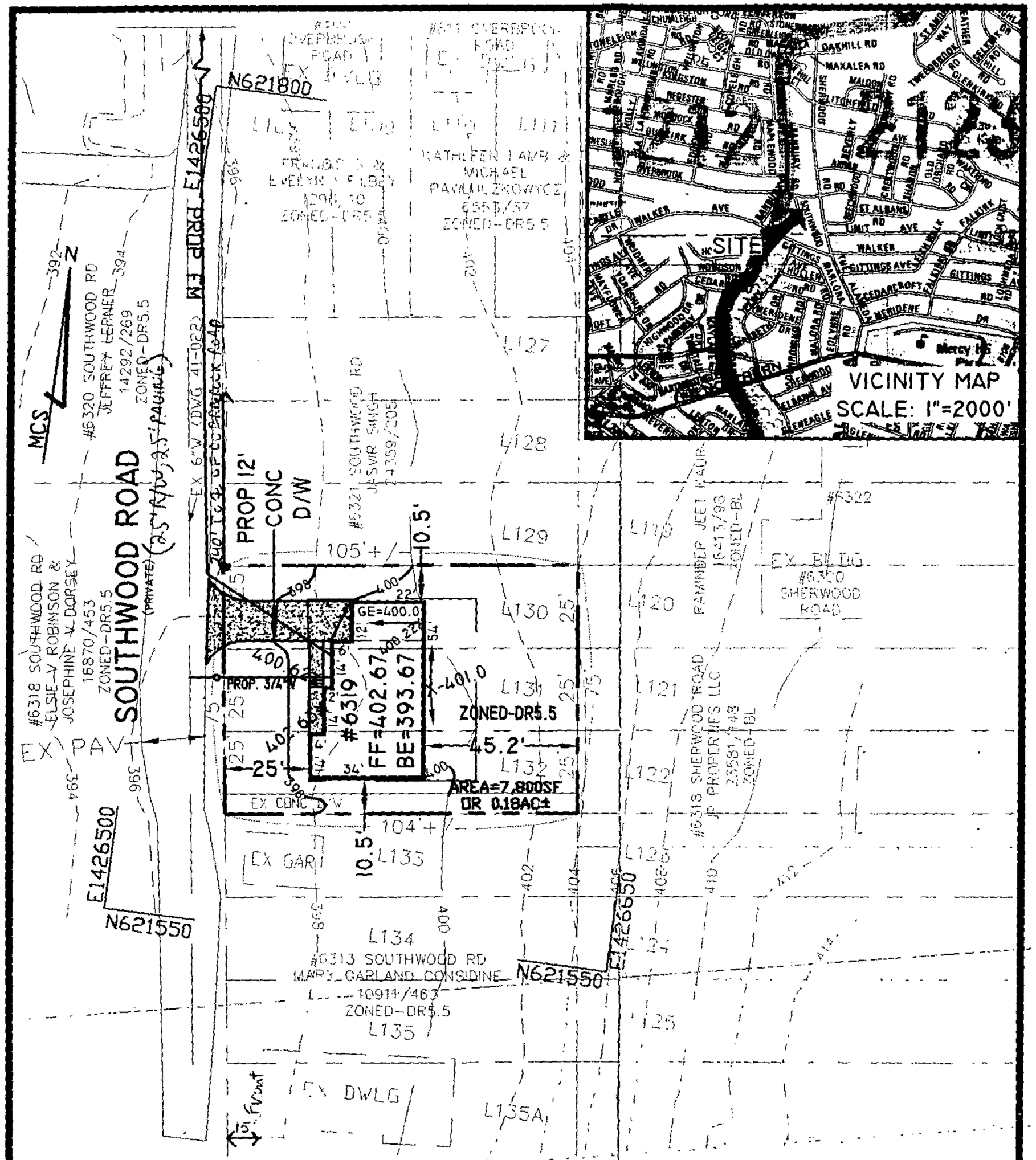
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JNP	573	07-573-SPH



OWNER: JASVIR SINGH
3811 OFFUTT ROAD
RANDALLSTOWN, MD 21133
PHONE: 443-985-6776
DEED REF: 24359/210
TAX ACCT. 2500000-622

PLAT TO ACCOMPANY SPECIAL HEARING

IDLEWYLDE WPC 7-140, LOTS #130-132
#6319 SOUTHWOOD ROAD
BALTIMORE, MD 21239

SCALE: 1"=40'
BALTIMORE COUNTY, MD

DATE: MAY 29, 2007
ELECTION DISTRICT: 9C5

PETITIONER'S
EXHIBIT NO. 1

LOCATION INFORMATION

ELECTION DISTRICT 9th
COUNCILMANIC DISTRICT 5th
1"=200' SCALE MAP # 08031
ZONING DR 5.5
LOT SIZE .18 ACREAGE 7,800 SQUARE FEET

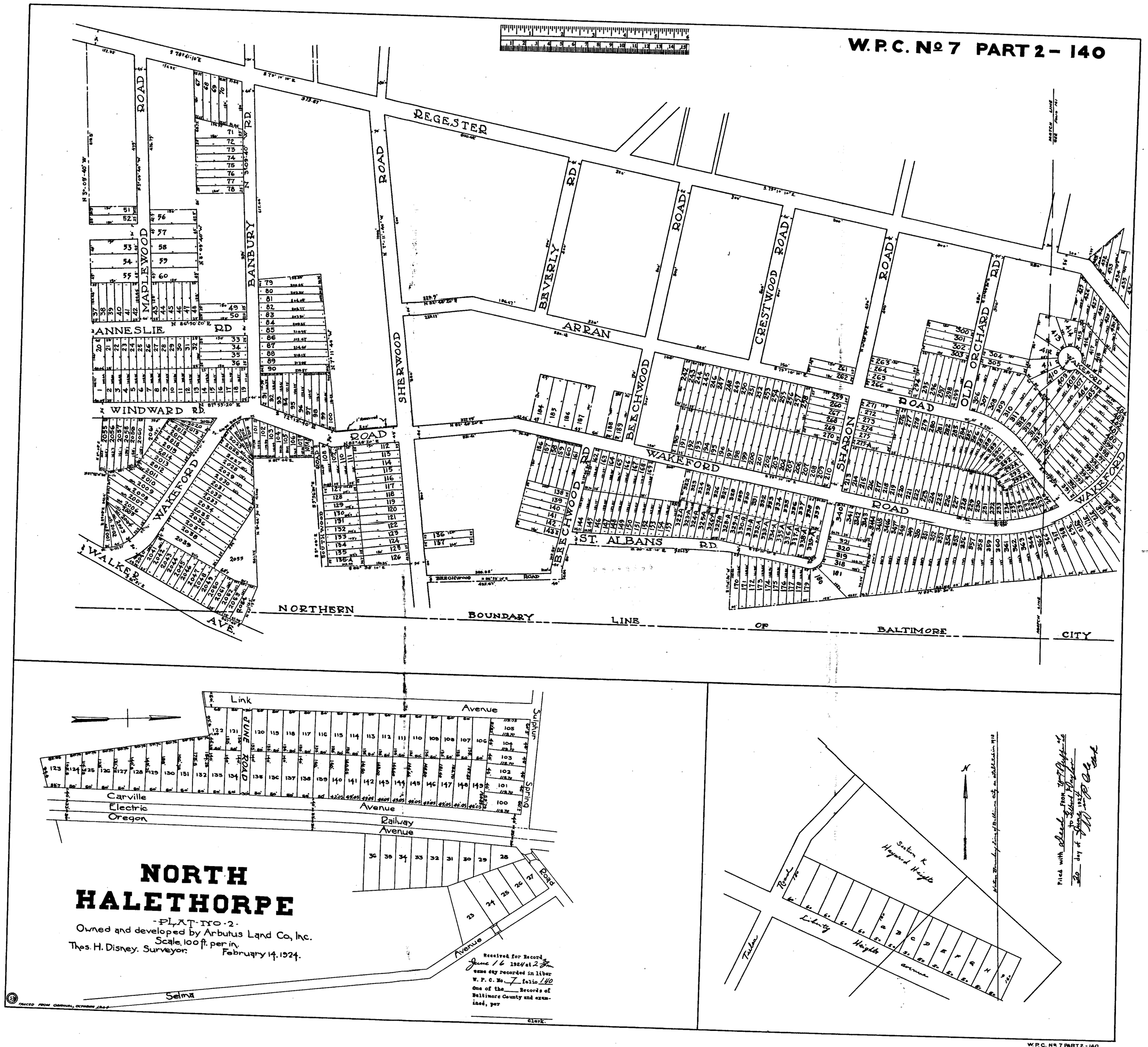
	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JNP	573	07-573-SPH



PETITIONER'S

EXHIBIT NO. 2

IDLEWYLDE

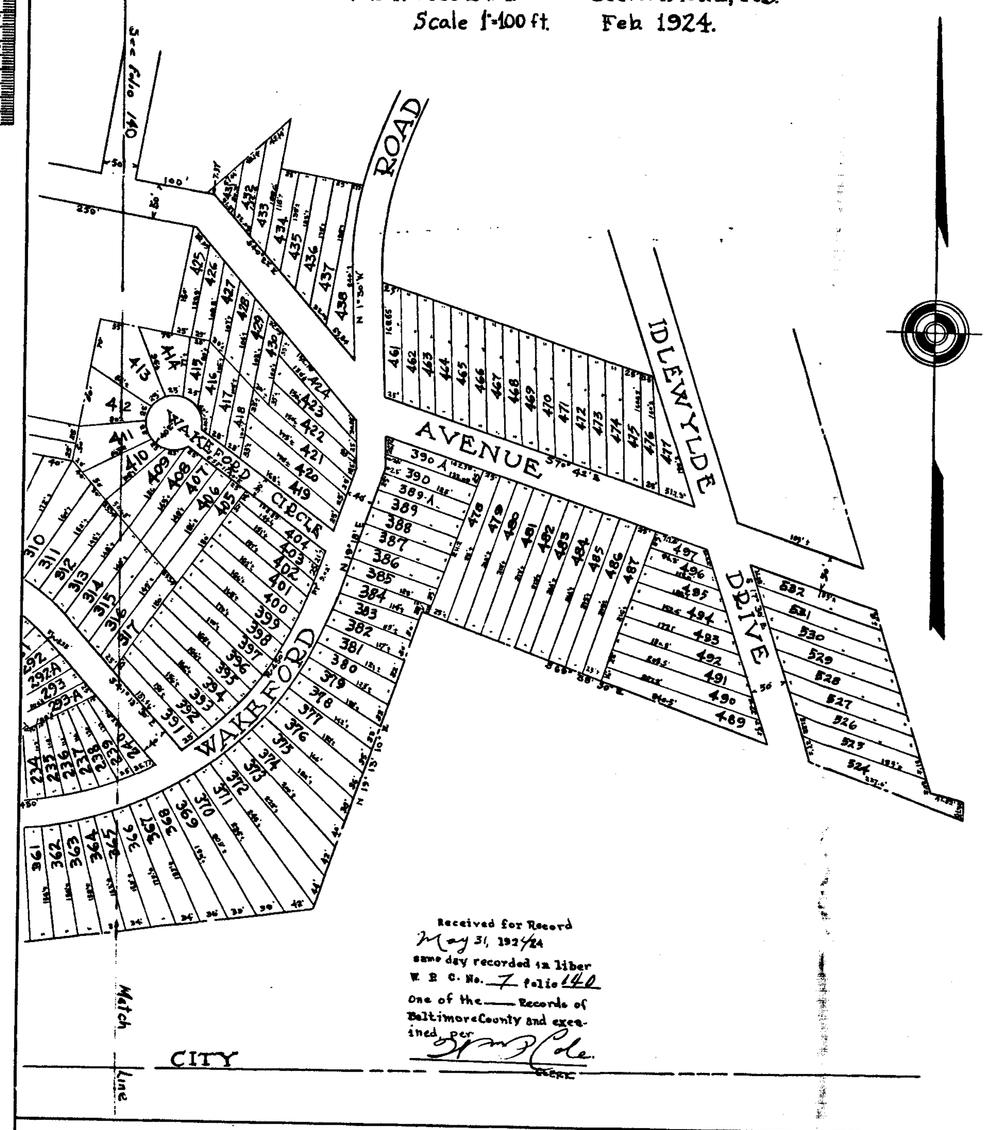
SECTION-A

SUBDIVIDED BY

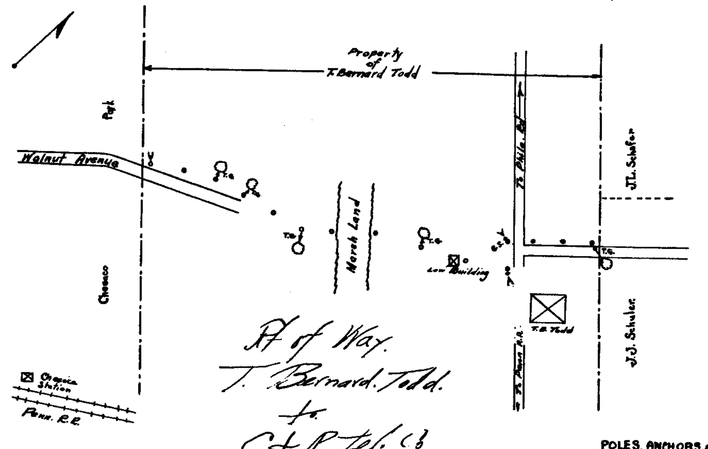
CITYCO REALTY CO.

7 ST. PAUL ST. BALTIMORE, MD.

Scale 1"=100 ft. Feb 1924.



Received for Record
May 31, 1924
same day recorded in liber
W. P. C. No. 7 folio 140
One of the Records of
Baltimore County and examined per
Clerk.

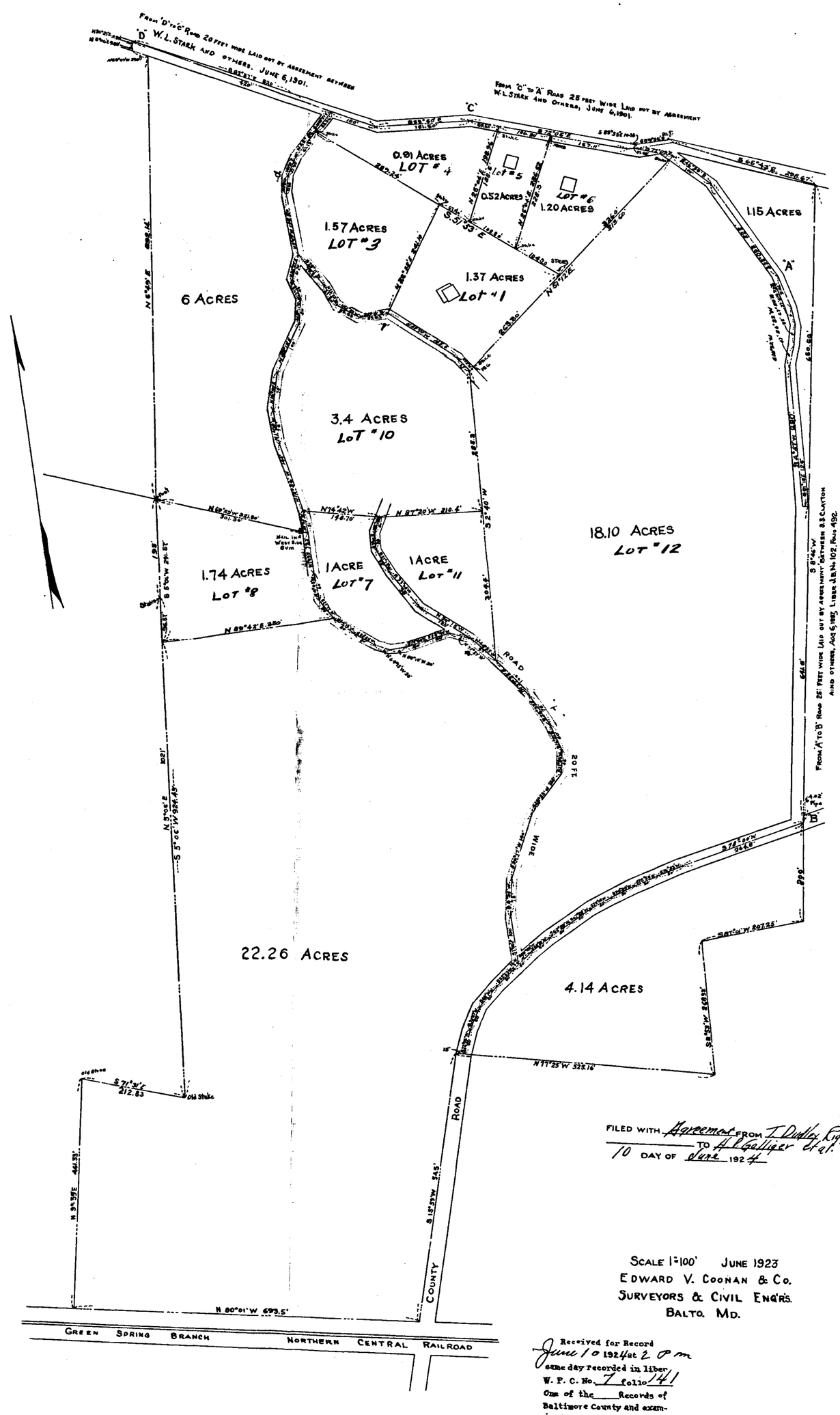


POLES, ANCHORS & TREE GUYS ON THE PROPERTY OF T. BERNARD TODD DISTRICT 15 BALTO. CO. MD.

C & P Tel. Co.
Balto. Div.
5-12-24

AC-10108
T.R. WMH
CH.
CK.

Trace from Original, OCTOBER 8, 1926.



FILED WITH Agreement FROM T. Dudley Riggs
TO H. Galliger et al.
10 DAY OF June 1924

SCALE 1"=100' JUNE 1923
EDWARD V. COONAN & CO.
SURVEYORS & CIVIL ENG'RS.
BALTO. MD.

Received for Record
June 10 1924 at 2 o m
same day recorded in liber
W. P. C. No. 7 folio 141
One of the Records of
Baltimore County and examined, Per
Clerk.