

CERTIFICATE OF POSTING

RE: Case No.: OB-280-SPH

Petitioner/Developer: J. CSORBA & K. BODOR

Date of Hearing/Closing: MAR. 13, 2008

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 property located at #10713 DAVIS AVE.,
450' WEST OF E OF PARK VISTA COURT

The sign(s) were posted on FEB. 27, 2008

(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)

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: 68-280 SPM
Petitioner: JANOS CSORBA, KATALIN BODOR, JANOS CSORBA JR
Address or Location: 10713 DAVIS AVE WOODSTOCK MD 21163

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL TANCZYN
Address: SUITE 106
606 BALTIMORE AVE
TOWSON MD 21204
Telephone Number: 410 292 8823

Revised 7/11/05 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 9, 2008
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: 08-280-SPH

10713 Davis Avenue

S/west side of Davis Avenue, 450 feet west of centerline of Park Vista Court

2nd Election District – 4th Councilmanic District

Legal Owners: Janos Csorba and Katalin Bodor

Special Hearing to provide that a principal building proposed to be constructed in an RC-5 zone that is contiguous to an RC-2 zone be situated 122 feet from an RC-2 zone in lieu of the required 150 feet from the zone line and to provide a side yard setback of 40 feet from the southwest property side lot line to the proposed home in lieu of the required 50 feet and to allow a structure of 40 feet in height in lieu of the required 35 feet maximum except as provided under Section 300.

Hearing: Tuesday, February 26, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Michael Tanczyn, 606 Baltimore Avenue, Ste. 106, Towson 21204
Janos Csorba, Katalin Bodor, 10818 Summit Avenue, Woodstock 21163
H. Malmud & Associates, Inc., 12018 Ridge Valley Drive, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 11, 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
Monday, February 11, 2008 Issue - Jeffersonian

Please forward billing to:

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

410-296-8823

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: 08-280-SPH

10713 Davis Avenue

S/west side of Davis Avenue, 450 feet west of centerline of Park Vista Court

2nd Election District – 4th Councilmanic District

Legal Owners: Janos Csorba and Katalin Bodor

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Hearing: Tuesday, February 26, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

January 14, 2008

*Kristen:
OK to postpone
Ti*

Baltimore County Zoning
Attn: Kristin
County Office Building
111 W. Chesapeake Avenue
Towson MD 21204

Re: Case No. 08-280-SPH
10713 Davis Avenue

Dear Kristin:

We are in receipt of the Notice of Zoning Hearing for the above-referenced case presently scheduled for February 26, 2008. We have a conflict on February 26, 2008, because we have a prior criminal case which has been specially set in the District Court of Maryland for Harford County in the matters of State v. Leon and Mary Hines, and State v. Parr, which are being tried together on the same date. Copies of those notices are enclosed for your records.

Could you please reschedule this matter for the earliest possible date and advise us so that we can get it posted in a timely manner?

Thank you for your assistance in this regard.

Very truly yours,


Michael P. Tanczyn, Esquire

MPT:kds

cc: Mr. Si Rosenberg
Mr. Herb Malmud



DISTRICT COURT OF MARYLAND FOR HARFORD COUNTY
2 S BOND ST (C)
BEL AIR MD 21014-3737

0901

CASE NUMBER: 0R00059535

TO: TANCZYN, MICHAEL P
STE 106
606 BALTO AVE
TOWSON MD 21204

STATE OF MARYLAND VS. HINES, MARY ANN

CHANGE OF TRIAL DATE

YOU ARE HEREBY NOTIFIED THAT THE TRIAL DATE OF DECEMBER 27, 2007
AT 08:30 FOR THE ABOVE CASE HAS BEEN CHANGED.

THE TRIAL HAS BEEN RESCHEDULED FOR FEBRUARY 26, 2008, AT
08:30 AM. THE LOCATION OF THE TRIAL IS ROOM 04 ,
2 S BOND ST BEL AIR , MD.

BY: ARTHUR G. FORD, III
(CLERK)

DATE: 12/27/07

FOR QUESTIONS CONCERNING THIS DOCUMENT TELEPHONE (410) 836-4545.

HEARING/SPEECH IMPAIRED CALLERS ONLY, TELEPHONE TTY/TT 1-800-925-9690 OR
(410) 836-4545 (VOICE) THRU MARYLAND RELAY SERVICE AT 1-800-735-2258.

ANY REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES SHOULD
BE REQUESTED BY CONTACTING THE COURT IMMEDIATELY.

PLEASE CONTACT THE ABOVE COURT LOCATION FOR RESTRICTIONS REGARDING
CAMERAS AND CELL PHONES, FOR THEY MAY NOT BE ALLOWED IN THE COURTHOUSE.

1100026520

0002652A

R

TRACKING NUMBER:07-1001-71213-2

COPY

STATE OF MARYLAND

v.

MARY HINES

IN THE DISTRICT COURT
FOR HARFORD COUNTY

CITATION NOS.

CRIMINAL CASE 0R59535

TRIAL DATE 12/27/07 #02

REQUEST FOR CONSOLIDATION

The State of Maryland, by Joseph I. Cassilly, State's Attorney for Harford County, respectfully requests that this case be postponed and consolidated with related Criminal Case Numbers 1R59536 & 6R59534 currently scheduled for FEBRUARY 26, 2008, courtroom# 04, for the following reason(s).

All cases stem from a related incident and there are witnesses common to all cases.

(ASA Cristen Treaster; courtroom #02)

Joseph I. Cassilly

State's Attorney
District Court Division
20 West Courtland Street
Bel Air, Maryland 21014
410-638-3231

THE DEFENDANT SHOULD CALL THE DISTRICT COURT AT 410-836-4545 TO ASK WHETHER THE COURT HAS GRANTED THE POSTPONEMENT REQUEST.

CERTIFICATE OF SERVICE

I certify that I served a copy of this Request upon the following parties by mailing first class mail, postage prepaid, on December 20, 2007 to:

Michael Tanczyn, Esq.
606 Baltimore Avenue, Suite 106
Towson, MD 21204

December 20, 2007

Date

Joseph I. Cassilly

State's Attorney

ORDER

Date

December 20, 2007 slg

Judge



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 9, 2008
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: 08-280-SPH

10713 Davis Avenue

S/west side of Davis Avenue, 450 feet west of centerline of Park Vista Court

2nd Election District – 4th Councilmanic District

Legal Owners: Janos Csorba and Katalin Bodor

Special Hearing to provide that a principal building proposed to be constructed in an RC-5 zone that is contiguous to an RC-2 zone be situated 122 feet from an RC-2 zone in lieu of the required 150 feet from the zone line and to provide a side yard setback of 40 feet from the southwest property side lot line to the proposed home in lieu of the required 50 feet and to allow a structure of 40 feet in height in lieu of the required 35 feet maximum except as provided under Section 300.

Hearing: Thursday, March 13, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Michael Tanczyn, 606 Baltimore Avenue, Ste. 106, Towson 21204
Janos Csorba, Katalin Bodor, 10818 Summit Avenue, Woodstock 21163
H. Malmud & Associates, Inc., 12018 Ridge Valley Drive, Owings Mills 21117

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 28, 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, February 28, 2008 Issue - Jeffersonian

Please forward billing to:

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

410-296-8823

NEW 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: 08-280-SPH

10713 Davis Avenue

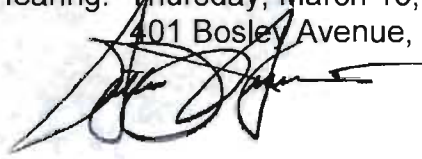
S/west side of Davis Avenue, 450 feet west of centerline of Park Vista Court

2nd Election District – 4th Councilmanic District

Legal Owners: Janos Csorba and Katalin Bodor

Special Hearing to provide that a principal building proposed to be constructed in an RC-5 zone that is contiguous to an RC-2 zone be situated 122 feet from an RC-2 zone in lieu of the required 150 feet from the zone line and to provide a side yard setback of 40 feet from the southwest property side lot line to the proposed home in lieu of the required 50 feet and to allow a structure of 40 feet in height in lieu of the required 35 feet maximum except as provided under Section 300.

Hearing: Thursday, March 13, 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 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.

IN RE: PETITION FOR SPECIAL HEARING

SW side Davis Avenue, 450 feet W c/l
Park Vista Court
2nd Election District
4th Councilmanic District
(10713 Davis Avenue)

Janos Csorba and Katalin Bodor
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-280-SPH**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Janos Csorba and Katalin Bodor, the legal property owners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- From Section 1A04.3.B.2.c of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a principal building proposed to be constructed in an R.C.5 Zone that is contiguous to an R.C.2 Zone be situated 122 feet from an R.C.2 Zone in lieu of the required 150 feet from the zone line, and
- From Section 1A04.3.B.2.b of the B.C.Z.R. to provide a side yard setback of 40 feet from the southwest property side lot line to the proposed home in lieu of the required 50 feet, and
- From Section 1A04.3.A of the B.C.Z.R. to allow a structure 40 feet in height in lieu of the required 35 foot maximum, except as provided under Section 300 of the B.C.Z.R.

The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing was Michael P. Tanczyn, Esquire, attorney for Petitioners. Also appearing was Herbert Malmud with H. Malmud & Associates, Inc., the licensed property line surveyor who prepared the site plan, and

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4-22-08
[Signature]

Cy Rosenberg, Petitioners' proposed home builder. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel containing 2.3 acres and zoned R.C.5. The property is currently unimproved and is located on the southwest side of Davis Avenue approximately ½ mile south of Old Court Road in the Woodstock area of western Baltimore County -- less than a mile from the Baltimore County/Howard County line. A copy of the Zoning and Vicinity Map was marked and accepted into evidence as Petitioners' Exhibit 2 and shows the R.C.5 zoning of the property, with R.C.6 to the rear of the property and R.C.2 on the other side of Davis Avenue. As shown in the deeds which were marked collectively and accepted in evidence as Petitioners' Exhibit 3, Petitioners purchased the property in 2005. Other deeds show that the lot was created in 1949 and was conveyed several more times, in 1968 and 1990. In addition, as shown on the real property data search and deeds, which were marked and accepted into evidence as Petitioners' Exhibits 4 and 5 respectively, Petitioners own the property adjacent to the rear of the subject property, which they also purchased in 2005 and is improved with an existing dwelling. At this juncture, Petitioners desire to develop the subject property and propose to erect a dwelling thereon.

In order to give the Undersigned a sense of the subject property, as well as the type of development that has occurred in the past and more recently, Petitioners submitted photographs of the property and the surrounding area. Marked and accepted into evidence as Petitioners' Exhibits 6A through 6D are photographs depicting the homes along Davis Avenue, near the subject property, as well as homes in a neighborhood that was just recently developed on Park Vista Court, also close to the subject property. Marked and accepted into evidence as Petitioners' Exhibits 7A through 7D are photographs taken from the subject property and show older,

relatively modest homes in the immediate vicinity of the subject property. Photographs that were marked and accepted into evidence as Petitioners' Exhibits 8A through 8D and 9A through 9D, respectively, show the unimproved subject property. The property fronts Davis Avenue and is approximately 150 feet wide by 660 feet deep. It also contains an existing asphalt driveway on the north side of the property running east-west from Davis Avenue. This driveway will not only serve the dwelling proposed for the subject property, but also currently provides access to Davis Avenue for Petitioners' property to the rear of the subject property. The photographs also show the unusual topography of the property. In particular, the property drops off from Davis Avenue and also has a significant downward slope from the north to the south side of the property, as well as rolling terrain toward the rear of the property.

Petitioner then submitted a number of additional photographs of homes in the area. These photographs were marked collectively as Petitioners' Exhibits 11A and 11B, 12A through 12C, 13A through 13C, 14A and 14B, and 15A through 15D. These photographs show a myriad of different housing types and sizes, and built at various times. Some were built in the early 1900's and into the 1940's as farm houses, with others built from the 1950's through the 1970's as the area has continued to develop home by home. New development has also occurred in the last few years, with the construction of larger homes mostly between 4,500 and 6,000 square feet on Park Vista Court, just south of the subject property.

Petitioners propose a home on the subject property that will fit in as much as possible with the existing homes along the Davis Avenue corridor. Marked and accepted into evidence as Petitioners' Exhibit 18 is a photograph depicting a two-story custom home built by Mr. Rosenberg of Interstate Ventures. The proposed home will be similar to the home depicted in the photograph, incorporating various roof lines, a front porch with pillars, side loading two-car garage, and

FROM RECEIVED FOR FILE

4-22-08

pb

attractive architectural details on the exterior. The property will also be served by a private well and septic, as well as a 10,000 square foot septic reserve area to the rear of the property. In discussing the reasons for the special hearing request, Petitioners' counsel, Mr. Tanczyn, first explained that allowing the height of the new home to be 40 feet in lieu of the maximum 35 feet will allow for architectural details such as the uneven roof lines in order to fit in better with the surrounding homes. It was also pointed out that the height of the home from the street and from the north side of the property will appear much lower due to the downward slope of the property. As to the requirement that a dwelling constructed in an R.C.5 zone contiguous to an R.C.2 zone be at least 150 feet from the zone line, and that dwelling be at least 50 feet from the side lot line, Mr. Tanczyn indicated that the subject property, as well as most of the other homes built nearby, predate current R.C. zoning. In addition, the proposed home will be well off Davis Avenue, sufficient that the spirit and intent of Section 1A04.3.B.2.c of the B.C.Z.R. will be met; however, it will not be so far off the road that adjacent homes on the same side of Davis Avenue will be negatively impacted. Moreover, the proposed dwelling will be placed 40 feet from the side lot line and approximately 125 feet from the home to the immediate south, thus also meeting the spirit and intent of the B.C.Z.R.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and are contained within the case file. Comments received from the Office of Planning dated January 24, 2008 indicates it does not oppose Petitioners' request provided the construction complies with the current R.C.5 requirements. In order to make this determination, the Office of Planning will require the submission of additional information, which will be expounded on further in this Order. Comments received from the Department of Environmental Protection and Resource Management dated January 15, 2008 indicate that the property must comply with the

NOT RECORDED FOR FILE

4-22-08

P3

Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, and must comply with the Forest Conservation Regulations.

Pursuant to Section 1A04.1.B of the B.C.Z.R., the purpose of the R.C.5 zoning classification is to provide for rural-residential development in suitable areas in which basic services are not anticipated, eliminate scattered and generally disorderly patterns of future rural-residential development, assure that encroachments onto productive or critical natural resource areas will be minimized, and to provide a minimum lot size which is sufficient to provide adequate area for the proper functioning of on-lot sewer and water systems. Based on the testimony and evidence presented, I am persuaded to grant the special hearing relief. In my judgment, Petitioners' plans are appropriate and are within the spirit and intent of the R.C.5 zoning classification, and will not be detrimental to the health, safety, or general welfare of the surrounding locale. In order to ensure that the proposed dwelling complies with the R.C.5 Performance Standards, Petitioners will submit additional information to the Office of Planning.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioners, I find that Petitioners' request for special hearing should be granted with conditions.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of April, 2008 that Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- From Section 1A04.3.B.2.c of the Baltimore County Zoning Regulations (B.C.Z.R.) to provide that a principal building proposed to be constructed in an R.C.5 Zone that is contiguous to an R.C.2 Zone be situated 122 feet from an R.C.2 Zone in lieu of the required 150 feet from the zone line, and

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4-22-08
B3

- From Section 1A04.3.B.2.b of the B.C.Z.R. to provide a side yard setback of 40 feet from the southwest property side lot line to the proposed home in lieu of the required 50 feet, and
- From Section 1A04.3.A of the B.C.Z.R. to allow a structure of 40 feet in height in lieu of the required 35 feet maximum except as provided under Section 300.

be and are hereby GRANTED subject to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioners may apply for permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to obtaining a building permit, Petitioners shall submit the following information to the Office of Planning for their determination that the proposed structure meets the R.C.5 Performance Standards:
 - a. Submit photographs of existing adjacent dwellings to the Office of Planning.
 - b. Submit building elevations (all sides) of the proposed dwelling to the Office of Planning for review and approval. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) use the same finish materials and architectural details on the front, side and rear elevations. Use of quality material such as brick, stone or cedar is encouraged.
 - c. Design all decks, balconies, windows, dormers, chimneys and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
 - d. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building, on the site, providing consistency in materials, colors, roof pitch and style.
 - e. Provide landscaping along the public road, if it is consistent with the existing streetscape.
3. 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).

ORDER RECEIVED FOR PLANNING
 4.22.08
 [Signature]

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

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

FOUR RECEIVED FOR FILE

4-22-08



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 22, 2008

MICHAEL P. TANCZYN, ESQUIRE
LAW OFFICES OF MICHAEL P. TANCZYN
606 BALTIMORE AVENUE, SUITE 106
TOWSON, MD 21204

Re: Petition for Special Hearing
Case No. 08-280-SPH
Property: 10713 Davis Avenue

Dear Mr. Tanczyn:

Enclosed please find the decision rendered in the above-captioned case.

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

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Janos Csorba and Katalin Bodor, 10818 Summit Avenue, Woodstock MD 21163
Herbert Malmud, H. Malmud & Associates, Inc., 12018 Ridge Valley Drive, Owings
Mills MD 21117



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10713 Davis Avenue
 which is presently zoned RC5

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

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
 (This box to be completed by planner)

See attached

Property is to be posted and advertised as prescribed by the zoning regulations.
 I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bound 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:

Michael P. Tanczyn, Esquire
 Name - Type or Print _____
 Signature [Signature]
 Company _____
606 Baltimore Ave. #106 410-
 Address _____ Telephone No. 296-8823
Towson, MD 21204
 City _____ State _____ Zip Code _____

Legal Owner(s):

Janos Csorba
 Name - Type or Print _____
 Signature [Signature]
Katalin Bodor
 Name - Type or Print _____
 Signature [Signature]

Janos Csorba, Jr.
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____
 Signature _____

Representative to be Contacted: 10818 Summit Ave.
Woodstock, MD 21163

H. Malmud & Associates, Inc.
 Name _____
12018 Ridge Valley Drive 410-308-0442
 Address _____ Telephone No. _____
Owings Mills, MD 21117
 City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 08-280-SP4

REV 9/15/98

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 12/24/07

4-22-08

[Signature]

Attachment to Petition for Special Hearing
10713 Davis Avenue

from BCZR1A04.3B.2.c to provide that a principal building proposed to be constructed in an RC5 Zone that is contiguous to an RC2 Zone be situated 122 feet from an RC2 Zone in lieu of the required 150 feet from the zone line.

from BCZR1A04.3B.2.b to provide a side yard setback of 40 feet from the southwest property side lot line to the proposed home in lieu of the required 50 feet.

from BCZR1A04.3A to allow a structure of 40 feet in height in lieu of the required 35 feet maximum except as provided under Section 300.

Justification for request:

This 2.3 acre parcel including its current boundaries date back to May 27, 1950 as more particularly described in a Deed creating it recorded in the Land Records of Baltimore County as reconsideration under BCZR1A04.3.b4. Further, the topography of the land as one travels from Davis Avenue towards the interior of the lot falls away from the road and swales which affects the siting of a percable sewage reserve area. That in turn limits the positioning of the home **proposed** which is far below the 15% limit of permitted square footage for a building on this 2.3 acre site. The proposed house location sits back further from Davis Avenue than the existing adjacent homes on either side of the adjoining lots so that the requested variance for distance from an RC2 Zone as provided for this lot will be greater than that provided by homes on adjacent lots since the RC2 line lies in the center of Davis Avenue toward which these and other homes on Davis Avenue face. The height variance is requested because of the topography of the land and the provision of a walk-out entrance from the basement for the housing style desired to be built on the premises.

H. MALMUD & ASSOCIATES, INC.
12018 RIDGE VALLEY DRIVE
OWINGS MILLS, MARYLAND 21117

TELEPHONE 410 308-0442

ZONING DESCRIPTION
10713 DAVIS AVENUE
BALTIMORE COUNTY, MARYLAND

BEGINNING ON THE SOUTHWEST SIDE OF DAVIS AVENUE (VARYING IN WIDTH) 450 FEET, MORE OR LESS, FROM THE CENTER OF PARK VISTA COURT (40 FEET WIDE) THENCE BINDING ON DAVIS AVENUE:

(1) NORTH 30 DEGREES 04' 00" WEST 150.00 FEET, THENCE LEAVING DAVIS AVENUE AND RUNNING THE THREE FOLLOWING COURSES AND DISTANCES:

(2) SOUTH 54 DEGREES 18' 00" WEST 660.14 FEET;

(3) SOUTH 27 DEGREES 15' 00" EAST 150.91 FEET AND

(4) NORTH 54 DEGREES 18' 00" EAST 667.59 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.3 ACRES OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE.

THIS PROPERTY IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY, AND/OR COVENANTS OF RECORD AND LAW.

HERBERT MALMUD
REGISTERED LAND SURVEYOR
MARYLAND # 7558
SEPTEMBER 25, 2007



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: #08-280-SPH

10713 Davis Avenue

S/west side of Davis Avenue, 450 feet west of centerline of Park Vista Court.

2nd Election District - 4th Councilmanic District

Legal Owner(s): Janos Csorba and Katalin Bodor

Special Hearing: to provide that a principal building proposed to be constructed in an RC-5 zone that is contiguous to an RC-2 zone be situated 122 feet from an RC-2 zone in lieu of the required 150 feet from the zone line and to provide a side yard setback of 40 feet from the southwest property side lot line to the proposed home in lieu of the required 50 feet and to allow a structure of 40 feet in height in lieu of the required 35 feet maximum except as provided under Section 300.

Hearing: Thursday, March 13, 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
2/5/28 Feb. 28 164984

CERTIFICATE OF PUBLICATION

2/28/2008

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 2/28/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

ZONING NOTICE

CASE # 08-280-SPH

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

ROOM 407, COUNTY COURTS BUILDING
401 BOBBLEY AVENUE

PLACE: TOWSON, MD. 21204

DATE AND TIME: THURSDAY, MARCH 13, 2008
AT 9:00 A.M.

REQUEST: SPECIAL HEARING TO PROVIDE THAT A
PRINCIPAL BUILDING PROPOSED TO BE

CONSTRUCTED IN AN RC-5 ZONE THAT IS CONTIGUOUS TO AN RC-2
ZONE BE SITUATED 122 FEET FROM AN RC-2 ZONE IN LIEU OF THE
REQUIRED 150 FEET FROM THE ZONE LINE AND TO PROVIDE A SIDE
YARD SETBACK OF 40 FEET FROM THE SOUTHWEST PROPERTY SIDE
LOT LINE TO THE PROPOSED HOME IN LIEU OF THE REQUIRED
50 FEET AND TO ALLOW A STRUCTURE OF 40 FEET IN HEIGHT
IN LIEU OF THE REQUIRED 35 FEET MAXIMUM EXCEPT AS
PROVIDED UNDER SECTION 300.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 837-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **09202**

Date: **12/24/07**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 12/24/2007 12/24/2007 09:29:23 4

REG NO. WALKIN KNCH-KCH

RECEIPT # 612160 12/24/2007 OFLN

Dept 5 520 TOWING VERIFICATION

002202

Recpt Tot \$65.00

\$65.00 CK \$1.00

Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	001							\$65.00

Total: **\$65.00**

Rec

From: **Mark Tanczyk**

For: **Special Hearing**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Item # 280



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

March 5, 2008

Michael P. Tanczyn, Esquire
606 Baltimore Avenue, #106
Towson, MD 21204

Dear Mr. Tanczyn:

RE: Case Number: 08-280-SPH, 10713 Davis Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 24, 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
Janos Csorba Katalin Bodor Janos Csorba, Jr. 10818 Summit Avenue Woodstock 21163
H. Malmud & Associates, Inc. 12018 Ridge Valley Drive Owings Mills 21117

TB 2/26
moved
to march

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 24, 2008

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

RECEIVED
JAN 29 2008

BY: _____

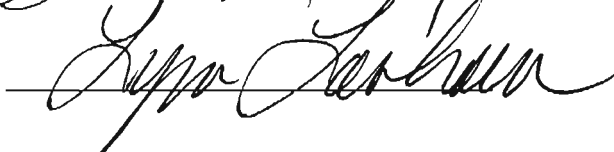
SUBJECT: Zoning Advisory Petition(s): Case(s) 08-280- Special Hearing

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's requests, however this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
5. Provide landscaping along the public road, if consistent with the existing streetscape.

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

Prepared By: 

Division Chief: 

CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JAN 15 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: January 15, 2008

SUBJECT: Zoning Item # 08-280-SPH
Address 10713 Davis Avenue
(Csorba/ Bodor Property)

Zoning Advisory Committee Meeting of January 8, 2008

- _____ 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:

Reviewer: John Russo

Date: 1/15/08

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



Maryland Department of Transportation

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

Date: JANUARY 7, 2008

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

RE: Baltimore County
Item No. 8-280-SPH
10713 DAVIS AVENUE
CSORBA/BODOR PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-280-SPH.

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

Very truly yours,

A handwritten signature in black ink that reads "Steven D. Foster".

foa¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 8, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2008
Item Nos. 08-082, 275, 276, 277, 278,
279, 280, 281, and 285

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-01082008.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
10713 Davis Avenue; SW/S Davis
Avenue, 450' E c/line Park Vista Court * ZONING COMMISSIONER
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Janos Csorba & Katalin Bodor* FOR
Petitioner(s)
* BALTIMORE COUNTY
* 08-280-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to, H. Malmud & Associates, Inc, 12018 Ridge Valley Drive, Owings Mills, MD 21117 and Michael Tanczyn, Esquire, 606 Baltimore Avenue, St. 106, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

JAN 09 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Curtis Murray
To: Zook, Patricia
Date: 2/25/2008 9:18:01 AM
Subject: Re: Case 08-280 - 2 different comments from Office of Planning

The comment that mentions RC5 requirements is the correct one.

Thanks for requesting clarification.

Curtis J. Murray
Development Planner
Baltimore County Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
410-887-3480
Fax: 410-887-5862
cjmurray@co.ba.md.us

>>> Patricia Zook 02/21/08 4:21 PM >>>
Hello -

This case is scheduled for a hearing on February 26 and is now rescheduled for a hearing in March.

I am in receipt of two (2) different comments from the Office of Planning. One memo is a 'no comment' dated January 24, 2008. The other memo also dated January 24 and discusses the RC 5 requirements.

Please advise.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Case 08-280 - 2 different comments from Office of Planning

From: Patricia Zook
To: Murray, Curtis
Date: 2/21/2008 4:21:36 PM
Subject: Case 08-280 - 2 different comments from Office of Planning
CC: Green, David

Hello -

This case is scheduled for a hearing on February 26 and is now rescheduled for a hearing in March.

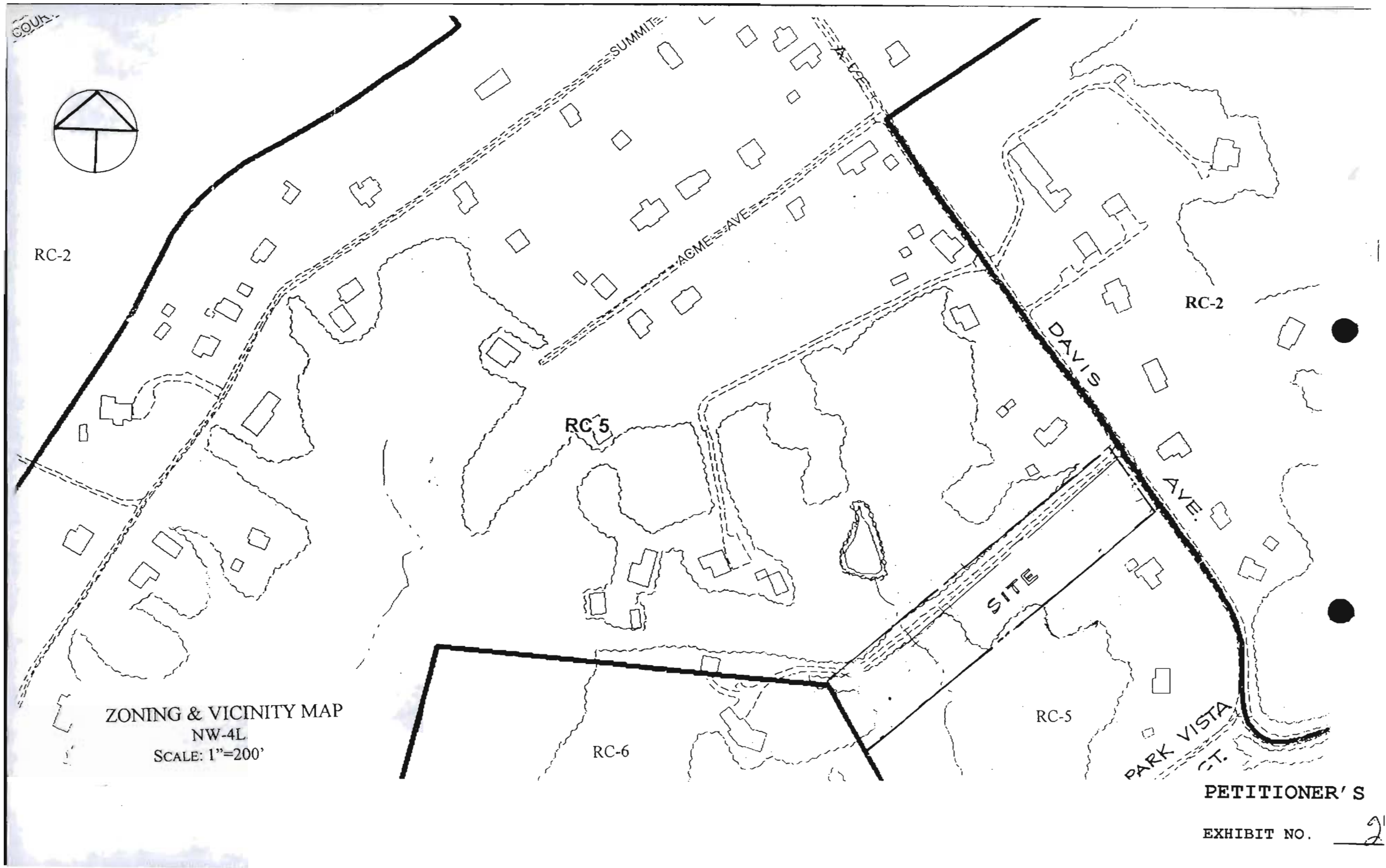
I am in receipt of two (2) different comments from the Office of Planning. One memo is a 'no comment' dated January 24, 2008. The other memo also dated January 24 and discusses the RC 5 requirements.

Please advise.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

CASE NAME 10713 Devin Blue
CASE NUMBER 08 250
DATE 3/13/2008

[illegible]



RC-2

RC-2

RC-5

RC-5

RC-6

ZONING & VICINITY MAP
NW-4L
SCALE: 1"=200'

SITE

PETITIONER'S

EXHIBIT NO. 2

Click here for a plain text ADA compliant screen.



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

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

Account Identifier: District - 02 Account Number - 1600003982

Owner Information

Owner Name: CSORBA JONAS BODOR KATALIN Use: RESIDENTIAL
CSORBA JONAS, JR.
Principal Residence: NO
Mailing Address: 10818 SUMMIT AVE Deed Reference: 1) /22416/ 183
WOODSTOCK MD 21163-1211 2)

Location & Structure Information

Premises Address Legal Description
10721 DAVIS AVE 9.2 AC
10721 DAVIS AVE REAR SWS
1900 SE OF OLD COURT RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
86	14	281						1	Plat Ref:
Special Tax Areas				Town Ad Valorem Tax Class					
Primary Structure Built				Enclosed Area	Property Land Area			County Use	
1990				1,778 SF	9.20 AC			04	
Stories		Basement		Type				Exterior	
1		YES		STANDARD UNIT				SIDING	

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2007	As Of	As Of
			07/01/2006	07/01/2007
Land:	88,550	161,000		
Improvements:	213,830	399,240		
Total:	302,380	560,240	302,380	388,333
Preferential Land:	0	0	0	0

Transfer Information

Seller: BOPST MARTHA ANN Date: 08/23/2005 Price: \$575,880
Type: IMPROVED ARMS-LENGTH Deed1: /22416/ 183 Deed2:
Seller: FRIZZELL, RUSSEL L B Date: 04/02/1990 Price: \$0
Type: NOT ARMS-LENGTH Deed1: / 8441/ 493 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:

PETITIONER' S

* NONE *

EXHIBIT NO. 4

This Deed, made this 28th day of June, 2005, by and between MARTHA ANN BOPST and ROBERT EARL BOPST, Maryland State Resident, parties of the first part, Grantors; and ~~JONAS~~ CSORBA, KATALIN BODOR & ~~JONAS~~ CSORBA, JR., party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of FIVE HUNDRED SEVENTY-FIVE THOUSAND EIGHT HUNDRED EIGHTY AND 0/100's (\$575,880.00), which includes the amount of any outstanding Mortgage or Deed of Trust, and other good and valuable consideration, if any, the receipt and sufficiency whereof is hereby acknowledged, the said Grantors do grant and convey to the said JONAS CSORBA, KATALIN BODOR & JONAS CSOBRA, JR., as joint tenants, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

Beginning for the same at a stone standing at the end of the second line of the land described in the first parcel of the deed from Arthur I. Bell and wife to Vernon Methena and wife, dated March 15, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1446 folio 342, etc., thence running and binding on the third and fourth lines of said parcel, the courses being referred to the True Meridian, North 84 degrees 48 minutes 15 seconds West 764.47 feet to a stone and South 21 degrees 44 minutes 28 seconds West 689.71 feet to a stone; thence running and binding on a part of the last line of the land conveyed in a deed from Vernon Methena and wife to the State of Maryland dated July 14, 1960 and recorded among the Land Records aforesaid in Liber W.J.R. No. 3733, folio 588, etc., South 28 degrees 39 minutes East 103.8 feet to a stake now set; thence running for a line of division now made North 63 degrees 00 minutes East 1179.40 feet to a pipe set on the fourth line of the land described in a deed from John H. Pilgrim and wife to Barbara E. Geisler dated October 17, 1968 and recorded among the Land Records aforesaid in Liber O.T.G. No. 4930, folio 331; thence running and binding on said fourth line North 33 degrees 26 minutes 03 seconds West 150.01 feet to the point of beginning; containing 9.2 acres more or less.

The improvements thereon being known as 10721 Davis Avenue.

Being that same property described in Deed dated March 28, 1990 and recorded among the Land Records of Baltimore County, Maryland in Liber 8441, folio 493, which was granted and conveyed by Russell B. Frizzell, Anna B. Frizzell, Robert Earl Bopst and Marth Ann Bopst, unto Martha Ann Bopst and Robert Earl Bopst; the Grantors herein.

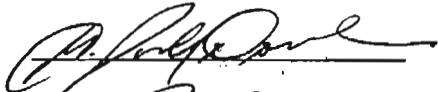
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract 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 JONAS CSORBA, KATALIN BODOR & JONAS CSOBRA, JR., as joint tenants, 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.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:




 {Seal}
Martha Ann Bopst

 {Seal}
Robert Earl Bopst

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I hereby certify that on this 28th day of June, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Martha Ann Bopst and Robert Earl Bopst, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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




Notary Public
commission expires: 02-16-09

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


Attorney: G. Russell Donaldson

AFTER RECORDING, PLEASE RETURN TO:
Law Offices of G. Russell Donaldson, PC
2200 Defense Highway
Suite 309
Crofton, MD 21114

OWNER OCCUPANCY AFFIDAVIT

Jonas Csorba and Katalin Bodor; and Janus Csobra, Jr., the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us for at least 7 months out of the next 12 months.

WITNESS:

As to All

Jonas Csorba (SEAL)

Katalin Bodor (SEAL)

STATE OF MARYLAND, _____, to wit:

I HEREBY CERTIFY, that on this 12th day of July, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jonas Csorba and Katalin Bodor; and Janus Csobra, Jr., the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing 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: 02-16-09



State of Maryland Land Instrument Intake Sheet

☐ City ☒ 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)

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

1 Type(s) of Instruments		☐ Deed ☐ Mortgage Lease ☐ Other ☐ Other ☒ 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 _____ 4 Consideration and Tax Calculations				IM FD SURE \$ 28.00 RECORDING FEE 28.00 TR TAX STATE 2,879.50 TOTAL 2,913.50 Rec'd BARK Rpt # 98593 SH BC Blk # 4286 APR 23, 2005 11:23 AM	
		5 Fees Amount of Fee Doc. 1 Doc. 2 Agent Recording Charge \$ 20.00 \$ 20.00 Surcharge \$ 20.00 \$ 20.00 State Recordation Tax \$ 2,880.00 \$ State Transfer Tax \$ 2,879.40 \$ County Transfer Tax \$ 8,308.20 \$ Other \$ \$ Other \$ \$				Transfer and Recordation Tax Consideration \$ Transfer Tax Consideration \$ Less Exemption Amount \$ Total Transfer Tax \$ Recordation Tax Consideration \$ per \$500 \$ TOTAL DUE \$	
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)(3X). District: 02-06-570290 Subdivision Name: _____ Block/lot: _____ Parcel No.: _____ Map: _____ Plat Ref.: _____ Location/Address of Property Being Conveyed (2): 10721 Davis Avenue, Woodstock, MD 21163 Other Property Identifiers (if applicable): _____ Water Meter Account No.: _____ Residential [X] or Non-Residential [] Fee Simple [X] or Ground Rent [] Amount: _____ Partial Conveyance? [] Yes [X] No Description/Amt. of SqFt/Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: _____					
7 Transferred From		Doc. 1 - Grantor(s) Name(s): Martha Ann Bopst, Robert Earl Bopst 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): Janos Csorba, Katalin Bodor, Janos Csorba, Jr. Doc. 2 - Grantee(s) Name(s): _____ New Owner's (Grantee) Mailing Address: 10818 Summit Avenue, Woodstock, MD 21163					
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: Kristy M. Fox, Post Closer Firm: Law Offices of G. Russell Donaldson Address: 2200 Defense Hwy, Ste 309, Crofton, MD 21114 Phone: 410-451-7100 ☐ 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 Agricultural Verification [] Agricultural Verification [] Part [] Train Process Verification [] Transfer Number: _____ Date Received: _____ Deed Reference: _____ Assessed Property No.: _____ Zoning: _____ Map: _____ Sub: _____ Parcel: _____ Use: _____ Parcel: _____ Section: _____ Dist. Co.: _____ Town Co.: _____ Ex. St.: _____ Ex. Cd.: _____					

This Deed

LIBER 8441 PAGE 492

Made this 28th day of MARCH, 1990, by and between

Russell B. Frizzell and Anna B. Frizzell, his wife, Grantors

party(ies) of the first part, and Martha Ann Bopst and Robert Earl Bopst, her husband

10727 Davis Ave
Woodstock, MD 21163-1216

D RC/T 14.00
DEED 0
SM CLERK 14.00
#57128 C002 R02 109:5
04/02/90

party(ies) of the second part, as Tenants by the Entirety.

Witnesseth, that in consideration of the sum of \$ None, 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 parties of the second part, their heirs and assigns in fee simple, all that piece or parcel of ground, situate, lying and being in Baltimore County, Maryland, and being described as follows:

Beginning for the same at a pipe set on the South side of Davis Avenue, a County Road, at the end of the second or South 54 degrees 18 minutes West 30.15 foot line of the whole tract conveyed by Vernon Mathena and wife, to John H. Pilgrim and wife, dated May 21, 1949 and recorded among the Land Records of Baltimore County, in Liber T.B.S. NO. 1752, folio 64 &c; thence running and binding on the third line of said Deed, South 54 degrees 18 minutes West 660.14 feet to a stone set at the end of said third line; thence running and binding on a part of the fourth line of the whole tract South 27 degrees 15 minutes East 150.91 feet to a pipe set in said fourth line at the end of the third line of lot described in the Deed from John H. Pilgrim and wife to William T. Nash and wife, dated May 21, 1949, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1752, folio 65 &c; thence running and binding on the fourth line of the last mentioned Deed North 54 degrees 18 minutes East 667.59 feet to a pipe set on the South side of Davis Avenue at the beginning point of the lot conveyed by the said John H. Pilgrim and wife to the said William T. Nash above mentioned; thence running and binding on the South side of Davis Avenue North 30 degrees 04 minutes West 150 feet to the point of beginning. Containing 2.3 acres of land more or less.

Subject to covenants and restrictions of record; being described in Liber 3057 folio 195

I Hereby Certify that this instrument was prepared under the direction of Richard J. Ham an attorney admitted to practice before the Court of Appeals for the State of Maryland.

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. And the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness their hands and seals.

TEST:

Laurel K. Dorsey
(as to both)

Russell B. Frizzell (SEAL)
Russell B. Frizzell

Anna B. Frizzell (SEAL)
Anna B. Frizzell

TRANSFER TAX NOT REQUIRED
Director of Finance

BALTIMORE COUNTY MARYLAND

Per Laurel K. Dorsey
Authorized Signature
Date 4-2-90 Sec. 11-86 C

Martha Ann Bopst (SEAL)
10727 Davis Ave
Woodstock MD 21163-1216 (SEAL)

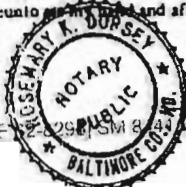
STATE OF MARYLAND
COUNTY OF BALTIMORE

to wit:

I HEREBY CERTIFY that on this 28th day of MARCH, 1990, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Russell B. Frizzell and Anna B. Frizzell

known to me (or satisfactorily proven to be) the person(s) whose name(s) are subscribed to the within instrument and did acknowledge that he executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year aforesaid.



AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE R DATE 4-2-90

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
DATE 4-2-90

*By the execution of the deed the parties of the first part hereby certify under the penalties of perjury that the actual consideration paid or to be paid including the amount of any mortgage or debt outstanding is in the sum total of NONE for this is a family conveyance from Parents to Daughter and Son-in-Law.

Beginning for the same at a stone standing at the end of the second line of the land described in the first parcel of the deed from Arthur I. Bell and wife to Vernon Mathena and wife, dated March 15, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1446 folio 342 etc., thence running and binding on the third and fourth lines of said parcel, the courses being referred to the True Meridian, North 84 degrees 48 minutes 15 seconds West 764.47 feet to a stone and South 21 degrees 44 minutes 28 seconds West 689.71 feet to a stone; thence running and binding on a part of the last line of the land conveyed in a deed from Vernon Mathena and wife to the State of Maryland dated July 14, 1960 and recorded among the Land Records aforesaid in Liber W.J.R. No. 3733 folio 588 etc. South 28 degrees 39 minutes East 103.8 feet to a stake now set; thence running for a line of division now made North 63 degrees 00 minutes East 1179.40 feet to a pipe set on the fourth line of the land described in a deed from John H. Pilgrim and wife to Barbara E. Geisler dated October 17, 1968 and recorded among the Land Records aforesaid in Liber O.T.G. No. 4930 folio 331; thence running and binding on said fourth line North 33 degrees 26 minutes 03 seconds West 150.91 feet to the point of beginning. Containing 9.2 acres more or less.

Return To:
Martha Popst
10727 Davis ave.
Woodstock, Md, 21163-1216



SAVING AND EXCEPTING, however, all those parcels which were conveyed by John H. Pilgrim and Helen M. Pilgrim, his wife, by virtue of the three following Deeds: (1) Deed dated May 21, 1948, and recorded among the Land Records aforesaid in Liber T.B.S. No. 1732, folio 63, to William T. Nash and wife; (2) Deed dated May 27, 1950, and recorded among the Land Records aforesaid in Liber T.B.S. No. 1836, folio 49c, to James Thomas Ackman and wife; and (3) Deed dated October 14, 1950, and recorded among the Land Records aforesaid in Liber T.B.S. No. 1900, folio 82, to Harry E. Marr and wife.

-2-

BEING all and the same property which by Deed dated May 17, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4622 folio 205, was granted and conveyed by Helen M. Jennings, divorced, unto the said John H. Pilgrim and Glenda E. Pilgrim, 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 in anywise appertaining.

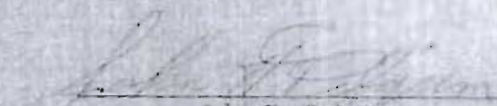
TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said BARBARA E. GEISLER, her heirs and assigns, in fee simple.

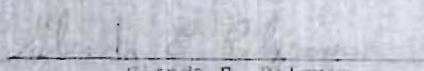
AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant especially the property granted; and that they will execute such further assurances of the same as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

WITNESS the hands and seals of said Grantors.

WITNESS:


Ralph E. Geitz

 (SEAL)
John H. Pilgrim

 (SEAL)
Glenda E. Pilgrim

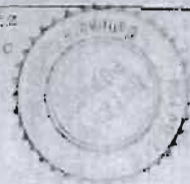
- 3 -

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 17th day of October, 1968, before me, a Notary Public of the State aforesaid, personally appeared JOHN H. PILGRIM and GLENDA E. PILGRIM, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who signed the same in my presence, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Ralph E. Deitz
Notary Public



Rec'd for record OCT 21 1952 at LA
 For Oryville T. Gosnell, Clerk
 Mail to DOWNES & DEITZ
 Receipt No. 2153 10 50

before me, the subscriber, a Notary Public of the State of Maryland, County _____, resaid, personally appeared Bremen A. Trail and Mary E. Trail, his wife, and acknowledged the foregoing Partial Release of Mortgage to be their act.

AS WITNESS my hand and Notarial Seal.

(Notarial Seal)

Ralph E. Deitz

Ralph E. Deitz Notary Public

Rec May 27 1949 at 12:20 P M & exd per

T Braden Silcott Clerk

Rec M K (Exd W & K)

96167 Vernon Mathena et al : THIS DEED, Made this 21st day of May, in the year nineteen
Deed to John H. Pilgrim et al : hundred and forty-nine, by and between VERNON MATHENA
St \$3.30 US \$3:30 : AND Evelyn Mathena, his wife, of Baltimore County, State
----- of Maryland, parties of the first part and John H. Pilgrim
and Helen M. Pilgrim, his wife, of Baltimore County, State of Maryland, parties of the second
part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said Vernon Mathena And Evelyn Mathena, his wife, do grant and convey unto the said John H. Pilgrim and Helen M. Pilgrim, 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 parcel of ground situate, lying and being in the Second Election District of Baltimore County and described as follows:

BEGINNING for the same at a stone heretofore set marked No. 4 at the beginning of the first parcel of land described in a deed from Arthur I. Bell and wife to Vernon Mathena and wife dated March 15, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1446, folio 342, thence running and binding on the first line of said first parcel North 30 degrees 04 minutes West 610.97 feet to a stone heretofore set on the North side of a County Road now known as Davis Avenue, thence running and binding on the second line of said parcel of land South 54 degrees 18 minutes West 30.15 feet to an iron pipe now set on the South side of Davis Avenue, thence running and binding on said second line South 54 degrees 18 minutes West 660.14 feet to a stone heretofore set at the end of said second line, thence running for a line of division now made and agreed upon South 27 degrees 15 minutes East 845.38 feet to a stake, thence running for another line of division now made and agreed upon North 54 degrees 20 minutes East 863.86 feet to intersect the last line of the aforementioned first parcel, thence running and binding on a part of said last line North 61 degrees 14 minutes West 253.60 feet to the point of beginning. Containing 14.17 acres of land more or less.

BEING a portion of the property which by deed dated March 15, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1446, folio 342, was granted and conveyed by Arthur I. Bell and Leah R. Bell, his wife to the said Vernon Mathena and Evelyn Mathena, 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 parcel 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 John H. Pilgrim and Helen M. Pilgrim, 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 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.

WITNESS :

Ralph E Deitz

Ralph E. Deitz

Vernon Mathena

Vernon Mathena

Evelyn Mathena

Evelyn Mathena

(SEAL)

(SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 21st day of May, in the year nineteen hundred and forty-nine, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Vernon Mathena and Evelyn Mathena, his wife, the within named Grantors, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

(Notarial Seal)

Ralph E Deitz

Ralph E. Deitz Notary Public

Rec May 27 1949 at 2:15 P M & exd per

T Braden Silcott Clerk

Rec M K

(Exd W & K)

96168 John H. Pilgrim et al : THIS DEED, Made this 21st day of May, in the year nineteen
Deed to Wm T Nash et al : hundred and forty -nine, by and between John H. Pilgrim
US \$1.10 St \$1.10 : and Helen M. Pilgrim, his wife, of Baltimore County, State
----- of Maryland, parties of the first part and William T. Nash
and Olga J. Nash, his wife, of Baltimore County, State of Maryland, parties of the second
part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said John H. Pilgrim and Helen M. Pilgrim, his wife, do grant and convey unto the said William T. Nash and Olga J. Nash, 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 parcel of ground situate, lying and being in the Second Election District of Baltimore County and described as follows:

BEGINNING for the same at an iron pipe set on the South side of a County Road now known as Davis Avenue South 30 degrees 04 minutes East 150 feet from a pipe set at the end of the second line of the land described in a deed of even date herewith and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto from Vernon Mathena and wife to John H. Pilgrim and wife, thence running and binding on the South side of Davis Avenue South 30 degrees 04 minutes East 150 feet to an iron pipe now set, thence running for a line of division and parallel to the third line of the land described in the aforementioned deed South 54 degrees 18 minutes West 675.04 feet to a pipe now set in the fourth line of the above mentioned deed, thence running in a reverse direction and binding on a part of said fourth line, North 27 degrees 15 minutes West 150.91 feet to a pipe now set, thence running on a line parallel to the third line of the above mentioned deed North 54 degrees 18 minutes East 667.59 feet to the point of beginning. Containing 2.32 acres of land, more or less.

BEING a portion of the property which by deed of even date herewith and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto was granted and conveyed by Vernon Mathena and Evelyn Mathena, his wife to the said John H. Pilgrim and Olga J. Nash, his wife, in fee simple as of

TOGETHER with the buildings and improvements thereupon erected, made or being and all and

DELIVERED TO 11/15/53

SIGNATURE

every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said parcel of ground and premises above described 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 William T. Nash and Olga J. Nash, 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 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.

WITNESS:

Ralph E Deitz

Ralph E. Deitz

John H Pilgrim (SEAL)

John H. Pilgrim

Helen M. Pilgrim (SEAL)

Helen M. Pilgrim

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, That on this 21st day of May, in the year nineteen hundred and forty-nine, before me, the subscriber, a Notary Public, of the State of Maryland in and for the County aforesaid, personally appeared John H. Pilgrim and Helen M. Pilgrim, his wife, the within named Grantors, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

(Notarial Seal)

Ralph E. Deitz

Ralph E. Deitz Notary Public

Rec May 27 1949 at 1:30 P. M. & exd per T Braden Silcott Clerk Rec M K (Exd W & K)

96169 John H. Pilgrim et al : THIS MORTGAGE, Made this 21st day May in the year nineteen
Mtg to Wm T Nash et al : hundred and forty-nine, by and between John H. Pilgrim and
St \$1.65 : Helen M. Pilgrim, his wife Mortgagors of Baltimore County
----- in the State of Maryland, of the first part, and William T.
Nash and Olga J. Nash, his wife, of Baltimore County, State of Maryland Mortgagees, of
the second part.

WHEREAS, the said John H. Pilgrim and Helen M. Pilgrim, his wife owe and stand justly indebted unto William T. Nash and Olga J. Nash, his wife, as tenants by the entireties, in the sum of Nineteen Hundred Dollars (\$1,900.00), this day loaned to them by the parties hereto of the second part, and for said sum have passed to the said parties of the second part their promissory note bearing even date with these presents and payable three years after date with interest at five per cent. payable quarterly, and to secure the prompt payment of said note and the interest to accrue thereon when and as the same become due and payable and any renewal or renewals thereof or of any part thereof which the parties hereto of the second part may at their option consent and agree to, these presents are executed.

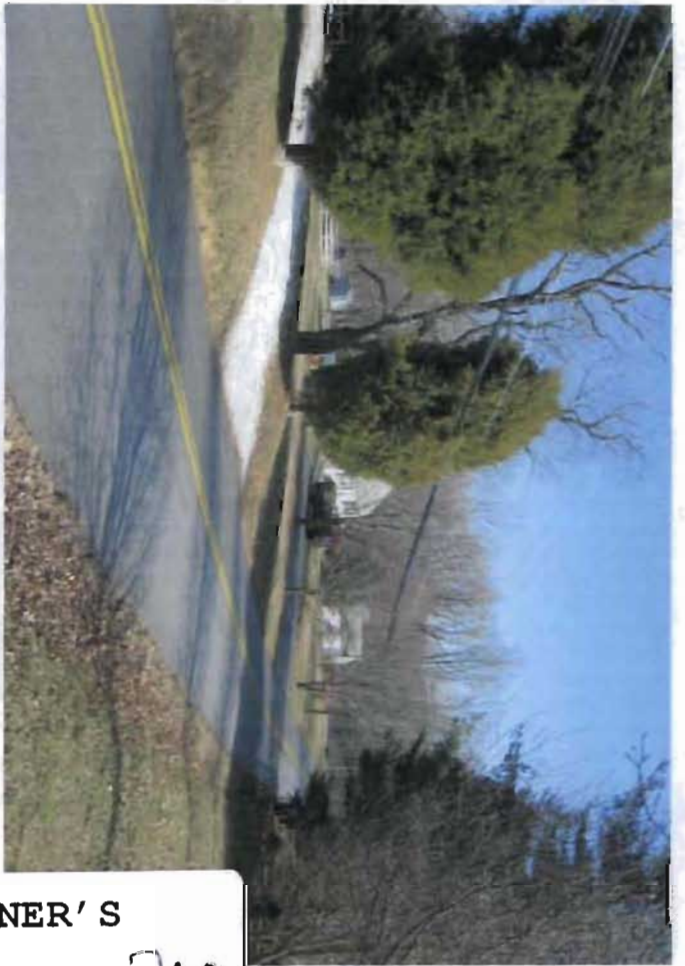
IT IS UNDERSTOOD AND AGREED between the parties hereto that the said Mortgagors shall have the privilege of prepayment said principal obligation either in whole or in part at any interest period in multiples of One hundred dollars, interest on any and all principal payments so made to abate as of the date of said payment.

NOW THIS MORTGAGE WITNESSETH, that in consideration of the premises and the sum of One Dollar, the said Mortgagors, John H. Pilgrim and Helen M. Pilgrim, his wife do grant and convey unto the said Mortgagees, William T. Nash and Olga J. Nash, his wife heirs and assigns, in fee

DELIVERED TO 7/15/53
Signature



A



B



C



D

OPPOSITE SIDE OF SITE

PETITIONER'S

EXHIBIT NO.

7AD

LOOKING NORTH

DAVIS AVENUE

LOOKING SOUTH

B



A



VIEWS OF SITE

PETITIONER'S

EXHIBIT NO. 6

C



A

TYPICAL HOUSE



B

DAVIS AVE LOOKING NORTH



C

PARK VISTA CT



D

PETITIONER'S

EXHIBIT NO.

6A-D

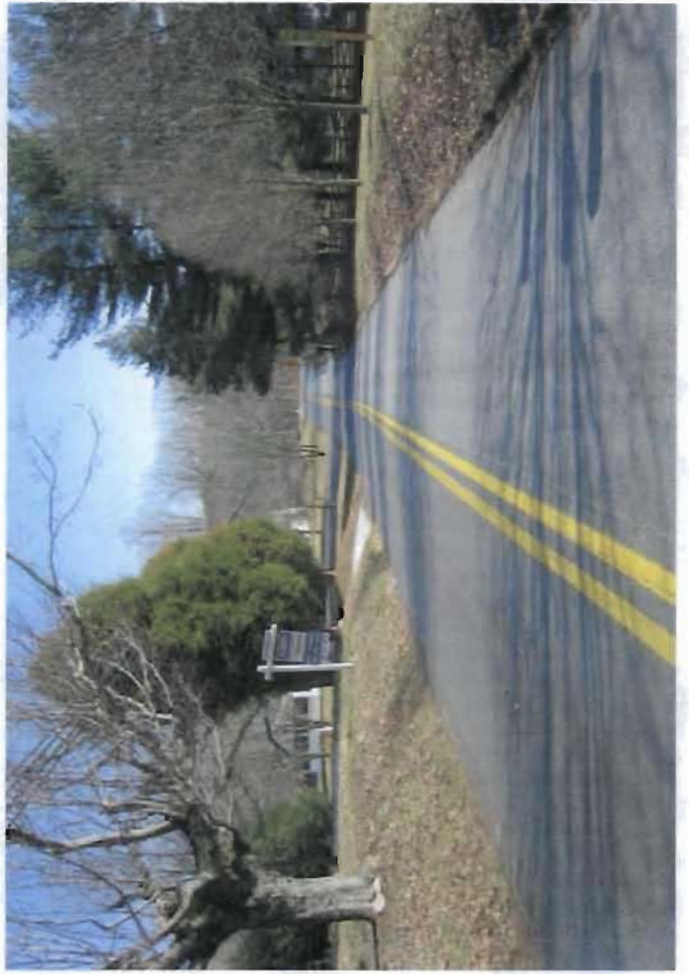
Petitioner's

B



B

A



A



A



B

PETITIONER'S

EXHIBIT NO. 11 A+B

10717 Down Ave



A



B



C

10709 Dawn Ave

PETITIONER'S

EXHIBIT NO.

12A-C



A



B



C

- Houses across street on Davis Ave.

PETITIONER'S

EXHIBIT NO. 13A-C



A



B

PETITIONER' S

EXHIBIT NO. 14 A+B



PETITIONER'S

EXHIBIT NO.

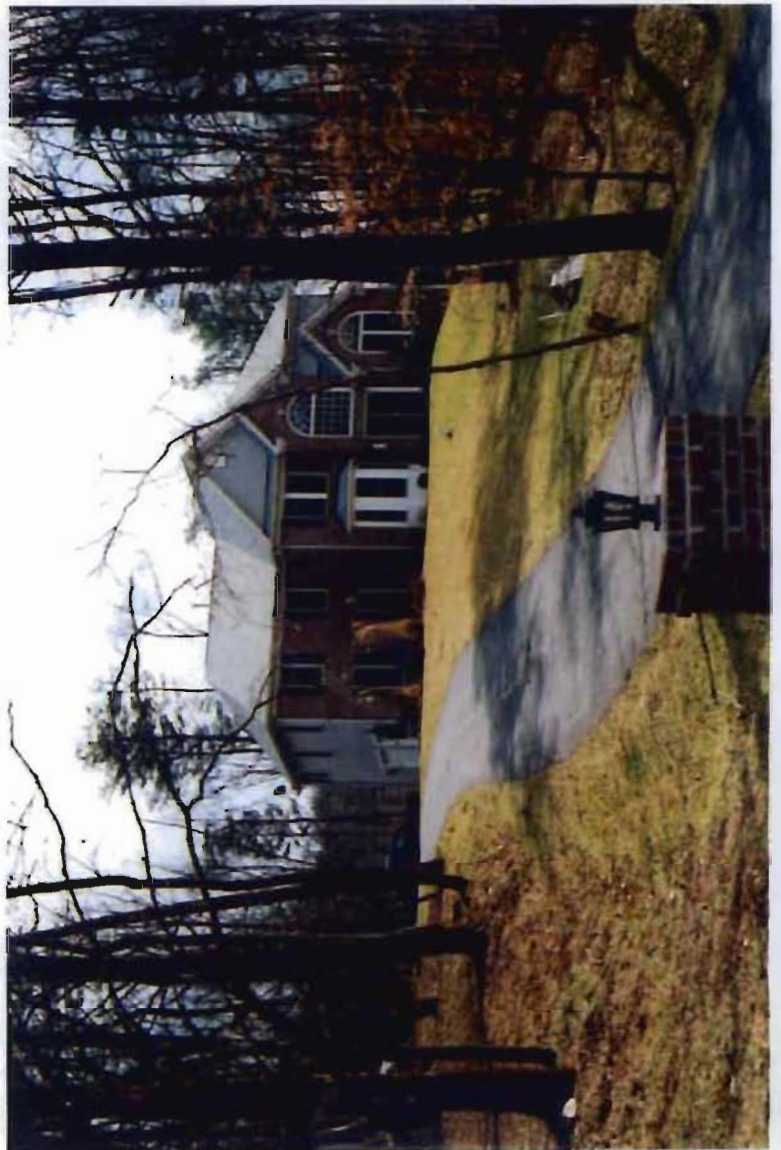
15



all
the
neighborhood



U



PETITIONER'S

2

EXHIBIT NO.

12

- Park Vista Court

T





Petitioner's Exhibit _ _

A



B



C



PETITIONER'S

EXHIBIT NO. 17A-C

An Exquisite Custom Home By **INTERSTATE VENTURES**

A **TRUE** Custom Builder

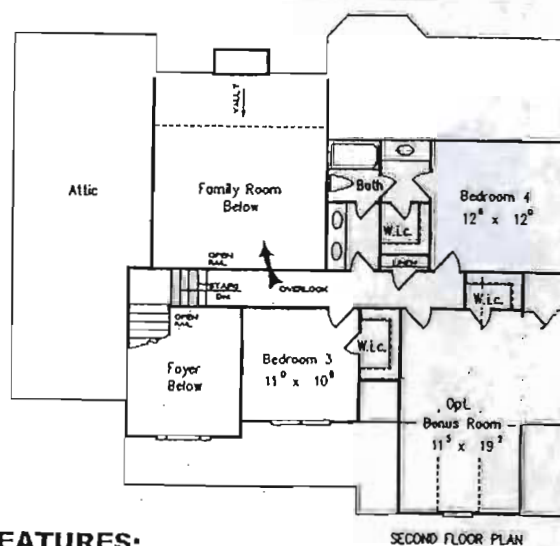
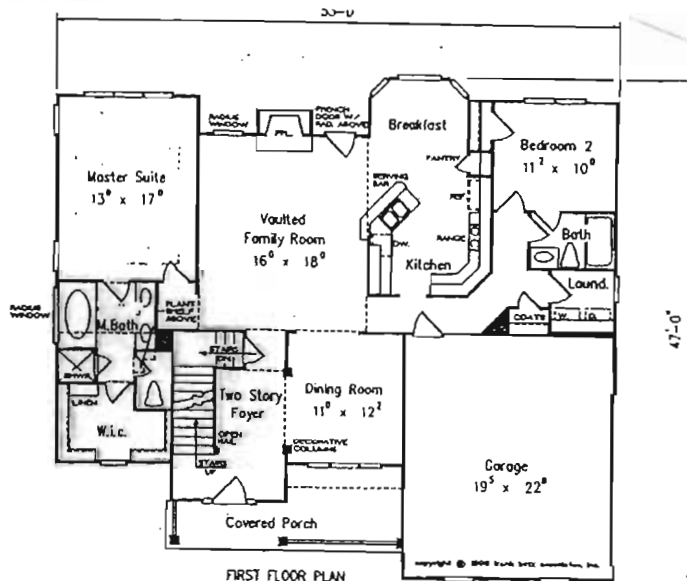
Where Customization means - **MAKING ANY CHANGES THAT YOU DESIRE.**

PETITIONER'S

EXHIBIT NO. 18



MIDDLE RIVER



STANDARD FEATURES:

9 Ft. Ceiling on 1st Floor
Transom windows on 1st Floor
Flooring: Ceramic in all baths,
Hardwood in Foyer & Stairs,
Vinyl in Kit/Brkfst. Room,
Carpet in all other rooms.
Concrete Front Porch - 120 s.f.

Garden tub in platform in master
Appliance Allowance; Maytag -
Refrigerator, dishwasher, range
Full walk-out daylight basement
Two story foyer & family room
Two car garage with door openers

OPTIONAL ITEMS, IF REQUESTED

Modifications to meet ADA criteria
2nd Master or 5th Bedroom over garage
Low E Double Insulated Windows

Fireplaces
Tankless Hot Water Heater

See our Design Specialist for other modifications

The price is subject to change without prior notice.
All room sizes are approximate and may change.

NOTE:

1. OWNER:
JANOS CSORBA, ET AL
10713 DAVIS AVENUE
WOODSTOCK, MD 21163-1211
LIBER 22416, FOLIO 183
PARCEL 76, TAX MAP 86, GRID 8
ACCOUNT #0206570290
2. EXISTING ZONING: RC-5
3. WATER WELL & SEPTIC PROPOSED FOR THIS SITE.
4. ZONING HISTORY: NONE
5. AREA PROPERTY: 2.3 ACRES +/-
6. THE SUBJECT PROPERTY IS NOT IN A FLOOD ZONE, SEE FLOOD INSURANCE RATE MAP
COMMUNITY PANEL 240010 0355B.

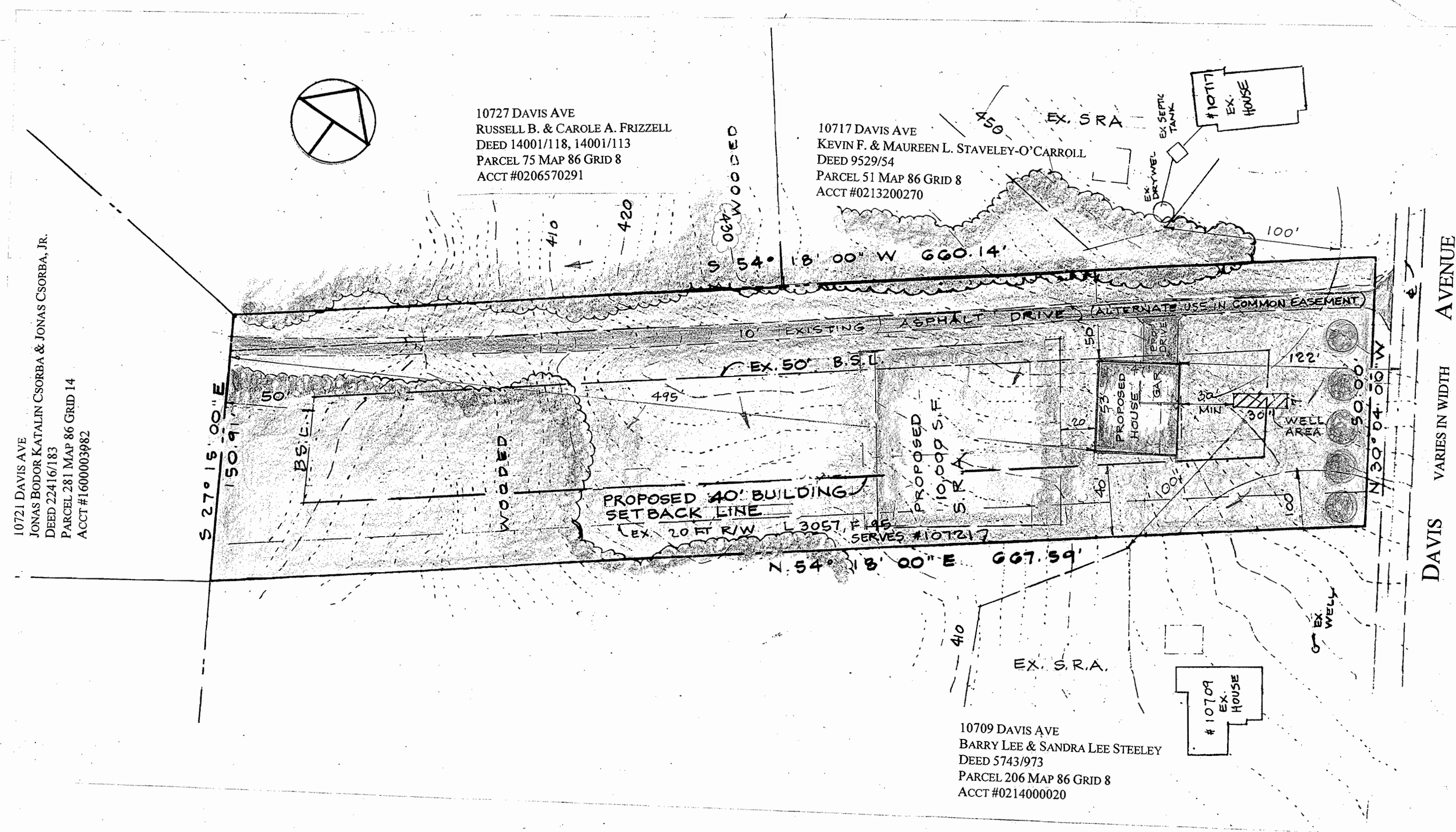
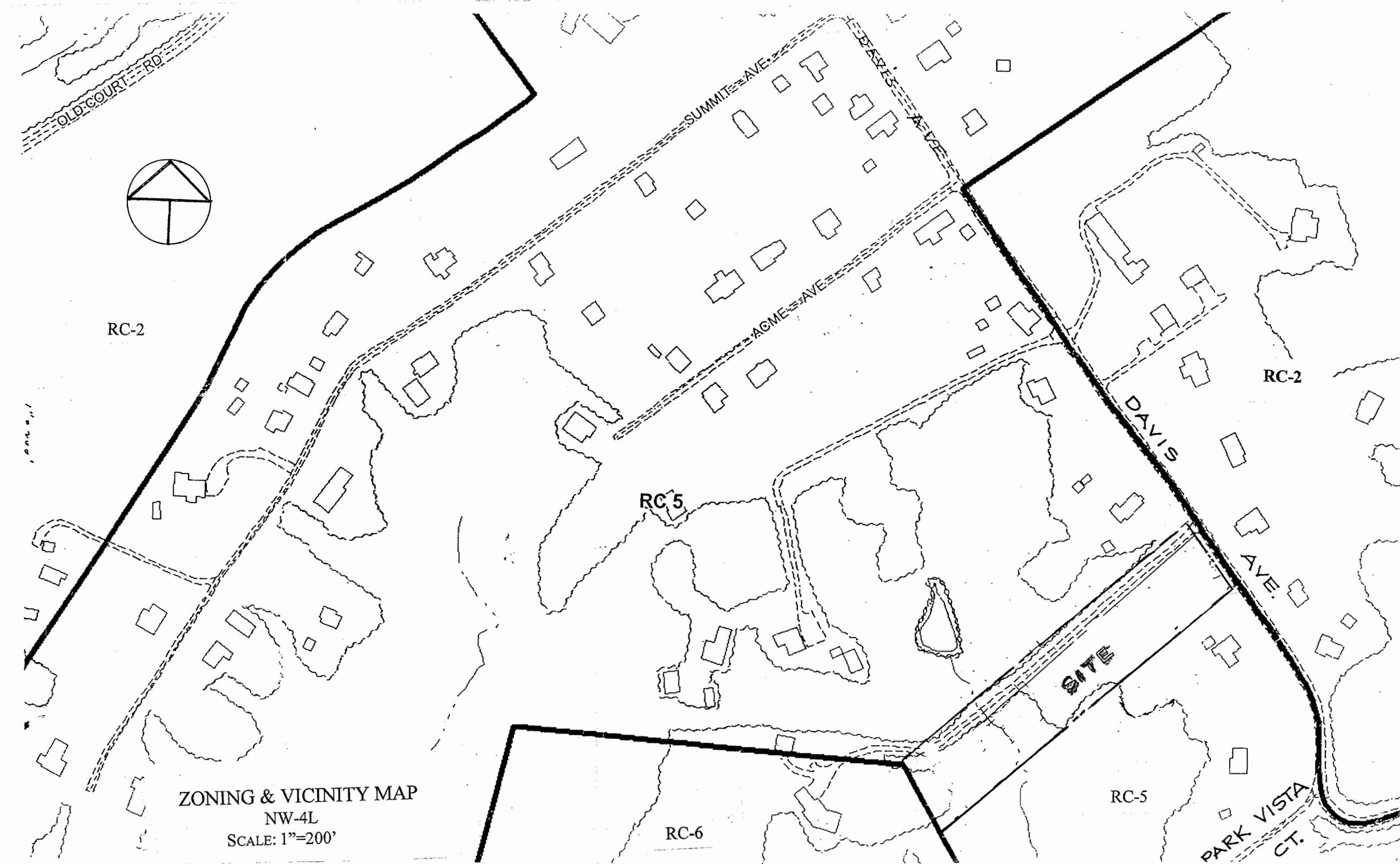
ENVIRONMENTAL NOTE:
NO FOREST AREA IS TO BE CLEARED FOR THE PROPOSED HOUSE.

VARIANCES REQUESTED

- Variance 1: from BCZR1A04.3B.2.b to allow a principal building proposed to be constructed in an RC5 Zone to be located 122 feet in lieu of the 150 feet from the center line of any collector road. IF the Zoning Commissioner finds Davis Avenue to be a collector road. Otherwise, the variance would not be required because the setback would exceed the requirement for any other type road.
- Variance 2: from BCZR1A04.3B.2.c to provide that a principal building proposed to be constructed in an RC5 Zone that is contiguous to an RC2 Zone be situated 122 feet from an RC2 Zone in lieu of the required 150 feet from the zone line.
- Variance 3: from BCZR1A04.3B.2.b to provide a side yard setback of 40 feet from the southwest property side lot line to the proposed home in lieu of the required 50 feet.
- Variance 4: from BCZR1A04.3A to allow a structure of 40 feet in height in lieu of the required 35 feet maximum except as provided under Section 300.

Justification for request:

This 2.3 acre parcel including its current boundaries date back to May 27, 1950 as more particularly described in a Deed creating it recorded in the Land Records of Baltimore County as reconsideration under BCZR1A04.3.b4. Further, the topography of the land as one travels from Davis Avenue towards the interior of the lot falls away from the road and swales which affects the siting of a percable sewage reserve area. That in turn limits the positioning of the home proposed which is far below the 15% limit of permitted square footage for a building on this 2.3 acre site. The proposed house location sits back further from Davis Avenue than the existing adjacent homes on either side of the adjoining lots so that the requested variance for distance from an RC2 Zone as provided for this lot will be greater than that provided by homes on adjacent lots since the RC2 line lies in the center of Davis Avenue toward which these and other homes on Davis Avenue face. The height variance is requested because of the topography of the land and the provision of a walk-out entrance from the basement for the housing style desired to be built on the premises.



PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCES
10713 DAVIS AVENUE
2TH ELECTION DISTRICT
COUNCILMANIC DISTRICT NO. 4
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' SEPTEMBER 19, 2007

Prepared by:
H. Malmud & Associates, Inc.
12018 Ridge Valley Drive
Owings Mills, Maryland 21117
Telephone 410 308-0442

PETITIONER'S
EXHIBIT NO. 1