IN RE: **PETITION FOR VARIANCE**	*	BEFORE THE
SW/S Stonewall Road, 196' SE		
Old Frederick Road	*	ZONING COMMISSIONER
(Old Frederick Road & Stonewall Road)		
1st Election District	*	OF
1st Council District		
	*	BALTIMORE COUNTY
Charles N. Peddicord, IV, et ux		
Petitioners	*	**Case No. 08-022-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Charles N. Peddicord, IV and Lisa E. Peddicord, his wife. Petitioners request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a buildable lot having an area of 24,432 square feet and a lot at the front building line of 120 feet in lieu of the required 40,000 square feet and 150 feet, respectively. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were the property owners, Charles and Lisa Peddicord, Michael D. Adcock, the property line surveyor with Sill Adcock & Associates, LLC, who prepared the site plan for this property, and Michael P. Tanczyn, Esquire, attorney for the Petitioners. Appearing as Protestants in this matter were adjacent and nearby neighbors, Robert Baim, Jerry Baim, Ben Knop, Jeffrey Seligson, Ron Bremer, Charles Mike Hobeck, and Brian Davison.

Testimony and evidence disclosed that the subject property is located on the west side of Stonewall Road, just south of Old Frederick Road near the Westchester Elementary School in the

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By

Catonsville area of the County and was part of Lots 3 and 4 in the subdivision of Stonewall Park, a recorded subdivision created in the early 1920's. The unimproved lot is a rectangular shaped parcel approximately 119 feet wide by 199 feet deep zoned D.R.1. Although the Petitioners have owned the property since 2005, it is noted that the property has been held in Lisa Peddicord's family since 1965. Significantly, the two lots (*See* Case No. 08-023-SPHA) were deeded lots of record with no adjustments having been made to the lot boundaries from as far back as November 10, 1950. For this lot and the companion lot, the Maryland Department of Assessments and Taxation (SDAT) records, Petitioners' Exhibit 3, reflect that separate tax account numbers for each lot have existed and the chain of title is described for these properties. Petitioners' surveyor, Michael Adcock, explained that he believed the property was unique from a zoning standpoint because of the sensitive environmental constraints present on the property including a forested area and a wetlands area, as well as an intermittent stream. He offered as part of his testimony a report prepared by Environmental Systems Analysis, Inc., dated May 31, 2007, entitled "Wetlands/Waters Delineation, 2403 Old Frederick Road" (Petitioners' Exhibit 4). He described the study results as set forth in the report and noted that the delineated stream buffer and wetlands had been incorporated in the site plan prepared by Sill Adcock & Associates, LLC.

Adcock explained that although this lot has not been changed or altered in any way in terms of boundary lines since its creation in 1950 to present, no building setback relief is being requested and as illustrated on the site plan is needed from either zoning setback requirements or from any environmentally sensitive areas. He also identified a series of pictures he had taken showing the current existing multi-family building on the Petitioners' adjacent lot, as well as

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pictures of other homes in the area noted on a plat showing a diverse number of housing styles including single-family dwellings and multi-family dwellings on smaller lots than would otherwise be allowed under current zoning regulations. A review of that documentation indicates numerous re-subdivisions and existing improved residential lots of 10,000 to 20,000 square feet as reflected in the deeds and SDAT printouts for the properties within Stonewall Park and adjacent communities. The community, including this property, is served by public water and sewer.

The Petitioners believe that they have a buildable lot of record as defined in the B.C.Z.R. that is served by public water and sewer. The Petitioners desire to develop the subject lot with a single-family dwelling. As noted, no variances from setback regulations are needed. As is often the case with older subdivisions, many of the lots do not meet current area and/or width requirements. In this regard, the subject property contains a gross area of 24,432 square feet. The D.R.1 regulations require 40,000 square feet and a minimum width of 150 feet. Thus, the subject lot is undersized by today's development standards.

The sum and substance of all of the testimony offered in opposition to the request to develop this lot was that the lot was environmentally constrained and further development would not be in keeping with the pattern of development in the area and increase storm water runoff. Jeffrey Seligson, who resides next to the subject property, questioned whether the water flow from the stream and wetlands would be exacerbated by allowing a single-family dwelling to be built on this lot based on his experience and observing the runoff during times of heavy rain. Robert Baim, a 30 year resident of the area who lives next to Seligson, is opposed to further development and believes the stream would be disturbed by any building of a single-family

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dwelling on this lot. Charles Michael Hobeck and Ron Bremer, who live a distance away on Oella Avenue, spoke about the stream overflowing its banks during heavy rain storms when it reaches their properties downstream some 500 feet or more from the subject property. Mr. Bremer also expressed his opposition to the multi-family dwelling on Petitioners' companion lot. Benjamin Knop, who lived next to Mr. Baim, expressed his opposition to development and the multi-family structure use on the Petitioners' companion lot.

The Petitioners' evidence disclosed that the pattern of development in the immediate neighborhood has taken place on undersized lots within the D.R.1 zoning classification. The evidence was clear from all parties that there has never been any evidence that the Petitioners, or their predecessors, from the time this was owned has ever been combined or merged with the adjacent lot to support thereon. There is also no physical evidence that the subject property was used or consolidated with any other lot to invoke the doctrine of zoning merger as discussed by the Court of Appeals in *Friends of the Ridge v. Baltimore Gas & Electric Company,* 352 Md. 645 (1999) and *Remes v. Montgomery County*, 387 Md. 52 (2005).

B.C.Z.R. 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 least 30 feet wide over which the public has an easement of travel, except as provided by panhandle lots". (*See* Section 32-4-409 of the Baltimore County Code [B.C.C.]) It is beyond dispute that Petitioners' subject lot abuts the public access on Stonewall Road. That access is the same as originally provided when Stonewall Park was approved and recorded as a subdivision in the early 1920's.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. To deny relief would result in practical difficulty for the Petitioners in that they would

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have no reasonable use of the property for a permitted purpose, namely, a residential single-family dwelling which is expressly permitted by right in the zone. Further, properties in the immediate neighborhood of Stonewall Park have been resubdivided and developed for residential use on lots far smaller than the Petitioners' lot which is the exact same size as it has been since it was created in 1950. The proposed development is in keeping with other homes in the immediate neighborhood and meets the spirit and intent of Section 307 of the B.C.Z.R. and *Cromwell v. Ward*, 102 Md. App. 691 (1995) for the variance relief to be granted. Approval of this zoning relief will not result in any increase in density for this lot of record.

Pursuant to the advertisement posted on the property and public hearing on this Petition, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of October, 2007, that the Petition for Variance pursuant to Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a buildable lot having an area of 24,432 square feet and a lot width at the front building line of 120 feet in lieu of the required 40,000 square feet and 150 feet, respectively, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until 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.

2. To insure all runoff will be conveyed to a suitable outfall without imposing an adverse impact on adjacent properties, I shall impose as a condition to receiving approvals on future building permits on this lot, that Petitioners shall address storm water management regulations to the satisfaction of the Department of Environmental Protection and Resource Management (DEPRM). A copy of DEPRM's ZAC comment, dated September 13, 2007, is attached hereto and made a part hereof.

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3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

WILLIAM J. WISEMAN
Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 10-16-07
By

BW 9/11
9AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
SEP 13 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 13, 2007

SUBJECT: Zoning Item # 08-22-A
Address SW side of Stonewall Rd, 196' SE of Old Frederick Road (Peddicord Property)

Zoning Advisory Committee Meeting of 7/23/07

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

__X__ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
Development of this property is greatly restricted by the existing resources on site. A Forest Buffer must be established to protect the existing stream and wetlands. In addition, a 35-foot building setback is required from the approved Forest Buffer Easement. Therefore, it appears a Forest Buffer Variance will be required from DEPRM and mitigation addressed. A variance request is no guarantee of approval.

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Date 10-16-07
By

Reviewer: J. Russo Date: August 9, 2007

S:\Devcoord\I ZAC-Zoning Petitions\ZAC 2008\ZAC 08-22-A.doc

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 16, 2007

Michael P. Tanczyn, Esquire
Law Offices Of Michael P. Tanczyn
606 Baltimore Avenue, Suite 106
Towson, MD 21204

RE: **PETITION FOR VARIANCE**
SW/S Stonewall Road, 196' SE Old Frederick Road
(Old Frederick Road & Stonewall Road)
1st Election District – 1st Council District
Charles Peddicord, et ux - Petitioners
Case No. 08-022-A

Dear Mr. Tanczyn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions 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
Enclosure

c: Charles & Lisa Peddicord, 6422 Chell Road, Columbia, Md. 21044
Michael D. Adcock, Sill Adcock & Associates, LLC, 3300 N. Ridge Road, Suite 160, Ellicott City, Md. 21043
Robert Baim & Jerry Baim, 2411 Old Frederick Road, Catonsville, Md. 21228
Ben Knop, 2413 Old Frederick Road, Catonsville, Md. 21228
Jeffrey Seligson, 2409 Old Frederick Road, Catonsville, Md. 21228
Ron Bremer, 209 Oella Avenue, Catonsville, Md. 21228
Charles Mike Hobeck, 207 Oella Avenue, Catonsville, Md. 21228
Brian Davison, 2112 Stonewall Road, Catonsville, Md. 21228
People's Counsel; Code Enforcement Division, DPDM; DEPRM; File

RE: PETITION FOR VARIANCE Old Frederick Road & Stonewall Road; SW/S Stonewall Road, 196' SE Old Frederick Road 1st Election & 1st Councilmanic Districts Legal Owner(s): Lisa & Charles Peddicord Petitioner(s)	* * * * *	BEFORE THE COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY 08-022-A

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

RE: PETITION FOR SPECIAL HEARING AND VARIANCE 2403 Old Frederick Road; SW/S Stonewall Road, SE/S Old Frederick Road 1st Election & 1st Councilmanic Districts Legal Owner(s): Lisa & Charles Peddicord Petitioner(s)	* * * * *	BEFORE THE COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY 08-023-SPHA

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

ORDER

Petitioners, Charles N. Peddicord IV and Lisa E. Peddicord ("Petitioners") are the legal owners of two adjoining properties at 2403 Old Frederick Road.. They petitioned for special hearing and variance relief for the lot known as 2403 Old Frederick Road, (Case 08-023-SPHA) to approve use of the existing residence on the site for a two family duplex dwelling. In addition, the Petitioners filed a Petition for Variances to construct a new dwelling on the adjoining unimproved lot (Case No. 08-022-A) having an area of 24,432 sq. ft. in lieu of 40,000 sq. ft. and a front building line of 120 ft. in lieu of 150 ft. The lots are zoned Density Residential 1 (D.R. 1). The Zoning Commissioner for Baltimore County denied approval of the duplex residence and approved the variances for construction of a dwelling on the undersized lot. The Petitioners and People's Counsel appealed the decisions, respectively. Both cases were scheduled for a hearing before the County Board of Appeals ("CBA") on May 6, 2008.

The attorney for Petitioners, Michael P. Tanczyn, and People's Counsel held discussions in order to determine if an amicable and reasonable resolution consistent with the law, could be agreed to in these matters. Petitioners and People's Counsel reviewed the entire situation and arrived at a joint proposal to be presented to the CBA for its review and approval. People's Counsel and the attorney for Petitioners, consistent with this resolution, appeared before the CBA on May 6, 2008 and explained the background and orally made a Joint Motion outlining the proposal resolution. Area residents also attended the hearing.

Upon review of the record and having heard counsel, this Board is satisfied that the proposed resolution is reasonable and consistent with the law.

THEREFORE, IT IS ORDERED, by the County Board of Appeals for Baltimore County this 22nd day of May, 2008:

1. That the CBA accepts People's Counsel withdrawal of its appeal of Case No. 08-022-A and affirms the Findings of Fact and Conclusions of Law of the Zoning Commissioner in its decision dated October 16, 2007 approving the variances for a single family dwelling on the heretofore unimproved 24,432 square foot lot, subject to the restrictions contained in the Order.

2. That the CBA accepts Petitioners' withdrawal of their appeal of Case No. 08-023-SPHA and affirms the Findings of Fact and Conclusions of Law of the Zoning Commissioner in its decision dated October 16, 2007 denying the special hearing to approve the use of the property for a two family duplex dwelling, with the following provisions in lieu of the provisions in the Zoning Commissioner's Order:

a. One apartment in the dwelling at 2403 Old Frederick Road shall cease to be occupied at such time as the tenant(s) vacate or by August 31, 2008, whichever occurs first, so that after August 31, 2008, the residence shall be used and occupied as a single family dwelling. Moreover, at no time before vacancy or until August 31, 2008, whichever shall first occur, as stated above, shall there be more than two occupied apartment units on the premises.

b. If Petitioners elect to sell the property, it shall be offered for sale only as a single family dwelling, or as a single family dwelling with a potential "in-law" apartment. If offered with an "in-law" apartment it would be subject to approval of a Petition for Special Hearing to be filed with the Department of Permits and Development Management and processed in accordance with the administrative hearing process for a petition for special hearing, including the appropriate public notice and public hearing on the petition before the Zoning Commissioner for Baltimore County, and a final order by the Zoning Commissioner approving the in-law apartment. Petitioner agrees to provide a copy of this Order to prospective purchasers.

c. The Petitioners, while they are owners, and as long as Petitioners comply with the terms of this Order, including paragraph 2. a. above, or any purchasers of the property, shall not be required to remove any kitchens from the premises until such time as the property is sold as a single-family dwelling or such time as a petition for special hearing for an "in-law" apartment is denied in a final order, at which time one kitchen shall be removed from the premises.

d. The Petitioners, while they are owners, and as long as Petitioners comply with the terms of this Order, including paragraph 2. a. above, or any purchasers of the

property, shall not be required to remove the common stairway joining the separate units within the premises, until such time that the property is sold as a single-family dwelling or such time as a petition for special hearing for an "in-law" apartment is denied in a final order, at which time the stairway shall be removed from the premises.

e. The Petitioners, or any purchasers of the property, shall permit a representative of the Code Enforcement Division of the Department of Permits and Development Management (DPDM) access to the building at any time to insure compliance with this Order.

f. The Petitioners shall cause this Order to be recorded in the Land Records Office for Baltimore County.

g. The Petition for Variance to permit an existing two-family dwelling duplex to be situated on a lot having an area of 39,200 sq. ft. in lieu of the required 50,000 sq. ft. be and the same hereby is Dismissed as Moot.

Any appeal of this decision must be taken within thirty (30) days.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY,

Lawrence M. Stahl, Chairman

Wendell H. Greer

Robert W. Witt

County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-087-3182

May 22, 2008

Michael Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, MD 21204

Carole S. Demilio, Deputy People's Counsel
for Baltimore County
Suite 204, The Jefferson Building
105 W. Chesapeake Avenue
Towson, MD 21204

RE: *In the Matter of: Lisa and Charles Peddicord – Legal Owners*
Case No. 08-022-A and Case No. 08-023-A

Dear Counsel:

Enclosed please find a copy of the final decision and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco

Kathleen C. Bianco
Administrator

Enclosure

c: Mr. and Mrs. Charles N. Peddicord IV
Michael Adcock /Sill Adcock & Associates, LLC
Robert Baim and Jerry Baim
Ron Bremer
Dustin Bateman
Ben Knop
Charles Mike Hobeck
Jeffrey Seligson
Brian Davison
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Old Frederick and Stonewall Roads
which is presently zoned DR-1

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) 1B02.3.C.1 BCZR

To Permit a Buildable lot having an area of 24,432SF and a lot width at the Front Building Line of 120' in lieu of the required 40,000SF and 150' Respectively

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

To Be Discussed at the Hearing

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

Legal Owner(s):

Charles N. Peddicord, IV
Name - Type or Print

Signature

Lisa E. Peddicord
Name - Type or Print

Signature

6422 Chell Road 410-992-9991
Address Telephone No.

Columbia MD 21044
City State Zip Code

Attorney For Petitioner:

Patrick D. Malloy
Name - Type or Print

Signature

Malloy & Malloy
Company

3685 Park Avenue, 410-465-1560
Address Telephone No.

Ellicott City MD 21043
City State Zip Code

Representative to be Contacted:

SAME
Name

AS
Address Telephone No.

ABOVE
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-022-A

Reviewed By LTM Date 7/12/07

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 10-16-07
By

ZONING DESCRIPTION FOR OLD FREDERICK ROAD

Beginning at a point on the west side of Stonewall Road which is a 40 feet wide right-of-way, 20 feet from the centerline, at the distance of 208.33 feet south of the centerline of the nearest improved intersecting street Old Frederick Road which is a variable width right-of-way. Being part of Lots 3 and 4 in the subdivision of Stonewall Park as recorded in Baltimore County Plat Book No. 7, Folio No. 18, and is also being all of the second part of a deed recorded in Liber 23563, Folio 244, thence:

S 43° 15' 16" E 118.93 ft., S 46° 36' 01" W 199.66 ft., N 43° 11' 26" W 125.89 ft., N 48° 36' 00" E 199.62 ft. to the place of beginning, containing 24,432 square feet of land, also known as Old Frederick Road and located in the 1st Election District, 1st Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 00865

Date: 7/12/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65 00

Total: 65 00

Rec From:

For: 08-0221-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	ORU
7/12/2007	7/12/2007	10:32:57	5

REG 005 BALKIN KOHLKOE
>>RECEIPT # 425529 7/12/2007 0010
Dept 5 528 ZONING VERIFICATION
Rcpt No. 000865
Rcpt Tot $65.00
$195.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-022-A
Old Frederick and Stonewall Roads
S/west side of Stonewall Road, 196 feet s/east of Old Frederick Road
1st Election District - 1st Councilmanic District
Legal Owner(s): Charles N. & Lisa E. Peddicord, IV

Variance: to permit a buildable lot having an area of 24,432 square feet and a lot width at the front building line of 120 feet in lieu of the required 40,000 square feet and 150 feet respectively.

Hearing: Tuesday, September 11, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

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

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

JT 8/752 Aug. 28 146758

CERTIFICATE OF PUBLICATION

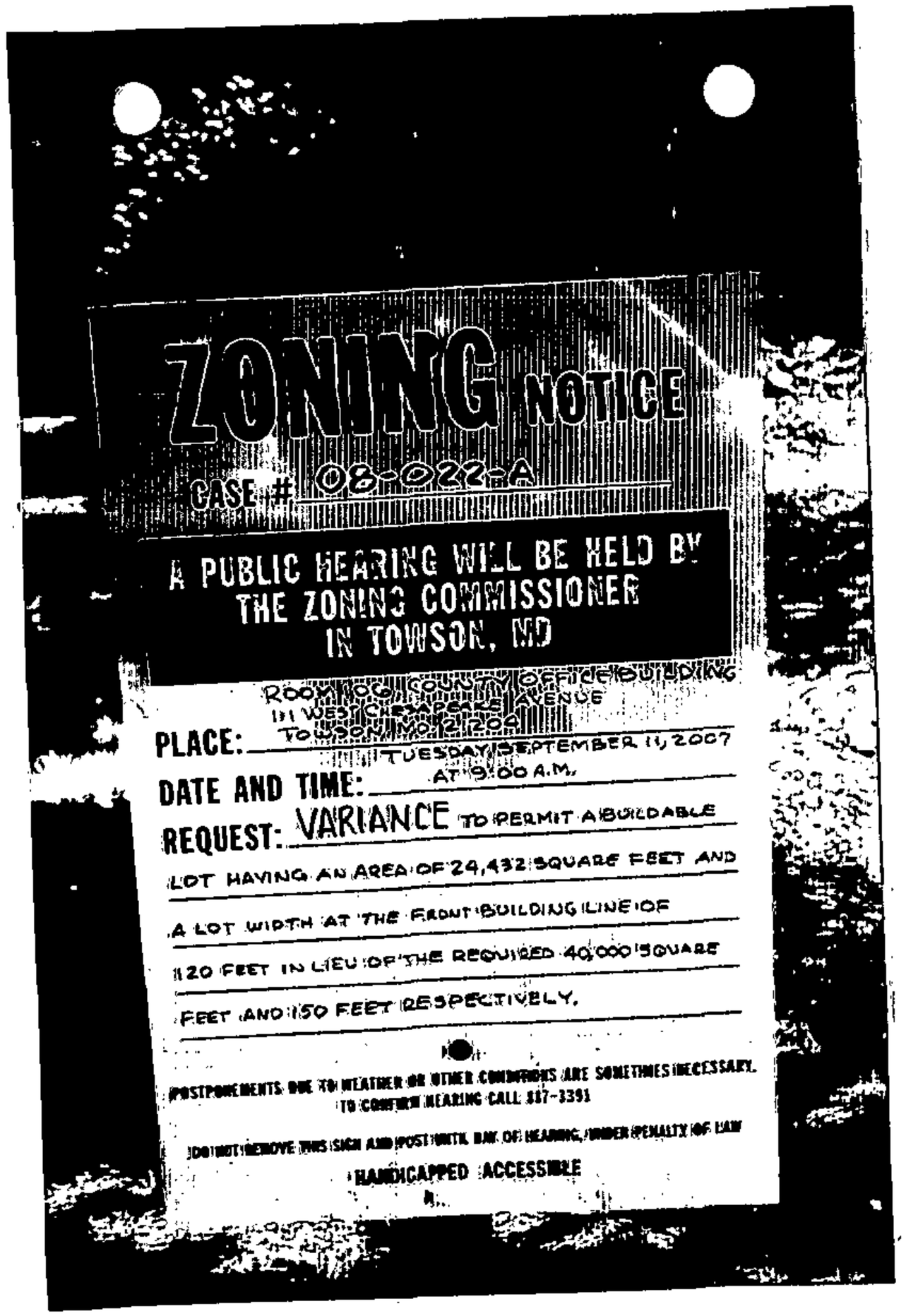
8/30/, 2007

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 8/28/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING


ZONING NOTICE
CASE # 08-022-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
ROOM 100 COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
PLACE:
TUESDAY, SEPTEMBER 11, 2007
DATE AND TIME:
AT 9:00 A.M.
REQUEST: VARIANCE TO PERMIT A BUILDABLE
LOT HAVING AN AREA OF 24,432 SQUARE FEET AND
A LOT WIDTH AT THE FRONT BUILDING LINE OF
120 FEET IN LIEU OF THE REQUIRED 40,000 SQUARE
FEET AND 150 FEET RESPECTIVELY.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 08-022-A

Petitioner/Developer: C. PEDDICORD IV

Date of Hearing/Closing: 9-11-07

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

Attention: **Christen Matthews**

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 propery located at

OLD FREDERICK AND STONEWALL ROADS

The sign(s) were posted on AUGUST ~~25TH~~ 24TH 2007
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

4053

Requested: Jan. 3, 2008

APPEAL SIGN POSTING REQUEST

CASE NO. 08-022-A

OLD FREDERICK ROAD & STONE WALL ROAD

1ST ELECTION DISTRICT APPEALED: NOV. 1, 2007

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

*****COMPLETE AND RETURN BELOW INFORMATION******

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, MD 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 08-022-A

LEGAL OWNER: **Charles Peddicord, IV**

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

OLD FREDERICK ROAD & STONE WALL ROAD

SW/S Stonewall Road, 196' SE Old Frederick Road

The sign was posted on 4-5-08, 2008.

By: M Stuart Kelly
(Signature of Sign Poster)

M STUART KELLY
(Print Name)

PHOTOGRAPHIC RECORD

Citation/Case No.: _____

Date of Photographs: _____

I HEREBY CERTIFY that I took the _____ photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

_____
Enforcement Officer

11/14/00

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: 08-022-A

Petitioner: Lisa Peddicord

Address or Location: 2403 Old Frederick Rd
Balt. MD. 21228 2nd Part

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lisa Peddicord

Address: P.O. Box 456
Simpsonville, MD 21150

Telephone Number: 410-992-9991

Revised 7/11/05 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 28, 2007 Issue - Jeffersonian

Please forward billing to:
Lisa Peddicord
P.O. Box 456
Simpsonville, MD 21150

410-992-9991

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: 08-022-A
Old Frederick and Stonewall Roads
S/west side of Stonewall Road, 196 feet s/east of Old Frederick Road
1st Election District – 1st Councilmanic District
Legal Owners: Charles N. & Lisa E. Peddicord, IV

Variance to permit a buildable lot having an area of 24, 432 square feet and a lot width at the front building line of 120 feet in lieu of the required 40,000 square feet and 150 feet respectively.

Hearing: Tuesday, September 11, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

July 31, 2007

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

NOTICE OF ZONING HEARING

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Hearing: Tuesday, September 11, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Charles & Lisa Peddicord, 6422 Chell Road, Columbia 21044

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 27, 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.

County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

Hearing Room #2, Second Floor
Jefferson Building, 105 W. Chesapeake Avenue

March 24, 2008

NOTICE OF ASSIGNMENT

CASE #: 08-022-A

IN THE MATTER OF: CHARLES PEDDICORD IV – Legal Owner
Old Frederick Rd & Stonewall Road 1st E; 1st C
10/16/2007 – Z.C.'s decision in which requested variance relief was **GRANTED** with restrictions

and

CASE #: 08-023-SPHA

IN THE MATTER OF: CHARLES AND LISA PEDDICORD – LO
2403 Old Frederick Road 1st E; 1st C
10/16/2007 – Z.C.'s decision in which requested special hearing relief was **DENIED**; and variance request **DISMISSED** as moot.

ASSIGNED FOR: **TUESDAY, MAY 6, 2008 at 10:00 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

---

c: Appellant (08-022-A) : Office of People's Counsel

Counsel for Appellant /Petitioner (08-023-SPHA) : Michael P. Tanczyn, Esquire
Appellants /Petitioners : Mr. and Mrs. Charles N. Peddicord IV
Michael Adcock /Sill Adcock & Associates, LLC

Robert Baim and Jerry Baim
Ben Knop
Jeffrey Seligson
Ron Bremer
Charles Mike Hobeck
Brian Davison

William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

Dustin Bateman
4-04-08

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 30, 2007

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2007
Item Nos. 08-020, 021, 022, 023, 026, 029, 031, 032, 033, and 034

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-07302007.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 23, 2007

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

RE: Baltimore County
Item No. 8-22-A
Old Frederick & Stonewall Rds.
Peddicord Property
Variance

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-22-A.

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

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

July 25, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 23, 2007

Item Number: 020 ~~through~~ 022 034

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: August 27, 2007

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

SUBJECT: 2403 Old Frederick Road and Old Frederick and Stonewall Roads

INFORMATION:

Item Number: 8-022 and 8-023

Petitioner: Charles N. Peddicord, IV

Zoning: DR 1

Requested Action: **Variance**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. After our review, the Office of Planning sees no justified reason why undersized lots should be created.

This office is unsure if the lot that the existing dwelling sits on was legally created. The Zoning Commissioner should determine whether the existing 2-family dwelling was lawfully established.

However, if the portion of the petitioner's property identified as "SECOND PART" on the petitioner's plat has already been lawfully established as a separate lot, this office does not have any objections to the requested variance. In addition, if the existing 2-family dwelling located on the portion of the petitioner's property identified as "FIRST PART" was lawfully established, this office does not have any objections to the continued use of the 2-family dwelling.

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

Reviewed by: Cindy Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\8-022.doc

BW 9/11
9AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
SEP 13 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination DML

DATE: September 13, 2007

SUBJECT: Zoning Item # 08-22-A
Address SW side of Stonewall Rd, 196' SE of Old Frederick Road (Peddicord Property)

Zoning Advisory Committee Meeting of 7/23/07

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_X_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_X_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_X_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
Development of this property is greatly restricted by the existing resources on site. A Forest Buffer must be established to protect the existing stream and wetlands. In addition, a 35-foot building setback is required from the approved Forest Buffer Easement. Therefore, it appears a Forest Buffer Variance will be required from DEPRM and mitigation addressed. A variance request is no guarantee of approval.

Reviewer: J. Russo Date: August 9, 2007

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-22-A.doc

RE:	PETITION FOR VARIANCE Old Frederick Road & Stonewall Road; SW/S Stonewall Road, 196' SE Old Frederick Road 1st Election & 1st Councilmanic Districts Legal Owner(s): Lisa & Charles Peddicord Petitioner(s)	* * * * * *	BEFORE THE BOARD OF APPEALS FOR BALTIMORE COUNTY 08-022-A

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

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and 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 27th day of July, 2007, a copy of the foregoing Entry of Appearance was mailed to, Charles & Lisa Peddicord, 6422 Chell Road, Columbia, MD 21044, Petitioner(s).

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

RECEIVED
JUL 27 2007
Per.....

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

November 1, 2007

Hand-delivered
Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: PETITION FOR VARIANCE
SW/S Stonewall Road, 196' SE Old Frederick Road
(Old Frederick Road & Stonewall Road)
1st Election District; 1st Council District
Charles Peddicord, IV - Petitioners
Case No.: 08-022-A

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated October 16, 2007 by the Baltimore County Zoning Commissioner.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

RECEIVED
NOV 01 2007
Per...

PMZ/CSD/rmw

cc: Michael Tancyzn, Esquire, 606 Baltimore Avenue, Suite 106, Towson, MD 21204

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 17, 2007

Michael Tanczyn
606 Baltimore Avenue, Ste. 106
Towson, MD 21204

Dear Mr. Tanczyn:

RE: Case: 08-022-A, Old Frederick Road & Stonewall Road

Please be advised that an appeal of the above-referenced case was filed in this office on November 1, 2007 by Peoples' Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Charles & Lisa Peddicord
Michael Adcock
Robert Baim
Ben Knop
Jeffrey Seligson
Ron Bremer
Charles Hobeck
Brian Davison

APPEAL

Petition for Variance
Old Frederick Road & Stonewall Road
SW/S Stonewall Rd., 196' SE Old Frederick Road
1st Election District – 1st Councilmanic District
Legal Owner: Charles Peddicord, IV

Case No.: 08-022-A

Petition for Variance (July 12, 2007)

Zoning Description of Property

Notice of Zoning Hearing (July 31, 2007)

Certification of Publication (The Jeffersonian – August 28, 2007)

Certificate of Posting (August 24, 2007) by Garland Moore

Entry of Appearance by People's Counsel (July 22, 2007)

Petitioner(s) Sign-In Sheet – One Sheet

Protestant(s) Sign-In Sheet - None

Citizen(s) Sign-In Sheet – One Sheet

Zoning Advisory Committee Comments

Petitioners' Exhibit
As listed on attached Exhibit Sheet (1 thru 10)

Protestants' Exhibits:
As listed on attached Exhibit Sheet (1 thru 4)

Miscellaneous (Not Marked as Exhibit)
1. Letter dated September 11, 2007 from Mr. & Mrs. Davison
2. Letter dated September 12, 2007 from Mr. & Mrs. Seligson
3. 3 pages from BCZR
4. Map 100 B2

Zoning Commissioner's Order (GRANTED w/Restrictions – October 16, 2007)

Notice of Appeal received on November 1, 2007 from People's Counsel

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Michael Tanczyn
Charles & Lisa Peddicord
Michael Adcock
Robert Baim
Ben Knop
Jeffrey Seligson
Ron Bremer
Charles Mike Hobeck
Brian Davison

date sent December 17, 2007,.klm

CASE #: 08-022-A

IN THE MATTER OF: CHARLES PEDDICORD IV – Legal Owner
Old Frederick Rd & Stonewall Road 1st E; 1st C

VAR – To permit buildable lot having area of 24,432 sq. ft. and a lot at front building line of 120' ilo required 40,000 sf and 150' respectively

10/16/2007 – Z.C.'s decision in which requested variance relief was **GRANTED** with restrictions

and

CASE #: 08-023-SPHA

IN THE MATTER OF: CHARLES AND LISA PEDDICORD – LO
2403 Old Frederick Road 1st E; 1st C

SPH – To approve continued use of property for a two-family duplex dwelling
VAR – To permit existing two-family duplex to be situated on lot having area of 38,200 sf ilo required 50,000 sf

10/16/2007 – Z.C.'s decision in which requested special hearing relief was **DENIED**; and variance request **DISMISSED** as moot.

1/15/2008 – Letter from Michael P. Tanczyn, Esquire – requesting prompt hearing in this matter (ref 08-823-SPHA).

3/07/08 – Letter from Michael P. Tanczyn, Esquire, Counsel for Petitioners, requesting that these two cases be scheduled for hearing for reasons as stated.

3/24/08 - Notice of Assignment sent to following; assigned for hearing on Tuesday, May 6, 2008 at 10:00 a.m.:

Office of People's Counsel
Michael P. Tanczyn, Esquire
Mr. and Mrs. Charles N. Peddicord IV
Michael Adcock /Sill Adcock & Associates, LLC
Robert Baim and Jerry Baim
Ben Knop
Jeffrey Seligson
Ron Bremer
Charles Mike Hobeck
Brian Davison
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

4/07/08 – T/C from Dustin Bateman – asked that he be placed in the subject file; address: 200 Stonewall Road, 21228; opposed to request.

5/06/2008 – Board convened for hearing (Stahl, Grier, Witt); agreement reached between the parties to this matter (Appellant, People's Counsel, through Ms. Demilio; and Mr. Tanczyn, Counsel for Petitioners). Will submit proposed order for the Board's review that will incorporate the agreement as reached.

5/16/08 – Proposed Order submitted by Carole Demilio. To be reviewed /signed by 2-4-6 and issued.

From: Debra Wiley
To: Murray, Curtis
Date: 09/06/07 2:56:10 PM
Subject: Planning Comments Needed - Bill - 9/11 - 9 AM & 10 AM Hearings

Hi Curtis,

Bill has two hearings scheduled next Tuesday, Sept. 11th at 9 AM & 10 AM that we need comments.

They are for Case Nos. 08-022-A (Old Frederick & Stonewall Roads) & 08-023-SPHA (2403 Old Frederick Road).

Thanks and have a great day!

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

LAW OFFICES
MICHAEL P. TANCZYN, P.A.
Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204
Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827
Email: mptlaw@verizon.net

March 5, 2008

Attn: Kathy Bianco, Administrative Secretary
Board of Appeals of Baltimore County
105 W. Chesapeake Avenue, Room 203
Towson, MD 21204

Re: Case No. 08-022A
Case No. 08-023 SPHA

Dear Kathy:

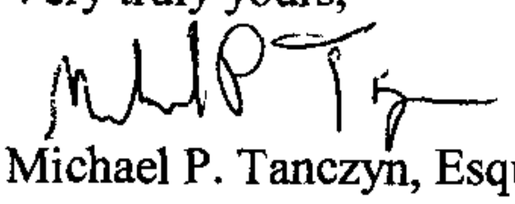
Per our conversation, I am writing to request that these two cases which have been appealed by my client and People's Counsel, respectively, as to each case, which were heard together by the Zoning Commissioner, be scheduled for hearing. We had previously written to you requesting that they be set in for hearing. I understand that the Board has a backlog of cases awaiting assignment.

The reason for this letter request is that my client is under some financial pressure due to the substantial financial expenditure which she and her husband made to renovate and build out with a County permit the multi-family structure for which a substantial debt remains. They, frankly, are having problems making ends meet and the resolution of these cases would allow them to make business decisions moving forward, albeit in a difficult real estate market, if their decision were to be to try to market one or both properties for sale. They can't do either under the present situation with the appeals pending until the cases are heard. I know everyone's case is important to them, and I am only writing because my client's ability to maintain the property might make the appeals moot if they cannot be heard in a reasonable time frame.

I do not anticipate that both cases would take more than one day's session for the Board. By copy of this letter to Peter Max Zimmerman, Esquire, People's Counsel, I am inviting his input to you for scheduling purposes as to his time estimate if it differs from mine. Many of the witnesses were the same for both cases both for and against before the Zoning Commissioner.

Thank you for your consideration of this request.

Very truly yours,



Michael P. Tanczyn, Esquire

RECEIVED
MAR 07 2008
BALTIMORE COUNTY
BOARD OF APPEALS

MPT/kds
cc: Peter Max Zimmerman, Esquire
Office of People's Counsel
Mr. and Mrs. Charles N. Peddicord, IV

Jeffrey and Sharon Seligson
2409 Old Frederick Road
Catonsville, Maryland 21228
Phone: 410-747-0640
September 12, 2007

William J. Wiseman
Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

Subject: Zoning changes requested for 2403 Old Frederick Road and the adjacent lot.

Reference: a. Zoning Commission Hearing of 11 September 2007
b. Zoning Notice, Case # 08-023-SPHA & Zoning Notice, Case # 08-022-A

Dear Sir:

At the end of yesterday's hearing (reference a.) you indicated that you may be speaking to the petitioner's counsel in regard to reference b. and the precedents involved at a later date. I therefore felt it prudent to clarify certain points that I may not have made well enough under the pressure of a hearing and testifying.

I want to insure that the petitioner's counsel's demand that I use only one of two possible legal definitions of streams in my answers to his questions regarding what type of stream is running through the properties did not leave you with a wrong impression. The two definitions provided by counsel allowed for only two possibilities; streams that run at all times and those that may, on occasion, be dry. I want to be sure that I did not leave any confusion in my answers that may be caused by this definitional constraint.

When we bought the property (lot 5) in 2002, the stream bed on the Will's property (lots 3 & 4) had been filled in. Given very dry weather, the stream would dry up and only run when there was rain and shortly thereafter. After several heavy rainstorms, significant snow and ice melts, the fill, including heavy rubble, washed out of that filled stream bed doing heavy damage to my property and other properties downstream. After the stream bed was opened, water flowed at all times, rain or shine. Just a short time ago, Mr. Peddicord (or one of his workers) once again filled in the stream bed, leveled and seeded the land to obliterate the stream. Now, once again, the stream is intermittent; flowing only when it rains and shortly thereafter. I have no doubt that there will be rainstorms and snow melts in the future that will wash out the dam created by the fill, undo any repairs, do additional damage downstream and, once again, the stream will flow all the time, rain or shine.

I did not know where to interject any questions about the environmental report that was presented by the petitioner. Even though the report is required by law, there was no expert witness to offer the report as evidence or answer questions about it. Because the primary reason for the environmental examination is to provide expert information for your review (and others'), I believe the absence of such a witness is significant. Added to that is the absence of any information from the county office that reviews environmental matters. I view these gaps in relevant and important information highly significant.

I would add that should reference c. be approved, the foundation of any structure, including a house, would be undermined the next time there is a heavy rainstorm.

In addition, the petitioner's counsel presented in evidence the zoning map showing the properties for the purpose of illustrating where the stream, or as he described it, the spring, is located. The notion that a vague dotted line on a map created on a map in 1923 showing the location of a stream may actually be regarded as more substantial than the reality of an existing stream to which all of the opposing witnesses testified to under oath during reference a. is extraordinary. As I pointed out during reference a., there are several errors in the plats presented, the notion that the 1923 map is without error is objectionable.

Sincerely,

Jeffrey and Sharon Seligson

CC:

Ron Bremer, 209 Oella Ave., Catonsville, Md. 21228

C. Brian Davison, 2112 Stonewall Rd., Catonsville, Md. 21228

Mike Hobeck, 207 Oella Ave., Catonsville, Md. 21228

Joan and Rob Baim, 2411 Old Frederick Rd., Catonsville, Md. 21228

September 11, 2007

C. Brian and K. Brigid Davison
2112 Stonewall road
Catonsville, MD 21228

Dear Commissioner Wiseman.

We are writing to you in regard to case number 8-23-SPHA and Case # 08-22-A, hearings that you held today.

The following points are in regard to the property at 2403 Old Frederick Rd, that I and many of my neighbors believe to be of great importance as you make your decision:

- The Peddicord's **do not** live at this property and nor do they reside in Baltimore County. They have no other interest in this neighborhood except in making money out of the property.

- **The property in question is currently for sale by Clark Realty.** There is a sign posted in front of the property on Old Frederick Rd. The Peddicord's previously tried to sell the back yard of the property without seeking the proper variances to have it rezoned as a separate lot. The sign has since been removed.

- The neighborhoods of Stonewall Park and Heritage which is located across from the 2403 Old Frederick property do not have any other commercial apartment buildings similar to the one Peddicord's have developed. We have submitted pictures showing the back of said property. This clearly show's an apartment arrangement with many level's and decks.

- The neighborhood will be harmed in several ways if you allow this apartment building. First our property values will suffer in the already unsteady real-estate market. Secondly, if allowed to be commercial rented apartments the already over crowded schools will suffer more overcrowding. Catonsville Middle School has nine trailers for students and the Westchester Elementary is only a few years old already has trailers.

- The existing property is in current violation of zoning requirements and disrespectful of rules and the neighborhood's compliance with said zoning requirements. The owners cannot be trusted to respect the neighborhood in the future. Pictures show this disregard for property in letting silt fence and tires left next to Stonewall road and current condition of lot with concrete barn. Our neighborhood will suffer greatly if this trashing of our neighborhood continues.

Please do not set a precedent by allowing this apartment structure, it will give others the ability to convert there beautiful Catonsville houses into horrible commercial apartment buildings.

Sincerely,

C. Brian Davison

K. Brigid Davison

C. Brian Davison &
K. Brigid Davison

D8-022-A

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w1.1)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 01 **Account Number** - 0123503201

Owner Information

Owner Name:	PEDDICORD CHARLES N,4TH PEDDICORD LISA E	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	6422 CHELL RD COLUMBIA MD 21044-3901	**Deed Reference:**	1) /23563/ 244 2)

Location & Structure Information

Premises Address
OLD FREDERICK RD

Legal Description
PT LTS 3,4
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
100	10	648					3	1	Plat Ref:	7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		24,079.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	61,260	139,510		
Improvements:	0	0		
Total:	61,260	139,510	87,343	113,426
Preferential Land:	0	0	0	0

Transfer Information

Seller:	WILL HENRY J WILL CAROL L	**Date:**	03/21/2006	**Price:**	$262,500
Type:	MULT ACCTS ARMS-LENGTH	**Deed1:**	/23563/ 244	**Deed2:**	
Seller:	WILL HENRY J	**Date:**	12/21/2005	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/23100/ 665	**Deed2:**	
Seller:	WILL HENRY J	**Date:**	10/31/1978	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 5953/ 445	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

19. Rail passenger stations, subject to Section 434. **[Bill No. 91-1990]**

20. Television studios.

21. Tourist homes.

22. Veterinarians' offices.

23. Volunteer fire company stations.

24. Wireless telecommunications towers, subject to Section 426. **[Bill No. 30-1998]**[4]

D. The following provision, which was enacted by Bill No. 140-1962, took effect on November 17, 1962, and was heretofore designated as Subsection 200.16 of these Zoning Regulations, is reenacted without amendment, and nothing in this article shall be construed to abrogate its effect:

Junkyards and open dumps as defined in Section 101. Any existing junkyards in this (R.40) or any other residential zone, and any existing open dumps in any zone shall be completely eliminated not later than two years after the date of effectuation of this amendment. **[Bill No. 140-1962]**

1B01.2 General density, bulk, building separation, open space and other height and area standards and regulations.

A. Density controls.

1. Application of maximum density standards to tract in one zone. The maximum gross residential density permitted in any one D.R. Zone shall control only as applied to the total gross residential acreage within a subdivision tract, and shall not apply to or establish minimum areas of lots created by subdivision within such tract.

2. Application to tract divided by zone boundary. In D.R.10.5, D.R.16 or in any nonresidential zone which allows residential development, wherever a single tract is divided by a zone boundary so that portions of such tract lie within D.R. Zones of different classification, the total number of dwelling or density units permitted, as determined by multiplying the gross acreage of each portion by the maximum density permitted under Section 1B02.2 in the zone within which that portion lies and totaling the results, shall be permitted without further regard to the zone boundary, and the units may be distributed over the tract as though it were in a single zone. **[Bill No. 2-1992]**

B. Bulk regulations. **[Bill No. 2-1992]**

1. Detached and attached buildings. In the application of the provisions of this article, buildings shall be considered as detached if there are no above-grade structural connections between them. If buildings are, in fact, structurally

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4 **Editor's Note: Former Sections 1B01.1.C.25, 26, 27 and 28, which followed, regarding continuing-care and assisted-living facilities and housing for the elderly, were repealed by Bill No. 19-2004.**

1B02.3 Special regulations for certain existing developments or subdivisions and for small lots or tracts in D.R. Zones.

A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:

1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;

2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;

3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;

4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or

5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.

B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.

C. Development standards for small lots or tracts.

1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

LABORATORY — A building or group of buildings used primarily for applied and development research where the product-testing process is a major function of the operation, but where the operation does not involve any mass manufacturing. **[Bill No. 76-1964]**

LANDSCAPE SERVICE OPERATION — An operation primarily engaged in the designing, installing, planting or maintaining of lawns, gardens or other plantings at off-site commercial or residential uses. **[Bill No. 41-1992]**

LOCALLY GROWN PRODUCE — Crops which have been produced in Baltimore County or its immediate vicinity. The following areas shall be considered as immediate vicinity: Maryland, Pennsylvania, West Virginia and Delaware. **[Bill No. 41-1992]**

LOT, CORNER — A lot abutting on and at the intersection of two or more streets.

LOT DEPTH — The mean horizontal distance between the front and rear lot lines.

LOT, INTERIOR — A lot other than a corner or through lot.

LOT OF RECORD — A parcel of land with boundaries as recorded in the land records of Baltimore County on the same date as the effective date of the zoning regulation which governs the use, subdivision or other condition thereof. **[Bill No. 100-1970]**

LOT, THROUGH — A lot having its front and rear yards each abutting on a street.

MARINA — A modern boat basin, restricted to recreational marine craft of all types, with facilities for one or more of the following: berthing, launching and securing such craft, and permitting incidental minimum provision for refueling and emergency servicing, as well as the incidental sale of boats and also land (out-of-water) storage as provided in Section 417.7. **[Bill Nos. 64-1963; 149-1992]**[14]

MEDICAL OFFICE — A place for the treatment of outpatients by one or more medical practitioners. This term does not include a veterinarian's office, medical clinic, ambulatory care center, diagnostic center, birthing center or dialysis satellite unit. The term does not include ambulatory surgical facilities. **[Bill No. 37-1988]**

MEDICAL PRACTITIONER [Bill Nos. 37-1988; 29-1998; 9-1999]:

A. A physician, dentist, optometrist, chiropractor, podiatrist, psychologist, physical therapist, nurse, massage therapist as defined by § 24-441 of the Baltimore County Code or other similar health professional licensed by the state.[15]

B. A physician, dentist, optometrist, chiropractor, podiatrist, psychologist, physical therapist, nurse, massage therapist or other similar health professional licensed or certified by the state.[16]

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14 **Editor's Note: The former definition of "medical clinic," which immediately followed this definition, was repealed by Bill No. 39-2002.**

15 **Editor's Note: Section 8 of Bill No. 9-1999 provided that this definition shall take effect on 2-22-1999, and shall remain in effect until the State Board of Chiropractic Examiners notifies the County Council, in writing, that the Board is certifying massage therapists.**

16 **Editor's Note: Section 9 of Bill No. 9-1999 provided that this definition shall take effect at that time when the definition as provided in Subsection A shall no longer have any force or effect.**

19. Rail passenger stations, subject to Section 434. **[Bill No. 91-1990]**

20. Television studios.

21. Tourist homes.

22. Veterinarians' offices.

23. Volunteer fire company stations.

24. Wireless telecommunications towers, subject to Section 426. **[Bill No. 30-1998]**[4]

D. The following provision, which was enacted by Bill No. 140-1962, took effect on November 17, 1962, and was heretofore designated as Subsection 200.16 of these Zoning Regulations, is reenacted without amendment, and nothing in this article shall be construed to abrogate its effect:

Junkyards and open dumps as defined in Section 101. Any existing junkyards in this (R.40) or any other residential zone, and any existing open dumps in any zone shall be completely eliminated not later than two years after the date of effectuation of this amendment. **[Bill No. 140-1962]**

1B01.2 General density, bulk, building separation, open space and other height and area standards and regulations.

A. Density controls.

1. Application of maximum density standards to tract in one zone. The maximum gross residential density permitted in any one D.R. Zone shall control only as applied to the total gross residential acreage within a subdivision tract, and shall not apply to or establish minimum areas of lots created by subdivision within such tract.

2. Application to tract divided by zone boundary. In D.R.10.5, D.R.16 or in any nonresidential zone which allows residential development, wherever a single tract is divided by a zone boundary so that portions of such tract lie within D.R. Zones of different classification, the total number of dwelling or density units permitted, as determined by multiplying the gross acreage of each portion by the maximum density permitted under Section 1B02.2 in the zone within which that portion lies and totaling the results, shall be permitted without further regard to the zone boundary, and the units may be distributed over the tract as though it were in a single zone. **[Bill No. 2-1992]**

B. Bulk regulations. **[Bill No. 2-1992]**

1. Detached and attached buildings. In the application of the provisions of this article, buildings shall be considered as detached if there are no above-grade structural connections between them. If buildings are, in fact, structurally

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4 **Editor's Note: Former Sections 1B01.1.C.25, 26, 27 and 28, which followed, regarding continuing-care and assisted-living facilities and housing for the elderly, were repealed by Bill No. 19-2004.**

1B02.3 Special regulations for certain existing developments or subdivisions and for small lots or tracts in D.R. Zones.

A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:

1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;

2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;

3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;

4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or

5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.

B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.

C. Development standards for small lots or tracts.

1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Zoning Classification	Minimum Net Lot Area per Dwlling Unit (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Width of Individual Side Yard (feet)	Minimum Sum of Side Yard Widths (feet)	Minimum Rear Yard Depth (feet)
D.R.1	40,000	150	50	20	50	50
D.R.2	20,000	100	40	15	40	40
D.R.3.5	10,000	70	30	10	25	30
D.R.5.5	6,000	55	25	10	--	30
D.R.10.5	3,000	20	10	10	--	50
D.R.16	2,500	20	10	25	--	30

2. Other standards for development of small lots on tracts as so described shall be as set forth in provisions adopted pursuant to the authority of Section 504.

D. An amendment to any part of a development plan involving only property subject to the provisions of this subsection shall not be subject to the provisions of Section 1B01.3.A.7.

08-022-A

Real Property Detail

Ownership and Address Information

Parcel ID	01-23-503201
Owner Name	Peddicord Charles N,4th Peddicord Lisa E
Owner Address	6422 Chell Rd , Columbia , MD 21044
Property/Situs Address	Old Frederick Rd
District	01
Property Class	04 Residential
Activity	Not Semi Annual Eligible
Miscellaneous	

Legal Description

PT LTS 3,4

Assessment Information

Full Year 87,343

Tax rate for Full Year: County $1.10000 , State $.11200, per $100 of Assessed Value

Tax Receivable Amounts

Bill Date: 7/01/07

	Original	Paid	Outstanding	First SA	Second SA
Taxes/Charges	1,058.59	.00	1,058.59	.00	.00
Fees	.00	.00	.00	.00	
Gross	1,058.59	.00	1,058.59	.00	.00
Discount Applied	(.00)	(.00)			
New Discount			(.00)	(.00)	
Interest Applied	.00	.00			
New Interest			.00	.00	.00
Total	1,058.59	.00	1,058.59	.00	.00

Date to calculate interest amount owed (mm/dd/yyyy): 9/7/2007 Recalculate

If the recalculation process does not change the amount due, please contact the Office of Budget and Finance for further assistance.

More Detail New Search

Payment Options

In Person

May be made at the Office of Budget and Finance, 400 Washington Avenue, Room 150, Towson, Maryland 21204-4665. Only Discover credit card is accepted in person. View a map of Towson.

By Phone

Payment can be made by credit card (MasterCard and Discover) using an Automated Telephone System. Call 410-887-2403, select Option 3, and follow spoken directions. You will be charged a convenience fee when you use this system. The system will tell you the fee amount before your charge is final.

By Mail

Print a memo bill and return it with your check or money order payable to:

Baltimore County Maryland
400 Washington Avenue, Room 150
Towson, MD 21204-4665

Print Memo Bill New Search Exit

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

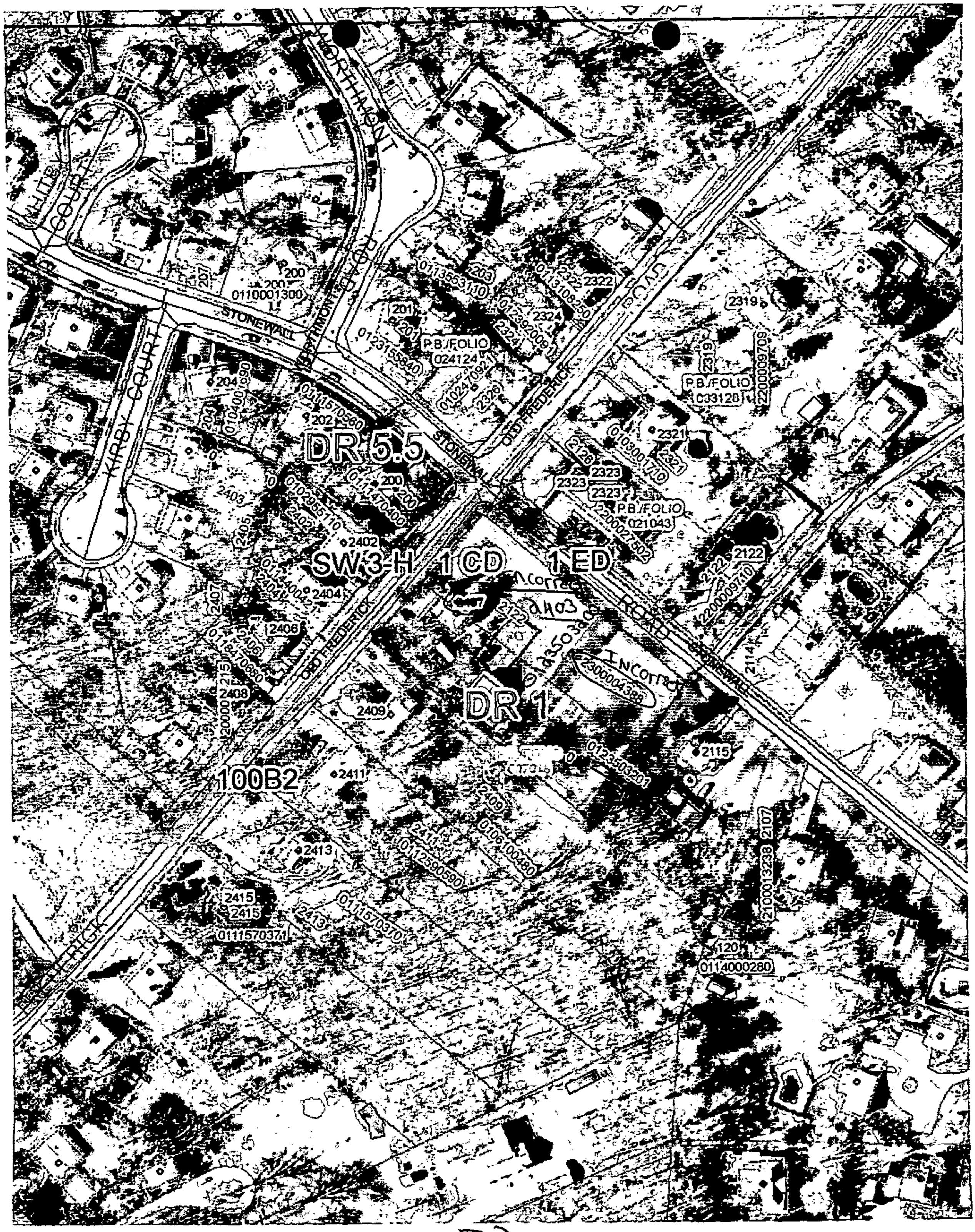
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
R. BAIM	2411 OLD FREDERICK RD	CATONSVILLE 21228	
J. BAIM	"	" "	
Ben Knop	2413 Old Frederick Rd	" "	
JEFFREY SELIGSON	2409 Old Frederick Rd.	" "	jmseligson@comcast.net
RON BREMER	209 DELLA AVE	" "	
MIKE HOBECK	207 DELLA AVE	" "	MHOBECK@COMCAST.NET
9/11/2007	10 AM		
Brian DAVISON	2112 Stoneyalland	Catonsville	—

PLEASE PRINT CLEARLY

CASE NAME 27
CASE NUMBER 08-235PHA
DATE 9/11/2007

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Charles N Peddicord	6422 Chell Road	Columbia MD 21044	
Michael D. Adcock	3300 N. Ridge Rd, Suite 160	Ellicott City MD 21043	mike@saaland.com
Lisa Peddicord	6422 Chell Rd	Columbia MD 21044	
Michael TANCZYN	STE 106 606 BALTIMORE AVE	TOWSON Md 21204	MPTLAW@VERIZON.NET



Map 100 B2

#022

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 5, 2007

Charles N. Peddicord, IV
Lisa E. Peddicord
6422 Chell Road
Columbia, MD 21044

Dear Mr. and Mrs. Peddicord:

RE: Case Number: 08-022-A, Old Frederick and Stonewall Roads

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 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

PETITIONER'S EXHIBIT NO. 2

Maryland
BALTIMOR
Real Prope

Go Back
View Map
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GroundRent

Account Identifier: **District** - 01 **Account Number** - 0113205990

Owner Information

Owner Name:	BLUM JEROME W,JR BLUM ANN M	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2323 OLD FREDERICK RD BALTIMORE MD 21228	**Deed Reference:**	1) /10100/ 275 2)

Location & Structure Information

Premises Address
2323 OLD FREDERICK RD

Legal Description
2323 OLD FREDERICK RD SE
2323 OLD FREDERICK RD SE
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					3	1	Plat Ref: 27/ 35

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1964	3,817 SF	19,155.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	1/2 BRICK FRAME

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	78,780	183,280		
Improvements:	223,680	351,470		
Total:	302,460	534,750	379,890	457,320
Preferential Land:	0	0	0	0

Transfer Information

Seller: BLUM JEROME W,JR	**Date:** 10/27/1993	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** /10100/ 275	**Deed2:**
Seller: BLUM JEROME W,JR	**Date:** 07/16/1980	**Price:** $81,650
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 6183/ 706	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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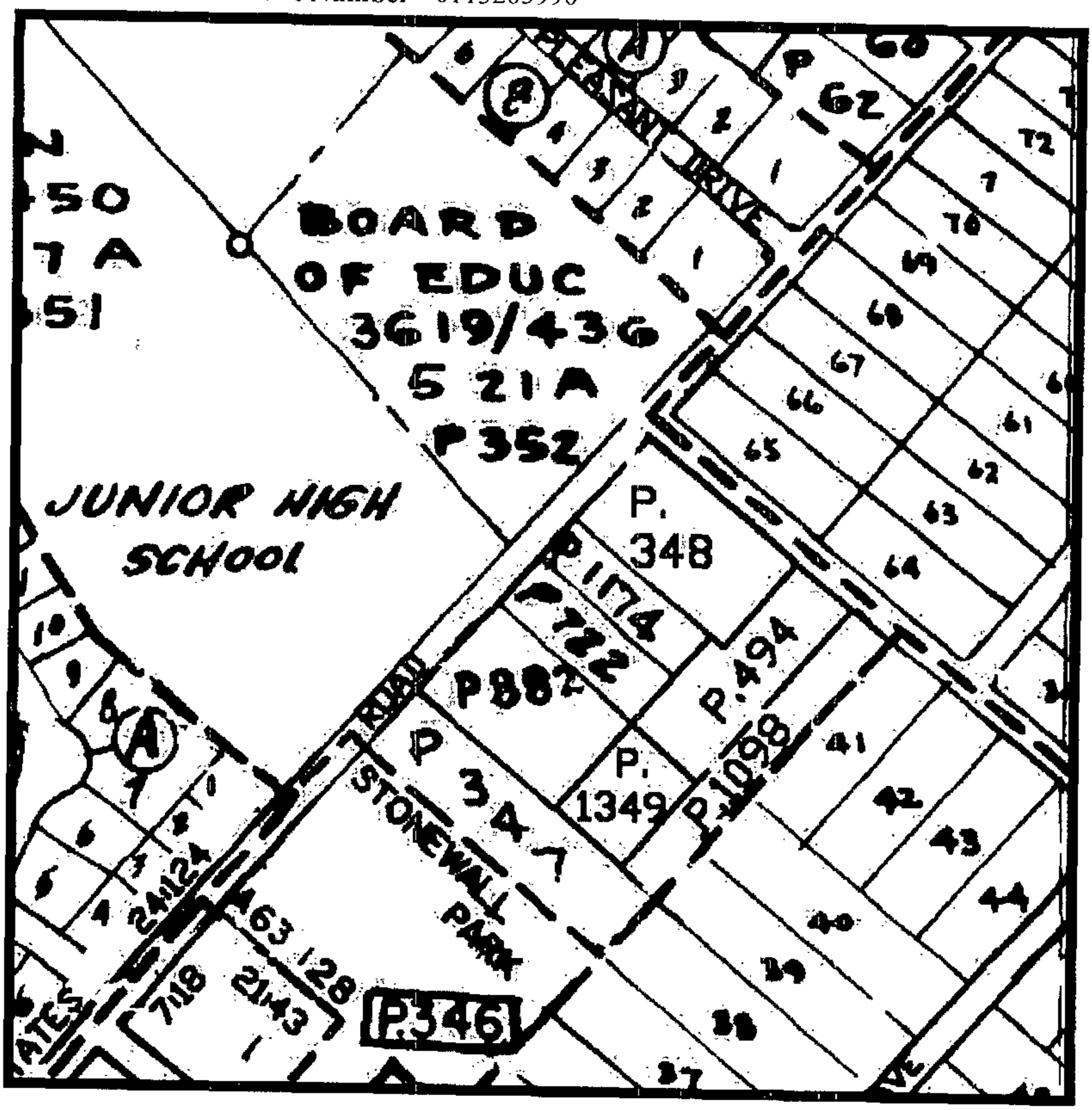
District - 01 **Account Number** - 0113205990



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For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

T-2
THE TITLE GUARANTEE COMPANY
(Individual Form)

LIBER 5869 PAGE 357

App. H- 95229

This Deed, Made this 30th day of MARCH, in the year one thousand nine hundred and seventy-eight, by and between LOUISE MACK, party of the first part, Grantor; and JEROME W. BLUM, JR. and DIANE M. BLUM, his wife, parties of the second part, Grantees.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple, all that ----------

---------- lot(s) of ground situate in the First Election District of Baltimore County ---------- in the State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot No. 3 on the Plat of "Revision of Part of Lot No. 2, Stonewall Park", said Plat recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 27, folio 35. The improvements thereon being known as No. 2323 Old Frederick Road.

BEING the same lot of ground which by Deed dated August 27, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4194, folio 243, was granted and conveyed by John F. Smith and wife unto the within named Grantor.

31-78	262951#	***993.50
31-78	262951D	***438.00
31-78	262950C	***546.50
31-78	262949D	*****9.00

1,639.50 MEC

COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-5724] EHK 5869, p. 0357. Printed 09/11/2007. Image available as of

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

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantees, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs, personal representatives and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

Doris M. Daniel
DORIS M. DANIEL

Louise Mack [Seal]
Louise Mack

[Seal]

State of Maryland, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 30th day of MARCH, 19 78, before me, a Notary Public of the State aforesaid, personally appeared LOUISE MACK, the within named Grantor ----------

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

WITNESS my hand and Notarial Seal.

Doris M. Daniel
DORIS M. DANIEL Notary Public

My commission expires: JULY 1, 1978.

Rec'd for record MAR 31 1978 at 1:32 PM
Per Elmer H. Kahline, Jr., Clerk
Mail to THE TITLE GUARANTEE COMPANY
Receipt No. 9100

RE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-5724] EHK 5869, p. 0358. Printed 09/11/2007. Image available as of 6.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w1.1)

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New Search
GroundRent

Account Identifier: .District - 01 Account Number - 0103001710

Owner Information

Owner Name:	SIMMONS LAWRENCE CASEY SIMMONS MARGARET MARY	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	2321 OLD FREDERICK RD BALTIMORE MD 21228-4812	**Deed Reference:**	1) /17694/ 335 2)

Location & Structure Information

Premises Address
2321 OLD FREDERICK RD
2321 OLD FREDERICK RD

Legal Description
2321 OLD FREDERICK RD SS
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					1	1	Plat Ref: 21/ 43

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	2,036 SF	21,400.00 SF	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	BRICK

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	79,350	183,850		
Improvements:	157,110	244,400		
Total:	236,460	428,250	300,390	364,320
Preferential Land:	0	0	0	0

Transfer Information

Seller: ERNST CHARLES R/LINDA K	**Date:** 03/18/2003	**Price:** $243,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** /17694/ 335	**Deed2:**
Seller: LONGSHORE BOYCE MADISON	**Date:** 11/16/1993	**Price:** $160,200
Type: IMPROVED ARMS-LENGTH	**Deed1:** /10142/ 500	**Deed2:**
Seller: CASCIO JANE	**Date:** 12/27/1973	**Price:** $36,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 5417/ 771	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
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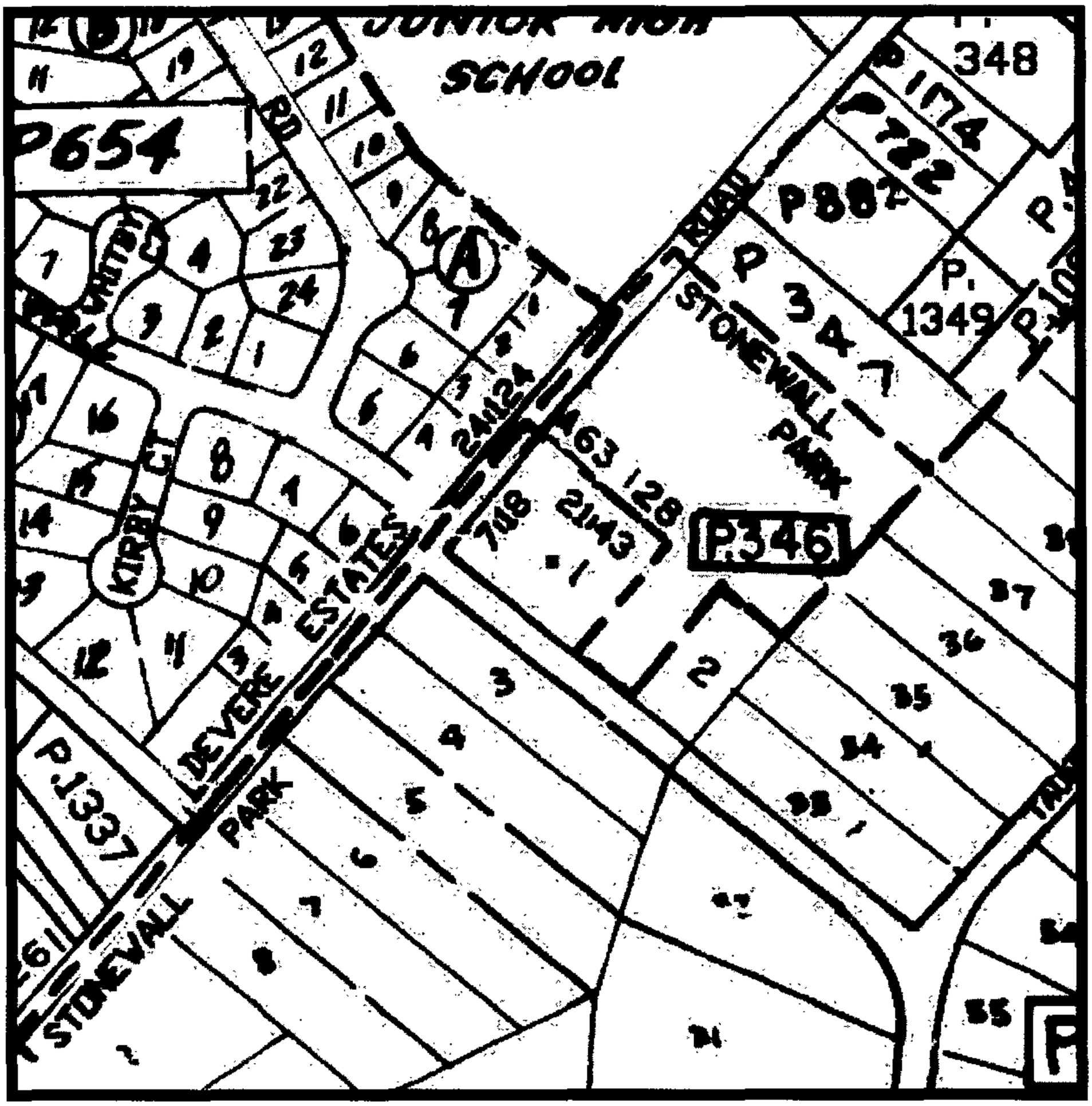
New Search

District - 01 **Account Number** - 0103001710



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

THIS DEED, made this 28 day of October, 1993, by and between BOYCE M. LONGSHORE and FRANCES J. LONGSHORE, parties of the first part; and CHARLES R. ERNST and LINDA K. ERNST, his wife, and BURL E. FRANKLIN and LAURA A. FRANKLIN, his wife, parties of the second part.

WITNESSETH, that in consideration of the sum of ONE HUNDRED SIXTY THOUSAND TWO HUNDRED DOLLARS ($160,200.00) the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said CHARLES R. ERNST and LINDA K. ERNST, his wife, and BURL E. FRANKLIN and LAURA A. FRANKLIN, his wife, joint tenants, parties of the second part, their assigns, the survivor of them, the survivors personal representatives and assigns, in fee simple, all that property situate in Baltimore County, State of Maryland, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 1, as shown on the Plat of Resubdivision of Lots 1 and 2, Stonewall Park, said Plat is being recorded among the Land Records of Baltimore County, in Plat Book GLD No. 21, folio 48.

The improvements thereon being known as No. 2321 Old Frederick Road.

BEING all and the same lot of ground which by Deed dated December 12, 1973, and recorded among the Land Records of Baltimore County in Liber No. 5417, folio 771, was granted and conveyed by Salvatore J. Cascio, III, Fredrick L. Cascio, and Frances Longshore, Personal Representatives of the Estate of Quincy J. Cascio unto Boyce M. Longshore and Frances M. Longshore.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said CHARLES R. ERNST and LINDA K. ERNST, his wife, and BURL E. FRANKLIN and LAURA A. FRANKLIN, his wife, joint tenants, parties of the second part, their assigns, the survivor of them, the survivor's personal representatives and assigns, in fee simple.

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

WITNESS the hand and seal of the said parties of the first part.

WITNESS:

(SEAL)
BOYCE M. LONGSHORE

(SEAL)
FRANCES J. LONGSHORE

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 28th day of OCTOBER, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared BOYCE M. LONGSHORE and FRANCES J. LONGSHORE, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Notary Public

My commission expires:

BA CIRCUIT COURT (Land Records) [MSA-CE 62-9997] SM 10142, p. 0500. Printed 09/11/2007. Online 03/03/2005.

CHARLES R. ERNST and LINDA K. ERNST, his wife, and BURL E. FRANKLIN and LAURA A. FRANKLIN, his wife, parties of the second part in the within Deed, hereby certify under the penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied, real property and that the residence will be occupied only by us.

WITNESS:

(SEAL)
CHARLES R. ERNST

(SEAL)
LINDA K. ERNST

(SEAL)
BURL E. FRANKLIN

(SEAL)
LAURA A. FRANKLIN

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT HAS BEEN PREPARED BY, OR UNDER THE SUPERVISION, OF THE UNDERSIGNED MARYLAND ATTORNEY, OR BY A PARTY TO THIS INSTRUMENT.

David L. Thurston, Attorney

RETURN TO:

CROWN TITLE CORPORATION
4607 Benson Avenue, Suite 300
Baltimore, Maryland 21227
(410) 247-0020
FAX (410) 247-0074

BA CIRCUIT COURT (Land Records) [MSA CE 62-9997] SM 10142, p. 0501. Printed 09/11/2007. Online 03/03/2005.

LIBER 10142 PAGE 502

012170 **Baltimore County, Maryland**

Land Instrument Intake Sheet

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

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §33-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax Property Article, §12-101 through 12-113, as amended, and Tax-Property Article, §13-101 through 13-408, as amended, it is certified that an instrument or writing dated [illegible] conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in the County. The property conveyed, or on which a lien or encumbrance is created, is identified as follows:

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

Property Tax ID No.: 01-03-001710 | Lot/Block: / | Map/Grid/Parcel No.:
Subdivision/Tract: STONE WALL PARK | Lot Acreage: | Prior Deed Ref.: 5417/[illegible] | VAR. LOG
Street Address (for description if partial conveyance): 3321 OLD FREDERICK RD

2 Transferred From
Grantor(s) (check box if additional sheets are attached): BOYCE N. KUNGSTONE, FRANKLIN J. KUNGSTONE
Owner of record (if different from grantor):

3 Transferred To
Grantee(s) (check box if additional sheets are attached): CHARLES R. & LINDA K. ERNST, BURL E. & DONNA H. FRANKLIN

4 Type of Instrument
Deed | Assignment of Mtg/DOT | Financing Statement
Deed of Trust | Contract | Other (Specify)
Mortgage | Land Installment Cont.
Lease | Power of Attorney

5 Exemptions (Cite authority or explain briefly)
Baltimore County Exempt Status Claimed:
Recordation Tax Exempt Status Claimed:
State Exempt Status Claimed:

6 Consideration and Tax Calculations Make check payable to Baltimore County, MD (410) 887-2416

Consideration Amount		County Taxes to be Paid	
Purchase Price/Consideration (including any new mortgage)	$160,200.00	Transfer Tax Consideration	$160,200.00 x 1.6% = $2563.20
Real Property			
Personal Property		Office of Finance Use Only	
Balance of Assumed Mortgage			
Other		Agent:	Tax Bill:
Total Consideration	$160,200.00	CB Credit:	Ag Tax/Other:
or Assessed Factor	$		

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

Recordation Fees		Special Recording Instructions (if any)
Recording Charges	$ 15.00	16
State Transfer Tax	451.02	601.50
County Recordation Tax	502.50	
Surcharge		807
Other		
Total	$ 1528.50	

8 Contact/Mail Information

Instrument Prepared By: Name: SHOWN TITLE CORPORATION; Firm: 4807 EDNOR AVENUE; Address: SUITE 1 Address: BALTIMORE, MD 21227; Phone: PHONE (410) 247-8020; FAX (410) 247-8024

Return Instrument To:

Mailing Address for Tax Bill: Name: CHAS. E. ERNST, BURL FRANKLIN; Address: 3321 OLD FREDERICK RD, CATONSVILLE, MD 21228

9 Certification
I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.
Signature: [illegible] Date: 10/3/93

10 Assessment Information (410) 321-2299

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

Yes / No — Will grantee be living at property conveyed?
Yes / No — Is grantor currently receiving a homeowners' tax credit?
Yes / No — Is property conveyed subject to agricultural transfer tax? If yes, enter amount:
Yes / No — If agricultural assessment on conveyance is to continue, have you attached a letter of intent?
Yes / No — Partial conveyance? If yes, amount of acreage transferred:
List improvements conveyed:
If subdivision occurred after July 1, indicate former property tax ID number:

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

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

Location and improvement address:

Space Reserved for County Transfer Tax

Space Reserved for Circuit Court Clerk Recording Validation

BA 02/02/03 09:TL TRTX
BA COD: 57PM 11/09/93 $2,563.20

BA CIRCUIT COURT (Land Records) [MSA CE 62-9997] [illegible] 09/14/2007. Online 03/03/2005.

Tax-exempt Verification | Deed Plotter
Agricultural Verification | Deed Reference
Trans. Process Verification | Assigned Property No.
Whole | Desc. | Part

Distribution: White - Clerk's Office; Canary - Office of Finance; Pink - SDAT; Goldenrod - Preparer

AOC-CC-100

FEE-SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — S-15

This Deed, Made this 12th day of December

in the year one thousand nine hundred and seventy-three, by and between SALVATORE J. CASCIO, 3RD, FREDERICK L. CASCIO and FRANCES J. LONGSHORE, Personal Representatives of the Estate of Quincy Jane Cascio, deceased,

, of the first part, and

BOYCE MADISON LONGSHORE and FRANCES J. LONGSHORE, his wife,

JAN -2-74 270701C ***309.00
JAN -2-74 270701C ***118.00
JAN -2-74 270700C ***180.00
JAN -2-74 270699C ****11.00

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars ($5.00) and other good and valuable consideration, receipt whereof is hereby acknowledged,

the said parties of the first part

do hereby grant and convey unto the said parties of the second part, as tenants by the entirety, the survivor of them and the survivor's personal representatives

heirs and assigns,

in fee simple, all that lot(s) of ground, situate, lying and being in

Baltimore County, State of Maryland and described as follows, that is to say:—

BEING known and designated as Lot No. 1 on the Plat of the Resubdivision of Lots 1 and 2 Stonewall Park, said Plat being recorded among the Plat Records of Baltimore County in Plat Book, Liber G.L.B. No. 21, folio 43.

BEING the same lot of ground which by Deed dated July 11, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2734, folio 341, was granted and conveyed by John F. Smith and wife unto Salvatore Joseph Cascio and Jane Cascio (also known as Quincy Jane Cascio) his wife, the said Salvatore Joseph Cascio having departed this life on or about December 24, 1971, thereby vesting title solely in Quincy Jane Cascio. The said Quincy Jane Cascio departed this life on or about the 1st day of March, 1973. For further title, see Estate No. 33178, filed in the office of the Register of Wills for Baltimore County, wherein the within Grantors were named Personal Representatives.

MB 3 9 2-DEC 27 540.00 MSC

NTY CIRCUIT COURT (Land Records) [MSA CE 62-5272] EHK 5417, p. 0771. Printed 09/11/2007. Image available as of

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground 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 parties of the second part, as tenants by the entirety, the survivor of them and the survivor's personal representatives

~~heirs~~ and assigns,

in fee simple.

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

Witness the hands and seals of said grantors.

Test:

Salvatore J. Cascio 3rd [SEAL]
SALVATORE J. CASCIO, 3RD

Frederick L. Cascio [SEAL]
FREDERICK L. CASCIO

Frances J. Longshore (SEAL)
FRANCES J. LONGSHORE
Personal Representatives

State of Maryland, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 12th day of December, 1973, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, personally appeared SALVATORE J. CASCIO, 3RD, FREDERICK L. CASCIO and FRANCES J. LONGSHORE, Personal Representatives of the Estate of Quincy Jane Cascio, deceased,

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

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

Ellen M. Leman
Notary Public

ELLEN M. LEMAN NOTARY PUBLIC

My Commission expires July 1, 1974

Rec'd for record JAN 2 1974 at 9:44 AM
For Elmer H. Kahlert, Jr., Clerk
Mail to William J. Pettler
Receipt No. 1100

Y CIRCUIT COURT (Land Records) [MSA CE 62-5272] EHK 5417, p. 0772. Printed 09/11/2007. Image available as of

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w1.1)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 01 **Account Number** - 0103770860

Owner Information

Owner Name:	KEARNEY PATRICIA M KEARNEY ANDREW J	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2419 OLD FREDERICK RD BALTIMORE MD 21228-5421	**Deed Reference:**	1) /14594/ 415 2)

Location & Structure Information

Premises Address
2419 OLD FREDERICK RD

Legal Description
PT LT 9,10
2419 OLD FREDERICK RD
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					9	1	Plat Ref: 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	1,403 SF	28,495.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	81,120	185,620		
Improvements:	125,600	207,740		
Total:	206,720	393,360	268,933	331,146
Preferential Land:	0	0	0	0

Transfer Information

Seller: CALDWELL MATTHEW S	**Date:** 07/24/2000	**Price:** $175,100
Type: IMPROVED ARMS-LENGTH	**Deed1:** /14594/ 415	**Deed2:**
Seller: CULBRETH CARL C	**Date:** 12/17/1990	**Price:** $124,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 8673/ 782	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

0014594 415

File No: 10772

TAX ID # 2

DEED

FEE SIMPLE DEED

THIS DEED, Made this 30th day of June, 2000, by and between **MATTHEW S. CALDWELL and MICHELE B. CALDWELL HIS WIFE,** parties of the first part; and **PATRICIA M. KEARNEY and ANDREW J. KEARNEY HER HUSBAND,** parties of the second part, at 2419 OLD FREDERICK Rd., BALTIMORE, MD.

WITNESSETH, That in consideration of the sum of **One Hundred Seventy Five Thousand One Hundred dollars and Zero cents $175,100.00,** the said parties of the first part do(es) grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's, personal representatives, in fee simple, all that property situate in Baltimore County, State of Maryland, that is to say:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY WHICH BY DEED DATED NOVEMBER 26, 1990 AND recorded among the land records of Baltimore County in Liber SM 8673 folio 782, was granted and conveyed by Carl C. Culbreth and Catherine S. Culbreth unto Matthew S. Caldwell and Michele B. Caldwell, his wife, grantors herien.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's, personal representatives, in fee simple.

AND the said parties of the first part hereby covenant that they have not

IMP FD SURE $	5.00
RECORDING FEE	20.00
RECORDATION T	877.50
TR TAX STATE	437.35
TOTAL	1,339.85
Rec# BA82	Rcpt # 66265
SM TD	Blk # 1211
Jul 24, 2000	02:53 PM

Return to: *Equity Title Co., Inc.*
1404 E. Joppa Road
Towson, Maryland 21286

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-14449] SM 14594, p. 0415. Printed 09/11/2007. Image available as of 03/08/2005.

STEWART TITLE
GUARANTY COMPANY

done or suffered to be done any act, matter or thing whatever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted, and they will execute such further assurances as may be requisite.

Return to: *Equity Title Co., Inc.*
1404 E. Joppa Road
Towson, Maryland 21286

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-14449] SM 14594, p. 0416. Printed 09/11/2007. Image available as of *03/08/2005*.

99-C-1

STEWART TITLE
GUARANTY COMPANY

File No: 10772

TAX ID #

WITNESS the hand and seal of the said parties of the first part.

WITNESS:

_____ _____(SEAL)
MATTHEW S. CALDWELL

_____ _____(SEAL)
MICHELE B. CALDWELL

_____ _____(SEAL)

_____ _____(SEAL)

STATE OF MARYLAND

{ To Wit:

CITY/COUNTY OF BALTIMORE COUNTY

I HEREBY CERTIFY, that on this 6/30/2000, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared MATTHEW S. CALDWELL and MICHELE B. CALDWELL HIS WIFE, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

_____
Notary Public

MICHAEL E. ROCHE NOTARY PUBLIC BALTIMORE COUNTY, MD.

My Commission Expires: July 1, 2002

This is to certify that the within instrument has been prepared by, or under the supervision, of the undersigned Maryland Attorney, or by a party to this instrument.

_____
Michael E. Roche, Esq.

Return to: Equity Title Co., Inc.
1404 E. Joppa Road
Towson, Maryland 21286

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-14449] SM 14594, p. 0417. Printed 09/11/2007. Image available as of 03/08/2005.

99-C-1

STEWART TITLE
GUARANTY COMPANY

File No: 10772

EXHIBIT "A" - LEGAL DESCRIPTION

BEGINNING FOR THE SAME (according to a survey prepared by Charles W. Hemler, dated February 9, 1957) at a point on the southerly line of Old Frederick Road said point being North forty-four (44) degrees one (1) minute East ninety-two and eighty-five one-hundredths (92.85) feet from the corner formed by the southerly line of Old Frederick Road and the easterly line of Oella Avenue (Palmer Avenue); thence binding on the southerly line of Old Frederick Road North forty-four (44) degrees One (10 minute East one hundred twenty (120) feet; thence leaving said road, South fifty-five (55) degrees seventeen (17) minutes fifty-seven (57) seconds East two hundred fifty and forty one-hundredths (250.40) feet to a point intersecting the division line between Lots Ten (10) and Eleven (11) of Stonewall Park; thence binding on same, South fifty-eight (58) degrees twenty (20) minutes fifty (50) seconds West one hundred twenty-two (122) feet to a line of division; thence along the said line of division North fifty-seven (57) degrees one (1) minute forty-two (42) seconds West two hundred twenty-one (221) feet to the place of beginning.

THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 2419 OLD FREDERICK ROAD.

BEING PART OF LOTS NUMBER NINE (9) AND TEN (10) OF THE RECORDED PLAT OF STONEWALL PARK, recorded among the land records of Baltimore County in Plat Book WPC No. 7 folio 18.

Tax ID Number: _____

Return to: Equity Title Co., Inc.
1404 E. Joppa Road
Towson, Maryland 21286

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-14449] SM 14594, p. 0418. Printed 09/11/2007. Image available as of 03/08/2005.

STEWART TITLE
GUARANTY COMPANY

LIBER 8673 PAGE 782

ec-1079

ASSIGNMENT — LEASEHOLD — INDIVIDUAL GRANTOR — LONG FORM

This Assignment, MADE THIS 26th day of NOVEMBER

in the year one thousand nine hundred and NINETY by and between

CARL C. CULBRETH AND CATHERINE S. CULBRETH, Husband and wife, Parties

of the first part, GRANTORS, and

MATTHEW S. CALDWELL AND MICHELE B. CALDWELL, HUSBAND AND WIFE, Parties

of the second part., GRANTEES

WITNESSETH, That in consideration of the sum of ONE HUNDRED TWENTY FOUR THOUSAND AND NO/100ths--------Dollars-----($124,000.00), the receipt whereof is hereby acknowledged,

the said parties of the first part,

A RC/T 20.00
A T TX 470.00
A DOCS 620.00
DEED A #
SM CLERK 1110.
M38851:C003 R01 T0 0
12/10/90

do grant and assign to the said parties of the second part,

As Tenants by the Entireties, their assigns, the survivor of them, and the survivor's

personal representatives and assigns, the leasehold interest in all

that lot of ground situate in BALTIMORE COUNTY, MARYLAND, and

described as follows, that is to say:

See Exhibit "A" attched hereto and made a part hereof by this reference.

The improvements thereon being known as 2419 Old Frederick Road.

BEING the same parcel of ground which by deed dated December 8, 1966, recorded among the land records of Baltimore County, Maryland in Liber 4705, folio 597, was granted and conveyed by Darrell S. Johnson and Betty J. Johnson, his wife, unto the parties of the first part herein Grantors.

UNDER the penalties of perjury, the Grantor(s) herein certify that the actual consideration paid or to be paid, including the amounts of any mortgages or deeds of trust outstanding is as hereinabove set forth.

I certify that I have been admitted to practice before the Court of Appeals of Maryland and that the within deed was prepared by me or under my supervision and control.

Edwin E. Tillman, Jr. Attorney

RECEIVED FOR TRANSFER
State Assessment of Taxation
for Baltimore County
12/14/90

DATE 12/14/90

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-8528) SM 8673, p. 0782. Printed 09/11/2007. Image available as of 03/09/2005.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the survivor's personal representatives, heirs and assigns, for all the residue of the term of years yet to come and unexpired therein with the benefit of renewal forever; subject to the payment of the annual rent of $120.00 Dollars, payable half-yearly on the 17th days of June & December in each and every year.

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

WITNESS the hand s and seal s of said grantor s:

Test:

Carl C. Culbreth (SEAL)
CARL C. CULBRETH, GRANTOR

Catherine S. Culbreth (SEAL)
CATHERINE S. CULBRETH, GRANTOR

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY, That on this 16th day of NOVEMBER in the year one thousand nine hundred and NINETY, the subscriber, a Notary Public of the State aforesaid, personally appeared CARL C. CULBRETH AND CATHERINE S. CULBRETH, HUSBAND AND WIFE, before me, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

Notary Public

My Commission expires:

9/19/94

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8528] SM 8673, p. 0783. Printed 09/11/2007. Image available as of 03/09/2005.

Exhibit "A"

BEGINNING for the same (according to a survey prepared by Charles W. Hemler, dated February 9, 1957) at a point on the southerly line of Old Frederick Raod said point being north forty-four (44) degrees One (1) minute East Ninety-two and Eighty-five one-hundredths (92.85) feet from the corner formed by the southerly line of Old Frederick Road and the easterly line of Oella Avenue (Palmer Avenue); thence binding on the southerly line of Old Frederick Road North forty-four (44) degrees One (1) minute East one hundred twenty (120) feet; thence leaving said road, south fifty-five (55) degrees seventeen (17) minutes fifty-seven (57) seconds east two hundred fifty and forty one-hundredths (250.40) feet to a point intersecting the division line between Lots Ten (10) and Eleven (11) of Stonewall Park; thence binding on same, south fifty-eight (58) degrees twenty (20) minutes fifty (50) seconds west one hundred twenty-two (122) feet to a line of division; thence along the said line of division, north fifty-seven (57) degrees One (1) minute forty-two (42) seconds west two hundred twenty-one (221) feet to the place of beginning.

The improvements thereon being known as No. 2419 Old Frederick Road, being part of Lots Number Nine (9) and Ten (10) of the recorded plat of Stonewall Park, recorded among the land records of Baltimore County in Plat Book 7, folio 18.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8528] SM 8673, p. 0784. Printed 09/11/2007. Image available as of 03/09/2005.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w1.1)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 01 **Account Number** - 0109650011

Owner Information

Owner Name:	DICKEY JAMES B DICKEY LISA A	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2417 OLD FREDERICK RD BALTIMORE MD 21228-5421	**Deed Reference:**	1) /23300/ 1 2)

Location & Structure Information

Premises Address
2417 OLD FREDERICK RD

Legal Description
PT LTS 9,10
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					9	1	**Plat Ref:** 7/ 18

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	1,473 SF	28,710.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	81,170	185,670		
Improvements:	108,340	212,760		
Total:	189,510	398,430	259,150	328,790
Preferential Land:	0	0	0	0

Transfer Information

Seller: MOHLER MICHAEL E	**Date:** 01/30/2006	**Price:** $329,000
Type: NOT ARMS-LENGTH	**Deed1:** /23300/ 1	**Deed2:**
Seller: IRELAND ELIZABETH H	**Date:** 01/10/1978	**Price:** $52,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 5845/ 282	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

File No. **15160-05**

TAX ID. NO. 01-0109650011

RETURN TO: 1/2
LAKESIDE TITLE COMPANY
5840 BANNEKER RD., # 120
COLUMBIA, MD 21044

This Deed, MADE THIS 17th day of **January, 2006**, by and between **MICHAEL E. MOHLER and MELANIE B. MOHLER,** parties of the first part, GRANTOR; and **JAMES B. DICKEY and LISA A. DICKEY**, parties of the second part, GRANTEE.

WITNESSETH, That in consideration of the sum of **THREE HUNDRED TWENTY NINE THOUSAND DOLLARS 00/100 ($329,000.00)**, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said **JAMES B. DICKEY and LISA A. DICKEY**, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in **Baltimore County,** Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME according to a survey prepared by Charles W. Hemler dated February 9, 1957, at a point in the southerly line of Old Frederick Road, said point being North 44 degrees 01 minutes East 212.85 feet from the corner formed by the southerly line of Old Frederick Road and the easterly line of Oella Boulevard (Palmer Avenue) thence binding on the southerly line of Old Frederick Road North 44 degrees 01 minutes East 120.00 feet to the division line between Lots numbered 8 and 9 as shown on the recorded Plat of Stonewall Park, thence binding on same South 49 degrees 39 minutes East 272.40 feet to a point at the corner of Lots Nos. 10 and 11, thence binding on the division line between Lots 10 and 11, Plat of Stonewall Park, South 58 degrees 20 minutes 50 seconds West 100.00 feet; thence leaving said division line North 55 degrees 17 minutes 57 seconds West 250.40 feet to the place of beginning.

BEING the same lot of ground which by Deed dated **01/06/1978** and recorded among the Land Records of Baltimore County, in Liber **5845**, folio **282**, was granted and conveyed by **ELIZABETH H. IRELAND** to **MICHAEL E. MOHLER and MELANIE BRIDGET MOHLER**, the within GRANTOR.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said **JAMES B. DICKEY and LISA A. DICKEY**, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, in fee simple.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-23155] SM 23300, p. 0001. Printed 09/11/2007. Image available as of 05/16/2006.

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

WITNESS the hands and seals of said GRANTOR.

{SEAL}
MICHAEL E. MOHLER

{SEAL}
MELANIE B. MOHLER

STATE OF Maryland, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 12th day of **January, 2006**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **MELANIE B. MOHLER**, the GRANTOR herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

JAMES W. MOHLER NOTARY PUBLIC BALTIMORE COUNTY, MD.

My commission expires: 1/2

Notary Public

STATE OF Maryland, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this **17th** day of **January, 2006**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **MICHAEL E. MOHLER**, the GRANTOR herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

My commission expires:

Notary Public

CHARLES H. DE VRIES
NOTARY PUBLIC
BALTIMORE COUNTY MARYLAND
MY COMMISSION EXPIRES 6/1/2007

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

CRAIG L. LANDAUER

AFTER RECORDING, PLEASE RETURN TO:
LAKESIDE TITLE COMPANY
5840 BANNEKER ROAD SUITE 120
COLUMBIA, MD 21044

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-23155] SM 23300, p. 0002. Printed 09/11/2007. Image available as of 05/16/2006.

File No. 15160-05
Property Address: 2417 OLD FREDERICK ROAD, CATONSVILLE, MD 21228

AFFIDAVIT OF OCCUPANCY

The undersigned grantee(s) hereby make oath or affirm under penalties of perjury that the property herein conveyed will be occupied by the grantee(s) as his/her/their principal residence for at least 7 of the 12 months following this conveyance.

WITNESS

WITNESS

WITNESS

WITNESS

JAMES B. DICKEY

LISA A. DICKEY

STATE OF MARYLAND, HOWARD COUNTY, to wit:

I HEREBY CERTIFY, That on this 17 *day of* **January, 2006**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **JAMES B. DICKEY and LISA A. DICKEY**, the GRANTEE(S) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, *and acknowledged the foregoing* Deed to be their act, and in my presence signed and sealed the same.

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

Notary Public

My commission expires:

CHARLES H. DE VRIES
NOTARY PUBLIC
BALTIMORE COUNTY MARYLAND
MY COMMISSION EXPIRES 6/1/2007

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-23155] SM 23300, p. 0003. Printed 09/11/2007. Image available as of 05/16/2006.

THIS DEED, Made this -6th- day of January in the year one thousand nine hundred and seventy-eight, by and between Elizabeth H. Ireland, *party of the* first part, and Michael E. Mohler and Melanie Bridget Mohler, his wife, parties of the second part, all of Baltimore County, State of Maryland.

WITNESSETH, That for and in consideration of the sum of Five Dollars ($5.00) and other good and valuable consideration, this day paid, the receipt of which is hereby acknowledged, the said party of the first part doth hereby grant and convey unto the said parties of the second part, as tenants by the entireties, the survivor of them, their assigns, the heirs and assigns of the *survivor, in fee simple*, all that lot of ground situate and lying in the First Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same according to a survey *prepared by Charles W. Hemler*, dated February 9, 1957, at a point in the southerly line of Old Frederick Road said point being North 44 degrees 01 minutes East 212.85 feet from the corner formed by the southerly line of Old Frederick Road and the easterly line of Oella Boulevard (Palmer Avenue) thence binding on the southerly line of Old Frederick Road North 44 degrees 01 minutes east 120.00 feet to the division line between lots Numbers 8 and 9 as shown on the recorded Plat of Stonewall Park, thence binding on same South 49 degrees 39 minutes East 272.40 feet to a point at the corner of Lots Nos. 10 and 11, thence binding on the division line between Lots 10 and 11, Plat of Stonewall Park South 58 degrees 20 minutes 50 seconds West 100.00 feet, thence leaving said division line North 55 degrees 17 minutes 57 seconds West 250.40 feet to the place of beginning. The improvements thereon being known as 2417 Old Frederick Road.

BEING the same lot of ground and premises which, by deed dated May 19, 1969 and recorded among the Land Records of Baltimore County in Liber O. T. G. No. 5003, folio 248 etc., was granted and conveyed by Hoffberger Foundation, Inc., unto Llewellyn C. Ireland and Elizabeth H. Ireland, his wife; the said Llewellyn C. Ireland having since departed this life on or about June 18, 1977 thereby vesting title in Elizabeth H. Ireland, the Grantor. See also Assignment dated June 7, 1963, recorded in Liber R. R. G. No. 4154, folio 1.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the aforesaid lot of ground 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 parties of the second part, as tenants by the entireties, the survivor of them, their assigns, the heirs and assigns of the survivor in fee simple; subject, however, to the conditions and restrictions of record, if any.

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

WITNESS the hand and seal of the said Grantor.

TEST:

Robert J. Brannan

Elizabeth H. Ireland (SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 6th of January in the year on thousand nine hundred and seventy-eight, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore City, personally appeared ------- Elizabeth H. Ireland ---------- , the within named Grantor, known to me to be the person whose name is subscribed to the within instument and she acknowledged that she executed the same for the purposes therein contained and further acknowledged the said instrument to be her act.

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

Robert J. Brannan, Notary Public

Rec'd For Record JAN 11 1978 at 7 PM

Per Elmer H. Kahline, Jr., Clerk

Mail to Robert J. Brannan

Receipt No. 9 970

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w1.1)

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GroundRent

Account Identifier: **District** - 01 **Account Number** - 0104351220

Owner Information

Owner Name:	BITZEL MARK A,SR BILSON BONNIE B	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2021 DEVERE LN BALTIMORE MD 21228-4804	**Deed Reference:**	1) /20868/ 246 2)

Location & Structure Information

Premises Address
2021 DEVERE LN

Legal Description
2021 DEVERE LN
2021 DEVERE LN
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					73	1	Plat Ref: 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	3,767 SF	35,112.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	82,770	187,270		
Improvements:	240,840	416,460		
Total:	323,610	603,730	416,983	510,356
Preferential Land:	0	0	0	0

Transfer Information

Seller: BITZEL MARK A	**Date:** 10/21/2004	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** /20868/ 246	**Deed2:**
Seller: BITZEL MARK A	**Date:** 04/05/1999	**Price:** $25,531
Type: NOT ARMS-LENGTH	**Deed1:** /13647/ 449	**Deed2:**
Seller: BRUNJES GEORGE J	**Date:** 09/14/1989	**Price:** $130,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 8274/ 157	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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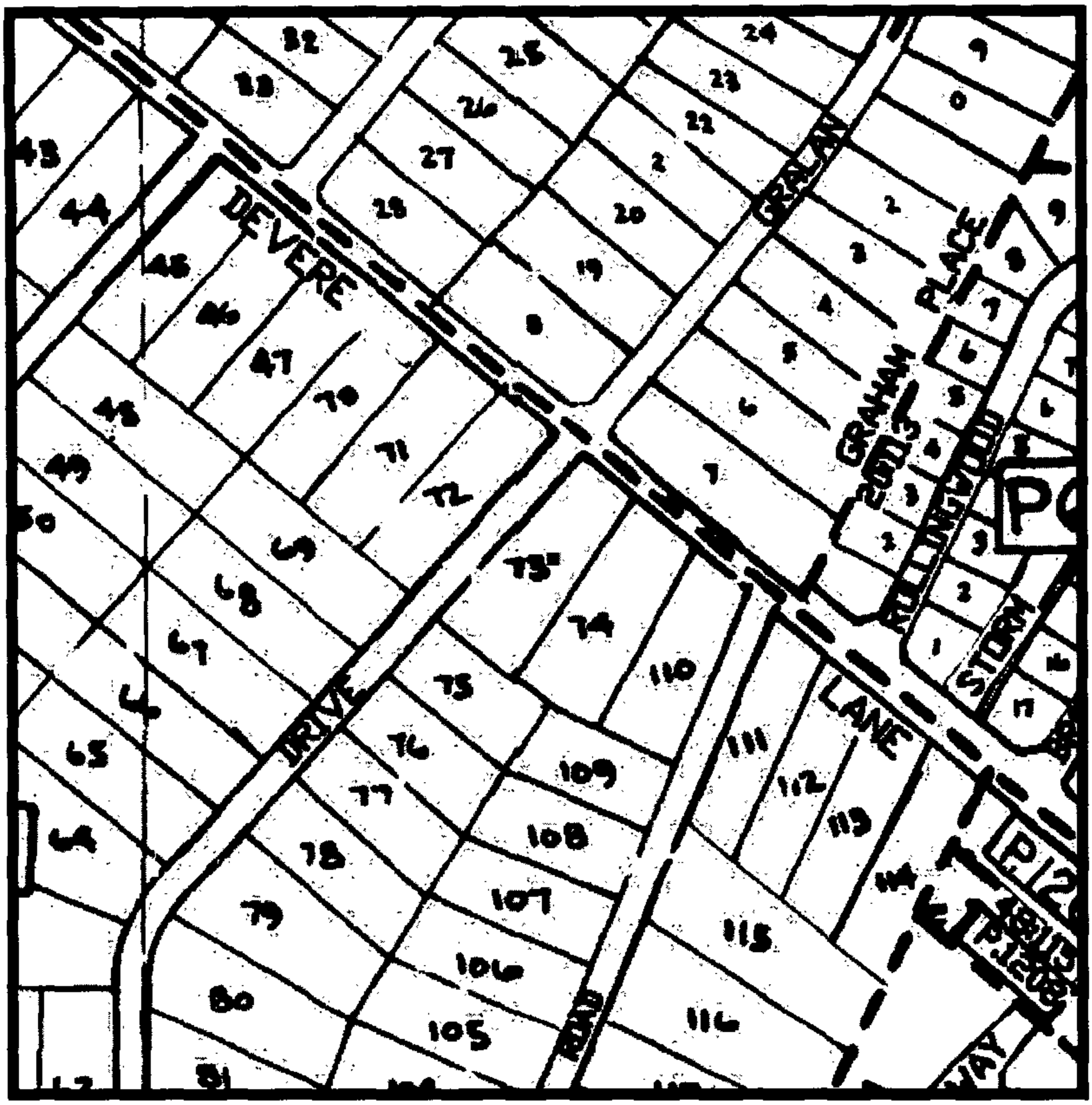
District - 01 **Account Number** - 0104351220



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

LIBER 8274 PAGE 157

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

This Deed, MADE THIS 24th day of August

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

GEORGE J. BRUNJES and ARLENE M. BRUNJES, his wife, parties

of the first part, and

MARK A. BITZEL and TERRY L. BITZEL, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED THIRTY THOUSAND DOLLARS AND NO CENTS ($130,000.00), the receipt of which is hereby acknowledged,

C RC/F 14.00
C T TX 500.00
C DOCS 650.00
DEED 0 6
SH CLERK 1164.00

the said parties of the first part

#32017 C001 R02 T14:07
09/14/89

do grant and convey to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs, 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 Lot 73, as laid down and shown on the Plat of Stonewall Park, which Plat is recorded among the Plat Records of Baltimore County in Plat Book WPC 7, folio 18. The improvements thereon being known as 2021 DEVERE LANE, also known as 2021 DEVERE AVENUE.

BEING the same lot of ground which by Deed dated December 13, 1983 and recorded among the Land Records of Baltimore County in Liber 6647, folio 124, was granted and conveyed by Raul Alejandro Barriga and Mary Elizabeth Barriga, his wife unto the parties of the first part herein.

Mark A. Bitzel and Terry L. Bitzel, his wife, Grantees herein, hereby certify under the penalties of perjury that the land conveyed herein is residentially improved owner occupied real property and that the residence will be occupied by us.

Mark A. Bitzel
Mark A. Bitzel

Terry L. Bitzel
Terry L. Bitzel

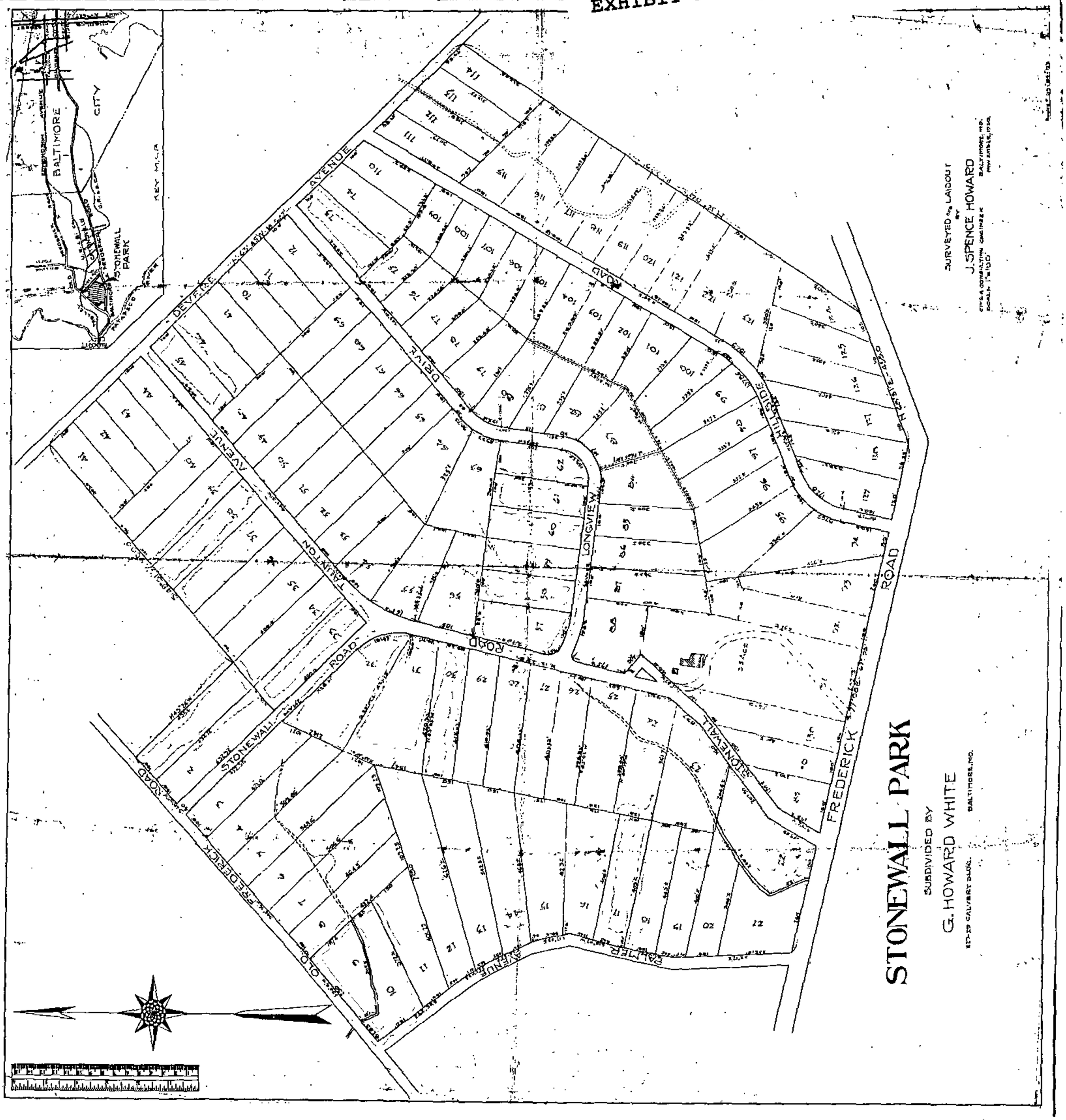
AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR DATE 9-8-89

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
JR 9-8-89

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA_CE62_8128_8274_0157]. Printed 09/11/2007. Image available as of 09/09/2005.

PETITIONER'S

EXHIBIT NO. 6



Charles
Parrish
443.253.3886

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w3.1)

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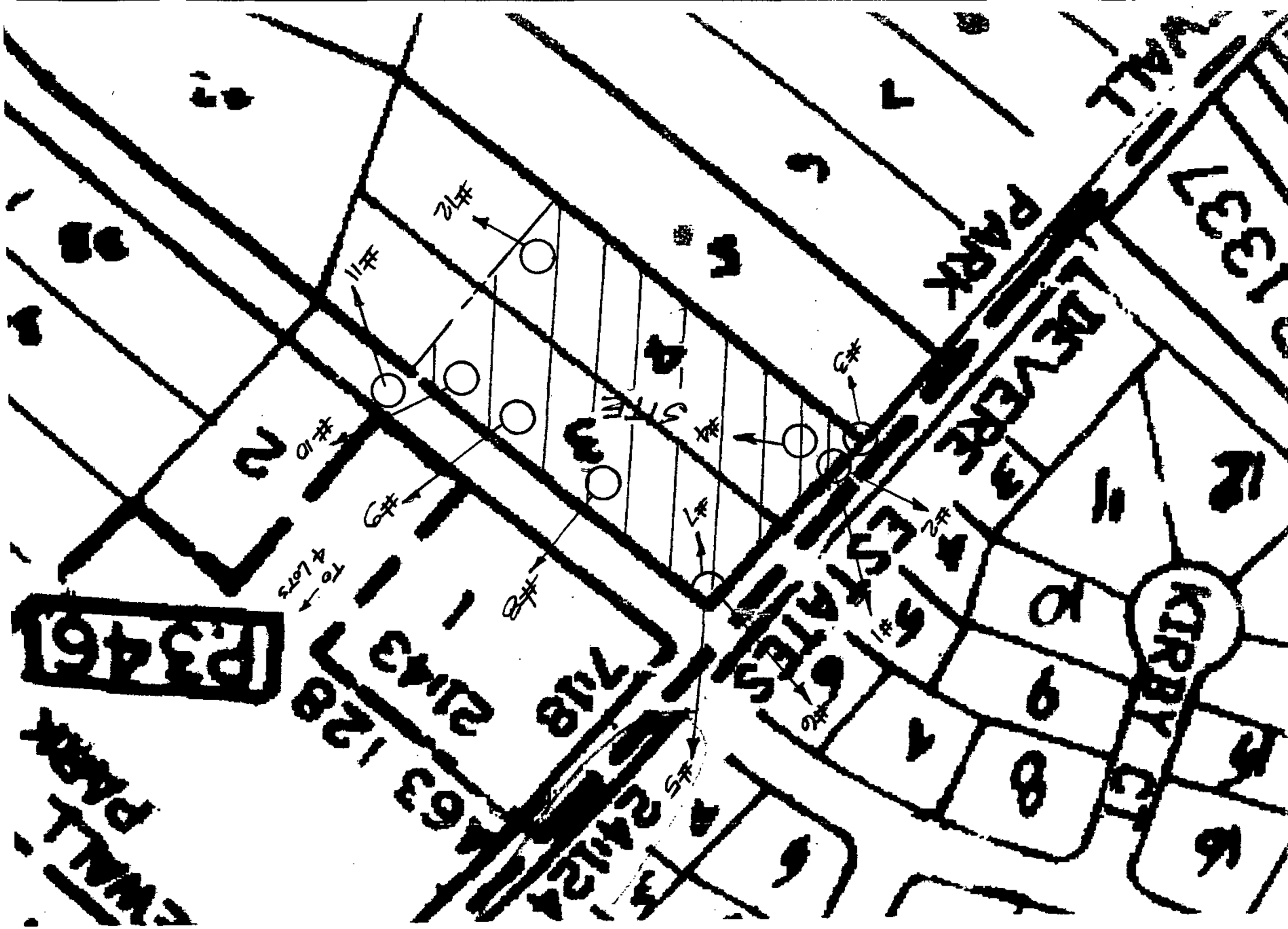
Name	Account	Street	OWN OCC	Town	Parcel Lot
COE EDMUND G	01 0112001940	2115 STONEWALL RD	H	000	48
HOLMES CLARENCE D	01 2200027502	2126 FREDERICK RD	H	000	48 1
SIMMONS LAWRENCE C	01 0103001710	2321 OLD FREDERICK	H	000	48 1
ESCOL DAVID A	01 0119510931	2114 STONEWALL RD	H	000	48 2
MARGERUM MELVIN3RD	01 2200006801	107B OELLA AVE	H	000	48 2
VOLATILE ALANNA CA	01 2200027503	2124 FREDERICK RD	H	000	48 2
BLUM JEROME WJR	01 0113205990	2323 OLD FREDERICK	H	000	48 3
PEDDICORD CHARLES	01 0123503200	2403 OLD FREDERICK	N	000	48 3
PEDDICORD CHARLES	01 0123503201	OLD FREDERICK RD	N	000	48 3
SMITH TCHAIKOWSKY	01 2300004388	2122 FREDERICK RD	H	000	48 3
SELIGSON JEFFREY M	01 0106100480	2409 OLD FREDERICK	H	000	48 5
BAIM ROBERT L	01 0112590590	2411 OLD FREDERICK	H	000	48 6
KNOP BENJAMIN A	01 0111570370	2413 OLD FREDERICK	H	000	48 7
CLELLAND JAMES B	01 0111570371	2415 OLD FREDERICK	H	000	48 8
DALFONZO ANTHONY	01 0113205430	111 OELLA AVE	H	000	48 9
DICKEY JAMES B	01 0109650011	2417 OLD FREDERICK	H	000	48 9
KEARNEY PATRICIA M	01 0103770860	2419 OLD FREDERICK	H	000	48 9
CLARK MARK A	01 0108550940	109 OELLA AVE	H	000	48 11
CAVEY DONALD R	01 0122450170	107 OELLA AVE	H	000	48 13
SACCHETTI FRANCINE	01 0104750330	101 OELLA AVE	H	000	48 15
LAFON RICHARD A	01 0112000161	21 OELLA AVE	H	000	48 16
BUCKMAN STEVEN G	01 0112000151	OELLA AVE	N	000	48 17
LAFON RALPH	01 0112000160	19 OELLA AVE	H	000	48 17
BUCKMAN STEVEN G	01 0112000150	17 OELLA AVE	H	000	48 18
HAYNES MARIE R	01 2300011605	15 OELLA AVE	H	000	48 19
LOSIEWSKI ANN M	01 2400006479	13 OELLA AVE	H	000	48 20
MYUNG DANIEL CHIMA	01 0102850195	OELLA RD	N	000	48 21
BAQUOL DOLORES A	01 0113856260	2414 FREDERICK RD	N	000	48 22
SAWHNEY DALJIT S	01 2400011800	STONEWALL RD	N	000	48 23
STENNER DOLORES M	01 0119073620	110 STONEWALL RD	H	000	48 27
LOGAN JOHN RJR	01 0112590250	112 STONEWALL RD	H	000	48 28
WALL GREGORY S	01 0104350760	114 STONEWALL RD	H	000	48 29
KINNEY DENISE D	01 0120660590	116 STONEWALL RD	H	000	48 30
TYDINGS JOHN M	01 0119074170	114A STONEWALL RD	H	000	48 30
VELIUONA ALGIRDAS	01 0114000280	120 STONEWALL RD	N	000	48 31
WEBER NORINE T	01 0108650800	118 STONEWALL RD	H	000	48 31
JENNINGS OMAR S3RD	01 2100013237	2111 STONEWALL RD	H	000	48 32

SPINDLER STEPHEN J	01 2100013238	2107 STONEWALL RD	H	000	48 32
DAVISON CHARLES BR	01 2100010068	2112 STONEWALL RD	H	000	48 33
RANDLETT VINCENT A	01 0126200181	100 TAUNTON AVE	H	000	48 33
BRAUN MARGERY C	01 0102653040	104 TAUNTON AVE	H	000	48 34
GOZIK GLORIA MARIE	01 0106450500	106 TAUNTON AVE	H	000	48 35
BENNETT JEFFREY M	01 0102650890	108 TAUNTON AVE	H	000	48 36
BIELASKI TIMOTHY M	01 0111670901	110 TAUNTON AVE	H	000	48 37
CHIAVACCI WALTER P	01 0102370051	112 TAUNTON AVE	H	000	48 38
THOMAS RICHARD C	01 0122001001	TAUNTON AVE	N	000	48 38
ZANDLER RICHARD B	01 0103370940	118 TAUNTON AVE	H	000	48 39
THOMA JOSEPH A	01 0120300180	122 TAUNTON AVE	H	000	48 40
MCFARLAND C VICTOR	01 0107581960	2109 DEVERE LA	H	000	48 41
KAZMIERSKI HENRY W	01 0115640120	2107 DEVERE LA	H	000	48 42
BLAKE RICHARD C	01 0123003470	2035 DEVERE LA	H	000	48 45
FOLEY WILLIAM J	01 0118101841	125 TAUNTON AVE	H	000	48 45
HOKE WILLIAM R	01 0119074330	2033 DEVERE AVE	H	000	48 46
MILLER COLE L	01 0111150280	2031 DEVERE LN	H	000	48 47
POHLHAUS DAVID	01 0102200830	123 TAUNTON AVE	H	000	48 48
MELZER MARGUERITE	01 0113400691	121 TAUNTON AVE	H	000	48 49
MELZER MARGUERITE	01 0113400690	TAUNTON AVE	N	000	48 50
WHITEHEAD MARY A	01 0123350660	111 TAUNTON AVE	H	000	48 51
YURKOVICH JOANNA C	01 0108000870	109 TAUNTON AVE	H	000	48 52
ORNDORFF JOHN WJR	01 0108000871	107 TAUNTON AVE	H	000	48 53
DEW WILLIAM E	01 0116601050	103 TAUNTON AVE	H	000	48 54
ODONNELL RICHARD	01 0119850000	121 STONEWALL RD	H	000	48 55
LEMMERMAN KATHERIN	01 0112200672	119 STONEWALL RD	D	000	48 56
LEMMERMAN KATHERIN	01 2100013795	STONEWALL RD	N	000	48 57
LENDERKING SUSAN L	01 0103000091	115 STONEWALL RD	H	000	48 57
LEMMERMAN FLORENCE	01 0112200670	LONGVIEW DR	N	000	48 58
MICELI JOHN E	01 0120660640	108 LONGVIEW DR	H	000	48 58
MANALANSAN FRANK 2	01 0119716010	110 LONGVIEW DR	H	000	48 59
JAWOR DEBORAH L	01 0108651220	112 LONGVIEW DR	H	000	48 60
PENDER THOMAS P	01 0108003460	116 LONGVIEW DR	H	000	48 61
RUESCH JAMES E	01 2200022541	138 LONGVIEW DR	D	000	48 61
KUTCHER MARY ATRUS	01 0111890461	136 LONGVIEW DR	H	000	48 62
LEMMERMAN LINDA K	01 0112200673	140 LONGVIEW DR	H	000	48 63
MAISEL FERDINAND D	01 0104500780	142 LONGVIEW DR	H	000	48 64
MAISEL FERDINAND D	01 2400010012	LONGVIEW DR	N	000	48 65
SYBERT STEPHEN W	01 0126400140	146 LONGVIEW DR	H	000	48 66
HAY DONALD B	01 0108001340	148 LONGVIEW DR	H	000	48 67
JOHNSON ROBERT V	01 0106201260	150 LONGVIEW DR	H	000	48 68
CHINA PRIMO	01 0103230560	152 LONGVIEW DR	N	000	48 69
BATSON MICHAEL JAM	01 0118471370	2027 DEVERE LA	H	000	48 70
RUSSELL BARRY J	01 2200027177	2025 DEVERE LA	H	000	48 72
BITZEL MARK ASR	01 0104351220	2021 DEVERE LN	H	000	48 73
MESSICK WALTER	01 0105100100	2019 DEVERE LA	H	000	48 74
SCHINELLA ADRIANE	01 0119071420	151 LONGVIEW DR	H	000	48 75
STUART GERRON A	01 0119716970	149 LONGVIEW DR	H	000	48 76

HAMILTON PATRICK A	01 0108002840	147 LONGVIEW DR	H	000	48 77
KUREK EDWARD M	01 0104200400	145 LONGVIEW DR	H	000	48 78
BOER UMBERTO	01 0102571780	143 LONGVIEW DR	H	000	48 79
CLEGG JOHN R	01 0103038270	129 LONGVIEW DR	H	000	48 80
YATSEVITCH MCGREGO	01 0115540230	127 LONGVIEW DR	H	000	48 81



PETITIONER'S EXHIBIT NO. 5A-N

EXHIBIT 5

Photos 5A thru 5N

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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Account Identifier: **District** - 01 **Account Number** - 0103000091

Owner Information

Owner Name:	LENDERKING SUSAN LYN,TRUSTEE	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	115 STONEWALL RD BALTIMORE MD 21228-5425	**Deed Reference:**	1) /12969/ 236 2)

Location & Structure Information

Premises Address
115 STONEWALL RD

Legal Description
PT LT 57 .750 AC
115 STONEWALL RD
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					57	1	**Plat Ref:** 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	2,464 SF	32,710.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	1/2 BRICK SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	82,170	186,670		
Improvements:	217,330	356,100		
Total:	299,500	542,770	380,590	461,680
Preferential Land:	0	0	0	0

Transfer Information

Seller: KRONENWETTER TIMOTHY R	**Date:** 06/25/1998	**Price:** $264,374
Type: NOT ARMS-LENGTH	**Deed1:** /12969/ 236	**Deed2:**
Seller: HENRY TIMOTHY W	**Date:** 02/26/1997	**Price:** $185,000
Type: NOT ARMS-LENGTH	**Deed1:** /12052/ 73	**Deed2:**
Seller: MILLER RAYMOND G	**Date:** 06/28/1988	**Price:** $47,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 7903/ 1	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

DEED

File No. 976585
Tax Account No. 01-03-000081

THIS DEED, Made this 18th day of February 1997, by and between Timothy W. Henry and Sara J. Henry, parties of the first part, and Timothy A. Kronenwetter, party of the second part.

WITNESSETH, that in consideration of the sum of One Hundred Eighty-Five Thousand and 00/100 ($185,000.00) DOLLARS; and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part, do grant and convey unto the party of the second part as Sole Owner, his heirs, personal representatives and assigns in fee simple, all that property situate in Baltimore County, State of Maryland, described as follows, that is to say:

Being known and designated as Lot No. 57, as shown on the Plat entitled, "Plat of Stonewall Park", which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 18.

SAVING AND EXCEPTING THEREFROM all that parcel described as follows: Beginning on the east side of Stonewall Road, 40 feet wide, at the division line of Lots 56 and 57, as shown on a plat entitled "Stonewall Park: recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Part I-18, thence binding on said division line of Lots 56 and 57, as now surveyed:

1. South 83 degrees 01 minutes 43 seconds East 129.16 feet to the northern most division line of Lots 57 and 58 of said plat of "Stonewall Park", thence binding on part of said division line of Lots 57 and 58.

2. South 10 degrees 18 minutes 17 seconds West 20.06 feet, thence running for a new line of division through said Lot 57.

3. North 83 degrees 01 minutes 43 seconds West 129.93 feet to intersect the said east side of Stonewall Road, thence binding on said road.

4. North 12 degrees 32 minutes 18 seconds East 20.06 feet to the place of beginning. Containing 2,591 square feet or 0.059 of an acre, more or less.

The improvements thereon being known as No. 115 Stonewall Road.

Being the same property described in a Deed dated June 28, 1988 by Raymond G. Miller and Michelle Bateman Miller unto Timothy W. Henry and Sara J. Henry recorded among the aforesaid Land Records in Liber 7003 folio 1.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD said described lot of ground and premises to the said party of the second part as Sole Owner, his heirs, personal representatives and assigns in fee simple.

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

THE Grantee(s)/Buyer(s) herein join in the execution of this Deed under oath for the purpose of certifying that the within residence shall be owner-occupied by said Grantee(s).

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE HK DATE 2/25/97

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

HK 2/25/97

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-11907] SM 12052, p. 0073. Printed 09/11/2007. Image available as of 03/04/2005.

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

WITNESS:

(SEAL)
Timothy W. Henry
Grantor

(SEAL)
Sara J. Henry
Grantor

(SEAL)
Timothy R. Kronenwetter
Grantee

STATE OF MARYLAND
County of Baltimore, TO WIT;

I Hereby Certify, That on this 18th day of February, 1997, before me, the subscriber, personally appeared Timothy W. Henry and Sara J. Henry, known to me or satisfactorily proven to be the persons whose names is/are set forth in the within deed, and did further acknowledge that they executed the aforegoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

CONNIE L. STRAUSS NOTARY PUBLIC BALTIMORE CO. MD.

My Commission Expires: 1/1/99

STATE OF MARYLAND
County of Baltimore, TO WIT;

I Hereby Certify, That on this 18th day of February, 1997, before me, the subscriber, personally appeared Timothy R. Kronenwetter, known to me or satisfactorily proven to be the person whose name is/are set forth in the within deed, and did further acknowledge that he/she executed the aforegoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC

CONNIE L. STRAUSS NOTARY PUBLIC BALTIMORE CO. MD.

My Commission Expires: 1/1/99

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-11907] SM 12052, p. 0074. Printed 09/11/2007. Image ava
of 03/04/2005.

THIS IS TO CERTIFY that this instrument has been prepared under the supervision of Connie L. Strauss, an Attorney admitted to practice before the Court of Appeals of the State of Maryland.

Connie L. Strauss

return to:

STONEGATE TITLE COMPANY
115 E. Joppa Road
Towson, MD 21204
(410) 583-7200

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-11907] SM 12052, p. 0075. Printed 09/11/2007. Image ava
of 03/04/2005.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w1.1)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 01 **Account Number** - 0119074170

Owner Information

Owner Name:	TYDINGS JOHN M TYDINGS KERI	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	114A STONEWALL RD BALTIMORE MD 21228-5424	**Deed Reference:**	1) /15912/ 739 2)

Location & Structure Information

Premises Address
114 A STONEWALL RD

Legal Description
PT LT 30
114A STONEWALL RD
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					30	1	Plat Ref: 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1992	3,612 SF	20,848.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	1/2 BRICK FRAME

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	79,210	183,710		
Improvements:	322,840	580,780		
Total:	402,050	764,490	522,863	643,676
Preferential Land:	0	0	0	0

Transfer Information

Seller: KLEINBERG ALLEN W	**Date:** 12/31/2001	**Price:** $400,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** /15912/ 739	**Deed2:**
Seller: PARRY TIMOTHY E	**Date:** 09/18/1996	**Price:** $279,900
Type: IMPROVED ARMS-LENGTH	**Deed1:** /11804/ 516	**Deed2:**
Seller: HAYMIRE WILLIAM EDWARD	**Date:** 11/05/1991	**Price:** $50,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 8963/ 90	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

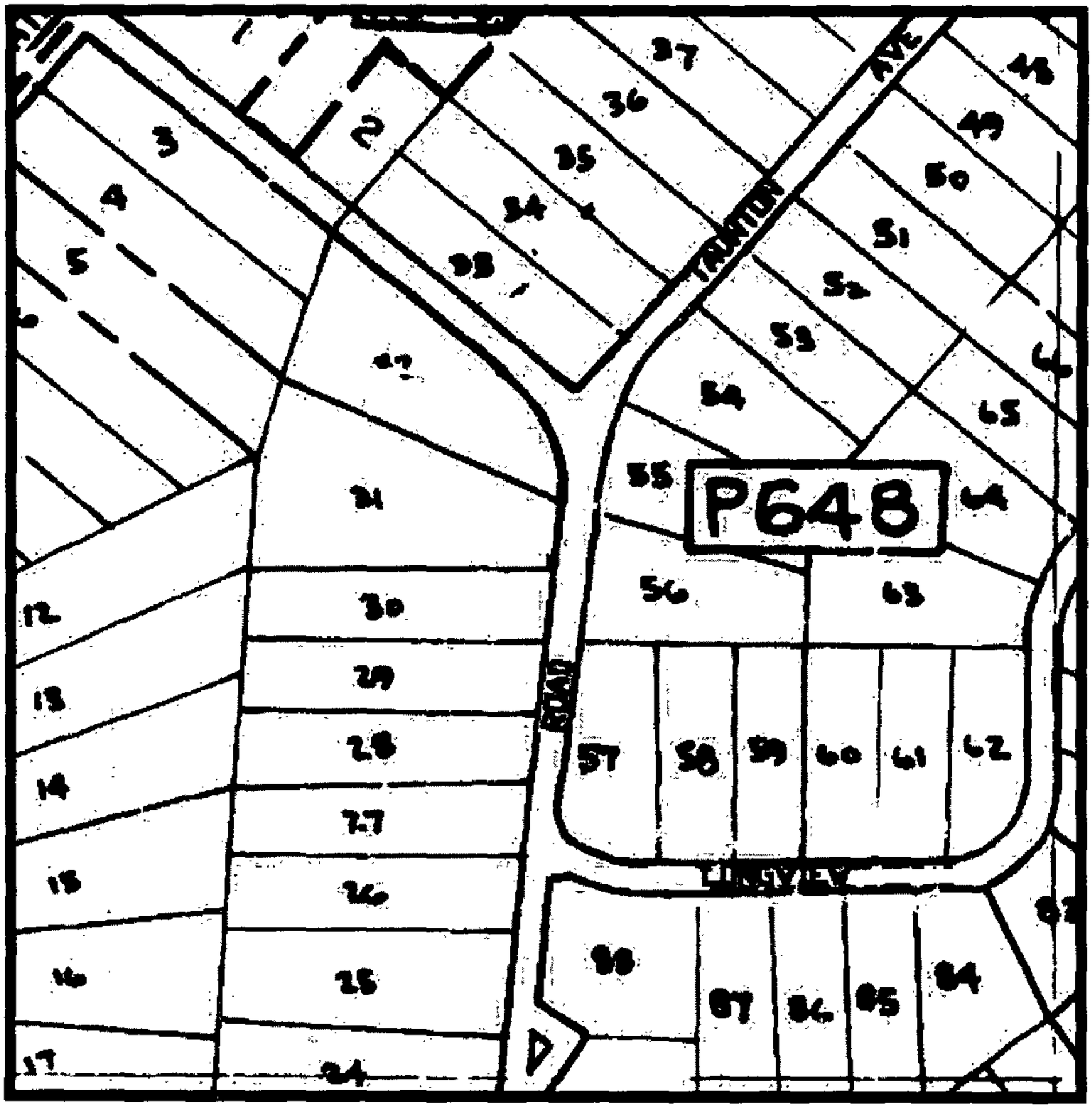
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 01 **Account Number** - 0119074170



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

DEED — FEE SIMPLE --- INDIVIDUAL GRANTOR --- LONG FORM

File No. 01-2593

Parcel ID No. 01 01-19-074170

This Deed, MADE THIS 14th day of December, 2001, by and between **ALLEN W. KLEINBERG and KIMBERLY L. KLEINBERG, HUSBAND AND WIFE, parties** of the first part, GRANTOR; and **JOHN M. TYDINGS and KERI TYDINGS**, parties of the second part, GRANTEE.

WITNESSETH, That in consideration of the sum of **FOUR HUNDRED THOUSAND DOLLARS and 00/100** ($400,000.00), the said GRANTOR does grant and convey to the said JOHN M. TYDINGS and KERI TYDINGS, Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEGINNING FOR THE FIRST at a pipe formerly set at the southwest corner of Lot No. 30 as shown on the Plat of Stonewall Park, recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, folio 18, and running with the outlines of said lot (1) North 8 degrees 15 minutes East 100 feet to a pipe; (2) South 81 degrees45 minutes East 169 feet to a pipe now set on the west side of a cherry tree; thence running by a line of division (3) South 6 degrees 45 minutes West 100 feet to a pipe now set in the southernmost outline of the said Lot No. 30; thence running with the said line (4) North 81 degrees 45 minutes West 177 feet to the beginning. Containing 17,300 square feet, more or less.

BEGINNING FOR THE SECOND at the end of the third line of the hereinabove described parcel of land and running reversely on a portion thereof North 6 degrees 45 minutes East 15 feet, thence for a line of division South 81 degrees 45 minutes East 237.25 feet to the easterly side of Stonewall Road, thence binding on Stonewall Road South 10 degrees 15 minutes West 15 feet, thence running and binding on the outline of Lot No. 30, as shown on the aforesaid Plat of Stonewall Park North 81 degrees 45 minutes West 237 feet to the place of beginning. This parcel of land is subject to the right of the use by others as a roadway.

The improvements thereon being known as 114A STONEWALL ROAD, CATONSVILLE, MD 21228.

BEING the same lot of ground which by Deed dated 09-12-96 and recorded among the Land Records of Baltimore County, in Liber SM11804, folio 516, was granted and conveyed by TIMOTHY E. PARRY AND DAWN L. PARRY to ALLEN W. KLEINBERG and KIMBERLY L. KLEINBERG, HUSBAND AND WIFE, the within GRANTOR.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said JOHN M. TYDINGS and KERI TYDINGS, Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

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

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-15767] SM 15912, p. 0739. Printed 09/11/2007. Image available as of 03/07/2005.

WITNESS the hands and seals of said GRANTOR.

ALLEN W. KLEINBERG {SEAL}

KIMBERLY L. KLEINBERG {SEAL}

STATE OF MARYLAND, HOWARD COUNTY, to wit:

I HEREBY CERTIFY, That on this 14 day of December, 2001, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared ALLEN W. KLEINBERG and KIMBERLY L. KLEINBERG, HUSBAND AND WIFE, the GRANTOR herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

My commission expires: ALLISON L. RICCIUTI Notary Public Howard Co., MD My Comm. Exps. April 15, 2002

Notary Public

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

James K. Eagan III, Attorney

AFTER RECORDING, PLEASE RETURN TO:

LAKEVIEW TITLE COMPANY
Suite 600, Merrill Lynch Bldg. 10320 Little Patuxent Parkway
Columbia, MD 21044

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-15767] SM 15912, p. 0740. Printed 09/11/2007. Image available as of 03/07/2005.

The Sentinel Title Corporation
5840 Banneker Road.
Columbia, MD 21044

LIBER 8963 PAGE 090

PART OF LOT 30
BALTIMORE, MD 21228
Tax ID #01-19-074170
Election District First

914168 loc

THIS DEED, Made This 30th day of September in the year one thousand nine hundred and ninety-one by and between

WILLIAM EDWARD HAYMIRE and ELIZABETH T. S. HAYMIRE Husband & Wife, parties of the first part, Grantors;

and

TIMOTHY E. PARRY and DAWN L. PARRY Husband & Wife, parties of the second part, Grantees.

The actual consideration paid or to be paid is $50,000.00.

WITNESSETH: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt of which is hereby acknowledged, the Grantors do hereby grant and convey unto said Grantees, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all that(those) lot(s) of ground situate in BALTIMORE COUNTY, in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST at a pipe formerly set at the southwest corner of Lot No. 30 as shown on the Plat of Stonewall Park, recorded among the Land Records of Baltimore County in Plat Book WPC No. 7 folio 18, and running with the outlines of said lot (1) North 8 degrees 15 minutes East 100 feet to a pipe; (2) South 81 degrees 45 minutes East 169 feet to a pipe now set on the west side of a cherry tree; thence running by a line of division (3) South 6 degrees 45 minutes West 100 feet to a pipe now set in the southernmost outline of the said Lot No. 30; thence running with the said line (4) North 81 degrees 45 minutes West 177 feet to the beginning. Containing 17,300 square feet, more or less.

BEGINNING FOR THE SECOND at the end of the third line of the hereinabove described parcel of land and running reversely on a portion thereof North 6 degrees 45 minutes East 15 feet, thence for a line of division South 81 degrees 45 minutes East 237.25 feet to the easterly side of Stonewall Road, thence binding on Stonewall Road South 10 degrees 15 minutes West 15 feet, thence running and binding on the outline of Lot No. 30, as shown on the aforesaid Plat of Stonewall Park North 81 degrees 45 minutes West 237 feet to the place of beginning. This parcel of land is subject to the right of the use by others as a roadway.

BEING two of those parcels of ground which by Deed dated May 3, 1979 and recorded among the Land Records of Baltimore County at Liber 6033, folio 086, was granted and conveyed from William Edward Haymire and Elizabeth T. S. Haymire, husband and wife, to the within named grantors.

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

TO HAVE AND TO HOLD the said described lot(s) of ground and premises, unto and to the use of the said Grantees, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE OF OWNER OR AGENT JR DATE 11-5-91

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
JR 11-5-91

03A02#0020TLTRTX $800.00
BA C002:15PM10-25-91

1900

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8818] SM 8963, p. 0090. Printed 09/11/2007. Image available as of 03/09/2005.

And the said Grantors covenant to warrant specially the property hereby granted and conveyed, and to execute such further assurances of the same as may be requisite.

Witness the hands and seals of said Grantors:

WITNESS:

_____ William Edward Haymire (Seal)
WILLIAM EDWARD HAYMIRE

_____ Elizabeth T. S. Haymire (Seal)
ELIZABETH T. S. HAYMIRE

STATE OF Maryland, County of Baltimore, to wit:

I HEREBY CERTIFY, That on this 30th day of September, in the year one thousand nine hundred and ninety-one before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WILLIAM EDWARD HAYMIRE and ELIZABETH T. S. HAYMIRE Husband & Wife, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes thereon contained, and in my presence signed and sealed the same.

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

Shelby L. Malarkey
Shelby L. Malarkey Notary Public

SHELBY L. MALARKEY NOTARY PUBLIC CARROLL CO., MD.

My Commission Expires: 10-1-93

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

Michael L. DeLuca
Attorney Michael L. DeLuca

This document prepared by:
The Sentinel Title Corporation
5840 Banneker Rd., #110
Columbia, Maryland 21044
301-730-8464

RETURN TO THE ABOVE ADDRESS

A RCPT 14.00
A TAX 250.00
A PAGE 5.00
AC TAX
DEED
SM CLERK 519.00
#98303 C003 R01 T11:57
11/05/91

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8818] SM 8963, p. 0091. Printed 09/11/2007. Image available as of 03/09/2006.

OWNER OCCUPANCY AFFIDAVIT

THE UNDERSIGNED, GRANTEES, HEREBY MAKE OATH THAT: THEY INTEND TO OCCUPY THE HEREINABOVE DESCRIBED RESIDENTIALLY IMPROVED REAL PROPERTY AS THEIR PRINCIPAL RESIDENCE.

Witness — MICHAEL TYDINGS

Witness — KERI TYDINGS

Witness

Witness

STATE OF MARYLAND, Howard County, to wit:

SUBSCRIBED AND SWORN TO THIS this **14th day of December, 2001**

Commission Expiration Date

ALLISON L. RICCIUTI Notary Public
Notary Public
Howard Co., MD
My Comm. Exps. April 15, 2002

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-15767] SM 15912, p. 0741. Printed 09/11/2007. Image available as of 03/07/2005.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w1.1)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 01 **Account Number** - 0120660590

Owner Information

Owner Name:	KINNEY DENISE D	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	116 STONEWALL RD BALTIMORE MD 21228-5424	**Deed Reference:**	1) /24596/ 429 2)

Location & Structure Information

Premises Address
116 STONEWALL RD

Legal Description
PT LT 30 .479AC
116 STONEWALL RD SWS
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					30	1	**Plat Ref:** 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1917	2,272 SF	20,865.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	79,210	183,710		
Improvements:	105,020	174,000		
Total:	184,230	357,710	242,056	299,882
Preferential Land:	0	0	0	0

Transfer Information

Seller: KINNEY MARK W	**Date:** 10/11/2006	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** /24596/ 429	**Deed2:**
Seller: KENNY MARK W	**Date:** 04/24/1995	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** /11019/ 371	**Deed2:**
Seller: FARMER GEORGE J,JR	**Date:** 09/01/1993	**Price:** $150,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 9987/ 434	**Deed2:**

Exemption Information

Partial Exempt Assessments	**Class**	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

This Deed, MADE THIS *30th day of July in the year One Thousand Nine Hundred and Ninety Three* by and between GEORGE J. FARMER, JR. and RUTH N. FARMER parties of the first part, and MARK W. KENNEY and DENISE D. KENNEY *parties of the second part.*

Witnesseth, That in consideration of the sum of One Hundred Fifty Thousand Dollars ($150,000.00), the receipt of which is hereby acknowledged, the *said parties of the first part do grant and convey* to the said parties of the second part, as tenants by the *entireties*, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

All that lot of ground designated on the Plat of the Subdivision known as "Stonewall Park ", which acording to a *survey of the* same made by James Spence Howard, Surveyor, is designated as Lot No. Thirty (30) of said "Stonewall Park", said palt being recorded among the Land Records of Baltimore County in Plat Book Liber W.P.C. No. 7 folio 18, sind lot fronting 100.34 feet on Stonewall road, bounding on Lot No. 31, 420.32 feet; on Lot No. 13 100 feet; and on Lot No. 29, 415.62 feet. The improvements thereon being *known as No. 116* Stonewall Road.

Savings and excepcing, however, all those two lots of ground descibed in a deed dated August 13, 1963, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4189, folio 427, from Vernon L. Trott and wife to Pembroke Lee Schroeder and wife.

BEING the same parcel of ground which by deed dated December 29, 1976 and recorded among the Land Records of Baltimore County, Maryland in Liber EHK Jr No. 5712, folio 672 was granted and conveyed by Elizabeth Ann Haynire & Ruth N. Farmer onto GEORGE J. FARMER, JR. and RUTH N. FARMER, the Grantors herein.

THE WITHIN GRANTEE(S) DO HEREBY CERTIFY UNDER THE PENALTY(IES) OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AS EVIDENCED BY THE SIGNATURE(S) BELOW.

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

F. Michael Grace, Esquire

Subject to the restrictions of record. and right of way of boundary line as did among land records 5435 page 420

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto *belonging, or in anywise* appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

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

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

Test:

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
OK 9/1/93

GEORGE J. FARMER, JR.

RUTH N. FARMER

MARK W. KENNEY

DENISE D. KENNEY

AGRICULTURAL TRANSFER TAX
SIGNATURE OK DATE 9/1/93

BA CIRCUIT COURT (Land Records) [MSA CE 62-9987] SM 9987 p 0434 Printed 08/14/2007 Online 03/0

STATE OF Maryland, COUNTY OF Baltimore, to wit:

I Hereby Certify, That on this 30th day of July in the year One Thousand Nine Hundred and Ninety Three, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore personally appeared **GEORGE J. FARMER, JR. AND RUTH N. FARMER, Grantors and MARK W. KENNEY AND DENISE D. KENNEY, Grantees** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Robin A. Ballinger

My Commission Expires: September 1, 1995

ROBIN A. BALLINGER
Notary Public State of Maryland
Baltimore County
Commission Expires Sept. 1, 1995

File Number 2259TIM

DOCUMENT PREPARED BY:

FOUNTAINHEAD TITLE GROUP
2045 YORK ROAD, 3RD FLOOR
TIMONIUM, MARYLAND 21093
410-561-4848

AFTER RECORDING RETURN TO:
Mark & Denise Kenney
116 Stone Wall Rd
Baltimore MD 21228

009516 AUG31 93

LIBER 9987 PAGE 436

Baltimore County, Maryland
Land Instrument Intake Sheet

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

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §33-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, §12-101 through 12-113, as amended, and Tax-Property Article, §13-401 through 13-408, as amended, it is certified that an instrument of writing dated _____ conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in the County. The property conveyed, or on which a lien or encumbrance is created, is identified as follows:

Space Reserved for Circuit Court Clerk Recording Validation

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

Property Tax ID No.	Lot/Block	Map/Grid/Parcel No.
01-3-660570	30	

Subdivision/Tract	Lot Acreage	Prior Deed Ref.	VAR. LOC.
Stonewall Park		5712/672	–

Street Address (or description if partial conveyance)
116 Stonewall Rd
Catonsville MD 21228

2 Transferred From
Grantor(s) (check box if additional sheets are attached)
George J. Farmer, Jr.
Ruth W. Farmer
Owner of record (if different from grantor)

3 Transferred To
Grantee(s) (check box if additional sheets are attached)
Mark W. Kenney
Denise D. Kenney

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

5 Exemptions (Cite authority or explain briefly)
Baltimore County Exempt Status Claimed:
Recordation Tax Exempt Status Claimed:
State Exempt Status Claimed:

6 Consideration and Tax Calculations Make check payable to Baltimore County, MD (410) 887-2416

Consideration Amount		County Taxes to be Paid
Purchase Price/Consideration (including any new mortgage)	$ 150,000.00	Transfer Tax Consideration $ 150,000.00 x 1.6% = $ 2,400.00
Real Property		
Personal Property		
Balance of Assumed Mortgage		
Other		
Total Consideration	$ 150,000.00	
or Assessed Factor	$	

Office of Finance Use Only
Agent: _____ Tax Bill: _____
CB Credit: _____ Ag. Tax/Other: _____

7 Fees and Recording Instructions Make check payable to Clerk of the Circuit Court (410) 887-2650

Recordation Fees		Special Recording Instructions (if any)
Recording Charges	$ 16.00	
State Transfer Tax	600.00	
County Recordation Tax	750.00	
Surcharge	10.00	
Other		
Total	$ 1406.00	

8 Contact/Mail Information

Instrument Prepared By	Return Instrument To	Mailing Address for Tax Bill
Name: Connie Warner	Name: Mr. & Mrs. Kenney	Name: Mr. & Mrs. Kenney
Firm: Southernhead Title		
Address: 3945 West Rd.	Address: 116 Stonewall Rd.	Address: 116 Stonewall Rd.
Towson, MD 21093	Catonsville MD 21228	Catonsville, MD 21228
Phone: (410) 561-4848		

9 Certification
I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.
Signature: Connie M. Warner Date: 8/10/93

10 Assessment Information (410) 321-2299

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

- X Yes No Will grantee be living at property conveyed?
- Yes X No Is grantor currently receiving a homeowners' tax credit?
- Yes X No Is property conveyed subject to agricultural transfer tax? If yes, enter amount:
- Yes X No If agricultural assessment on conveyance is to continue, have you attached a letter of intent?
- Yes X No Partial conveyance? If yes, amount of acreage transferred:
- List improvements conveyed:
- If subdivision occurred after July 1, indicate former property tax ID number:

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

Yes X No Was property surveyed? If yes, attach copy of survey. If partial conveyance, balance of acreage:

Complete description of property conveyed (subdivision, lot, block, section, plat ref., acreage):
Lot 30, Stonewall Park

Location and improvement address: 116 Stonewall Rd
Catonsville MD 21228

Space Reserved for County Transfer Tax

Assessment Use Only - Do Not Write Below This Line
Terminal Verification; Agricultural Verification; Tran. Process Verification; Whole; Desc; Part; Deed Plotter; Deed Reference; Assigned Property No

Distribution: White - Clerk's Office 1 Canary - Office of Finance 1 Pink - SDAT 1 Goldenrod - Preparer

AOC-CC-100

DJA03M0032TLTRTX
BA C002:38PM08-31-93

BA CIRCUIT COURT (Land Records) [MSA CE 62-9842] SM 9987, p. 0436. Printed 09/11/2007. Online 03/0

THIS DEED, Made this 13th day of August, in the year nineteen hundred and sixty-three, by and between VERNON L. TROTT and PEARL E. TROTT, his wife, of Baltimore County, State of Maryland, parties of the first part, PERPETUAL BUILDING AND LOAN ASSOCIATION OF GRANITE, BALTIMORE COUNTY, a corporation of the State of Maryland, party of the second part, and PEMBROKE LEE SCHROEDER and ELIZABETH ANN SCHROEDER, his wife, of Baltimore County, State of Maryland, parties of the third part.

WHEREAS, by two mortgages dated June 25, 1958, and September 26, 1962, and recorded respectively among the Land Records of Baltimore County in Liber G.L.B. No. 3372, folio 111, and W.J.R. No. 4052, folio 609, the said Vernon L. Trott and wife did mortgage certain property, of which the hereinafter described property forms a part, unto the party of the second part; and

WHEREAS, the said Vernon L. Trott and wife have requested the party of the second part to join in this Deed for the purpose of releasing the property hereinafter described from the legal operation and effect of the aforesaid mortgages, which it has agreed to do, wherefore these presents are executed.

NOW, THEREFORE, THIS DEED WITNESSETH, That for and in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid by the party of the third part to the parties of the first and second parts, the receipt whereof is hereby acknowledged, the said VERNON L. TROTT and PEARL E. TROTT, his wife, and PERPETUAL BUILDING AND LOAN ASSOCIATION OF GRANITE, BALTIMORE COUNTY, do, according to their respective interests and estates, grant and convey and release unto PEMBROKE LEE SCHROEDER and ELIZABETH ANN SCHROEDER, his wife, as tenants by the entireties,

their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple, all those parcels of ground situate, lying and being in the First Election District of Baltimore County, State aforesaid, and described as follows, that is to say:

1. BEGINNING for the same at a pipe formerly set at the Southwest corner of Lot No. 30 as shown on the Plat of Stonewall Park, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 18, and running with the outlines of said lot, (1) North 8 degrees 15 minutes East 100 feet to a pipe; (2) South 81 degrees 45 minutes East 169 feet to a pipe now set on the West side of a cherry tree; thence running by a line of division, (3) South 6 degrees 45 minutes West 100 feet to a pipe now set in the Southernmost outline of the said Lot No. 30; thence running with the said line, (4) North 81 degrees 45 minutes West 177 feet to the beginning. Containing 17,300 square feet, more or less.

2. BEGINNING at the end of the third line of the hereinabove described parcel of land and running reversely on a portion thereof North 6 degrees 45 minutes East 15 feet, thence for a line of division South 81 degrees 45 minutes East 237.25 feet to the Easterly side of Stonewall Road, thence binding on Stonewall Road South 10 degrees 15 minutes West 15 feet, thence running and binding on the outline of Lot No. 30, as shown on the aforesaid Plat of Stonewall Park North 81 degrees 45 minutes West 237 feet to the place of beginning.

RESERVING, however, unto the Grantors, their heirs, successors and assigns, the right to the use in common with the Grantees, their heirs and assigns, of the above secondly described parcel of land as a roadway.

BEING a portion of the property which by Deed dated August 20, 1940, and recorded among the Land Records of Baltimore County in Liber C.W.B.,Jr. No. 1113, folio 454, was granted and conveyed by Andrew H. Kraft and wife unto the said Vernon L. Trott and Pearl E. Trott, his wife, in fee simple.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground 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 PEMBROKE LEE SCHROEDER and ELIZABETH ANN SCHROEDER, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple.

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

AS WITNESS the hands and seals of the parties of the first part; also witness the signature of WILLIAM WILLIAMS, President of Perpetual Building and Loan Association of Granite, Baltimore County, and the corporate seal of said body corporate duly attested:

WITNESS:

Arthur D. Merkle
Arthur D. Merkle

Vernon L. Trott (SEAL)
Vernon L. Trott

Pearl E. Trott (SEAL)
Pearl E. Trott

ATTEST:

Arthur D. Merkle
Arthur D. Merkle

PERPETUAL BUILDING AND LOAN ASSOCIATION OF GRANITE, BALTIMORE COUNTY

BY William Williams
William Williams,
President

STATE OF MARYLAND, ~~BALTIMORE~~ HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 13th day of August, in the year nineteen hundred and sixty-three, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared VERNON L. TROTT and PEARL E. TROTT, his wife, the within named parties of the first part, and they acknowledged the aforegoing Deed to be their act. At the same time also appeared WILLIAM WILLIAMS, President of Perpetual Building and Loan Association of Granite, Baltimore County, the within named party of the second part, and he acknowledged the aforegoing Deed to be the act of said body corporate.

AS WITNESS my hand and Notarial Seal.

Arthur D. Merkle
Notary Public
My Commission Expires May 3, 1965

TRANSFER TAX NOT REQUIRED

Norman W. Wood
Director of Finance

Per: [signature]
Authorized Signature

Rec'd for record AUG 21 1963 at [illegible]
Per Robert R. Gill, Clerk
Mail to [illegible]
Receipt No. 57937 $ [illegible]

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w1.1)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 01 **Account Number** - 0114000280

Owner Information

Owner Name:	VELIUONA ALGIRDAS M	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	9012 FOREST OAKS RD OWINGS MILLS MD 21117-4850	**Deed Reference:**	1) /10930/ 349 2)

Location & Structure Information

Premises Address
120 STONEWALL RD

Legal Description
PT LT 31
120 STONEWALL RD
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					31	1	Plat Ref: 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		14,017.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	77,500	182,000		
Improvements:	0	0		
Total:	77,500	182,000	112,333	147,166
Preferential Land:	0	0	0	0

Transfer Information

Seller: VELIUONA ALGIRDAS M	**Date:** 02/03/1995	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** /10930/ 349	**Deed2:**
Seller: NAZELROD WARREN L	**Date:** 12/03/1979	**Price:** $39,000
Type: IMPROVED ARMS-LENGTH	**Deed1:** / 6110/ 350	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

This Deed, MADE THIS thirtieth day of November in the year one thousand nine hundred and seventy-nine by and between

WARREN L. NAZELROD and MARION L. NAZELROD, his wife-

of Baltimore County, MD of the first part, and

ALGIRDAS M. VELIUONA and ROSALIE A. VELIUONA, his wife of Baltimore County, MD

of the second part.

WITNESSETH, That in consideration of the sum of THIRTY NINE THOUSAND AND NO/100 ($39,000.00) DOLLARS, receipt of which is hereby acknowledged the said WARREN L. NAZELROD and MARION L. NAZELROD, his wife

do grant and convey to the said ALGIRDAS M. VELIUONA and ROSALIE A. VELIUONA, his wife, as tenants by the entireties, the survivor of them, his or her personal representatives/~~successors~~ and assigns, in fee simple, all that lot of ground situate in First District, Baltimore County, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pin on the West side of Stonewall Road said point is the beginning of that tract or parcel of land which by Deed dated June 20, 1923 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 573, folio 418 was granted and conveyed by William Willingham and wife to Samuel I. Howes and wife and running thence and reversing the fifth line and part of the fourth line of the aforesaid Deed North 59 degrees 47 minutes West 395.25 feet to a post heretofore planted, South 25 degrees 31 minutes West 45.3 feet to an iron pin thence leaving the outline of said Deed and running the three following courses and distances South 57 degrees 24 minutes East 275 feet to an iron pin South 57 degrees 24 minutes East 31.7 feet to an iron pin South 78 degrees 54 minutes East 100 feet to intersect the first line of the aforesaid Deed at a point on the West side of said Stonewall Road thence reversing a part of the first line of said Deed North 9 degrees 51 minutes East 26.7 feet to the place of beginning. The improvements thereon being known as 120 Stonewall Road.

BEING the same lot of ground which by Deed dated May 9, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3345, folio 227 was granted and conveyed from WILLIAM B. CLATTERBUCK and HAZEL K. CLATTERBUCK, his wife, unto WARREN L. NAZELROD and MARION L. NAZELROD, his wife, the within named Grantors.

For Reference see Liber 9469 Fol 024

IT COURT (Land Records) [MSA CE 62-5965] EHK Jr. 6110, p. 0350. Printed 09/11/2007. Online 04/06/2006.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said ALGIRDAS M. VELIUONA and ROSALIE A. VELIUONA, his wife, as tenants by the entireties, the survivor of them, his or her personal representatives/~~successors~~ and assigns, in fee simple.

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

WITNESS the hand and seal of said grantors.

Test:

H. ALLEN MEZGER

WARREN L. NAZELROD (SEAL)

MARION L. NAZELROD (SEAL)

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY, That on this thirtieth day of November in the year one thousand nine hundred and seventy-nine, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared WARREN L. NAZELROD and MARION L. NAZELROD, his wife- known to me (or satisfactorily proven) to be the person s whose name s ~~is~~/are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

H. ALLEN MEZGER Notary Public

My Commission expires:

July 1, 1982

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

H. ALLEN MEZGER Attorney

Rec'd for record DEC 3 1979 12:18
Per Elmer H. Kahline, Jr., Clerk
Mail to Meyer & Meyer
Receipt No. 3 10.00

UIT COURT (Land Records) [MSA CE 62-5965] EHK Jr. 6110, p. 0351. Printed 09/11/2007. Online 04/06/2006.

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

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 01 **Account Number** - 0112001940

Owner Information

Owner Name:	COE EDMUND G UEBEL MARY E	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2115 STONEWALL RD BALTIMORE MD 21228-5427	**Deed Reference:**	1) /19474/ 374 2)

Location & Structure Information

Premises Address
2115 STONEWALL RD

Legal Description
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648						1	Plat Ref: 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1951	1,152 SF	31,106.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land	81,770	186,270		
Improvements:	89,690	141,610		
Total:	171,460	327,880	171,460	223,600
Preferential Land:	0	0	0	0

Transfer Information

Seller:	LAUMANN ELIZABETH A	**Date:**	01/21/2004	**Price:**	$230,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/19474/ 374	**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 *

7155-0010

DEED

THIS DEED, made this 14 day of November, in the year two thousand and three, by and between OSCAR P. HARRY, III, and MARY E. UEBEL, Personal Representatives of the Estate of Elizabeth A. Laumann, deceased, late of Baltimore County, Maryland, Grantors, and EDMUND G. COE and MARY E. UEBEL, Grantees.

WHEREAS, Elizabeth A. Laumann died a resident of Baltimore County on April 14, 2003, leaving a Last Will and Testament duly probated in the Orphans' Court of Baltimore County and recorded among the Will Records of said Orphans' Court as Estate No. 125190; and

WHEREAS, OSCAR P. HARRY, III, and MARY E. UEBEL duly qualified as Personal Representatives of the Estate of Elizabeth A. Laumann in the Orphans' Court of Baltimore County and have sold the hereinafter described property unto EDMUND G. COE and MARY E. UEBEL, pursuant to the power and authority contained in the said Last Will and Testament of Elizabeth A. Laumann, at and for the sum of TWO HUNDRED THIRTY THOUSAND DOLLARS ($230,000.00), and the said purchase price has been paid in full.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the premises and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said OSCAR P. HARRY, III, and MARY E. UEBEL, Personal Representatives of the Estate of Elizabeth A. Laumann, late of Baltimore County, Maryland, do grant and convey unto the said EDMUND G. COE and MARY E. UEBEL, as joint tenants and not as tenants in common, their assigns, and unto the heirs, personal representatives and assigns of the survivor of them, in fee simple, all that lot or parcel of land, situate, lying and being in Baltimore County, Maryland, and more fully described on Exhibit "A" attached hereto and incorporated herein

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground 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 EDMUND G. COE and MARY E. UEBEL, as joint tenants and not as tenants in common, their assigns, and unto the heirs, personal representatives and assigns of the survivor of them, forever in fee simple.

AND THE SAID GRANTORS hereby covenant that they will execute such further assurances as may be requisite.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-19329] Book SM 19474, p. 0374. Printed 07/19/2007. Online 06/04/2004.

WITNESS the hands and seals of the said Grantors.

WITNESS:

_____ _____(SEAL)
OSCAR P. HARRY, III

_____ _____(SEAL)
MARY E. UEBEL

Personal Representatives of the
Estate of Elizabeth A. Laumann,
deceased

STATE OF MARYLAND)
) TO WIT:
COUNTY OF CARROLL)

ON THIS, the 14 day of NOVEMBER 2003, before me, a Notary Public, the undersigned officer, personally appeared OSCAR P. HARRY, III, Personal Representative of the Estate of Elizabeth A. Laumann, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

_____
Notary Public

My commission expires: 10-1-2006

DANIEL MURPHY NOTARY PUBLIC CARROLL COUNTY, MD

STATE OF MARYLAND)
) TO WIT:
COUNTY OF CARROLL)

ON THIS, the 14 day of NOVEMBER, 2003, before me, a Notary Public, the undersigned officer, personally appeared MARY E. UEBEL, Personal Representative of the Estate of Elizabeth A. Laumann, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

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

_____
Notary Public

My commission expires: 10-1-2006

DANIEL MURPHY NOTARY PUBLIC CARROLL COUNTY, MD

C:\NOV03\71550010.DED(mj)

AFFIDAVIT OF GRANTEE AS FIRST-TIME
MARYLAND HOME BUYER

The undersigned states under oath and under the penalties of perjury that the following are true to the best of our knowledge, information and belief:

(1) The undersigned is a Grantee of residentially improved real property located at 2115 Stonewall Road, Catonsville, Maryland 21228.

(2) The undersigned is:

(a) a first time Maryland home buyer, defined as an individual who has never owned in the State residential real property that has been the individual's principal place of residence, who will occupy the property as Grantee's principal residence; or

(b) a co-maker or guarantor of the purchase money mortgage or purchase money deed of trust on the property who will not occupy the property as Grantee's principal residence.

AS WITNESS my hand and seal.

WITNESS:

_____ Mary E. Uebel (SEAL)
MARY E. UEBEL

_____ Edmund Coe (SEAL)
EDMUND COE

SUBSCRIBED AND SWORN TO before me, a Notary Public in and for the State of Maryland, County of Carroll, this 4 day of November, 2003.

_____
Notary Public

DANIEL MURPHY
NOTARY PUBLIC
CARROLL COUNTY, MD

My commission expires: 10-1-2006

THIS IS TO CERTIFY that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

_____
DAVIS, MURPHY & STONE, LLP

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-19329] Book SM 19474, p. 0376. Printed 07/19/2007. Online 06/04/2004.

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information
Name of Transferor ESTATE OF ELIZABETH A. LAUMANN

2. Reasons for Exemption	
Resident Status	☐ I, Transferor, am a resident of the State of Maryland. ☒ Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is m principal residence as defined in IRC §121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

Estate of Elizabeth A. Laumann
Name of Entity

By: Oscar P. Harry, III

Oscar P. Harry, III

Mary E. Uebell
Name

Mary E. Uebell

Personal Representatives
Title

EXHIBIT "A"

All that lot of ground, situate, lying and being in Baltimore County, aforesaid, and described as follows, that is to say:

> BEGINNING for the same at an iron pipe set in the westerly line of Stonewall Road, said beginning being south 43 degrees 24 minutes East 314.38 feet from the intersection formed by the southerly side of Old Frederick Road and the westerly side of Stonewall Road, thence binding on the westerly side of Stonewall Road south 43 degrees 24 minutes East 118 feet to an iron pipe, thence leaving said Stonewall Road and binding on the southerly lines of lots numbers 3 and 4 as shown on the recorded Plat of Stonewall Park South 25 degrees 31 minutes West 214.2 feet to an iron pipe, thence binding on part of the division line between lots 4 and 5 of said plat, North 43 degrees 24 minutes West 195.13 feet to an iron pipe, thence crossing lots 4 and 3 of said Plat of Stonewall Park – North 46 degrees 36 minutes East 199.81 feet to the place of beginning.

BEING all that lot or parcel of ground described in a deed from Josie M. Whitehead to George W. Laumann and Elizabeth A. Laumann, dated May 15, 1950 and recorded among the Land Records of Baltimore County in Liber No. 1838, Folio 294, etc., George W. Laumann having died, thereby vesting title in Elizabeth A. Laumann solely.

C:\NOV03\71550010.EXH(mj)

AFFIDAVIT AS TO TOTAL PAYMENT

THE undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1. That I am/we are the transferor(s), [or agent of the transferor(s) if so indicated], of that real property described in the accompanying deed.

2. The amount of total payment for the purpose of the Withholding Law is $ 152,492.74

DATED this 14 day of NOVEMBER, 2004.

WITNESS:

TRANSFEROR(S)

ESTATE OF ELIZABETH A. LAUMANN
OSCAR P. HARRY, III

MARY E. UEBELL

00194444 380

State of Maryland Land Instrument Intake Sheet

☐ **Baltimore City** ☒ **County:** Baltimore

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

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

Space Reserved for Clerk's Recording Validation

DOC FD SURE $ 20.00
RECORDING FEE 20.00
TR TAX STATE 575.00
TOTAL 615.00
Rcpt # BA04 Rcpt # 44930
SH JLF Blk # 3853
Jan 21, 2004 11:03 am

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

☒ Deed ☐ Mortgage ☐ Other_____ ☐ Other_____
☒ Deed of Trust ☐ Lease ☐ _____ ☐ _____

2 Conveyance Type Check Box

☒ Improved Sale Arms-Length *[1]* ☐ Unimproved Sale Arms-Length *[2]* ☐ Multiple Accounts Arms-Length *[3]* ☐ Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation:
State Transfer: N/A
County Transfer:

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 230,000.00
Any New Mortgage	$ 162,000.00
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value	$

Finance Office Use Only — Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( ) % =	$
Less Exemption Amount –	$
Total Transfer Tax =	$ 3450.00
Recordation Tax Consideration	$
X ( ) per $500 =	$ 1150.00
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$ 20.00
Surcharge	$ 20.00	$ 20.00
State Recordation Tax	$ 1150.00	$
State Transfer Tax	$ 575.00	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent: BC
Tax Bill: pd 12/15/15
C.B. Credit: —
Ag. Tax/Other: N

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
01	01-12-001940		100	648	☐ (5)

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

Location/Address of Property Being Conveyed (2): 2115 Stonewall Road, Catonsville, MD

Other Property Identifiers (if applicable): N/A
Water Meter Account No.:

Residential ☒ or Non-Residential ☐ | Fee Simple ☒ or Ground Rent ☐ | Amount:

Partial Conveyance? ☐ Yes ☒ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Oscar P. Harry III Personal	Representatives for
Mary E. Uebel Estate of	Elizabeth A. Laumann

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)
N/A	

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Edmund G. Coe	
Mary E. Uebel	

New Owner's (Grantee) Mailing Address: Same as above

9 Other Names to Be Indexed

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

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Name: Darinda L. Carpitelli 7155-0010
Firm: Davis, Murphy & Stone
Address: 237 E. Main Street
Westminster MD 21157 Phone: (410) 876-2757

☒ 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.:

20	20	Geo.	Map	Sub	Block	
		Zoning	Grid	Plat	Lot	
		Use	Parcel	Section	Occ. Cd.	
		Town Cd.	Ex. St.	Ex. Cd.		

REMARKS:

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-19329] Book SM 19474, p. 0380. Printed 07/19/2007. Online 06/04/2004.

Distribution: White - Clerk's Office; Canary - SDAT; Pink - Office of Finance; Goldenrod - Preparer

AOC-CC-300 (6/95)

PAID RECEIPT
12/01/2003 11:28/2003 08:43:56 5
REC 1506 MAIN CHWR DLH
>>RECEIPT # 339069 12/01/2003 DFLN
DEPT OF ASSESSMENT TAXES $4,600.00
ACCOUNT NO. 0100001940 $4,600.00
TOTAL $4,600.00 CA $.00 DA
BALTIMORE COUNTY, MARYLAND

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

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 01 **Account Number** - 2100013238

Owner Information

Owner Name:	SPINDLER STEPHEN J SPINDLER LEE ANN	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2107 STONEWALL RD BALTIMORE MD 21228	**Deed Reference:**	1) / 8631/ 288 2)

Location & Structure Information

Premises Address
2107 STONEWALL RD

Legal Description
PT LT 32 .6506 AC
607 SE OLD FREDERICK RD
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					32	1	Plat Ref: 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	2,594 SF	28,314.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land	81,070	185,570		
Improvements:	215,490	371,380		
Total:	296,560	556,950	296,560	383,356
Preferential Land:	0	0	0	0

Transfer Information

Seller: C & C BUILDING C ONTRACTORS INC		**Date:** 10/25/1990	**Price:** $245,400
Type: IMPROVED ARMS-LENGTH		**Deed1:** / 8631/ 288	**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 *

LTC 14826-C

THIS DEED, Made this 17th day of October, 1990 by and between C & C BUILDING CONTRACTORS, INC., a Maryland Corporation, party of the first part; and STEPHEN J. SPINDLER and LEE ANN SPINDLER, his wife, parties of the second part.

WITNESSETH, That in consideration of the sum of TWO HUNDRED FORTY FIVE THOUSAND FOUR HUNDRED AND 00/100THS ($245,400.00) DOLLARS 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 parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING on the southwest side of Stonewall Road, 40 feet wide, at a distance of 174.78 feet measured southeasterly along the said southwest side of Stonewall Road from the easternmost corner of Lot 3, as shown on a plat entitled, "Stonewall Park" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Part 1-18, thence binding on the said southwest side of Stonewall Road, as now surveyed, the two (2) following courses and distances. (1) South 43 degrees 46 minutes 34 seconds West 107.65 feet, to a point; thence (2) By a line curving to the right with a radius of 221.65 feet, an arc length of 204.34 feet and a chord bearing and distance of South 16 degrees 28 minutes 58 seconds East 197.18 feet to intersect the first line of saving and excepting parcel described in Liber 1234 at folio 467 thence leaving said Stonewall Road and binding on part of said line: (3) North 59 degrees 47 minutes 04 seconds West 247.17 feet, thence running for a new line of division through said Lot 32: (4) North 30 degrees 12 minutes 56 seconds East 164.98 feet to the place of beginning. Containing 28,339 square feet or 0.6506 of an acre of land, more or less, as surveyed and described by R. Hoffer & Associates, Inc. in May, 1989. SEE ALSO Plat entitled, Lots 32A & 32B, A Resubdivision of Lot 32, STONEWALL PARK, Plat Book 7 - Part 1-18, which Plat is recorded among the Land Records of Baltimore County in Liber No. 8228, folio 128.

THE improvements thereon being known as No. 2107 Stonewall Road.

BEING part of the property which by Deed dated June 28, 1989 and recorded among the Land Records of Baltimore County in Liber No. 8228, folio 124 was granted and conveyed by Charles D. Zephir, et al, to the herein Grantor.

13.00
1077.00
0 DOCS 1227.50
0 #
2317.50
#02682 C002 R02 T09:46
10/25/90

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

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 hereby granted; and that it will execute such further assurances of the same as may be requisite.

THE party of the first part warrants and represents that the sale of the within property is in the normal course of its business and is not a sale of all or substantially all of its assets within the meaning of Title 3, Corporations and Associations, Annotated Code of Maryland, as amended.

THE said STEPHEN J. SPINDLER and LEE ANN SPINDLER, his wife, Grantees in the within Deed from C & C BUILDING CONTRACTORS, INC., as Grantor, hereby certify under the penalties of perjury; that the land conveyed in said Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

1227.50
1077.00
13

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
IR 10-17-90

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE IR DATE 10-17-90

03A02#0291TLTRTX $3,926.40
BA C002:11PM10-19-90

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8486] SM 8631, p. 0288. Printed 07/19/2007. Image available as of 03/09/2005.

WITNESS the name and corporate seal of said body corporate and the signature of CHARLES A. LUPTON, JR., President of C & C BUILDING CONTRACTORS, INC.; and the hands and seals of said Grantees.

ATTEST:

C & C BUILDING CONTRACTORS, INC.

BY: _____
CHARLES A. LUPTON, JR., President
Grantor

_____ (SEAL)
STEPHEN J. SPINDLER

_____ (SEAL)
LEE ANN SPINDLER
Grantees

STATE OF MARYLAND, COUNTY OF BALTIMORE , to wit:

I HEREBY CERTIFY, That on this 17th day of October, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared CHARLES A. LUPTON, JR., President of C & C BUILDING CONTRACTORS, INC. who acknowledged himself to be the President of C & C BUILDING CONTRACTORS, INC. and that he as such President, being authorized so to do, executed the aforegoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by himself as such President.

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

NOTARY PUBLIC

My Commission Expires: August 1, 1992

Notary Public Baltimore County, MD.

STATE OF MARYLAND, COUNTY OF BALTIMORE , to wit:

I HEREBY CERTIFY, That on this 17th day of October, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STEPHEN J. SPINDLER and LEE ANN SPINDLER, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

NOTARY PUBLIC

My Commission Expires: August 1, 1992

KIMBERLY A. EMERY Notary Public Baltimore County, MD.

return to:

LANDMARK TITLE COMPANY
405 Frederick Road
Catonsville, Maryland 21228
(301) 744-5300

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8486] Book SM 8631, p. 0289. Printed 07/19/2007. Online 03/09/2005.

LTC#13873

(1)

THIS DEED, Made this 28th day of June, in the year one thousand nine hundred and eighty-nine by and between CHARLES D. ZEPHIR, of Baltimore County, Maryland, ANDREW F. ZEPHIR, of the Commonwealth of Massachusetts, EDWARD ZEPHIR, of the Commonwealth of Massachusetts and ROSEMARY F. GRANATO, of the Commonwealth of Pennsylvania, parties of the first part, and C & C BUILDING CONTRACTORS, INC., a Maryland Corporation, party of the second part.

WITNESSETH, That in consideration of the sum of One Hundred Ten Thousand and 00/100ths ($110,000.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part, do grant and convey to the said party of the second part, its successors and assigns, in fee simple those two (2) lots of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

B RC F 25.00
B T TX 550.00
B DOCS 550.00
DEED 0 M
SM CLERK 1125.00
M29941 C004 R01 T10:05
07/19/89

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, its successors and assigns, in fee simple.

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

WITNESS the hand and seal of said grantor.

ATTEST:

Kimberly A. Gorny — Charles D. Zephir (SEAL)
CHARLES D. ZEPHIR

Paula T. St Jean — Andrew F. Zephir (SEAL)
ANDREW F. ZEPHIR

Paula T. St Jean — Edward Zephir (SEAL)
EDWARD ZEPHIR

Trent V. Juliano — Rosemary F. Granato (SEAL)
ROSEMARY F. GRANATO

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
JR 7-17-89
No. Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE JR DATE 7-17-89

565****1760003: 8178A

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE-62-8083] SM 8228, p. 0124. Printed 07/19/2007. Image available as of 03/09/2005.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 16th day of June, 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared CHARLES D. ZEPHIR, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

My Commission Expires: July 1, 1990

Kimberly A. Emery
NOTARY PUBLIC

KIMBERLY A. EMERY
Notary Public
Baltimore County, MD.

COMMONWEALTH OF MASSACHUSETTS,

I HEREBY CERTIFY, That on this 16th day of June, 1989, before me, the subscriber, a Notary Public of the Commonwealth of Massachusetts, personally appeared ANDREW F. ZEPHIR, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

My Commission Expires: MAY 1, 1992

Robert O. Dawson
NOTARY PUBLIC

COMMONWEALTH OF MASSACHUSETTS,

I HEREBY CERTIFY, That on this 16th day of June, 1989, before me, the subscriber, a Notary Public of the Commonwealth of Massachusetts, personally appeared EDWARD ZEPHIR, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

My Commission Expires: MAY 1, 1992

Robert O. Dawson
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA,

I HEREBY CERTIFY, That on this 19th day of June, 1989, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared ROSEMARY F. GRANATO, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

NOTARIAL SEAL
FRANK V. JULIANO, NOTARY PUBLIC
MILCREEK TOWNSHIP, ERIE COUNTY
MY COMMISSION EXPIRES AUG. 23, 1991
Member, Pennsylvania Association of Notaries

Rosemary F. Granato
NOTARY PUBLIC
Frank V. Juliano

RETURN TO: LANDMARK TITLE COMPANY, 405 Frederick Road, Suite 5, Catonsville, Maryland, 21228, (301) 744-5300.

LTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8083] SM 8228, p. 0125. Printed 07/19/2007. Image available as of 09/2005.

"EXHIBIT A"

- LEGAL DESCRIPTIONS -

DESCRIPTION OF LOT 32A
A RESUBDIVISION OF LOT 32 "STONEWALL PARK"
PLAT BOOK W.P.C. 7 - PART 1-18
BALTIMORE COUNTY, MARYLAND

BEGINNING on the southwest side of Stonewall Road, 40 feet wide, and at the easternmost corner of Lot 3, as shown on a plat entitled "Stonewall Park" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Part 1-18, thence binding on said easternmost outline of Lot 3 and continuing the same course on the easternmost outline of Lot 4 as shown on said plat, as now surveyed:

(1) South 25 degrees 23 minutes 17 seconds West 213.94 feet to intersect the end of the first line of the saving and excepting parcel described in Liber 1234 at folio 467, thence binding on part of said line, reversely, as now surveyed:

(2) South 59 degrees 47 minutes 04 seconds East 150.00 feet, thence running for a new line of division through said Lot 32:

(3) North 30 degrees 12 minutes 56 seconds East 164.98 feet to intersect the said southwest side of Stonewall Road, thence binding on said road:

(4) North 43 degrees 46 minutes 34 seconds West 174.78 feet to the place of beginning.

Containing 29,847 square feet or 0.6852 of an acre of land, more or less, as surveyed and described by R. Hoffer & Associates, Inc. in May, 1989.

SEE ALSO: attached Plat of Lots 32A and 32B, a Resubdivision of lot 32, STONEWALL PARK, Plat Book 7 - Part 1-18, which resubdivision plat is attached hereto and recorded or intended to be recorded herewith.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8083] SM 8228, p. 0126. Printed 07/19/2007. Image available as of 03/09/2005.

DESCRIPTION OF LOT 32B
A RESUBDIVISION OF LOT 32 "STONEWALL PARK"
PLAT BOOK W.P.C. 7 - PART 1-18
BALTIMORE COUNTY, MARYLAND

BEGINNING on the southwest side of Stonewall Road, 40 feet wide, at a distance of 174.78 feet measured southeasterly along the said southwest side of Stonewall Road from the easternmost corner of Lot 3, as shown on a plat entitled "Stonewall Park" recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Part 1-18, thence binding on the said southwest side of Stonewall Road, as now surveyed, the two (2) following courses and distances.

(1) South 43 degrees 46 minutes 34 seconds West 107.65, to a point, thence,

(2) By a line curving to the right with a radius of 221.65 feet, an arc length of 204.34 feet and a chord bearing and distance of South 16 degrees 28 minutes 58 seconds East 197.18 feet to intersect the first line of saving and excepting parcel described in Liber 1234 at folio 467 thence leaving said Stonewall Road and binding on part of said line:

(3) North 59 degrees 47 minutes 04 seconds West 247.17 feet, thence running for a new line of division through said Lot 32:

(4) North 30 degrees 12 minutes 56 seconds East 164.98 feet to the place of beginning.

Containing 28,339 square feet or 0.6506 of an acre of land, more or less, as surveyed and described by R. Hoffer & Associates, Inc. in May, 1989.

SEE ALSO: attached Plat of Lots 32A and 32B, a Resubdivision of Lot 32, STONEWALL PARK, Plat Book 7 - Part 1-18, which resubdivision plat is attached hereto and recorded or intended to be recorded herewith.

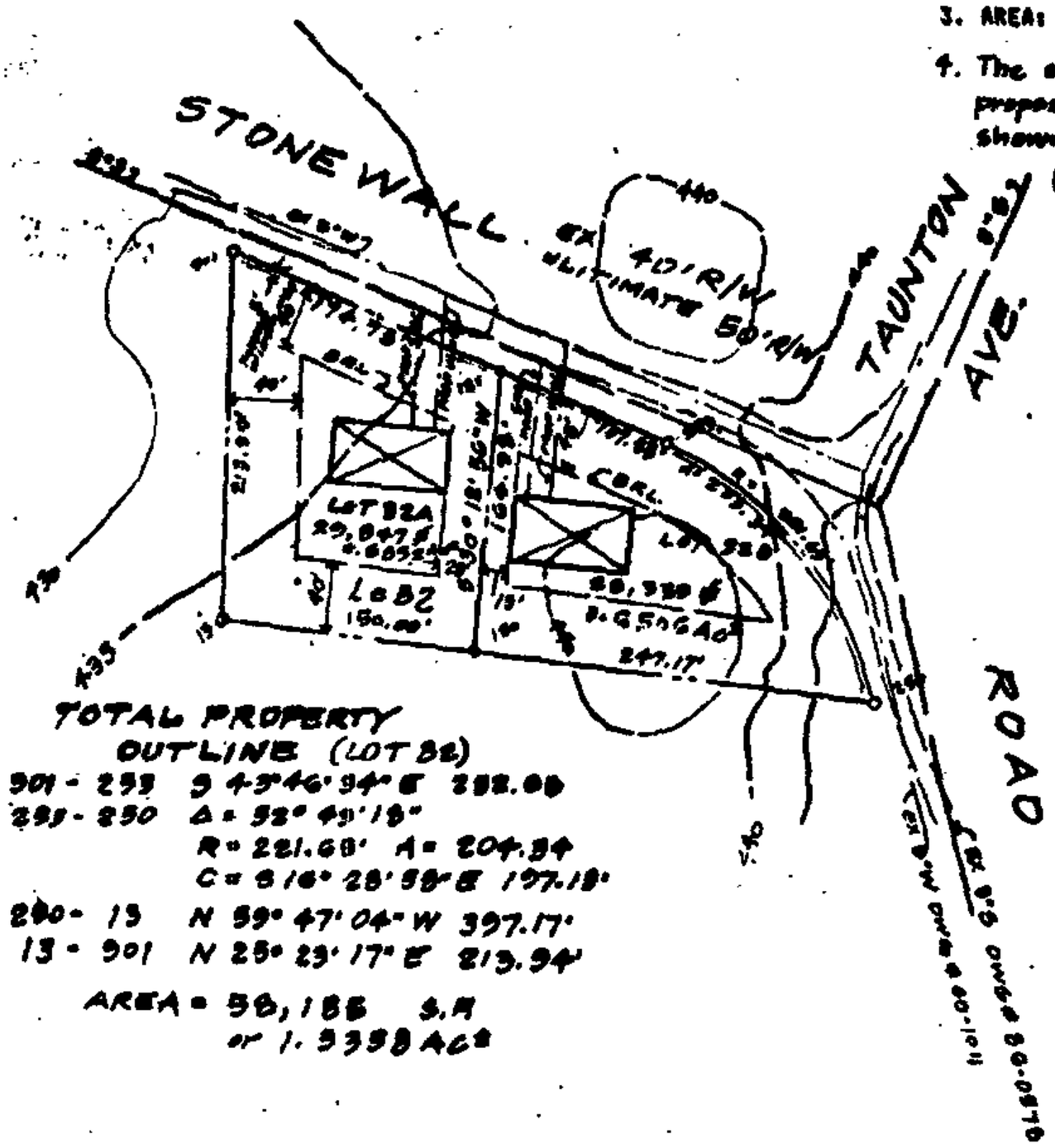
Said Lots 32A and 32B being all of the same property which by Deed dated May 24th, 1977 and recorded among the Land Records of Baltimore County, Maryland in Liber ENK Jr. No. 5758, folio 297 was granted and conveyed by Charles D. Zephir, Executor of the Estate of Andrew Zephir.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8083] SM 8228, p. 0127. Printed 07/19/2007. Image available as of 03/01/2005.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD & LAW.

NOTES:

1. SOILS: La B2 (Map 46)
2. ZONED: DR 2
3. AREA: 1.5336 ACS
4. The area & shape of proposed houses are shown for graphic purposes only.



DEED REFERENCE:
E.H.K. Jr. 5755/297

CONTRACT-OWNER / DEVELOPER:
BUD LUPTON
C & C CONTRACTING, INC.
8119 LIBERTY ROAD
BALTIMORE, MD. 21207

APPROVED:

Baltimore County Department of Environmental Protection and Resource Management.

Director

5-21-89
Date

PLOT PLAN

LOTS 32A & 32B
A RESUBDIVISION of LOT 32
STONEWALL PARK
P.B. 7 - Part 1-13

Election District #1
Baltimore County, MD.

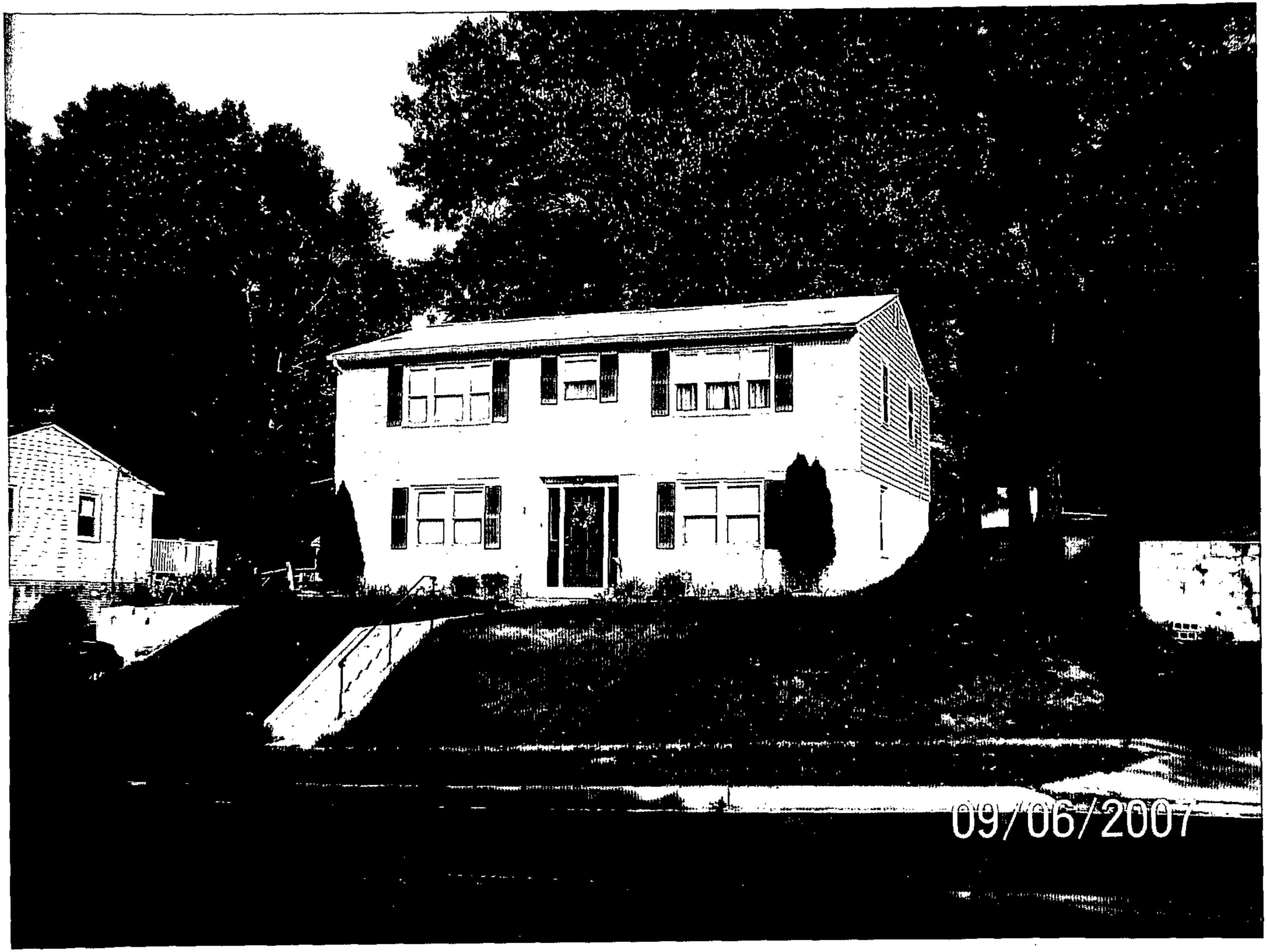
Scale: 1"=100' Date: May 5, 1989.

Prepared by:
G. Nowak & Associates, Inc.
9477 Reisterstown Rd.
Owings Mills, Maryland 21117
Telephone (301) 655-0116

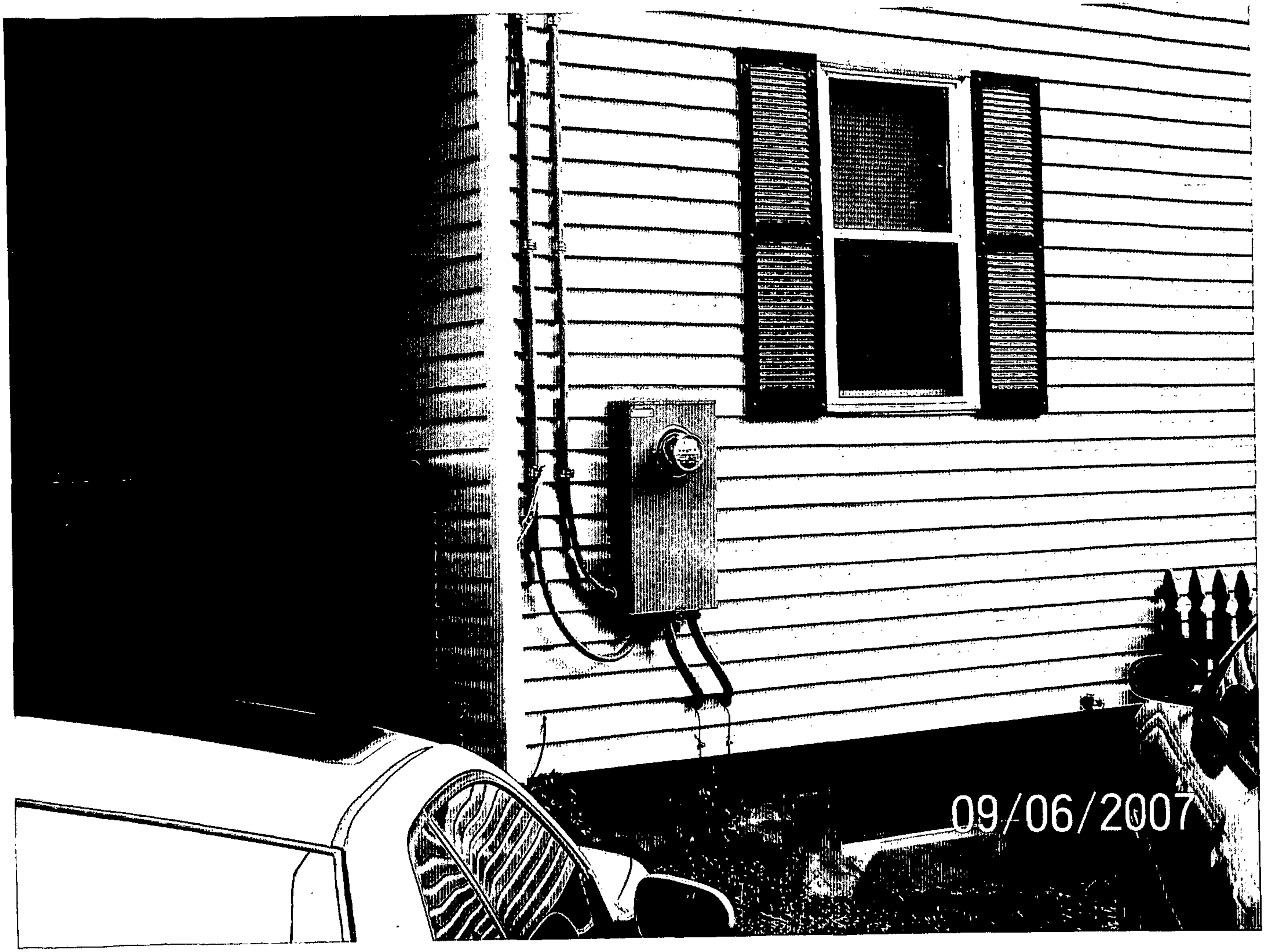
8919

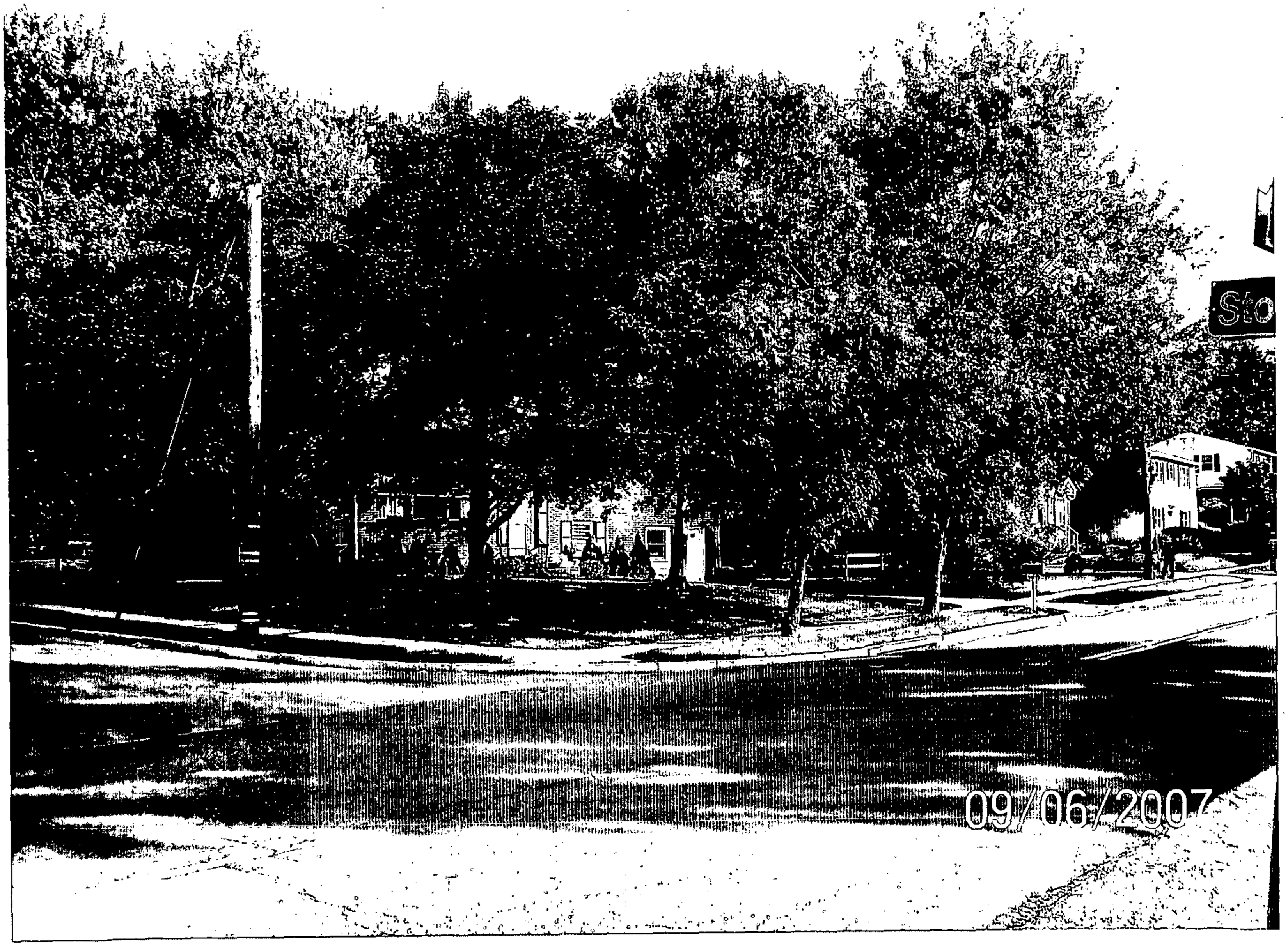
BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-8083] SM 8228, p. 0128. Printed 07/19/2007. Image available as of 03/09/2005.

09/06/2007


09/06/2007

95785
09/06/2007


09/06/2007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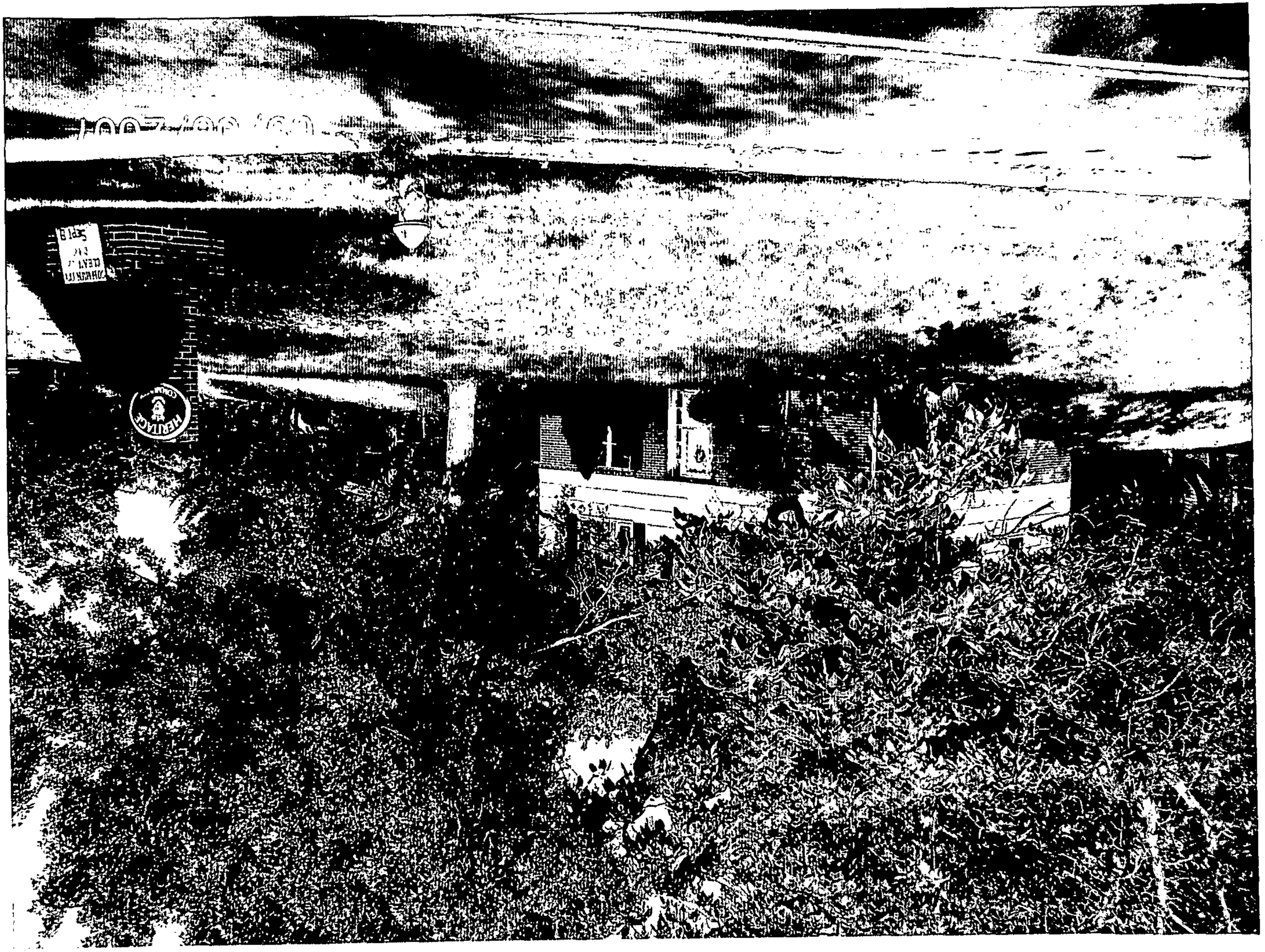
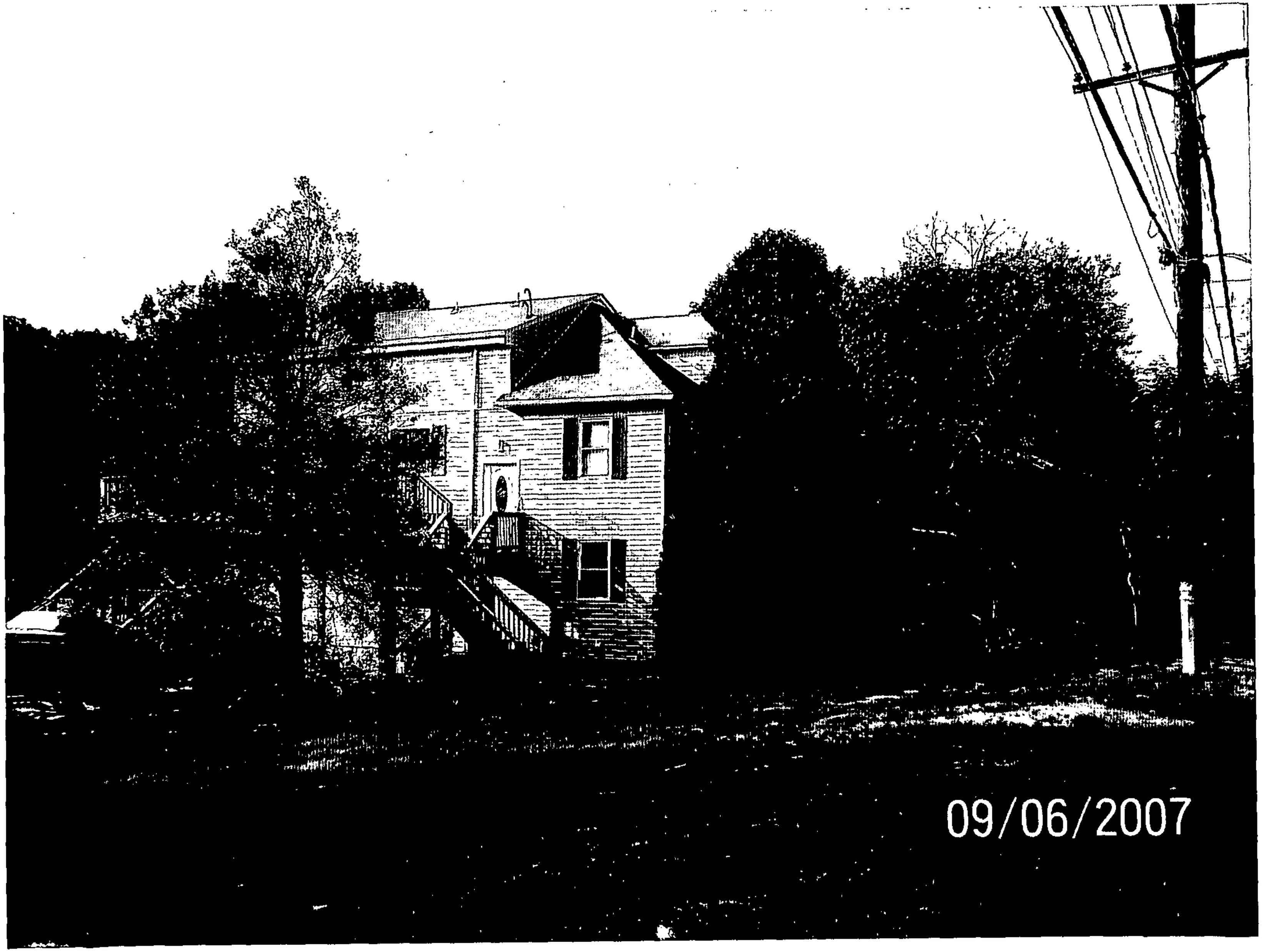
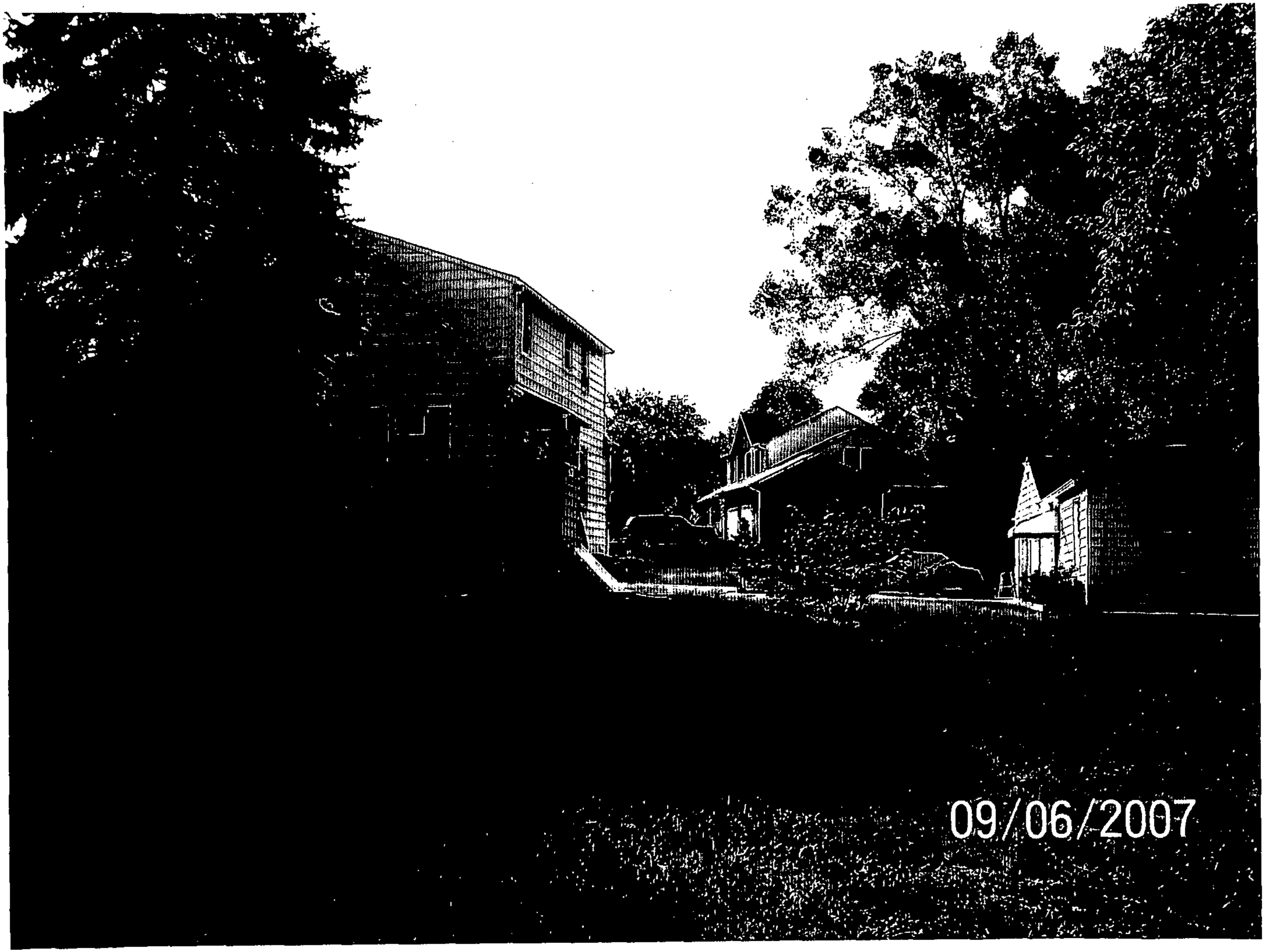
09/06/2007



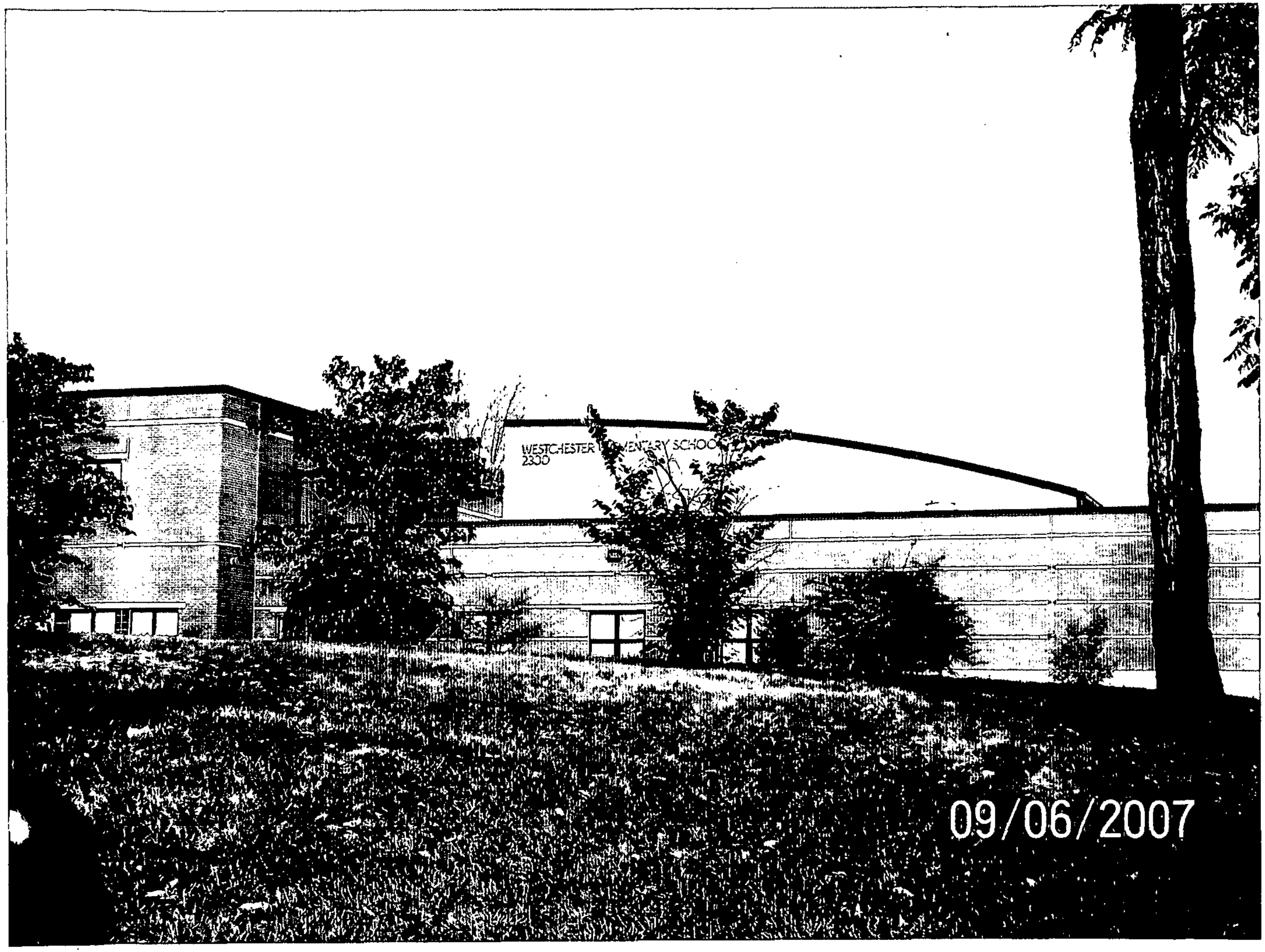

09/06/2007

09/06/2007

09/06/2007


09/06/2007

09/06/2007


WESTCHESTER
2300
09/06/2007

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

TIMOTHY M. KOTROCO
DIRECTOR

BUILDING PERMIT

BUILDINGS ENGINEER

PERMIT #: B642777 CONTROL #: MR DIST: 01 PREC: 12
DATE ISSUED: 09/13/2006 TAX ACCOUNT #: 0123503200 CLASS: 04

PLANS: CONST 2 PLOT 4 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 2403 OLD FREDERICK RD
SUBDIVISION: STONEWALL PARK

OWNERS INFORMATION
NAME: PEDDICORD,CHARLES & LISA
ADDR: 6422 CHELL RD 21044

TENANT:
CONTR: OWNER
ENGNR: MAJID JELVEH ARCHITECT#14010
SELLR:
WORK: RMV RR 2 KITCHEN BUMPOUT.CONST 3STY+BSMT ADTN
ON REAR.TO BE:BSMT OFFICE.1ST FL-KITCHEN RPLCMT
BDRM,BATH,LAUNDRY.2ND FL-KITHCEN RPLCMNT,BDRM,
BATH,LAUNDRY.3RD FL-BDRM,BATH,UTILITY RM.OPEN
DECK ON 1ST & 2ND FL SIDE & REAR.35'X26'X36'=
1,734SF RPLCS B623998;WORDING CH;EXP 3/20/07
BLDG. CODE:
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: 2 FAMILY DWELLING & ADDITION/ALTERATION
EXISTING USE: 2 FAMILY DWELLING

TYPE OF IMPRV: ADDITION
USE: TWO FAMILY
FOUNDATION: BLOCK BASEMENT: FULL
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 200.00 X 100.00
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 87'/NC
SIDE STR SETB:
REAR SETB: 124'

1/30/07 APPROVED BY ZONING
2ND KITCHEN MEETS
CONVERSION TABLE ~~REQUIRMTS~~
REQ'TS of § 402, BCZR
J. MERZEY
PLANNER.

PETITIONER'S

EXHIBIT NO. 9

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

Revision

Want Thru on 9/13

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

DATE: 9-5-06

OEA: LURA

PERMIT #: B642777
RECEIPT #: A 552975
CONTROL #: MR
XREF #:

FEE: 20.
PAID:
PAID BY: Aigh
INSPECTOR:

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

PROPERTY ADDRESS 2403 Old Frederick Rd
SUITE/SPACE/FLOOR
SUBDIV: Stonewall Park
TAX ACCOUNT #: 01-23-503200
OWNER'S INFORMATION (LAST, FIRST)
NAME: Reddicord Charles + Lisa
ADDR: 6477 Shell Road Columbia, MD 21044

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

DISTRICT/PRECINCT
1 12

DOES THIS BLDG. HAVE SPRINKLERS
YES — NO ✓

APPLICANT INFORMATION
NAME: Charles Reddicord III
COMPANY:
STREET 2403 Old Frederick Rd.
CITY,ST,ZIP Catonsville MD 21228
PHONE #: 410-365-6367 MHIC # MHBR #
APPLICANT SIGNATURE:
DRC#
PLANS: CONST 2 PLOT 4 PLAT DATA EL 1 PL 1
TENANT
CONTR: Owner
ENGNR:
SELLR:

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

TYPE OF USE

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

(2 Kitchens To Be Removed)

DESCRIBE PROPOSED WORK: Rmv Rear Bumpout. Construct A 3-Story + Bsmt Addition On Rear. To Be Used As; Bsmt office. 1st Fl - Kitchen Replacement, 1-New Bdrm, 1 New Bathroom 2nd Fl - Kitchen Replacement, 1-New Bdrm, 1 New Bathroom 3rd Fl - 1 Bdrm, 1 Bathroom, Utility Room. (2) Laundry Rms 1st + 2nd Floor Open Wood Deck On Side + Rear.
Overall 35'x26'x36' = 1,734 ✢

NON-RESIDENTIAL
08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT) Replaces B623998
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE Expires 3/20/07
14. HOSPITAL, INSTITUTIONAL, NURSING HOME Wording Change.
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
SPECIFY TYPE
20. SWIMMING POOL
SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

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

BASEMENT
1. ✓ FULL
2. PARTIAL
3. NONE

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

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

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

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

CENTRAL AIR: 1. 2.
ESTIMATED COST: $ 30,000
OF MATERIALS AND LABOR
PROPOSED USE: 2 Family Dwelling + Addition
EXISTING USE: 2 Family Dwelling

OWNERSHIP
1. ✓ PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. ✓ DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE 6. HIRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N BATHROOMS 5½ CLASS 04
POWDER ROOMS 1 KITCHENS 2 LIBER 07 FOLIO 18

BUILDING SIZE
FLOOR 1734
WIDTH 35'
DEPTH 26'
HEIGHT 36'
STORIES 3+Bsmt
LOT #'S 3
CORNER LOT
1. ✓ YES 2. NO

LOT SIZE AND SETBACKS
39200 ✢
SIZE 200 x 100
FRONT STREET
SIDE STREET
FRONT SETBK NC
SIDE SETBK 87'/NC
SIDE STR SETBK
REAR SETBK 124'
ZONING

APPROVAL SIGNATURES		DATE
BLD INSP		
BLD PLAN	120 OK TO PAY	
FIRE		
SEDI CTL		
ZONING	W/ FINAL	9-5-06
PUB SERV		
ENVRMNT		
PLANNING		
PERMITS		

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

1149

3900

Joe says this
was deceptive
by Dwelly
#2 family is
as an Easty use

410-887-3353

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

TIMOTHY M. KOTROCO
DIRECTOR

BUILDING PERMIT

JOHN R. REISINGER
BUILDINGS ENGINEER

PERMIT #: B623998 CONTROL #: MR DIST: 01 PREC: 12
DATE ISSUED: 03/20/2006 TAX ACCOUNT #: 0123503200 CLASS: 04

PLANS: CONST 0 PLOT 2 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 2403 OLD FREDERICK RD
SUBDIVISION: STONEWALL PARK

OWNERS INFORMATION
NAME: HENRY WILL & CAROL & CHARLES PEDDICORD
ADDR: 2403 OLD FREDERICK RD, 21228

TENANT:
CONTR: OWNER
ENGNR:
SELLR:
WORK: REMOVE REAR BUMPOUT/2 EX. KITCHENS & CONSTRUCT 2 STY UNFIN BSMT ADDN ON REAR OF EX. SFD, 1ST FLR OPEN WOOD DECK LAUNDRY 2 BEDRMS BATHRM 2ND FLR KITCHEN BEDRM LAUNDRY RM, OPEN WOOD DECK W STEPS TO LOWER DECK, BSMT STORAGE DECK ON SIDE ALSO TAX 01-23-503201 27'X26'X36'=1734 TOTAL
BLDG. CODE:
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & ADDN
EXISTING USE: SFD

TYPE OF IMPRV: ADDITION
USE: ONE FAMILY
FOUNDATION:
SEWAGE: PUBLIC EXIST

BASEMENT:
WATER: PUBLIC EXIST

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

LOT SIZE AND SETBACKS

SIZE: 0200.00 X 0100.00
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 87'/NC
SIDE STR SETB:
REAR SETB: 124'

PETITIONER'S

EXHIBIT NO. 8

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

DATE: 3/20/06
OEA: MR/CRC

PERMIT #: B 623998
RECEIPT #: A 538159
CONTROL #: MR
XREF #:

FEE: 6045=65.00
PAID: 65.00
PAID BY: appl
INSPECTOR:

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

PROPERTY ADDRESS 2403 Old Frederick Rd
SUITE/SPACE/FLOOR
SUBDIV: Stonewall Park
TAX ACCOUNT #: 01-23-503200, DISTRICT/PRECINCT 1/12
OWNER'S INFORMATION (LAST,FIRST)
NAME: Will, Henry J & Carol L & Peddicord Charles N
ADDR: 2403 Old Frederick Rd. 21228-5421

HISTORIC DISTRICT/BLDG. ☐ YES ☑ NO ☐ DO NOT KNOW

DOES THIS BLDG. HAVE SPRINKLERS? YES — NO IV

APPLICANT INFORMATION
NAME: Chris N Peddicord II
COMPANY:
STREET 2403 Old Frederick Road
CITY,ST,ZIP Catonsville MD 21228
PHONE #: 410 365 6354 MHIC # MHBR #
APPLICANT SIGNATURE: DRC#
PLANS: CONST 2 PLOT 1 PLAT DATA 0 EL 1 PL 1
TENANT
CONTR: Owner
ENGNR:
SELLR:

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

DESCRIBE PROPOSED WORK: Remove rear Bumpout & Const. 2 sty addition on rear of exist. SFD for: 1st fl - open wd deck w/ steps to grade, 2 bedrms, 1 bathrm, laundry rm, 2nd fl - kitchen, 1 bedrm, 1 bedrm, laundry rm, open wd deck w/ steps to grade, Bsmt storage overall - 27'3" x 26' x 36 = 1734 SF. Const. 2 level deck on side of ex. SFD 12x12 (x2) = 288 SF. Install using 24,079 SF + 39200 SF two lots combined = 63,000 SF. 14421-378

(ex. Kitchens & Bumpout to be removed)

TYPE OF USE

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

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

TYPE FOUNDATION: 1. SLAB 2. ✓ BLOCK 3. CONCRETE
BASEMENT: 1. ✓ FULL 2. PARTIAL 3. NONE

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

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

TYPE OF WATER SUPPLY: 1. ✓ PUBLIC SYSTEM EXISTS PROPOSED; PRIVATE SYSTEM EXISTS PROPOSED

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

CENTRAL AIR: 1. 2.
ESTIMATED COST OF MATERIALS AND LABOR: $ 20,000.00
PROPOSED USE: SFD & Add
EXISTING USE: SFD / Barn

OWNERSHIP: 1. ✓ PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. ✓ DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE 6. HIRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. Y 2. N
POWDER ROOMS BATHROOMS KITCHENS CLASS 04 LIBER 07 FOLIO 18

BUILDING SIZE 1734 SF
FLOOR
WIDTH 27
DEPTH 26'3"
HEIGHT 36
STORIES 2 1/2
LOT #'S 3
CORNER LOT 1. ✓ YES 2. NO

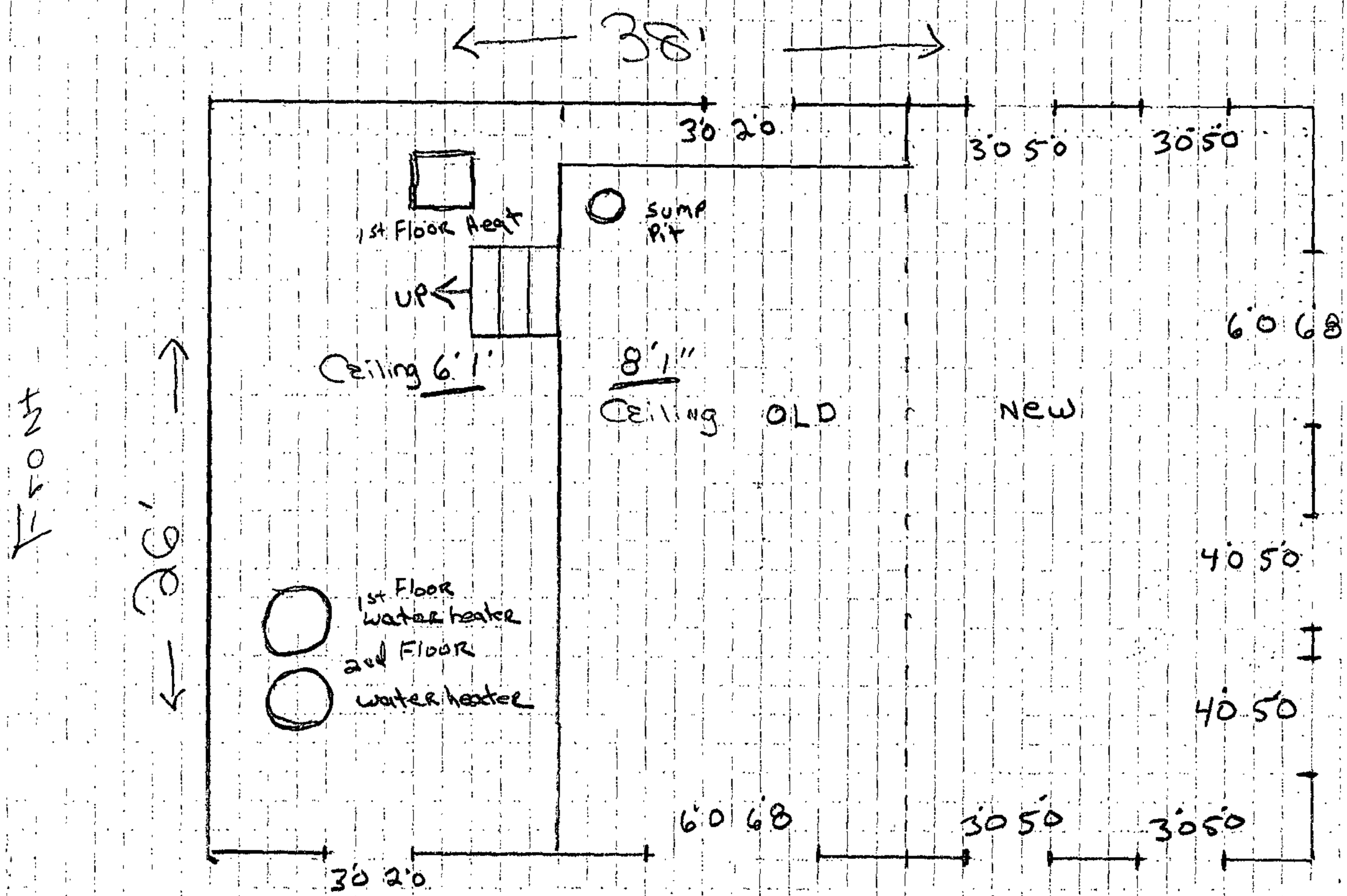
LOT SIZE AND SETBACKS: 24,079 and 39200 SF
SIZE 200X100
FRONT STREET
SIDE STREET
FRONT SETBK N/C
SIDE SETBK
SIDE STR SETBK
REAR SETBK 60'
ZONING DR-1

APPROVAL SIGNATURES	DATE
BLD INSP:	
BLD PLANS:	
FIRE:	
SEDI CTL:	
ZONING: MR FINAL	7/24/06
PUB SERV: MR FINAL	7/24/06
ENVRMNT:	
PLANNING:	
PERMITS:	

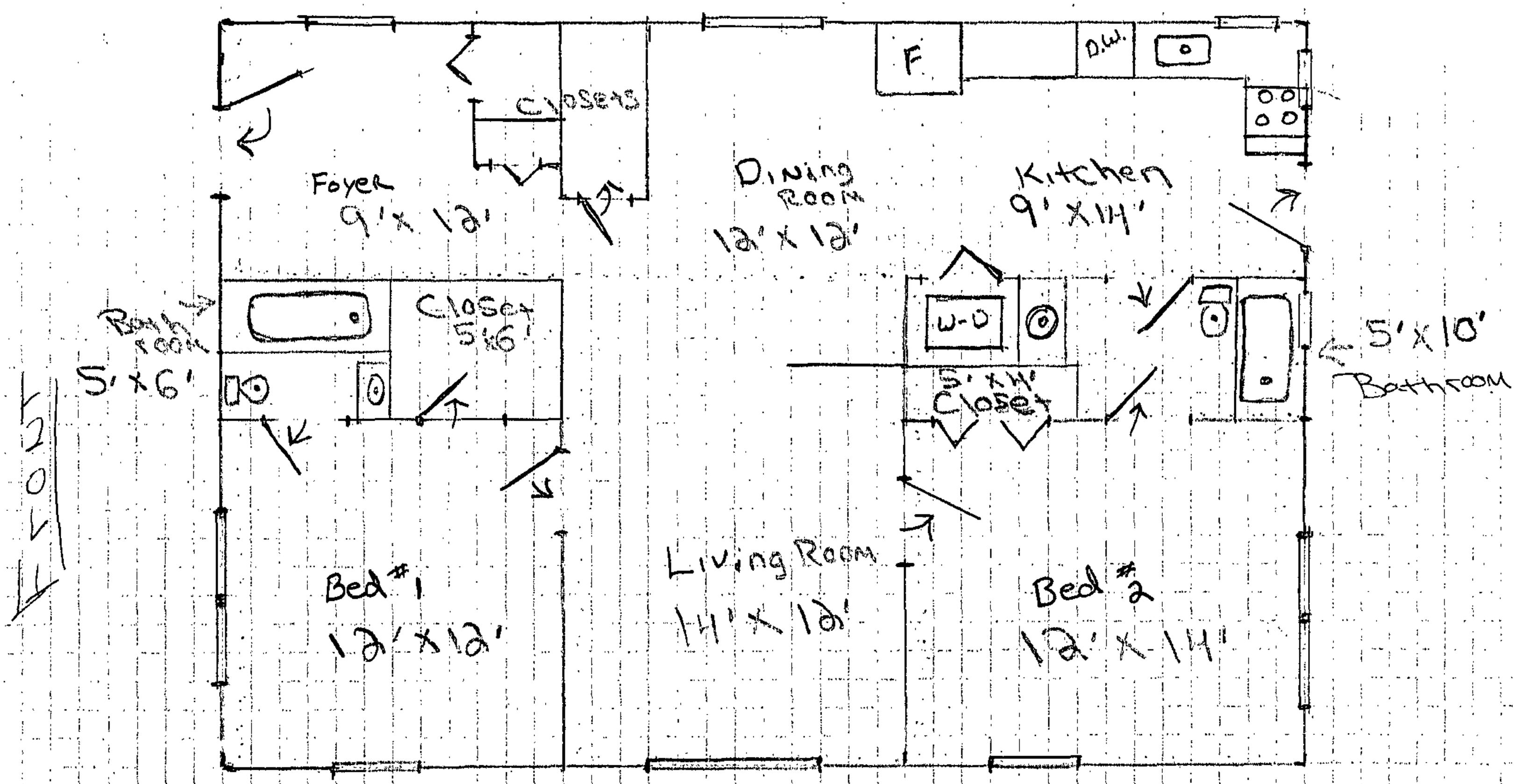
MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

S.402. BCZR

min lot area = 59,000 sq ft + setbacks (side) = 30 ft each side
" " width = 175 ft. sidestreet - 75 ft.

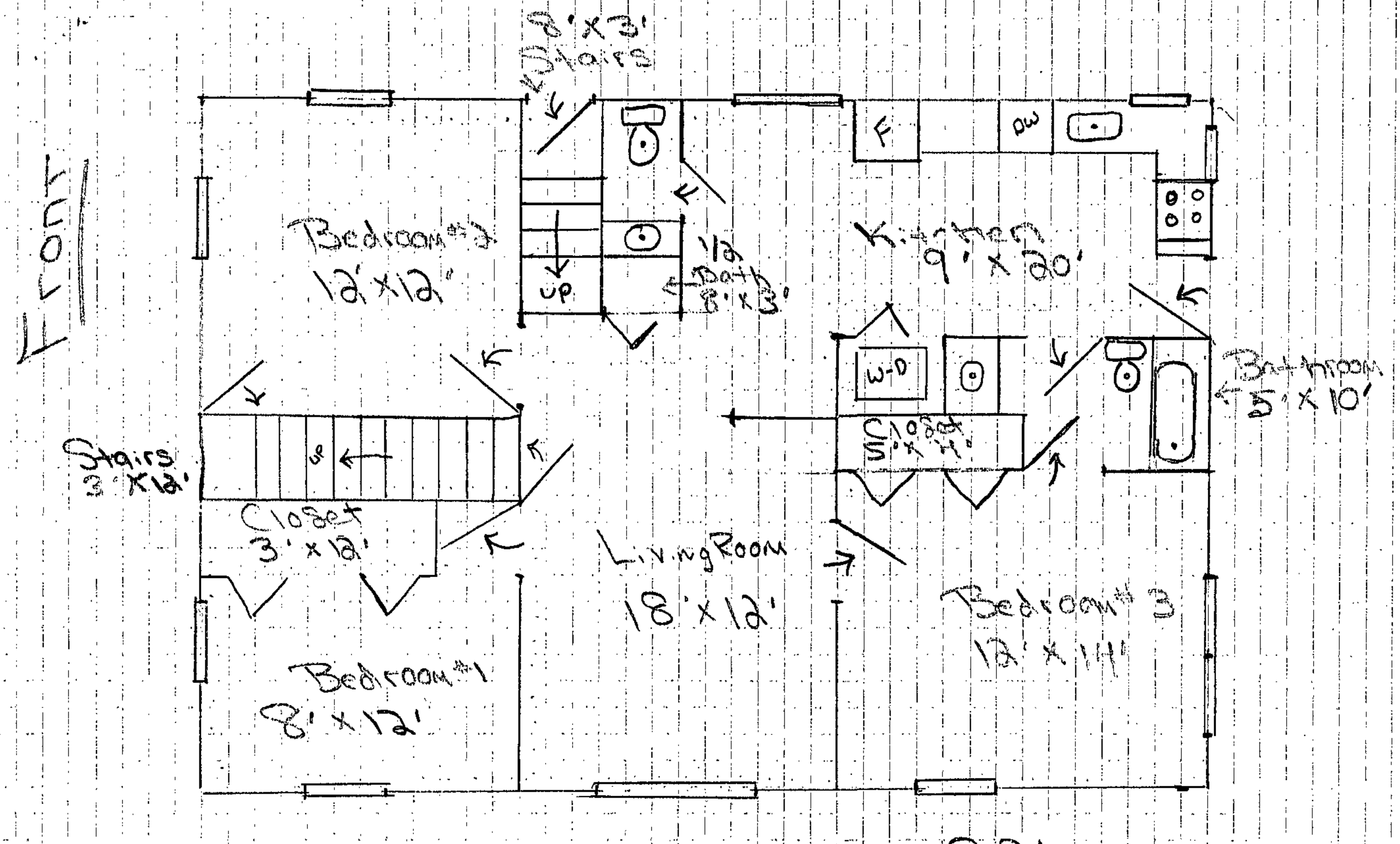


PETITIONER'S EXHIBIT NO. 1



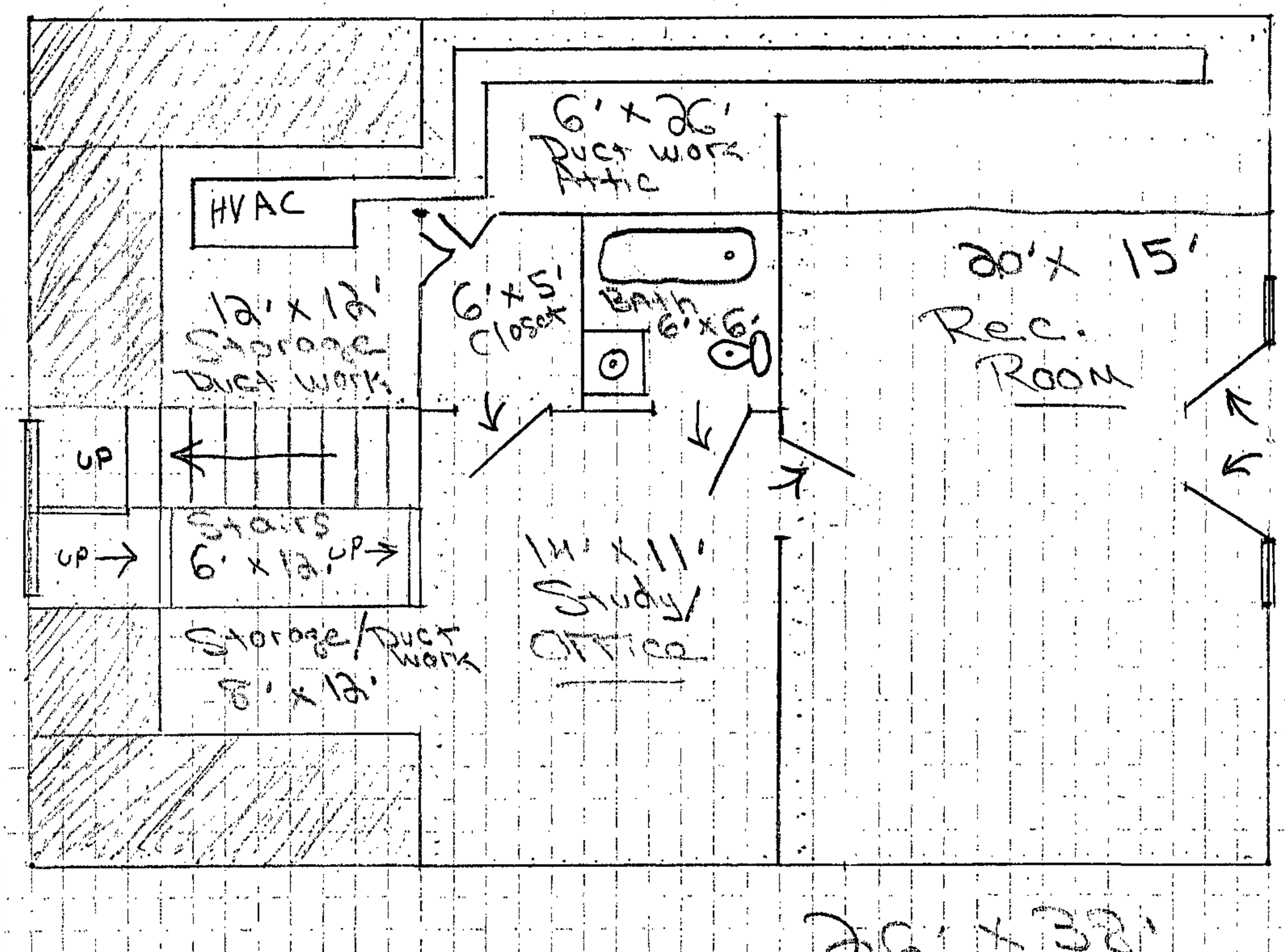
1st Floor 26' x 38'

1=1



2nd Floor — Unit 2
1=1

Page 1



3rd Floor — Unit 2
Continued.
1=1

BW 9/11
10+11 Am

Jeffrey and Sharon Seligson
2409 Old Frederick Road
Catonsville, Maryland 21228
Phone: 410-747-0640
September 4, 2007

RECEIVED
SEP 07 2007
BY:.....

Zoning Commissioner
111 Chesapeake Avenue
Towson, MD 21204

Subject: Zoning changes requested for 2403 Old Frederick Road and the adjacent lot.

Reference: a. Zoning Notice, Case # 08-023-SPHA and
b. Zoning Notice, Case # 08-022-A

Dear Sir:

Two notices of zoning hearings have been posted in the front yard of 2403 Old Frederick Road. We are the next door neighbors to the property for which the zoning exceptions are being requested. Despite the house number change from 2409 (our home) and 2403, the houses are next to each other. We strongly oppose the zoning changes requested for both 2403 Old Frederick Road (reference a.) and the attached, un-buildable lot at Old Frederick and Stonewall Roads (reference b.).

The changes requested in these notices will affect the character and value of our property and all properties in the neighborhood. Not just with the impact of one multi-family dwelling in the midst of single family dwellings, but in the precedent it will set. In future, anyone wishing to build a multi-family dwelling will probably be allowed to do so. If these variances are allowed, this property will become a purely investment property; it will not likely be the last. These variances will affect property values and the character of all homes in the area.

The duplex referred to in reference a. is a recently modified structure, not a long standing, existing multi-family structure as may be assumed by reading "an existing 2-family dwelling (duplex)" in reference a. The new owner, Mr. Peddicord, originally described his reasons for purchasing the property from his father-in-law and extensively renovating the old farmhouse. He explained the sentimental value of the property for his wife who grew up there, and his intention to have his mother-in-law, and, in the future, his young daughter and her horse live on the property. We did not oppose his plans, as he described them to us. We feel that the neighborhood's property values are dependent on maintaining the pleasant pastoral setting on which our houses are located. We were quite surprised when, after the renovation, he added a large amount of asphalt and crushed stone paving for a huge driveway that stretches from the renovated house to the edge of our property. A 2-family dwelling does not need eight or more parking spaces! Then a large number of tenants moved in and at least six cars began parking there everyday.

When we spoke to the zoning people in reference to the multi-family renovation at 2403 some time ago, we were told that the requirement was for one family per acre. Because the property is two acres, the multi-family structure was permitted. We were assured the

PROTESTANT'S
EXHIBIT NO. 1

properties could not be separated, that the issue is closed and there is nothing further to do. Now we are faced with these two zoning notices. Clearly, the multi-family structure is not approved and the properties may be separated. Reference b. lists "Old Frederick and Stonewall Roads" as an address, as if it were a separate property rather than a part of 2403 Old Frederick Road, and implying plans for yet another new structure; quite possibly another multi-family building.

There are further issues associated with reference b., addressing the un-built property. Not only is the property too small to be built on under the current zoning rules but it is not clear what the effect on the stream running through that property onto ours will be or what the drainage of the neighborhood will be with an additional house. Another house would increase the non-permeable surface and change the nature of the stream. A past attempt to cover the stream failed and caused serious erosion and property damage. We currently have a landscape architect under contract. One of the major requirements is to repair the damaged and eroded stream, protect the tree roots that have been exposed and prevent further erosion damage. The bridge on our property used to cross the stream was irreparably damaged by the rubble used to fill the stream as it was pushed down stream in rain storms. The rubble included pieces of concrete that weighed several hundred pounds. The stream repair and bridge replacement will cost many thousands of dollars. We do not want to be forced to repeat those repairs. The property already absorbs rainfall and directs runoff into the stream that flows over our properties. Additional attempts to restrain and redirect the water before it flows onto our property are a very bad idea.

We strongly oppose reference a. for a variance to permit a multi-family duplex and a variance to permit the dwelling to be situated on a lot having an area of less than the required 50,000 square feet. We are also strongly opposed to reference b., the request for a variance to permit a buildable lot having an area of 24,432 square feet and a lot width at the front building line of 120 feet in lieu of the required 40,000 square feet and 150 feet respectively. Both of these Variances would certainly damage the character and value of all properties in the neighborhood.

Sincerely,

Jeffrey and Sharon Seligson

Attachment: Summary of Zoning Notices; references a. and b.

Zoning Notice Case # 08-022-A	
In reference to: Old Frederick and Stonewall Roads Catonsville, Md. 21228	Hearing Address and Time: Rm. 106 County Office Building 111 West Chesapeake Ave. Towson, Md. 21204 **Tuesday, September 11, 2007 at 9:00AM**
VARIANCE to permit buildable lot having an area of 24,432 square feet and a lot width of at the front building line of 120 feet in lieu of the required 40,000 square feet and 150 feet respectively.	Postponements due to weather or other conditions are sometimes necessary, to confirm hearing call 887-3391

Zoning Notice Case # 08-023-SPHA	
In reference to: 2403 Old Frederick Road Catonsville, Md. 21228	Hearing Address and Time: Rm. 106 County Office Building 111 West Chesapeake Ave. Towson, Md. 21204 **Tuesday, September 11, 2007 at 10:00AM**
Special Hearing to approve the continued use of the property for a 2 family duplex. VARIANCE to permit an existing 2-family dwelling (duplex) to be situated on a lot having an area of 39,200 square feet in lieu of the required 50,000 square feet.	Postponements due to weather or other conditions are sometimes necessary, to confirm hearing call 887-3391

BUFFER PROTECTION AND MANAGEMENT ORDINANCE

Baltimore County, MD

Environmental Protection and Resource Management

(410) 887 - 5683

PETITIONER'S

EXHIBIT NO. 4

esa

May 31, 2007

Ms. Lisa Peddicord
P.O. Box 456
Simpsonville, MD 21150

Re: Wetlands/Waters Delineation, 2403 Old Frederick Road

Dear Ms. Peddicord:

On May 31, 2007, Environmental Systems Analysis, Inc. (ESA) performed a flagged wetlands/waters delineation of your residential property located at 2403 Old Frederick Road, in Baltimore County, Maryland. The field work was performed consistent with the 1987 US Army Corps of Engineers wetland delineation protocols.

The 1.4-acre property contains a residential home, horse barn and pasture/lawn area, with the property fronting and being bounded on the north and west by Old Frederick Road, and with Stonewall Road on the north and east.

Map #26 of the Baltimore County Soil Survey shows the study parcel occurring on 'upland' Aldino silt loam (AdB2) with 3 to 8% slopes. This soil originates from weathered serpentine and can be seasonally wet toward the end of the non-growing season. Off-site and downslope the soil changes to a hydric (wetland), Baile silt loam (BaB 3 to 8% slopes) that occur in upland depressions, heads of drains and the foot slopes of minor drainageways. Based on the review of the soil survey, the study parcel occurs within an unnamed, first-order, Use Class I tributary of the Patapsco River.

Wetlands and waters were documented as occurring on-site. An outfall from Stonewall Road discharges to a grass and rock-lined, ephemeral channel (only flowing in response to direct precipitation) that follows the property line, on the east side of the property, abutting a residential property. The open-channel goes into a drain pipe and re-emerges (daylights) again near the property corner and into a woodland fringe. Two drain pipes occur at this point, one of which had a base flow at the time of observation. It is this area on the property that regulated wetlands begin, and which was flagged as A-1 thru A-18 on the north side and B-1 thru B-13 on the south side.

Flags A 1 thru A-13 and flags B-1 thru B-10 are classified as forested and emergent, nontidal wetlands with a temporarily flooded water regime (PFO/EM1A). Flags A-14 thru A-18 and B-11 thru B-13 constitute an intermittent riverine channel (R4SB) and tie-out to the south boundary of the property near the backside of the barn. In lay terms a spring seep, groundwater discharge begins on-site and as it progresses downslope, it converts to a rock cobble, stream channel with definable bed and bank. As the channel leaves the property and progresses downslope it becomes much more apparent as a headwater stream.

The PFO/EM1A wetland had full hydric soils of 10YR 3/1 (0 to 8-inches) and 10YR 4/1 (9 to 16-inches) and a wetland vegetation community of black willow (FACW+), silver maple (FACW), slippery elm (FAC), green ash (FACW), bittersweet nightshade (FAC-), lurid sedge (OBL), soft rush (FACW), sensitive fern (FACW), manna grass (OBL), jewelweed (FACW and Canada goldenrod (FACU).

Environmental Systems Analysis, Inc. (ESA)
48 Maryland Avenue, Suite 400, Annapolis, MD 21401
410-267-0495 (o), 410-267-0496 (f), www.esatoday.com

The intermittent stream channel (R4) contained soils consistent with the uplands, and being 10YR 5/4 and 5/6. Dominant vegetation included tall fescue (turf lawn areas and pasture), and then to a much lesser extent silver maple, catalpa, black walnut, mulberry, pin oak, white oak, bush honeysuckle, autumn olive, poison ivy, Virginia creeper, brambles, multiflora rose, grape, Japanese honeysuckle, gill-over-the-ground (ground ivy) and garlic mustard.

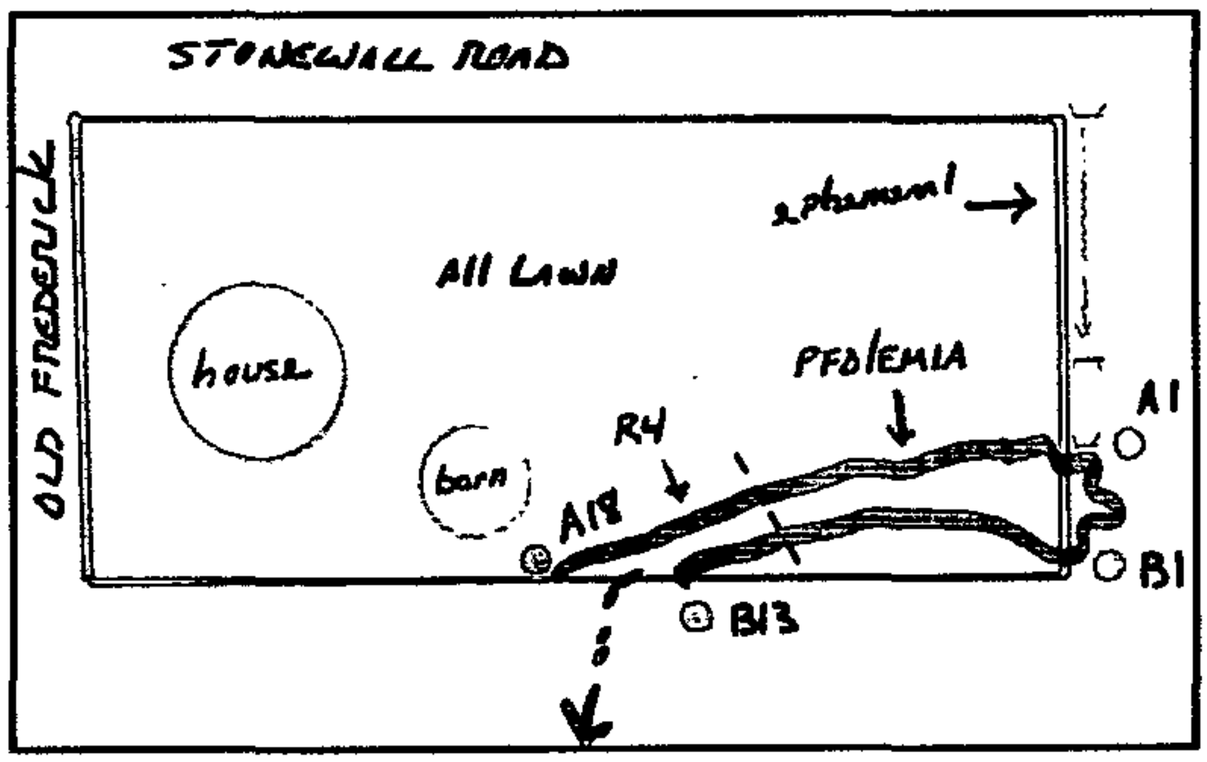
Baltimore County requires a 75-foot buffer surrounding (on each side of top of bank) riverine perennial and intermittent streams, and which should be denoted on any future sight plan, once the wetland delineation has been field-located. Any area of the adjacent nontidal wetland that is not taken in by the stream valley buffer will then require an additional 25-foot protection buffer.

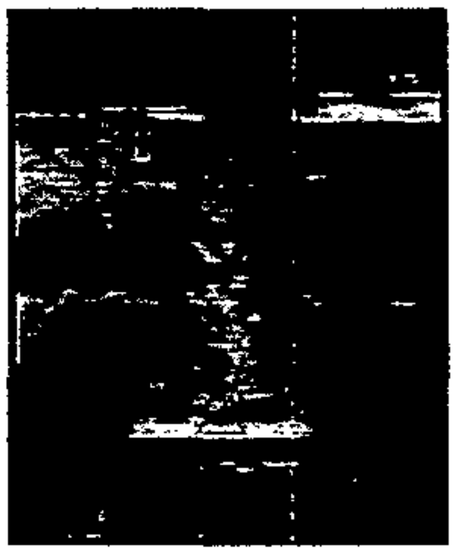
If any encroachment is proposed within the County buffer and/or jurisdictional wetland/waters regulatory permits will be required.

Sincerely,

Mark Burchick

Mark Burchick





Clockwise:

The ephemeral ditch along the east property line.
A sketch map of the wetlands/waters.
A close-up photo of the PFO/EM1A wetlands.
A hydric soil sample from the wetlands.
An over view photo of the wetlands (foreground) transitioning into an intermittent channel (background), with the barn in the background.

Sec. 14-341. Design standards for forest buffers and building setbacks.

(a) *General requirements.*

(1) A forest buffer for a stream system shall consist of a forested strip of land extending along both sides of a stream and its adjacent wetlands, floodplain, and slopes. The forest buffer width shall be adjusted to include contiguous, sensitive areas, such as steep slopes or erodible soils, where development or disturbance may adversely affect water quality, streams, wetlands, or other waterbodies. This adjustment shall be accomplished by evaluating the potential of a site for impacts that result from runoff, soil erosion, and sediment transport.

(2) For those sites where forest vegetation does not exist, it is acceptable to allow the forest buffer to succeed naturally to a wooded state. However, if channel erosion, stream pollution, or habitat degradation exists at that site or has been caused downstream from that site, the director may require planting of the forest buffer and any additional water quality protection measures.

(3) The department may post the forest buffer.

(b) Forest buffer standards for streams, wetlands, and f7oodplains.

(1) For a first or second order stream, the forest buffer shall be measured from the centerline. For all higher order streams, the forest buffer shall be measured from the stream bank of the active channel (bank-full flow).

(2) For a use I or I-P stream, the forest buffer shall be the greater of the following:

a. Seventy-five (75) feet,
b. Twenty-five (25) feet from the outer wetland boundary, or
c. Twenty-five (25) feet from the onehundred-year floodplain reservation or easement boundary.

(3) For a use III, III-P, IV or TV-P stream (natural and recreational trout waters), the forest buffer shall be the greater of the following:

a. One hundred (100) feet,
b. Twenty-five (25) feet from the outer wetland boundary, or
c. Twenty-five (25) feet from the onehundred-year floodplain reservation or easement boundary

(c) Adjusted forest buffer standards and requirements for streams and wetlands with adjacent steep slopes and erodible soils.

(1) A steep slope and erodible soils evaluation shall be conducted in accordance with the evaluation procedures and criteria specified herein or a comparable method approved by the director for sites containing or adjacent to streams, wetlands, or other waterbodies where:

a. Slopes exceed ten (10) percent within five hundred (500) feet of the streams, wetlands, or waterbodies;
b. Soil erodibility K values exceed .24 within five hundred (500) feet of the streams, wetlands, or waterbodies; or
c. The vegetative cover within one hundred (100) feet of the streams, wetlands, or waterbodies is: bare soil; fallow land; crops; active pasture in poor or fair condition; orchard-tree farm in poor or fair condition; brush-weeds in poor condition; or woods in poor condition.

(2) An evaluation report shall be submitted for review to the department. This report shall include, as a minimum, the following:

a. A plan, at a scale not smaller than 1" = 100', that shows:

1. Existing topography with contour intervals no greater than five (5) feet. County photogrammetric maps are an acceptable source for preparing existing topography.
2. Mapped soils as shown in the county soil survey,

3. Field delineated, marked, and surveyed streams and wetlands,
4. Existing vegetation,
5. Existing subdrainage areas of the site, and
6. Slopes in each subdrainage area segmented into sections of slopes less than or equal to ten (10) percent; eleven (11) to nineteen (19) percent; and greater than or equal to twenty (20) percent;

b. All slope analysis data forms;
c. A summary of findings including information pertinent to the evaluation of the site; and
d. A mitigation plan that describes the proposed additional protective measures for those areas where development is allowed with restrictions.

(3) The site shall be evaluated by assessing each segment of each subdrainage area using the evaluation criteria in Table 1. Each segment shall be given a score for slope, slope length, soil erodibility, vegetative cover, and sediment delivery. A total score shall be assigned for each segment. A segment of a subdrainage area with a total score of thirty-Five (35) or greater shall be designated as part of the forest buffer and no development shall be approved in that segment. A segment with a total score of twenty-five (25) or thirty (30) shall require the application of additional protective measures; however, development shall not be prohibited and that area shall not be part of the forest buffer. A segment with a score of twenty (20) or less shall be developed with standard protective measures and that area shall not be part of the forest buffer.

Table 1

Evaluation Criteria for Steep Slopes and Erodible Soils

Factors	*Scores*		
	High (10)	*Mediurn (5)*	*Low ('O)*
Slope (S)	S ≥ 20%	10% < S < 20%	S≤ 10%
Slope length (SL)	SL ≥ 200'	50' < SL < 200'	SL ≤ 50'
Soil erodibility (K)	K ≥ 0.32	0.24 < K < 0.32	K < 0.24
Vegetative cover	Bare soil, fallow land, crops, active pasture in poor condition, orchard-tree farm in poor condition	Active pasture in fair condition, brush-weeds in poor condition, orchard-tree farm in fair condition, woods in poor condition	Active pasture in good condition, undisturbed meadow, brush-weeds in fair condition, orchard-tree farm in good condition, woods in fair condition
Sediment delivery (distance from downslope limit of disturbance to outer edge of wetlands or top of streambank)	Adjacent to watercourses or wetlands (< 100' buffer)	Adjacent to watercourses or wetlands (100'-300' buffer)	Not adjacent to watercourses or wetlands (>300' buffer)

(d) Standards for building setbacks.

(1) At a minimum, the primary or principal structure on a parcel or lot shall be set back from the outer edge of the forest

buffer as follows:

a. Residential dwellings, thirty-five (35) feet;
b. Commercial structures, twenty-five (25) feet;
c. Industrial structures, twenty-five (25) feet.

(2) The setback can include either private or public land or both. Appurtenant or accessory structures including roads and driveways, utilities, recreational facilities, patios, etc., are permitted within the setback area.

(Bill No. 224, 1990, § 1(38-33))

Sec. 14-342. Management requirements for forest buffers.

(a) The forest buffer, including wetlands and floodplains, shall be managed to enhance and maximize the unique value of these resources. Management includes specific limitations on alteration of the natural conditions of these resources. The following practices and activities are restricted within the forest buffer, except as provided for in forest harvesting operations which are implementing a forest management plan *approved by the department, the state department of natural resources*, the county forest conservancy district board, or the county soil conservation district, as provided for in surface mining operations which are operating in compliance with a state surface mining permit or as provided for in agricultural operations in accordance with a soil conservation and water quality plan approved by the county soil conservation district:

(1) The existing vegetation within the forest buffer shall not be disturbed except as provided in (b) below. This includes, but is not limited to, disturbance by tree removal, shrub removal, clearing, mowing, burning, spraying, and grazing.

(2) Soil disturbance shall not take place within the forest buffer by grading, stripping of topsoil, plowing, cultivating, or other practices.

(3) Filling or dumping shall not occur within the forest buffer.

(4) Except as permitted by the department, the forest buffer shall not be drained by ditching, underdrains, or other drainage systems.

(5) Pesticides shall not be stored, used, or applied within the forest buffer, except for the spot spraying of noxious weeds consistent with the recommendations of the University of Maryland Cooperative Extension Service.

(6) Animals shall not be housed, grazed, or otherwise maintained within the forest buffer.

(7) Motorized vehicles shall not be stored or operated within the forest buffer, except for maintenance and emergency use approved by the department.

(8) Materials shall not be stored within the forest buffer.

(b) The following structures, practices, and activities are permitted in the forest buffer:

(1) Roads, bridges, trails, storm drainage, stormwater management facilities, and utilities approved by the department are permitted within the forest buffer provided that an alternatives analysis has clearly demonstrated that no other feasible alternative exists and that minimal disturbance will take place. This alternatives analysis shall be submitted to the department in accordance with section 14-334 of these regulations. These structures shall be located, de-

signed, constructed, and maintained to provide maximum erosion protection, to have the least adverse effects on wildlife, aquatic life, and their habitats, and to maintain hydrologic processes and water quality. Following any disturbance, the impacted area shall be restored.

(2) Stream restoration projects, facilities and activities approved by the department are permitted within the forest buffer.

(3) Scientific studies approved by the department, including water quality monitoring and stream gauging, are permitted within the forest buffer.

(4) Horticulture practices may be used to maintain the health of individual trees in the forest buffer.

(5) Individual trees in the forest buffer may be removed which are in danger of falling, causing damage to dwellings or other structures, or causing the blockage of streams.

(6) Other timber cutting techniques approved by the department may be undertaken within the forest buffer under the advice and guidance of the state departments of agriculture and natural resources, if necessary to preserve the forest from extensive pest infestation, disease infestation, or threat from fire.

(Bill No. 224, 1990, § 1(38-39))

Sec. 14-343. Conflict with other regulations.

(a) Where the standards and management requirements for forest buffers are in conflict with other laws, regulations, and policies regarding streams. steep slopes, erodible soils, wetlands, floodplains, forest harvesting, surface mining, land disturbance activities, development in the Chesapeake Bay Critical Area, or other environmental protection measures, the more restrictive shall apply.

(b) In addition to compliance with the regulations herein, all proposed activities, projects, and developments within a one-hundred-year riverine floodplain or one-hundred-year tidal flood area shall also comply with the regulations and requirements of the departments of public works and permits and licenses.

(Bill No. 224, 1990, § 1(38-40))

Sec. 14-344. Public and private improvements of development.

(a) In addition to the provisions of article V of title 26 and in accordance with the provisions of section 14-337 of the regulations herein:

(1) The applicant shall provide improvements to the forest buffer and stream system in order to abate and correct:

a. Water pollution,
b. Erosion and sedimentation of stream channels, and
c. Degradation of aquatic and riparian habitat; and

(2) The county may participate in the cost of any such improvement.

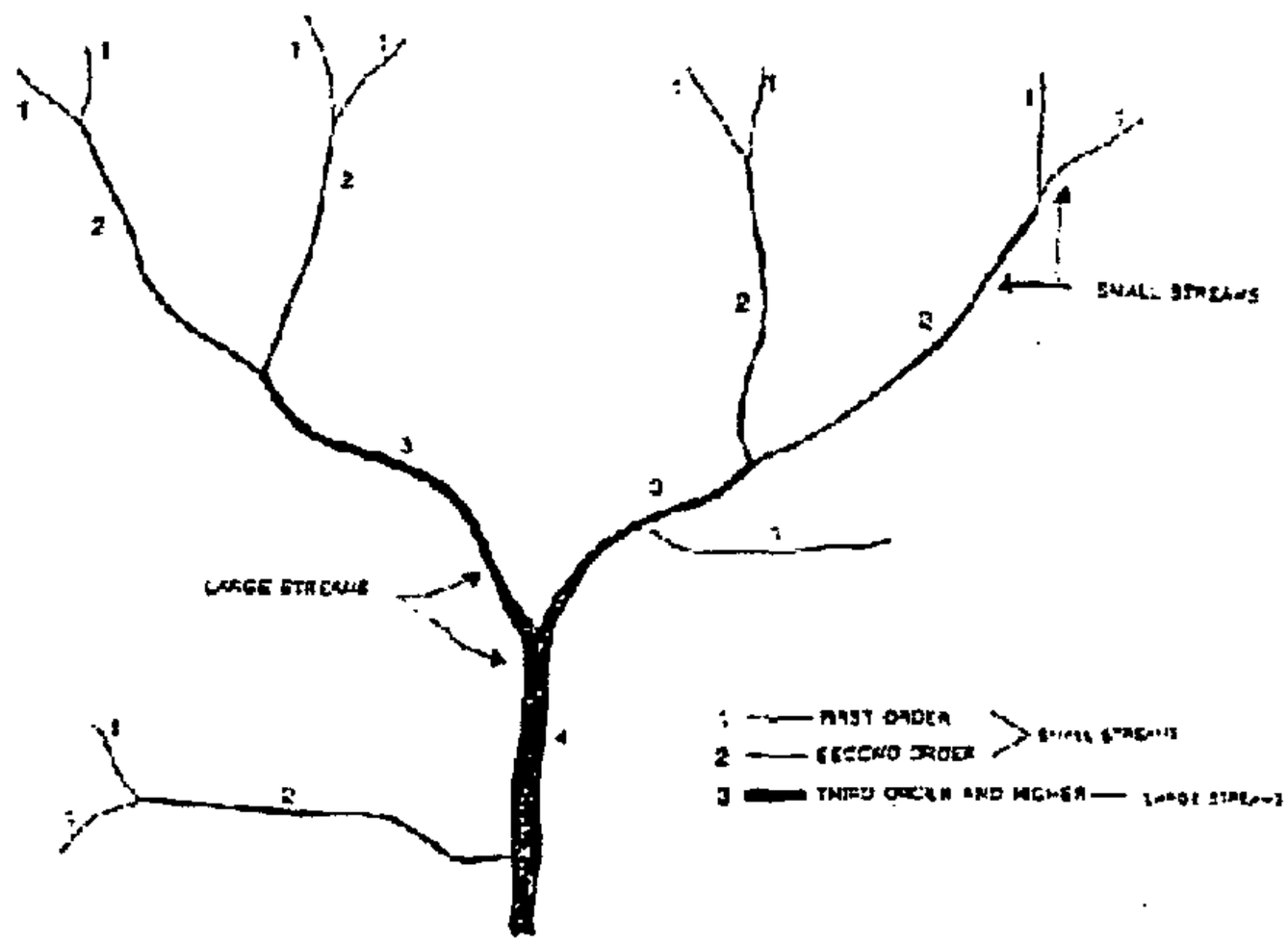
(b) For any forest buffer or forest buffer easement:

(1) Access easements shall be dedicated by the applicant to the county, of which the number, locations, and design

standards shall be determined by the department; and

(2) Permanent boundary markers, in the form of monuments, shall be installed by the applicant upon request of the department.

FIGURE 1
STREAM ORDER HIERARCHY



IB No. 224, 1990, § 1(38-41))

Sec. 14-345. Enforcement procedures.

(a) The director of the department is authorized and empowered to enforce these regulations in accordance with the procedure of this section.

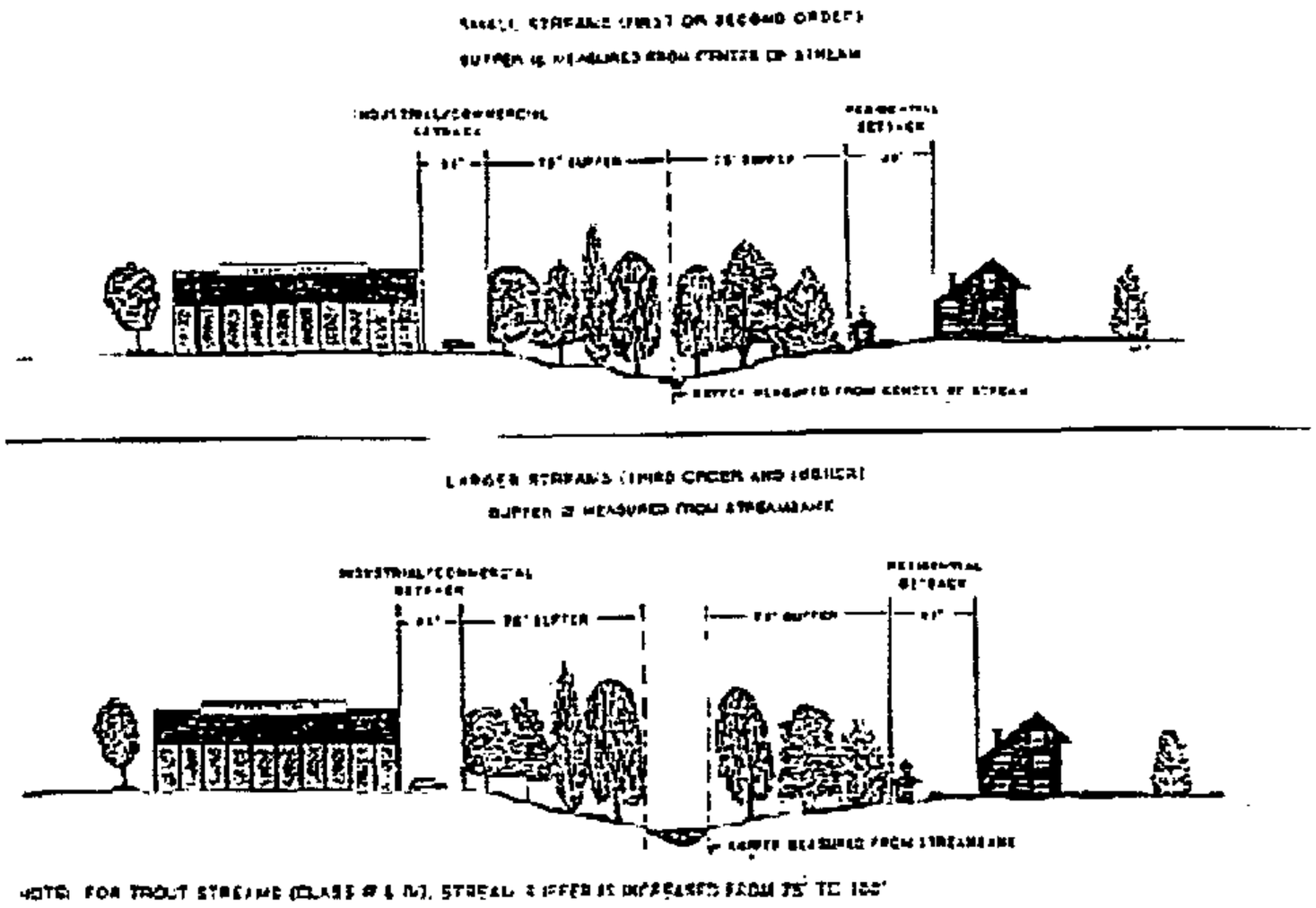
(b) If, upon inspection or investigation, the director or designee is of the opinion that any person has violated any provision of these regulations, order, or permit condition promulgated or issued under these regulations, he shall with reasonable promptness issue a correction notice to the person, on such form as prescribed and approved by the director. Each such notice shall be in writing and shall describe with particularity the nature of the violation, including a reference to the provision of these regulations, order, or permit condition alleged to have been violated. In addition, the notice shall fix a reasonable time for the abatement and correction of the violation.

(c) If, after the time fixed for abatement and correction of the violation has expired pursuant to (b) above, an inspection by the director or his designee determines that the violation or violations continue, the director shall issue a citation by certified mail to the person who is in violation on such form as prescribed and approved by the director. Each citation shall be in writing and shall describe with particularity the nature of the violation, including a reference to the provision of

FIGURE I
STREAM ORDER HIERARCHY

FIGURE 2

STREAM BUFFER



LARGER STREAMS (THIRD ORDER AND HIGHER)

BUFFER IS MEASURED FROM STREAMBANK

NOTE: FOR TROUT STREAMS (CLASS III & IV), STREAM BUFFER IS INCREASED FROM 75' TO 100"

WETLAND BUFFER

FOR A SMALL, CLASS I STREAM

BUFFER CONSISTS OF EXTENT OF WETLAND PLUS 25'

OR 75' (WHICHEVER IS GREATER)

FIGURE 3

WETLAND BUFFER

FOR A SMALL, CLASS I STREAM

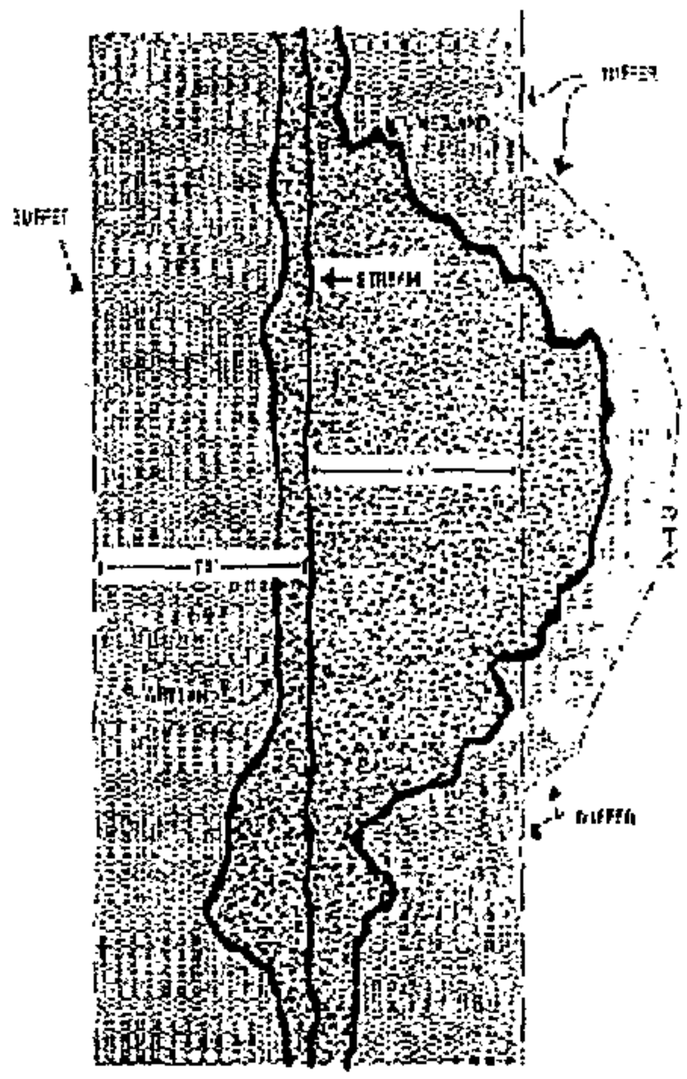


FIGURE 4

FLOODPLAIN BUFFER

FOR A LARGE, CLASS I STREAM

BUFFER CONSISTS OF EXTENT OF FLOODPLAIN PLUS 25'
OR 75' (WHICHEVER IS GREATER)

FIGURE 4
FLOODPLAIN BUFFER
FOR A LARGE CLEAR STREAM

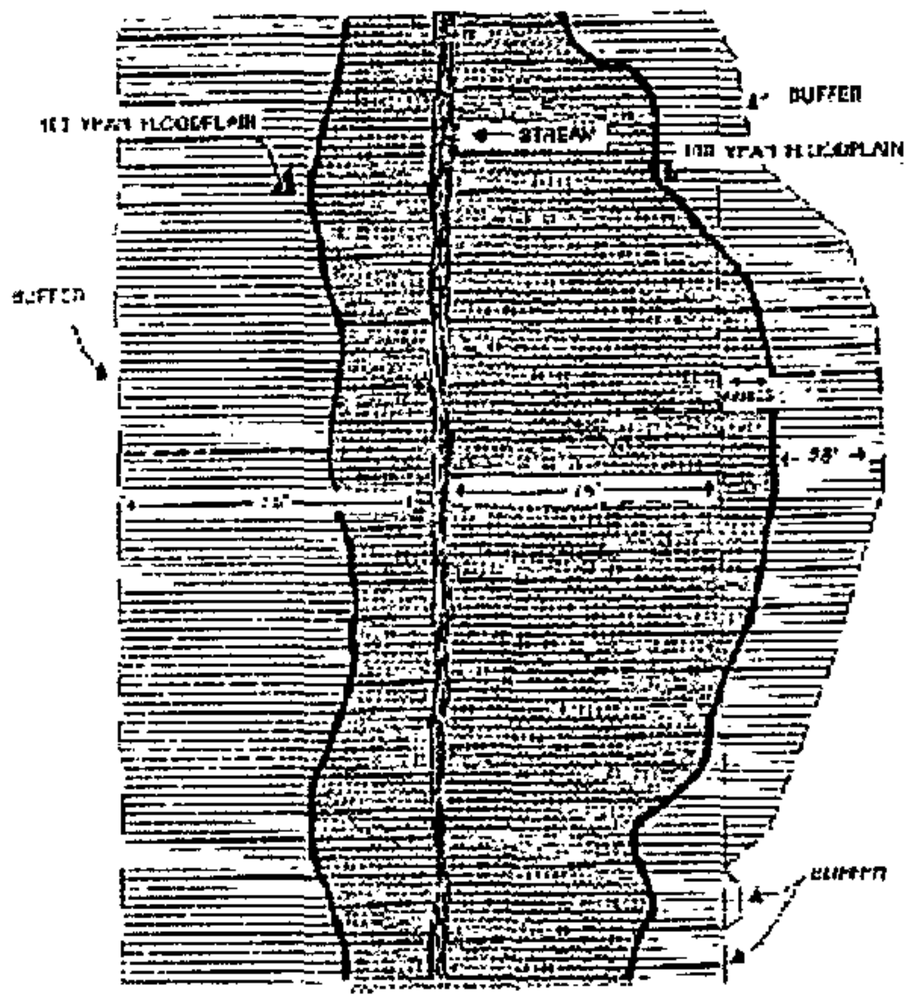
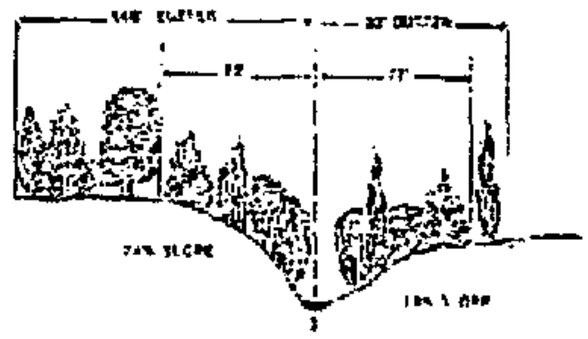


FIGURE 5

BUFFER EXPANSION FOR STEEP SLOPES

FIGURE 6

BUFFER EXPANSION FOR STEEP SLOPES



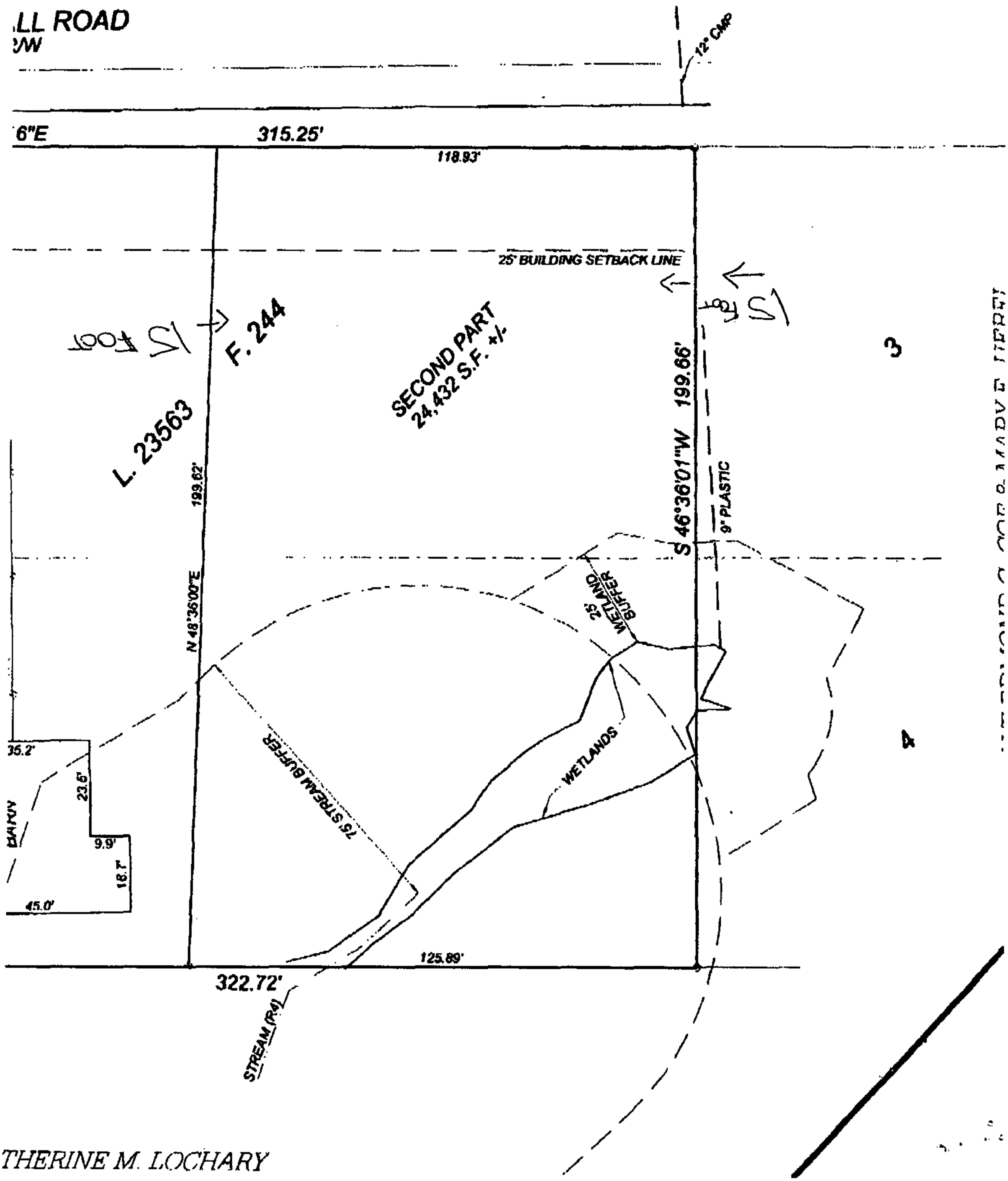
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

NOTE: [illegible]

[illegible]

EXAMPLE A

SITE CONDITIONS	SUFFER/SETBACK REQUIREMENTS
SMALL SECOND ORDER STREAM	MEASURE FROM CENTER OF STREAM
CLASS III TROUT STREAM	100' BUFFER
WETLANDS EXTEND BEYOND 100'	WETLANDS BOUNDARY PLUS 23'
23% SLOPE	EXPANSION TO 130'
PROPOSED COMMERCIAL	25' SETBACK
PROPOSED RESIDENTIAL	35' SETBACK



THERINE M. LOCHARY

any act, matter or thing whatever to encumber the property hereby granted, that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said land, as may be requisite

Witness the hands and seals of said grantors

Witness:

Geo. C. Wiedemann — John W. Mein [Seal]
Amanda Mein [Seal]

State of Maryland
Baltimore City to wit

I hereby certify that on this 23rd day of January in the year one thousand nine hundred and twenty three before me the subscriber, a Notary Public of the State of Maryland in and for Baltimore City, aforesaid personally appeared John W. Mein and Amanda Mein the wife the grantors named in the aforegoing deed, and they acknowledged said deed to be their respective act.

As witness my hand and notarial seal

G. C. Wiedemann
Notary Public
Balto. City

Geo. C. Wiedemann
Notary Public

Recorded Jany 25 1923, at 8 o'clk A.M. & Exd
Per William P. Cole Clerk

4668
R.S.

DELIVERED
PER
APR 19 1923

The Estates Development Co
deed to
Herbert B. Strohman
and wife

This deed made this 23rd day of January in the year nineteen hundred and twenty three by and between The Estates development Company a body corporate duly incorporated under the laws of the State of Maryland party of the first part and Herbert B. Strohman and Etta E. Strohman his wife of Baltimore County in the State of Maryland parties of the second part

Witnesseth that in consideration of the sum of Five Dollars and other valuable

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-567] WPC 567, p. 0106. Printed 07/19/2007. Image available as of 01/25/2007.

valuable consideration the receipt whereof is hereby acknowledged, the said The Chesapeake Telephone Company, does hereby grant and convey unto Herbert B. Stubman and Ella Mae Stubman his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple.

All that lot of ground situate in the Fifth District of Baltimore County and described as follows, that is to say.

Beginning for the same at the southwest corner of the intersection of Stoneall Road and the Old Frederick Road and running thence along the southwest side of said Stoneall Road south forty three degrees twenty four minutes east four hundred and thirty two and thirty eight one hundredths feet, thence south twenty five degrees thirty one minutes west two hundred and fourteen and two tenths feet, thence North forty three degrees twenty four minutes west parallel with the first known line, the distance five hundred and three and eighty six one hundredths feet to the northeast side of the Old Frederick Road, thence northeasterly along said side of said Road two hundred feet to the place of beginning. The said lot or parcel of ground being shown and designated as Lot No. 78 and 4 on the plat of Stoneall Park recorded among the land Records of Baltimore County in Plat Book G.L.B. No. 7 folio 18.

The mention of any streets, roads or avenues is for identification only.

Being part of the tract which by deed dated January 3, 1922, and recorded among the land Records aforesaid was granted and conveyed to the grantor herein by William O. Abrey subject however to the following restrictions and conditions:

At no time shall any part of the said land be used or occupied for the manufacture of spirituous

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-567) WPC567, p.0102, Printed 07/19/2007. Image Available Date 01/26/2007.

or public liquors nor shall the said lot or any part thereof or any building erected thereon at any time hereafter be used or occupied as a tavern drinking saloon tannery slaughter house glue factory candle factory for manufacturing or for other offensive or dangerous purposes nor for the keeping of hogs or other animals of like offensive character nor shall any engine for advertising purposes be erected or placed thereon.

1. The house or building line shall be 35 feet back from the street line and no part of any building such as porch bay or projecting window area or steps shall be erected nearer than five feet beyond the building line.

2. No barn stable coop or other building shall be erected nearer to the main road or avenue on which the lot fronts than twenty five feet or nearer to any other road or avenue than twenty feet nor to be less than ten feet in any dimension.

3. Also that said lot or building thereon shall never be rented leased or sold transferred or conveyed to nor shall the same be occupied by any negro or colored person or persons of negro descent.

4. That no house shall be erected on the said lot which costs less than Three (3) Thousand dollars.

Together with the buildings and improvements thereupon and all the rights alleys ways waters privileges appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and to Hold the said described lot of ground and premises with the rights and appurtenances aforesaid unto the said Herbert Strohman and Etta M. Strohman his wife as tenants by the entireties they assigns the survivor of them and the heirs and assigns of the survivor forever.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA_CE62_567) WPD 667: p. 0108. Printed 07/19/2007. Image available as of 01/25/2007.

mentioned restrictions and conditions, and the said The Estates Development Company covenants that it will warrant specially the property hereby conveyed, that it has done nor suffered to be done anything whereby the said land and that it will execute such further assurances of said land as may be requisite.

In Witness whereof the said The Estates Development Company has caused its corporate seal to be hereunto affixed and Otto E. Jones, Vice President thereof has hereunto subscribed his name.

Test.

The Estates Development Company
By Otto E. Jones
Vice President

Attest
Jos. A. Gruber
Secretary

State of Maryland
Baltimore City, Set.

I hereby certify that on this 23rd day of January in the year nineteen hundred and twenty three before me the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified in and for Baltimore City, appeared personally Otto E. Jones Vice President of The Estates Development Company the grantor in the foregoing deed, and acknowledged the said deed to be the act of said The Estates Development Company aforesaid.

Witness my hand and notarial seal
Victorine K. Robertson
Notary Public

F. M. Roberts
Notary Public
Balto. City

Recorded 2 day 25 1923 at 11 25 A. M. & Exd
Rob. William Clerk Clerk

4662

William G. Roth et al deed to Georgia Vega and wife

This Confirmatory deed made this 9th day of December in the year, one thousand nine hundred and twenty two by and between William G. Roth and Georgia Roth his wife,

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-587) WP 2547, p. 0109. Printed 07/09/2007. Image available as of 01/25/2007.

80595 :
Conrad H Diehlmann & wf : This deed made this 22nd day of May in the year one
Deed to : thousand nine hundred and forty five by and between
Harry E Whitehead & wf : Conrad H Diehlmann and Eva E Diehlmann his wife of
US $5.50 St $5.00 : the County of Baltimore in the State of Maryland
---------- : parties of the first part and Harry E Whitehead and Josie M Whitehead his wife of the County of Baltimore in the State of Maryland parties of the second part

Witnesseth that in consideration of the sum of five dollars ($5.00) and other good and valuable considerations the receipt whereof is hereby acknowledged the said parties of the first part do hereby grant and convey unto the said parties of the second part as tenants by the entireties their assigns and unto the survivor of them his or her heirs and assigns in fee simple all that lot of ground situate in Baltimore County in the State of Maryland and described as follows that is to say

Beginning for the same at the southwest corner of the intersection of Stonewall Road and the Old Frederick Road and running thence along the southwest side of said Stonewall Road south forty three degrees twenty four minutes east four hundred thirty two and thirty eight one hundredths feet thence south twenty five degrees thirty one minutes west two hundred fourteen and two tenths feet thence north forty three degrees twenty four minutes east parallel with the first line in this description five hundred nine and eighty six one hundredths feet to the southeast side of the Old Frederick Road thence northeasterly along said side of said road two hundred feet to the place of beginning

Said lot or parcel of ground being known and designated as lots three and four as shown on the plat of "Stonewall Park" which plat is recorded among the land records of Baltimore County in plat book WPC No 7 folio 18

Being the same property described in a deed from the Catonsville Building and Loan Association of Baltimore County to the grantors herein dated July 31 1939 and recorded among the land records of Baltimore County in liber CWB Jr No 1077 folio 229

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

To have and to hold the said lot of ground and premises unto and to the use of the said parties of the second part as tenants by the entireties their assigns and unto the survivor of them his or her heirs and assigns in fee simple forever

And the said grantors hereby covenant that they have not done nor suffered to be done any act matter or thing whatsoever to encumber the property hereby granted that they will warrant specially the property hereby granted and conveyed and they will execute such further assurances of said land as may be requisite

Witness the hands and seals of the within named grantors

Witness

Conrad H Diehlmann (Seal)

George C Wiederson Eva E Diehlmann (Seal)

State of Maryland Baltimore City to wit

I hereby certify that on this 22nd day of May in the year one thousand nine hundred and forty five before me the subscriber a notary public of the State of Maryland

DEL. PER TICKET FEB 21 1950

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (3YEARS) 52 1241 (R.B.) 1993 - 1996 Printed 07/19/2006 Page 00000 of 00000
02/02/06

in and for Baltimore City aforesaid personally appeared Conrad H Diehlmann and Eva E Diehlmann his wife the within named grantors and they acknowledged the aforegoing deed to be their respective act

In testimony whereof I hereunto set my hand and affix my notarial seal

George C Wiederaum

(Notarial Seal)

Notary Public

Recorded May 25 1945 at 1:30 P M & end per

Robert J Spittel

Clerk

Rec by H M D

Examiners (J&P)

80597

Clara B Proctor et al

Deed to

Jean W Kurek

: This deed made this 24th day of May in the year one thousand nine hundred and forty five by and between Clara B Proctor Dorothy Proctor Miller and Robert G Miller her husband joining herein for the purpose of releasing his right of dower of Baltimore County in the State of Maryland of the first part and Jean W Kurek unmarried of Baltimore City State of Maryland of the second part

Witnesseth that in consideration of the sum of five dollars ($5.00) and other good and valuable considerations the said parties of the first part do grant and convey unto the said Jean W Kurek her heirs and assigns in fee simple all their right title and interest in and to all that lot or parcel of ground situate lying and being in Baltimore County aforesaid and described as follows that is to say

Beginning for the same at a point on the east side of Hilton Avenue situate south 11 degrees east 500.24 feet along the east side of Hilton Avenue from the intersection of the east side of Hilton Avenue with the northeasternmost outline of the land described in a deed from Ruth O Smith and husband to S Swope Taylor and Gertrude B Taylor his wife dated June 12 th 1917 and recorded among the land records of Baltimore County in liber WPC No 484 folio 102 said place of beginning also being the southeast corner of Hilton Avenue and Brook Road and running thence from said beginning point along the east side of Hilton Avenue south 11 degrees east 100 feet thence by a line at right angles to Hilton Avenue north 79 degrees east 164.82 feet thence by a line at right angles to Brook Road north 21 degrees west 126.28 feet to the south side of Brook Road thence binding on the south side of said road south 69 degrees west 150 feet to the place of beginning Being lots 17 18 19 and 20 on plat of Ridgebrook the improvements thereon being known as No 307 Hilton Avenue Catonsville Maryland

Being the same lot of ground which by deed dated January 23 1934 and recorded among the land records of Baltimore County in liber OHH Jr No 921 folio 550 etc was granted and conveyed by Clara B Proctor to Dorothy H Proctor with an absolute power of disposition the said Clara B Proctor reserving to herself a life estate therein with an absolute power of disposition and the said Dorothy H Proctor having since married Robert G Miller

Together with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or appertaining

REL PER TICKET OCT 15 1945

BALTIMORE COUNTY CIRCUIT COURT (Land Records) BOA CF 69 [illegible] Rec 1493 p 0156 Printed [illegible] [illegible]

PRIOR DEED

CONTAINS METES AND
BOUNDS DESCRIPTION
AND DESCRIPTION
AS LOTS 3 AND 4

unless the same be accompanied by a tender of said expenses, costs and commission, but said sale may be proceeded with, unless prior to the day appointed therefor, legal tender be made of said principal, interest, costs, expenses and commissions.

The said Mortgagors covenant that they will warrant specially the property hereby conveyed, and that they will execute such further assurances as may be requisite.

WITNESS the hand and seal of the said Mortgagors.

WITNESS: Edward J Brannan — Elmer Catterton (SEAL)

Edward J. Brannan — Elmer Catterton

Frances Catterton (SEAL)

Frances Catterton

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 29th day of November, 1950, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared Elmer Catterton and Frances Catterton, his wife and they acknowledged the aforegoing mortgage to be their act. At the same time also appeared George S.M. Kieffer, President of the within named corporation, Mortgagee, and made oath in due form of law that the consideration set forth in the foregoing mortgage is true and bona fide as therein set forth.

AS WITNESS my hand and Notarial Seal.

NOTARIAL SEAL

Edward J Brannan

Edward J. Brannan, Notary Public.

Recorded Nov 30, 1950 at 11:30 A.M. exd per T. Braden Silcott-CLERK rcd:CMG Exd By RB&V

For value received the Leeds Federal Savings and Loan Association releases the within mortgage and mortgage debt. as witness the corporate seal of the said corporation and the signature of George S. M. Kieffer, its president, this 17th day of March 1953.
Attest: R. W. Bratton, secy. (CORPORATE SEAL)

LEEDS FEDERAL SAVINGS AND LOAN ASSOCIATION
By George S. M. Kieffer, president

Rec Mar 21 1953 at 9:00 AM & exd per George L Byerly clerk rcd by jbm

LIBER 1909, FOLIO 91

167220 Josie M Whitehead
Deed to Edward W Smith et al
US $14.85 ST $14.85

THIS DEED, Made this 10th day of November in the year one thousand nine hundred and fifty, by and between Josie M. Whitehead, widow, of Baltimore County in the State of Maryland, of the first part, and Edward W. Smith and Florence F. Smith, his wife of the second part.

WITNESSETH, that in consideration of the sum of Five ($5.00) dollars and other valuable considerations, the said Josie M. Whitehead doth grant and convey unto the said Edward W. Smith and Florence F. Smith, his wife, as tenants by the entireties, their heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in Baltimore County, aforesaid, and described as follows, that is to say:-

Beginning for the same at an iron pin in the southwestern boundary of Stonewall Avenue in Stonewall Park, and in the first line and 196 feet from the beginning of said first line of that parcel of land which by deed dated May 22, 1945, and recorded among the Land Records

BALTIMORE COUNTY CIRCUIT COURT (Land Records) 09/07/2006

of Baltimore County in Liber R.J.S. No. 1389, folio 195 &c., was granted and conveyed by Conrad H. Diehlman and Eva E. Diehlman, his wife to Harry E. Whitehead and Josie M. Whitehead, his wife, and running reversely with a part of said first line, First: north 43 degrees 24 minutes west 196 feet to the end of the fourth line of said parcel of land; thence running reversely with the fourth and part of the third lines of said parcel of land; Second south 48 degrees 36 minutes west 200 feet along the southeastern boundary of the Old Frederick Road, and; Third; south 43 degrees 24 minutes east 196feet to an iron pin; thence running the following new course and distance, namely; Fourth; north 48 degrees 36 minutes east 200 feet to the place of beginning. Containing 0.90 acre of land. Improvements known as 2403 Old Frederick Road.

BEING part of the land described in a Deed dated May 22, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. 1389, folio 195, which was granted and conveyed by Conrad H. Diehlmann and Eva Diehlmann, his wife unto Harry E. Whitehead and Josie M. Whitehead, his wife, the said Harry E. Whitehead having departed this life on or about June 4, 1948, leaving Josie M. Whitehead, surviving.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD THE SAID lot of ground 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 Edward W. Smith and Florence F. Smith, his wife, as tenants by the entireties the survivor of them and the heirs and assigns of the survivor, in fee simple, subjected to restrictions set forth in a deed dated January 23, 1923, and recorded among the Land Records of Baltimore County in Liber W.P.C. 567, folio 106, was conveyed by Estates Development Company unto Herbert B. Strohman and wife.

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

WITNESS the hand and seal of said grantor.

TEST: Lillian K. Horner — Josie M. Whitehead (SEAL)

Lillian K. Horner — Josie M. Whitehead

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY That on this 10th day of November, in the year one thousand nine hundred and fifty, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Josie M. Whitehead, widow the above named grantor, and she acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.

NOTARIAL SEAL — Lillian K. Horner

Lillian K. Horner — Notary Public.

Recorded Nov 14, 1950 at 9:00 A.M. exd per T. Braden Silcott-CLERK — rcd:CMG (Exd W &RB)

167225 Arthur W Carr Jr et al
Deed to Bessie Louise Trusheim
US $13.20 ST $13.20

THIS DEED, Made this 9th day of November in the year one thousand nine hundred and fifty, by and between Arthur W. Carr, Jr. and Dorothea K. Carr, his wife, of Baltimore County, in the State of Maryland, of the first part, and Bessie Louise Trusheim, widow, of the County and State aforesaid,

DEL PER TICKET OCT 23 1952

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-1704] T65 1909, p. 0092. Printed 07/10/2007. Image available as of 09/07/2006

Ruth J. Schott (Seal)

Ruth J. Schott

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, That on this 15th day of May, in the year nineteen hundred and fifty, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, the undersigned officer, personally appeared MAX H. SCHOTT AND RUTH J. SCHOTT, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained; and further acknowledged said instrument to be their respective act.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my NotarialSeal.

NOTARIAL SEAL Charles A. Gibney

My commission expires May 7, 1951. Charles A. Gibney Notary Public

RECORDED May 18, 1950 at 9:15 A.M. exd per T. Braden Silcott-CLERK RCD_ALA EXD BY RB&RL

- - - -

assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

TEST: Mary Ruth Mullineaux Josie M. Whitehead (Seal)

Mary Ruth Mullineaux Josie M. Whitehead

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, That on this 16th day of May in the year one thousand nine hundred and fifty, before me, the subscriber, a Notary Public of the State of Maryland, in and for Howard County personally appeared JOSIE M. WHITEHEAD, Widow the above named grantor, and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

NOTARIAL SEAL Mary Ruth Mullineaux

Mary Ruth Mullineaux Notary Public

Recorded May 18, 1950 at 9:45 A.M. exd per T. Braden Silcott-CLERK RCD-ALA EXD BY RB&RL

- -

139629 John Wilbur Lowe etal) THIS MORTGAGE, Made this 21st day of February, in the
Mtg to Grand Bldg & Ln Assn) year nineteen hundred and fifty, between JOHN WILBUR
ST $ 1.10) LOWE AND MARGARET C. LOWE, his wife, of Baltimore County,
- - - - - - - - - - - - - - - - - -) in the State of Maryland, Mortgagors, and THE GRAND BUILDING AND LOAN ASSOCIATION, of the second part a body corporate, duly incorporated, Mortgagee:

For Release see Liber [illegible] Fol. [illegible]

WHEREAS, the said Mortgagors, being members of said body corporate, have received therefrom an advance of ONE THOUSAND ($1,000.00) Dollars on ten (10) shares of its stock, the execution of this mortgage having been a condition precedent to the granting of said advance

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, That in consideration of the premises and of the sum of one dollar, the said mortgagors do grant, assign and convey unto the said Mortgagee, its successors and assigns, all that of ground situate and lying in Baltimore County, Maryland, and described as follows:

BEGINNING for the same at a point on the north side of Dorsey Avenue at a point situated North sixty-eight degrees forty-nine and one-half minutes east three hundred feet from the northeast corner of Dorsey Avenue and Woodward Drive, as recorded among the Land Records of Baltimore County on Plat of Essex Subdivision A in Plat Book W.P.C. No. 3 folio 15, and running thence from said beginning point along the north side of Dorsey Avenue, north sixty-eight degrees forty-nine and one-half minutes east fifty feet; thence leaving said avenue and running north twenty-one degrees ten and one half minutes west one hundred and forty five feet to a ten foot alley; thence south sixty-eight degrees forty-nine and one-half minutes west fifty feet; thence south twenty-one degrees ten and one half minutes east one hundred and forty five feet to the place of be- THE improvements thereon being known as No. 612 Dorsey Avenue.

BEING the same lot of ground which by deed dated November 9, 1943 and recorded among the Land Records of Baltimore County in Liber R. J.S. No. 1321 folio 136, was granted and conveyed by Mary L. Campbell, widow, to the said mortgagors, in fee simple.

TOGETHER with the improvements thereon, and all the privileges and appurtenances thereto belonging.

TO HAVE AND TO HOLD the said described lot of ground with the improvements and appurtenances aforesaid, unto THE GRAND BUILDING AND LOAN ASSOCIATION, its successors and assigns, in fee simple.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-1693] TBS 1838, p. 0295. Printed 07/19/2007. Image available as of 10/2006.

FEE-SIMPLE DEED—CODE—City or County—40

LIBER 1979 PAGE 467

This Deed, Made this - - - - -7th- - - - - day of June, - - - - - -

in the year one thousand nine hundred and fifty-one- - - , by and between - - - - - - -

JOSIE M. WHITEHEAD (widow) -

of the City of Baltimore, - - - - - - - - in the State of Maryland, of the first part, and

DONALD P. CHILDS and ADA B. CHILDS, his wife, of the said City and State,

parties -
of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other valuable considerations, this day paid, the receipt whereof is hereby acknowledged, - - the said party of the first part- -

do es grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the survivor's - - - -

heirs and assigns, in fee simple, all that lot or parcel - of ground, situate, lying and being in Baltimore County, State of Maryland , *aforesaid. and described as follows, that is to say:—*

Beginning for the same at an iron pin in the southwestern boundary of Stonewall Avenue, in Stonewall Park, and in the first line and one hundred and ninety-six feet from the beginning of said first line of that parcel of land which by deed dated May 22, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1389, folio 195, etc., was granted and conveyed by Conrad H. Diehlman and Eva E. Diehlman, his wife, to Harry E. Whitehead and Josie M. Whitehead, his wife, and running with a part of said first line, (1) south forty-three degrees twenty-four minutes east one hundred and eighteen and thirty-eight one-hundredths feet to an iron pin in the southwestern boundary of said Stonewall Avenue and at the end of the fourth and last line of that lot of land which by deed dated May 16, 1950, and recorded among said Land Records in Liber T.B.S. No. 1838, folio 294, etc., was granted and conveyed by Josie M. Whitehead, widow, to George W. Laumann and Elizabeth A. Laumann, his wife; thence running reversely with said fourth line, (2) south forty-six degrees thirty-six minutes west one hundred and ninety-nine and eighty-seven one-hundredths feet to an iron pin in the third line of said parcel of land from Diehlman to Whitehead; thence running with a part of said third line, (3) North forty-three degrees twenty-four minutes west one hundred and twenty-five and thirty-eight one-hundredths feet to an iron pin at the end

of the third line of that lot of land which by deed dated November 10, 1950, and recorded among said Land Records in Liber T.B.S. No. 1909, folio 91, etc., was granted and conveyed by Josie M. Whitehead, widow, to Edward W. Smith and Florence F. Smith, his wife; thence running with the fourth and last line of last said lot of land, (4) north forty-eight degrees thirty-six minutes east two hundred feet to the place of beginning, containing 0.56 acre of land, more or less.

BEING a part of the land described in a deed dated May 22, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1389, folio 195, etc., from Conrad H. Diehlmann and Eva E. Diehlmann, his wife, to Harry E. Whitehead and Josie M. Whitehead, his wife, in fee simple. The said Harry E. Whitehead having departed this life June 4, 1948, leaving the said Josie M. Whitehead, his wife, surviving, in whom title to said property is now vested by right of survivorship.

DEED FOR
0.56 ACRE
PARCEL

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground - - - - - 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 - - DONALD P. CHILDS and ADA P. CHILDS, his wife, as tenants by the entireties, their assigns, the survivor of them, and the survivor's - heirs and assigns, in fee simple.

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

Witness the hand and seal of said grantor

TEST:

Mildred V. Hamill

Mildred V. Hamill

Josie M. Whitehead (SEAL)

Josie M. Whitehead

(SEAL)

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

I HEREBY CERTIFY, That on this - - 7th- - - - - day of June,- - - - - - - - in the year one thousand nine hundred and fifty-one- - - - - -, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City- - - - - - - aforesaid, personally appeared JOSIE M. WHITEHEAD - - - - - - - - - - - - - - - - - - -

FEE SIMPLE DEED

This Deed, Made this 19th day of April

in the year one thousand nine hundred and sixty-five, between Florence F. Smith, widow,

of Baltimore County, in the State of Maryland, of the first part,

and Henry J. Hill, and Mary E. Hill, his wife, of Baltimore County, in the State of Maryland,

of the second part.

Witnesseth, That in consideration of the sum of Five Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part

doth grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all those lots of ground situate, lying and being in Baltimore County, State of Maryland, now known as No. 2403 Old Frederick Road, and described as follows, that is to say:

BEGINNING for the first thereof at an iron pin in the southwestern boundary of Stonewall Avenue in Stonewall Park and in the first line and one hundred ninety-six feet (196') from the beginning of said first line of that parcel of land which by deed dated May 22, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1238, folio 195, was granted and conveyed by Conrad H. Diehlman and Eva E. Diehlman, his wife, to Harry E. Whitehead and Josie M. Whitehead, his wife; and running reversely with a part of said first line North forty-three degrees twenty-four minutes west one hundred ninety-six feet (N 43° 24' W 196') to the end of the fourth line of said parcel of land; thence running reversely with the fourth and part of the third lines of said parcel of land South forty-eight degrees thirty-six minutes west two hundred feet (S 48° 36' W 200') along the southeastern boundary of the Old Frederick Road; and South forty-three degrees twenty-four minutes east one hundred ninety-six feet (S 43° 24' E 196') to an iron pin; thence running the following new courses and distances, namely, North forty-eight degrees thirty-six minutes east two hundred feet (N 48° 36' E 200') to the place of beginning. Containing .90 acre.

BEING the same lot of ground which, by deed dated November 10, 1950 and recorded among the Land Records of Baltimore County in Liber T.S.S. No. 1909, folio 91, was granted and conveyed by Josie M. Whitehead, widow, unto Edward W. Smith and Florence

E COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-4304] RRG 4449, p. 0604. Printed 07/14/2007. Image available as of

F. Smith, his wife.

BEGINNING for the second thereof at an iron pin in the southwestern boundary of Stonewall Avenue in Stonewall Park and in the first line and one hundred ninety-six feet from the beginning of said first line of that parcel of land which by deed dated May 22, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1389, folio 195, was granted and conveyed by Conrad H. Diehlman and Eva E. Diehlman, his wife, to Harry E. Whitehead and Josie M. Whitehead, his wife; and running with a part of said first line South forty-three degrees twenty-four minutes east one hundred eighteen and thirty-eight one-hundredths feet (S 43° 24' E 118.38') to an iron pin in the southwestern boundary of said Stonewall Avenue and at the end of the fourth and last line of that lot of land which by deed dated May 16, 1950 and recorded among said Land Records in Liber T.S.S. No. 1838, folio 294, was granted and conveyed by Josie M. Whitehead, widow, to George W. Laumann and Elizabeth A. Laumann, his wife; thence running reversely with said fourth line South forty-six degrees thirty-six minutes west one hundred ninety-nine and eighty-seven one-hundredths feet (S 46° 36' W 199.87') to an iron pin in the third line of said parcel of land from Diehlman to Whitehead; thence running with a part of said third line north forty-three degrees twenty-four minutes west one hundred twenty-five and thirty-eight one-hundredths feet (N 43° 24' W 125.38') to an iron pin at the end of the third line of that lot of land which by deed dated November 10, 1950 and recorded among said Land Records in Liber T. .S. No. 1909, folio 91, was granted and conveyed by Josie M. Whitehead, widow, to Edward W. Smith and Florence F. Smith, his wife; thence running with the fourth and last line of last said lot of land north forty-eight degrees thirty-six minutes east two hundred feet (N 48° 36' E 200') to the place of beginning. Containing 56/100 acre of land, more or less.

BEING the same lot of ground which, by deed dated November 10, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2711, folio 16, was granted and conveyed by Donald F. Childs and wife, unto Edward J. Smith and Florence F. Smith, his wife.

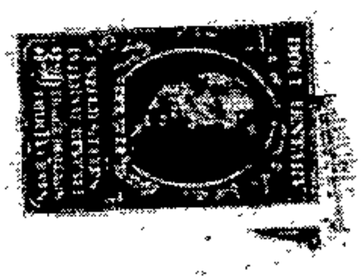
THE said Edward W. Smith departed this life on or about February 17, 1956, thereby vesting title in the said Florence F. Smith, absolutely.

THE above described parcels of ground being parts of Lots Nos. 3 and 4, Stonewall Park, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 18.

cords) [MSA CE 62-4304] RRG 4449, p. 0605. Printed 07/14/2007. Image available as of

Together, with the buildings and improvements thereupon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

To have and to hold, the lot s of ground 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 parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, forever, in fee simple.



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

Witness the hand and seal of said grantor.

WITNESS:

Antoinette M. Granese

Florence F. Smith [SEAL]
Florence F. Smith

[SEAL]

State of Maryland, Baltimore City, to wit:

I hereby certify, that on this 19th day of April in the year one thousand nine hundred and sixty - five, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Florence F. Smith, widow, the within named Grantor, and she acknowledged the foregoing deed to be her act.

As witness my hand and Notarial Seal.

Rec'd for record APR 29 1965 at 10:54 M
T. Harry Pecaul, Clerk
to Bell, Whitney & Gingler
Receipt No. 75799 $ 7.50

Antoinette M. Granese
Notary Public.
My commission expires July 1, 1965

E COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-4304] RRG 4449, p. 0606. Printed 07/14/2007. Image available as of

THIS DEED, Made this 17th day of October in the year one thousand nine hundred seventy-eight, between Henry J. Will and Mary E. Will, as tenants in common, of Baltimore County, in the State of Maryland, parties of the first part, and Henry J. Will and Carol L. Will, his wife, of Baltimore County, in the State of Maryland, parties of the second part.

Witnesseth, That in consideration of the sum of Five Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all those lots of ground situate, lying and being in Baltimore County, State of Maryland, now known as No. 2403 Old Frederick Road, and described as follows, that is to say:

BEGINNING for the first thereof at an iron pin in the southwestern boundary of Stonewall Avenue in Stonewall Park and in the first line and one hundred ninety-six feet (196') from the beginning of said first line of that parcel of land which by deed dated May 22, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1389, folio 195, was granted and conveyed by Conrad H. Diehlman and Eva E. Diehlman, his wife, to Harry E. Whitehead and Josie M. Whitehead, his wife; and running reversely with a part of said first line North forty-three degrees twenty-four minutes west one hundred ninety-six feet (N 43° 24' W 196') to the end of the fourth line of said parcel of land; thence running reversely with the fourth and part of the third lines of said parcel of land South forty-eight degrees thirty-six minutes west two hundred feet (S 48° 36' W 200') along the southeastern boundary of the Old Frederick Road; and South forty-three degrees twenty-four minutes east one hundred ninety-six feet (S 43° 24' E 196') to an

TRANSFER TAX NOT REQUIRED
Walter R. Richardson
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per: Bonnie S. DeLuca
10-31-78 Authorized Signature B.11-80-A

iron pin; thence running the following new courses and distances, namely, North forty-eight degrees thirty-six minutes east two hundred feet (N 48° 36' E 200') to the place of beginning. Containing .90 acre.

BEGINNING for the second thereof at an iron pin in the southwestern boundary of Stonewall Avenue in Stonewall Park and in the first line and one hundred ninety-six feet from the beginning of said first line of that parcel of land which by deed dated May 22, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1389, folio 195, was granted and conveyed by Conrad H. Diehlman and Eva E. Diehlman, his wife, to Harry E. Whitehead and Josie M. Whitehead, his wife; and running with a part of said first line South forty-three degrees twenty-four minutes east one hundred eighteen and thirty-eight one-hundredths feet (S 43° 24' E 118.38') to an iron pin in the southwestern boundary of said Stonewall Avenue and at the end of the fourth and last line of that lot of land which by deed dated May 16, 1950 and recorded among said Land Records in Liber T.B.S. No. 1838, folio 294, was granted and conveyed by Josie M. Whitehead, widow, to George W. Laumann and Elizabeth A. Laumann, his wife; thence running reversely with said fourth line South forty-six degrees thirty-six minutes west one hundred ninety-nine and eighty-seven one-hundredths feet (S 46° 36' W 199.87') to an iron pin in the third line of said parcel of land from Diehlman to Whitehead; thence running with a part of said third line north forty-three degrees twenty-four minutes west one hundred twenty-five and thirty-eight one-hundredths feet (N 43° 24' W 125.38') to an iron pin at the end of the third line of that lot of land which by deed dated November 10, 1950 and recorded among said Land Records in Liber T.B.S. No. 1909, folio 91, was granted and conveyed by Josie M. Whitehead, widow, to Edward W. Smith and Florence F. Smith, his wife; thence running with the

fourth and last line of last said lot of land north forty-eight degrees thirty-six minutes east two hundred feet (N 48° 36' E 200') to the place of beginning. Containing 56/100 acre of land, more or less.

BEING the same lots of ground which, by deed dated April 19, 1965 and recorded among the Land Records of Baltimore County in Liber No. 4449, folio 604, was granted and conveyed by Florence F. Smith, widow unto Henry J. Will and Mary E. Will, his then wife.

THE said Henry J. Will and Mary E. Will were divorced on June 20, 1978 by decree of the Circuit Court for Baltimore County, thereby vesting title in the said Henry J. Will and Mary E. Will as tenants in common.

THE above described parcels of ground being parts of Lots Nos. 3 and 4, Stonewall Park, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 18.

TOGETHER, with the buildings and improvements thereupon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, the lots of ground 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 parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, forever, in fee simple.

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

WITNESS the hands and seals of the said grantors.

WITNESS:

Henry J. Will (SEAL)
Henry J. Will

Mary Ellen Will (SEAL)
Mary E. Will

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I hereby certify, that on this 17th day of October in the year one thousand nine hundred and seventy-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared Henry J. Will and Mary E. Will, the within named Grantors, and they acknowledged the foregoing deed to be their act.

As witness my hand and Notarial Seal.

Notary Public.

My Commission Expires:

7-1-82

Rec'd for record OCT 31 1978 at 2 58 P.M.
Per Elmer H. Kahline, Jr., Clerk
Mail to Warren H. Lehrer
Receipt No. 16.00

OCT 31-78 211409 ****16.00
OCT 31-78 211408 ****16.00

File No. **14734-05**

TAX ID. NO. 01-0123503201 & 01-0123503200

This Deed, MADE THIS 15th day of **November, 2005**, by and between **HENRY J. WILL and CAROL L. WILL,** parties of the first part, GRANTOR; and **HENRY J. WILL, CAROL L. WILL, husband and wife, as to an undivided 75 percent interest, and CHARLES N. PEDDICORD IV and LISA E. PEDDICORD, husband and wife, as to an undivided 25 percent interest**, parties of the second part, GRANTEE.

WITNESSETH, That in consideration of the sum of **NO CONSIDERATION (transfers are based upon 25 percent of the assessed value or $50,170.00) – this is a transfer from Father and Mother to Father, Mother, Daughter and Son-in-Law**, the said GRANTOR does grant and convey to the said **HENRY J. WILL and CAROL L. WILL**, as tenants by the entireties as to their 75 percent interest, **and CHARLES N. PEDDICORD IV and LISA E. PEDDICORD**, as tenants by the entireties as to their 25 percent interest, **Tenants in Common as to the whole**, in fee simple, all that lot of ground situate in **Baltimore County,** Maryland and described as follows, that is to say:

BEGINNING FOR THE FIRST thereof at an iron pin in the southwestern boundary of Stonewall Avenue in Stonewall Park and in the first line and 196 fee from the beginning of said first line of that parcel of land which by deed dated May 22, 1945, and recorded among the Land Records of Baltimore County in Liber RJS No. 1389, folio 195, was granted and conveyed by Conrad H. Diehlman and Eva E. Diehlman, his wife, to Harry E. Whitehead and Josie M. Whitehead, his wife; and running reversely with a part of said first line North 43 degrees 24 minutes west 196 feet to the end of the fourth line of said parcel of land; thence running reversely with the fourth and part of the third lines of said parcel of land South 48 degrees 36 minutes west 200 feet along the southeastern boundary of the Old Frederick Road; and South 43 degrees 24 minutes east 196 feet to an iron pin; thence running the following new courses and distances, namely, North 48 degrees 36 minutes east 200 feet to the place of beginning. Containing .90 acre.

BEGINNING FOR THE SECOND thereof at an iron pin in the southwestern boundary of Stonewall Avenue in Stonewall Park and in the first line and 196 feet from the beginning of said first line of that parcel of land which by deed dated May 22, 1945, and recorded among the Land Records of Baltimore County in Liber RJS N. 1389, folio 195, was granted and conveyed by Conrad J. Diehlman and Eva E. Diehlman, his wife, to Harry E. Whitehead and Josie M. Whitehead, his wife; and running with a part of said first line South 43 degrees 24 minutes east 118.38 feet to an iron pin in the southwestern boundary of said Stonewall Avenue and at the end of the fourth and last line of that lot of land which by Deed dated May 16, 1950, and recorded among said Land Records in Liber TBS No. 1838, folio 294, was granted and conveyed by Josie M. Whitehead, widow, to George W. Laumann and Elizabeth A. Laumann, his wife; thence running reversely with said fourth line South 46 degrees 36 minutes West 199.87 feet to an iron pin in the third line of said parcel of land from Diehlman to Whitehead; thence running with a part of said third line north 43 degrees 24 minutes west125.38 feet to an iron pin at the end of the third line of that lot of land which by deed dated November 10, 1950, and recorded among said Land Records in Liber TBS No. 1909, folio 91, was granted and conveyed by Josie M. Whitehead, widow, to Edward E. Smith and Florence F. Smith, his wife; thence running with the fourth and last line of last said lot of land north 48 degrees 36 minutes east who hundred feet to the place of beginning. Containing .56 acre of land, more or less.

BEING the same lot of ground which by Deed dated **10/17/1978** and recorded among the Land Records of Baltimore County, in Liber **5953**, folio **445**, was granted and conveyed by **HENRY J. WILL AND MARY E. WILL** to **HENRY J. WILL AND CAROL L. WILL**, the within GRANTOR.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said **HENRY J. WILL and CAROL L. WILL, husband wife, as tenants by the entireties as to their 75 percent interest, and CHARLES N. PEDDICORD IV and LISA E. PEDDICORD, husband and wife, as tenants by the entireties as to their 25 percent interest, Tenants in Common as to the whole,** in fee simple.

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

WITNESS the hands and seals of said GRANTOR.

Henry J. Will {SEAL}
HENRY J. WILL

Carol Will {SEAL}
CAROL L. WILL

STATE OF Maryland, COUNTY OF Howard, to wit:

I HEREBY CERTIFY, That on this 16th day of **November, 2005**, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **HENRY J. WILL and CAROL L. WILL**, the GRANTOR herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

My commission expires: 1/31/2007

Notary Public

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

Craig L. Landauer
CRAIG L. LANDAUER

AFTER RECORDING, PLEASE RETURN TO:
LAKESIDE TITLE COMPANY
5840 BANNEKER ROAD SUITE 120
COLUMBIA, MD 21044

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-22955] Book SM 23100, p. 0667. Printed 07/14/2007. Online 01/19/2006.

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information
Name of Transferors: HENRY J. WILL and CAROL L. WILL

2. Reason for Exemption	
Resident Status	☒ I, Transferor, am a resident of the State of Maryland. ☐ Transferor is a resident entity under § 10-912 (A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

Under penalty of perjury, I certify that I have examined this declaration, and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness _____ CAROL L. WILL

3b. Entity Transferors

Witness/Attest

By:_____

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information
Name of Transferors: HENRY J. WILL and CAROL L. WILL

2. Reason for Exemption	
Resident Status	☒ I, Transferor, am a resident of the State of Maryland. ☐ Transferor is a resident entity under § 10-912 (A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

Under penalty of perjury, I certify that I have examined this declaration, and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness _____ **HENRY J. WILL** _____

3b. Entity Transferors

_____
Witness/Attest

By: _____

0023100 670

State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [X] County: Baltimore

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

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

INF FD SURE $ 20.00
RECORDING FEE 20.00
TR TAX STATE 250.85
TOTAL 290.85
Rec# RA85 Rcpt # 85895
SH LL Blk # 2972
Dec 20, 2005 02:16 pm

1 Type(s) of Instruments ([ ] Check Box if Addendum Intake Form is Attached.)

1 Deed	Mortgage	Other	Other
Deed of Trust	Lease		

2 Conveyance Check Box

Improved Sale Arms-Length *[1]*	Unimproved Sale Arms-Length *[2]*	Multiple Arms Length *[3]*	Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	INTER-FAMILEY TRANSFER TAX BASED ON 250/0 OF ASSESSED VALUE

4 Consideration and Tax Calculations

Consideration	Amount
Purchase Price/Consideration	$ .00
Any New Mortgage	$ .00
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value	$ 0.00

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	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 20.00	$ 20
State Recordation Tax	$ 252.50	$ 2046
State Transfer Tax	$ 250.85	$ 1001
County Transfer Tax	$ 752.55	$
Other	$	$ 200
Other	$	$

Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	01-0123503201 & 01-	5953/445			[X] (5)

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

Location/Address of Property Being Conveyed (2)
2403 OLD FREDERICK ROAD, BALTIMORE, MD 21228

Other Property Identifiers (if applicable)	Water Meter Account No.
01-23-503200	

Residential [X] or Non-Residential [ ]	Fee Simple [X] or Ground Rent [ ]	Amount: $N/A
Partial Conveyance? [ ] Yes [X] No	Description/Amt. of SqFt/Acreage Transferred:	N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
HENRY J. WILL	
CAROL L. WILL	
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
HENRY J. WILL , CAROL L. WILL,	
CHARLES N. PEDDICORD IV, LISA E. PEDDICORD	

New Owner's (Grantee) Mailing Address
2403 OLD FREDERICK ROAD, BALTIMORE, MD 21228

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: Ann Miller
Firm: LAKESIDE TITLE COMPANY
Address: 5840 BANNEKER ROAD, SUITE 120, COLUMBIA, MD 21044
Phone: 410-992-1070

[X] 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

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

Assessment Use Only - Do Not Write Below This Line

[ ] Initial Verification [ ] Agricultural Verification [ ] Whole [ ] Part [ ] Tran. Process Verification
Transaction Number: Date Received: Deed Reference: Assigned Property No.:

Land			Geo.	Map	Sub	Block
Buildings			Zoning	Grid	Plat	Lot
Total			Use	Parcel	Section	Occ. Cd.
			Town Cd.	Ex. St.	Ex. Cd.	

DUPLICATE PAID RECEIPT
BALTIMORE COUNTY, MARYLAND
ACTIVITY DATE PRODUCT
12/20/2005 12:59:19 2
REG 850Z MAIL JEVA JEE
RECORDATION TAXES $1,005.05
Dept 7 Tot $1,005.05
ACCOUNT NO. 01-23-503201
Receipt
Check $1,005.05 CA
Transaction Number: $.00 CK
Received From: County, Maryland

BALTIMORE COUNTY [illegible] (Land Records) [MSA CE 62-22955] Book SM 23100, p. 0670. Printed 07/14/2007. Online 01/19/2006.

14734-05

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM

This Deed, MADE THIS 8th day of February

in the year ~~one thousand nine hundred and~~ two thousand and six by and between

HENRY J. WILL and CAROL L. WILL, husband and wife, Grantors

of of the first part, and

CHARLES N. PEDDICORD, IV and LISA E. PEDDICORD, husband and wife, Grantees.

of the second part.

WITNESSETH, That in consideration of the sum of TWO HUNDRED SIXTY-TWO THOUSAND FIVE HUNDRED DOLLARS ($262,500.00).

the said HENRY J. WILL and CAROL L. WILL, husband and wife

do grant and convey to the said CHARLES N. PEDDICORD, IV and LISA E. PEDDICORD, husband and wife, as tenants by the entirety.

personal representatives/successors and assigns , in fee simple, all remaining Seventy-Five Percent interest in the lot ~~in~~ of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

Described on Schedule A

The improvements being known as 2403 Old Frederick Road, Catonsville, Maryland 21228.

Being the remaining interest in the property which Grantors acquired by Deed from Henry J. Will and Mary E. Will dated October 17, 1978, and recorded in Liber 5953, Folio 445 of the Land Records of Baltimore County, Maryland.

BA CIRCUIT COURT (Land Records) [MSA CE 62-23418] SM 23563, p. 0244. Printed 07/14/2007. Online 04/04/2006.

SCHEDULE A

BEGINNING for the first thereof at an iron pin in the southwestern boundary of Stonewall Avenue in Stonewall Park and in the first line and one hundred ninety-six feet (196') from the beginning of said first line of that parcel of land which by deed dated May 22, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1389, folio 195, was granted and conveyed by Conrad H. Diehlman and Eva E. Diehlman, his wife, to Harry E. Whitehead and Josie M. Whitehead, his wife; and running reversely with a part of said first line North forty-three degrees twenty four minutes west one hundred ninety-six feet (N43° 24' W 196') to the end of the fourth line of said parcel of land; thence running reversely with the fourth and part of the third lines of said parcel of land South forty-eight degrees thirty-six minutes west two hundred feet (S 48° 36' W 200') along the southeastern boundary of the Old Frederick Road; and South forty-three degrees twenty-four minutes east one hundred ninety-six feet (S 43° 24' E 196') to an iron pin; thence running the following new courses and distances, namely, North forty-eight degrees thirty-six minutes east two hundred feet (N 48° 36' E 200') to the place of beginning. Containing .90 acre.

BEGINNING for the second thereof at an iron pin in the southwestern boundary of Stonewall Avenue in Stonewall Park and in the first line and one hundred ninety-six feet from the beginning of said first line of that parcel of land which by deed dated May 22, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1389, folio 195, was granted and conveyed by Conrad H. Diehlman and Eva E. Diehlman, his wife, to Harry E. Whitehead and Josie M. Whitehead, his wife; and running with a part of said first line South forty-three degrees twenty-four minutes east one hundred eighteen and thirty-eight one-hundredths feet S 43° 24' E 118.38') to an iron pin in the southwestern boundary of said Stonewall Avenue and at the end of the fourth and last line of that lot of land which by deed dated May 16, 1950 and recorded among said Land Records in Liber T.B.S. No. 1838, folio 294, was granted and conveyed by Josie M. Whitehead, widow to George W. Laumann and Elizabeth A. Laumann, his wife; thence running reversely with said fourth line South forty-six degrees thirty-six minutes west one hundred ninety-nine eighty-seven one-hundredths feet (S 46° 36' W 199.87') to an iron pin in the third line of said parcel of land from Diehlman to Whitehead; thence running with a part of said third line north forty-three degrees twenty-four minutes west one hundred twenty-five and thirty-eight one-hundredths feet (N 43° 24' W. 125.38') to an iron pin at the end of the third line of that lot of land which by deed dated November 10, 1950 and recorded among said Land Records in Liber T.B.S. No. 1909, filio 91, was granted and conveyed by Josie M. Whitehead, widow, to Edward W. Smith and Florence F. Smith, his wife; thence running with the fourth and last line of last said lot of land north forty-eight degrees thirty-six minutes east two hundred feet (N 48° 36' E 200') to the place of beginning. Containing 56/100 acre of land, more or less.

THE ABOVE described parcels of ground being parts of Lots Nos. 3 and 4, Stonewall Park, recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 18.

BA CIRCUIT COURT (Land Records) [MSA CE 62-23418] SM 23563, p. 0245. Printed 07/14/2007. Online 04/04/2006.

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article.

We, Transferors, are residents of the State of Maryland.

Under penalty of perjury, we certify that we have examined this declaration and that, to the best of our knowledge, it is true, correct and complete.

WITNESS:

Patrick Kelly

Henry J. Will

Patrick Kelly

Carol L. Will

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said CHARLES N. PEDDICORD, IV and LISA E. PEDDICORD E PEDDICORD, husband and wife

their personal representatives/~~successors~~ and assigns, in fee simple.

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

WITNESS the hands and seals of said grantors

Test:

Patrick D. Malloy

Henry J. Will (SEAL)
Henry J. Will

Carol L. Will (SEAL)
Carol L. Will

STATE OF MARYLAND, County of HOWARD, to wit:

I HEREBY CERTIFY, That on this 8th day of February, in the year ~~one thousand nine hundred and~~ two thousand and six, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared

HENRY J. WILL and CAROL L. WILL

known to me (or satisfactorily proven) to be the person whose names ~~XX~~are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

My Commission Expires 09/01/06

Patrick D. Malloy
PATRICK D. MALLOY Notary Public

My Commission expires:

SEPTEMBER 1, 2006

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, ~~or (ii) by a party to this instrument~~.

Patrick D. Malloy
(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, ~~or signature of party to the instrument~~)

Patrick D. Malloy

0023563 248

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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

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

Clerk Recording Validation

INT FD SURE $	20.00
RECORDING FEE	20.00
TR TAX STATE	1,312.50
TOTAL	1,352.50
Rcpt # BA15	Rcpt # 23639
SH DW	Blk # 2207
Mar 21, 2006	02:48 PM

Space Reserved

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

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

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation
State Transfer
County Transfer

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 262,500.00
Any New Mortgage	$ 225,000.00
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value:	$

Finance Office Use Only — Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( ) % =	$
Less Exemption Amount –	$
Total Transfer Tax =	$ 3937.50
Recordation Tax Consideration	$
X ( ) per $500 =	$ 1312.50
TOTAL DUE	$
Agent:	RCoot
Tax Bill:	—
C.B. Credit:	—
Ag. Tax/Other:	N —

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$ 20.00
Surcharge	$ 20.00	$ 75.00
State Recordation Tax	$ 1,312.50	$ 20
State Transfer Tax	$ 1,132.50	$ 50
County Transfer Tax	$ 3,937.50	$ 312
Other	$	$ 1
Other	$	$ 20

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
01	01-23-503200		100	648	☐ (5)

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

Location/Address of Property Being Conveyed (2): 2403 Old Frederick Road

Other Property Identifiers (if applicable): 01-23-503201 | Water Meter Account No.:

Residential ☒ or Non-Residential ☐ | Fee Simple ☒ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☒ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Henry J. Will	Charles N. Peddicord, IV
Carol L. Will	Lisa E. Peddicord
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Charles N. Peddicord, IV	Henry J. Will
Lisa E. Peddicord	Carol L. Will

New Owner's (Grantee) Mailing Address: 6422 Chell Road, Columbia, MD 21044

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: Patrick D. Malloy, Esquire
Firm: Malloy & Malloy
Address: 3685 Park Avenue, Ellicott City, MD 21043
Phone: (410) 465-1560

☒ 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.:

20	20	Geo.	Map	Sub	Block
		Zoning	Grid	Plat	Lot
RECORDATION TAX NOT REQUIRED		Parcel	Section	Occ. Cd.
Director of Budget and Finance		Tran. Cd.	Ex. St.	Ex. Cd.

BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108

DOC # 3 4 5 6

3/22/2006

Initial: Date 3/21/06

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

MSA CE 62-23418 SM 23562 0248. Printed 07/14/2007. Online 04/04/2006

PAID RECEIPT
CIRCUIT COURT Baltimore County, Maryland
3/21/2006 14:49:02
REC 4001 MARKIN JRIC JMR
RECEIPT # 23109 3/21/2006
RECORDATION TAXES $52,250.00
ACCOUNT NO. 0123503200
TOTAL $52,250.00
CK $.00 CA

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 v1.1)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District -** 01 **Account Number -** 0123503200

Owner Information

Owner Name:	PEDDICORD CHARLES N,4TH PEDDICORD LISA E	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	6422 CHELL RD COLUMBIA MD 21044-3901	**Deed Reference:**	1) /23563/ 244 2)

Location & Structure Information

Premises Address
2403 OLD FREDERICK RD

Legal Description
PT LTS 3,4
2403 OLD FREDERICK RD
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					3	1	Plat Ref: 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1922	2,848 SF	39,200.00 SF	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	83,800	188,300		
Improvements:	179,650	289,600		
Total:	263,450	477,900	334,933	406,416
Preferential Land:	0	0	0	0

Transfer Information

Seller: WILL HENRY J WILL CAROL L		**Date:** 03/21/2006	**Price:** $262,500
Type: MULT ACCTS ARMS-LENGTH		**Deed1:** /23563/ 244	**Deed2:**
Seller: WILL HENRY J		**Date:** 12/21/2005	**Price:** $0
Type: NOT ARMS-LENGTH		**Deed1:** /23100/ 665	**Deed2:**
Seller: WILL HENRY J		**Date:** 10/31/1978	**Price:** $0
Type: NOT ARMS-LENGTH		**Deed1:** / 5953/ 445	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PETITIONER'S
EXHIBIT NO. 3

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 w1.1)

Go Back
View Map
New Search
GroundRent

Account Identifier: **District** - 01 **Account Number** - 0123503201

Owner Information

Owner Name:	PEDDICORD CHARLES N,4TH PEDDICORD LISA E	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	6422 CHELL RD COLUMBIA MD 21044-3901	**Deed Reference:**	1) /23563/ 244 2)

Location & Structure Information

Premises Address
OLD FREDERICK RD

Legal Description
PT LTS 3,4
STONEWALL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
100	10	648					3	1	Plat Ref: 7/ 18

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		24,079.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	61,260	139,510		
Improvements:	0	0		
Total:	61,260	139,510	87,343	113,426
Preferential Land:	0	0	0	0

Transfer Information

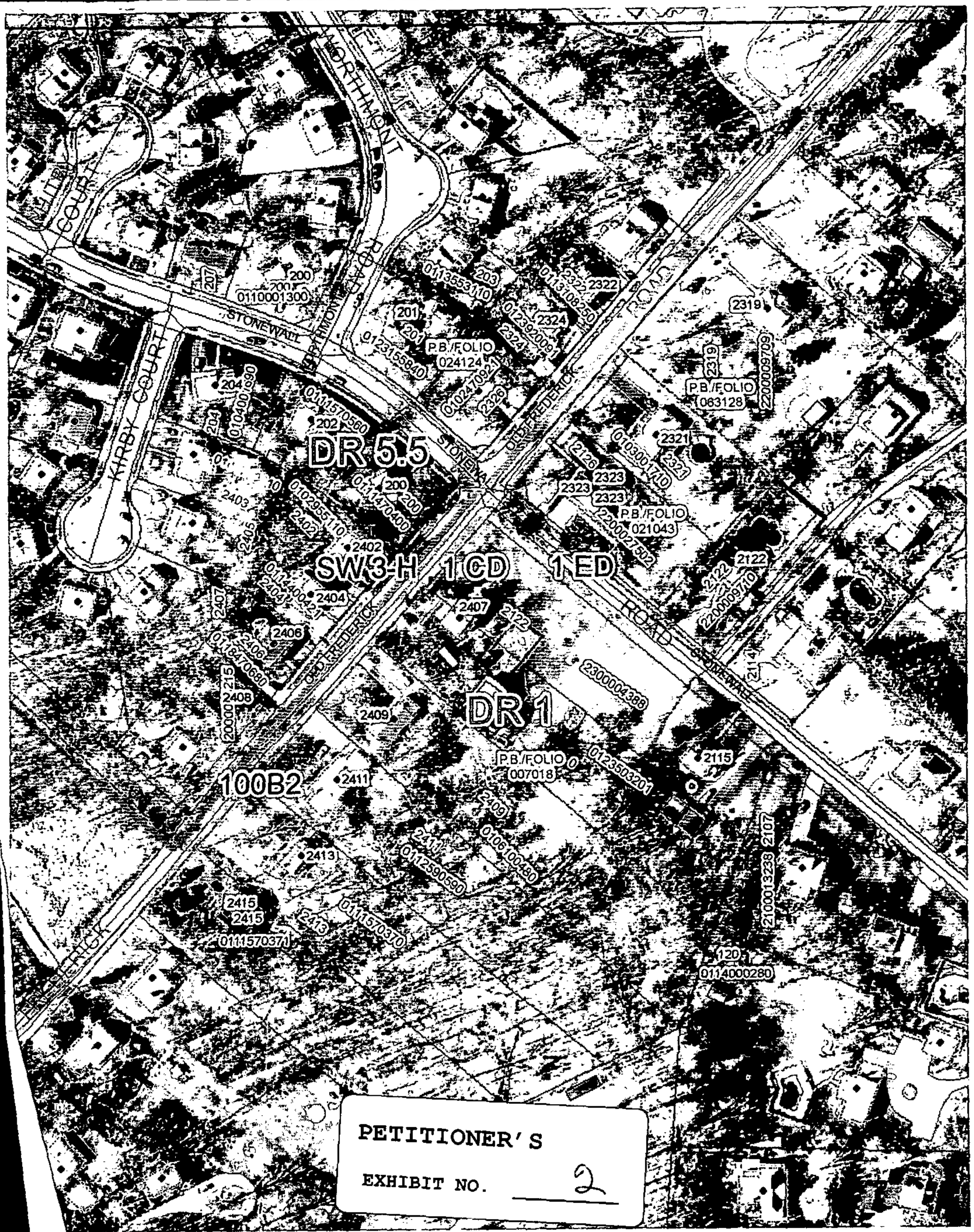
Seller: WILL HENRY J WILL CAROL L	**Date:** 03/21/2006	**Price:** $262,500
Type: MULT ACCTS ARMS-LENGTH	**Deed1:** /23563/ 244	**Deed2:**
Seller: WILL HENRY J	**Date:** 12/21/2005	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** /23100/ 665	**Deed2:**
Seller: WILL HENRY J	**Date:** 10/31/1978	**Price:** $0
Type: NOT ARMS-LENGTH	**Deed1:** / 5953/ 445	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *



PETITIONER'S

EXHIBIT NO. 2

Case No.: 08-022-A OLD FREDERICK & STONEWALL ROADS
08-023-SPHA - 2403 OLD FREDERICK ROAD

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1 ID	SEALED SITE PLAN	SELIGSON LETTER 9/4/07
No. 2	Aerial ZONING OVERLY -	Letter of Robert BAIN Rec'd 9/11/07
No. 3	Collectively - Deed History -	3A & 3B - Swale of Stream 3C & 3F - taken by Mr. Davidson
No. 4 ID	ENVIROMENTAL STUDY	PHOTO'S OF STREAM AFTER CROSSING OLD FREDERICK TAKEN BY MR HOBECK
No. 5	Collectively (SA-5-N) INDEX Sheet AND PHOTO'S - EXISTING CONDITIONS OF (ACTION)	
No. 6	PLAT of Stonewall Park yellow outline - outlined Subdivided	
No. 7	Md Dept. of Assment + Taxation History of Subdivison of Stonewall Park, LOTS OF RECORD	
No. 8	BLDG Permit for addition to rear of 2403 OLD FREDERICK RD. 3/06	
No. 9	BLDG PERMIT for 2nd Kitchen	
No. 10	FLOOR PLAN of 2403	
No. 11		
No. 12		

Robert and Joan Baim
2411 Old Frederick Rd.
Catonsville, MD 21228

Rec'd at hearing 9/11/07

Zoning Commissioner
1111 Chesapeake Ave.
Towson, MD 21204

Ref: Case # 08-022-A and # 08-023-SPHA

We purchased our home over 33 years ago. We selected our home on Old Frederick Road in Stonewall Park because it is an area with 1 plus acre single family dwellings, lots of woods and a stream that is a part of the Patapsco River watershed.
There are zoning rules in place to prevent apartment buildings and homes on less than an acre, there are watershed protection rules and zoning rules to preserve our community. That is why we were surprised to find that the home at 2403 was converted to an Apartment Building without our knowledge. That now appears in Case # 08-023-SPHA as a zoning variance after the fact!
Then, we noticed the other variance that requested zoning changes to allow building a house on less than 40,000 square feet.

WE ARE AGAINST BOTH OF THESE VARIANCES.

There are no Apartments in our area and there is no reason to have one in this single family community. If approved it could affect our property value and change the nature of our neighborhood forever.
Further there is no reason to change the existing zoning to allow a home on a smaller lot. If allowed the entire wooded area could be subjected to variance requests for developed and ruin the character of the neighborhood forever. The rule exists for a reason and it should be enforced.

Sincerely,

Robert and Joan Baim

PROTESTANT'S
EXHIBIT NO. 2

PROTESTANT'S

EXHIBIT NO. 3A

PROTESTANT'S

EXHIBIT NO. 3B

cot 32

PROTESTANT'S

EXHIBIT NO. 3

3C thru 3F

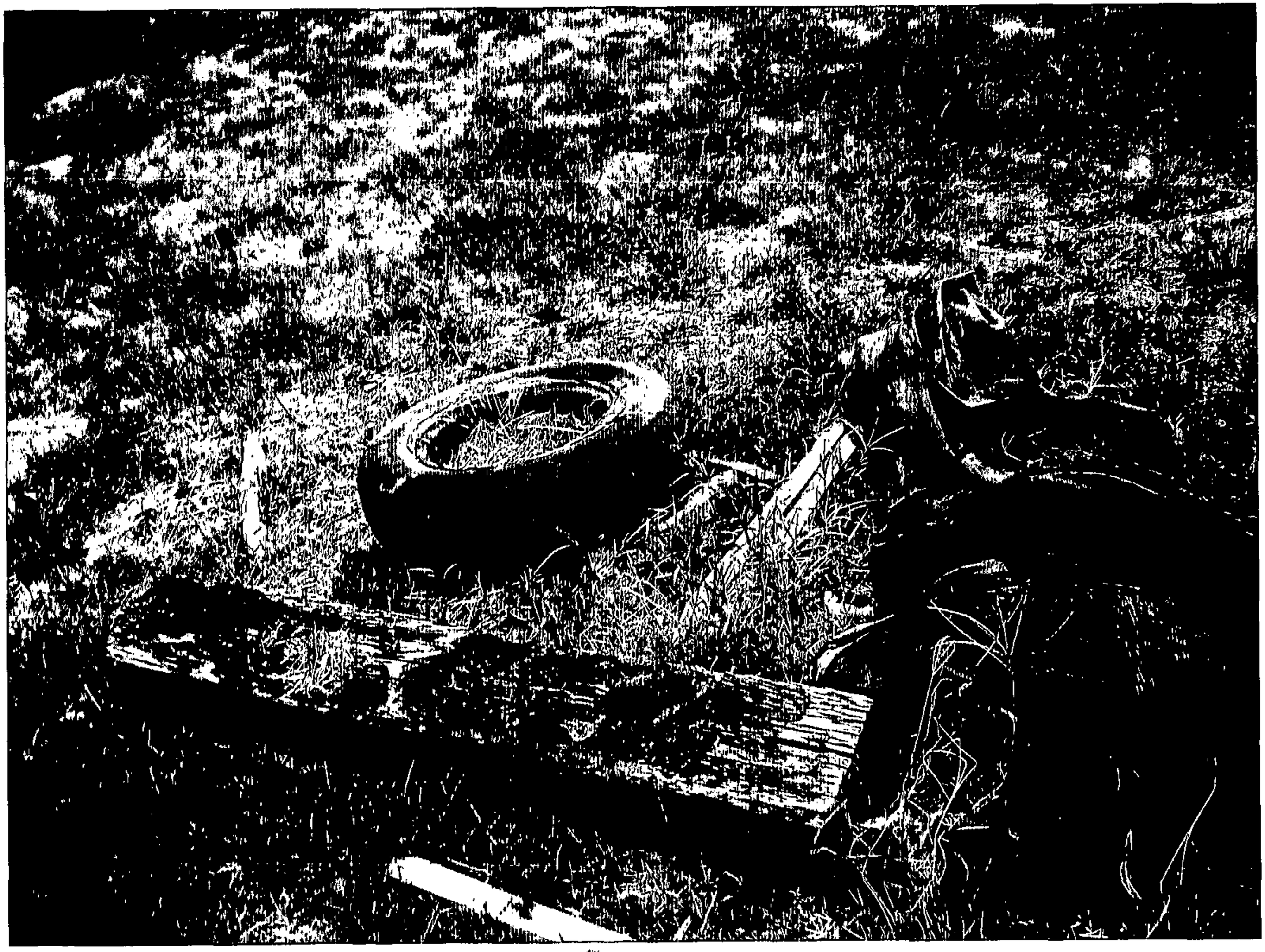
3C

2

Lot 32

3D

3E

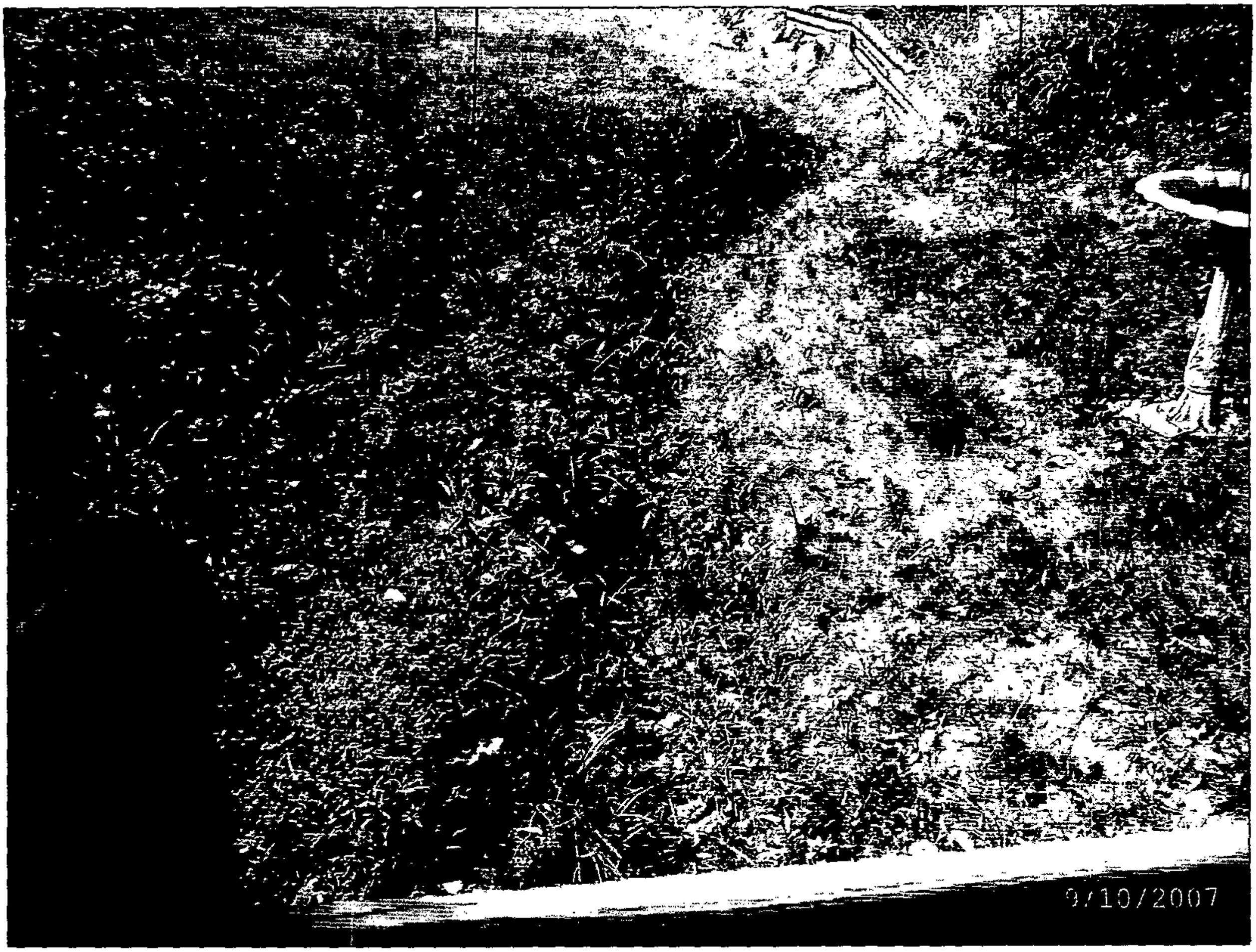


3F

PROTESTANT'S

EXHIBIT NO. 4

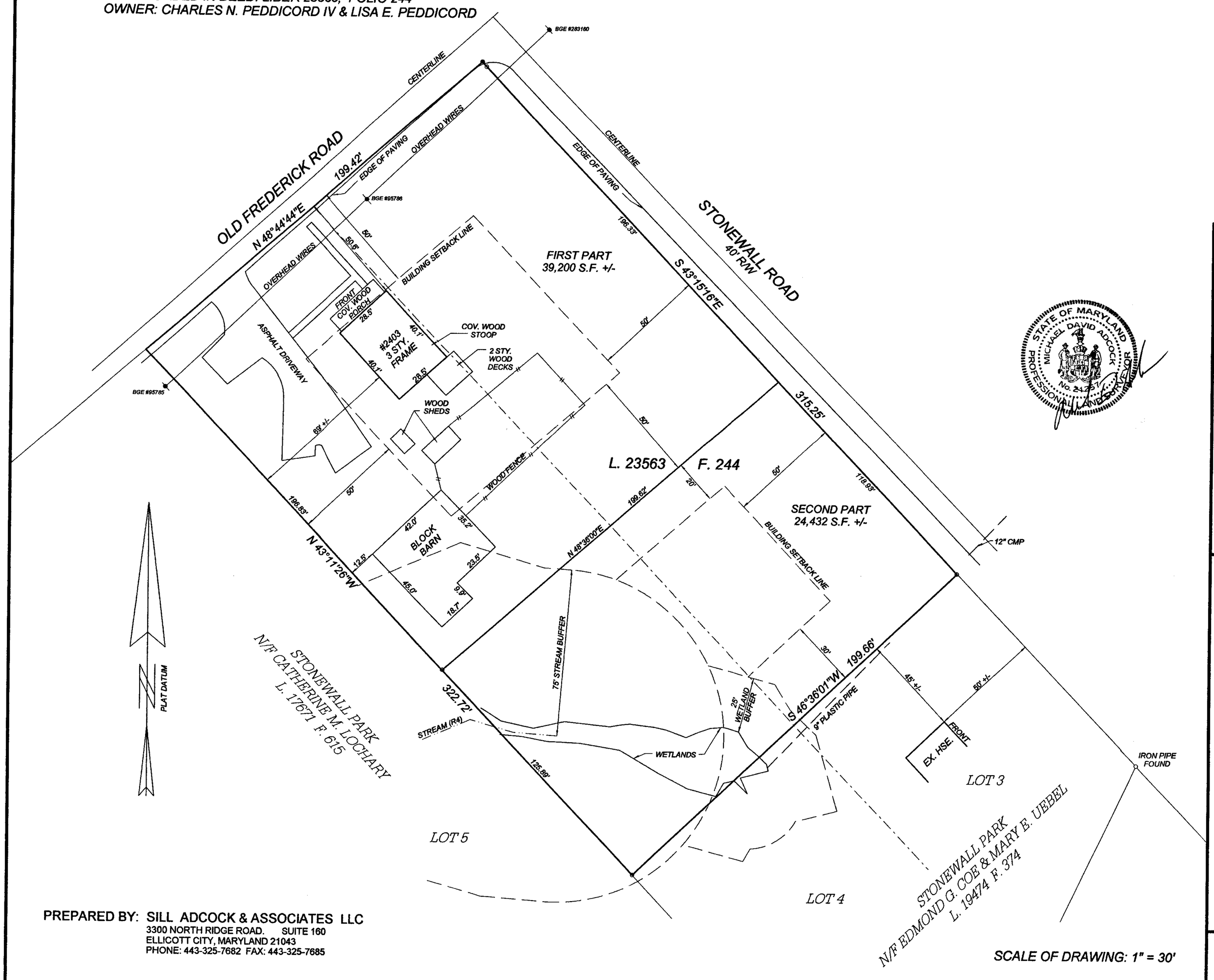
4A thru 4D


9/10/2007

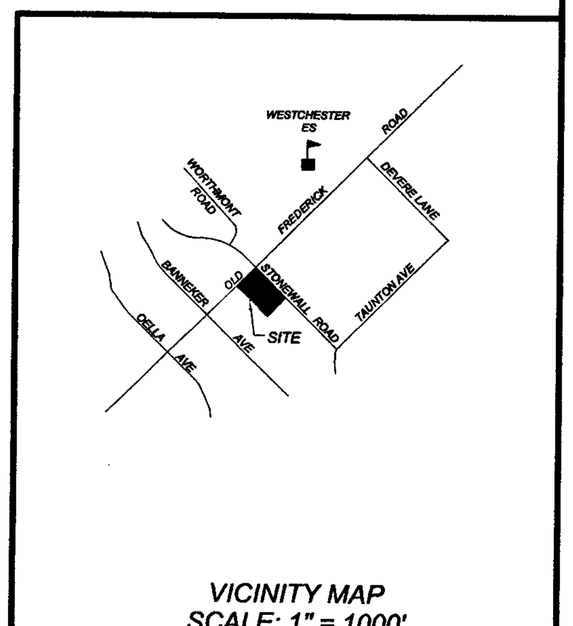
PLAT TO ACCOMPANY PETITION FOR ZONING _x_ VARIANCE ___ SPECIAL HEARING

PROPERTY ADDRESS: 2403 OLD FREDERICK ROAD
SUBDIVISION NAME: STONEWALL PARK
PLAT BOOK: WPC #7, FOLIO # 18, P/O LOTS 3 & 4
AS RECORDED IN DEED: LIBER 23563, FOLIO 244
OWNER: CHARLES N. PEDDICORD IV & LISA E. PEDDICORD

PETITIONER'S
EXHIBIT NO. 1



STATE OF MARYLAND
MICHAEL DAVID ADCOCK
No. 24357
PROFESSIONAL LAND SURVEYOR



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFROMATION

ELECTION DISTRICT: 1ST
COUNCILMANIC DISTRICT: 1
1" = 200' SCALE MAP # 100B2
ZONING: DR-1
LOT SIZE: PART ONE 0.8999 ACRE OR 39,200 S.F.
PART TWO 0.5609 ACRE OR 24,432 S.F.

	PUBLIC	PRIVATE
SEWER	[X]	[ ]
WATER	[X]	[ ]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY / BUILDING	[ ]	[X]
PRIOR ZONING HEARING	[ ]	[X]

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY: SILL ADCOCK & ASSOCIATES LLC
3300 NORTH RIDGE ROAD. SUITE 160
ELLICOTT CITY, MARYLAND 21043
PHONE: 443-325-7682 FAX: 443-325-7685

Petitioner's Exhibit 1

PLAT TO ACCOMPANY PETITION FOR ZONING _x_ VARIANCE ___ SPECIAL HEARING

PROPERTY ADDRESS: 2403 OLD FREDERICK ROAD
SUBDIVISION NAME: STONEWALL PARK
PLAT BOOK: WPC #7, FOLIO # 18, P/O LOTS 3 & 4
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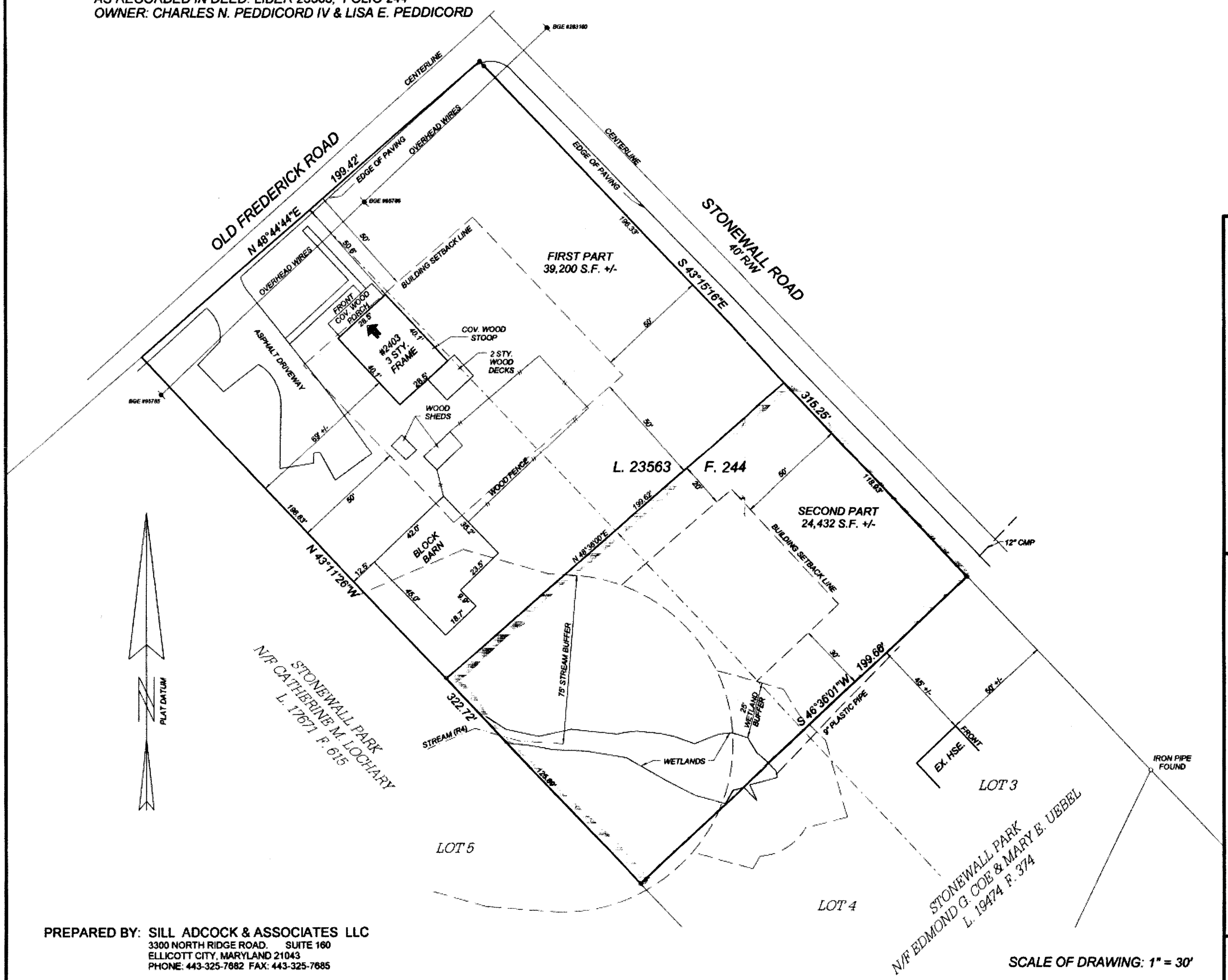

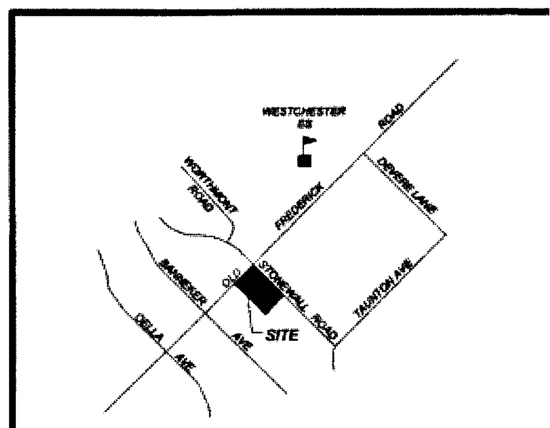

VICINITY MAP
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1" = 200' SCALE MAP # 100B2

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	PUBLIC	PRIVATE
SEWER	[X]	[ ]
WATER	[X]	[ ]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY / BUILDING	[ ]	[X]
PRIOR ZONING HEARING	[ ]	[X]

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
LTM	022	

SCALE OF DRAWING: 1" = 30'

PREPARED BY: SILL ADCOCK & ASSOCIATES LLC
3300 NORTH RIDGE ROAD. SUITE 160
ELLICOTT CITY, MARYLAND 21043
PHONE: 443-325-7682 FAX: 443-325-7685