

IN RE: PETITION FOR VARIANCE

W side of Central Avenue, 228 feet
NW of Lafayette Avenue
1st Election District
1st Councilmanic District
(6029 Central Avenue)

Lanzhi Wang
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-381-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, Lanzhi Wang. Petitioner is requesting variance relief from Sections 1B02.3.C and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed single-family dwelling with a front setback of 15 feet in lieu of the required front average setback of 25 feet. 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 was Petitioner Lanzhi Wang and Ronald B. Meyer, Petitioner's agent. Appearing as Protestants opposed to the requested relief were nearby property owners, including Ron and Carolyn Thomas of 6027 Central Avenue and Joan and Roger Roussell of 6040 Central Avenue. There were no other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property contains approximately 15,498 square feet of land, or 0.3558 acre, zoned D.R.5.5. The property is located in the Catonsville Manor subdivision on the southwest side of Central Avenue where the road ends, in the Gwynn Oak area of Baltimore County. It is currently unimproved.

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JW
5.21.08
MB

This property is well documented, having been the subject of a prior zoning case in Case No. 08-157-A. In that case, Petitioner sought variance relief from Sections 1B02.3.C and 303.1 of the B.C.Z.R. to permit a proposed single-family dwelling with a front setback of 10 feet in lieu of the required front average setback of 30 feet. In an Order dated January 8, 2008, Zoning Commissioner William J. Wiseman, III denied the requested variance relief. In the instant matter, Petitioner seeks almost identical relief; however, instead of a variance to permit a 10 foot setback in lieu of the required front average of 30 feet, Petitioner now seeks a variance to permit a 15 foot setback in lieu of the required front average of 25 feet. The reason for the discrepancy between the front average of 30 feet in the prior case and the 25 foot front average in the instant matter is unclear.

In the prior case, Mr. Wiseman set forth in detail the particulars of the property and its history, Petitioner's variance request, and Petitioner's supporting testimony and documentation in detail. This information was related by Mr. Wiseman as follows:

In 2005, Samuel W. Chairs, III owned Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as shown on "Plat 2, Catonsville Manor." All lots, when combined, total 0.79 acres, more or less, zoned D.R.5.5 and are located in the Gwynn Oak area of the County. The improvements at that time consisted of a single-family split-foyer home built in 1988 positioned on Lot Nos. 7, 8 and 9 known as 6027 Central Avenue. By Deed, dated October 21, 2005, Ms. Wang purchased all 12 lots from Chairs and immediately filed a request with the County's Department of Permits and Development Management's Development Review Committee (DRC) for a lot line adjustment. She desired to split the combined 0.79 acres into three (3) deeds. The first deed (Lots 10, 11 and 12) would be 0.2 acres. The existing home (Lots 7, 8 and 9) was built with a 4-foot setback from the lot line. B.C.Z.R. Section 1B02.3.C.1 requires a minimum width of 10 feet for individual side yards. With DRC approval, the lot line adjustment request would legitimize the existing deficiency but would reduce the width of Lot 6 by 6 feet as this additional width would then be added to Lot 7, thereby satisfying the B.C.Z.R. setback requirements. The existing single-family dwelling lot would, therefore, be increased in size to 0.27 acres and the remaining Lots 1 through 5 and remaining portion of Lot 6 would become the third deeded property. It is this property (Lots 1 through 6) that involves the instant petition and now contains 0.355 acres (15,498 square feet). Having obtained the requested DRC approval and lot line adjustment, the Petitioner then sells the newly combined Lots 10, 11 and 12,

ORDER RECEIVED FOR FILE

having an address of 6025 Central Avenue, to P&S Builders, Inc., who constructs a new two-story home ultimately purchased by Troy and Antoinette Jones. The existing improvements at 6027 Central Avenue are next sold to Ronald K. Thomas. In 2006, Ms. Wang applies for a building permit (Permit No. B636724) in order to build a proposed 28' x 28' new home with an attached garage on the remaining subject property bearing a premises address of 6029 Central Avenue. Although the plans submitted with the building permit application met all zoning area, density and space regulations, the Department of Public Works, during its permit review process, determined that the home as then located would encroach into the floodplain. The Petitioner was advised to submit a floodplain study and revise the plans to show the proposed dwelling to be at a distance of 20 feet from the FEMA flood zone line.

See, Case No. 08-157-A, pp. 2-3.

In the prior case, Petitioner sought to resolve the environmental constraints associated with this property by placing a proposed single-family residence with less than the required front yard setbacks because the floodplain associated with this lot would require the front of the home to be 15 feet from the front property line at Central Avenue.

Following testimony and evidence from Petitioner, as well as from Protestants Joan Roussell and Ron Thomas, Commissioner Wiseman found that special circumstances or conditions existed that are peculiar to the land which is the subject of the variance request -- that the floodplain encompasses two-thirds of the subject property -- and that the zoning regulations impacted this property disproportionately compared to other lots in the community. He also found that strict compliance with the County's zoning regulations would result in practical difficulty or unreasonable hardship.

Commissioner Wiseman then turned to the issue of whether or not the variance could be granted in strict harmony with the spirit and intent of the said regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. In denying the requested variance, he stated the following:

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JF 5-21-08
PM

The seminal case of *McLean v. Soley*, 270 Md. 208 (1973) established one (1) test which I think is particularly pertinent in this case when the Court specified “whether a grant of variance ... would do substantial justice to the applicant as well as other property owners in the district”. This balancing approach brings out the fact that the Petitioner has been able to utilize the property that she purchased from Samuel W. Chairs, III. That property served the Petitioner with viable uses. The fact that she cannot obtain a building permit lacks merit and any practical difficulty emanating there from is immaterial. The Petitioner took it upon herself to purchase the property and proceeded to the DRC requesting a lot line adjustment in order to split the acreage into three deeds for saleable lots. While the 6-foot strip of land subtracted from the subject property, arguably did not create the need for variance it nevertheless exacerbated the condition. Any Petitioner who seeks a variance must exercise proper diligence in ascertaining zoning ordinance requirements to avoid a resulting hardship before he or she acquires the property. If such diligence (in recognizing the extent of the floodplain) is not exercised, the hardship must be regarded as self-created and a variance can properly be refused. Unfortunately for this Petitioner, I find the problem here is a personal one and is not a problem inherent in the land itself or in the application of the B.C.Z.R. to the land.

See, Case No. 08-157-A, p. 6.

Petitioner took no appeal of the decision in Case No. 08-157-A and that decision is a final judgment.¹ At the hearing concerning the instant variance request, Petitioner offered much the same testimony and evidence in support as had been adduced at the prior hearing; however, Petitioner and Mr. Meyer indicated they believed Commissioner Wiseman “... made mistakes in his ruling.” In addition, Protestants Ms. Roussell and Mr. Thomas also offered much the same testimony and evidence as at the prior hearing.

After reviewing the testimony and documentary evidence produced at the hearing, I find that I agree with Commissioner Wiseman’s decision and am persuaded to also deny the requested variance on the same grounds. It should also be noted that the Zoning Advisory Committee (ZAC) comment received from the Office of Planning dated March 26, 2008 does not

¹ This case could seemingly be dismissed under the doctrine of *res judicata*, which is a Latin term that means “the thing has been adjudicated.” Under this doctrine, a final judgment rendered on the merits by a court of competent jurisdiction is conclusive of the rights of the parties and is an absolute bar in all other actions based upon the same claim, demand, or cause of action.

support Petitioner's request for the following reasons: 1) the site plan shows no off-street parking for the proposed structure, 2) the proposed house dimensions appear too small for a suitable home and it appears that constructing a home with the shown dimensions will create a hardship for the future occupant, and 3) the subject lot does not appear to have adequate area to support a dwelling without compromising the current development regulations. In sum, Planning believes Petitioner should consider using the lot for other purposes. I agree with the Office of Planning's conclusions. In my judgment, it does not appear that the subject property lends itself to the construction of a dwelling as proposed by Petitioner. Hence, I shall deny the requested variance, specifically taking into account and incorporating Commissioner Wiseman's findings and rationale in prior Case No. 08-157-A.

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 request should be denied.

THEREFORE, IT IS ORDERED this 21st day of May, 2008 by this Deputy Zoning Commissioner, that Petitioner's variance request from Sections 1B02.3.C and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed single-family dwelling with a front setback of 15 feet in lieu of the required front average setback of 25 feet is hereby DENIED.

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

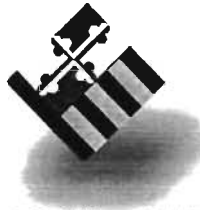
THB:pz


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

5-21-08

cm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 21, 2008

LANZHI WANG
9828 MAGLEDT ROAD
PARKVILLE MD 21234

Re: Petition for Variance
Case No. 08-381-A
Property: 6029 Central Avenue

Dear Ms. Wang:

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

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

Very truly yours,

Handwritten signature of Thomas H. Bostwick in black ink.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Ronald Meyer, Owner's Agent, 4240 Klein Avenue, Nottingham MD 21236
Ron and Carolyn Thomas, 6027 Central Avenue, Gwynn Oak MD 21207
Joan and Roger Roussell, 6040 Central Avenue, Gwynn Oak MD 21207



Flood

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 6029 Central Avenue, Gwynn Oak, MD 21207
which is presently zoned DR 5.5

Deed Reference: 23034 / 659 Tax Account # 2400012790

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)

Petitioner seeks relief from Sections 1B02.3.C and 301.1 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed single-family dwelling with a front setback of 15 feet in lieu of the required front average setback of 25 feet. Prior Zoning Case No. 08-157-A.

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

Please see attached.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Lanzhi Wang
Name - Type or Print

Signature

Name - Type or Print

Signature

9828 Magledt Road 410-870-0758
Address Telephone No.

Parkville, MD 21234
City State Zip Code

Representative to be Contacted:

Ronald B. Meyer, Owner's Agent
Name

4240 Klein Avenue 410-868-7568
Address Telephone No.

Nottingham, MD 21236
City State Zip Code

Case No. 08-381-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by [Signature] Date 2/11/08

STAMP RECEIVED FOR FILE

5-21-08

[Signature]

Petition for Variance

6029 Central Avenue, Gwynn Oak, MD 21207

Request for reduction in required front setback from 25' to 15'

Petitioner claims hardship in meeting the above zoning requirement. Petitioner has already spent much money to satisfy environmental requirements on this property and desires only to build her owner-occupied, single-family residence with less than the required 25' setback for the following reasons:

1. Central Ave. is designed to be 50' wide, but only 30' of it is paved. Twenty feet on the SW side (at 6029) is not paved; it is an attractive grassy area. There is no plan ever to widen Central Ave. at this location. The grassy area on the 6029 side of Central Ave. provides a 20' natural setback.

2. The new house at 6029 Central Ave. will be built at the end of the street, like the house across the street at #6050. There is no possibility that another home will be built beyond the proposed house. Just as with 6050 Central Ave., with its 10' proximity to the street, the proposed location of the new house leaves ample room for a turn-around and interferes in nobody's use and enjoyment of Central Ave.

3. If Baltimore County Zoning allows petitioner a 15' front property line setback, the house at 6029 Central Ave will still have over 35' visual front setback, counting a 20' grassy area plus 15' setback from property line. This is still 3 times the setback of 6050 Central Ave, directly across the street, which has a mere 10' setback from its property line bordering Central Ave.

4. Furthermore, in answer to objections voiced in Zoning Case #08-157A:

(a) the house will be constructed so that no windows are placed on the side facing the nearest neighbor at 6025 Central Avenue, and positioned so that this same neighbor will never be looking at the rear of the new home;

(b) Petitioner is not asking for land reserved for road purposes to be used as a front setback, Footnote 3 to the contrary (Zoning Case #08-157A);

(c) Petitioner protests the charge that hardship caused by the flood plain is "self-created," as the extent of the flood plain was known to neither petitioner nor Baltimore County until Baltimore County required the flood plain study; it is the County, therefore, who could reasonably be blamed for creating the hardship;

(d) Petitioner protests the charge that building a dwelling on property she owns, for which she has signed an affidavit of owner occupancy, would "change the pattern of development in the neighborhood," is irrelevant to the variance decision and was considered by the Zoning Commissioner in error; Petitioner maintains that she builds by right, and only the terms of that right were under review.

5. Honoring the *letter* of DR 5.5 zoning (requiring at 25' setback) will violate the flood zone and cause petitioner considerable hardship through loss of use of this property for her home. A 15' setback from the property line will still keep the new house 35' from Central Ave (as it exists on the ground), thus honoring the *spirit* of DR 5.5 zoning.

Petition for Variance

6029 Central Avenue, Gwynn Oak, MD 21207

Zoned DR 5.5

Deed Reference: 23034/659 Tax Account #2400012790

Property Description

LEGAL DESCRIPTION: (from Deed SM 23034/659, 12/6/2005) "...Being for the third known as Lot Nos. 1, 2, 3, 4, 5 and 14 feet of Lot No. 6 as per the lot line adjustment as approved by Baltimore County, Block 25, in the Subdivision known as "Plat No. 2 CATONSVILLE MANOR" as per plat thereof recorded among the Land Records of Baltimore County, Maryland, in Plat Book WPC No. 6, folio 116. The improvements thereon being know as 6029 Central Avenue, Gwynn Oak, Maryland 21207."

BOUNDARY SURVEY DESCRIPTION: "Beginning at a CAPPED PIN SET located at the North end of Central Avenue, a 50 foot road, thence running approximately parallel to Central Avenue South 36°08'41" East 128.24 feet to a CAPPED PIN SET, thence running South 53°51'19" West 146.90 feet to a CAPPED PIN SET, thence running approximately parallel to Central Avenue North 35°50'15" West 82.33 feet to a CAPPED PIN SET, thence running North 36°27'00" East 153.49 feet to the Point of Beginning. Comprising 0.3558 acres, more or less."

ADDRESS: 6029 Central Ave, Gwynn Oak, MD 21207

ZONING: DR 5.5

ELECTION DISCTRICT: 1

COUNCILMANIC DISTRICT: 1

PROPERTY IN CHESAPEAKE BAY CRITICAL AREA: No

PROPERTY IN FLOODPLAIN: No

ELDERLY HOUSING: No

PAWN SHOP: No

PRIOR ZONING CASE NO. 08-157-A
VIOLATION: No

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: # 06-381-A

6029 Central Avenue

W/side of Central Avenue, 228 feet n/west of Lafayette Avenue

1st Election District — 1st Councilmanic District

Legal Owner(s): Lanzhi Wang

Variance: to permit a proposed single-family dwelling with a front setback of 15 feet in lieu of the required front average setback of 25 feet.

Hearing: Tuesday, April 22, 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT 4/687 Apr. 8

169538

CERTIFICATE OF PUBLICATION

4/10/2008

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 4/8/2008.

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

S. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11063**

Date: **2/19/08**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	000			6150				65-

Total: **65.00**

Rec From: Ronald Hayes Asst. Dir. L. Wang
 For: Uninc. & for 2029 Census/Doc 21207 08-381-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME DOM

2/20/2008 2/19/2008 14:21:19 4

DA MARCH 12CH 10H

RECEIPT # 610853 2/19/2008 OFLH

5 528 ZONING VERIFICATION

011063

Recpt Tot \$45.00

\$45.00 CR \$4.00 CA

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

Meeting of April 7, 2008

ZONING NOTICE

CASE # 08-381-A

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

ROOM 407 COUNTY COMPLEX BUILDING
PLACE: 1401 BOWEN AVE. TOWSON 21204
DATE AND TIME: THURSDAY APRIL 10, 2008
AT 11:00 AM
REQUEST: ~~REZONE~~ TO PERMIT A PROPOSED
SINGLE-FAMILY
Dwelling with a FRONT SETBACK OF 15'-0"
INSTEAD OF THE REQUIRED FRONT YARD
SETBACK OF 20'-0"

PROFESSIONALS ARE TO ADVISE OF OTHER CONDITIONS AND CONDITIONS NECESSARY
TO OBTAIN A ZONING CASE, MAY 2008

DO NOT REMOVE THIS SIGN AND POST CASE OUT OF VIEWING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No: 08-381-A

Petitioner/Developer: _____
LANZHI WANG

Date Of Hearing/Closing: April 22, 2008

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

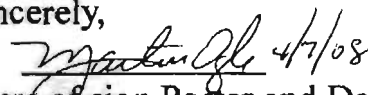
Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 6029 CENTRAL AVENUE

This sign(s) were posted on April 7, 2008
(Month, Day, Year)

Sincerely,

 4/7/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

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: 08-381-A

Petitioner: HANZHI WANG

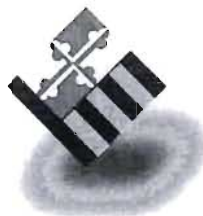
Address or Location: 6023 Central Ave 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: HANZHI WANG

Address: 9828 Macleod Rd.
Parkville MD 21234

Telephone Number: 410-870-0758



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 3, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-381-A

6029 Central Avenue

W/side of Central Avenue, 228 feet n/west of Lafayette Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Lanzhi Wang

Variance to permit a proposed single-family dwelling with a front setback of 15 feet in lieu of the required front average setback of 25 feet.

Hearing: Tuesday, April 22, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Lanzhi Wang, 9828 Magledt Road, Parkville 21234
Ronald Meyer, 4240 Klein Avenue, Nottingham 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 7, 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, April 8, 2008 Issue - Jeffersonian

Please forward billing to:
Lanzhi Wang
9828 Magledt Road
Parkville, MD 21234

410-870-0758

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: 08-381-A

6029 Central Avenue

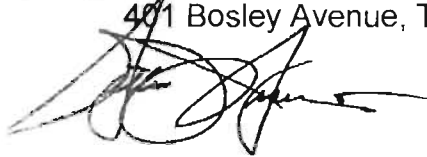
W/side of Central Avenue, 228 feet n/west of Lafayette Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Lanzhi Wang

Variance to permit a proposed single-family dwelling with a front setback of 15 feet in lieu of the required front average setback of 25 feet.

Hearing: Tuesday, April 22, 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

JAMES T. SMITH, JR.
County Executive

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

April 16, 2008

Lanzhi Wang
9828 Magledt Road
Parkville, MD 21234

Dear Mr. Wang:

RE: Case Number: 08-381-A, 6029 Central Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 19, 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
Ronald B. Meyer 4240 Klein Avenue Nottingham 21236

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 2008

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

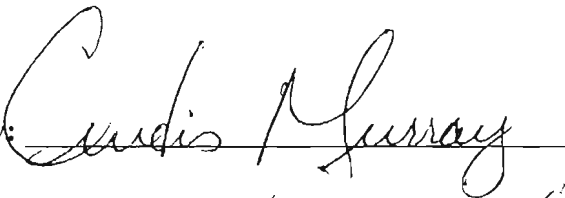
SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-381- Variance**

The Office of Planning has reviewed the above referenced case(s) and does not support the petitioner's request for the following reasons:

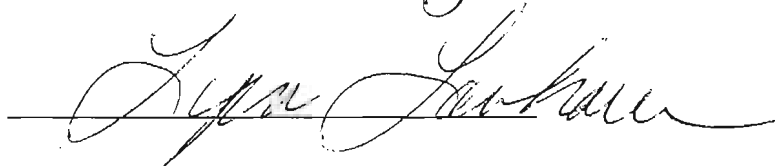
1. The site plan shows no off street parking for the proposed structure.
2. The proposed house dimensions appear too small for a suitable home. It appears that constructing a home with the shown dimensions will create a hardship for the future occupant.
3. The subject lot does not appear to have adequate area to support a dwelling without compromising the current development regulations. The petitioner should consider using the lot for other purposes.

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

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

DATE: March 5, 2008

SUBJECT: Zoning Item # 08-381-A
Address 6029 Central Avenue
Baltimore, Md. 21235

Zoning Advisory Committee Meeting of February 25, 2008

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).

Additional Comments:

Development of this site is highly constrained by the onsite stream, non-tidal wetland, 100-year floodplain, their associated Forest Buffer Easement (FBE) and the minimum 35' building setback from the approved Forest Buffer Easement and 100-year floodplain. Furthermore, the proposed plan does not show a Forest Buffer Easement approved by this office.

The proposed plan will require a forest buffer variance request to be submitted to DEPRM and mitigation addressed. A variance request is no guarantee of approval from this office.

Please note that the Petition for Zoning Variance (Site Description) and plan narrative both indicate no floodplain in the property however, the attached plat to accompany petition for zoning variance shows and labels a 100-Yr. Water Surface on the property.

Reviewer: J. Russo

Date: February 28, 2008



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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 27, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 25, 2008

Item Number: 370, 371, 372, 374, 376, 378, 380, 381, 383

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



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

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

Maryland Department of Transportation

Date: MARCH 3, 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. 8-381-A
6029 CENTRAL AVENUE
WANG 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. 8-381-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,

A handwritten signature in black ink, appearing to read "Michael P. Bailey", is written over the typed name "Steven D. Foster".

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 4, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For March 3, 2008
Item Nos. 08-370, 371, 372, 373, 374,
375, 376, 378, 379, 380, 381, 382, and 383

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-02292008.doc

RE: PETITION FOR VARIANCE * BEFORE THE
6029 Central Avenue; W/S Central Avenue, * ZONING COMMISSIONER
228' NW Lafayette Avenue *
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Lanzhi Wang * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-381-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.

RECEIVED

Mar 11 2008

Per _____

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2008, a copy of the foregoing Entry of Appearance was mailed to Ronald Meyer, 4240 Klein Avenue, Nottingham, MD 21236, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 8-381-A
DATE _____

CASE NAME _____
CASE NUMBER 8-381-A
DATE _____

[illegible]

CASE NAME 08-381-A
CASE NUMBER 6029 Central Ave
DATE 4/22/08

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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

Account Identifier: District - 01 Account Number - 2400012790

Owner Information

Owner Name: WANG LANZHI **Use:** RESIDENTIAL
Mailing Address: 4240 KLEIN AVE **Principal Residence:** NO
 BALTIMORE MD 21236-3718 **Deed Reference:** 1) /23034/ 659
 2)

Location & Structure Information

Premises Address **Legal Description**
 6029 CENTRAL AVE .361AC LTS1-5 PT6
 6029 CENTRAL AVE
 2 CATONSVILLE MANOR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
95	8	189				25	1	1	Plat Ref: 6/ 116

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		15,722.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	37,430	92,430		
Improvements:	0	0		
Total:	37,430	92,430	55,763	74,096
Preferential Land:	0	0	0	0

Transfer Information

Seller: WANG LANZHI	Date: 12/08/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /23034/ 659	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

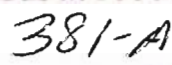
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

381-A



381-A



WALDEN

P.O.M.
#010161

1600010245

WALDEN
OAK

WALDEN

095A2

4 CD

NW 1-F

DR 5.5

1 ED

1 CD

LAFAYETTE

CENTRAL

PRINCE
GEORGE

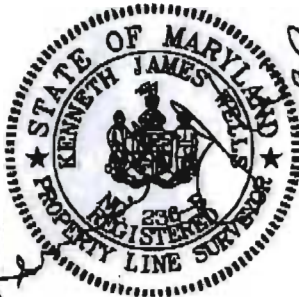
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P.O.M.
#010259

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1245
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1241 1239

381-A

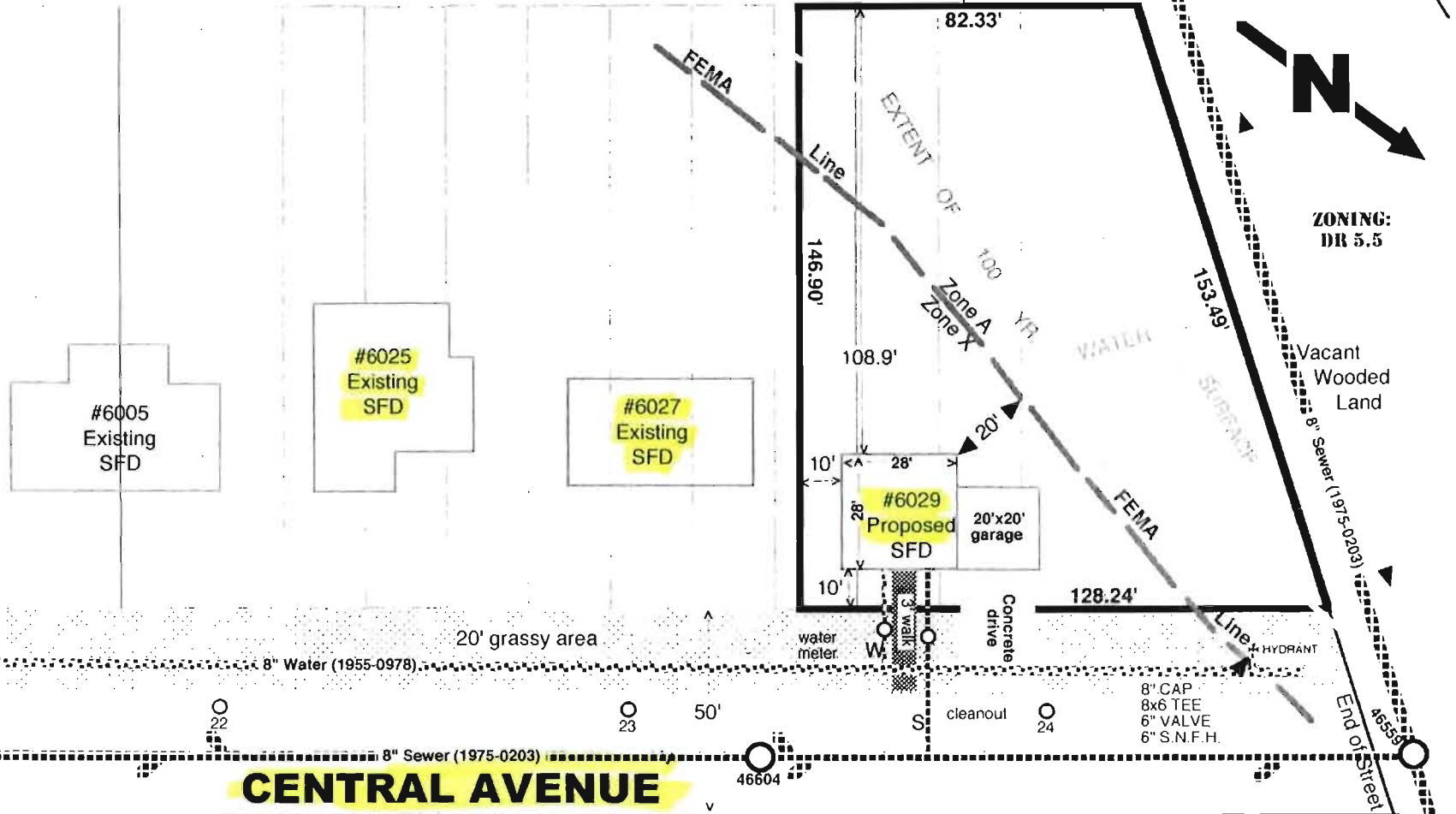
[illegible]

THE SURVEYOR WHOSE SEAL AND SIGNATURE IS FIX ON THIS SURVEY
PLAT EITHER PERSONALLY PREPARED THIS BOUNDARY SURVEY OR WAS IN
RESPONSIBLE CHARGE OVER ITS PRODUCTION AND THE SURVEYING WORK
REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN
REGULATION 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND.

kjWellsInc
Land Surveyors & Site Planners
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

Lafayette Avenue

12 11 10 9 8 7 6 5 4 3 2 1



CENTRAL AVENUE

from lot variance hearing

Scale: 1" = 40'
Total Acreage
0.3558

DATE:
7/11/2006
Rev.
7/14/2007

Deed
Reference:
23034 / 659

BUILDING SITE PLAN
to accompany building permit request
Property Owner: Lanzhi Wang
4240 Klein Avenue, Nottingham, MD 21236

District: 1 • Precinct: 5 • Legislative District: 10
Congressional District: 7 • Councilmanic District: 1
6029 Central Avenue, Gwynn Oak, MD 21207
Tax ID 012400012790

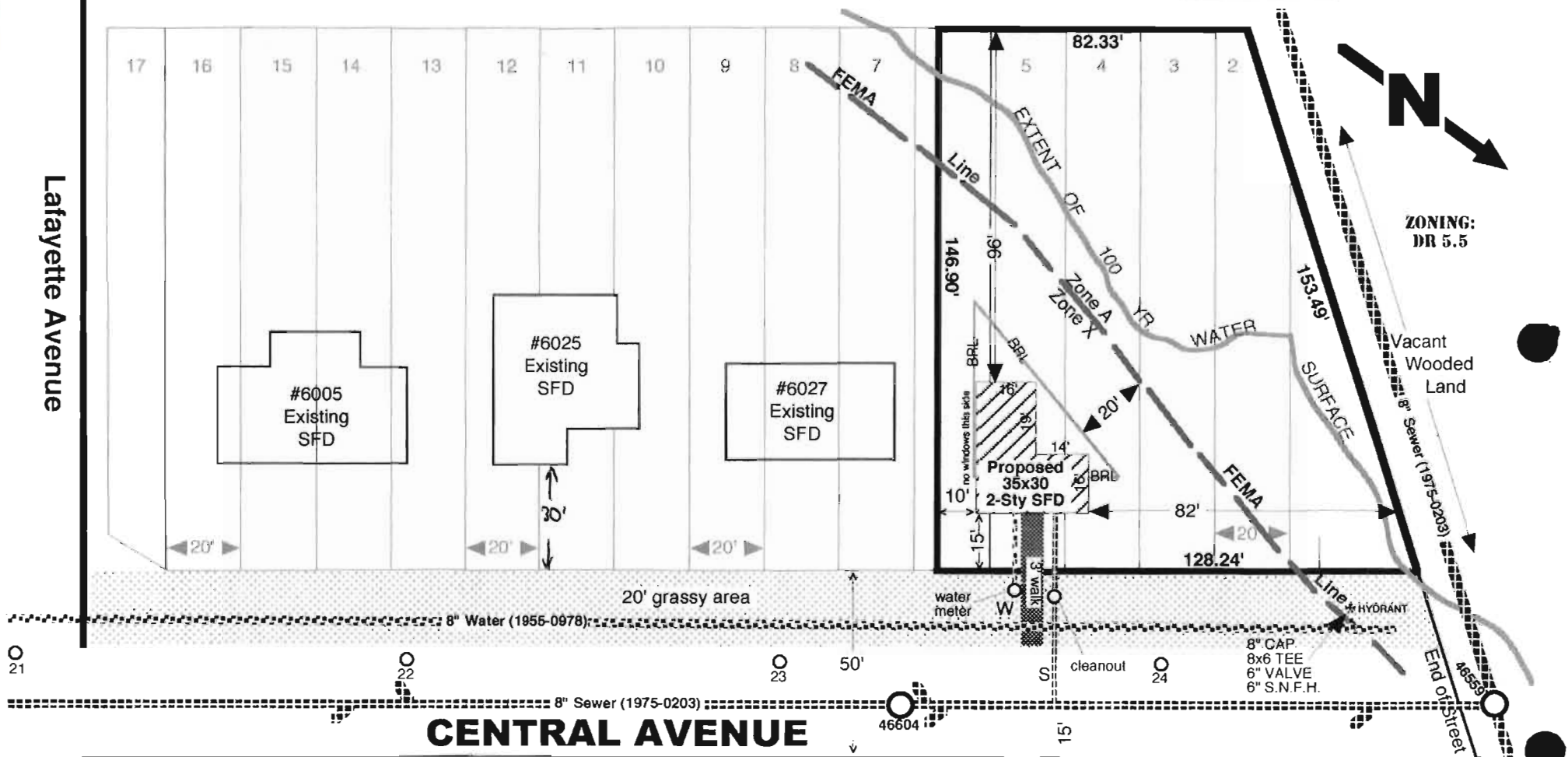
Drafted by Ronald B. Meyer
Lana Corporation (Builder Reg. 4224)
4240 Klein Avenue, Nottingham, MD 21236

Property Location



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Scale: 1" = 40'



O 21

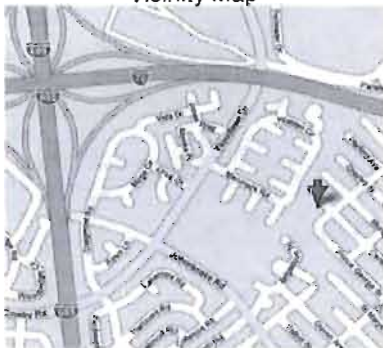
O 22

O 23

O 24

CENTRAL AVENUE

Vicinity Map



PROPERTY ADDRESS: 6029 Central Avenue, 21207
 SUBDIVISION NAME: Catonsville Manor
 PLAT BOOK: 6 FOLIO: 116 LOT: 1-5, pt 6 BLOCK: 25
 OWNER: Lanzhi Wang
 9828 Magledt Road, Parkville, MD 21234
 TAX ACCOUNT NO.: 012400012790
 ELECTION DISTRICT: 1
 COUNCILMANIC DISTRICT: 1
 ZONING: DR 5.5
 LOT SIZE: 0.3558 AC; 15,498 SQFT
 SEWER: Public WATER: Public
 CHESAPEAKE BAY CRITICAL AREA: No
 100 YEAR FLOOD PLAIN: No
 HISTORIC PROPERTY: No
 PRIOR ZONING HEARING: 08-157-A

Drafted by Ronald B. Meyer 1/8/08
 (Revised RBM 1/28/08)
 Lana Corporation (Builder Reg. 4224)
 4240 Klein Avenue, Nottingham, MD 21236
 410-868-7568 • ronaldbrucemeyer@yahoo.com

ZONING OFFICE USE ONLY

[Signature]

08-381-A

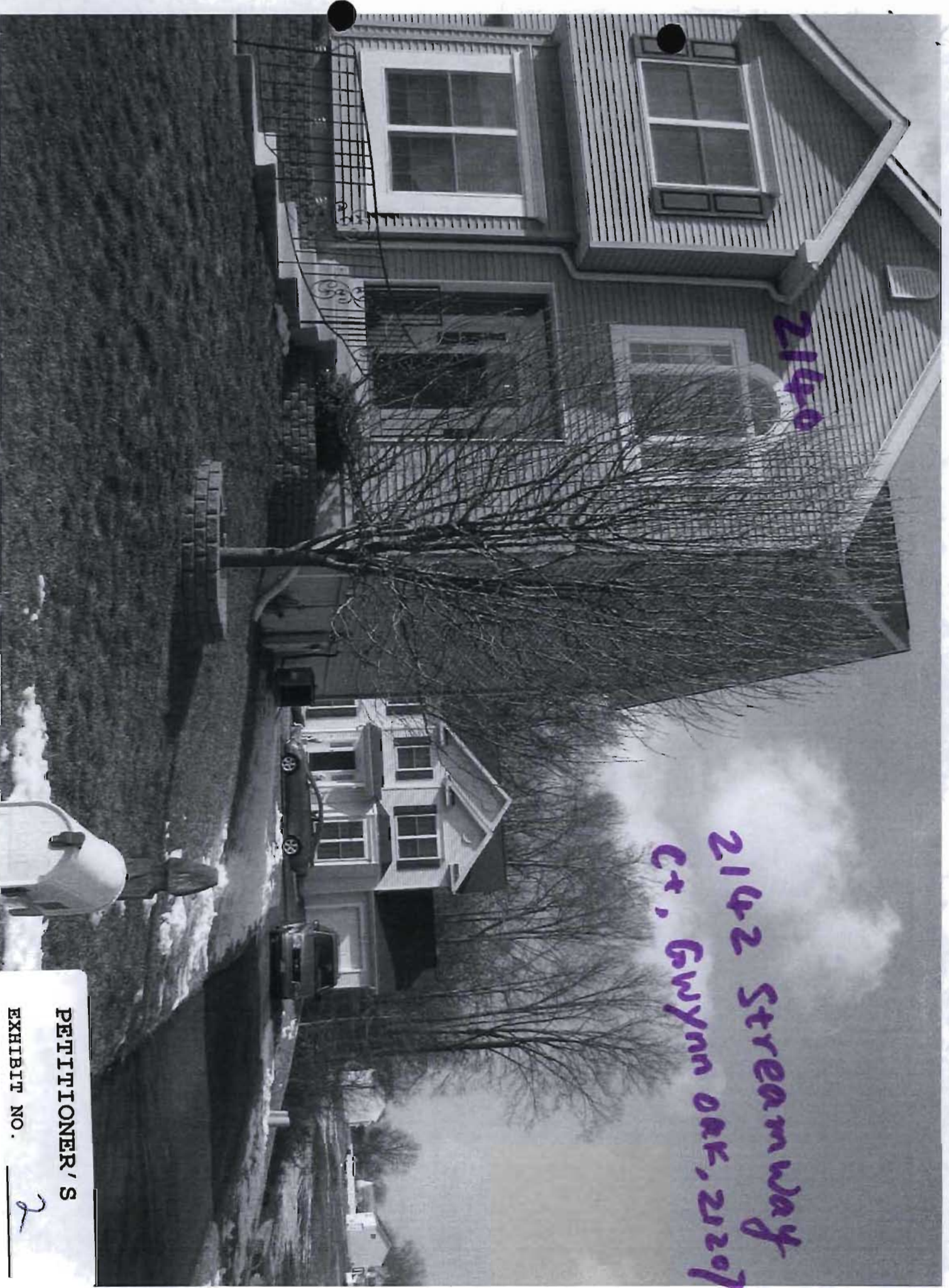
Case No.: 08- 381-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	<i>site plan</i>	<i>Prior Case No. 08-157-A</i>
No. 2	<i>photographs of nearby development</i>	<i>Neighborhood Petition Opposing Variance</i>
No. 3	<i>photos of another nearby development</i>	<i>Prior Case Site Plan</i>
No. 4		<i>Deeds of relevant Property / History</i>
No. 5		<i>Aerial Photograph and Topographical Map of Area</i>
No. 6		<i>Photo taken from end of Central Avenue</i>
No. 7		<i>Pest Map of Colonsville Manor subdivision</i>
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

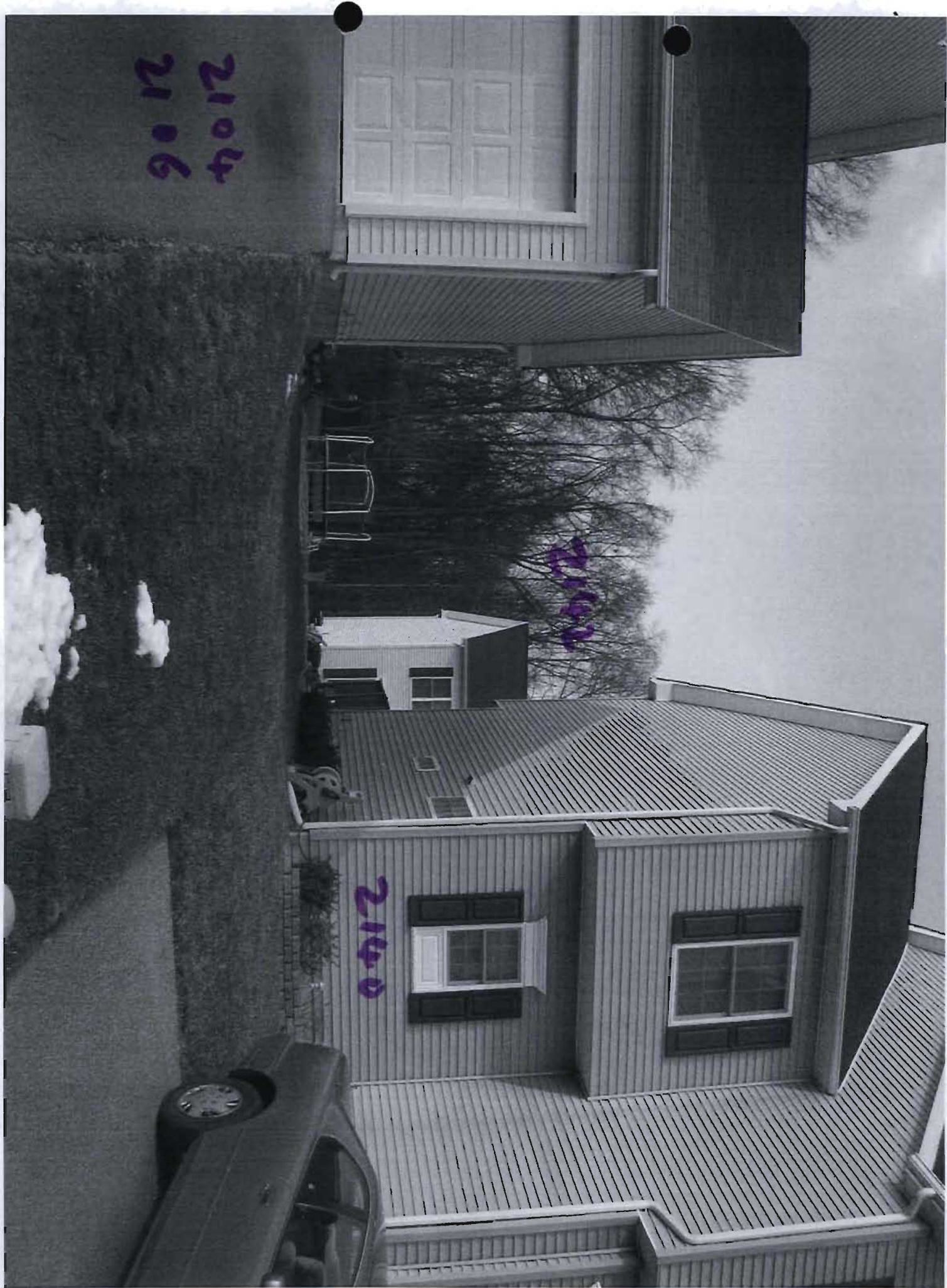


2140

2142 Streamway
Ct, Gwynn Oak, 21207

PETITIONER'S

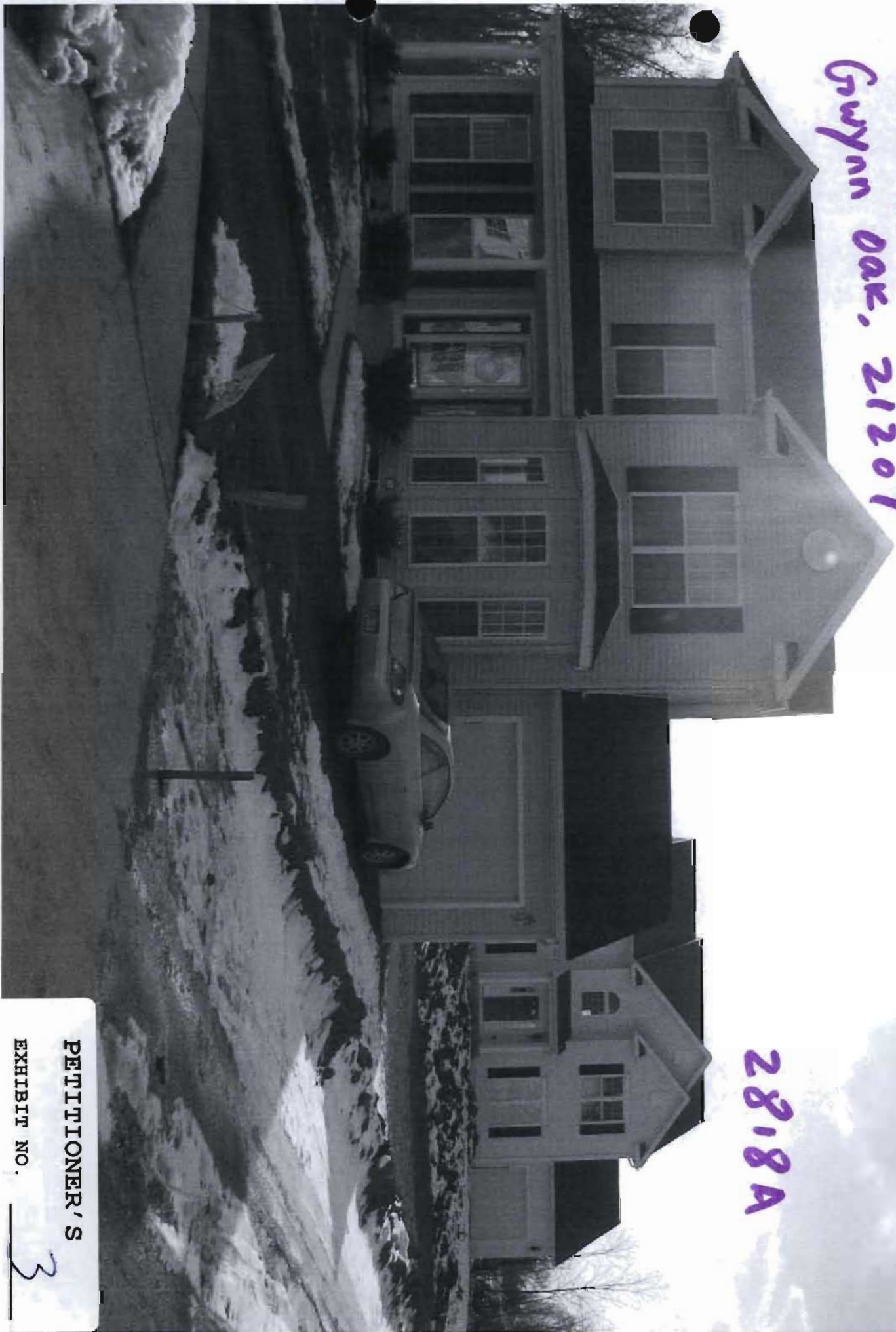
EXHIBIT NO. 2





2818 Poplar Dr.
Gwynn Oak, 21207

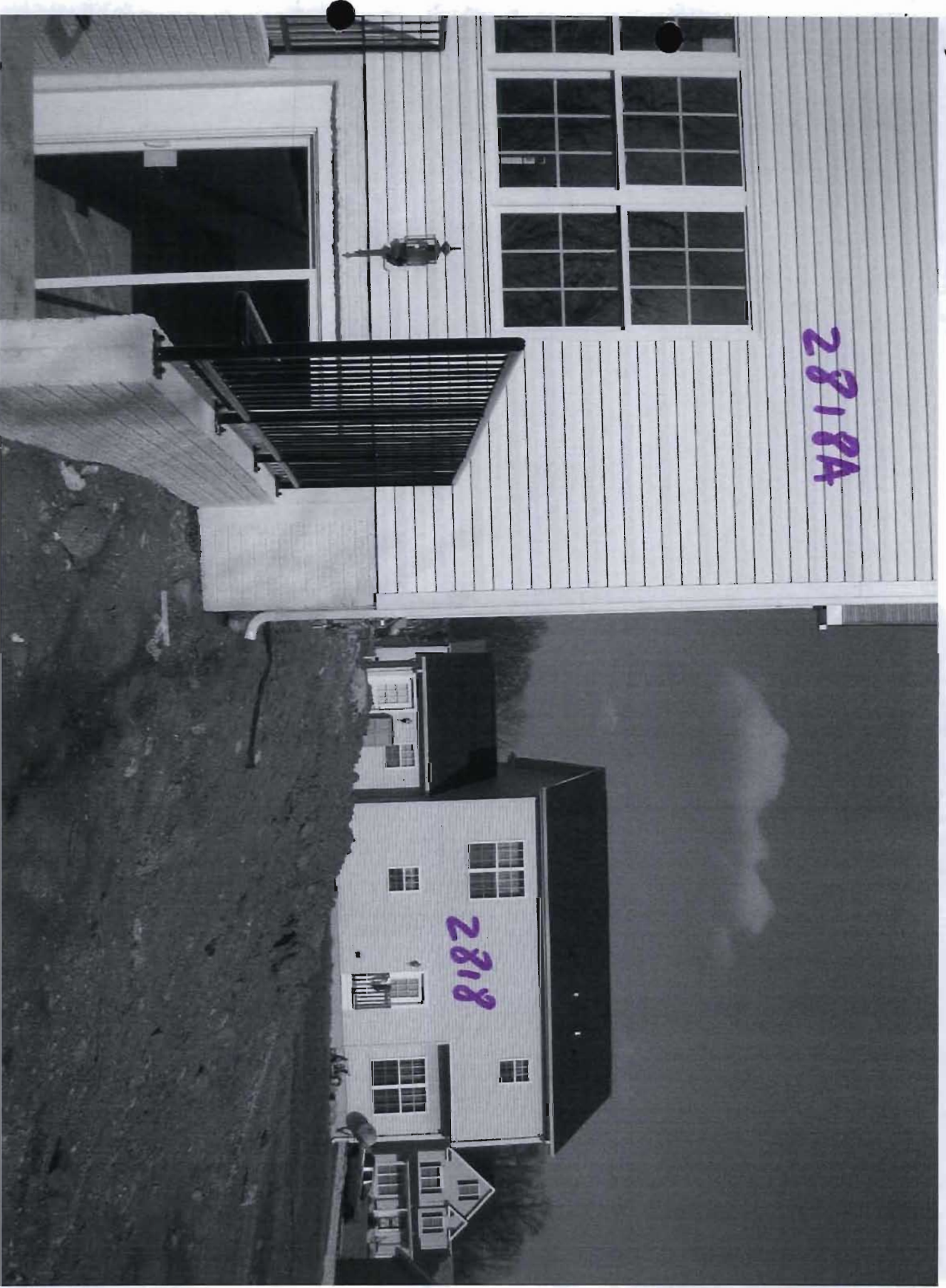
2818A



PETITIONER'S

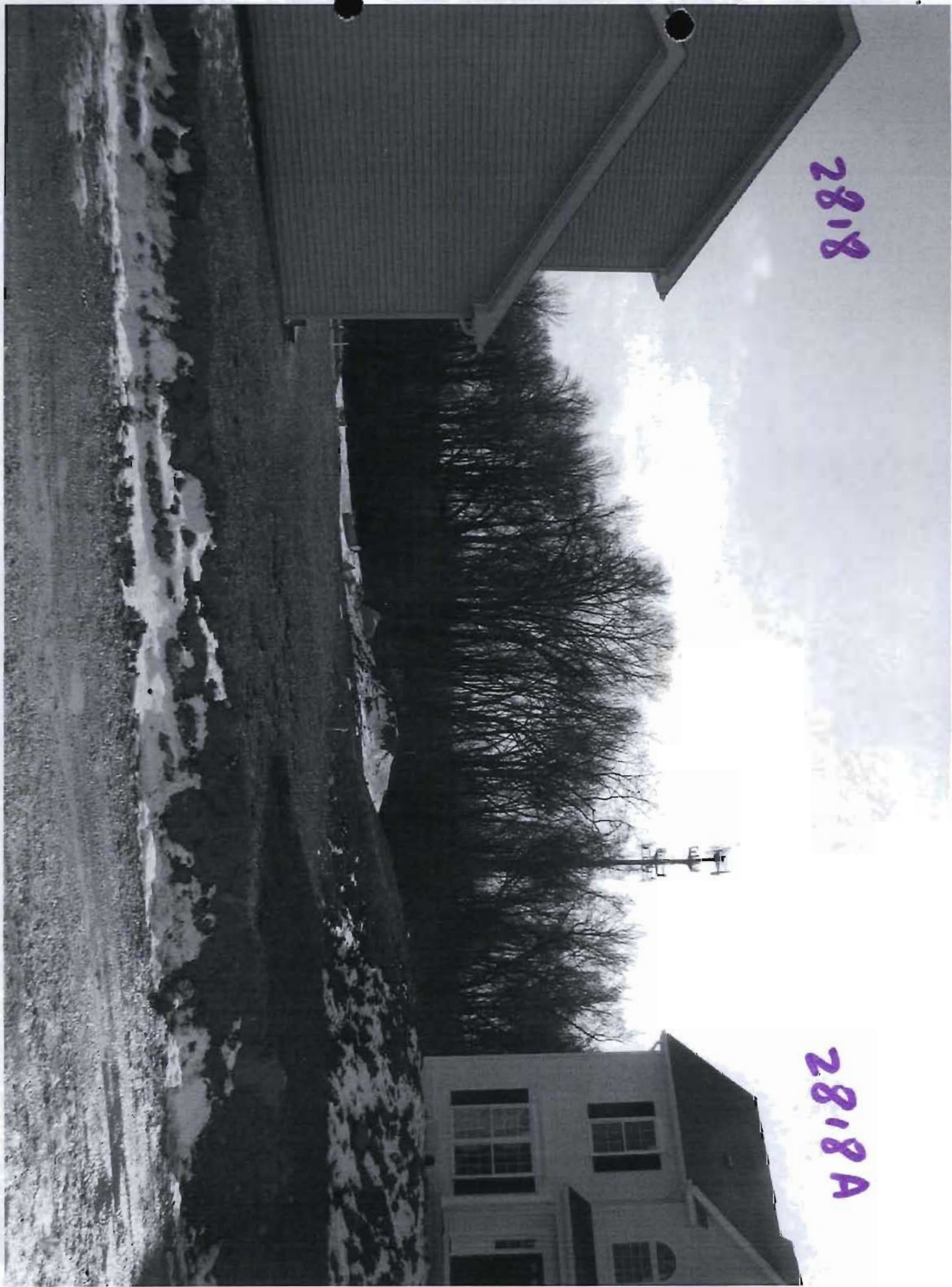
EXHIBIT NO.

3



2818

2818A





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 8, 2008

Ms. Lanzhi Wang
9828 Magledt Road
Parkville, Maryland 21234

RE: PETITION FOR VARIANCE

SW/S Central Avenue, 240' NW of c/line Lafayette Avenue
(6029 Central Avenue)
1st Election District - 1st Council District
Lanzhi Wang - Petitioner
Case No. 08-157-A

Dear Ms. Wang:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

- c: Ronald Meyer, 4240 Klein Avenue, Nottingham, MD 21236
Mr. and Mrs. Roger R. Roussell, Sr., 6040 Central Avenue, Baltimore, MD 21207
Ronald and Carolyn Thomas, 6027 Central Avenue, Baltimore, MD 21207
People's Counsel; Robin Hurley, Engineering Associate III, DPW; DEPRM; Case File

IN RE: PETITION FOR VARIANCE
SW/S Central Avenue, 240' NW of
C/line Lafayette Avenue
(6029 Central Avenue)

1st Election District
1st Council District

Lanzhi Wang
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 08-157-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Lanzhi Wang. The Petitioner seeks relief from Sections 1B02.3.C and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed single-family dwelling with a front setback of 10 feet in lieu of the required front average setback of 30 feet. The subject property and relief sought are more particularly described on the site plan, the plan delineating the 100-year floodplain and survey plat establishing boundary lines submitted which were accepted into evidence and marked as Petitioner's Exhibit 1, 2 and 3 respectively.

Appearing at the requisite public hearing in support of the request were Lanzhi Wang, property owner, and Ronald Meyer, a real estate agent assisting the Petitioner in the filing and hearing process. Joan A. Roussell and her husband, Roger R. Roussell, Sr., and Ronald Thomas and his mother, Carolyn Thomas, nearby and adjacent property owners, appeared in opposition.¹ There were no other interested parties present, however, it should be noted that Robin Hurley, an

¹ The Protestants also produced as Exhibit 1 nineteen (19) signed letters of opposition from neighboring property owners. These signed petitions were accepted over the objection of Ms. Wang.

Engineering Associate III, in the Baltimore County Department of Public Works, attended and participated at the hearing in view of floodplain issues that affect the subject property.

An appreciation of the property's past history and use is relevant and is briefly outlined. In 2005, Samuel W. Chairs, III owned Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as shown on "Plat 2, Catonsville Manor." All lots, when combined, total 0.79 acres, more or less, zoned D.R.5.5 and are located in the Gwynn Oak area of the County. The improvements at that time consisted of a single-family split-foyer home built in 1988 positioned on Lot Nos. 7, 8 and 9 known as 6027 Central Avenue. By Deed, dated October 21, 2005, Ms. Wang purchased all 12 lots from Chairs² and immediately filed a request with the County's Department of Permits and Development Management's Development Review Committee (DRC) for a lot line adjustment. She desired to split the combined 0.79 acres into three (3) deeds. The first deed (Lots 10, 11 and 12) would be 0.2 acres. The existing home (Lots 7, 8 and 9) was built with a 4-foot setback from the lot line. B.C.Z.R. Section 1B02.3.C.1 requires a minimum width of 10 feet for individual side yards. With DRC approval, the lot line adjustment request would legitimize the existing deficiency but would reduce the width of Lot 6 by 6 feet as this additional width would then be added to Lot 7, thereby satisfying the B.C.Z.R. setback requirements. The existing single-family dwelling lot would, therefore, be increased in size to 0.27 acres and the remaining Lots 1 through 5 and remaining portion of Lot 6 would become the third deeded property. It is this property (Lots 1 through 6) that involves the instant petition and now contains 0.355 acres (15,498 square feet). Having obtained the requested DRC approval and lot line adjustment, the Petitioner then sells the newly combined Lots 10, 11 and 12, having an address of 6025 Central Avenue, to P&S Builders, Inc., who constructs a new two-story home ultimately purchased by Troy and Antoinette Jones. The existing improvements at 6027 Central Avenue are next sold to Ronald K.

² See Deed recorded among the Land Records of Baltimore County in Liber No. 22855, Folio 087.

Thomas. In 2006, Ms. Wang applies for a building permit (Permit No. B636724) in order to build a proposed 28' x 28' new home with an attached garage on the remaining subject property bearing a premises address of 6029 Central Avenue. Although the plans submitted with the building permit application met all zoning area, density and space regulations, the Department of Public Works, during its permit review process, determined that the home as then located would encroach into the floodplain. The Petitioner was advised to submit a floodplain study and revise the plans to show the proposed dwelling to be at a distance of 20 feet from the FEMA flood zone line.

The Petitioner, having spent large sums of money, now comes with a new approach to resolve the environmental constraints associated with this property. Ms. Wang testified that she desires to build an owner-occupied single-family residence with less than the required front yard setbacks as the floodplain associated with this lot would require the front of the home to be 10 feet from the front property line at Central Avenue. She submits the granting of a variance would honor the spirit of the D.R.5.5 zoning requirements for the following reasons:

- The right-of-way for Central Avenue is 50 feet wide but only 30 feet of it is paved. 20 feet on the southwest side of the road in front of 6029 Central Avenue is the portion that is not paved and is an attractive grassy area. She states that there is no plan to ever widen Central Avenue at this location and that this grassy area provides a 20-foot natural setback.
- The new proposed home will be built at the end of the street in a similar fashion to the house across the street at 6050 Central Avenue. As illustrated by the site plan (Petitioner's Exhibit 1), there is no possibility that another home will be built beyond the proposed house. Just as with 6050 Central Avenue with its 10-foot setback from the street, the proposed new house location leaves ample room for a turn-around and interferes in nobody's use of Central Avenue.

- If variance relief is granted, the new home will have an actual 30-foot front setback, counting the 20-foot grassy area (the County's right-of-way) plus the 10-foot setback from the front property line. Ms. Wang and Mr. Meyer assert that this setback is three times the setback of 6050 Central Avenue directly across the street, which has a mere 10 foot setback from its property line bordering on Central Avenue.³
- Requiring front yard averaging setbacks under B.C.Z.R. Section 303.1 would require a substantial hardship and loss of use of the property because the site is highly constrained by a stream, wetland, 100 year floodplain and its associated forest buffer and minimum building setbacks from the forest buffer easement and 100 year floodplain.

Testifying in opposition to the variance request were Joan Roussell and Ron Thomas. They point out that the home at 6050 Central Avenue with its 10-foot front yard setback was built in 1933, well prior to adoption of zoning regulations in Baltimore County. Mr. Thomas, the most affected neighbor, is concerned that the granting of a 10-foot front yard setback for a new dwelling would effectively place the structure in front of his home and impair the view which he currently enjoys. In other words, he would be looking at the back of the new home. He presented petitions from residents in the immediate area that believe a new home at this location would not be in keeping with the pattern of development in the area and would be injurious to the community's safety and welfare. With regard to Ms. Wang's claim that the home would be an owner-occupied residence, the Protestants are skeptical and point out that Ms. Wang currently owns some 12 properties in Baltimore County and co-owns other properties with Mr. Ronald Meyer.

Ms. Robin Hurley, who is very familiar with this property, testified concerning the floodplain and floodplain studies prepared by R.A. Childress and Associates (Petitioner's Exhibit 2). Speaking on behalf of the Department of Public Works and its engineer, David L. Thomas, she stated that they do not oppose the Petitioner's request for zoning variance relief to place the

³ The Petitioner seeks a significant front yard setback in order to accommodate a dwelling. This need cannot be satisfied with land reserved for road purposes. See Young American Law of Zoning, 3rd Section 9.64

home 10 feet from the County's right-of-way line. She believes zoning relief to be a better alternative than having a structure encroach into the floodplain, which her Department would not support. Ms. Hurley presented the records kept by her Department which were received as County Exhibits 1A through 1F.

I find from the evidence presented that special circumstances or conditions exist that are peculiar to the land which is the subject of the variance request. The floodplain encompasses two-thirds of the subject property. The zoning regulations impact this property disproportionately compared to other lots in the community. I find that strict compliance with the County's zoning regulations would result in practical difficulty or unreasonable hardship. Clearly, the Petitioner has no practical means of building a moderately sized home on the triangular area at the southeast corner of the lot that is the only area that is 20 feet from the Zone A and Zone X - FEMA line as illustrated on the site plan.

The problem in this case, however, is whether or not the variance can be granted in strict harmony with the spirit and intent of the said regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. The Petitioner points out that the 30 foot roadbed, which dead ends in front of the property, will not be detrimentally impacted by her proposed home. Mr. Thomas, the adjoining property owner, and the Roussell's, who live across the street, indicate that the home would adversely change the character of the neighborhood.

Any proposed construction in the front yard mandates close scrutiny. The impact of building in this area will be greater than the same proposal in the rear. Weighing all the testimony and evidence on this issue, I am persuaded to agree with Mr. Thomas that granting a significant front yard variance would adversely impact the neighborhood. Discounting the non-

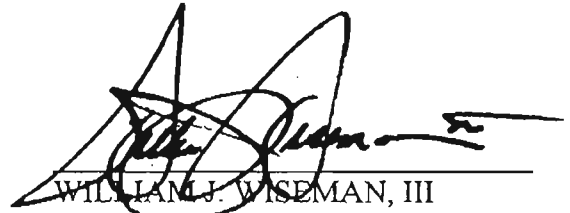
conforming use as discussed at 6050 Central Avenue, the proposed home would clearly change the pattern of development of the neighborhood.

The seminal case of *McLean v. Soley*, 270 Md. 208 (1973) established one (1) test which I think is particularly pertinent in this case when the Court specified "whether a grant of variance ... would do substantial justice to the applicant as well as other property owners in the district". This balancing approach brings out the fact that the Petitioner has been able to utilize the property that she purchased from Samuel W. Chairs, III. That property served the Petitioner with viable uses. The fact that she cannot obtain a building permit lacks merit and any practical difficulty emanating there from is immaterial. The Petitioner took it upon herself to purchase the property and proceeded to the DRC requesting a lot line adjustment in order to split the acreage into three deeds for saleable lots. While the 6-foot strip of land subtracted from the subject property, arguably did not create the need for variance it nevertheless exacerbated the condition. Any Petitioner who seeks a variance must exercise proper diligence in ascertaining zoning ordinance requirements to avoid a resulting hardship before he or she acquires the property. If such diligence (in recognizing the extent of the floodplain) is not exercised, the hardship must be regarded as self-created and a variance can properly be refused. Unfortunately for this Petitioner, I find the problem here is a personal one and is not a problem inherent in the land itself or in the application of the B.C.Z.R. to the land.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons set forth herein, the relief request shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of January 2008 that the Petition for Variance seeking relief from Sections 1B02.3.C and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a

proposed single-family dwelling with a front setback of 10 feet in lieu of the required front average setback of 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED, and the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

PROTESTANT'S EXHIBITS

1	ZONING COMMISSIONER WISEMAN FINDING OF FACTS JAN. 2008
2	NEIGHBORHOOD RESIDENT' PETITIONS OF OBJECTION
3	PROPOSED - PREVIOUS 10' BUILDING SITE PLAN 6029 and Survey Plat
4	DEEDS of Relevant PROPERTY / HISTORY
5	XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX
6	MAPS - 6029 Central (AREA)
7	PHOTOS
■	PLAT MAP (MOST RECENT)

OBJECTION TO PETITION FOR VARIANCE CASE # 8-381-A

PREPARED BY: Ronald K. Thomas
6027 Central Avenue
Gwynn Oak MD 21207
443-341-6591 443-851-0231



AVERY

READY INDEX

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

PUBLIC HEARING HELD BY BALTIMORE COUNTY ZONING COMMISSIONER
ROOM 407 COUNTY COURT BUILDING
401 BOSLEY AVENUE, TOWSON, MD. 21204
410-887-3391 (CASE# 8-381-A)

TUESDAY APRIL 22, 2008 AT 11:00 AM

LOT OWNER REQUEST VARIANCE TO PERMIT A PROPOSED SINGLE-FAMILY
DWELLING WITH FRONT SETBACK OF 15 FEET INSTEAD OF REQUIRED 25 FEET

(SIGN IS POSTED IN FRONT OF VACANT PROPERTY AT END OF CENTRAL AVENUE)

TO WHOM IT MAY CONCERN:

**I OBJECT TO THE GRANTING OF A VARIANCE TO PERMIT THE PROPOSED
DWELLING ON THIS LOT.**

**THERE IS NOT SUFFICIENT SPACE OR FOOTAGE TO THIS PROPERTY TO BUILD
AND VARIANCE SHOULD NOT BE GRANTED. REQUIRED ZONING SHOULD BE
UPHELD.**

**AS A HOMEOWNER OR RESIDENT OF THIS STREET AND NEIGHBORHOOD
I OBJECT BECAUSE GRANTING THIS VARIANCE WOULD ADVERSELY IMPACT THE
NEIGHBORHOOD AND IT WOULD BE A DIRECT INFRINGEMENT ON THE QUALITY
OF LIFE HERE.**

**IT WOULD CAUSE A SEVERE AND DANGEROUS LONG TERM TRAFFIC PROBLEM.
THE CONSTRUCTION PROCESS ITSELF WOULD CAUSE UNDUE HARDSHIP TO THE
RESIDENTS OF THIS AREA.**

John Widerman DATE 4-22-08
SIGNATURE

John Widerman
PRINT NAME

6050 Central Ave
ADDRESS

PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

PUBLIC HEARING HELD BY BALTIMORE COUNTY ZONING COMMISSIONER
ROOM 407 COUNTY COURT BUILDING
401 BOSLEY AVENUE, TOWSON, MD. 21204
410-887-3391 (CASE# 8-381-A)

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DWELLING WITH FRONT SETBACK OF 15 FEET INSTEAD OF REQUIRED 25 FEET

(SIGN IS POSTED IN FRONT OF VACANT PROPERTY AT END OF CENTRAL AVENUE)

TO WHOM IT MAY CONCERN:

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UPHELD.**

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I OBJECT BECAUSE GRANTING THIS VARIANCE WOULD ADVERSELY IMPACT THE
NEIGHBORHOOD AND IT WOULD BE A DIRECT INFRINGEMENT ON THE QUALITY
OF LIFE HERE.**

**IT WOULD CAUSE A SEVERE AND DANGEROUS LONG TERM TRAFFIC PROBLEM.
THE CONSTRUCTION PROCESS ITSELF WOULD CAUSE UNDUE HARDSHIP TO THE
RESIDENTS OF THIS AREA.**

 DATE 4/21/08
SIGNATURE

CRAG A RUSSELL
PRINT NAME

6040 CENTRAL AVE BALDI, MD 21207
ADDRESS

443.802.4037
PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

PUBLIC HEARING HELD BY BALTIMORE COUNTY ZONING COMMISSIONER
ROOM 407 COUNTY COURT BUILDING
401 BOSLEY AVENUE, TOWSON, MD. 21204
410-887-3391 (CASE# 8-381-A)

TUESDAY APRIL 22, 2008 AT 11:00 AM

LOT OWNER REQUEST VARIANCE TO PERMIT A PROPOSED SINGLE-FAMILY
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RESIDENTS OF THIS AREA.**

Vickie L. Vaughn DATE 4/21/08
SIGNATURE

Vickie L. VAUGHN
PRINT NAME

6014 Central Ave 21207
ADDRESS

PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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RESIDENTS OF THIS AREA.**

Kim Y. Jackson DATE 4/20/08
SIGNATURE

Kim Y. Jackson
PRINT NAME

6036 Central Ave
ADDRESS

410-530-8626
PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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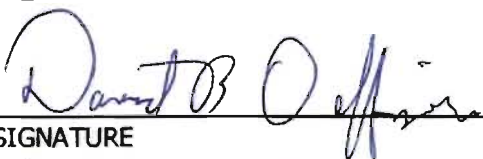
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RESIDENTS OF THIS AREA.**

 DATE 4/21
SIGNATURE

DAVID B. DEFFINGER
PRINT NAME

5951 CENTRAL AVE, Gwynn Oak.
ADDRESS

PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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DATE

4/21/08

SIGNATURE

Joel Aguilar

PRINT NAME

5953 central ave Baltimore Md. 21207

ADDRESS

410 599-5296

PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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Michael Waugh DATE 4/21/08
SIGNATURE

Michael Waugh
PRINT NAME

6001 Central Avenue
ADDRESS

410 428-0455
PHONE #

April 17, 2008

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Jo-Anne M. Simmons DATE 4/21/08
SIGNATURE

Jo-Anne M. Simmons
PRINT NAME

6001 Central Avenue
ADDRESS

410-428-0455
PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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RESIDENTS OF THIS AREA.**

Jo Anne M. Simmons DATE *4/21/08*
SIGNATURE

Jo Anne M. Simmons
PRINT NAME

6001 Central Avenue
ADDRESS

410-428-0455
PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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Janell Fauver DATE 4/21/08
SIGNATURE

JANELL FAUVER
PRINT NAME

6001 CENTRAL AVE. GWYNN OAK, MD 21207
ADDRESS

443-253-6730
PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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Anthony Jones DATE 4/21/08
SIGNATURE

Anthony Jones
PRINT NAME

5949 CENTRAL AVE
ADDRESS

PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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RESIDENTS OF THIS AREA.**

Gough Russell DATE 4-21-07
SIGNATURE

Roger R. Russell, SR.
PRINT NAME

6040 CENTRAL AVE. 21207
ADDRESS

410-788-8395
PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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Joan A. Russell DATE 4-21-08
SIGNATURE

JOAN A. ROUSSELL
PRINT NAME

6040 CENTRAL AVE. #21207
ADDRESS

410-788-8395
PHONE #

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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 DATE 4/21/08

SIGNATURE

JOHN LONG

PRINT NAME

6012 PRINCE GEORGE ST, BOW TO 21207

ADDRESS

~~410-887-3391~~

PHONE #

April 17, 2008

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Cassandra Tharion

DATE

4-21-08

SIGNATURE

CASSANDRA THARION

PRINT NAME

6014 PRINCE GEORGE ST.

ADDRESS

410-869-4775

PHONE #

April 17, 2008

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SIGNATURE

DATE

4/24/08

PRINT NAME

ADDRESS

PHONE #

James E. Sinder

6016 Prince George St

April 17, 2008

REF: VACANT LOT, 6029, AT END OF CENTRAL AVENUE

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DATE 21 April 08

SIGNATURE

Anna Giblin

PRINT NAME

1316 LAFAYETTE AVE.

ADDRESS

PHONE #

April 17, 2008

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Bernie Mosher DATE 21 April 08
SIGNATURE

Bennie mosher
PRINT NAME

1316 Lafayette Ave.
ADDRESS

443-250-3927
PHONE #

April 17, 2008

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**I OBJECT TO THE GRANTING OF A VARIANCE TO PERMIT THE PROPOSED
DWELLING ON THIS LOT.**

**THERE IS NOT SUFFICIENT SPACE OR FOOTAGE TO THIS PROPERTY TO BUILD
AND VARIANCE SHOULD NOT BE GRANTED. REQUIRED ZONING SHOULD BE
UPHELD.**

**AS A HOMEOWNER OR RESIDENT OF THIS STREET AND NEIGHBORHOOD
I OBJECT BECAUSE GRANTING THIS VARIANCE WOULD ADVERSELY IMPACT THE
NEIGHBORHOOD AND IT WOULD BE A DIRECT INFRINGEMENT ON THE QUALITY
OF LIFE HERE.**

**IT WOULD CAUSE A SEVERE AND DANGEROUS LONG TERM TRAFFIC PROBLEM.
THE CONSTRUCTION PROCESS ITSELF WOULD CAUSE UNDUE HARDSHIP TO THE
RESIDENTS OF THIS AREA.**

 DATE 4/22/08
SIGNATURE

Eric Mosher
PRINT NAME

1314 Lafayette Ave
ADDRESS

PHONE #

0025869 120

0025869 / 120

Property Address: 6015 Central Avenue
Property Tax ID#24-00-012788

THIS DEED, Made this 7th day of May, in the year two thousand seven, by and between **P & S BUILDERS, INC.**, a body corporate of the State of Maryland, Grantor, party of the first part and **TROY V. JONES and ANTOINETTE M. JONES, his wife**, Grantees and parties of the second part.

WITNESSETH, That in consideration of **FOUR HUNDRED TEN THOUSAND THREE HUNDRED TWENTY FIVE and 00/100ths DOLLARS (\$410,325.00)** which is the actual consideration paid or to be paid for the within conveyance, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, the party of the first part hereby grants and conveys unto the parties of the second part, as tenants by the entireties, the survivor of them, the survivor's personal representatives and assigns, in fee simple, all of that parcel of land in Baltimore County, in the State of Maryland. and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots 10, 11, 12, Block 25 in the subdivision known as "Plat No. 2, Catonsville Manor" which plat is recorded among the Land Records of Baltimore County in Plat Book WPC, No. 6, folio 116. The improvements thereon being known as No. 6015 Central Avenue, formerly known as 6025 Central Avenue.

BEING THE SAME lots of ground which by Deed dated February 21, 2006 and recorded among the Land Records of Baltimore County in Liber 23565, folio 033 was granted and conveyed by **Lanzhi Wang unto P & S Builders, Inc.**, in fee simple.

GRANTOR hereby certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of said Grantor.



**RESIDENTIAL TITLE
ESCROW COMPANY**
150 Reisterstown Road
Suite 380
Woodholme Center
Baltimore, MD 21208
(410) 653-3400

TOGETHER WITH all of the improvements thereon and all of the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any way appertaining.

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

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



**RESIDENTIAL TITLE
ESCROW COMPANY**
829 Reisterstown Road
Suite 380
Woodholme Center
Baltimore, MD 21208
410) 653-3400

IN WITNESS WHEREOF, the Grantor has executed and ensealed this Deed or caused it to be executed and ensealed on its behalf by its duly authorized representatives, the day and year first above written.

ATTEST:

P & S Builders, Inc.
A Maryland Corporation

Andrew Miller

BY: Thomas G. Scherr
Thomas G. Scherr Vice President

STATE OF MARYLAND, County of Balto, to wit:

I HEREBY CERTIFY that on this 7th day of May, in the year two thousand seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Thomas G. Scherr Who acknowledged himself to be the VP of P & S Builders, Inc., a Maryland Corporation, and that he as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence.

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



Andrew Jay Miller
Notary Public

My commission expires:
1-1-10

The undersigned hereby certifies that the within instrument was prepared by or under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

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

William E. Murphy
Attorney

Our File No. 53435/mlg
Deeds/6015 Central Avenue

Return to :

Residential Title & Escrow Company
1829 Reisterstown Road
Suite 218
Baltimore, Maryland 21208

Deed - Courtleigh Manor - P & S Homes



RESIDENTIAL TITLE
& ESCROW COMPANY
1829 Reisterstown Road
Suite 380
Woodholme Center
Baltimore, MD 21208
(410) 653-3400

**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 Section 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of Section 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	P & S Builders, Inc
--------------------	---------------------

2. Reason for Exemption

Resident Status	☒ I, Transferor, am a resident of the State of Maryland ☐ Transferor is a resident entity under Section 10-912 (A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
-----------------	---

Principal Residence _____ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC Section 121.

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

3a. Individual Transferors

Name _____ Signature _____ Name _____ Signature _____	
---	--

3b. Entity Transfer

Witness/Attest

By: Thomas G. Sullivan
Name V.1
Title

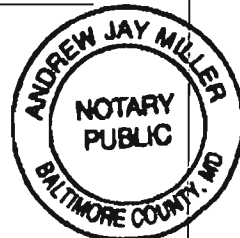
STATE OF MARYLAND, County of Baltimore, to wit:

MAY 7. 2007
 I HEREBY CERTIFY, that on this before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Thomas G. Scherr who acknowledged himself to be the VP of P & S Builders, Inc, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the company/corporation by himself as such authorized person.

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

My Commission Expires: 1-1-10

Notary Public



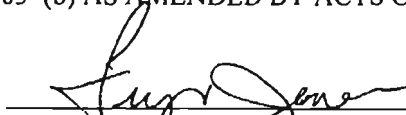
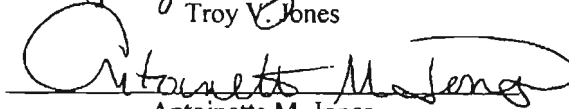
00258691 124

STATE TRANSFER TAX EXEMPTION

THE UNDERSIGNED HEREBY EXECUTE THIS AFFIDAVIT AND MADE OATH IN DUE
FORM OF LAW THAT I/WE HAVE PURCHASED THE PROPERTY LOCATED AT

6015 Central Avenue
Baltimore, Maryland

AS MY/OUR PRINCIPAL RESIDENCE AND THAT I/WE INTEND TO OCCUPY THE ABOVE
RESIDENTIALLY IMPROVED PROPERTY WHICH WILL BE USED FOR OUR PERSONAL USE
AS IS REQUIRED UNDER TAX PROPERTY ARTICLE OF THE ANNOTATED CODE OF
MARYLAND ARTICLE 13-03 (b) AS AMENDED BY ACTS OF 1988 CHAPTER 197.


Troy V. Jones

Antoinette M. Jones

This is to certify that on the ^{7th} 2nd day of May, 2007, before me the subscriber, a notary public of
the State of Maryland, appeared Troy V. Jones and Antoinette M. Jones, made oath in due form that the
aforesaid affidavit is his/her their act.

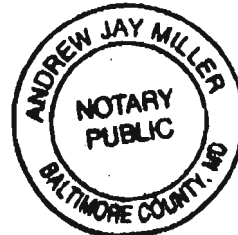


NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-6-10

File No. 53435



0025069 11251

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 Instruments	☐ Check Box if addendum Intake Form is Attached.	
	1 Deed	Mortgage	Other
	2 Deed or Trust	Lease	
2	Conveyance Type Check Box	☒ Improved Sale	☐ Unimproved Sale
		Arms-Length [1]	Arms-Length [2]
		Arms-Length [3]	Not an Arms-Length Sale [9]
3	Tax Exemptions (if Applicable)	Recordation	
		State Transfer	
	Cite or Explain Authority	County Transfer \$330.00	
4	Consideration and Tax Calculations	Finance Office Use Only	
		Transfer and Recordation Tax Consideration	
	Purchase Price/Consideration	\$ 410,325.00	
	Any New Mortgage	\$ 324,000.00	
	Balance of Existing Mortgage	\$	
	Other:	\$	
	Other:	\$	
	Full Cash Value:	\$	
5	Fees	Doc. 1 Doc. 2	
	Recording Charge	\$ 20.00	\$ 20.00
	Surcharge	\$ 20.00	\$ 20.00
	State Recordation Tax	\$ 2,052.50	\$ 20
	State Transfer Tax	\$ 2,051.63	\$ 2051.62
	County Transfer Tax	\$ 5,824.88	\$ 20
	Other	\$	\$
	Other	\$	\$
6	Description of Property	SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	
	District	Property Tax ID No. (1)	Grantor Liber/Folio
	01	24-00-012788	23565/033
	Subdivision Name	Lot (3a)	Block (3b) Sect/AR (3c)
	CATONSVILLE MANOR	10, 11, 12	25
	Location/Address of Property Being Conveyed (2)		
	6015 CENTRAL AVENUE, FORMERLY KNOWN AS 6025 CENTRAL AVENUE		
	Other Property Identifiers (if applicable)		
	Water Meter Account No.		
	Residential ☒ or Non-Residential ☐	Fee Simple ☒ or Ground Rent ☐	Amount:
	Partial Conveyance? ☐ Yes ☒ No	Description/Amt. of SqFt/Acreage Transferred:	
	If Partial Conveyance, List Improvements Conveyed:		
7	Transferred From	Doc. 1 - Grantor(s) Name(s)	
		P & S BUILDERS, INC.	
		Doc. 2 - Grantor(s) Name(s)	
		TROY V. JONES,	
		ANTOINETTE M. JONES	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	
		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
8	Transferred To	Doc. 1 - Grantee(s) Name(s)	
		TROY V. JONES AND	
		ANTOINETTE M. JONES, HIS WIFE	
		Doc. 2 - Grantee(s) Name(s)	
		FIRST HORIZON HOME LOAN CORPORATION (LENDER)	
		New Owner's (Grantee) Mailing Address	
		6015 CENTRAL AVENUE, BALTIMORE, MD. 21207	
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	
		Doc. 2 - Additional Names to be Indexed (Optional)	
		LARRY RICE (TRUSTEE)	
10	Contact/Mail Information	Instrument Submitted By or Contact Person	
		Name: CAROLYN BAVERMAN	
		Firm: RESIDENTIAL TITLE & ESCROW COMPANY	
		Address: 1829 REISTERSTOWN ROAD SUITE 380	
		BALTIMORE, MD. 21208 Phone: (410) 653-3400	
		☒ Return to Contact Person	
		☐ Hold for Pickup	
		☐ Return Address Provided	
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		
	Assessment Information	X Yes No Will the property being conveyed be the grantee's principal residence?	
		X Yes No Does transfer include personal property? If yes, identify:	
		X Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	
	Assessment Use Only - Do Not Write Below This Line		
	Termination Verification	Agricultural Verification	Whole Part Trans. Process Verification
	Year	Date Received:	Deed Reference:
	20	20	Map Sub
	Geo.	Zoning	Grid
	Use	Parcel	Plat
	Town Cd.	Section	Lot
	Occ. Cd.		
	RECORDATION TAX REQUIRED		
	Director of Budget and Finance		
	BALTIMORE COUNTY, MARYLAND		
	T.P. ART 12-108		
	DOC. # 2 3 4 5 6		

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

Initial:

Date 6/28/2007

County Clerk Recording Validation

RECORDING FEE
RE-TAX STATE
TOTAL
\$ 28, 200720.00
20.00
2,051.62
2,051.62
Rcpt # 36460
Blk # 1380
03:02 PM

0023621 631

Case No.: 17000067CT- M06-02-0338

Title Insurer: First American Title Insurance Company

Tax Account No.: 01-24-00-012789

After Recording, Remit to:
Universal Settlements, LLC
575 South Charles Street
Suite 406
Baltimore, MD 21201

THIS DEED

This Deed, made this 29th day of March, 2006, by and between **Lanzhi Wang**, party of the first part, and **Ronald K. Thomas**, party of the second part:

WITNESSETH, that in consideration of the sum of \$ 292,000.00, receipt of which is hereby acknowledged, and which the party of the first part certifies 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 party of the second part, in fee simple, **as sole owner** all that property situate in Baltimore County, Maryland, and as described as follows:

Being known and designated as Lot Nos. 7, 8, and 9, plus 6 feet of Lot No. 6 as per the lot line adjustment as approved by Baltimore County, Maryland, Block 25, in the subdivision known as "plat No. 2, CATONSVILLE MANOR," as per plat thereof recorded among the Land Records of Baltimore County, Maryland in Plat Book WPC No. 6, folio 116. The improvements thereon being known as No. 6027 Central Avenue.

BEING all of the same property as described in a deed dated December 6, 2005, recorded December 8, 2005 among the Land Records of Baltimore County, MD, at Liber 23034, folio 659, which has the address of 6027 Central Avenue, Gwynn Oak, MD 21207.

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 belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said party of the second part in fee simple.

AND said party of the first part do/does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

Case No. 17000067CT- M06-02-0338

Page 2

WITNESS my/our hand(s) and seal(s) on the day and year first hereinbefore written.

Signed, sealed and delivered
in the presence of,

Witness

Lanzhi Wang

STATE OF MARYLAND :
COUNTY OF BALTIMORE to wit:

On this 29 day of March, 2006, before me, the undersigned, a Notary for the State of Maryland, personally appeared Lanzhi Wang, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they have executed the same for the purpose therein contained.

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

Notary Public

My Commission Expires

(SEAL)

ATTORNEY CERTIFICATION

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

Kevin E. Sniffen, Esquire

RETURN TO AFTER RECORDING:

Universal Settlements, LLC
575 S. Charles Street, Suite 406
Baltimore, MD 21201

GRANTEE MAILING ADDRESS:

6027 Central Avenue
Gwynn Oak, MD 21207

23621-637
0013721133
UNIVERSAL SETTLEMENTS, LLC

Ridgway, Griffin, Kestner, Smyth, Stanton and Nalls

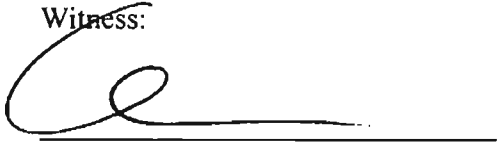
Chartered
GENERAL COUNSEL

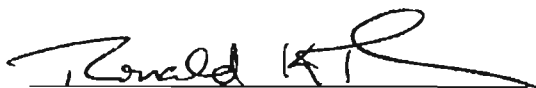
FIRST-TIME MARYLAND HOME BUYER'S AFFIDAVIT

The undersigned, being one of the Grantees of that certain property known as Lot/Unit 7,8,9,PT6, Block , in the subdivision known as 2 Catonsville Manor, do hereby certify, under penalties of perjury:

1. That said property is improved by a residence and we do intend to personally occupy said residence as our principal residence.
2. That each of the undersigned is a first-time Maryland home buyer, defined as an individual who has never owned residential real property in the State that has been the individual's principal place of residence, who will occupy the property as Grantee's principal residence.

Witness:



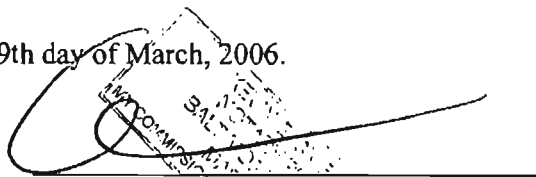

Ronald K. Thomas

STATE OF _____

:SS:

COUNTY OF _____

Subscribed and Sworn to before me this 29th day of March, 2006.


Kevin E. Sniffen, Notary Public
My Comm. Exp: 03/01/2007

MD - BATCH: MD SALE WITH WORD INTAKE SHEET.DOC (Occupant)

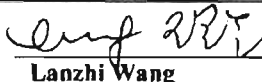
**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

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

1. Transferor Information	
Name of Transferor Lanzhi Wang	

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

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

3a. Individual Transferors	
Witness	 Lanzhi Wang
Witness	
Witness	
Witness	

3b. Entity Transferors	
Witness/Attest	Name of Entity
	By:
	Name
	Title

0023621 635

CASE NO.: 17000067CT

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 Instruments	☒ Check Box if Addendum-Intake Form is Attached.			
	1 Deed	Mortgage	2 Other 2nd DOT	Other	
	2 Deed of Trust	Lease			
2	Conveyance Type Check Box	☒ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-Length Sale [9]
	Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Arms-Length [4]	
3	Tax Exemptions (if Applicable)	Recordation	none		
		State Transfer	ftb		
	Cite or Explain Authority	County Transfer	owner occ		
4	Consideration and Tax Calculations	Consideration Amount			
	Purchase Price/Consideration	\$	292,000.00		
	Any New Mortgage	\$	233,600.00		
	Balance of Existing Mortgage	\$			
	Other:	\$			
	2nd DOT	\$	58,400.00		
	Other:	\$			
	Full Cash Value	\$	292,000.00		
	TOTAL DUE		\$		
5	Fees	Finance Office Use Only			
	Amount of Fees	Doc. 1	Doc. 2	Agent:	
	Recording Charge	\$ 20.00	\$ 20.00	Tax Bill:	
	Surcharge	\$ 20.00	\$ 20.00	C.B. Credit:	
	State Recordation Tax	\$ 1,460.00	\$	Ag. Tax/Other:	
	State Transfer Tax	\$ 1,460.00	\$		
	County Transfer Tax	\$ 4,050.00	\$		
	Other	\$	\$		
	Other	\$	\$		
6	Description of Property	District	Property Tax ID No. (1)	Grantor/Other/Folio	Map
	SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	01	21-00-004262*	23034 659	
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)
		2 Catonsville Manor	7,8,9,PT		
		Location/Address of Property Being Conveyed (2)			
		6027 Central Avenue, Gwynn Oak, MD 21207			
		Other Property Identifiers (if applicable)			
		* New Tax ID# 01-24-00-012789			
		Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:			
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:			
		If Partial Conveyance, List Improvements Conveyed:			
7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		Lanzhi Wang		Ronald K. Thomas	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
		Ronald K. Thomas		William A. Markwat	
		New Owner's (Grantee) Mailing Address			
		same as property			
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	
				Decision One Mortgage Company, LLC	
10	Contact/Mail Information	Instrument Submitted By or Contact Person			
		Name: Bethany Bender			
		Firm: Universal Settlements, LLC			
		Address: 575 S. Charles Street, Suite 406			
		Baltimore, MD 21201 Phone: (410) 637-1880			
		☒ Return to Contact Person			
		☐ Hold for Pickup			
		☒ Return Address Provided			
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER				
	Assessment Information				
		Yes ☒ No Will the property being conveyed be the grantee's principal residence?			
		Yes ☒ No Does transfer include personal property? If yes, identify:			
		Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
		Assessment Use Only - Do Not Write Below This Line			
		Whole ☐ Part ☐ True Process Verification ☐			
		Date Received: 4/19/2006			
		Assigned Property No.:			
		Sub Block			
		Plot Lot			
		Section Occ. Cd.			
		Ex. Cd.			
		T.P. ART 12-108			
		DOC # 3 4 5 6			
		Initial: [Signature]			
		Date: 4/19/06			

Court Clerk Record & Voluntary

IMP FD SURE \$ 28.00
RECORDING FEE 28.00
TR TAX STATE 738.00
TOTAL 778.00
Best B481 Rpt # 71745
CM TD Bk # 388
Apr 04, 2006 02:16 PMRECEIVED
BALTIMORE COUNTY, MARYLAND
4/19/2006 11:51:09 AM
2006-04-19 11:51:09 AM
2006-04-19 11:51:09 AM

0029621 636

Addendum

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City☒ County: Baltimore

The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

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

5 (Continued) Fees	Amount of Fees Recording Charge \$ 20.00 Surcharge \$ 20.00 State Recordation Tax \$ State Transfer Tax \$ County Transfer Tax \$ Other \$ Other \$	Doc. 3 Doc. 4 Doc. 5 Doc. 6			
7 (Continued) Transferred From	Doc. 3 - Grantor(s) Name(s) Ronald K. Thomas Doc. 5 - Grantor(s) Name(s)	Doc. 4 - Grantor(s) Name(s) Doc. 6 - Grantor(s) Name(s)	Doc. 3 - Owner(s) of Record, if Different from Grantor(s) Doc. 5 - Owner(s) of Record, if Different from Grantor(s)	Doc. 4 - Owner(s) of Record, if Different from Grantor(s) Doc. 6 - Owner(s) of Record, if Different from Grantor(s)	
8 (Continued) Transferred To	Doc. 3 - Grantee(s) Name(s) William A. Markwat Doc. 5 - Grantee(s) Name(s)	Doc. 4 - Grantee(s) Name(s) Doc. 6 - Grantee(s) Name(s)			
9 (Continued) Other Names to be Indexed	Doc. 3 - Additional Names to be Indexed (Optional) Decision One Mortgage Company, LLC Doc. 5 - Additional Names to be Indexed (Optional)	Doc. 4 - Additional Names to be Indexed (Optional) Doc. 6 - Additional Names to be Indexed (Optional)			
Special Instructions	Special Recording Instructions (if any)				

24-00-012789

RECORDATION TAX NOT REQUIRED
 Director of Budget and Finance
 BALTIMORE COUNTY, MARYLAND
 T.P. ART 12-108

DOC # 2 3 4 5 6
 Initial: ST
 Date: 4/4/06

Colony Title Group
File No. 05-32119
Tax ID # 21-00-004262

0022855 : 252
0022855 / 252

1

This Deed, made this 21st day of October, 2005, by and between SAMUEL W. CHAIRS, III, party of the first part, Grantor; and LANZHI WANG, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED SIXTY AND 00/100 DOLLARS (\$299,960.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said LANZHI WANG, as sole owner, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 25, in the subdivision known as "Plat No. 2, CATONSVILLE MANOR," as per plat thereof recorded among the Land Records of Baltimore County, Maryland, in Plat Book WPC No. 6, folio 116.

The improvements thereon being known as 6027 Central Avenue, Gwynn Oak, Maryland 21207.

BEING all and the same lots of ground which by Deed dated 6/28/00, and recorded among the Land Records of Baltimore County, in Liber No. 14568, Folio 087, were granted and conveyed by Lisa E. Dietz, surviving tenant by the entirety, unto Samuel W. Chairs, III.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said LANZHI WANG, as sole owner, in fee simple.

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

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

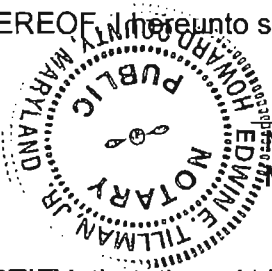
[Signature]

[Signature] {Seal}
Samuel W. Chairs, III

STATE OF MARYLAND, COUNTY OF Harford, to wit:

I hereby certify that on this 21st day of October, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Samuel W. Chairs, III, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



[Signature]
Notary Public

My commission expires: 12/1/07

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

[Signature]
Attorney

EDWIN E. TILLMAN, JR.

AFTER RECORDING, PLEASE RETURN TO:
Colony Title Group
10320 Little Patuxent Parkway
Suite 410
Columbia, MD 21044

Colony Title Group
File No. 05-32119
Tax ID # 21-00-004262
4838 J

0023034 659

0023034 / 659

This Confirmatory Deed, made this 6th day of ~~November~~ ^{December}, 2005, by and between Lanzhi Wang, party of the first part, Grantor; and Lanzhi Wang of the second part, Grantee.

- **Witnesseth** -

WHEREAS, Grantor obtained Lots 1-12 in the subdivision known as "Plat No. 2, Catonsville Manor" by virtue of a deed dated October 21, 2005 and recorded immediately prior hereto, and

WHEREAS, heretofore all twelve lots have been conveyed by a single deed, in furtherance of the conveyance of the property known as 6027 Central Avenue, and

WHEREAS, the residence known as 6027 Central Avenue, Gwynn Oak, Maryland is intended by the Grantor herein to be solely comprised of Lots 7, 8, and 9 and so much of Lot 6 as set forth in lot line adjustment granted by Baltimore County, and

WHEREAS, Grantor intends to convey lots 1-5 and a portion of lot 6 as a separate building site, and further convey Lots 10-12 as a separate building site, and in furtherance thereof is executing this Confirmatory Deed to establish the separate building sites and addresses

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, Lanzhi Wang does hereby grant and convey to Lanzhi Wang, as sole owner, her personal representatives, successors and assigns, in fee simple, the following three properties as separate and distinct building sites situate in Baltimore County, Maryland, and described as follows:

BEING FOR THE FIRST KNOWN AND DESIGNATED as Lots Nos. 10, 11, 12, Block 25, in the subdivision known as "Plat No. 2, Catonsville Manor," as per plat thereof recorded among the Land Records of Baltimore County, Maryland, in Plat Book WPC No. 6, folio 116.
The improvements thereon being known as 6025 Central Avenue, Gwynn Oak, Maryland 21207.

Being Lots Nos. 10, 11, 12 of which by Deed dated October 21, 2005, and recorded among the Land Records of Baltimore County, in Liber 22855 Folio 252 were granted and conveyed by Samuel W. Chairs, III.

BEING FOR THE SECOND KNOWN AND DESIGNATED as Lot Nos. 7, 8 and 9, plus 6 feet of Lot No. 6 as per the lot line adjustment as approved by Baltimore County, Block 25, in the subdivision known as "plat No. 2, CATONSVILLE MANOR," as per plat thereof recorded among the Land Records of Baltimore, County, Maryland in Plat Book WPC No. 6 folio 116.
The improvements thereon being known as 6027 Central Avenue, Gwynn oak, Maryland 21207.

Being Lot Nos. 7, 8 and 9, plus 6 feet of Lot No. 6 as per the lot line adjustment as approved by Baltimore County, of which by deed dated October 21, 2005 and recorded among the Land Records of Baltimore County, in Liber 22855 Folio 252, were granted and conveyed by Samuel W. Chairs, III.

BEING FOR THE THIRD KNOWN AND DESIGNATED as Lot Nos. 1, 2, 3 4, 5 and 14 feet of Lot No. 6 as per the lot line adjustment as approved by Baltimore County, Block 25, in the subdivision known as "Plat No. 2

REVIEWED SDAT
12/8/05
DATE

CATONSVILLE MANOR" as per plat thereof recorded among the Land Records of Baltimore County, Maryland, in Plat Book WPC No. 6, folio 116.

The improvements thereon being known as 6029 Central Avenue, Gwynn Oak, Maryland 21207.

BEING Lot Nos. 1, 2, 3, 4, 5 and 14 feet of Lot No. 6 as per the lot line adjustment approved by Baltimore County, of which by Deed dated October 21, 2005, and recorded among the Land Records of Baltimore County, Maryland, in Liber 22855 Folio 252, were granted and conveyed by Samuel W. Chairs, III.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Lanzhi Wang, as sole owner, in fee simple.

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

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

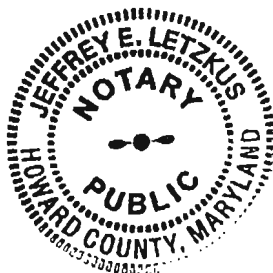
[Signature]

[Signature] {Seal}
Lanzhi Wang

STATE OF MARYLAND, COUNTY OF Howard, to wit:

I hereby certify that on this 6th day of December, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Lanzhi Wang, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

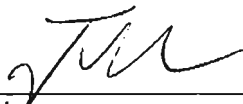


[Signature]
Notary Public

My commission expires: 9-1-09

0023034 6611

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



Attorney *JEFFREY E. LETZKUS*

AFTER RECORDING, PLEASE RETURN TO:
Tillman, Shehan & Letzkus, LLC
10320 Little Patuxent Parkway
Suite 410
Columbia, MD 21044

transfer self-to-self, one deed = 3 properties

0023034 662

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 Instruments	☐ Check Box if addendum Intake Form is Attached.)			
		☒ Deed	☐ Mortgage	☐ Other	☐ Other
		☐ Deed or Trust	☐ Lease		
2	Conveyance Type Check Box	☐ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-Length Sale
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Length Sale [9]
3	Tax Exemptions (if Applicable)	Recordation			
		State Transfer			
	Cite or Explain Authority	County Transfer			
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration	
		Any New Mortgage	\$	Transfer Tax Consideration	
		Balance of Existing Mortgage	\$	X () % = \$	
		Other:	\$	Less Exemption Amount - \$	
		Other:	\$	Total Transfer Tax = \$	
		Full Cash Value:	\$	Recordation Tax Consideration \$	
				X () per \$500 = \$	
				TOTAL DUE \$	
5	Fees	Amount of Fees		Doc. 1	Doc. 2
		Recording Charge	\$	\$	Agent:
		Surcharge	\$	\$	Tax Bill:
		State Recordation Tax	\$	\$	C.B. Credit:
		State Transfer Tax	\$	\$	Ag. Tax/Other:
		County Transfer Tax	\$	\$	
		Other	\$	\$	
		Other	\$	\$	
6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map
			21-00-004262	22855/252	95
		Subdivision Name		Lot (3a)	Block (3b)
		CATONSVILLE MANOR		1-12	25
		Location/Address of Property Being Conveyed (2)		Sect/AR (3c)	Plat Ref.
		6027 CENTRAL AVENUE, GWYNNOAK, MD 21207			6/116
		Other Property Identifiers (if applicable)		SqFt/Acreage (4)	
					34,413
		Residential ☒ or Non-Residential ☐		Fee Simple ☒ or Ground Rent ☐	Amount:
		Partial Conveyance? ☐ Yes ☐ No		Description/Amt. of SqFt/Acreage Transferred:	
		If Partial Conveyance, List Improvements Conveyed:			
7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		LANZHI WANG			
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
		LANZHI WANG			
		New Owner's (Grantee) Mailing Address			
		9312 PILAR CT., COLUMBIA, MD 21045			
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	
10	Contact/Mail Information	Instrument Submitted By or Contact Person			☒ Return to Contact Person
		Name: Ronald Meyer			☐ Hold for Pickup
		Firm			☐ Return Address Provided
		Address: 9312 Pilar Ct			
		Columbia, MD 21045 Phone: (410) 884-0132			
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
		Yes ☒ No Will the property being conveyed be the grantee's principal residence?			
		Yes ☒ No Does transfer include personal property? If yes, identify:			
		Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
		Assessment Use Only - Do Not Write Below This Line			
		☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification			
		Transfer Number: 20		Date Received: 20	
		Geo. Map		Sub. Block	
		Land Zoning		Grid TAX NOT REQUIRED	
		Buildings Use		Director of Budget and Finance	
		Total Town Cd.		BALTIMORE COUNTY, MARYLAND	
		REMARKS:			
		COUNTY TRANSFER TAX			
		Per [Signature] Sec 33-139			
		RECORDATION TAX			
		Per [Signature] T.P. ART 12-103			
		Date 12/8/2005			

Space Reserved for County Validation

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

PLAN TO ACCOMPANY ZONING VARIANCE PETITION

Scale: 1" = 20'

PETITIONER'S

EXHIBIT NO. 1

Lafayette Avenue

ZONING:
DR 5.5

Vacant
Wooded
Land

End of Street

CENTRAL AVENUE

PROPERTY ADDRESS: 6029 Central Avenue, 21207

SUBDIVISION NAME: Catonsville Manor

PLAT BOOK: 6 FOLIO: 116 LOT: 1-5, pt 6 BLOCK: 25

OWNER: Lanzhi Wang

9828 Magledt Road, Parkville, MD 21234

TAX ACCOUNT NO.: 012400012790

ELECTION DISTRICT: 1

COUNCILMANIC DISTRICT: 1

ZONING: DR 5.5

LOT SIZE: 0.3558 AC; 15,498 SQFT

SEWER: Public WATER: Public

CHESAPEAKE BAY CRITICAL AREA: No

100 YEAR FLOOD PLAIN: No

HISTORIC PROPERTY: No

PRIOR ZONING HEARING: 08-157-A

Drafted by Ronald B. Meyer 10/1/07

(Revised RBM 1/28/08)

Lana Corporation (Builder Reg. 4224)

4240 Klein Avenue, Nottingham, MD 21236

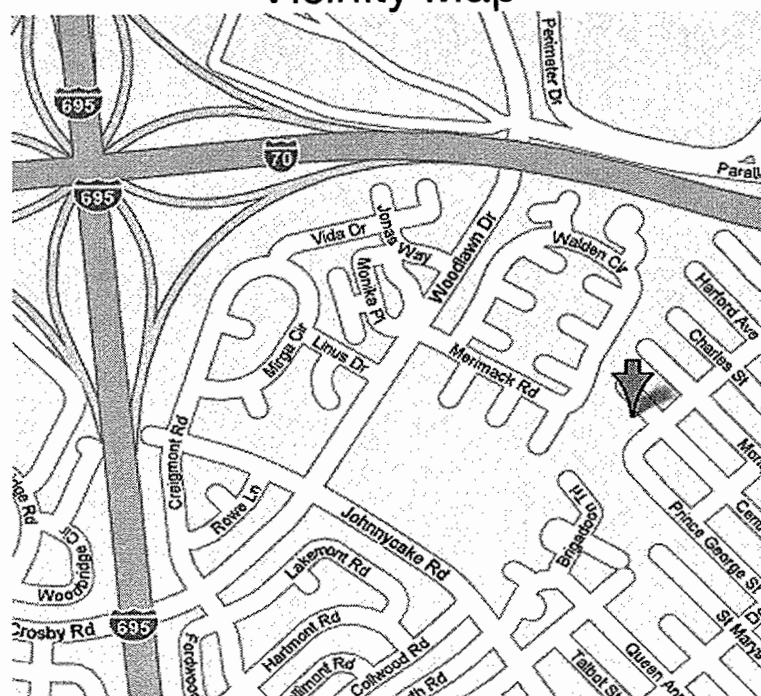
410-868-7568 • ronaldbrucemeyer@yahoo.com

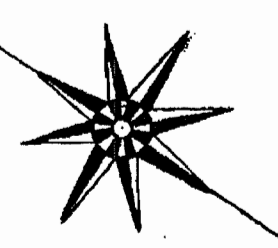
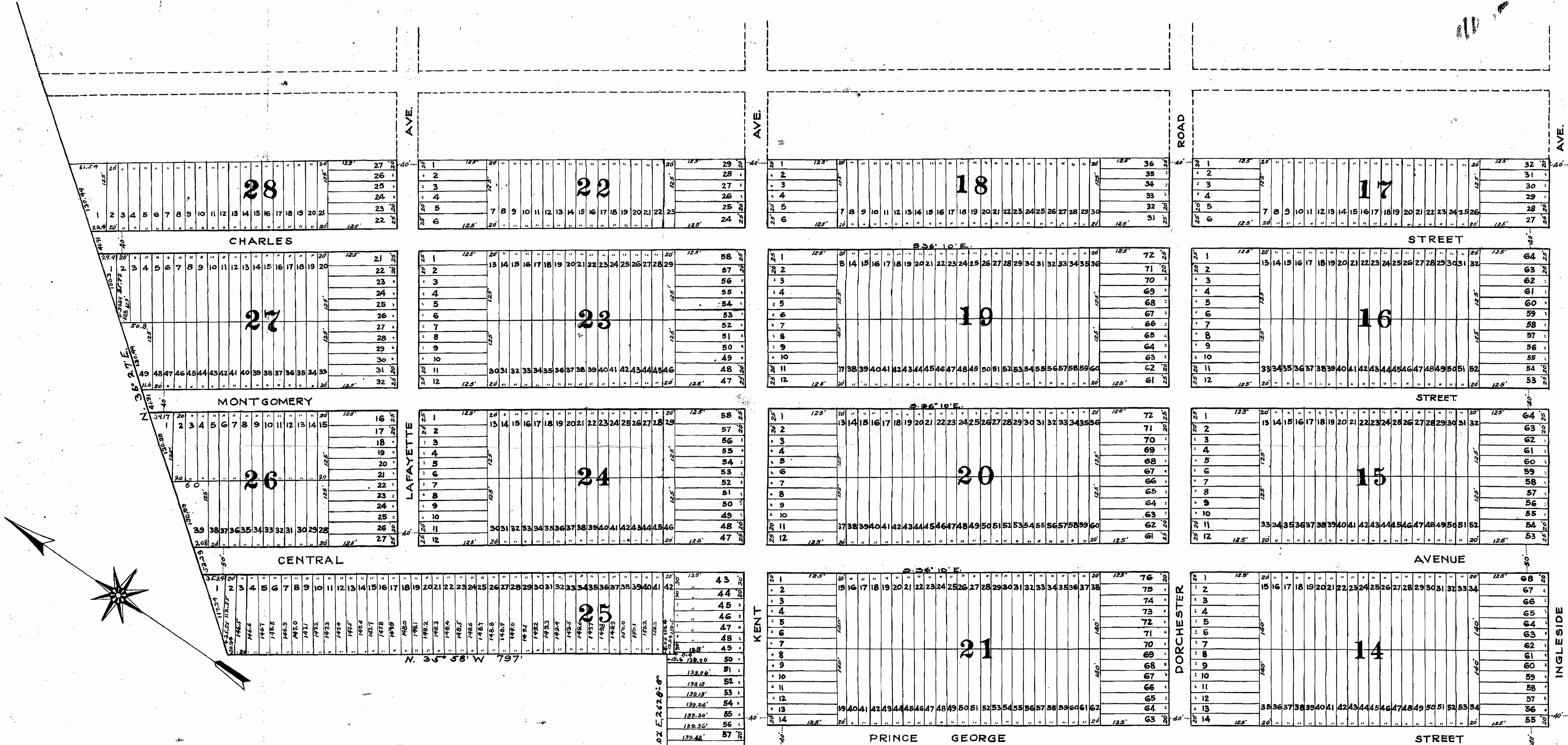
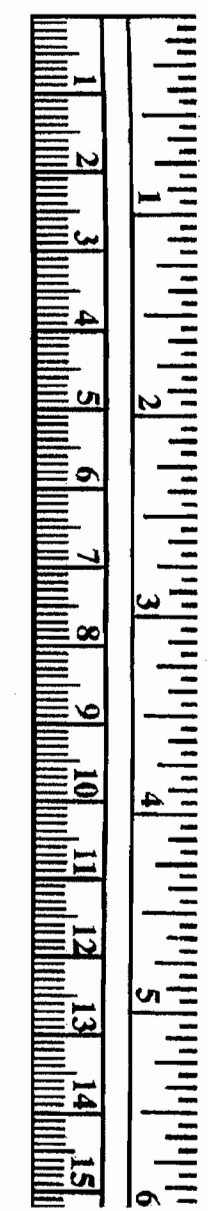
#6050
Existing
SFD

ZONING OFFICE USE ONLY

CentralSiteplan-15Variance.cwk

Vicinity Map





PLAT NO. 2.
CATONSVILLE MANOR

BALTIMORE COUNTY-MARYLAND

SURVEYED & LAID OUT BY
J. SPENCE HOWARD
CIVIL & CONSULTING ENGR BALTIMORE MD.

SCALE 1"=100' JUNE 1917.

Filed for record July 9th 1917
Test: William P. Cole, Clerk
MACN 2136-4496

INFILL INQUIRY - 6029 CENTRAL AVENUE



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

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

Date of Aerial Photography: March 2005

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

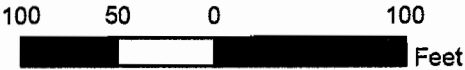
Note:
Floodplain elevation data from FEMA Flood Insurance Rate Map 240010-0386C is based on Baltimore County Datum. Add 1.7 feet vertically to NAVD88 elevation to approximate BCD elevation.



Baltimore County, MD
Department of Public Works
GIS Services

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

Prepared By:
Robin Hurley, EA III
DPW Directors Office
April 15, 2008



INFILL INQUIRY - 6029 CENTRAL AVENUE



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Baltimore County, MD
Department of Public Works
GIS Services

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Prepared By:
Robin Hurley, EA III
DPW Directors Office
April 15, 2008

100 50 0 100
Feet

