

IN RE: PETITION FOR VARIANCE
SW side Dogwood Road, 2818 feet
S of Wrights Mill Road
1st Election District
1st Councilmanic District
(8405 Dogwood Road)

Betty J. Farley
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-300-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Betty J. Farley. Petitioner is requesting variance relief as follows:

- From Section 1A07.8.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a residential lot other than a farm of 9.36 acres in lieu of the maximum 1.5 acres; and
- From Section 1A07.8.B.5.b of the B.C.Z.R. to allow a building envelope and well located in an R.C.6 zone of 70 feet in lieu of the required 200 feet from any adjacent property that was cultivated or used for pasture during the previous three years, as determined by the Department of Environment Protection Resource Management, or that is subject to an agricultural or conservation easement; and
- From Section 1A07.8.C.2.d of the B.C.Z.R. to permit a side oriented dwelling facing the existing entrance driveway from Dogwood Road in lieu of front oriented.

The subject property and the 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 variance request were Charles E. Farley and Petitioner Betty J. Farley, and their attorney, Michael P. Tanczyn, Esquire. Also appearing in support of the requested relief were Ms. Farley's daughters, Denise Litzau and Deborah Stafford, as well as Herbert Malmud, the professional land surveyor who prepared the site plan. There were no Protestants or other interested persons in attendance at the hearing.

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[Signature]

Testimony and evidence offered revealed that the subject property is an irregular-shaped property containing approximately 9.361 acres zoned R.C.6. The property is located on the southwest side of Dogwood Road about 2½ miles west of Rolling Road and one mile north of Interstate 70 -- near the Baltimore County/Howard County line -- in the Windsor Mill area of Baltimore County. As shown in the deeds that were marked and accepted into evidence as Petitioner's Exhibits 2, 3, and 4, respectively, the subject property is part of the "Reincke Subdivision" with the land having been conveyed to Ms. Farley (formerly Reincke) and her previous husband, William Reincke, in 1973. In 1981, as shown on the subdivision plat marked and accepted into evidence as Petitioner's Exhibit 8, Petitioner and her previous husband sought to subdivide their land into Lots 1, 2, 3, and 4. The intent of the subdivision was to provide lots for Petitioner's daughters, Darlene J. Carter, Deborah L. Stafford, and Denise L. Litzau. Currently, Petitioner resides on Lot 3, Darlene and her husband live on Lot 1 and Denise and her husband live on Lot 4.

At this juncture, Petitioner desires to convey Lot 2 to her other daughter, Deborah, and for a home to be erected on Lot 2. In order to do so, Petitioner is in need of variance relief because Lot 2 is not a farm and is approximately 9.361 acres in size, which is above the 1.5 acre lot area allowable under Section 1A07.8.B.2. Petitioner proposes the building envelope and well to be 70 feet from the adjacent pasture property instead of the 200 feet required by Section 1A07.8.B.5(b) of the B.C.Z.R. In addition, as a result of the unique orientation of the existing dwellings adjacent to where the proposed building will be located, Petitioner requests variance relief to permit a side oriented dwelling to Dogwood Road (the public right-of-way) rather than front oriented as required by Section 1A07.8.C.2(d) of the B.C.Z.R.

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4.25.08
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In support of the variance requests, Mr. Tanczyn explained that the property has a number of unusual characteristics that render it unique. One of the most glaring is the topography of the property. Although Lot 2 is a very large property, a sizeable portion of it slopes significantly downward. A topographical map that was marked and accepted into evidence as Petitioner's Exhibit 10 illustrates this point. It shows steep slopes toward the rear of the property, near the Patapsco River basin. There are other sensitive environmental features that affect the property, including a drainage easement that runs diagonally along the property and a forest buffer easement that consists of over 7 acres of the property. In addition, a septic reserve area for the adjacent Litzau property, which was previously approved by Baltimore County, is located so close to the property line of Lot 2 that it effectively "pinches" the subject property and limits the ability to construct a home as permitted. As to the pasture issue, the site plan indicates that the field adjacent to the subject property was previously determined by the Department of Environmental Protection and Resource Management to be pasture; however, according to Petitioner's attorney, Mr. Tanczyn, it is really not a "pasture" at all. In fact, as also shown on the site plan, the property owners have proposed a new dwelling, well, and septic reserve area for that adjacent property.

In order to give some context to the area and in particular the homes in the vicinity of the subject property, Petitioner submitted a number of photographs. Marked and accepted into evidence as Petitioner's Exhibits 12A and 12B, and 13A through 13D, respectively, are photographs depicting nearby dwellings on Dogwood Road to the north and south of the subject property, as well as dwellings further north and south on Dogwood Road. These dwellings were constructed at different times with varying sizes and architectural styles. Additional photographs that were marked and accepted into evidence as Petitioner's Exhibits 14A through 14D show the homes within the subdivision, including Petitioner's home, Denise's home, and Darlene's home.

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These homes are also fairly dissimilar in size, shape, and architectural features. Finally, a schematic plan of the proposed home for the subject property was marked and accepted into evidence as Petitioner's Exhibit 23. This exhibit shows a rancher-style home that will be oriented perpendicular to Dogwood Road rather than facing the road. The reasons for this are aesthetic practicality, as well as in order to build a home that will fit in with the adjacent homes in the subdivision. As to aesthetic appearance, each of the homes in the subdivision faces the private road entrance off of Dogwood Road. They do not face Dogwood Road. Hence, if the proposed home on the subject property were constructed to face Dogwood Road, it would face the rear of Petitioner's home and the Litzau home across the private road would face the side of the proposed home. This would create an awkward appearance to say the least. In addition, due to the unusual shape of the buildable area of Lot 2, a home facing Dogwood Road would pinch the side yard setback requirements more than necessary than if the home is permitted to be side oriented to Dogwood Road.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Department of Environmental Protection and Resource Management dated February 8, 2008 which indicates that the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, and comply with the Forest Conservation Regulations.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. The topography, combined with the environmental constraints associated with the site, and the limitations associated with the buildable areas of the subject property renders the property unique in a zoning sense. Moreover, these constraints and limitations affect the property such that

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the imposition of zoning on this property disproportionately impacts the subject property as compared to others in the zoning district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Petitioners would not be able to build an appropriate home or otherwise utilize the property for a beneficial purpose without variance relief.

Finally, I find these variance requests can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED, this 25th day of April, 2008 by this Deputy Zoning Commissioner, that Petitioner's variance requests as follows:

- From Section 1A07.8.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a residential lot other than a farm of 9.36 acres in lieu of the maximum 1.5 acres; and
- From Section 1A07.8.B.5.b of the B.C.Z.R. to allow a building envelope and well located in an R.C.6 zone of 70 feet in lieu of the required 200 feet from any adjacent property that was cultivated or used for pasture during the previous three years, as determined by the Department of Environment Protection Resource Management or that is subject to an agricultural or conservation easement; and
- From Section 1A07.8.C.2.d of the B.C.Z.R. to permit a side oriented dwelling facing the existing entrance driveway from Dogwood Road in lieu of the front oriented,

be and are hereby GRANTED subject to the following:

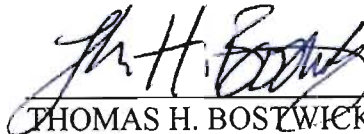
1. Petitioner is advised that she may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed,

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by

Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
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).
4. Prior to obtaining a building permit, Petitioner shall submit the following information to the Office of Planning for their determination that the proposed structure meets the R.C.6 Performance Standards:
 - a. Submit photographs of existing adjacent dwellings.
 - b. Submit building elevations (all sides) of the proposed dwelling for review and approval. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Petitioner shall 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 of 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 of all accessory structures at a scale appropriate to the dwelling and design of 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.

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

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p3



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 8405 Dogwood Road, Baltimore, MD 21244
which is presently zoned RC6

Deed Reference: 15159 / 426 Tax Account # 2500002612

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)

See attached

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

To be presented at the time of hearing.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Michael P. Tanczyn, Esquire

Name - Type or Print

Signature

Law Offices Michael P. Tanczyn, P.A.

Company

606 Baltimore Avenue #106 410-296-8823

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Betty J. Farley

Name, Type or Print

Signature

Name - Type or Print

Signature

8401 Dogwood Road

Address

Baltimore, MD 21244-1213

City

State

Zip Code

Representative to be Contacted:

H. Malmud & Associates, Inc.

Name

12018 Ridge Valley Drive 410-308-0442

Address

Telephone No.

Owings Mills, MD 21117

City

State

Zip Code

Case No. 08-300-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by D.T. Date 1/10/08

DROP-OFF

REV 8/20/07

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Attachment to Petition for Variance
8405 Dogwood Road

1. A variance from Section 1A07.8.B.2. to allow a residential lot other than a farm of 9.36 acres in lieu of the maximum 1-1/2 acres.
2. A variance from Section 1A07.8.B.5.b. to allow a building envelope and well located in RC6 zone of 70 feet in lieu of the required 200 feet from any adjacent property that was cultivated or used for pasture during the previous three years, as determined by the Department of Environment Protection Resource Management or that is subject to an agricultural or conservation easement.
3. A variance from Section 1A07.8.C.2.d to permit a side-oriented house facing the existing entrance driveway from Dogwood Road in lieu of a front-oriented dwelling to the public right of way.

H. MALMUD & ASSOCIATES, INC.
12018 RIDGE VALLEY DRIVE
OWINGS MILLS, MARYLAND 21117
TELEPHONE 410 308-0442

ZONING DESCRIPTION
8405 DOGWOOD ROAD
AKA LOT 2 AS SHOWN ON THE
1ST AMENDED PLAT OF THE REINCKE SUBDIVISION
RECORDED IN S.M. 78-272
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME AT THE INTERSECTION FORMED BY THE WEST SOUTH SIDE OF DOGWOOD ROAD, 30 FEET WIDE AND THE CENTER OF THE PRIVATE INGRESS, EGRESS, MAINTANCE & UTILITY EASEMENT, 40 FEET WIDE, SAID POINT BEING DISTANCE OF 2818 FEET FROM THE CENTER OF WRIGHTS MILL ROAD, THENCE BINDING ON SAID THE CENTERLINE OF SAID EASEMENT: :

(1) SOUTH 46 DEGREES 12' 25" WEST 300.19 FEET THENCE LEAVING SAID CENTERLINE AND BINDING ON THE OUTLINE OF SAID LOT 2 THE ELEVEN (11) FOLLOWINGS COURSES AND DISTANCES:

- (2) SOUTH 36 DEGREES 11' 19" WEST 256.46 FEET,
- (3) SOUTH 66 DEGREES 15' 58" WEST 85.31 FEET,
- (4) NORTH 67 DEGREES 04' 51" WEST 111.83 FEET,
- (5) NORTH 05 DEGREES 35' 00" WEST 168.89 FEET,
- (6) NORTH 44 DEGREES 11' 38" WEST 66.61 FEET,
- (7) SOUTH 45 DEGREES 48' 22" WEST 671.36 FEET,
- (8) SOUTH 26 DEGREES 32' 57" EAST 464.84 FEET,
- (9) NORTH 63 DEGREES 27' 03" EAST 557.79 FEET,
- (10) NORTH 27 DEGREES 27' 31" WEST 190.22 FEET,
- (11) NORTH 50 DEGREES 17' 33" EAST 500.79 FEET AND
- (12) NORTH 43 DEGREES 47' 35" WEST 163.98 FEET TO INTERSECT THE SOUTHEAST SIDE OF THE FIRST MENTIONRD PRIVATE EASEMENT, THENCE BINDING THEREON:
- (13) NORTH 46 DEGREES 12' 25" EAST 299.44 FEET THE SOUTH SIDE OF SAID DOGWOOD ROAD, THENCE BINDING THEREON:
- (14) NORTH 43 DEGREES 47' 35" WEST 20.00 FEET,

CONTAINING 9.361 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. A TITLE REPORT WAS NOT FURNISHED FOR THIS DESCRIPTION.

HERBERT MALMUD
REGISTERED LAND SURVEYOR
MARYLAND # 7558
OCTOBER 29, 2006



file: Zoning Hearing Lot 2 Amended Reincke Subdivision 8405 Dogwood Road

08-300-A

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: #08-300-A

8405 Dogwood Road

S/west side of Dogwood Road, 218 feet south of Wrights Mill Road

1st Election District - 1st Councilmanic District

Legal Owner(s): Betty J. Farley

Variance: to allow a residential lot other than a farm of 9.36 acres in lieu of the maximum 1.5 acres and to allow a building envelope and well located in RC-6 zone of 70 feet in lieu of the required 200 feet from any adjacent property that was cultivated or used for pasture during the previous three years, as determined by the Dept. of Environment Protection Resource Management or that is subject to an agricultural or conservation easement and to permit side-oriented house facing the existing entrance driveway from Dogwood Road in lieu of the front oriented dwelling to the public right-of-way.

Hearing: Wednesday, March 19, 2008 at 10:00 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.

JT/3/608 Mar. 4

165448

CERTIFICATE OF PUBLICATION

3/6/, 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 3/4/, 2008.

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

J. Wilkinson

LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT**

No. **09728**

Date: **1/10/08**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			1050				65.00

Total: **65.00**

Rec

From: **MICHAEL P. TANCZIN**

For: **ITEM # 300 08-300-A**

8405 DOGWOOD RD.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE: 1/14/2008 TIME: 1:11/2008 10:23:03
 03 BALANCE 1000.00
 RECEIPT # 356715 1/11/2008 CELH
 5 USD 00000 MERIDIAN
 009728
 Rept tot 65.00
 65.00 DE 4.00 CA
 Baltimore County, Maryland

**CASHIER'S
VALIDATION**

ZONING NOTICE

CASE # 08-300-A

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

ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE

PLACE: TOWSON, MD. 21204

WEDNESDAY, MARCH 19, 2008

DATE AND TIME: AT 10:00 A.M.

VARIANCE TO ALLOW A RESIDENTIAL LOT OTHER
THAN A FARM OF 9.36 ACRES IN LIEU
REQUEST: OF THE MAXIMUM 1.5 ACRES AND TO ALLOW A BUILDING
ENVELOPE AND WELL LOCATED IN RC-6 ZONE OF 70 FEET IN LIEU
OF THE REQUIRED 200 FEET FROM ANY ADJACENT PROPERTY THAT
WAS CULTIVATED OR USED FOR PASTURE DURING THE PREVIOUS THREE
YEARS, AS DETERMINED BY THE DEPT. OF ENVIRONMENT PROTECTION
RESOURCE MANAGEMENT OR THAT IS SUBJECT TO AN AGRICULTURAL
OR CONSERVATION EASEMENT AND TO PERMIT SIDE-ORIENTED HOUSE
FACING THE EXISTING ENTRANCE DRIVEWAY FROM DOGWOOD ROAD
IN LIEU OF THE FRONT ORIENTED DWELLING TO THE PUBLIC
RIGHT-OF-WAY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 08-300-A

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

W/ 407 Country Courts Building
401 Biddle Avenue
Towson, MD 21204

PLACE:

DATE AND TIME:

REQUEST:

PROVIDING NOTICE OF THIS PUBLIC HEARING IS THE RESPONSIBILITY OF THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR NOTIFYING ALL ADJACENT PROPERTY OWNERS AND INTERESTED PARTIES OF THE PUBLIC HEARING. THE APPLICANT SHALL ALSO BE RESPONSIBLE FOR NOTIFYING THE ZONING COMMISSIONER OF THE PUBLIC HEARING. THE APPLICANT SHALL ALSO BE RESPONSIBLE FOR NOTIFYING THE ZONING COMMISSIONER OF THE PUBLIC HEARING. THE APPLICANT SHALL ALSO BE RESPONSIBLE FOR NOTIFYING THE ZONING COMMISSIONER OF THE PUBLIC HEARING.

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HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 08-300-A

Petitioner/Developer: BETTY J. FARLEY

Date of Hearing/Closing: MAR. 19, 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 _____

8405 DOGWOOD ROAD

The sign(s) were posted on MARCH 3, 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: 08-300-A
Petitioner: FARLEY
Address or Location: 8405 DOGWOOD RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: BETTY J. FARLEY
Address: 8401 DOGWOOD RD.
BALTO. MD 21244-1213
Telephone Number: 410-944-2566

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 19, 2008 Issue - Jeffersonian

Please forward billing to:
Betty Farley
8401 Dogwood Road
Baltimore, MD 21244

410-944-2566

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: 08-300-A

8405 Dogwood Road

S/west side of Dogwood Road, 218 feet south of Wrights Mill Road

1st Election District – 1st Councilmanic District

Legal Owners: Betty J. Farley

Variance to allow a residential lot other than a farm of 9.36 acres in lieu of the maximum 1.5 acres and to allow a building envelope and well located in RC-6 zone of 70 feet in lieu of the required 200 feet from any adjacent property that was cultivated or used for pasture during the previous three years, as determined by the Dept. of Environment Protection Resource Management or that is subject to an agricultural or conservation easement and to permit side-oriented house facing the existing entrance driveway from Dogwood Road in lieu of the front oriented dwelling to the public right-of-way.

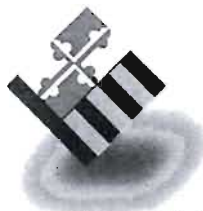
Hearing: Tuesday, March 4, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



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.



BALTIMORE COUNTY

M A R Y L A N D

February 4, 2008

JAMES T. SMITH, JR.
County Executive

NEW NOTICE OF ZONING HEARING

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

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:

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1st Election District – 1st Councilmanic District

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Hearing: Wednesday, March 19, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Michael Tanczyn, 606 Baltimore Avenue, #106, Towson 21204

Betty Farley, 8401 Dogwood Road, Baltimore 21244

H. Malmud & Associates, 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 TUESDAY, MARCH 4, 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
Tuesday, March 4, 2008 Issue - Jeffersonian

Please forward billing to:
Betty Farley
8401 Dogwood Road
Baltimore, MD 21244

410-944-2566

CORRECTED NOTICE OF ZONING HEARING

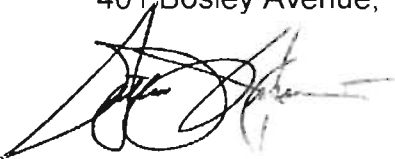
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1st Election District – 1st Councilmanic District
Legal Owners: Betty J. Farley

Variance to allow a residential lot other than a farm of 9.36 acres in lieu of the maximum 1.5 acres and to allow a building envelope and well located in RC-6 zone of 70 feet in lieu of the required 200 feet from any adjacent property that was cultivated or used for pasture during the previous three years, as determined by the Dept. of Environment Protection Resource Management or that is subject to an agricultural or conservation easement and to permit side-oriented house facing the existing entrance driveway from Dogwood Road in lieu of the front oriented dwelling to the public right-of-way.

Hearing: Wednesday, March 19, 2008 at 10:00 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.



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 13, 2008

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

Dear Mr. Tanczyn:

RE: Case Number: 08-300-A, 8405 Dogwood Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 10, 2008. 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
Betty J. Farley 8401 Dogwood Road Baltimore 21244-1213
H. Malmud & Associates, Inc. 12018 Ridge Valley Drive Owings Mills 21117



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

January 29, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 29, 2008

Item Number:

298, 299, 300, 301, 302, 303, 305, 306, 307, 308, 309, 310, 311, 312, 314, 315,
316, 317, 318, 319, 320, 322, 323, 324

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.

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

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 1, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 4, 2008
Item Nos. 08-298, 299, 300, 301, 302, 304,
306, 307, 308, 309, 310, 311, 312, 313, 314,
316, 317, 318, 319, 320, 321, 322 and 323

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

DAK:CEN:cab

cc: File

ZAC-NO COMMENTS- 02042008 doc



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Nell J. Pedersen, Administrator

Maryland Department of Transportation

Date: JAN. 30, 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. 8-300-A
8405 DOGWOOD RD
FARLEY 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. 8-300-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,

Fod ¹ 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

TB
3-4-08
19 10 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



BY:

TO: Timothy M. Kotroco

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

DATE: February 8, 2008

SUBJECT: Zoning Item # 08-300-A
Address 8405 Dogwood Road
(Farley Property)

Zoning Advisory Committee Meeting of January 28, 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:

1. Provide documentation that a declaration of protective covenants for the Forest Buffer Easement was recorded in Baltimore County Land Records.
2. Prior to issuance of any permits, this lot must address Forest Conservation requirements.

Reviewer: John Russo

Date: 1/30/08

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 13, 2008

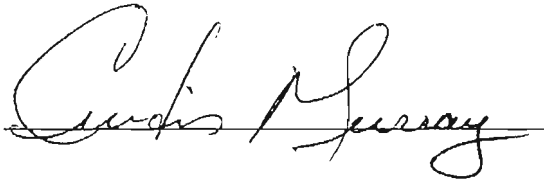
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-300-Variance**

The Office of Planning supports the petitioner's request and finds that the applicant has met the performance standards of Section 1A07.8.C. This support is subject to the submittal of building elevations with the permit.

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

Prepared By:



Division Chief:



CM/LL

RE: PETITION FOR VARIANCE * BEFORE THE
8405 Dogwood Road; SW/S Dogwood Road, *
2818 S of Wrights Mills Road * ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Barry J. Farley * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-300-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 25th 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 25 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 8405 Dogwood Rd
CASE NUMBER 68300 A
DATE March 17, 2008

[illegible]

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 7, 2008

VIA HAND-DELIVERY

W. Carl Richards
Zoning Administrator
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 8405 Dogwood Road
Baltimore County, MD

Dear Carl:

Enclosed herewith please find a drop off Petition for Variance for a residential lot on Dogwood Road. We also enclose the following:

1. 12 copies of the plat, folded;
2. 3 copies of a sealed description;
3. 200 scale zoning map excerpt;
4. Our check for costs.

We also will have filled out the advertising form at the time this is filed. Once this has been accepted could you please send us a case number as well as a hearing date. I do not anticipate this will take more than an hour to hear unless there are protestants.

Very truly yours,

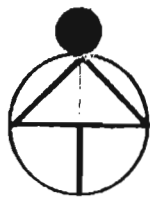


Michael P. Tanczyn, Esquire

MPT:kds

Encl.

cc: Herb Malmud
client



2818' to WRIGHTS MILL RD
DOGWOOD RD

RC 6

SITE #8405
WRIGHTS MILL RD
DOGWOOD RD
ALBERTON RD

RC 2

ZONING & VICINITY MAP
PLAN SHEET 087A3
SCALE: 1"=200'

ALBERTON RD

08-200-A

NO CONSIDERATION, NO TITLE EXAMINATION

This Deed, MADE THIS 14th day of March

in the year one thousand nine hundred and eighty-seven

by and between

William E. Reincke and Betty J. Reincke, his wife, parties

of

of the first part, and

Michael E. Litzow and Denise L. Litzow, his wife, parties

of the second part.

Witnesseth, That in consideration of the sum of NO CONSIDERATION

the said parties of the first part, do

1987 12.00
FEE 0.00
ST. CLERK 14.00
RECORDING FEE 12.00
TOTAL 26.00

do grant and convey to the said parties of the second part, as tenants by entireties, their assigns, the survivor of them, his or her

personal representatives ~~and assigns~~ forever, in fee simple, all

that lot of ground situate in Baltimore County

and described as follows, that is to say:

BEING known and designated as Lot 4 as shown on that Plat entitled "Resubdivision of Lot 2, Reincke Subdivision" as recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 51, folio 127.

BEING part of the land which by Deed dated August 3, 1973, recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 5401, folio 811, was granted and conveyed by H. Dwight Wahaus, Bertha Mae Wahaus, George Frederick Wahaus and Margaret Gettings Wahaus unto William E. Reincke and Betty J. Reincke.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

JR 4-6-87
CLERK DATE

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

JR DATE 4-6-87

TRANSFER TAX NOT REQUIRED
DIRECTOR OF FINANCE
BALTIMORE COUNTY, MARYLAND
My Seal
4-14-87

PETITIONER'S

EXHIBIT NO. 2

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

To Have and To Hold the said described lot of ground and premises to the said parties to the second part, as tenants by entireties, their assigns, heirs, executors and administrators, forever, in fee simple.

personal representative

and assigns forever 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, or to do any act, matter or thing which will encumber or affect the property hereby granted; and that they will execute and deliver such instruments as may be required.

Witness my hand and seal of said notary

Notary Witness:



William E. Reincke (SEAL)
William E. Reincke

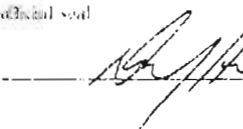
Betty J. Reincke (SEAL)
Betty J. Reincke

STATE OF MARYLAND, County of Baltimore, to wit:

I, Heidi Carey, That on this 14th day of March in the year one thousand nine hundred and eighty-seven, before me, the undersigned, a Notary Public of the State aforesaid, personally appeared William E. Reincke and Betty J. Reincke

whom I am satisfied to know to be the person whose name is subscribed to the foregoing instrument, and acknowledged the foregoing deed to be his act and deed, and my presence, and the contents of the same.

In witness whereof, I hereunto set my hand and official seal


Notary Public

My Commission expires: 7/1/90

Handwritten notes:
...
...
...



DEF6797 PAGE 251

Real Estate Title Company

Agents; Lawyers Title, Richmond, Virginia

FEE SIMPLE DEED REV. 1-40

App. No. 125866

This Deed, Made this 1st day of October

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

WILLIAM E. REINCKE AND BETTY J. REINCKE, HIS WIFE

of Baltimore County

in the State of Maryland, of the first part, and

T. WAYNE CARTER AND DARLENE J. CARTER, HIS WIFE

of the second part.

WITNESSETH that in consideration of the sum of \$ 68,500.00, which is the actual consideration paid or to be paid, the receipt of which is hereby acknowledged, the said part 1st of the first part do grant and convey unto the said part 1st of the second part, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County

State of Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 1 as shown on the Plat entitled "A Resubdivision of Lot No. 2, Reicks Subdivision", and recorded among the Land Records of Baltimore County in Plat Book E.H.K., JR. No. 51, folio 127. The improvements thereon being known as No. 8409 Dogwood Road.

BEING part of that same lot of ground which by Deed dated August 3, 1973 and recorded among the Land Records of Baltimore County in Liber E.H.K., JR. No. 5401 folio 311 was granted and conveyed by H. Dwight Wahans, Martha Mae Wahans, George Frederick Wahans and Maryaret Gettings Wahans unto William E. Reicks and Betty J. Reicks, his wife, the Grantors herein.

TOGETHER with a right of way for ingress and egress over a stone driveway as presently located, running in a southeasterly direction from the above described property, thence northeasterly to Dogwood Road.

STATEMENT OF
RECORDS & TAXATIONBy *Reicks* 10/1/84
CLERK DATE

AGRICULTURAL TRANSFER TAX

By *Reicks* 10/1/84

RC/F 14.00
T TX 342.50
DOCS 342.50
DEED 0.00
EMK JR T 699.00
#78341 0004 R01 T11:42
10/09/84

PETITIONER'S

EXHIBIT NO. 3

TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To Have and To Hold the said described 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 part 100 of the second _____, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns in fee-simple.

And the said part 100 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 required.

Witness the hand and seal of said grantors.

TEST

Ans. J. H. H. H.

William E. Reinecke [SEAL]
WILLIAM E. REINECKE
Betty J. Reinecke [SEAL]
BETTY J. REINECKE
[SEAL]
[SEAL]

STATE OF MARYLAND, Baltimore City

TO WIT:

HEREBY CERTIFY, that on the 1st day of October, 1934,

before me, the undersigned, a Notary Public of the State of Maryland aforesaid, personally appeared

WILLIAM E. REINECKE AND BETTY J. REINECKE, HIS WIFE

and they acknowledged the foregoing Deed to be their act, deed and for the purposes therein set forth.

IN WITNESS whereof, I have hereunto set my hand and seal the day and year last above written.

Notary Public Record on 11/14/34
Jas. H. H. H. H., Clerk
REAR ESTATE TITLE CO. INC.
Receipt No. 3-1540

My Commission Expires July 1, 1936



02-1900013667 THIS DEED

00-00000000

Tax Account No. Parcel Identifier

Made this 18 day of April, 2007, by and between Betty J. Reincke, nka Betty J. Farley, party of the first part, and Michael K. Litzau and Denise L. Litzau, parties of the second part.

Tax Exempt: Transfer from Mother to daughter and son in law, to correct boundary lines of the property, according to the new plat filed among the Land Records of Baltimore County as Plat SM 78-172.

WITNESSETH, that in consideration of the sum of \$0, receipt of which is hereby acknowledged and which party of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party of the first part does grant and convey unto the parties of the second part as tenants by the entirety, all that property situate in Baltimore County, State of Maryland, described as:

See legal description attached as "Exhibit A" and made a part hereto.

Subject to the 40' Private ingress, egress, maintenance and utility easement as shown on the plat recorded in the Land records of Baltimore County, entitled, "1st amended plat of Reincke Subdivision", previously recorded as "A Resubdivision of Lot 2 P.B. EHK Jr. 47, folio 69 Reincke Subdivision" in plat Book EHK Jr. 51, 127, recorded as Plat SM 78-172.

BEING the same lot of ground which by Deed dated March 13, 2001 and recorded among the Land Records of Baltimore County in Liber 15158 folio 426 was acquired from Betty J. Reincke (PART OF THE LAND ONLY).

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto in anywise appertaining, unto and for the proper use only benefit and behoof forever of said parties of the second part in FEE SIMPLE.

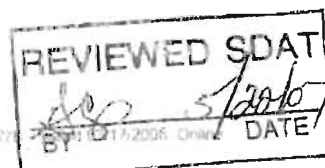
AND the said party of the first part covenants that he/she will warrant specially the property hereby conveyed and that he/she will execute such further assurances of said land as may be requisite or necessary.

IN TESTIMONY WHEREOF, the said party of the first part has set his/her hand and seal the day and year first above written.

Betty J. Reincke
NKA *Betty J. Farley*
Betty J. Reincke, nka Betty J. Farley

(Seal)

PETITIONER'S

EXHIBIT NO. 4

00256711 277

Exhibit "A"

December 4, 2006

Description of a 1.705 Acre Parcel of Land to be Conveyed to Lot 4
Reinke Subdivision
Second Election District of Baltimore County, Maryland

Being for the same at the southwestern most corner of Lot 4 as shown on a Plat entitled "A Resubdivision Of Lot 2, Plat Book E.H.K., Jr. 47 Folio 69, Reincke Subdivision" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 51 folio 127, said point being distant South 45 degrees 48 minutes 22 seconds West 203.89 feet from a point being designated as coordinate point number 5 as shown on said plat; thence binding on the outline of said Lot 4 the following two courses and distances:

- 1) South 43 degrees 46 minutes 25 seconds East 240.91 feet; and thence
- 2) by a non-tangential curve to the left having a radius of 500.00 feet, an arc length of 209.99 feet and a chord bearing North 58 degrees 14 minutes 19 seconds East 208.45 feet; thence running for new lines of division as shown on a Plat entitled "1st Amended Plat of Reincke Subdivision" and recorded among the Land Records of Baltimore County in Plat Book S.M. 78 folio 172 the following six courses and distances:
 - 3) South 46 degrees 12 minutes 25 seconds West 100.10 feet; thence
 - 4) South 36 degrees 11 minutes 19 seconds West 259.46 feet; thence
 - 5) South 66 degrees 15 minutes 58 seconds West 85.31 feet; thence
 - 6) North 67 degrees 04 minutes 51 seconds West 111.82 feet; thence
 - 7) North 05 degrees 35 minutes 00 seconds West 168.89 feet; and thence
 - 8) North 44 degrees 11 minutes 38 seconds West 63.61 feet to intersect the western outline of said Plat E.H.K., Jr. 51-127; thence binding thereon
 - 9) North 45 degrees 48 minutes 22 seconds East 172.15 feet to the place of beginning.

Containing 1.705 acres of land, more or less, as surveyed by Little And Associates, Inc. in May of 2006 with the courses referenced to the Maryland State Coordinate System NAD83(1991).

Being a part of Lot 4 as shown on a Plat entitled "A Resubdivision Of Lot 2, Plat Book E.H.K., Jr. 47 Folio 69, Reincke Subdivision" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 51 folio 127. And also being a part of that land secondly described in a deed dated March 13, 2001 and recorded among the Land Records of Baltimore County in Liber S.M. 15159 folio 426 was conveyed by Betty J. Reincke unto Betty J. Reincke.

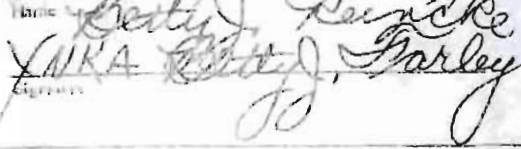
**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence of Principal Residence**

Based on the verification 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 is to 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	Betty J. Reincke nka Betty J. Farley

2. Reasons for Exemption	
☒	Transferor is 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
☐	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 hereby declare that I have examined this declaration and that, to the best of my knowledge, it is a true and correct statement.

3a. Individual Transferors	
Witness	 Betty J. Reincke nka Betty J. Farley Name: Betty J. Reincke Agent: 

3b. Entity Transferors	
Witness/Agent	Name of Entity: _____ By: _____ Title: _____ Date: _____

STATE OF MARYLAND
Baltimore County, TO WIT:

I Heraby Certify, That on this 18 day of April, 2006, before me, the subscriber, did personally appear Betty J. Reincke, nka Betty J. Farley, known to me or satisfactorily proven to be the person whose name is/are set forth in the within deed, and did further acknowledge that he/she executed the foregoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

My Commission Expires:



CYNTHIA G. HEESE
Notary Public, State of Maryland
County of Baltimore

NOTARY PUBLIC

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

Matthew T. Carter, Esquire

GRANTOR'S ADDRESS: 8401 Dogwood Road, Baltimore, MD 21244

GRANTEE'S ADDRESS: 8407 Dogwood Road, Baltimore, MD 21244

TITLE INSURANCE:

CASE: LITZAU DL

REMIT TO: Michael K. Litzau and Denise L. Litzau
8407 Dogwood Road
Baltimore, MD 21244

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☐ County: Baltimore

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

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

1 Type(s) of Instrument
☒ Deed ☐ Mortgage ☐ Other ☐ Other
☐ Deed of Trust ☐ Lease ☐ ☐ ☐

2 Conveyance Type Check Box
☐ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not at Arms
☐ Arms Length (1) ☐ Arms Length (2) ☐ Arms Length (3) ☐ Length Sale (9)

3 Tax Exemptions (If Applicable)
☐ Recordation ☐ State Transfer ☐ County Transfer

4 Consideration and Tax Calculations
 Purchase Price/Consideration \$ ☐
 Any New Mortgage \$ ☐
 Balance of Existing Mortgage \$ ☐
 Other \$ ☐
 Full Cash Value \$ ☐
 Amount of Fees Doc. 1 Doc. 2
 Recording Charge \$ ☐
 Search Fee \$ ☐
 State Recordation Fee \$ ☐
 State Transfer Tax \$ ☐
 County Transfer Tax \$ ☐
 Other \$ ☐
 Finance Office Use Only
 Transfer and Recordation Tax Consideration \$ ☐
 X () = \$ ☐
 Less Exemption Amount = \$ ☐
 Total Transfer Tax = \$ ☐
 Recordation Tax Consideration \$ ☐
 X () per \$500 = \$ ☐
 TOTAL DUE \$ ☐
 Agent: ☐
 Tax Bill: ☐
 C.B. Credit: ☐
 Ag. Tax/Inst: ☐

5 Description of Property
 SDAT requires submission of all available information. A maximum of 40 characters will be indexed in accordance with the policy filed in Real Property Article Section 3-104(a)(3)(v).
 Address: ☐ Property Tax ID No. (1) ☐ Grantor's Lot/Folio ☐ Map ☐ Parcel No. ☐ Var. LOG ☐
 Subdivision Name: ☐ Lot (2a) ☐ Floor (3) ☐ Section (3c) ☐ Plot No. ☐ Sq Ft/Acreage (4) ☐
 Location Address of Property Being Conveyed (2) ☐
 Other Property Identifiers (if applicable) ☐ Water Meter Account No. ☐

6 Transferred From
 Doc. 1 - Grantor(s) Name(s) ☐ Doc. 2 - Grantor(s) Name(s) ☐
 Doc. 1 - (Owner) of Record, if Different from Grantor(s) ☐ Doc. 2 - (Owner) of Record, if Different from Grantor(s) ☐
 Doc. 1 - Grantor(s) Name(s) ☐ Doc. 2 - Grantor(s) Name(s) ☐
 Doc. 1 - (Owner) of Record, if Different from Grantor(s) ☐ Doc. 2 - (Owner) of Record, if Different from Grantor(s) ☐
 Doc. 1 - Grantor(s) Name(s) ☐ Doc. 2 - Grantor(s) Name(s) ☐
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 Doc. 1 - Grantor(s) Name(s) ☐ Doc. 2 - Grantor(s) Name(s) ☐
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LIBER 8666 PAGE 472

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AGMT 0 H
SM CLERK 20.00
#10295 C001 202 T09:39
12/06/90

DEED OF EASEMENT AND MAINTENANCE AGREEMENT

THIS DEED OF EASEMENT AND MAINTENANCE AGREEMENT, Made this 5th day of December, 1990, by and between William E. Reincke and Betty J. Reincke, his wife, party of the first part (hereinafter referred to as "Reincke"), and Michael K. Litzau and Denise L. Litzau, his wife, party of the second part (hereinafter referred to as "Litzau").

WHEREAS, Reincke is the owner, in fee simple, of certain land or lot lying in Baltimore County, Maryland being known and designated as Lot No. 2 as shown on the Plat entitled "Subdivision of Lot 2, Reincke Subdivision" as recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No. 51, folio 127.

WHEREAS, Litzau is the owner, in fee simple, of certain adjacent land or lot lying in Baltimore County, Maryland being known and designated as Lot No. 4 as shown on the Plat entitled "Resubdivision of Lot 2, Reincke Resubdivision" as recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. No. 51, folio 127 and also being that lot of ground which by Deed dated March 14, 1987, recorded among the Land Records of Baltimore County, Maryland in Liber 7507, folio 686, was granted and conveyed by William E. Reincke and Betty J. Reincke, his wife, to Michael K. Litzau and Denise L. Litzau.

WHEREAS, Whereas a private sewerage facility serving Lot No. 4 is located on Lot No. 2

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

ARCHIVAL TRANSFER TAX
NOT APPLICABLE

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per: Jay Buono
12/6/90

SIGNATURE: AS DATE: 12-6-90 Sec. 11-83EAS

PETITIONER'S

EXHIBIT NO. 5

-2-

NOW, THEREFORE, In consideration of these premises and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the parties agree as follows:

1. Party of the first part does hereby create and grant an easement as shown in red on the attached plat entitled "Private Sewerage Easement Across Lot 2 to Serve Lot 4, Reincke Subdivision" and dated November 28, 1990 to said party of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her personal representative and assigns for the purpose of creating, repairing and maintaining thereon private sewerage facilities for Lot 4.

2. In connection with the easement for purposes of creating and maintaining the private sewerage facility above mentioned, it is understood and agreed between the grantor and grantee, their respective personal representatives, successors and assigns that the grantee their assigns, the survivor of them, his or her personal representative shall bear the cost of creation, maintenance and repair of the private sewerage easement.

3. The parties hereto agree that should any of the aforesaid lots be sold under foreclosure of a mortgage or deed of trust, or sold by a trustee in bankruptcy or other sale under distress, such sales or conveyances will be subject to this declaration.

-3-

WITNESS the hands and seals of the parties hereto.

WITNESS:

<u><i>Susan Bling</i></u>	<u><i>William E. Reincke</i></u> (SEAL) WILLIAM E. REINCKE
<u><i>Susan Bling</i></u>	<u><i>Betty J. Reincke</i></u> (SEAL) BETTY J. REINCKE, his wife
<u><i>Susan Bling</i></u>	<u><i>Michael K. Litzau</i></u> (SEAL) MICHAEL K. LITZAU
<u><i>Susan Bling</i></u>	<u><i>Denise L. Litzau</i></u> (SEAL) DENISE L. LITZAU

STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY that on this 5th day of December, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared William E. Reincke, Betty J. Reincke, Michael K. Litzau and Denise L. Litzau, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledge the foregoing to be their act, and in my presence signed and sealed the same.

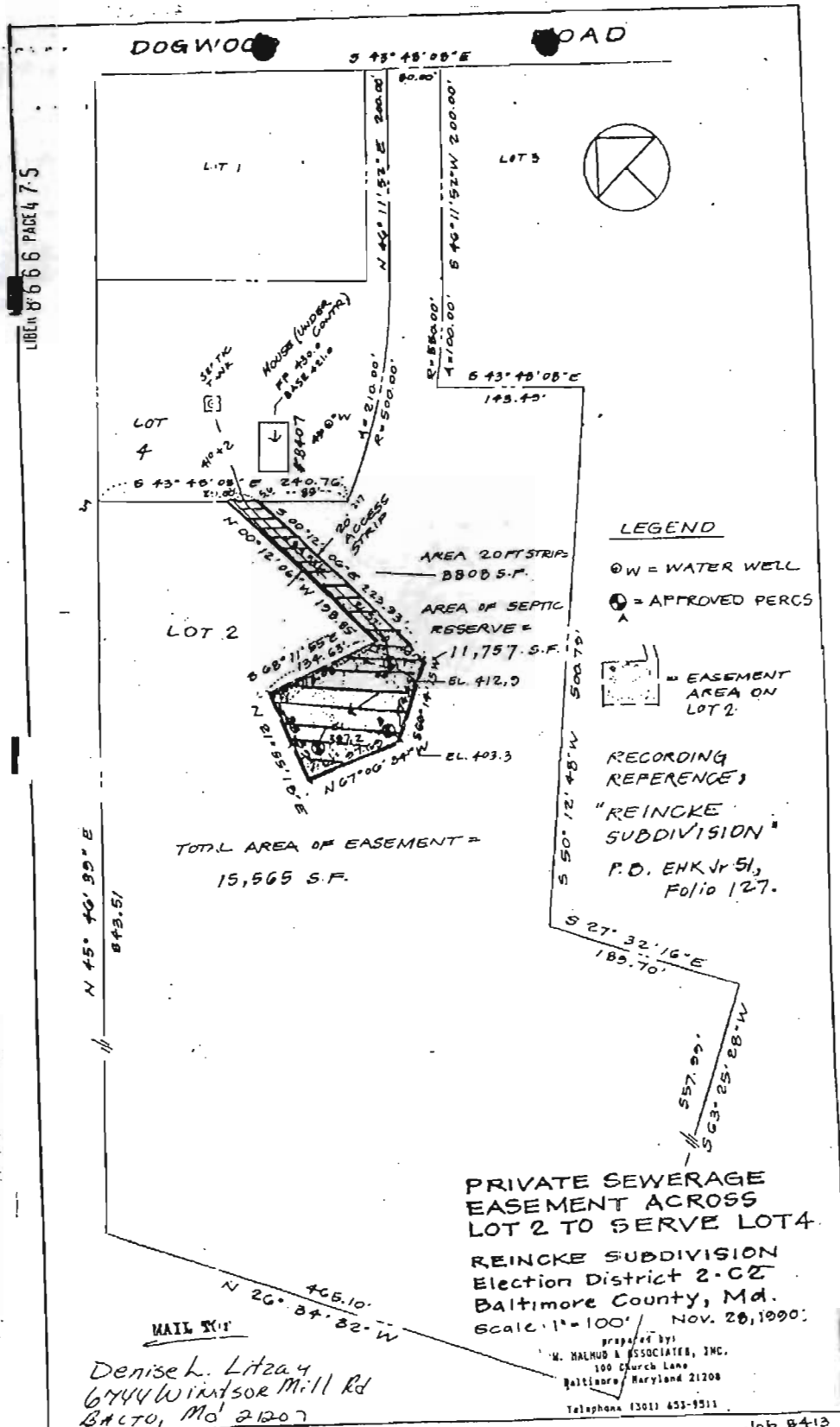
IN WITNESS WHEREOF, I hereunto set my hand and seal.

Martha M. Russell
Notary Public

My commission expires: Aug 1, 1994



LIB 8' 6" 6 PAGE 4 7-5



RETURN TO H-3206
HOME TITLE COMPANY, INC.
2 E. FAYETTE STREET
BALTIMORE, MD. 21202

①

John E. Jacob and Mary M. Jacob who own the property located at 8315 Dogwood Road, Baltimore, Maryland 21244 (the "Jacobs") agree that in error they erected a fence which encroaches on the property lines of William E. Reincke and Betty J. Reincke (the "Reinckes").

State Department of
Assessment & Taxation
for Baltimore County
RE 9/7/94

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE 13 DATE 9

18/94

BA CIRCUIT

David H. H.

JOHN E. JACOBS (SEAL)

Denver Co.

MARY M. JACOBS (SEAL)

Blair C. C. C.

William E Reincke (SEAL)
WILLIAM E. REINCKE

China Cultural

Betty J Reincke (SEAL)
 177/2008. Online 03/03/2005.

BA CIRCUIT COURT (Land Records) [MSA CE 82-10594] SM 17/03/2008. Online 03/03/2005

EXHIBIT NO. 6

010739.369

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 24th day of August, 1994, before me, a Notary of the State and City/County aforesaid, personally appeared JOHN E. JACOBS, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

Daniel L. Litzau
NOTARY PUBLIC

My Commission Expires:

7/9/97



STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 24th day of August, 1994, before me, a Notary of the State and City/County aforesaid, personally appeared MARY M. JACOBS, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

Daniel L. Litzau
NOTARY PUBLIC

My Commission Expires:

7/9/97



STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 24th day of August, 1994, before me, a Notary of the State and City/County aforesaid, personally appeared WILLIAM E. REINCKE, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

Blair Cubert
NOTARY PUBLIC

My Commission Expires:

11/1/95

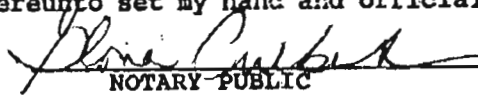


010739.370

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 24 day of NOVEMBER, 1994, before me, a Notary of the State and City/County aforesaid, personally appeared BETTY J. REINCKE, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

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

 (SEAL)
NOTARY PUBLIC

My Commission Expires:

4/1/98



0111.01\Agreement

010739.371

Baltimore County, Maryland Land Instrument Intake Sheet

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

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

1	Description of Property (Check box(es) for item(s) to be indexed in land records)	☒ Property Tax ID No.	☐ Lot/Block	Map/Grid/Parcel No.	C FILE F RC/F 20.00 FC IMP 2.00 AGREE 0.00 SM CLERK 22.00 BALANCE 22.00 #057750 C006 R03 T15:59
		☐ Subdivision/Tract	☐ Lot Acreage	Prior Deed Ref.	
Street Address (or description if partial conveyance) 8315 Dogwood RD, 8401 & 8405 Dogwood RD.					
2	Transferred From	Grantor(s) (☐ check box if additional sheets are attached) John E. Jacob May H. Jacob Owner of record (if different from grantor)			
		Grantee(s) (☐ check box if additional sheets are attached) William E. Reinke Betty J. Reinke			
3	Type of Instrument	☐ Deed	☐ Assignment of Mtg/DOT	☐ Financing Statement	09/07/94
		☐ Deed of Trust	☐ Contract	☒ Other (Specify) AGREEMENT	
4		☐ Mortgage	☐ Land Installment Cont.		
5		☐ Lease	☐ Power of Attorney		
5		Exemptions (Cite authority or explain briefly) Baltimore County Exempt Status Claimed: Recordation Tax Exempt Status Claimed: State Exempt Status Claimed:			
6	Consideration and Tax Calculations Make check payable to Baltimore County, MD (410) 887-2416	Consideration Amount:		County Taxes to be Paid	
		Purchase Price/Consideration (including any new mortgage)	\$ 0	Transfer Tax Consideration	
		Real Property		\$ _____ x 1.6% = \$ _____	
		Personal Property			
		Balance of Assumed Mortgage		Office of Finance Use Only	
		Other		Agent: <u>gms</u>	Tax Bill: _____
		Total Consideration or Assessed Factor	\$ 0	C.B. Credit: _____	Ag. Tax/Other: _____
7	Fees and Recording Instructions Make check payable to Clerk of the Circuit Court (410) 887-2650	Recording Fees		Special Recording Instructions (if any)	
		Recording Charges	\$ 20		
		State Transfer Tax			
		County Recordation Tax			
		Surcharge			
		Other			
		Total	\$ 2		
8	Contact/Mail Information	Instrument Prepared By		Return Instrument To	
		Name: _____	Name: <u>Home Title</u>	Mailing Address for Tax Bill	
		Firm: <u>Home Title</u>	Name: _____		
		Address: <u>2 E FAYETTE ST</u>	Address: <u>2 E FAYETTE ST</u>		
		<u>BALTO MD 21202</u>	<u>BALTO MD 21202</u>		
		Phone: _____			
9	Certification	I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.			
		Signature: <u>Thomas A. Hermal</u>		Date: <u>9/7/94</u>	
10	Assessment Information (410) 321-2299	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
		☐ Yes ☐ No Will grantee be living at property conveyed? ☐ Yes ☐ No Is grantor currently receiving a homeowners' tax credit? ☐ Yes ☐ No Is property conveyed subject to agricultural transfer tax? If yes, enter amount: _____ ☐ Yes ☐ No If agricultural assessment on conveyance is to continue, have you attached a letter of intent? ☐ Yes ☐ No Partial conveyance? If yes, amount of acreage transferred: _____ List improvements conveyed: _____ If subdivision occurred after July 1, indicate former property tax ID number: _____			
		Optional Expediting Information	A delay in processing may be incurred if a conveyance deed is not accompanied by an adequate property description, preferably a survey or area calculation. A partial conveyance may require additional processing time.		
		☐ Yes ☐ No	Was property surveyed? If yes, attach copy of survey. If partial conveyance, balance of acreage: _____		
		Complete description of property conveyed (subdivision, lot, block, section, plat ref., acreage): _____			
		Location and improvement address: _____			
		Assessment Use Only - Do Not Write Below This Line			
		☐ Terminal Verification ☐ Agricultural Verification ☐ Tran. Process Verification ☐ Whole ☐ Desc. ☐ Part			
		☐ Recordation Fee 62-10594 SM 10739, p. 0371. ☐ Dead Pledge ☐ Deed Reference ☐ Assigned Property No			

BALTIMORE COUNTY

CIRCUIT COURT

CLERK

OFFICE

OF

FINANCE

AND

RECORDS

MANAGEMENT

DIVISION

BALTIMORE COUNTY

MARYLAND

DATE

9-7-94

BY

THOMAS A. HERMAL

CLERK

OF

FINANCE

AND

RECORDS

MANAGEMENT

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DATE

9-7-94

BY

THOMAS A. HERMAL

CLERK

Tax Id No. 02-1900013666

DEED

THIS DEED, made this 18 day of April, 2007, by and between BETTY J. FARLEY, fka Betty J. Reincke of the County of Baltimore, State of Maryland, party of the first party, and BETTY J. FARLEY, life tenant, party of the second part.

Tax Exempt transfer from Betty J. Farley as sole owner of Lot 2, Plat 78/172 to Betty J. Farley as sole owner of Lot 3, Plat 78/172. The purpose of this Deed is to correct the boundary lines of the property according to the new Plat recorded among the Land Records of Baltimore County, Maryland as Plat SM78-172

WITNESSETH, that in consideration of zero dollars (0) and other good valuable considerations, the receipt of which is hereby acknowledged, the said Betty J. Farley does hereby grant and convey unto the said Betty J. Farley, for and during the term of her natural life, with the powers and subject to the limitations hereinafter set forth and from and after the death of Betty J. Farley, without having exercised any of the hereinafter powers, then so much as remain unto her children, DARLENE J. CARTER, DEBORAH L. STAFFORD, and DENISE L. LITZAU, in equal shares, per stirpes, and not per capita, their heirs, personal representatives and assigns, all that parcel of ground situate in Baltimore County, State of Maryland, in fee simple, and described as follows, that is to say:

See EXHIBIT "A" attached hereto and made a part hereof.

Subject to the 40' Private ingress, egress, maintenance and utility easement as shown on the plat recorded in the Land Records of Baltimore County, entitled, "1st amended plat of Reincke Subdivision," previously recorded as "A Resubdivision of Lot 2 P.B. EHK Jr. 47, folio 69 Reincke Subdivision" in Plat Book E.H.K. Jr. 51, 127, recorded as Plat SM 78-172.

Together with the buildings and improvements thereupon erected, made or being and all and every right of ways, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or otherwise 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 Betty J. Farley, Grantee, for and during the term of her natural life and no longer, with full powers to her, the said Grantee, to sell, lease, mortgage or encumber in any manner, the absolute

PETITIONER' S

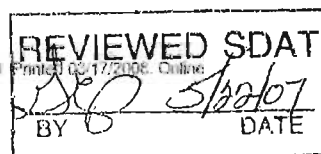
EXHIBIT NO. 2

Exhibit "A"

December 11, 2006

Description of a 0.199 Acre Parcel of Land to be Conveyed to Lot 3
 Reincke Subdivision
 Second Election District of Baltimore County, Maryland

Being for the same at the southwest corner of Lot 3 as shown on a Plat entitled "A Resubdivision Of Lot 2, Plat Book E.H.K., Jr. 47 Folio 69, Reincke Subdivision" which is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 51 folio 127, said point being designated as coordinate point number 15 as shown on said plat; thence binding on the outline of said Lot 3 the following two courses and distances:

- 1) by a non-tangential curve to the left having a radius of 550.00 feet, an arc length of 99.89 feet and a chord bearing North 51 degrees 24 minutes 36 seconds East 99.76 feet; and thence;
- 2) North 46 degrees 12 minutes 25 seconds East 200.09 feet to intersect the southwest side of Dogwood Road as shown on Baltimore County Bureau Of Land Acquisition Drawing No. R17-77-225-1, thence binding on the said southwest side of Dogwood Road and running for a new line of division as shown on a Plat entitled "1st Amended Plat of Reincke Subdivision" which is recorded among the Land Records of Baltimore County in Plat Book S.M. 78 folio 172
- 3) North 43 degrees 47 minutes 35 seconds West 30.00 feet; thence leaving said Dogwood Road and continuing to run for new lines of division as shown on said Plat S.M. 78 folio 172 the following two courses and distances:
- 4) South 46 degrees 12 minutes 25 seconds West 299.44 feet and thence;
- 5) South 43 degrees 47 minutes 35 seconds East 20.95 feet to the place of beginning.

Containing 0.199 acres of land, more or less, as surveyed by Little And Associates, Inc. in May of 2006 with the courses referenced to the Maryland State Coordinate System NAD83(1991).

Being a part of Lot 2 as shown on a Plat entitled "A Resubdivision Of Lot 2, Plat Book E.H.K., Jr. 47 Folio 69, Reincke Subdivision" which is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 51 folio 127. And also being a part of that land secondly described in a deed dated March 13, 2001 and recorded among the Land Records of Baltimore County in Liber S.M. 15159 folio 426 was conveyed by Betty J. Reincke unto Betty J. Reincke.

estate, including both the life estate and the remainder therein, absolutely and without the joinder or consent of any person whatsoever for a consideration or otherwise, but in the event the said Grantee should die without having disposed of all the property hereinafter described, then whatsoever remains in her at the time of her death shall immediately vest in and become the property of her children, DARLENE J. CARTER, DEBORAH L. STAFFORD, and DENISE L. LITZAU, in equal shares, per stirpes, and not per capita, their heirs, 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 granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor herein.

[Signature] *[Signature]* *[Signature]* *[Signature]*
 Witness Betty J. Farley, fka Betty J. Reincke (SEAL)

STATE OF MARYLAND, County of Baltimore, to wit:

I hereby certify that on this 18 day of April 2007, before me, the subscriber, a Notary Public of the State of Maryland, county aforesaid, personally appeared BETTY J. FARLEY, the above named Grantor and she acknowledged the foregoing Deed to be her act.

As witness my hand and Notarial Seal.



CYNTHIA G. HEESE
 Notary Public, State of Maryland
 My Commission Expires May 1, 2007

[Signature]
 Notary Public

I hereby certify that the foregoing instrument was prepared by the undersigned, an attorney duly licensed in the State of Maryland and under the laws of the State of Maryland therein.

[Signature]
 Matthew T. Carter, Esquire

Return to:
 Property Title & Escrow, LLC
 7008 Security Blvd., Suite 206
 Baltimore, MD 21244
 410-584-7474
 Fax 410-584-7282

Re: Farley/Reincke

**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	Betty J. Farley FKA Betty J. Reincke
2. Reasons for Exemption	
☒	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.
☐	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, same is correct and true.

3a. Individual Transferors	
Witness	Betty J. Farley FKA Betty J. Reincke Signature
3b. Entity Transferors	
Witness/Agent	Name of Entity By Title

0020041 2003

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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

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

1	Turn(s) of Instruments	☒ Deed ☐ Deed of Trust ☐ Mortgage ☐ Lease ☐ Other ☐ Other	IMP FIDURE \$ 20.00 RECORDING FEE 20.00 TOTAL 40.00 Ref # 25874 Blk # 4813 22, 2007 10:01 am
2	Conveyance Type Check Box	☒ Improved Sale ☐ Unimproved Sale ☐ Arms Length (1) ☐ Arms Length (2) ☐ Arms Length (3) ☐ Length Sale (9)	Not an Arms Length Sale (9)
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation State Transfer County Transfer	Tax Exempt Corroborating Boundary Lines
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ 8 Any New Mortgage \$ Balance of Existing Mortgage \$ Other \$ Full Cash Value \$	Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount = \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$
5	Fees	Amount of Fees Doc. 1 40.00 Doc. 2 Agent: NS 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 provisions of Real Property Article Section 3-104(g)(3)(K).	District <u>02</u> Property Tax ID No. (1) <u>1980073665</u> Grantor's Lot(s) <u>151341/126</u> Subdivision Name <u>151341/126</u> Lot (3a) <u>151341/126</u> Block (3b) <u>151341/126</u> Sect/AR(3c) <u>151341/126</u> Location Address of Property Being Conveyed (2) <u>151341/126</u> Other Property Identifiers (if applicable) <u>151341/126</u> Water Meter Account No.	Map Parcel No. Var. LOG ☐ (5) Plat Ref. <u>78172</u> SqFt/Acreage (4)
7	Transferred From	Doc. 1 - Grantor(s) Name(s) <u>Robert J. Parley</u> Doc. 2 - Grantor(s) Name(s) <u>Robert J. Parley</u>	Doc. 1 - Owner(s) of Record, if Different from Grantor(s) <u>Robert J. Parley</u>
8	Transferred To	Doc. 1 - Grantor(s) Name(s) <u>Robert J. Parley</u> Doc. 2 - Grantor(s) Name(s) <u>Robert J. Parley</u>	Doc. 1 - Additional Names to be Indexed (Optional) <u>Robert J. Parley</u> Doc. 2 - Additional Names to be Indexed (Optional) <u>Robert J. Parley</u>
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional) <u>Robert J. Parley</u> Doc. 2 - Additional Names to be Indexed (Optional) <u>Robert J. Parley</u>	Doc. 1 - Additional Names to be Indexed (Optional) <u>Robert J. Parley</u> Doc. 2 - Additional Names to be Indexed (Optional) <u>Robert J. Parley</u>
10	Contact/Link Information	Instrument Submitted By or Contact Person Name <u>Robert J. Parley</u> Title <u>Owner</u> Address <u>151341/126</u> Phone <u>410-229-1554</u> Return to Contact Person ☒ Hold for Pickup ☐ Return Address Provided ☐ IMPORTANT: NOTE THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Will the property being conveyed be the grantor'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) ☐ Yes ☐ No	Assessment Use Only - Do Not Write Below This Line Agricultural Verification ☐ White ☐ Part ☐ Full Transfer Verification ☐ Transfer ☐ Transfer Assessed Property No. Block Lot Section Occ. Cd. Ex. Cd.

BALTIMORE COUNTY CLERK
07/20/07

8401

8319

For the best possible print results, click the printer icon on the Live Search Maps page.



8315

X NO # 8317A

PETITIONER'S

EXHIBIT NO. 11



A

PETITIONER'S

EXHIBIT NO. 12



B



8



PETITIONER'S

EXHIBIT NO.



4



2



2



D

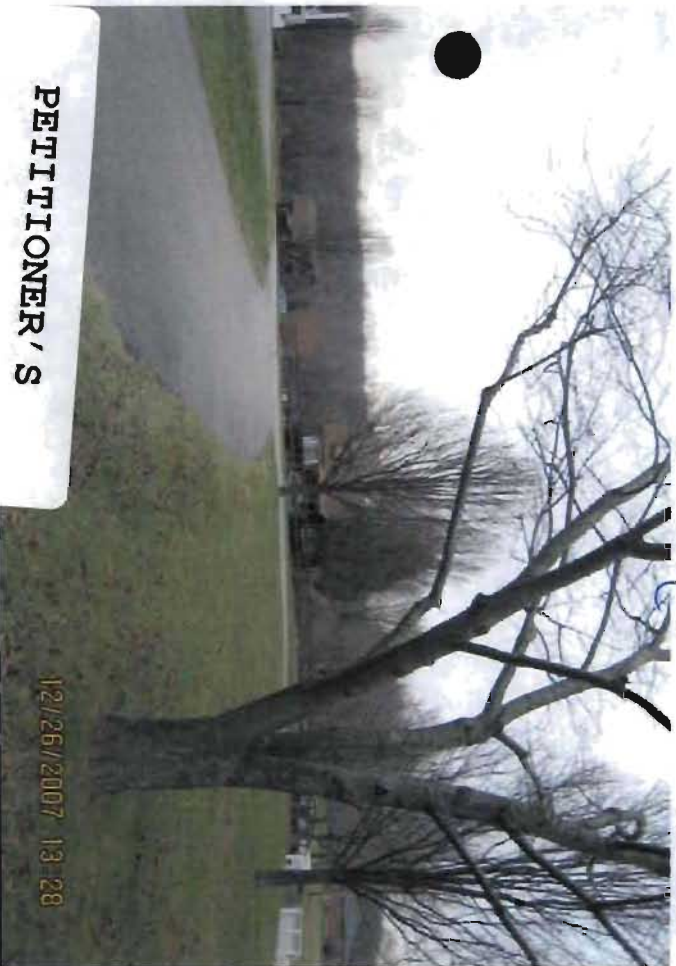


1



PETITIONER'S
EXHIBIT NO. 14

C



PETITIONER'S

EXHIBIT NO.

15



PETITIONER'S

EXHIBIT NO.

12



A

12/26/2007 13:24



C

12/26/2007 13:27



B

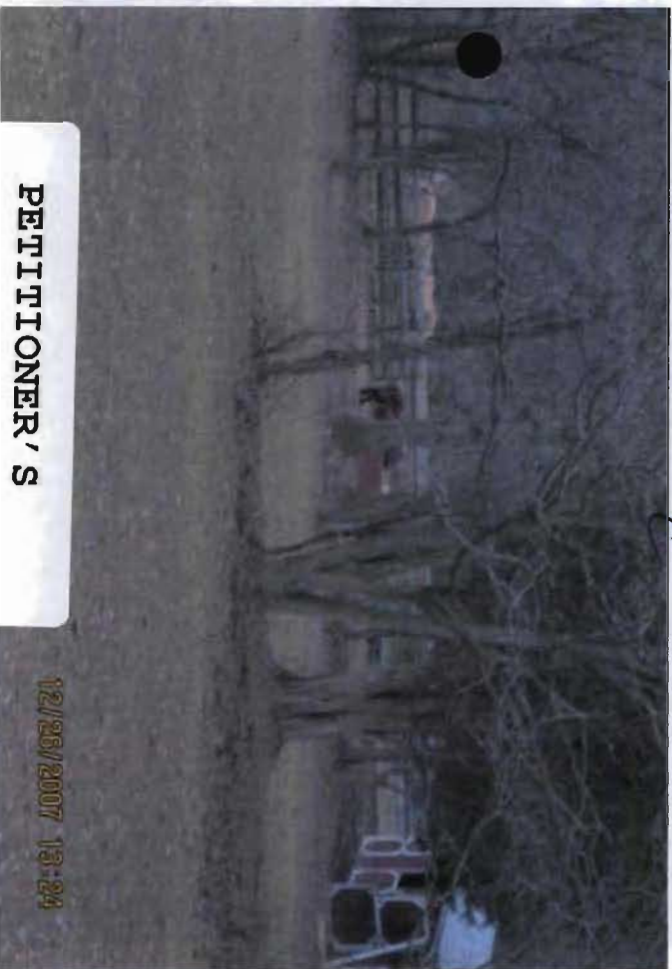
12/26/2007 13:24



D

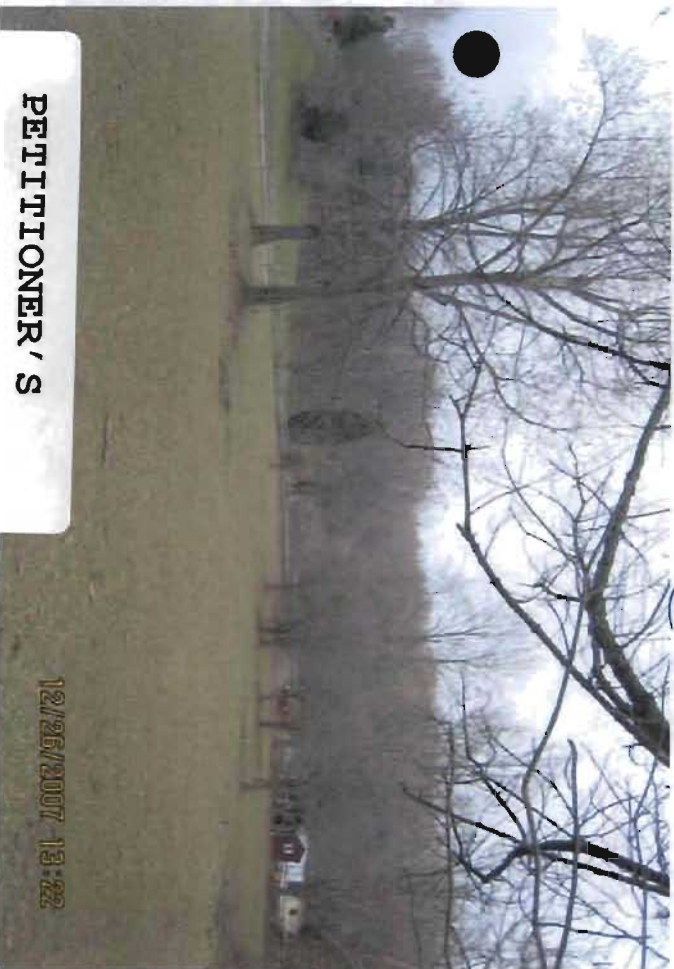
12/26/2007 13:26

PETITIONER'S
EXHIBIT NO. 17



PETITIONER'S

EXHIBIT NO. 18



PETITIONER'S

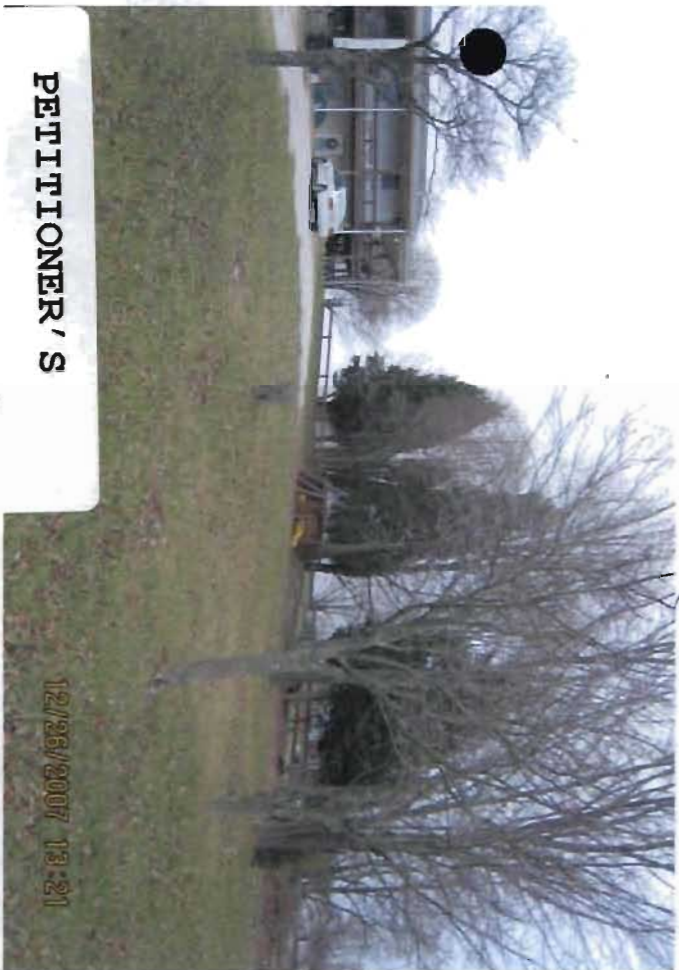
EXHIBIT NO. 19



A



B



C

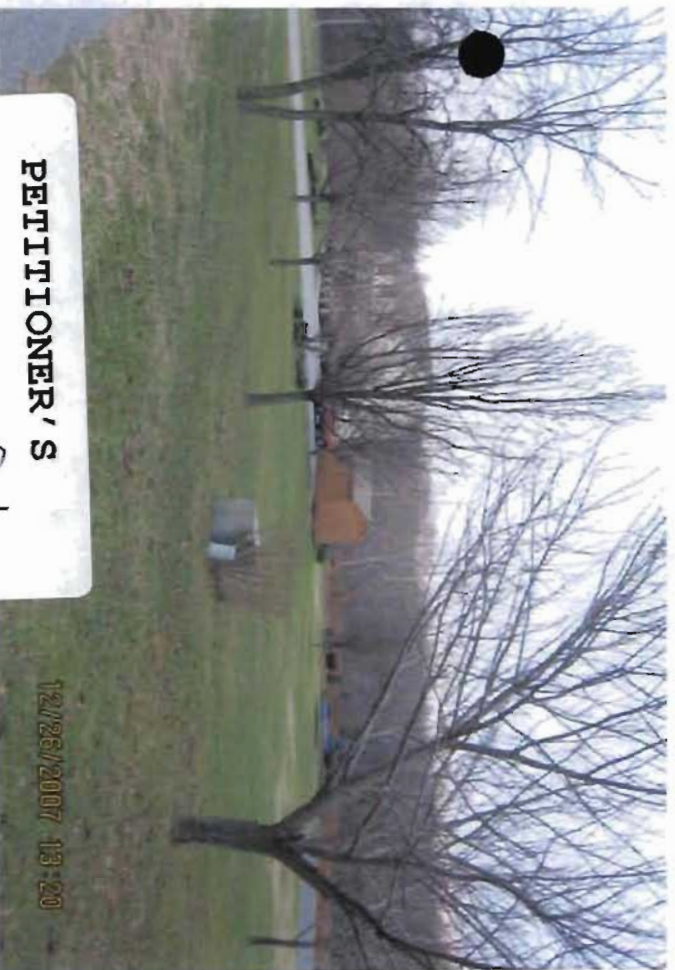


D

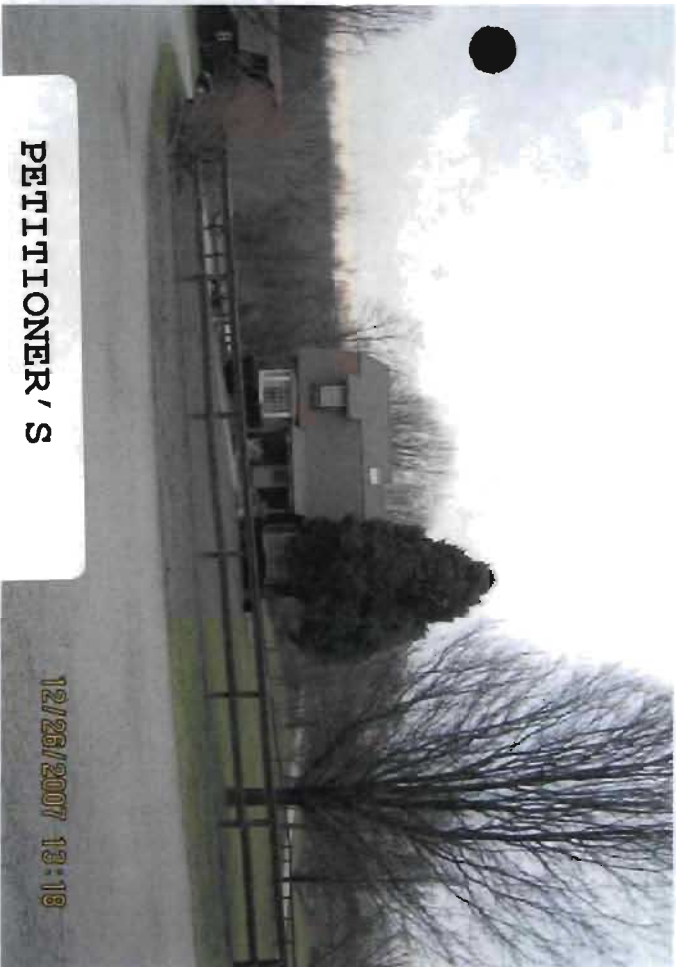
PETITIONER'S

EXHIBIT NO.

20



PETITIONER'S
EXHIBIT NO. 21



PETITIONER'S

EXHIBIT NO.

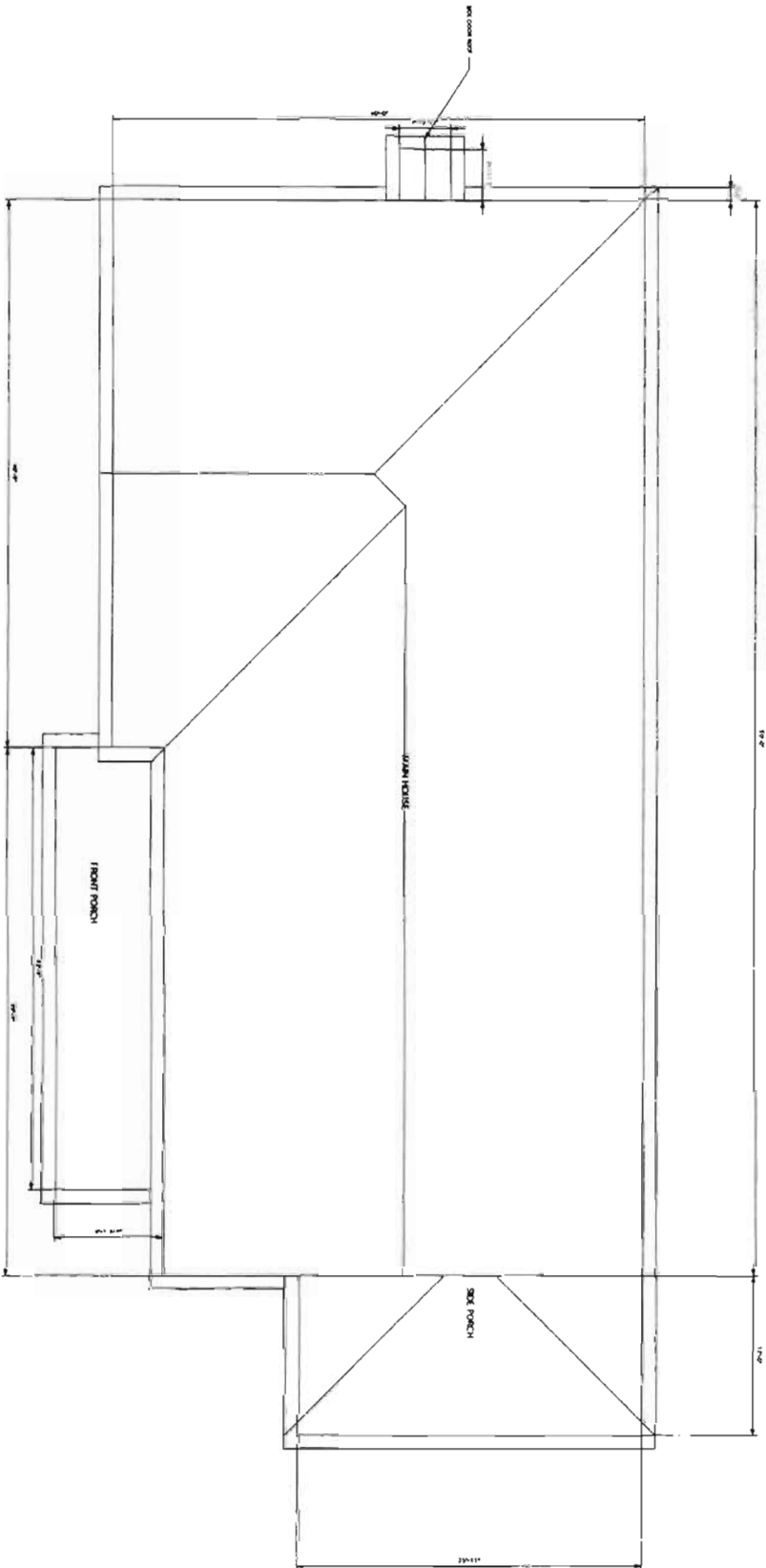
22

PASTURE

PETITIONER'S

EXHIBIT NO.

27



1 Stiffed Footprint
Scale: 1/4" = 1'-0"



Mr. & Mrs. John Jacob
403 Hilton Avenue
Catonsville, MD 21228

January 29, 2008

Baltimore County, Maryland
Zoning Review Bureau
W. Carl Richards, Chief
Room 111
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Administrative Variances – Deborah Stafford
8405 Dogwood Road, Baltimore, MD 21244

To Whom It May Concern,

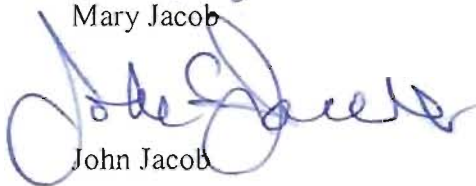
The purpose of this letter is to document our concurrence with the proposed variances related to the property located at 8405 Dogwood Road, Baltimore, Maryland, which variances are shown on the enclosed drawing. Rental Property we own at 8315 Dogwood Road is located next to the above-referenced property. We have no objection to the building of the house as proposed by Ms. Stafford on the adjacent property.

If you have any questions concerning this request, please do not hesitate to contact me at my home telephone number of (410) 747-4823.

Sincerely yours,



Mary Jacob



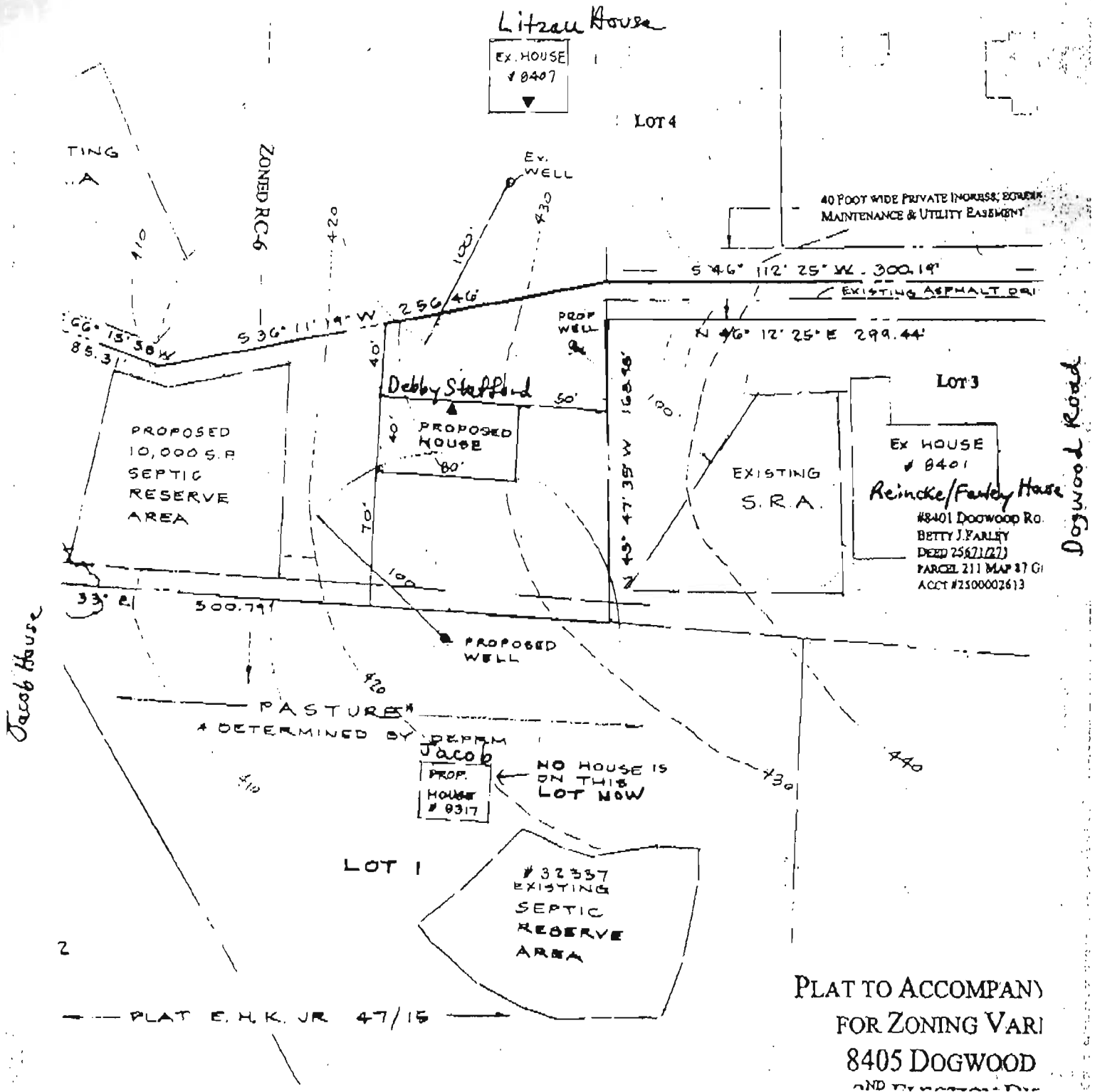
John Jacob

Enclosure

PETITIONER'S

EXHIBIT NO.

24A



mg ff

Mrs. Betty J. Farley
8401 Dogwood Road
Baltimore, MD 21244

January 29, 2008

Baltimore County, Maryland
Zoning Review Bureau
W. Carl Richards, Chief
Room 111
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Administrative Variances – Deborah Stafford
8405 Dogwood Road, Baltimore, MD 21244

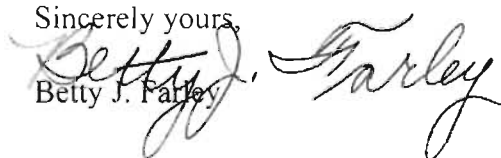
To Whom It May Concern,

The purpose of this letter is to document my concurrence with the proposed variances related to the property located at 8405 Dogwood Road, Baltimore, Maryland, which variances are shown on the enclosed drawing. It is my desire that my daughter, Debby Stafford, build a house on the property, as shown on the enclosed drawing.

If you have any questions concerning this request, please do not hesitate to contact me at my home telephone number of (410) 944-2566.

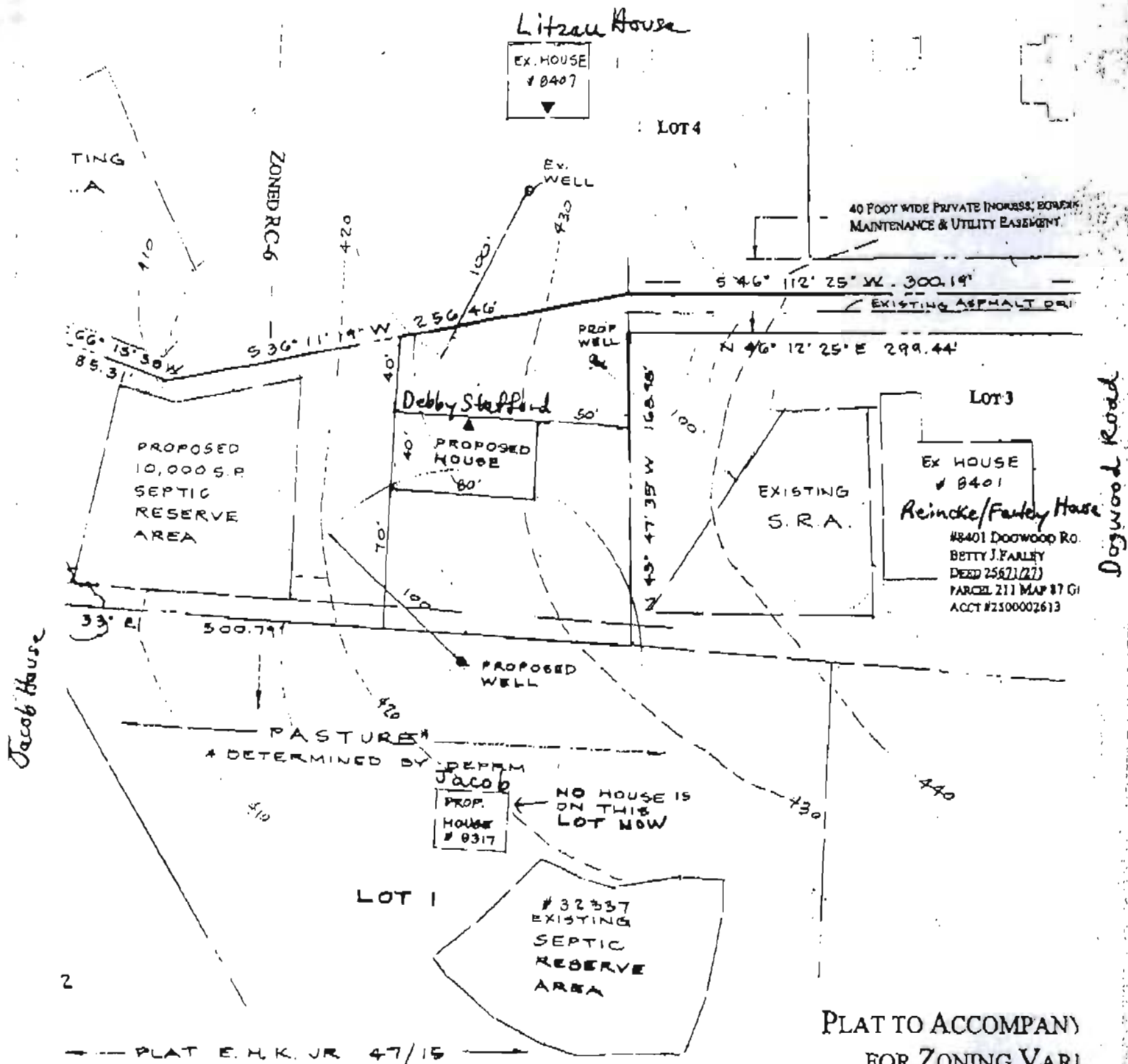
Sincerely yours,

Betty J. Farley

A handwritten signature in cursive script, reading "Betty J. Farley". The signature is written in dark ink and is positioned to the right of the printed name "Betty J. Farley".

Enclosure

24 B



PLAT TO ACCOMPANY
FOR ZONING VARI
8405 DOGWOOD
AND

Mr. & Mrs. Michael D. Litzau
8407 Dogwood Road
Baltimore, MD 21244

January 29, 2008

Baltimore County, Maryland
Zoning Review Bureau
W. Carl Richards, Chief
Room 111
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

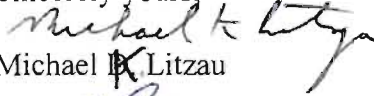
Re: Administrative Variances – Deborah Stafford
8405 Dogwood Road, Baltimore, MD 21244

To Whom It May Concern,

The purpose of this letter is to document our concurrence with the proposed variances related to the property located at 8405 Dogwood Road, Baltimore, Maryland, which variances are shown on the enclosed drawing. It is my desire that my sister, Debby Stafford, build a house on the property, as shown on the enclosed drawing.

If you have any questions concerning this request, please do not hesitate to contact me at my home telephone number of (410) 265-1946.

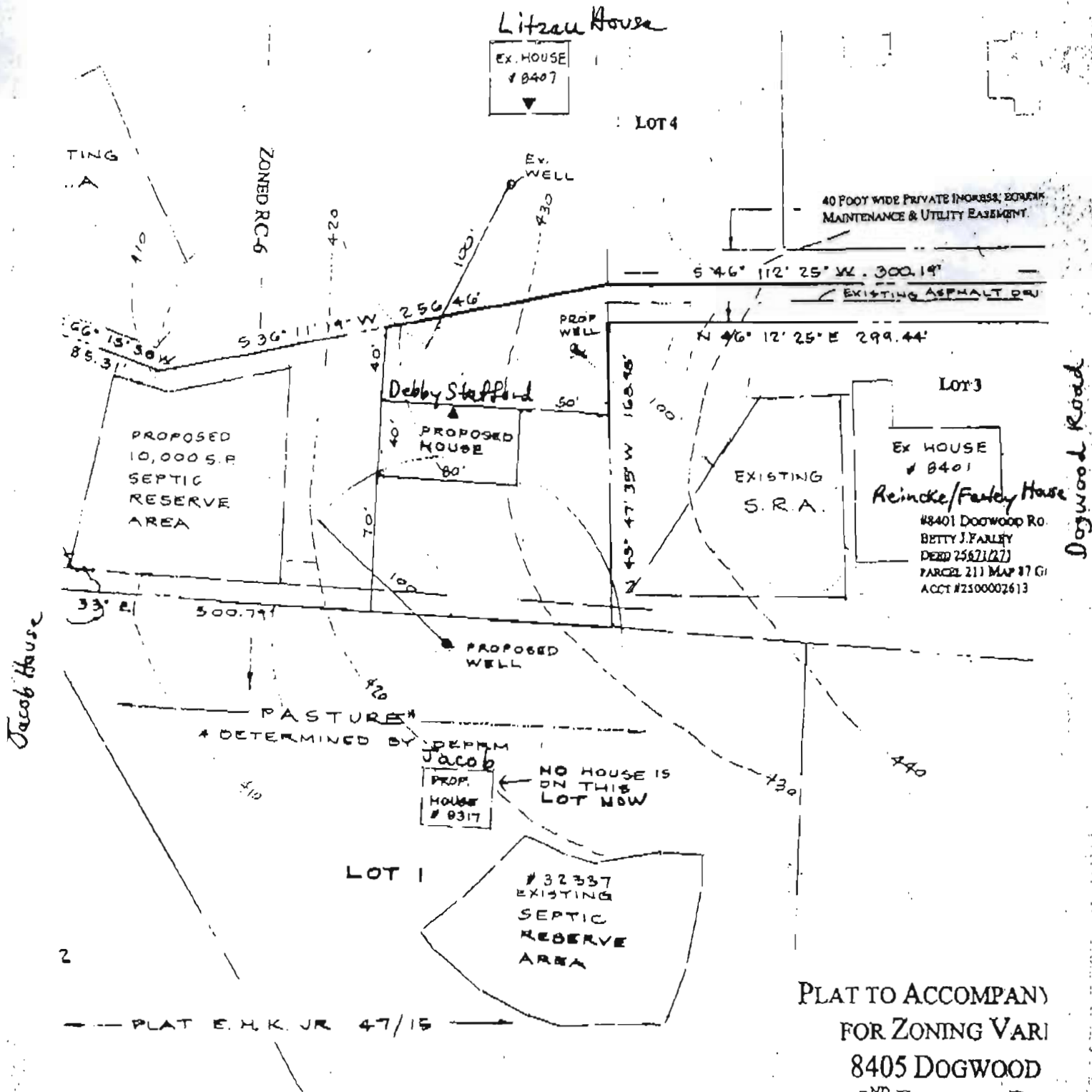
Sincerely yours,


Michael D. Litzau


Denise L. Litzau

Enclosure

24 C



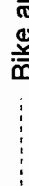
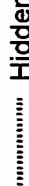
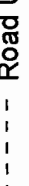
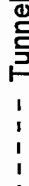
PLAT TO ACCOMPANY
FOR ZONING VARI
8405 DOGWOOD
AND DEPARTMENT

104/
mL

Baltimore County
Maryland

Title Id: 087A3

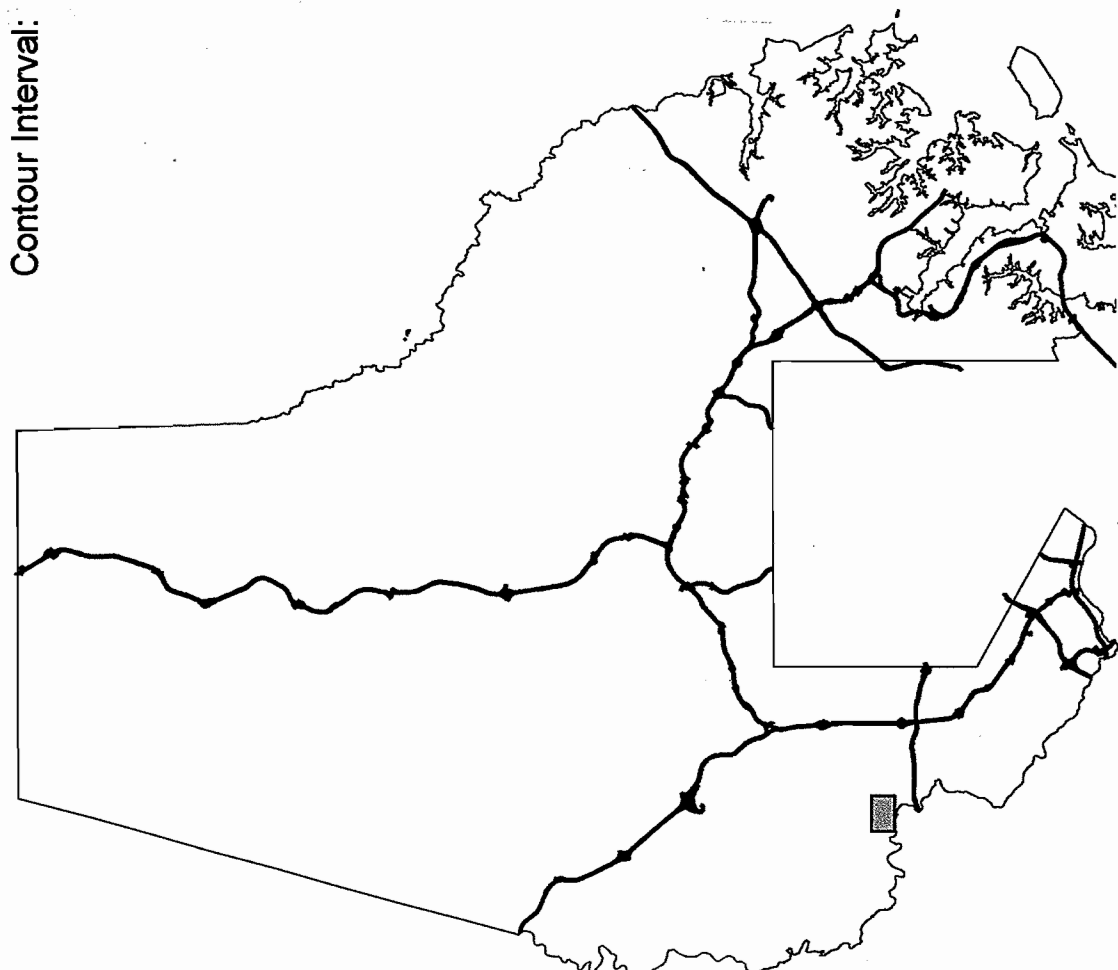
Legend

- | | |
|---|---|
|  Radio Towers |  Bike and Hike Areas |
|  Transmission Towers |  Playground |
|  Microwave Transmitters |  Paved Roads |
|  Residential |  Curbs |
|  Commercial |  Hidden Roads |
|  Institutional |  Unpaved Roads |
|  Garages and Other Structures |  Road Under Construction |
|  Buildings Under Construction |  Unnamed Roads |
|  Toll Booths and Rail Stations |  Paved Alleys |
|  Water Towers and Storage Tanks |  Paved Parking Lots, Driveways, Runways, Taxiways |
|  C_line |  Bridges and Overpasses |
|  Index Contour |  Tunnel Portal |
|  Intermediate Contour |  Rail Line |
|  Index Depression Contour |  Hidden Rail Line |
|  Intermediate Depression Contour |  Abandoned Line |
|  Obscured Index Contour |  Metro Line |
|  Obscured Intermediate Contour |  Light Rail Under Construction |
|  Obscured Index Depression Contour |  Transmission Line |
|  Hidden Contour |  Pipeline |
|  Spot Elevation |  Natural Hydrography, Reservoirs, and SW Retention Ponds |
|  Water Elevation |  Bay Area |
|  Bridge Elevation |  Boat Ramps, Piers, Dams, and Bulkheads |
|  Roof-top Elevation |  Single Line Streams |
|  Junkyard |  Culvert |
|  Quarries |  Hidden Hydrography |
|  Gravel/Sand Pit |  Wetlands and Swamps |
|  Landfill |  2775 - 9999 |
|  Cemetery |  Bulkheads |
|  Area Under Construction |  Floodwall |
|  Power Stations |  Wooded Areas, Orchards and Nurseries |
|  Race Tracks |  Tree Rows |
|  Commercial Pool |  Wetlands, Swamps |
|  Golf Courses | |
|  Baseball/Athletic Fields | |
|  Tennis Court | |

0 50 100 200 300 400 Feet

1 inch equals 200 feet

Contour Interval: 2'



Map Notes:
Map compilation date: Dec 28, 2007
Map compiled using photogrammetric methods
from 1" = 200' aerial photography dated 4/2000
Projection:
Maryland State Plane
Zone 18 North
NAD 83 US SURVEY FEET

PETITIONER'S S

EXHIBIT NO. 10

NOTE:
1. OWNER & ADDRESS OF SUBJECT PROPERTY:
BETTY J. FARLEY
8405 DOGWOOD ROAD
BALTIMORE, MD 21244-1213
LIBER 15159, FOLIO 426
PARCEL 211, TAX MAP 87, GRID 211
ACCOUNT #2500002612
ADDRESS: 8405 DOGWOOD ROAD
AKA LOT 2, 1ST AMENDED PLAT OF REINCKE SUBDIVISION
RECORDED AS PLAT SM 78-172

NAME & ADDRESS OF OWNER:
BETTY J. FARLEY
8401 DOGWOOD ROAD
BALTIMORE, MD 21244-1213

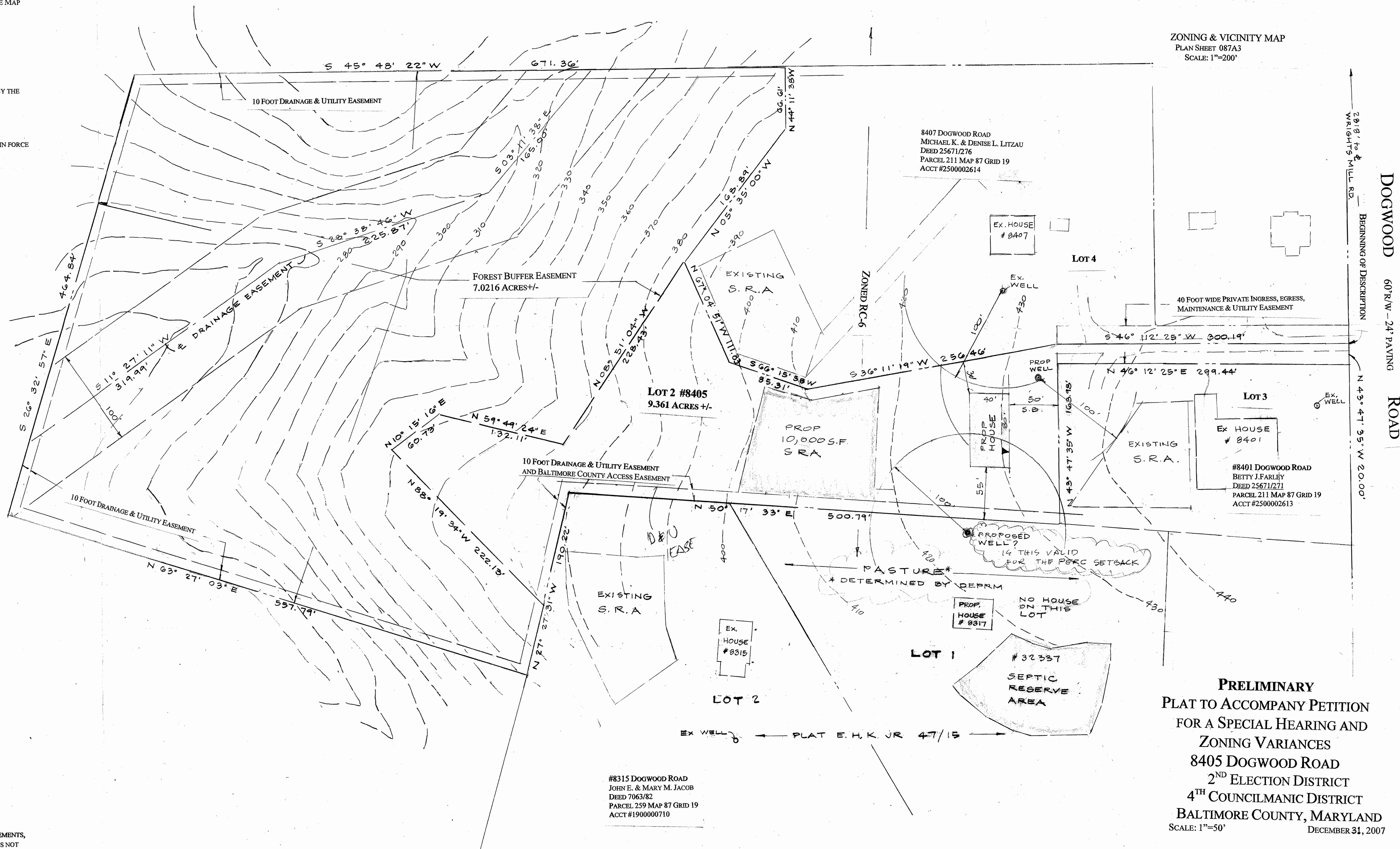
2. EXISTING ZONING: RC-6
3. WATER WELL & SEPTIC PROPOSED FOR SITE.
4. ZONING HISTORY: REZONED FROM RC-3 TO RC-6 BY ? DATED ?
5. AREA PROPERTY: 9.361 ACRES +/-
6. THE SUBJECT PROPERTY IS NOT IN A FLOOD ZONE, SEE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 240010 0360B.

ZONING NOTES:

1. THERE ARE NO HISTORIC BUILDINGS ON THIS OR ADJACENT SITES.
2. THE OWNERSHIP OF THE SUBJECT PARCEL BEEN HELD IN TACT SINCE ?
3. BUILDING PERMIT APPLICATIONS FOR SUBJECT PARCEL WILL COMPLY WITH ARCHITECTURAL STANDARDS FOR THE RC-6 ZONE.
4. PRIVATE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT PROVIDED BY THE AMENDED PLAT OF REINCKE SUBDIVISION.

PETITIONS REQUESTED: ?

RESIDENTIAL DEVELOPMENT, IN ACCORDANCE WITH THE STANDARDS PRESCRIBED IN FORCE AT THE TIME OF THE LOT RECORDATION.



THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW. A TITLE REPORT WAS NOT FURNISHED FOR THIS PLAT.

A TITLE SEARCH WAS NOT PROVIDED FOR THIS PLAT.

PETITIONER'S

EXHIBIT NO. 1

PRELIMINARY
PLAT TO ACCOMPANY PETITION
FOR A SPECIAL HEARING AND
ZONING VARIANCES
8405 DOGWOOD ROAD
2ND ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DECEMBER 31, 2017

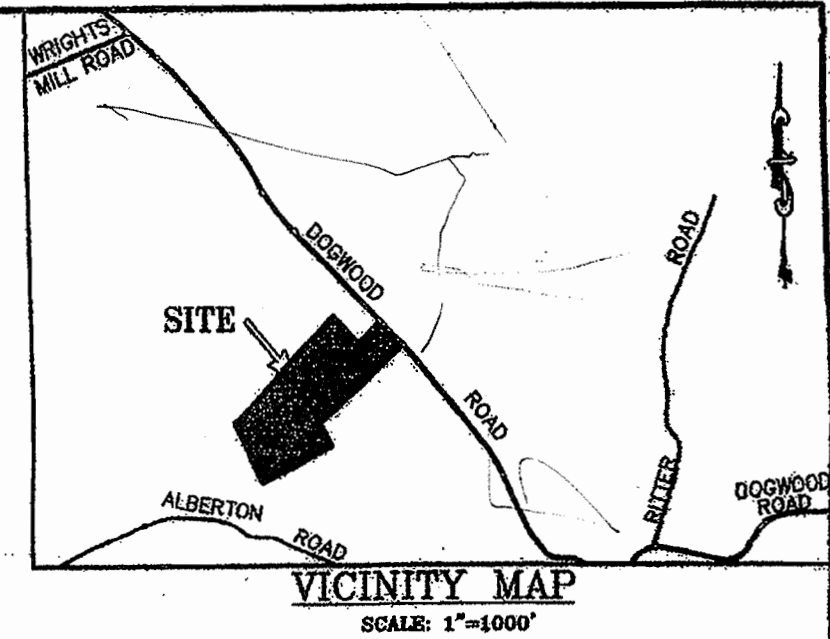
Prepared by:
H. Malmud & Associates, Inc.
12018 Ridge Valley Drive
Owings Mills, Maryland 21117
Telephone 410 308-0442

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION AREAS IN FEE OR EASEMENT AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED TO THE OWNER AND EXCEPT FOR THOSE INDICATED AS PRIVATE ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROAD, UTILITY LINES AND FACILITIES AND STORMWATER MANAGEMENT PONDS AND FACILITIES.
- THE STREETS AND/OR ROADS SHOWN HEREON AND MENTION HEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND DEPARTMENT OF PUBLIC WORKS.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THIS SITE IS LOCATED IN SUBWERSHED: 79N.
- ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- TOTAL AREA OF LOTS = 13.626 AC±
TOTAL AREA OF PLAT = 13.626 AC±
- REASON FOR FIRST AMENDMENT: TO ADJUST THE LOT LINES BETWEEN LOTS 2 & 3 AND LOTS 2 & 4. THIS LOT LINE ADJUSTMENT WAS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE ON JANUARY 26, 2006 (DRC #010906H) AND ADOPTED ON JANUARY 26, 2006.
- THESE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

THE STATE OF MARYLAND
TO THE USE OF
THE DEPARTMENT OF NATURAL RESOURCES
E.H.K., JR. 5617/363

POINT	NORTH	EAST
105	601807.63	1367928.34
106	601391.80	1368134.11
108	601809.91	1368545.37
113	602537.76	1368677.31
114	602345.84	1368861.18
115	602484.31	1369005.62
116	602321.63	1369161.58
117	601641.11	1368633.08



Filed for record
S.M. 78 FOLIO 172

Date
NOV 28 2006
Test
Signature
Clerk

SM
78-172

IRON TEE BAR & CAP MARKED
RLS NO. 2046 FOUND AND
HELD AT CORNER

THE STATE OF MARYLAND
TO THE USE OF
THE DEPARTMENT OF NATURAL RESOURCES
E.H.K., JR. 5617/363

1ST AMENDED PLAT OF REINCKE SUBDIVISION

PREVIOUSLY RECORDED AS "A RESUBDIVISION OF LOT
2 P.B. E.H.K. JR. 47, FOLIO 69 REINCKE SUBDIVISION"
IN PLAT BOOK E.H.K. JR. 51, FOLIO 127

SECOND ELECTION DISTRICT
FOURTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 60' MAY 28, 2006

LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

COMPUTED: JGW DRAWN: JGW CHECKED: PS PROJECT NUMBER: 05983

PETITIONER'S

EXHIBIT NO. 9

OWNERS		OWNER'S CERTIFICATION	
BETTY J. REINCKE 8401 DOGWOOD ROAD BALTIMORE, MD 21244 DEED REF.: S.M. 15159/426 TAX ACCT. NO.: 1900013665 BETTY J. REINCKE 8401 DOGWOOD ROAD BALTIMORE, MD 21244 DEED REF.: S.M. 15159/426 TAX ACCT. NO.: 1900013666 MICHAEL K. LITZAU & DENISE L. LITZAU 8407 DOGWOOD ROAD BALTIMORE, MD 21244 DEED REF.: S.M. 7507/686 TAX ACCT. NO.: 1900013667		THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS. Signature: <i>Betty Reincke</i> DATE: 6-27-06 Signature: <i>Michael K. Litzau</i> DATE: 6-27-06 Signature: <i>Denise L. Litzau</i> DATE: 6-27-06	

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE		P.W.A. COMPLETED	
Signature: <i>William F. Jacob, Jr.</i> DATE: 11/21/06 DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT		FINAL PLAT CHECKED: PDM: <i>John H. 11-22-06</i> ENGINEERING: <i>DAK 11/15/06</i> STREET NAMES/ HOUSE NOS.: <i>721-06</i> REC. & PARKS: <i>JHL 7-25-06</i>	
APPROVED: Signature: <i>Thomas J. Urban Deputy</i> DATE: 10/27/06 DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT		COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND STATE COORDINATE SYSTEM (NAD 83/91) AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: GIS #157 N 602123.5497 E 1369408.944 AZ.MK. #157 AZ = 3231725.4" (GIS 157 TO AZ. MK.)	

P.W.A. COMPLETED	
FINAL PLAT CHECKED:	
PDM	<i>John H. 11-22-06</i>
ENGINEERING	<i>DAK 11/15/06</i>
STREET NAMES/ HOUSE NOS.	<i>721-06</i>
REC. & PARKS	<i>JHL 7-25-06</i>

P.W.A. COMPLETED	
FINAL PLAT CHECKED:	
PDM	<i>John H. 11-22-06</i>
ENGINEERING	<i>DAK 11/15/06</i>
STREET NAMES/ HOUSE NOS.	<i>721-06</i>
REC. & PARKS	<i>JHL 7-25-06</i>

NOTE:
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE DEVELOPMENT REVIEW COMMITTEE APPROVAL ADOPTED ON JANUARY 26, 2006 (DRC #010906H) AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVAL.

SURVEYOR'S CERTIFICATION

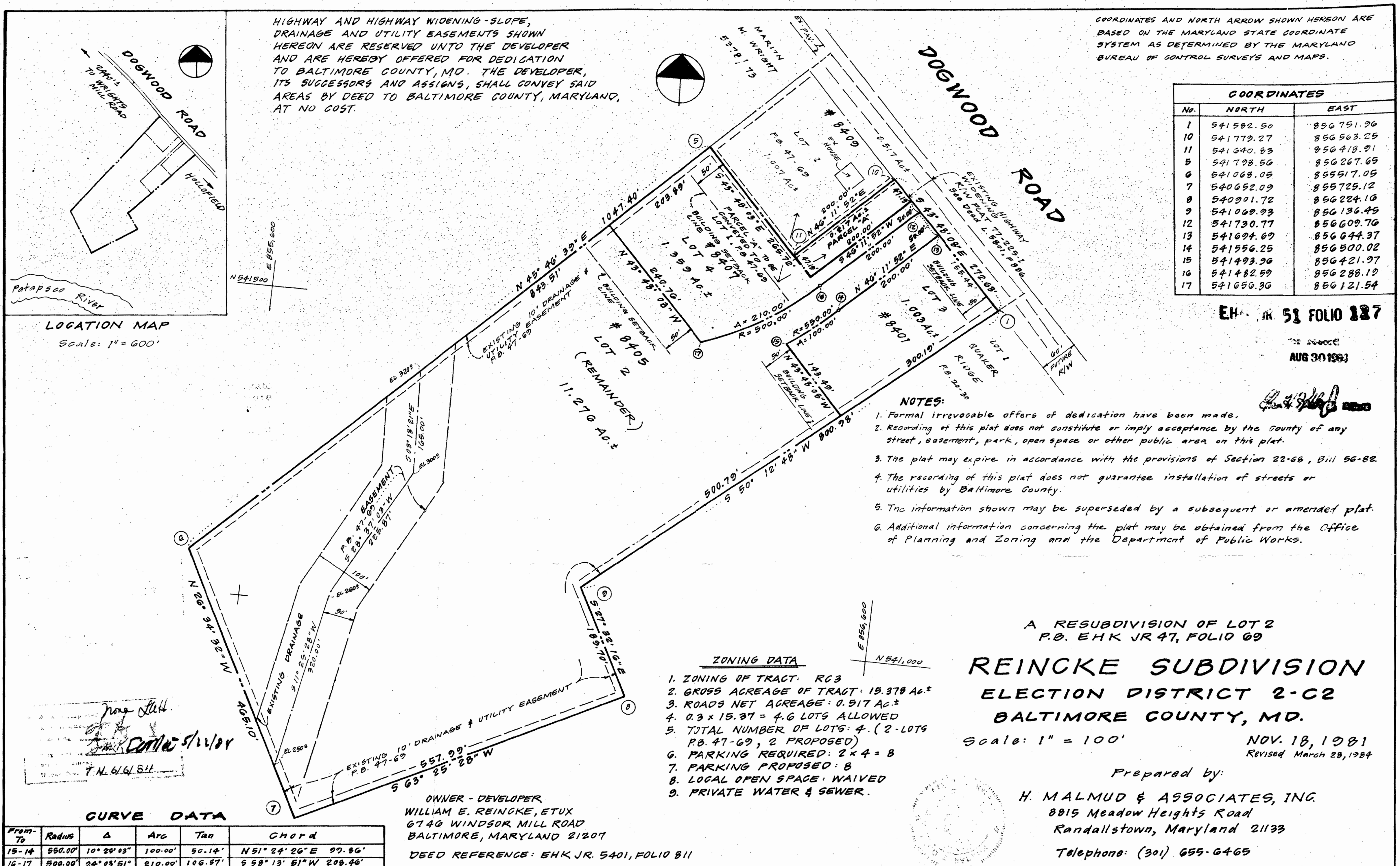
THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT SHE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS.

Signature: *Pattianne Smith* DATE: 6-06-2006
PATTIANNE SMITH, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21267



Ballo Co

55' Depth Codeep
x very wide



APPROVED 6/6/84 DATE APPROVED 8/29/84 DATE APPROVED 6/1/84 DATE	DIRECTOR, DEPT. OF PUBLIC WORKS DIRECTOR, OFFICE OF PLANNING & ZONING DEPUTY STATE & COUNTY HEALTH OFFICER	NOTE: STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.	OWNER'S CERTIFICATE WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS OR HER KNOWLEDGE THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, IN SO FAR AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF MARKERS. William E Reincke OWNER Betty J Reincke OWNER	SURVEYOR'S CERTIFICATE I, HERBERT MALMUD, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLES OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY IN SO AS THE SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF MARKERS. Herbert Malmud HERBERT MALMUD Registered Land Surveyor No 7558
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NOTE:
1. OWNER & ADDRESS OF SUBJECT PROPERTY:
BETTY J. FARLEY
8405 DOGWOOD ROAD
BALTIMORE, MD 21244-1213
LIBER 15159, FOLIO 426
PARCEL 211, TAX MAP 87, GRID 211
ACCOUNT #2500002612
ADDRESS: 8405 DOGWOOD ROAD
AKA LOT 2, 1ST AMENDED PLAT OF REINCKE SUBDIVISION
RECORDED AS PLAT SM 78-172

NAME & ADDRESS OF OWNER:
BETTY J. FARLEY
8401 DOGWOOD ROAD
BALTIMORE, MD 21244-1213
2. PRIVATE WATER WELL & SEPTIC SYSTEM PROPOSED FOR THIS SITE.
3. AREA PROPERTY: 9.361 ACRES +/-
4. THE SUBJECT PROPERTY IS NOT IN A FLOOD ZONE, SEE FLOOD INSURANCE RATE MAP
COMMUNITY PANEL 240010 0360B.

ZONING NOTES:
1. EXISTING ZONING: RC-6
2. ZONING HISTORY: REZONED FROM RC-3 TO RC-6 BY SECTION 1A07, R.C. 6 (RURAL
CONSERVATION AND RESIDENTIAL) ZONE: BILL NO. 108-2003.
3. THERE ARE NO HISTORIC BUILDINGS ON THIS OR ADJACENT SITES.
4. BUILDING PERMIT APPLICATIONS FOR SUBJECT PARCEL WILL COMPLY WITH
ARCHITECTURAL STANDARDS FOR THE RC-6 ZONE.
5. A PRIVATE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT PROVIDED BY THE
AMENDED PLAT OF REINCKE SUBDIVISION.

PETITIONS REQUESTED FOR THE VARIANCE:

1. A VARIANCE FROM SECTION 1A07.8.B.2 TO ALLOW A RESIDENTIAL LOT
OTHER THAN A FARM OF 9.36 ACRES IN LIEU OF THE MAXIMUM 1-1/2
ACRES.
2. A VARIANCE FROM SECTION 1A07.8.B.5.B TO ALLOW A BUILDING
ENVELOPE AND WELL LOCATED IN RC6 ZONE OF 70 FEET IN LIEU OF THE
REQUIRED 200 FEET FROM ANY ADJACENT PROPERTY THAT WAS
CULTIVATED OR USED FOR PASTURE THREE YEARS, AS DETERMINED BY
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE
MANAGEMENT OR THAT IS SUBJECT TO AN AGRICULTURAL OR
CONSERVATION EASEMENT.
3. A VARIANCE FROM SECTION 1A07.8.C.2D TO PERMIT A SIDE ORIENTED
HOUSE FACING THE ENTRANCE DRIVEWAY FROM DOGWOOD ROAD IN
LIEU OF A FRONT ORIENTED DWELLING TO THE PUBLIC RIGHT OF WAY.

RESIDENTIAL DEVELOPMENT, IN ACCORDANCE WITH THE STANDARDS PRESCRIBED IN FORCE
AT THE TIME OF THE LOT RECORDATION.

KATHERINE C. FERGUSON
S.M. 21774/624

ZONING & VICINITY MAP
PLAN SHEET 087A3
SCALE: 1"=200'

TO THE USE OF THE DEPARTMENT OF NATURAL RESOURCES
E.H.K. JR. 5617/363

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THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS,
RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW. A TITLE REPORT WAS NOT
FURNISHED FOR THIS PLAT.

A TITLE SEARCH WAS NOT PROVIDED FOR THIS PLAT.



PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCES
8405 DOGWOOD ROAD
1ST ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

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