

IN RE: **PETITION FOR VARIANCE**
N/S Fairgreen Road, 237' E c/line
Louth Road
(7707 Fairgreen Road)
12th Election District
7th Council District

Raymond J. Barnes
Petitioner

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BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 08-250-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 owner of the subject property, Raymond J. Barnes. The Petitioner requests a variance from Section 417.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a proposed pier off of an irregular shoreline to have a zero (0) foot side setback on both sides of a divisional line in lieu of the minimum required 10 feet each. The subject property and requested relief are more particularly described on the amended red-lined site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 5.

Appearing at the requisite public hearing in support of the request were Raymond J. Barnes, the property owner, and Bernadette L. Moskunas, with Site Rite Surveying, Inc., the consultant who prepared the site plan for this property. Appearing as Protestants were Kenneth C. and Deborah A. Freeman, adjacent property owners at 7709 Fairgreen Road, and their attorney, Timothy P. Knepp, Esquire. Jan M. Cook, Engineering Associate, attended and participated at the hearing in his capacity as the representative of the Department of Recreation and Parks, owner of the adjacent 23 acres of County park land known as the Concrete Homes Park to the north and west of the subject property.

Testimony and evidence offered disclosed that the property, which is subject to the variance request, was owned by Baltimore County, Maryland, pursuant to a deed from The Dundalk Company, dated October 1, 1955, and designated as "Reserve Area" on Plat No. 7 of Dundalk introduced as Petitioner's Exhibit 1. As illustrated on this plat, a narrow strip of land

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Date 2-8-08
By [Signature]

separated individual property owners along Fairgreen Road from the navigable water known as "Bullneck Creek". Apparently these property owners gained water access by using this land, many of whom believing it was their property. As a result of a lawsuit filed in the Circuit Court for Baltimore County (Case No. C-00-5046), each of the parties who claimed an ownership interest in and to this waterfront property received by way of Quitclaim Deed a parcel adjoining their residential land in exchange for the payment of One Dollar (\$1.00) per square foot and other conditions as more fully set forth in Petitioner's Exhibit 2.

Mr. Barnes provided further history by stating that he grew up on the property known as 7705 Fairgreen Road owned by his father, Frederick W. Barnes, since the early 1940's. Frederick W. Barnes built a pier behind his lot that extended from the County's property out into the Bullneck Creek that had been used for decades by his family. Upon his father's death, Raymond J. Barnes obtained possession of this property in October 2003 and also purchased the adjacent lot (Lot 16) known as 7707 Fairgreen Road. This property (Lot 16) is improved with a two-story home, contains 6,136 square feet of area and is zoned D.R.5.5. It has 49 feet of frontage on Fairgreen Road and is 120 feet deep. At the rear of this lot is a triangular or pie-shaped parcel that, as discussed above, separated the rear of Lot 16 from the Bullneck Creek. To obtain a "waterfront lot designation", Parcel 16A as shown on Tax Map 103, Parcel No. 449, was purchased from the County for \$2,438. This parcel, *the subject property*, is pie-shaped with 10 foot of frontage on Bullneck Creek then widening to 57 feet at the adjoining rear lot line with Parcel 16. Mr. Barnes testified that the sole purpose for the purchase of Lot 16A was to be able to construct a pier for recreational use with a pier extension and mooring poles for his boat. He stated that he had received assurances from the County's Assistant County Attorney, Douglas Silber, who handling the negotiations involved in the above noted litigation, and that he would be able to erect such a pier. In order to proceed with his plans, however, the variance request is necessary.

As stated, the property (Lot 16A) is so unusually shaped that it causes the divisional lines to make it all but impossible for Mr. Barnes to extend a pier out into the water. The site

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Date 2-8-08
By [signature]

plan filed with the variance petition showed the type of pier Mr. Barnes would like to construct. The pier itself is shown as being 6 foot wide and extending 100 feet beyond the shoreline of the property and would contain a 10' x 10' boatlift or pier extension projecting from the northwestern side at the end of the pier. However, as a result of the opposition received from adjoining property owners, Ms. Moskunas at the onset of the hearing, submitted a revised red-lined plan denoting a revised pier location (Petitioner's Exhibit 5). The pier has been shifted 15 feet in an easterly direction and shortened by 25 feet. As evidenced by the details of the revised plan, the 75 foot pier with its accompanying extension and mooring poles would negate some 4 feet of the required 10 foot access strip on the western line of division (Freeman's side) as mandated by Section 417.A of the B.C.Z.R. Of greater concern is that the entire pier, including its extension and mooring poles are projected as being on the far side of the line of division to the west (County side) of the eastern line of division.

As stated previously, the County and adjacent neighbors appeared in opposition to the Petitioner's request. In sum, both object to the revised pier's location and length. The Freeman's, who also purchased property from the County, obtained a permit (No. B631628) to "install 4 mooring piles and boat lift . . ." at the end of their existing pier. See Protestants' Exhibit 1. This work will be done on the western side of their pier further reducing the 10-foot access strip on the Petitioner's side. Likewise, Mr. Cook testified that the Department of Recreation and Parks has a plan for the development of its adjacent park land. He submitted as County Exhibits 1 and 2, projected divisional lines establishing the basic boundaries of any proposed construction into the navigable waters based upon the geometry specified in B.C.Z.R. Section 417.3. He acknowledged that the irregular shoreline due to the configuration of the Petitioner and County's property left insufficient room to build a pier. He feared that the proposed pier would result in an encroachment onto public waters and would inhibit the potential development of the County's park.

After considering all of the testimony and evidence offered at the hearing, I find that the Petitioner's request for variance should be denied. I find nothing in the Zoning Regulations

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Date 2-8-08
By [signature]

that sanctions construction of improvements on the far side of a division line other than an attempt under Section 417.3.C. Ms. Moskunas opines that if the proposed pier was sanctioned, it would not have a detrimental impact on the adjacent properties. Mr. Barnes maintains that the variance should be granted in as much as it would create a practical difficulty if it were denied and would serve no useful purpose, especially in light of the nature of the County's failure to state with any specificity when and what type of development is contemplated for Concrete Homes Park. Certainly, there are special circumstances or conditions that exist that are peculiar to the land which is the subject of the variance request. The regulations for waterfront construction impact upon this property disproportionately compared to other lots in the community. I find that strict compliance with these regulations will result in practical difficulty or unreasonable hardship. A pier is a reasonable accessory use to waterfront property.

The problem in this case, however, is whether or not the variance can be granted in strict harmony with the spirit and intent of the said regulations, and in such a manner as to grant relief without injury to the adjoining neighbors. Any Petitioner who seeks a variance must exercise proper diligence in ascertaining zoning ordinance requirements to avoid a resulting hardship before he or she acquires the property. If such diligence (recognizing the constraints of obtaining only 10 linear feet of waterfront property) is not exercised, the hardship must be regarded as self-created and a variance can properly be refused. Unfortunately for this Petitioner, I find the problem here is a personal one and is not a problem inherent in the land itself or in the application of the B.C.Z.R. to the land. Finally, while I have no reason to doubt the veracity of Mr. Barnes testimony concerning assurances received from Douglas Silber at the time of the purchase – that a pier could be built off of Lot 16A – it is of no moment. Our highest court has repeatedly cautioned that those dealing with municipal agents are bound to determine the extent of their authority, and the County cannot be estopped if the offered interpretation is inaccurate. *Gontrum v. City of Baltimore*, 182 Md. 370, 375 (1943); *Marzullo v. Kahl*, 366 Md. 158, 194 (2001). I am saddened that this Petitioner, who grew up next to the subject property

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Date 2-8-08
By DCJ

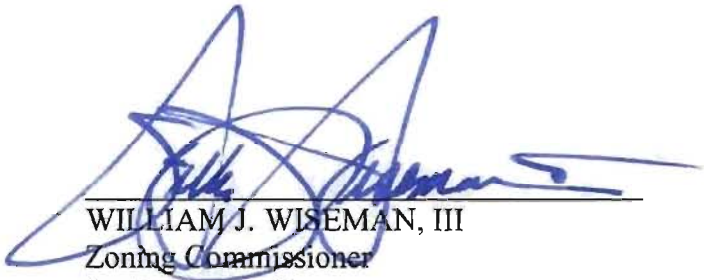
and on Bullneck Creek, given the facts of this case is being deprived a variance for pier access to those waters.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of February 2008 that the Petition for Variance seeking relief from Section 417.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed pier off of an irregular shoreline to have a zero (0) foot side setback on both sides of a divisional line in lieu of the minimum required 10 feet each, in accordance with Petitioner's Exhibit 5, be and is hereby DENIED.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

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Date 2-8-08
By DLW



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

February 8, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

Raymond J. Barnes
7705 Fairgreen Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE

N/S Fairgreen Road, 237' E c/line Louth Road
(7707 Fairgreen Road)
12th Election District - 7th Council District
Raymond J. Barnes – Petitioner
Case No. 08-250-A

Dear Mr. Barnes:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied 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: Bernadette L. Moskunus, Site Rite Surveying, Inc., 200 East Joppa Road, Room 101,
Towson, MD 21286
Kenneth C. and Deborah Freeman, 7709 Fairgreen Road, Baltimore, MD 21222
Timothy P. Knepp, Esquire, 106 North Marlyn Avenue, P.O. Box 34019,
Baltimore, MD 21221
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
Jan M. Cook, Department of Recreation and Parks
People's Counsel; DEPRM; Office of Planning; Development Plans Review; File



CBCA

TA # 12 13 022 760

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7707 Fairgreen Road

which is presently zoned D.R. 5.5.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 417.3.B - to permit a proposed

pier off an irregular shoreline to have a 0 foot side setbacks on both sides of a divisional line in lieu of the minimum required 10 feet

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

see attached

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Raymond J. Barnes

Name - Type or Print

Signature

Name - Type or Print

Signature

7705 Fairgreen Road 443-463-0022

Address

Baltimore MD 21222

Telephone No.

State

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, #101 (410) 828-9060

Address

Towson MD 21286

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

Case No. 08-250-A

ESTIMATED LENGTH OF HEARING

Reviewed By

UNAVAILABLE FOR HEARING

Date

11/30/07

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

2-8-08

By

[Signature]

828-9066

REASONS TO ACCOMPANY VARIANCE PETITION

Said lot is located at the rear of Lot 16 "Dundalk" 13/22 known as #7707 Fairgreen Road. Lot 16A was acquired by a Quit Claim Deed from Baltimore County in 2000. The lot was a portion of Parcel A as shown on said plat and declared surplus by Baltimore County. Of the 19 lots created by Deed 14879/630, only one lot (16A) has a 10 foot water frontage. Due to the configuration of the shore line and limited water frontage, it is impossible to meet the B.C.Z.R. Baltimore County would not release additional land to accommodate a pier. Therefore, the request is within the spirit and intent of the zoning regulations based on the limits of land acquired from Baltimore County.

**ZONING DESCRIPTION
PARCEL 2 OF #7707 FAIRGREEN ROAD**

BEGINNING at a point on the north side of Fairgreen Road which is 50 feet wide at the distance of 237 feet east of centerline of Louth Road which is 50 feet wide. The true point of beginning is 124.57 feet along the line of division between Lots 15 and 16 as shown on plat "Dundalk" 13/22. Being Lot 16A in the subdivision of "Dundalk" as recorded in the Baltimore County Plat Book No. 13, folio 22, containing 0.055 acres, more or less. Also known as property acquired by Quit Claim Deed dated December 11, 2000 between Baltimore County and Robin A. Snyder as recorded in Liber 14879, folio 630, located in the 12th Election District, 7th Councilmanic District.



Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
(410) 828-9060

Item #250

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: #08-250-A

7707 Fairgreen Road

N/side of Fairgreen Road, 237 feet east of centerline of Louth Road

12th Election District - 7th Councilmanic District

Legal Owner(s): Raymond Barnes

Variance: to permit a proposed pier off an irregular shoreline to have a 0 foot side setback on both sides of a divisional line in lieu of the minimum required 10 feet.

Hearing: Monday, February 4, 2008 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

1/231 Jan. 17

160555

CERTIFICATE OF PUBLICATION

1/17/, 2008

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 1/17/, 2008.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **06203**

Date: **11/30/07**

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

Total: **\$ 65.00**

Rec
From:

For:

zoning hearing case # 08-250-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

PAID RECEIPT
 BUSINESS DATE TIME DAY
 11/30/07 11:30:00 11/30/07 2
 MAIL MAIL MAIL
 RECEIPT # 06203 11/30/07 0618
 Dept 3 INCL JUDICIAL ADMINISTRATION
 100520
 Receipt 101 1054.00
 105.00 12 1065.00
 Baltimore County, Maryland

ZONING NOTICE

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

CASE # 08-250-A

ROOM 407, COUNTY COURTS BUILDING
PLACE: 401 BOSLEY AVENUE, TOWSON 21204

DATE AND TIME: MONDAY, FEBRUARY 4, 2008
AT 9:00 AM

REQUEST: VARIANCE TO PERMIT A PROPOSED PIER
OFF AN IRREGULAR SHORELINE TO HAVE A 0-FOOT
SIDE SETBACK ON BOTH SIDES OF A DIVISIONAL
LINE IN LIEU OF THE MINIMUM REQUIRED 10 FEET.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204 TEL 887-3391

MEETING IS HANDICAP ACCESSIBLE

myra 1/19/08

CERTIFICATE OF POSTING

RE: Case No: 08-250-A

Petitioner/Developer: RAYMOND BARNES/
SITE RITE SURVEYING INC

Date Of Hearing/Closing: 2/4/08

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 7707 FAIRGREEN RD

This sign(s) were posted on January 19, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 1/19/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

RE: PETITION FOR VARIANCE * BEFORE THE
7707 Fairgreen Road; N/S Fairgreen Road, *
237' E c/line Louth Road * ZONING COMMISSIONER
12th Election & 7th Councilmanic Districts *
Legal Owner(s): Raymond Barnes * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-250-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 13th day of December, 2007, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

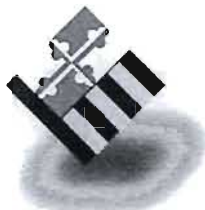
RECEIVED

DEC 13 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

December 20, 2007
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-250-A

7707 Fairgreen Road

N/side of Fairgreen Road, 237 feet east of centerline of Louth Road

12th Election District – 7th Councilmanic District

Legal Owner: Raymond Barnes

Variance to permit a proposed pier off an irregular shoreline to have a 0 foot side setback on both sides of a divisional line in lieu of the minimum required 10 feet.

Hearing: Monday, February 4, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Raymond Barnes, 7705 Fairgreen Road, Baltimore 21222
Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 19, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 17, 2008 Issue - Jeffersonian

Please forward billing to:
Raymond Barnes
7705 Fairgreen Road
Baltimore, MD 21222

443-463-0022

NOTICE OF ZONING HEARING

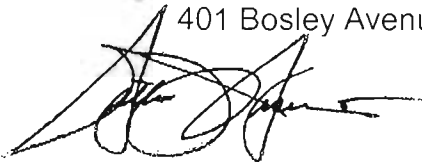
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7707 Fairgreen Road
N/side of Fairgreen Road, 237 feet east of centerline of Louth Road
12th Election District – 7th Councilmanic District
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401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

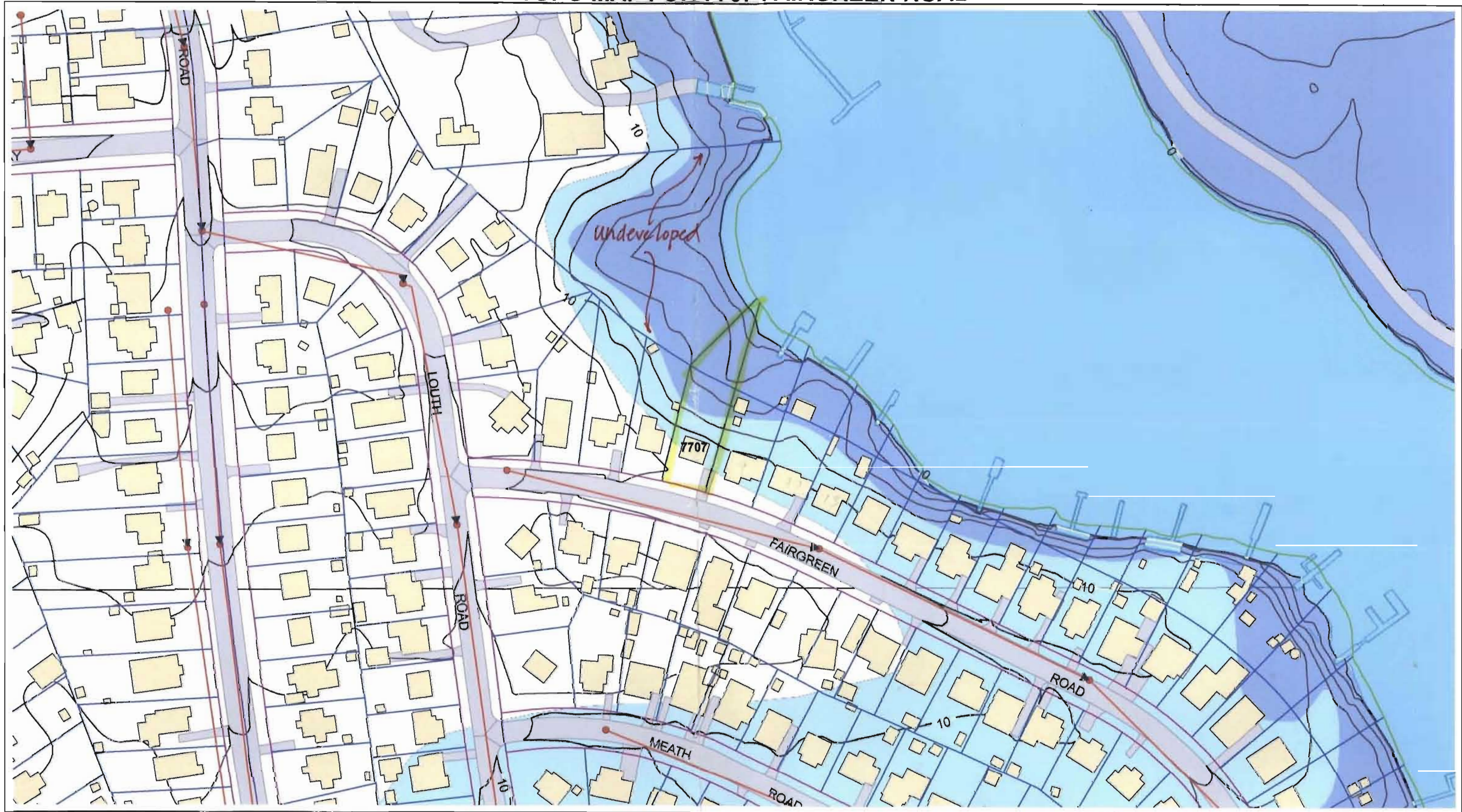
For Newspaper Advertising:

Item Number or Case Number: 08-250-A
Petitioner: Raymond Barnes
Address or Location: 7707 Fairgreen Road (rear parcel)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Raymond Barnes
Address: 7705 Fairgreen Road
Baltimore, MD 21222
Telephone Number: 443-463-0022

TOPO MAP FOR 7707 FAIRGREEN ROAD



Coordinate System:
Maryland State Plane: NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1995
Scale of Data Capture: 1" = 100'

Date of Aerial Photography: March 2005

For internal use only.
The cadastral information on this plot was compiled
from existing deed information.
This information is not to be considered authoritative.
This survey information was not field checked
and certified by a licensed land surveyor.


Baltimore County, MD
Department of Public Works
GIS Services

The utility (Sanitary Sewer and/or Storm Drain) location
information shown is not guaranteed correct and should only
be used as a reference. Locations of appurtenances should
be verified using construction drawings, which are available
in room 206 of the Baltimore County Office Building, or,
through actual field investigations.

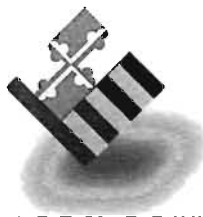
100 50



PETITIONER'S

EXHIBIT NO.

3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

January 30, 2008

Raymond J. Barnes
7705 Fairgreen Road
Baltimore, Maryland 21222

Dear Mr. Barnes:

RE: Case Number: 08-250-A, 7707 Fairgreen Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 30, 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
Site Rite Surveying, Inc. 200 E. Joppa Road, #101 Towson 21286

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
DEC 18 2007

BY: _____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: December 18, 2007

SUBJECT: Zoning Item # 08-250-A
Address 7705 Fairgreen Road
(Barnes Property)

Zoning Advisory Committee Meeting of December 10, 2007

_____ 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:

_____ 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).

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

X 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:

The site is within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) and must meet all requirements of Baltimore County Code Article 33, Title 2 Chesapeake Bay Critical Areas Protection. In addition to meeting these requirements, State and Federal review of any pier or mooring piles is required.

Reviewer: Paul A. Dennis

Date: 12/12/07

BW 2/4
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 22, 2008

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

SUBJECT: 7707 Fairgreen Road

INFORMATION:

Item Number: 8-250

Petitioner: Raymond J. Barnes

Zoning: DR 5.5

Requested Action: Variance

RECEIVED
FEB 05 2008

BY:

SUMMARY OF RECOMMENDATIONS:

Should the Zoning Commissioner permit the applicant to construct the proposed pier, the structure should be similar (regarding length) to the pier to the immediate East. This is to ensure that the pier will not compromise the use of the park area when boats are moored at the pier.

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

Reviewed by:

Carol Murray

Division Chief:
AFK/LL: CM

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 12, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For December 17, 2007
Item No. 08-250

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

Pier design & construction shall meet Baltimore County Requirement for flood resistant construction and be in accordance with the international building code adopted by the county.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 08-250-121207.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 10, 2007

Item Number: 250,252,255

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.

- . 3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 12/11/2007

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

RE: Baltimore County
Item No. 8-250-A
7707 FAIRGREEN ROAD
BARNES 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. 8-250-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,

Foa¹
Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY,
MARYLAND

Subject: Zoning Advisory Committee Comments

Date: December 17, 2007

From: Department of Recreation and Parks

Project Name: 7707 Fairgreen Road

Case Number: 8-250-A

Zoning: DR-5.5

Location: North side Fairgreen Road, 237 feet east centerline Louth Road

Districts: Elec. 12 Counc. 7

Comments:

1. The subject property, 7707 Fairgreen Road, is adjacent to Baltimore County Recreation and Parks' Concrete Homes Park.
2. Recreation and Parks does **not** approve of this variance, due to the location of the proposed pier. Due to the configuration of the property, there is insufficient room to build a pier, per discussions with Zoning and the proposed pier would result in an encroachment onto public waters. The location of the proposed pier will inhibit the possibility of future development of the park.

Baltimore County Department of
Recreation and Parks
105 West Chesapeake Avenue, Suite 302
Towson, Maryland 21204

08-250-A

Page 2

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

CASE NAME 7707 Fairgreen Road
CASE NUMBER 08-250-A
DATE 2 | 4 | 08

[illegible]

CASE NAME 7707 Fairview Rd.
CASE NUMBER 08-250-A
DATE 2/4/08

NAME

CITY, STATE, ZIP

E-MAIL

Kenneeth C Deborah Freeman 7709 Fairgreen Rd Balto, MD 21222 Tim Knepp POB 34019 Bg/70 NY 21221	
OFFICE TEL (410) 686-5151 FAX (410) 686-0852	HOME (410) 335-4029
TIMOTHY P. KNEPP Attorney at Law	
106 NORTH MARLYN AVENUE P.O. Box 34019 BALTIMORE, MD 21221	EMAIL tpknepp@verizon.net

OFFICE
TEL. (410) 686-5151
FAX (410) 686-0852

HOME
(410) 335-4029

TIMOTHY P. KNEPP
Attorney at Law

106 NORTH MARLYN AVENUE
P.O. Box 34019
BALTIMORE, MD 21221

EMAIL
tpknepp@verizon.net

CASE NAME 7707 Fairview Rd
CASE NUMBER 08-250-A
DATE 2/4/08

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 12 Account Number - 1213022760

Owner Information

Owner Name:	BARNES RAYMOND J	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	7705 FAIRGREEN RD BALTIMORE MD 21222-5408	Deed Reference:	1) /24711/ 557 2)

Location & Structure Information

Premises Address
 7707 FAIRGREEN RD

Legal Description

7707 FAIRGREEN RD
 DUNDALK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	7
103	23	449			A	1	16	3	Plat Ref:	13/ 22

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,344 SF	6,136.00 SF	04
Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	39,130	72,130		
Improvements:	54,050	70,630		
Total:	93,180	142,760	126,232	142,760
Preferential Land:	0	0	0	0

Transfer Information

Seller: SNYDER ROBIN A	Date: 11/02/2006	Price: \$51,758
Type: NOT ARMS-LENGTH	Deed1: /24711/ 557	Deed2:
Seller: SNYDER ROBIN A	Date: 06/20/2001	Price: \$21,959
Type: NOT ARMS-LENGTH	Deed1: /15316/ 315	Deed2:
Seller: MAGEE WILLIAM A	Date: 03/22/1999	Price: \$46,350
Type: NOT ARMS-LENGTH	Deed1: /13615/ 365	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:

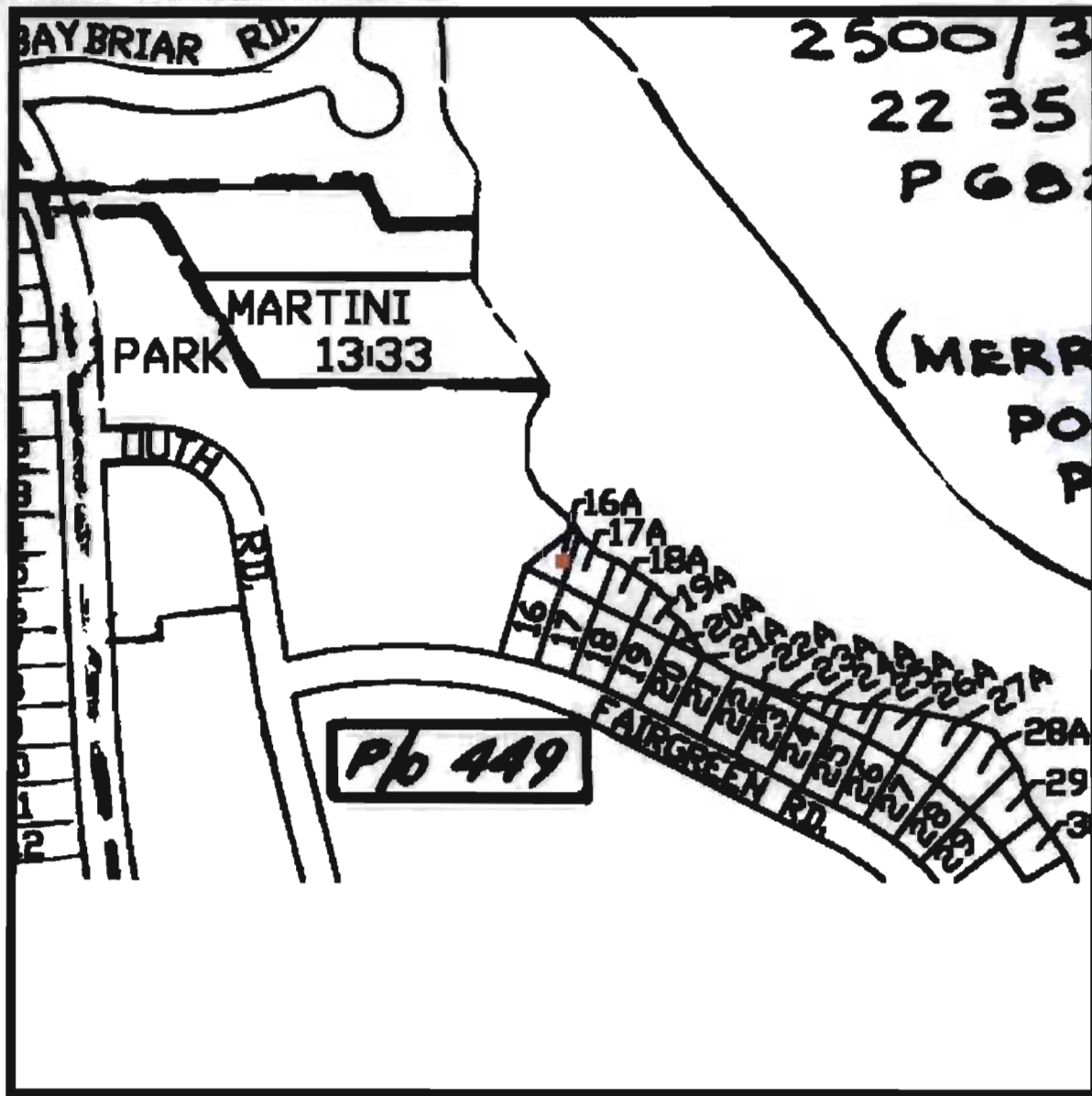
* NONE *



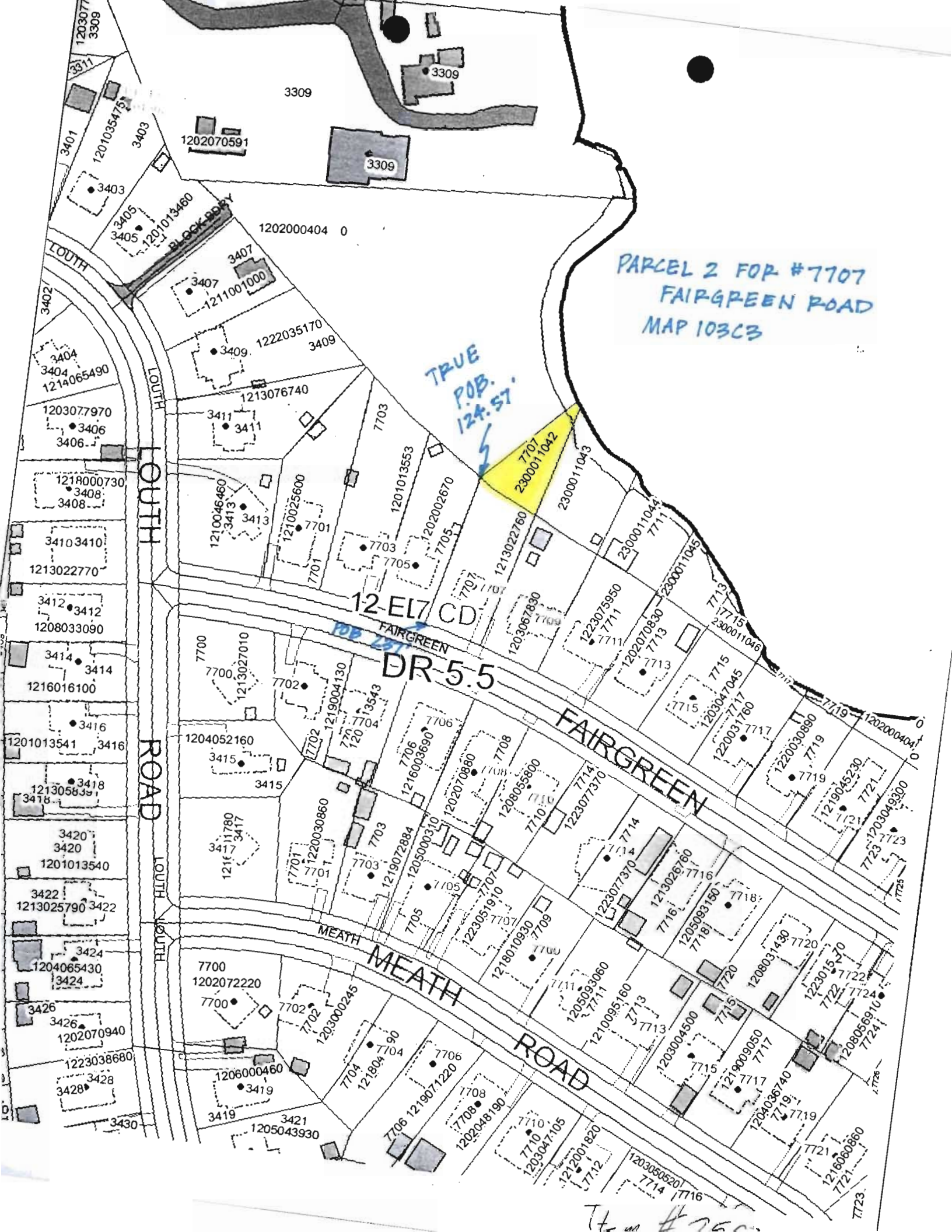
Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 12 Account Number - 2300011042



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



PARCEL 2 FOR #7707
FAIRGREEN ROAD
MAP 103C3

TRUE
P.O.B.
124.57

12-EL7 CD
DR-5.5

FAIRGREEN

MEATH
ROAD

LOUTH
ROAD

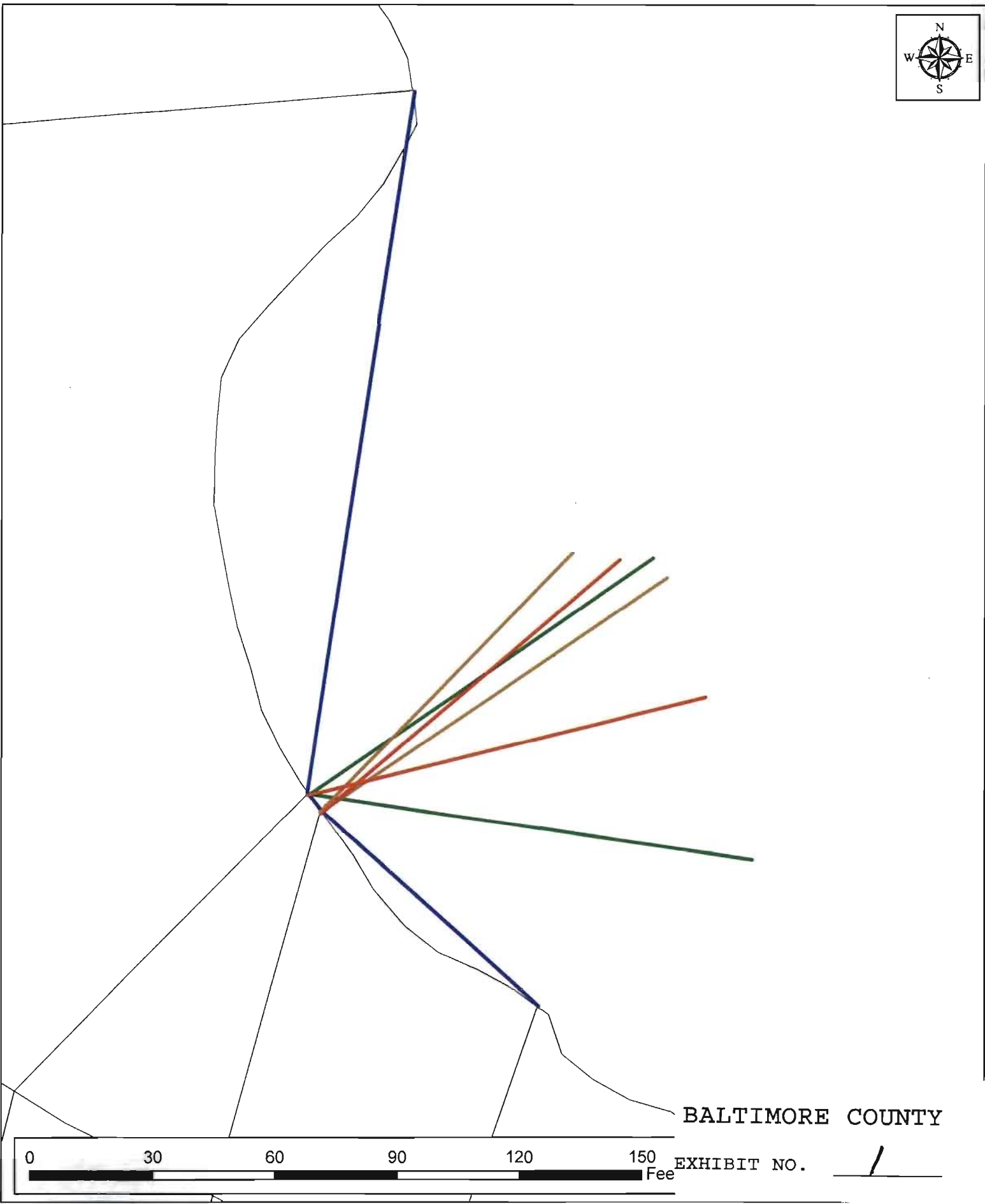


Case No.: 08-250-A

County Exhibits

No. 1	Baltimore County's Divisional line PLAT
No. 2	Aerial GIS MAP with Divisional Lines Transposed
No. 3	
No. 4	
No. 5	
No. 6	
No. 7	
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	

7707 Fairgreen Road



BALTIMORE COUNTY



EXHIBIT NO. 1

Aerial photography flown April 2005. The cadastral information on this plot was compiled from existing deed information, and is not to be considered authoritative. Map created by the Baltimore County Department of Recreation and Parks, October 2007.



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

Timothy Kotroco
TIMOTHY M. KOTROCO
DIRECTOR

BUILDING PERMIT

John R. Reisinger
JOHN R. REISINGER
BUILDINGS ENGINEER

PERMIT #: B631628 CONTROL #: WF DIST: 12 PREC: 01
DATE ISSUED: 07/13/2006 TAX ACCOUNT #: 2400012767 CLASS: 04

PLANS: CONST PLOT 4 R PLAT DATA ELEC NO PLUM NO
LOCATION: 7709 FAIRGREEN RD
SUBDIVISION: 7 DUNDALK

OWNERS INFORMATION

NAME: FREEMAN, KENNETH & BEBORAH
ADDR: 7709 FAIRGREEN RD

THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE

TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: INSTALL 4 MOORING PILES AND BOAT LIFT ON
BULL NECK CREEK. ARMY CORPS AND STATE PERMITS
MAY BE REQUIRED FOR THIS CONSTRUCTION. THIS
PERMIT IS NOT AN APPROVAL OF EX PIER.

BLDG. CODE:

RESIDENTIAL CATEGORY:

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & PILING & BOAT LIFT

EXISTING USE: SFD

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: OTHER - RESIDENTIAL

FOUNDATION:

BASEMENT:

SEWAGE: PUBLIC EXIST

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 49.00 X

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 27' / NC

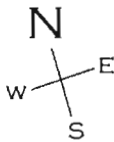
SIDE STR SETB:

REAR SETB: NC

PROTESTANT' S

EXHIBIT NO. 1

Karen RM G21
extended to 7/13/08



STARR
MARINA
20'

MERRITT PARK
400'
OPPOSITE SHORE

LOT 17/17A
LIBER 22592 FOLIO 0193
TAX ID 2400012767
DISTRICT 12/PREC 1
ZONING DR 5.5
MAY 15, 2006

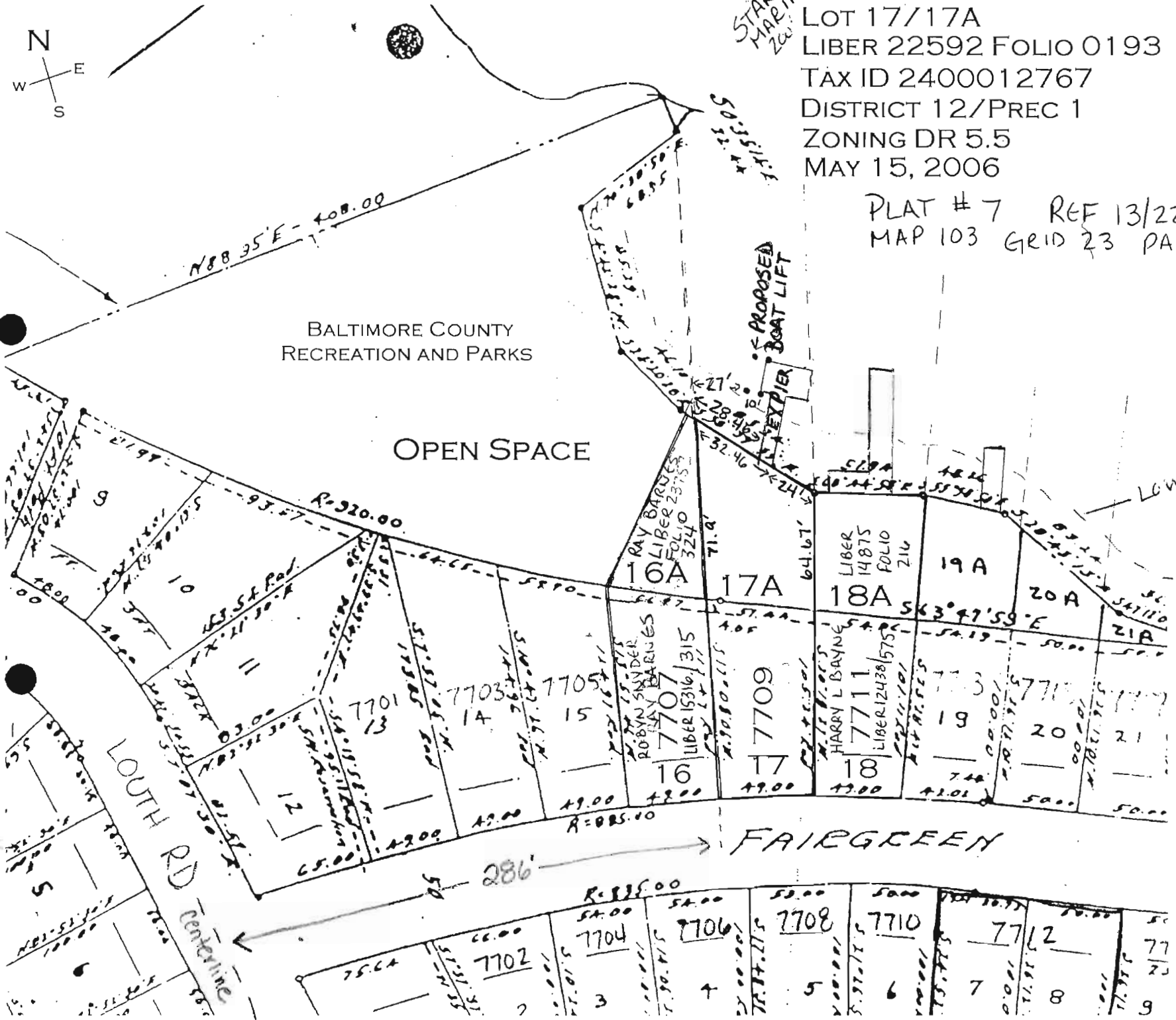
PLAT # 7 REF 13/22
MAP 103 GRID 23 PARCEL 449

BALTIMORE COUNTY
RECREATION AND PARKS

OPEN SPACE

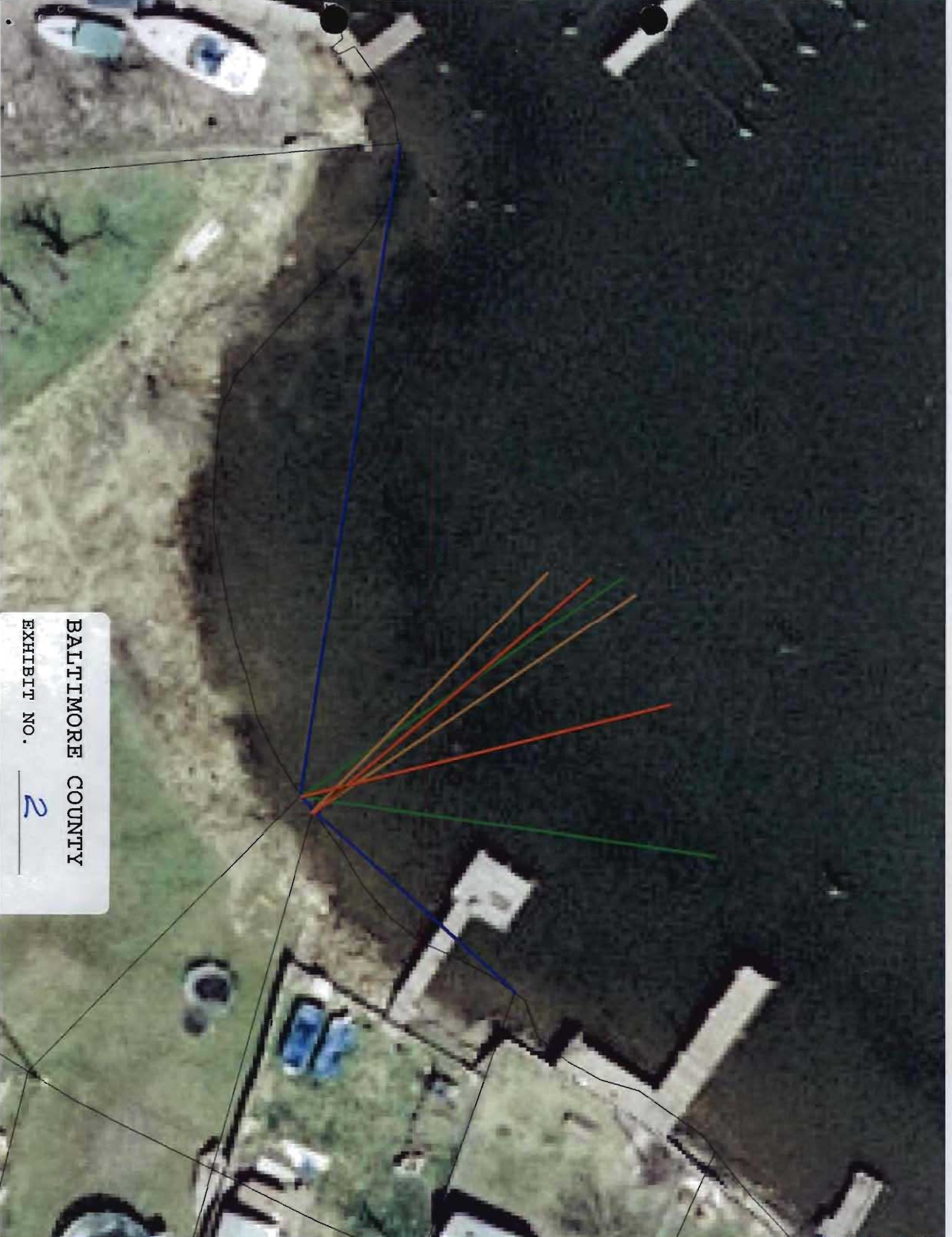
PROPOSED
BOAT LIFT

LOW TIDE LINE



FAIRGREEN

LOUTH RD
Centerline



County 2

BALTIMORE COUNTY
EXHIBIT NO. 2

Case No.: 08-250-A 7707 FAIRGREEN ROAD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SUBDIVISION OF DUNDALK	Permit ISSUED to Extend Pier
No. 2	COURT CASE DECREE DEED	
No. 3	GIS MAP	
No. 4	Aerial View	
No. 5	Red Line Amended Plan	
No. 6	Photo's - Existing Conditions.	
No. 7	Records of Purchase by Mr. Barnes fiancée	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

0014879 630

0014879

630

After Recording Please Return To:

Thomas P. Dore, Esquire
Covahey & Boozer, P.A.
606 Baltimore Ave., Suite #302
Towson, Md. 21204

THIS QUITCLAIM DEED, Made this 11th day of December,

2000 by and between BALTIMORE COUNTY, MARYLAND, a body
corporate and politic, party of the first part; and Robin A. Snyder, of
Baltimore County, State of Maryland, party of the second part.

WHEREAS, Baltimore County, Maryland is the fee simple record
title owner of the hereinafter described property by virtue of a deed dated
October 1, 1955 from The Dundalk Company to Baltimore County,
Maryland, said deed being recorded in the Land Records of Baltimore
County in Liber 2923, folio 504; and

WHEREAS, pursuant to the Decree of the Circuit Court for
Baltimore County in Case No. C-00-5046 consolidated with Case No. 99-
5043 and No. 00-2735 entered into on June 1, 2000, a copy of which is
attached hereto as Exhibit 1, the hereinafter property was sold unto the
party of the second part at and for the price of Two Thousand Four
Hundred Thirty Eight. Dollars (\$2,438.00); and

WHEREAS, the said party of the second part having paid
BALTIMORE COUNTY, MARYLAND the sum of Two Thousand Four
Hundred Thirty Eight (Dollars) (\$2,438.00) and other good and valuable
consideration, receipt of which is hereby acknowledged, BALTIMORE

PETITIONER'S

COUNTY, MARYLAND does grant, release, assign, convey and quitclaim unto Robin A. Snyder, her personal representative and assigns, in fee simple, all that parcel of land situate and lying and being in the Twelfth (12th) Election District of Baltimore County, State of Maryland, containing two thousand four hundred thirty eight (2,438) sq. ft., more or less, and being more particularly described in the parcel description attached hereto as Exhibit 2 and depicted in the location survey attached hereto as Exhibit 3 and which are made a part of this deed;

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging to or thereunto 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 and to the proper uses and benefit of said Grantee, her personal representative or assigns in fee simple.

AS WITNESS the Corporate Seal of Baltimore County, Maryland and the signature of John M. Wasilisin, County Administrative Officer of Baltimore County.

AS WITNESS:

Donna Morrison

BALTIMORE COUNTY, MARYLAND,
GRANTOR

By: John M. Wasilisin (SEAL)
John M. Wasilisin
County Administrative Officer.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 11 day of December, 2000,
before me, the subscriber, a Notary Public, personally appeared John M.
Wasilisin, County Administrative Officer, and he acknowledged the
foregoing Deed to be the act of said body corporate and politic, and IN
MY PRESENCE SIGNED AND SEALED THE SAME.

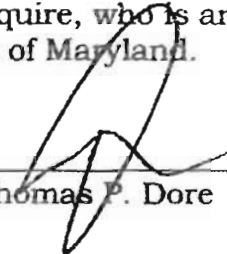
AS WITNESS my hand and Notarial Seal.


Notary Public

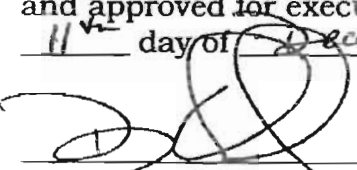
My Commission Expires:

6-1-04

This is to certify that the within instrument was prepared under
the supervision of Thomas P. Dore, Esquire, who is an attorney admitted
to practice before the Court of Appeals of Maryland.


Thomas P. Dore

Reviewed as to form and sufficiency
and approved for execution this
11th day of December, 2000.


Attorney for Grantor

eyb000711

FRANCIS J. BRENNAN, et al

Plaintiff

v.

BALTIMORE COUNTY, MD.

Defendant

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

CASE NO. 99-5043

* * * * *

KENNETH R. FREEMAN, et al

Plaintiff

v.

BALTIMORE COUNTY, MD.

Defendant

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

CASE NO. 00-2735

* * * * *

ROBIN A. SNYDER

Plaintiff

v.

BALTIMORE COUNTY, MD.

Defendant

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

CASE NO. C-00-5046

* * * * *

Consent DECREE

These consolidated actions having come before this Court on the 1st day of June
2000, and the Court having determined the following:

1. All of the Party Plaintiffs to these consolidated actions are the record owners of certain

at: Dong
Brennan decree

parcels of real property located in Baltimore County, Maryland, according to the schedule set out in Exhibit A, which is attached hereto and incorporated herein by reference;

2. Located immediately to the northeast of and contiguous to each of the Party Plaintiffs' respective properties, as set out in Exhibit A, and immediately southwest of and touching the body of water known as "Bullneck Creek," lies a parcel of real property, titled in the name of the Defendant, Baltimore County, pursuant to a deed from The Dundalk Company dated October 1, 1955, and recorded among the land records of Baltimore County at Liber 2923, folio 504, and designated as "Reserved Area" in Plat No. 7 of Dundalk, recorded among the land records of Baltimore County in C.H.K. 13-22 (hereinafter the "disputed property");

3. Each of the Party Plaintiffs claim that they, or together with their predecessors in title, have adversely used and possessed that portion of the disputed property that is depicted on the survey being prepared by Frank Lee, 219 Chesaco Avenue, Baltimore 21237, a duly registered surveyor in the State of Maryland, which, upon completion, shall be attached to this Decree as Exhibit B by a supplemental order filed with this Court. Each Party Plaintiff claims that their use and possession of their respective portion of the disputed property has been actual, visible, open, notorious, exclusive, hostile and continuous for a period in excess of twenty years prior to the institution of their respective action against the Defendant;

4. Each of the parties to this action, by their respective counsel, have advised this Court of the parties' unanimous desire to settle this controversy in order to avoid the time and expense of litigation and to achieve a result that is fair to all parties.

Accordingly, this Court adopts the settlement proposal submitted by the parties and enters the following decree:

A. That, within 30 days of this Order, as supplemented by the attachment of the survey plat to be completed by Frank Lee, Baltimore County shall convey, by quit claim deed, to each of the

Party Plaintiffs, the respective parcel of property allocated to each Party Plaintiff in Exhibit A, for a consideration equal to one dollar (\$1.00) per square foot;

B. That prior to execution and delivery of each quit claim deed to each Party Plaintiff(s), Baltimore County shall be provided with (1) a certified or cashier's check for the stated consideration, and (2) proof that payment has been made to the surveyor, Frank Lee, for that respective Party Plaintiff's share of the survey and plat preparation cost, which is \$300 per lot owner(s);

C. That within 180 calendar days of this Order, each Party Plaintiff shall, at their own cost and expense, complete the required action concerning their respective portion of the disputed lot as set forth in Exhibit C in order to obtain compliance with Baltimore County code provisions;

D. Costs of all deed preparations, recording costs, transfer taxes and appraisals (including appraisals by the Defendant), and other costs associated with the conveyances shall be the responsibility of each Party Plaintiff, on a pro rata basis determined by the total square foot area of the parcel being acquired from the Defendant pursuant to this Order;

E. Each Party Plaintiff shall bear their own costs of this suit, including attorneys fees; and

F. Upon completion of all conveyances, and satisfaction of costs responsibility required by this Order, counsel in each action shall jointly so advise the Court.

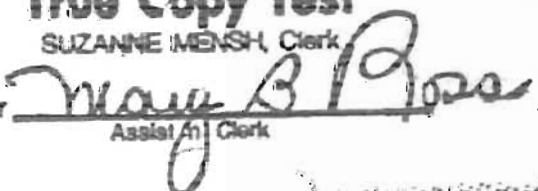
IT IS SO ORDERED this 1st day of June, 2000.


Judge, Circuit Court for Baltimore County

cc: Clerk of the Court
All Counsel of Record

True Copy Test
SUZANNE MENSCH, Clerk

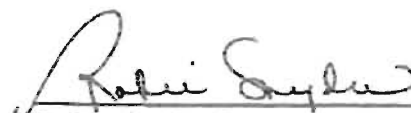
Per


Assistant Clerk

x-Doug
thompson

EXHIBIT A

The party Plaintiffs, by their signatures affixed hereunder, hereby consent to the terms of the Consent Decree to which this Exhibit is a part:



Robin A. Snyder
7707 Fairgreen Road (Lot 16A)
Baltimore, MD 21222

Kenneth R. Freeman
7709 Fairgreen Road (Lot 17A)
Baltimore, MD 21222

Deborah A. Freeman
7709 Fairgreen Road (Lot 17A)
Baltimore, MD 21222

Harry L. Bayne, II
7711 Fairgreen Road (Lot 18A)
Baltimore, MD 21222

Edward M. Bruce
7713 Fairgreen Road (Lot 19A)
Baltimore, MD 21222



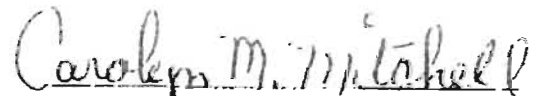
David O. Middelbach
 7715 Fairgreen Road (Lot 20A)
 Baltimore, MD 21222



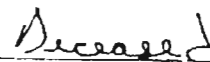
Paul W. Dillon
 7717 Fairgreen Road (Lot 21A)
 Baltimore, MD 21222



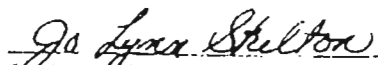
Deborah A. Dillon
 7717 Fairgreen Road (Lot 21A)
 Baltimore, MD 21222



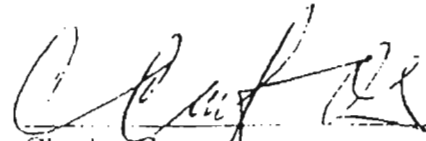
Carolyn Margaret Mitchell
 7719 Fairgreen Road (Lot 22A)
 Baltimore, MD 21222



Dennis R. Skelton
 7721 Fairgreen Road (Lot 23A)
 Baltimore, MD 21222



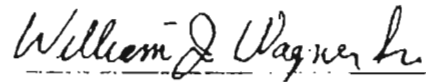
Jo Lynn Skelton
 7721 Fairgreen Road (Lot 23A)
 Baltimore, MD 21222



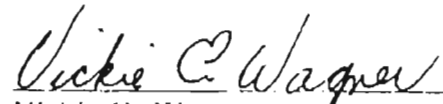
Charles Cooperman
7723 Fairgreen Road (Lot 24A)
Baltimore, MD 21222



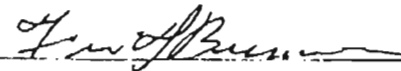
Betty L. Krakowiak
7727 Fairgreen Road (Lot 25A and
Lot 26A)
Baltimore, MD 21222



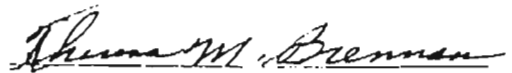
William J. Wagner, Sr.
7729 Fairgreen Road (Lot 27A)
Baltimore, MD 21222



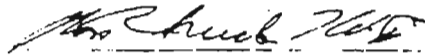
Vickie E. Wagner
7729 Fairgreen Road (Lot 27A)
Baltimore, MD 21222

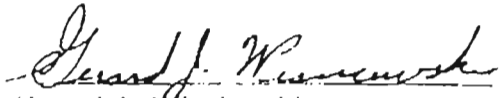


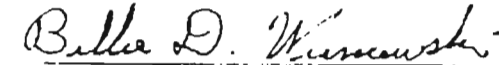
Francis J. Brennan
7731 Fairgreen Road (Lot 28A)
Baltimore, MD 21222

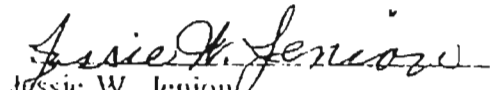


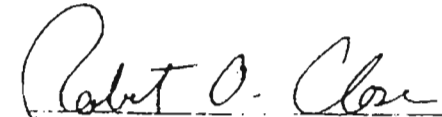
Theresa M. Brennan
7731 Fairgreen Road (Lot 28A)
Baltimore, MD 21222

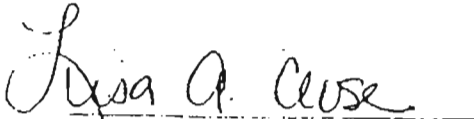

 Stanley Chuck Holstein
 7733 Fairgreen Road (Lot 29A)
 Baltimore, MD 21222


 Gerard J. Wisniewski
 7735 Fairgreen Road (Lot 30A)
 Baltimore, MD 21222


 Billie D. Wisniewski
 7735 Fairgreen Road (Lot 30A)
 Baltimore, MD 21222


 Jessie W. Jenion
 7737 Fairgreen Road (Lot 31A)
 Baltimore, MD 21222


 Robert O. Close
 7739 Fairgreen Road (Lot 32A)
 Baltimore, MD 21222


 Lisa A. Close
 7739 Fairgreen Road (Lot 32A)
 Baltimore, MD 21222

0014879 640

Michael Fouts

Michael Fouts
7741 Fairgreen Road (Lot 33A)
Baltimore, MD 21222

Edward C. Morris
~~*Edward Morris*~~

Edward Morris
7734 Fairgreen Road (Lot 34A)
Baltimore, MD 21222

Deborah Morris

Deborah Morris
7734 Fairgreen Road (Lot 34A)
Baltimore, MD 21222

A Document Filed With

EXHIBIT B

Survey and Plat of Reserved Area in Plat No. 7 of Dundalk, to create Lots 16A through 34A, inclusive, to be prepared by Frank Lee, 219 Chesaco Avenue, Baltimore, Maryland 21237, and submitted to the Court for inclusion by supplemental order.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 30, 2000

Douglas N. Silber, Esq.
Assistant County Attorney
Office of Law
400 Washington Avenue
Towson, Maryland 21204

Dear Mr. Silber:

I am in receipt of your letter, dated October 6, 2000, in which you request confirmation that the proposed subdivision of Parcel "A" Plat No. 7 of Dundalk is exempt from certain requirements of the subdivision regulations of Baltimore County

The subdivision is subject to §26-171(a) of the Subdivision Regulations. Specifically, §26-171 (a) (4) provides: "The subdivision of property pursuant to court order, a will or the laws of intestate succession."

You have provided to me a copy of the court order. As a result, the instant subdivision is exempt from division 2 of Article 26 of the Baltimore County Code. It is not exempt from Division 3, 4, and 5, as is compliance with the applicable zoning regulations.

We have reviewed the plan, and it comports with all applicable development and zoning regulations. The limited exemption is approved.

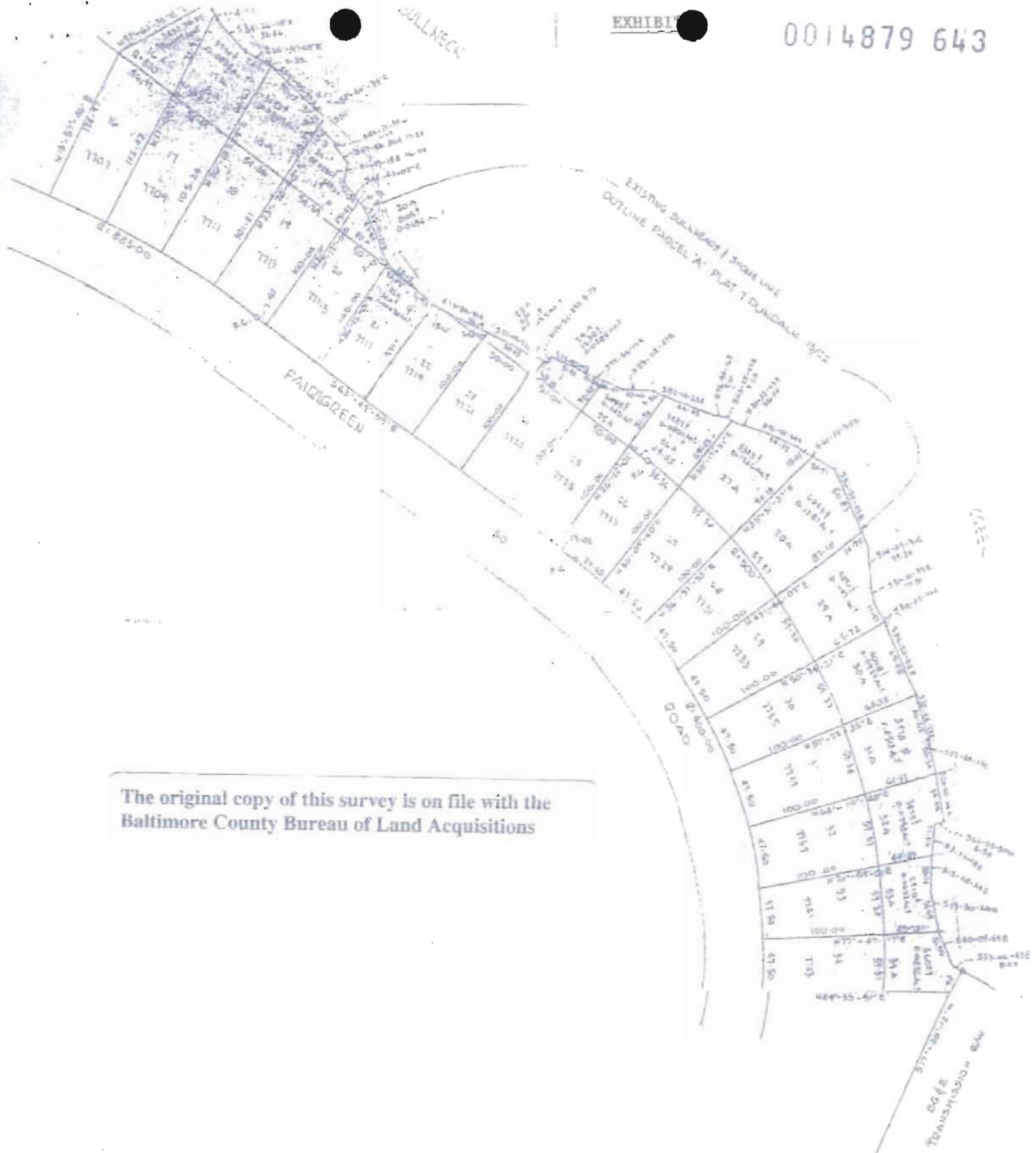
Should you require further clarification, please let me know.

Sincerely,

Arnold Jablon
Arnold Jablon
Director

c: Donald Rascoe





The original copy of this survey is on file with the
Baltimore County Bureau of Land Acquisitions

SUBDIVISION OF PART OF PARCEL A' PLAT T DU UDALK 13-22
12TH DISTRICT BALTIMORE CO., MARYLAND ID
SCALE 1" = 50' DATE 7-26 00



EXHIBIT C TO CONSENT DECREE

The following schedule sets forth current violations of Baltimore County code provisions. The required corrective action is listed. In each case where reference is made to obtaining a permit, a Baltimore County building permit may be applied for at the Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204. Compliance will be reviewed and determined by the Baltimore County Department of Environmental Protection and Resource Management (DEPRM). This schedule addresses only Baltimore County compliance issues. For questions or to schedule an inspection, contact the EIR Section of DEPRM at 410-887-3980.

<u>PROPERTY</u>	<u>DEFICIENCY/RESOLUTION</u>
7707 Fairgreen (Lot 16)	No issues currently
7709 Fairgreen (Lot 17)	36' x 5' pier — obtain permit or remove
7711 Fairgreen (Lot 18)	Existing 8' x 50' pier — obtain permit or remove; Over-water 10' x 26' deck and related awning — remove as not permissible
7713 Fairgreen (Lot 19)	Remove brush that has been dumped at shoreline; Homemade wood boat ramp — remove; 4' x 41' pier — obtain permit or remove
7715 Fairgreen (Lot 20)	No issues currently
7717 Fairgreen (Lot 21)	No issues currently
7719 Fairgreen (Lot 22)	Existing 3' x 35' pier with 8' x 20' "T" — obtain permit or remove
7721 Fairgreen (Lot 23)	Remnants of old pier — remove
7723 Fairgreen (Lot 24)	Metal "portable" pier — obtain permit or remove
7725 Fairgreen (Lot 25)	3' wide pier — obtain permit or remove
7727 Fairgreen (Lot 26)	Wood boat ramp on land — remove; Deteriorated pier 3' x ____ — remove

EXHIBIT C to Consent Decree
Page Two of Two

PROPERTYDEFICIENCY/RESOLUTION

7729 Fairgreen (Lot 27)	Pier with boat lift — obtain permit or remove
7731 Fairgreen (Lot 28)	No issues currently
7733 Fairgreen (Lot 29)	Existing 6' x 96' pier with two finger piers — remove one finger pier; Obtain permit for remaining sections or remove
7735 Fairgreen (Lot 30)	No issues currently
7737 Fairgreen (Lot 31)	No issues currently
7739 Fairgreen (Lot 32)	Existing figure four shaped pier — obtain permit or remove
7741 Fairgreen (Lot 33)	No issues currently
7743 Fairgreen (Lot 34)	No issues currently

END

0014879 646

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Ba H Co

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)

1	Type(s) of Instruments	☒ Deed ☐ Mortgage ☐ Other ☐ Other				IMPD SURF \$ 5.00 RECORDING FEE 28.00 RECORDATION T 12.38 RI TAX STATE 12.19 TOTAL 49.69	
2	Conveyance Type	☒ Improved Sale ☐ Arms-Length (1)	☐ Unimproved Sale ☐ Arms-Length (2)	☐ Multiple Accounts ☐ Arms-Length (3)	☐ Not an Arms-Length Sale (9)	REG 2405 SN 1 BC Dec 21, 2008 03:55 PM	
3	Tax Exemptions (If Applicable)	☐ Recordation ☐ State Transfer ☐ County Transfer					
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ 2438.00 Any New Mortgage \$ Balance of Existing Mortgage \$ Other \$ Other \$ Full Cash Value \$ 2438.00				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 Recording Charge \$ 20.00 Surcharge \$ 5.00 State Recordation Tax \$ State Transfer Tax \$ County Transfer Tax \$ Other \$ Other \$				Doc. 1 Doc. 2 Agent: <u>gm</u> Tax Bill: <u>20.00</u> C.B. Credit: <u>12.19</u> Ag. Tax/Other: <u>12.19</u>	
6	Description of Property	District	Property Tax ID No. (P)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	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).	12	00200404	2923/504			
		Subdivision Name		Lot (3a) Block (3b) Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)	
		<u>700001K</u>		<u>KOA</u>	<u>13-22</u>	<u>2438 sq/ft</u>	
		Location/Address of Property Being Conveyed (2)					
		Other Property Identifiers (if applicable)					
		Water Meter Account No.					
		Residential ☒ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount:					
		Partial Conveyance? ☒ Yes ☐ No Description/Ann. of SqFt/Acreage Transferred: <u>2438 sq. feet</u>					
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Name(s)	
		<u>Ba H. County</u>					
		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)	
		<u>Robin A Snyder</u>					
		New Owner's (Grantee) Mailing Address					
		<u>7707 Fairgreen Rd. Ba H. MD 21222</u>					
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				Return to Contact Person	
		Name: <u>Ba H. County</u>				☒ Hold for Pickup	
		Firm: <u>Land Acq.</u>				☐ Return Address Provided	
		Address: <u>COB</u>					
		Phone: ()					
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER ☒ 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		Trans. Process Verification	
		Transfer Number: 19		Date Received: 19		Deed Reference: Assigned Property No.	
		Year	Map	Zone	Grid	Plot	Block
		Land	Zone	Zone	Grid	Plot	Lot
		Buildings	Use	Parcel	Section	Section	Occ. Co.
		Total	Town Cd	Ex. St.	Ex. Cd.	Ex. Cd.	
		REMARKS:					



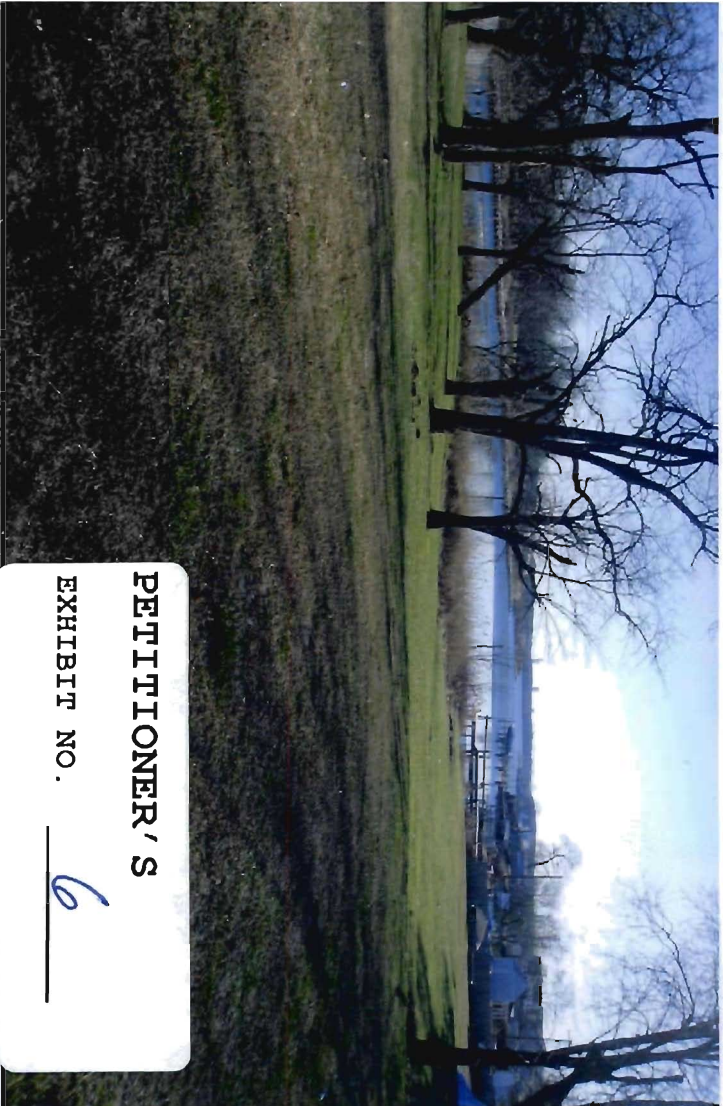
PETITIONER' S

EXHIBIT NO. 4

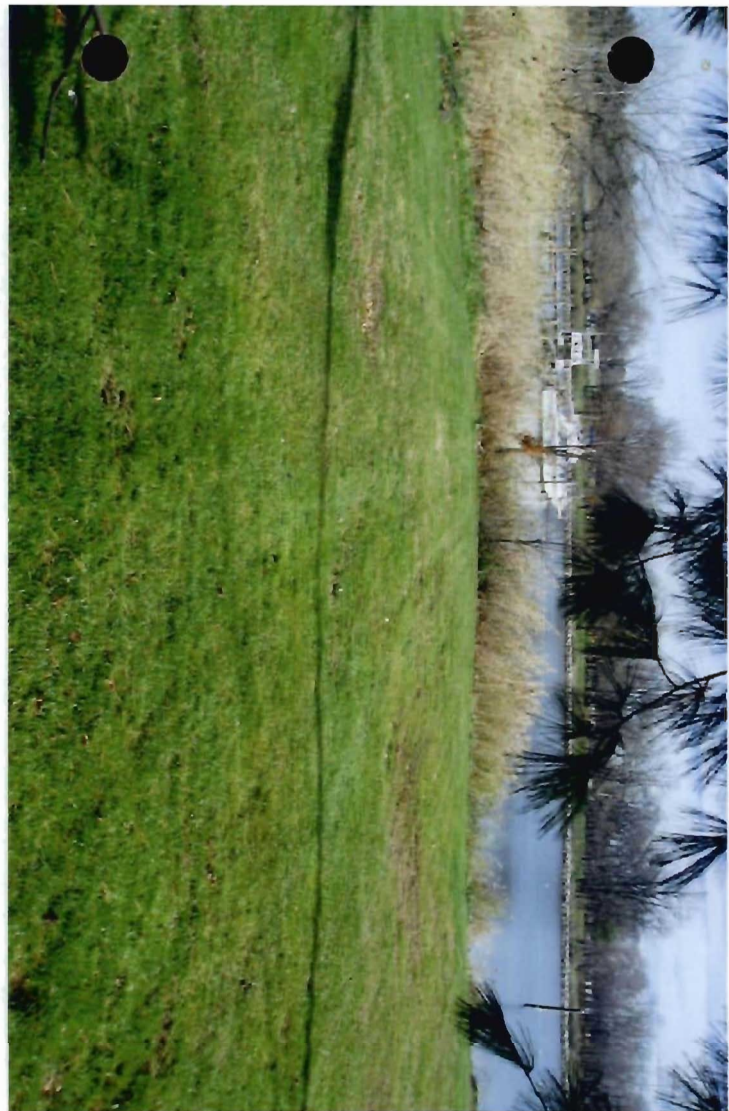
PETITIONER'S

EXHIBIT NO. _____

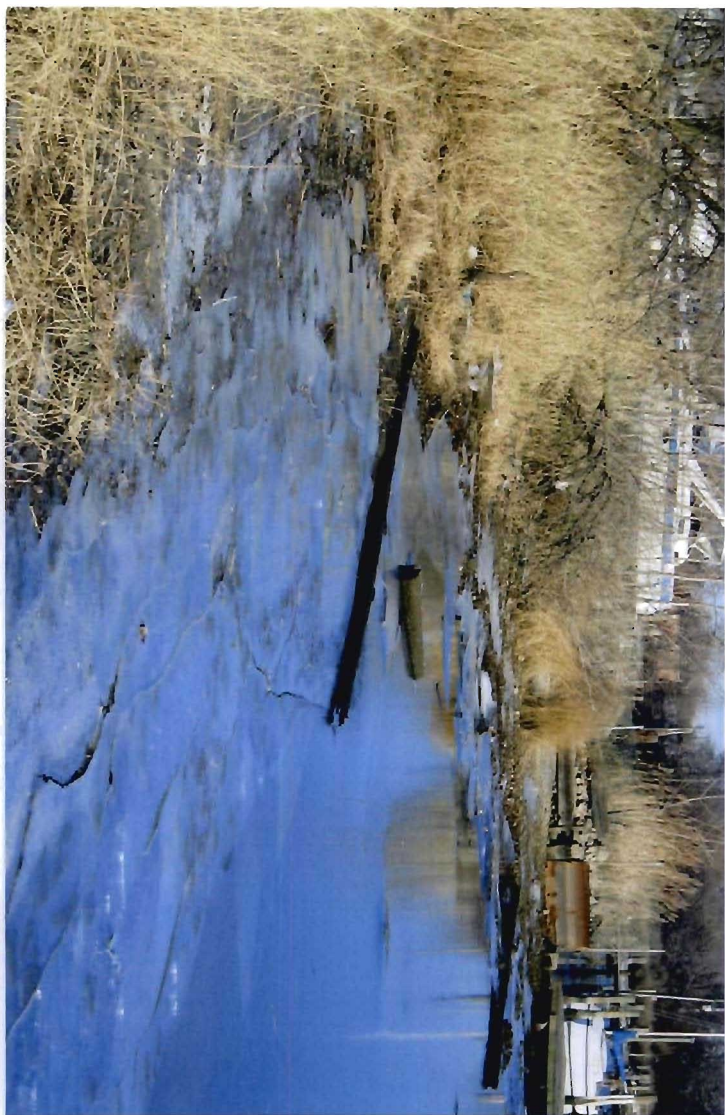
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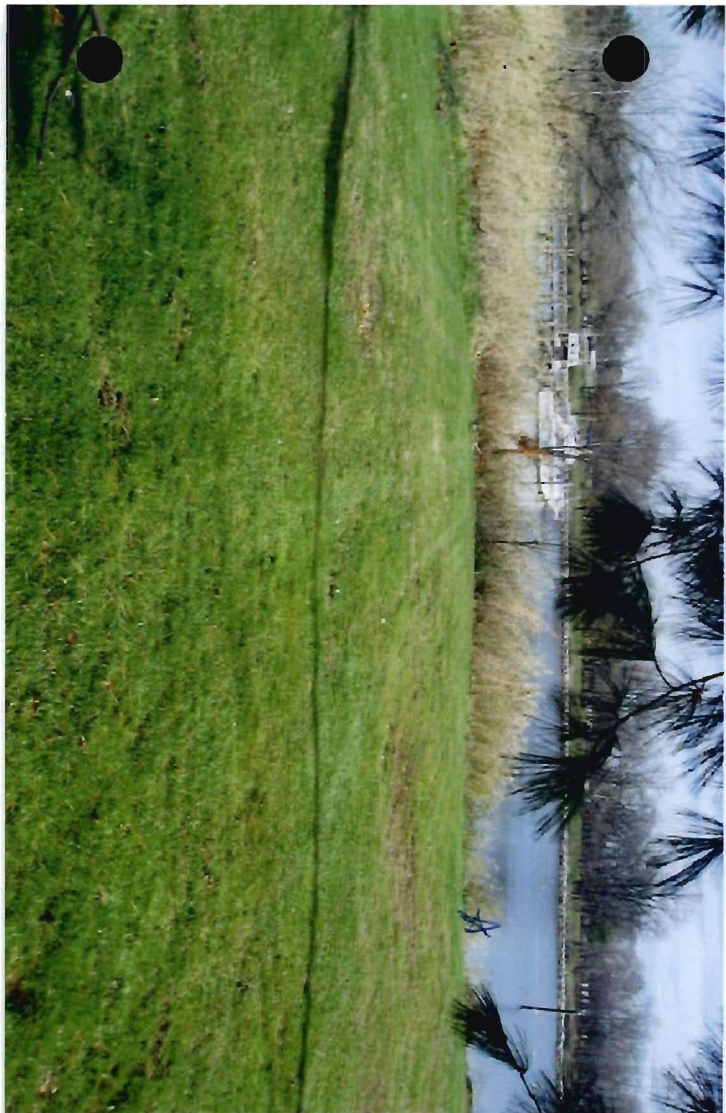


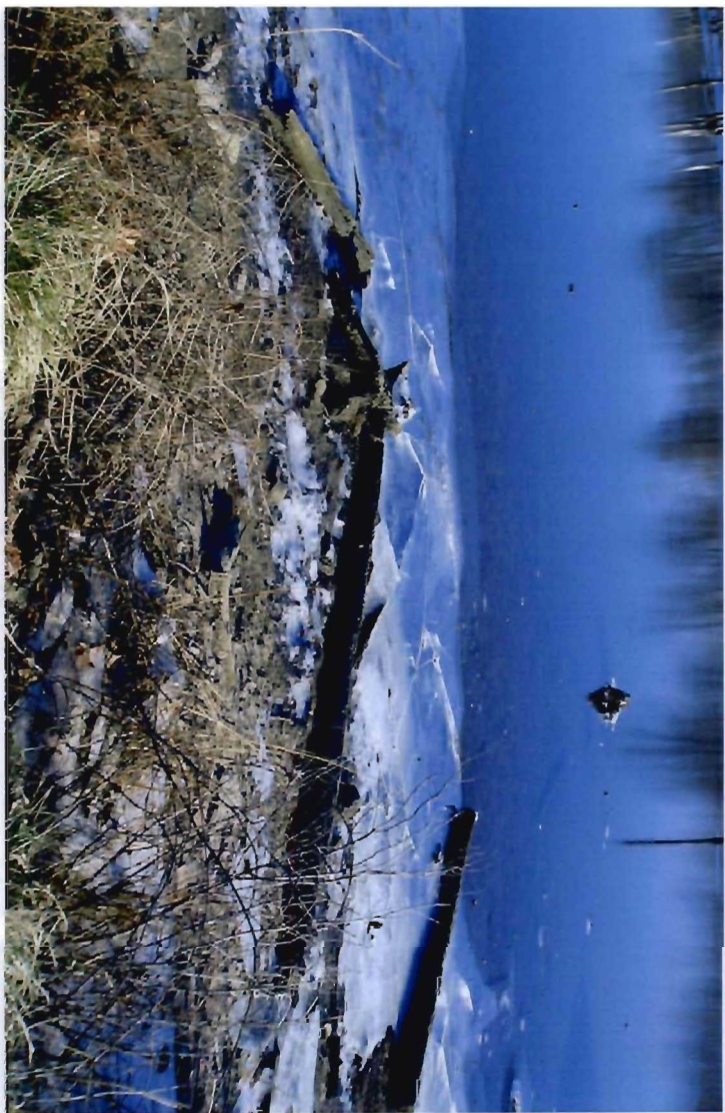


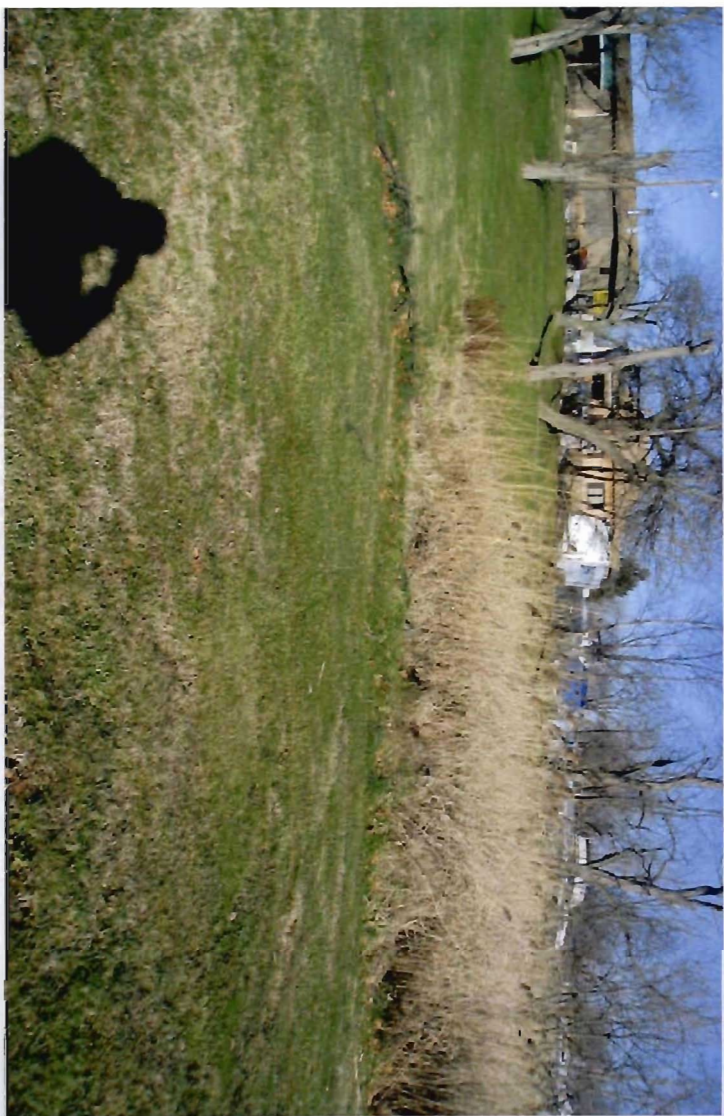














Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 12 Account Number - 2300011042

Owner Information

Owner Name: BARNES RAYMOND J **Use:** RESIDENTIAL
Mailing Address: 3494 LOGANVILLE DR **Principal Residence:** NO
 BALTIMORE MD 21222 **Deed Reference:** 1) /23752/ 324
 2)

Location & Structure Information

Premises Address **Legal Description**
 7707 FAIRGREEN RD .0559 AC
 NSR FAIRGREEN RD
 DUNDALK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
103	23	449			B		16A	3	Plat Ref: 13/ 22

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		2,438.00 SF	04
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	600	600		
Improvements:	0	0		
Total:	600	600	600	600
Preferential Land:	0	0	0	0

Transfer Information

Seller: SNYDER ROBIN A	Date: 04/27/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /23752/ 324	Deed2:
Seller: BALTIMORE COUNTY MD	Date: 12/21/2000	Price: \$2,438
Type: UNIMPROVED ARMS-LENGTH	Deed1: /14879/ 630	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 *

PETITIONER' S

EXHIBIT NO. 7

Property Tax No. 2300011042
Property Address: .0559 ac Fairgreen Road
Baltimore, MD 21222

NO CONSIDERATION/NO TITLE EXAMINATION

THIS DEED, made this 14th day of February, 2006, by and between **Robin A. Snyder**, of the State of Maryland, party of the first part, and **Raymond J. Barnes**, party of the second part.

WITNESSETH, that in consideration of the sum of Zero Dollars (\$0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part doth grant and convey to the said party of the second part, his personal representatives and assigns, in fee simple, all that parcel of ground situate in the State of Maryland, County of Baltimore and described as follows, that is to say:

See Exhibit A – Description attached.

BEING the same lot of ground which by deed dated December 11, 2000, and recorded among the Land Records of Baltimore County in Liber No. 14879, folio 630, was granted and conveyed by Baltimore County, Maryland, a body corporate and politic, to Robin A. Snyder, the grantor(s) herein.

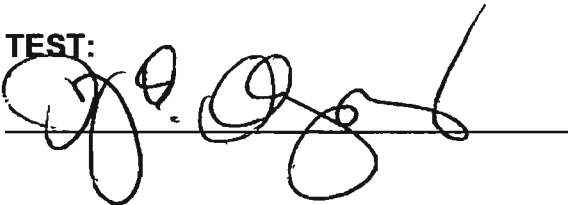
TOGETHER with the building thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

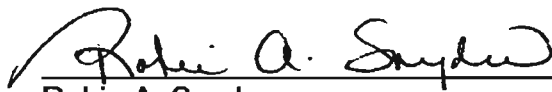
TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, his personal representatives and assigns, in fee simple.

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

WITNESS the hand(s) and seal(s) of the said grantor(s).

TEST:

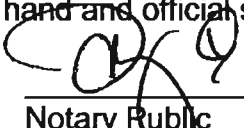


 (SEAL)
Robin A. Snyder

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

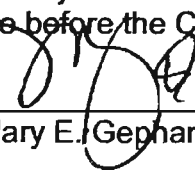
I hereby certify that on this 14th day of February, 2006, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Robin A. Snyder**, known to me (or satisfactorily proven) to be the persons whose name(s) is/are subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

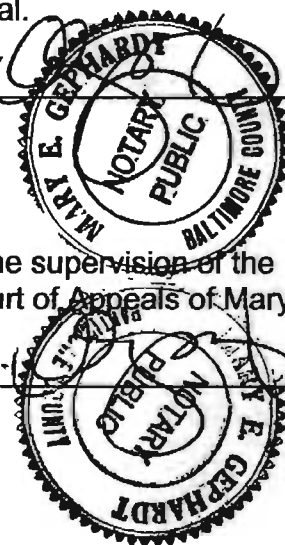
In Witness Whereof, I hereunto set my hand and official seal.


Notary Public

My Commission expires: 10/1/08

This is to certify that this Deed was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Mary E. Gephardt



SCHEDULE A – DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot No. 16A as shown on the
Subdivision of Part of Parcel A Plat 7 Dundalk 13-22 recorded among the Plat Records of
Baltimore County in Plat Book 13, page 22, consisting of .0559 acres, more or less.

**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
Robin A. Snyder

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 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

Robin A. Snyder

Name

Signature

**3b. Entity
Transferor**

Witness/Attest

Name of Entity

By

Name

Title

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTO CO.

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)

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.		THE ED SURE \$ 20.00 RECORDING FEE 20.00 TRANSFER TAX STATE 3.00 TOTAL 43.00 Ref # 2172 Blk # 5186 Apr 27, 2006 03:19 PM	
2	Conveyance Type Check Box	☒ Deed ☐ Improved Sale ☐ Arms-Length [1]	☐ Mortgage ☐ Lease ☐ Unimproved Sale ☐ Arms-Length [2]	☐ Other _____ ☐ Multiple Accounts ☐ Arms-Length [3]	☒ Not an Arms-Length Sale [9]
3	Tax Exemptions (if Applicable)	Recordation <u>FRIEND TO FRIEND</u> State Transfer County Transfer			
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ <u>0.00</u> Any New Mortgage \$ <u>0.00</u> Balance of Existing Mortgage \$ Other: <u>based on assessed = 600.00</u> Other: Full Cash Value: \$		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount - \$ Total Transfer Tax = \$ <u>9.00</u> Recordation Tax Consideration \$ X () per \$500 = \$ <u>5.00</u> TOTAL DUE \$	
5	Fees	Amount of Fees Recording Charge \$ <u>20.00</u> Surcharge \$ <u>20.00</u> State Recordation Tax \$ <u>5.00</u> State Transfer Tax \$ <u>3.00</u> County Transfer Tax \$ <u>9.00</u> Other \$ Other \$		Doc. 1 Doc. 2 Agent: <u>M</u> 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 <u>12</u> Property Tax ID No. (1) <u>23-00-011042</u> Grantor Liber/Folio <u>13/22</u> Map <u>103</u> Parcel No. <u>444</u> Var. LOG ☐ (5) Subdivision Name _____ Lot (3a) _____ Block (3b) _____ Sec/VAR (3c) _____ Plat Ref. _____ SqFt/Acreage (4) _____ Location/Address of Property Being Conveyed (2) _____ Other Property Identifiers (if applicable) _____ Water Meter Account No. _____ Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: _____ Partial Conveyance? ☐ Yes ☒ No Description/Am. of SqFt/Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: <u>N</u>			
7	Transferred From	Doc. 1 - Grantor(s) Name(s) <u>ROBINA SNYDER</u> Doc. 2 - Grantor(s) Name(s) _____ Doc. 1 - Owner(s) of Record, if Different from Grantor(s) _____ Doc. 2 - Owner(s) of Record, if Different from Grantor(s) _____			
8	Transferred To	Doc. 1 - Grantee(s) Name(s) <u>RAYMOND J. BARNES</u> Doc. 2 - Grantee(s) Name(s) _____ New Owner's (Grantee) Mailing Address <u>3444 LOGANVILLE DRIVE BALTO MD 21222</u>			
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: <u>MARY DEPHARDT</u> ☒ Return to Contact Person Firm: <u>809 EASTERN BLVD</u> ☐ Hold for Pickup Address: <u>BALTIMORE, MD 21224</u> ☐ Return Address Provided Phone: <u>(410) 667-2349</u>			
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER 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 ☐ Trans. Process Verification ☐ Number _____ Date Received _____ Deed Reference _____ Assigned Property No.: _____ Land _____ Map _____ Sub _____ Block _____ Easement _____ Zoning _____ Grid _____ Plat _____ Lot _____ Use _____ Parcel _____ Section _____ Sec. Cd. _____ Town Cd. _____ Ex. St. _____ Ex. Cd. _____			

BALTIMORE COUNTY

05/05/2006

PAID RECEIPT

While Clerk's Office
 Canary: SDAT
 Pink: (Office of Finance)
 Gold/Red: Proprietor
 AOC CC-300 (8/200)

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTO CO.

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)

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached. ☒ Deed ☐ Mortgage ☐ Other ☐ Other		THE FD SURE \$ 20.00 RECORDING FEE 20.00 TRANSFER TAX STATE 3.00 TOTAL 43.00																																																												
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9	Other Names to Be Indexed	New Owner's (Grantee) Mailing Address <u>3444 LOGANVILLE DRIVE BALTO MD 21222</u> 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: <u>MARY DEPHARDT</u> Firm: <u>809 EASTERN BLVD</u> Address: <u>BALTIMORE, MD 21224</u> Phone: <u>(410) 687-2249</u> ☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided																																																														
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER 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 ☐ Trans. Process Verification Date Received: <u>20</u> <u>20</u> <u>20</u> Geo. Map Sub Block Zoning Grid Plat Lot Use Parcel Section Doc. Cd. Town Cd. Ex. St. Ex. Cd.																																																														

~ LEGEND ~
Roads, Streets and other highways are shown on this Plat for the purpose of description only and not for the purpose of dedication.
Outline of Plat No. 7 shown thus: _____
The boundaries of streets and other highways, of lots and other parcels of land are shown by a solid line thus: _____
The boundaries of reservations except where they coincide with other boundaries are shown by short dashed lines thus: - - - - -
House setbacks are shown by long dashed lines thus: - - - - -
Block numbers shown thus: ②

PLAT NO. 7

DUNDALK

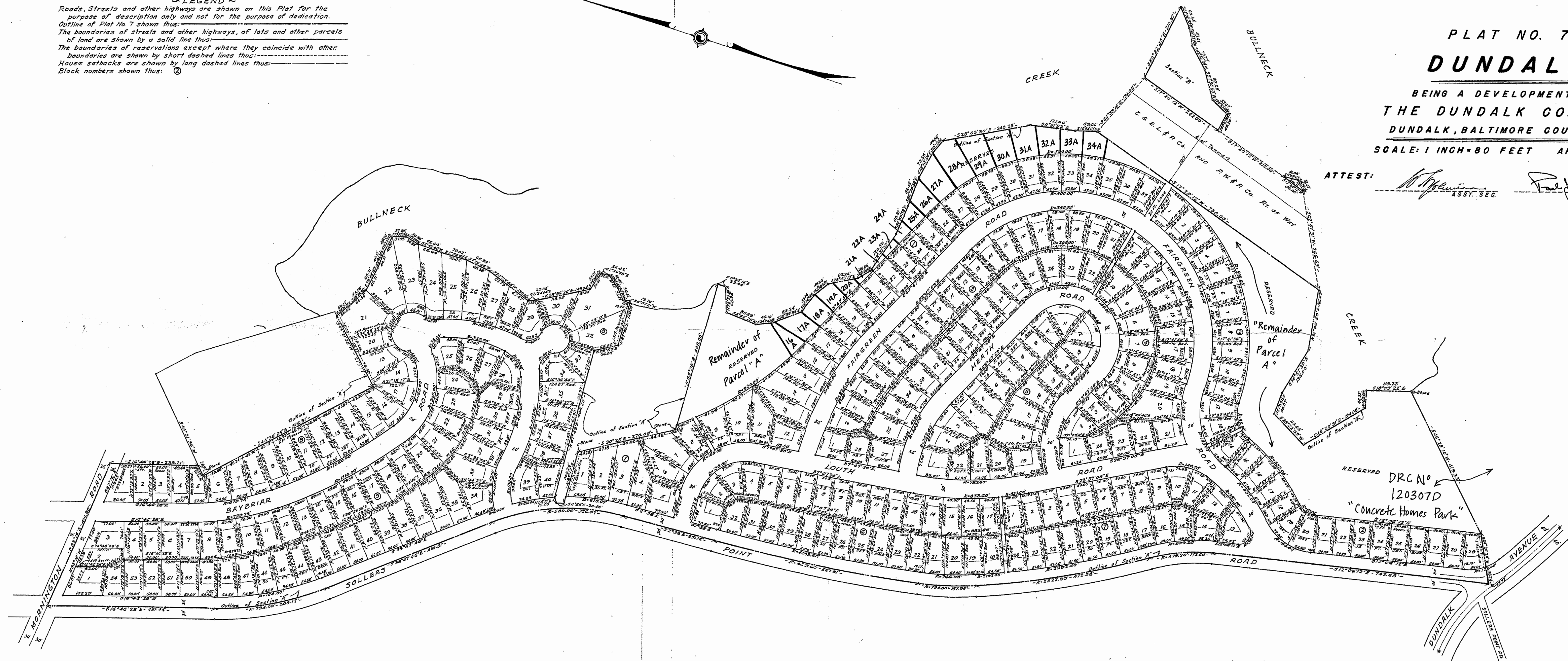
BEING A DEVELOPMENT OF
THE DUNDALK COMPANY
DUNDALK, BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 80 FEET APRIL 1942

ATTEST:

W. H. Hession
ASST. SEC.

Paul J. Gandy
VICE PRES.



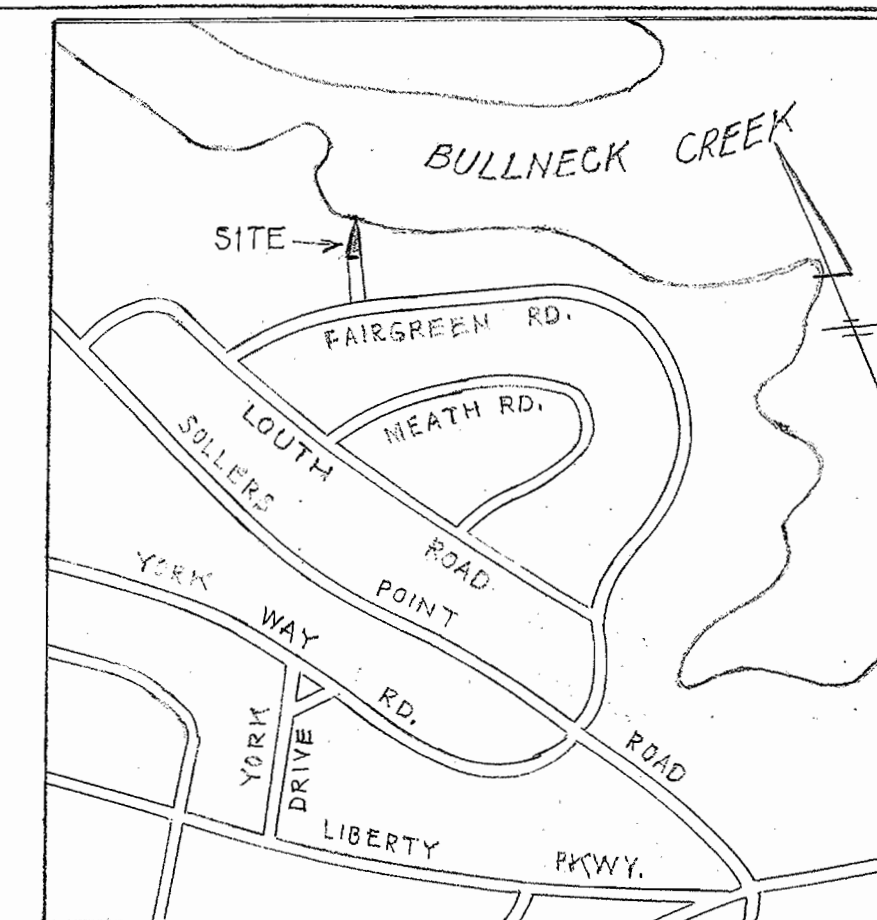
GEORGE WILLIAM STEPHENS, JUNIOR
AND ASSOCIATES
Engineers and Land Surveyors
TOWSON, MARYLAND

Approved as to alignment and location of streets: *Herman F. Meyer, Jr.*
ROAD ENGINEER OF BALTIMORE COUNTY, MD.

PETITIONER'S

EXHIBIT NO. 1

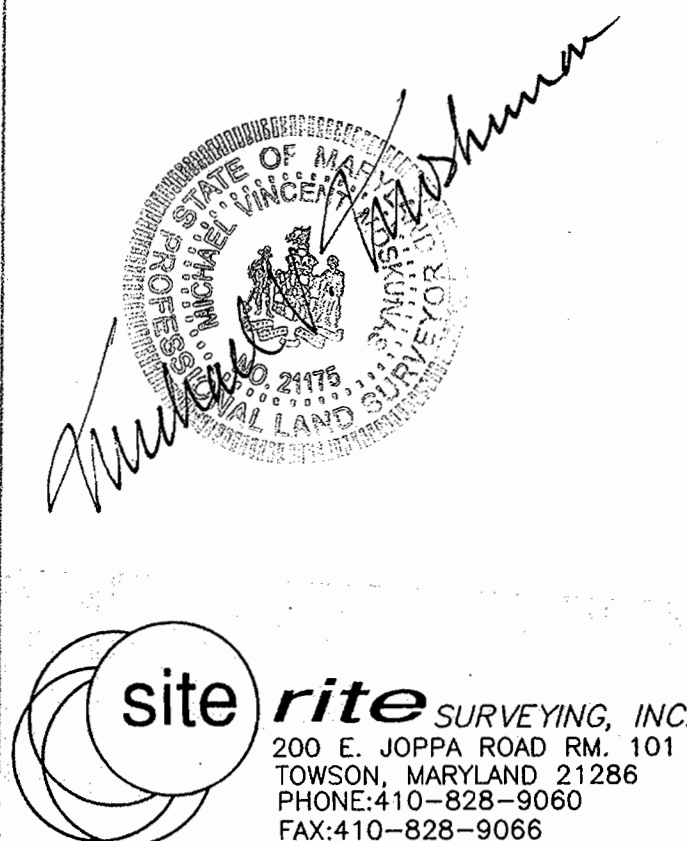
1. EXISTING ZONING: D.R.5.5 (103C3)
2. LOT AREA: 2438 S.F. / 0.0550 Ac ±
3. EXISTING USE: VACANT PARCEL ACQUIRED FROM BALTIMORE COUNTY
PROPOSED USE: PROPOSED PIER ON VACANT PARCEL
4. PUBLIC WATER AND SEWER ARE AVAILABLE TO SITE
5. NOT LOCATED IN AN HISTORIC DISTRICT
6. LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
7. FEMA MAPS DO NOT INCLUDE THE CONCRETE PARK HOMES AREA
COMMUNITY PANEL NOS. 240010 0420B AND 240010 0535B ZONE: "B"
8. PARCEL OF GROUND ACQUIRED BY QUIT CLAIM DEED BETWEEN
BALTIMORE COUNTY AND PREVIOUS LAND OWNER AS RECORDED IN DEED
14879/630 DATED DECEMBER 11, 2000



VICINITY MAP
SCALE: 1"=500'

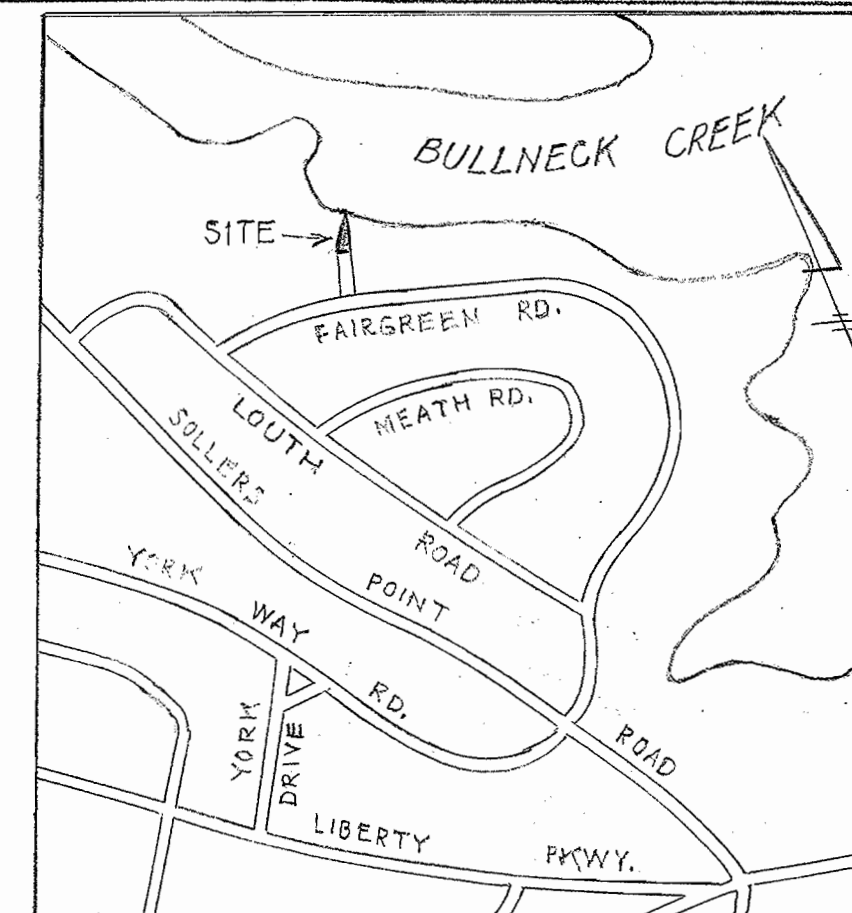
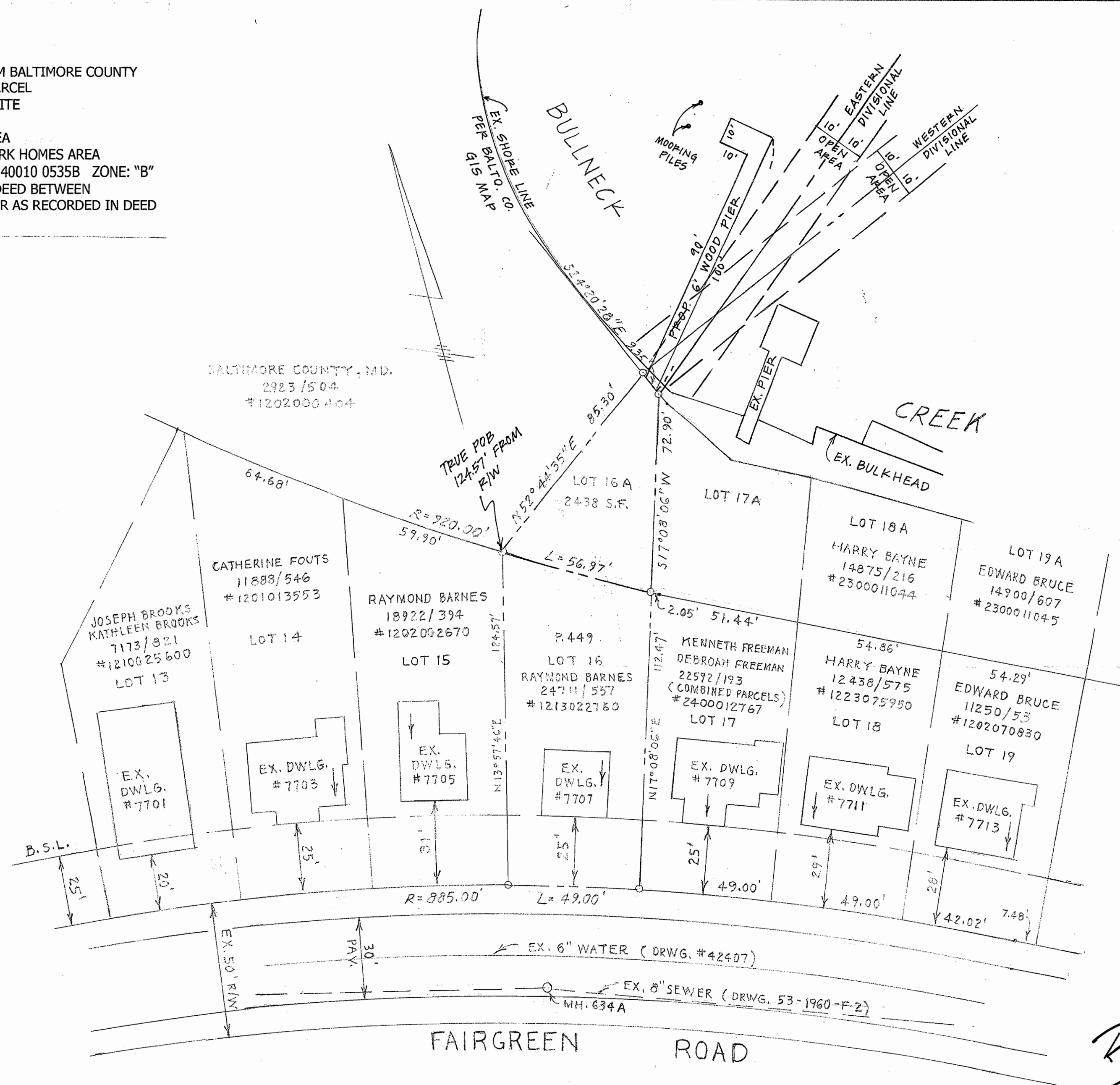
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LOT 16A
"DUNDALK" 13/22
TAX MAP: 103 GRID: 23 PARCEL: 449
TAX ACCT. NO. 2300011042
DEED REF. 23752/324
ELECTION DISTRICT NO. 12 C 7
BALTIMORE COUNTY MD
SCALE: 1" = 30'
OCTOBER 12, 2007
JOB NO. 9612

OWNER: RAYMOND BARNES
7705 FAIRGREEN ROAD
BALTIMORE MD 21222
443 - 463 - 0022



GENERAL NOTES:

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RD #08-250-A

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site **rite** SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066