

IN RE: **PETITION FOR VARIANCE**
S/S Loreley Beach Road, 30' E of
c/line of Allender Road
(6005 Loreley Beach Road)
11th Election District
5th Council District

David M. Whitehurst, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* **Case No. 2008-0541-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, David M. Whitehurst, and his wife, Melinda A. Whitehurst. The Petitioners request variance relief from Section 1A01.3.B.2 & 3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a replacement dwelling with side yard setbacks of 6 feet¹ in lieu of the required 35 feet and a lot size of 0.27 acres (11,760 square feet) in lieu of the minimum required one acre. The subject property and requested relief are more particularly described on the amended site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the hearing in support of the request were David and Melinda Whitehurst. The adjoining property owners, James C. Calwell and his wife, Mary J. Calwell, appeared as interested persons.

Testimony and evidence offered disclosed that the property under consideration is known as Lot 55 in the subdivision of "Loreley Beach" as recorded in Baltimore County Plat Book No. 10, Folio 8, and is a rectangular shaped waterfront parcel (50' wide x 258' deep – west side) located with frontage on Bird River in eastern Baltimore County. The property contains a

¹ In response to the adjacent neighbors' concerns, and after ongoing discussions, the Petition, as originally filed, was amended to reflect 6-foot side yard setbacks rather than the 5-foot setbacks initially requested.

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Date 3-9-09
By [Signature]

gross area of 11,760 square feet (0.27 acres), more or less zoned R.C.2 and is improved with a vacant one-story dwelling built in 1977 and wood pier. The structure has been inspected by the Code Inspection and Enforcement Division of Permits and Development Management and deemed to be an unsafe structure. *See* Case No. 08-3437. Mrs. Whitehurst points out that she and her husband purchased the property from Sandra Kwiatkowski in 2008 and were advised to leave the improvements on the existing foundation until they obtained approval to receive building permits for their proposed new home. She stated that they were unaware of the pending violation case but once informed they proceeded to put the property in good order pending approval of their zoning petition. Now that utility services are available at the site, they wish to proceed as soon as possible and have consulted with the Clark-Turner Company to prepare house plans.

As is often the case with older subdivisions, the Loreley Beach community was laid out many years ago (in the 1920's) well prior to the adoption of any zoning regulations in Baltimore County. Thus, most of the lots in the neighborhood are undersized and do not meet current area and width requirements of the R.C.2 standards most significantly changed November 25, 1979. These regulations require one-acre lots and 35 foot set backs from lot lines other than a street line. As shown on the site plan, the property has 50 feet of frontage on the south side of Loreley Beach Road and 56 feet at the shoreline. In any event, the property is clearly undersized by today's standards given its current zoning classification requiring new lots to be one acre in area with setbacks as indicated above.²

Testimony indicated that the Petitioners are desirous of removing all of the existing improvements, including the pier that the Petitioners deem to be unsound, and developing the

² *See* Case Nos. 2008-0053-A and 2007-0422-A where similar relief was granted by this Commission – approving 6-foot side yard setbacks to owners of property on Loreley Beach Road to allow for the development of those lots.

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Date 3-9-09
BY 32

property with a 38' wide x 80' deep three-story single-family dwelling. As shown on the site plan, the dwelling is centered on the lot in the same area as the existing home; however, given the shape of the property, both sides of the dwelling extend into the side setbacks necessitating the requested variance relief. As noted above, current regulations require a minimum lot area of one acre and side setbacks of no less than 35 feet and a front yard setback of 75 feet from the centerline of the street. In support of the request, Mr. and Mrs. Whitehurst have discussed this proposal with the adjacent neighbors on either side of the property who have no objection. The Calwells wish to view building elevations once available prior to stating their support of the proposal. Testimony indicated that the proposed dwelling will be consistent with other homes in the community and feature similar setbacks as other homes on Loreley Beach Road which turns into Beach Drive on the other side of Days Cove Park.

As a condition of approval, the Petitioners, in addition to showing drawings to the Calwells, shall be required to submit building elevation drawings of the proposed dwelling to the Office of Planning prior to the issuance of any building permits to assure compatibility. As noted above, the narrow configuration and size of the lot renders compliance with the regulations impossible. Additionally, the property is located in the Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA) which require that the proposed development must comply with these regulations and in particular the impervious surfaces which are limited to 25% of the property. The fact that this property has existed as an improved lot of record in the Land Records of Baltimore County for many years is a persuasive factor. Thus, variance relief is requested in order to comply with the spirit and intent of these regulations (zoning and CBCA).

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. and *Cromwell v. Ward*, 102 Md. App. 691 (1995). The variances in this case are

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Date 3-9-09
By [Signature]

driven by the configuration and size of the lot. Moreover this property will be served by public water and public sewer which has recently been made available in this area. Strict compliance with the regulations would cause a practical difficulty upon the Petitioners in that a reasonable use of the land would not be permitted. Historically, the property has been used as a single-family dwelling and there will be no increase in residential density beyond that otherwise allowable by granting these variances. Finally, the neighbors do not oppose the proposal. Thus, I find that relief can be granted without detrimental impact to adjacent properties. It has been noted that many other houses in the community are built and are being built on similarly sized lots.³ However, in granting the relief, the Petitioners are reminded that they need to comply with the CBCA regulations enforced by the County's building engineer and Bureau of Development Plans Review regarding flood protection and the Department of Environmental Protection and Resource Management (DEPRM).

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of March 2009 that the Petition for Variance seeking relief from Section 1A01.3B.2 & 3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a replacement dwelling with side yard setbacks of 6 feet in lieu of the required 35 feet on a lot consisting of 0.27 acres in lieu of the required one acre, in accordance with

³ In this regard, Mrs. Calwell questioned what type of accessory structures were permitted in the front yard and what constitutes the front yard for homes on the south side of Loreley Beach Road. The Zoning Commissioner's Policy Manual (ZCPM) at Sections 400.1.a and 400.2.a provides a determination of what constitutes the front yard on waterfront lots based on the orientation of the houses and accessory buildings. In most cases, as is the situation here, waterfront lots refer to the front of the structure facing the water.

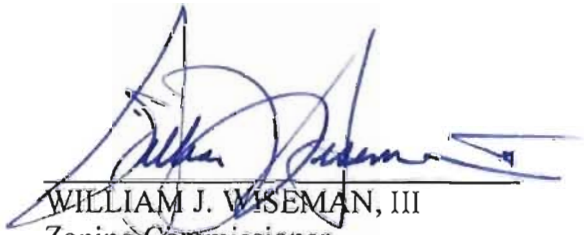
COPIES PREPARED FOR FILING
DATE 3-9-09
BY 103

Petitioners' Exhibit 1, be and the same is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comment submitted by DEPRM and the Development Plans Review Division of the Department of Permits & Development Management (DPDM) relative to the Chesapeake Bay Critical Area and the Limited Development Area (LDA) regulations, floodplain and B.O.C.A regulations. Copies of these comments, dated August 15, 2007 and September 6, 2007 respectively, have been attached hereto and are made a part hereof.
- 3) Submit building elevations of all sides of the proposed dwelling to the Office of Planning for review and approval prior to the issuance of any building permits.

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

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

DATE 3-19-09
BY [signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

March 9, 2009

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. David M. Whitehurst
Mrs. Melinda A. Whitehurst
7 Constantine Drive
Phoenix, Maryland 21131

IN RE: PETITION FOR VARIANCE

S/S Loreley Beach Road, 30' E of c/line of Allender Road
(6005 Loreley Beach Road)
11th Election District - 5th Council District
David M. Whitehurst, et ux - Petitioners
Case No. 2008-0541-A

Dear Mr. and Mrs. Whitehurst:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: James C. and Mary J. Calwell, 114 Homeland Avenue, Baltimore, MD 21212
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; DEPRM; Development Plans Review; Office of Planning;
Division of Code Inspections & Enforcement, DPDM; File



Petition for Variance

to the **Zoning Commissioner of Baltimore County**

for the property located at 6005 Loreley Beach Rd. 21
which is presently zoned RC-2

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) 1 A04.3, B 2+3; BCZR to

permit a dwelling on an undersized RC-2 lot & side setbacks of 5 ft. in lieu of the required 35 ft.

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

to be discussed at hearing

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

File No. 2008-0541-A

UNAVAILABLE FOR HEARING

Date

3-9-09

Reviewed By

UNAVAILABLE FOR HEARING

Date

12/1/08

By

OW

ZONING DESCRIPTION:

FOR: 6005 LORELEY BEACH ROAD, WHITE MARSH, MD 21162.

Beginning at the point on the south side of Loreley Beach Road which is 30 feet wide at
the distance of 30 feet ^{east} of the centerline of the nearest improved intersecting street

Allender Road which is 30 feet wide.

Being lot #55, Block ___, Section ___ in the subdivision of Loreley Beach,

as recorded in Baltimore County plot Book # 10, Folio Book # 8

containing 11760 SF also known as 6005 Loreley Beach Road, and located in the 11th
Election District, 5th Councilmanic District.

David & Melinda Whitehurst

7 Constantine Dr., Phoenix, MD 21131.

410-667-6710

Item # 541

ZONING DESCRIPTION:

Zoning Description For 6005 Lorely Beach Road
Baltimore Md 21162

Beginning at the point on the South side
Lorely Beach Road which is 30ft.
wide at the distance of 30ft ~~from~~ E.
of the centerline of the nearest improved
intersecting street Allender Road
which is 30ft. wide.

Being lot # 55 Block section #
in the subdivision of Lorely Beach

As Recorded in Baltimore County plat

Book # 10 Folio # 08 containing 11760 SF

Also known as 6005 Lorely Beach Road

AND located in the 15th Election District
5th Councilmanic District



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: # 2008-0541-A

6005 Lorely Beach Road

S/side of Lorely Beach Road,
30 ft. +/- east from c/line of
Allender Road

11th Election District

5th Councilmanic District

Legal Owner(s): Sandra
Kwiatkowski-Dattoli

Variance: to permit a dwelling
on an undersized RC2 lot with
side setback of 5 feet in lieu of
the required 35 feet.

Hearing: Thursday, July 31,
2008 at 11:00 a.m. in the Jef-
ferson Building, 1st Floor,
105 W. Chesapeake Avenue,
Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Balti-
more County

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

(2) For Information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

JT 7/632 July 15 178328

CERTIFICATE OF PUBLICATION

7/17/2008

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 7/15/2008.

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

S. Wilkinson

LEGAL ADVERTISING

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

No. **3300**

Date: **12/1/08**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	306	0000		6150					565

Total: **565**

Rec
From:

For: **zoning hearing - case # 2008-0541-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ADDRESS ACTUAL TIME ISM
 12/02/2008 12/01/2008 15:53:40 2
 REC 300 MAIL 3014 TEE
 RECEIPT 0 12/01/08 12/01/2008 OFU
 5 528 THRUOUT CERTIFICATION
 Receipt for \$45.00
 \$45.00 00 \$4.00 0A
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

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

Case: # 2008-0541-A

6005 Lorely Beach Road
S/side of Lorely Beach Road,
30 ft. +/- east from c/line of
Allender Road

11th Election District

5th Councilmanic District

Legal Owner(s): Sandra
Kwiatkowski-Dattoli

Variance: to permit a dwelling
on an undersized RC2 lot with
side setback of 5 feet in lieu of
the required 35 feet.

Hearing: Thursday, September 4, 2008 at 11:00 a.m. In
Hearing Room 1, Jefferson
Building, 105 West Chesapeake
Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

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

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

JT 8/692 Aug. 19 181168

CERTIFICATE OF PUBLICATION

8/21, 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 8/19, 2008.

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

S. Wilkins

LEGAL ADVERTISING

**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: #2008-0541-A
6005 Lorely Beach Road
S/side of Lorely Beach Road,
30 ft. +/- east from c/line of
Allender Road
11th Election District
5th Councilmanic District
Legal Owner(s): David and
Melinda Whitehurst
Variance: to permit a dwelling
on an undersized RC2 lot with
side setback of 5 feet in lieu of
the required 35 feet.
Hearing: Friday, March 6,
2009 at 10:00 a.m. in Room
104, Jefferson Building, 105
West Chesapeake Avenue,
Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

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

(2) For Information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

2/29/2009 February 19 194510

CERTIFICATE OF PUBLICATION

2/20/, 2009

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 2/19/, 2009.

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

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No.

Date: 5.21.22

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

Total: 65.00

Rec

From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No 2008-0541-A

Petitioner/Developer DAVID &
MELINDA WHITEHURST

Date Of Hearing/Closing: 3/6/09

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 6005 LORELY BEACH RD

This sign(s) were posted on February 19, 2009
Month, Day, Year

Sincerely,

Martin Ogle 2/19/09

Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



02/19/2009

**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: 2008 - 0541 - A

Petitioner: David Whitehurst & Melinda Whitehurst

Address or Location: 6005 Loreley Beach Rd. White Marsh, MD 21162

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Whitehurst

Address: 7 Constantine Drive
Phoenix, MD 21131

Telephone Number: 410-667-6710

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

For Newspaper Advertising:

Item Number or Case Number: 0541
Petitioner: David & Melinda Whitehurst
Address or Location: 6005 Loreley Beach Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Whitehurst
Address: 7 Constantine Dr.
Phoenix, MD 21131

Telephone Number: 410-667-6710

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 7, 2008
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

CORRECTED 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: 2008-0541-A

6005 Lorely Beach Road

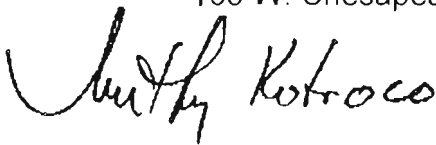
S/side of Lorely Beach Road, 30 ft. +/- east from c/line of Allender Road

11th Election District – 5th Councilmanic District

Legal Owners: David & Melinda Whitehurst

Variance to permit a dwelling on an undersized RC2 lot with side setback of 5 feet in lieu of the required 35 feet.

Hearing: Thursday, September 4, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Whitehurst, 7 Constantine Drive, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 20, 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 18, 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: 2008-0541-A

6005 Lorely Beach Road

S/side of Lorely Beach Road, 30 ft. +/- east from c/line of Allender Road

11th Election District – 5th Councilmanic District

Legal Owners: Sandra Kwiatkowski-Dattoli

Variance to permit a dwelling on an undersized RC2 lot with side setback of 5 feet in lieu of the required 35 feet.

Hearing: Thursday, July 31, 2008 at 11:00 a.m. in the Jefferson Building, 1st Floor,
105 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Sandra Kwiatkowski-Dattoli, 1517 Old Eastern Ave., Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 16, 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, July 15, 2008 Issue - Jeffersonian

Please forward billing to:

Sandra Kwiatkowski-Dattoli
1517 Old Eastern Avenue
Baltimore, MD 21221

410-687-3445

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: 2008-0541-A

6005 Lorely Beach Road

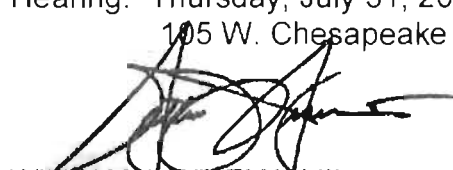
S/side of Lorely Beach Road, 30 ft. +/- east from c/line of Allender Road

11th Election District – 5th Councilmanic District

Legal Owners: Sandra Kwiatkowski-Dattoli

Variance to permit a dwelling on an undersized RC2 lot with side setback of 5 feet in lieu of the required 35 feet.

Hearing: Thursday, July 31, 2008 at 11:00 a.m. in the Jefferson Building, 1st Floor,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

Please forward billing to:

Sandra Kwiatkowski-Dattoli
1517 Old Eastern Avenue
Baltimore, MD 21221

410-687-3445

NOTICE OF ZONING HEARING

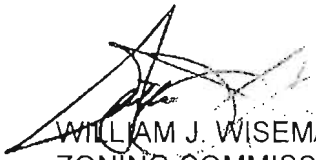
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2008-0541-A

6005 Lorely Beach Road
S/side of Lorely Beach Road, 30 ft. +/- east from c/line of Allender Road
11th Election District – 5th Councilmanic District
Legal Owners: Sandra Kwiatkowski-Dattoli

Variance to permit a dwelling on an undersized RC2 lot with side setback of 5 feet in lieu of the required 35 feet.

Hearing: Thursday, September 4, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 5, 2009
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

CORRECTED 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: 2008-0541-A

6005 Lorely Beach Road

S/side of Lorely Beach Road, 30 ft. +/- east from c/line of Allender Road

11th Election District – 5th Councilmanic District

Legal Owners: David & Melinda Whitehurst

Variance to permit a dwelling on an undersized RC2 lot with side setback of 5 feet in lieu of the required 35 feet.

Hearing: Friday, March 6, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Whitehurst, 7 Constantine Drive, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 19, 2009**
- (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.

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
February 25, 2009

David & Melinda Whitehurst
7 Constantine Dr.
Phoenix, MD 21131

Dear: David & Melinda Whitehurst

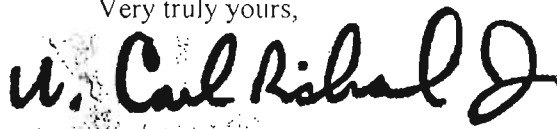
RE: Case Number 2008-0541-A, 6005 Loreley Beach Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 1, 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:lnw

Enclosures

c: People's Counsel



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

December 15, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 15, 2008

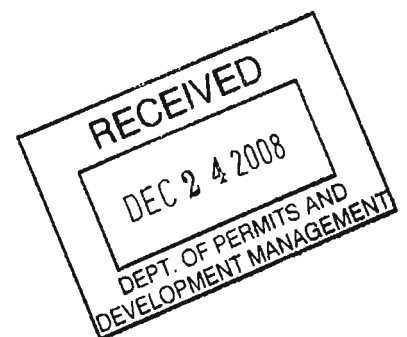
Item Numbers 0541, 0121, 0146, 0147, 0149, 0150, 0151, 0152, 0154, 0155, 0156, 0157

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 10, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 15, 2008
Item No. 2008-541

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

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 2008-541-12152008.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 6/20/2008

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

RE: Baltimore County
Item No 2008-0541-A
6005 WORELY BEACH RD
KWIATKOWSKI-DATTI
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. 2008-0541-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 26, 2008

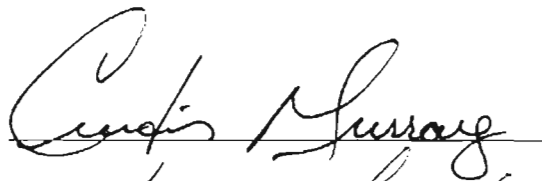
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): ⁵⁴¹Case(s) 08-~~54~~-Variance

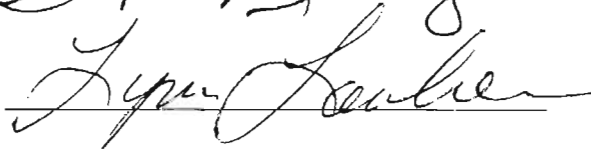
The Office of Planning has reviewed the above referenced case(s) and recommends the applicant apply for an undersized lot and submit building elevations for review and approval.

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

Prepared By:



Division Chief:
CM/LL



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
AUG 27 2008

BY:

TO: Timothy M. Kotroco

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

DATE: June 20, 2008

SUBJECT: Zoning Item # 08-541-A
Address 6005 Loreley Beach Road
(Kwiatkowski-Dattoli Property)

Zoning Advisory Committee Meeting of June 2, 2008.

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

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

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

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

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

Additional Comments:

The property is in a Limited Development Area (LDA) and Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage of all surfaces are limited to 25%. Any impervious surface within the 100-foot buffer must meet all BMA provisions and will require mitigation or fee-in-lieu. In addition, the 15% afforestation requirement must be met.

Reviewer: Regina Esslinger

Date: June 17, 2008

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-541-A 6005 Loreley Beach Road.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 31, 2008

TO: Kristen Matthews
Dept. of Permits and Development Management

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 2008-0541-A located at 6005 Lorely Beach Road

The Petitioner, Sandra E. Kwiatkowski-Dattoli, confirms that the property was not posted for the variance which was scheduled for a hearing on Thursday, July 31, 2008. Therefore, we are returning the file to you so that the property can be posted.

David Whitehurst came to the office on Monday and indicated that he is the new property owner and the proposed dwelling may be a different size than indicated on the site plan. He was advised to meet with the Planner who accepted the Petition for Variance to determine what needs to be revised on the Petition.

The property will need to be reposted and re-advertised for the next hearing.

Thank you for your attention and cooperation in this matter.

c: ^{Joe Merry}
~~Bonifacio R. Fernando Jr.~~, Zoning Review Office, Permits & Development Management

From: Debra Wiley
To: Matthews, Kristen
Date: 08/29/08 3:06:44 PM
Subject: 9/4 - 11:00 AM - Case No. 2008-541-A

Hi Kristen,

Per Bill, he spoke to the Petitioner, Ms. Whiteford, and asked her to contact you to obtain a new hearing date. Apparently, a family member has been diagnosed with cancer and she was unable to get her property posted. Bill has the file just in case anyone shows up since it was advertised in the Jeffersonian.

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

CC: Zook, Patricia

Patricia Zook - Case No. 2008-0541-A located at 6005 Lorely Beach Road

From: Patricia Zook
To: Matthews, Kristen
Date: 7/31/2008 11:40:00 AM
Subject: Case No. 2008-0541-A located at 6005 Lorely Beach Road
CC: Fernando, Bonifacio

Kristen and Jun-

The Petitioner, Sandra E. Kwiatkowski-Dattoli, confirms that the property was not posted for the variance which was scheduled for a hearing on Thursday, July 31, 2008. Therefore, we are returning the file to you so that the property can be posted.

David Whitehurst came to the office on Monday and indicated that he is the new property owner and the proposed dwelling may be a different size than indicated on the site plan. He was advised to meet with the Planner who accepted the Petition for Variance to determine what needs to be revised on the Petition and site plan.

The property will need to be reposted and re-advertised for the next hearing.

(Jun - it looks like your initials are on the Petition)

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

From: Debra Wiley
To: Lippincott, Wallace; Livingston, Jeffrey; Lykens, David
Date: 02/27/09 12:56:05 PM
Subject: 2008-0541-A (6005 Loreley Beach Rd.) - R.C.2

Good Afternoon Gentlemen:

Please find attached a copy of a Memo to the File from Bill back in September, 2008. This case is now scheduled before Bill next Friday, March 6th at 10 AM, and he's asking if the prior comment submitted by your department, dated June 20, 2008, is still appropriate for the new owners (David & Melinda Whitehurst) as we do not know the property/lot and structure size(s).

Per Bill, if we do not hear from you by the hearing, he will assume that it's appropriate to use the prior comment, dated June 20, 2008, even though it references the prior owners, Kwiatkowski-Dattoli.

Thanking you in advance for your usual cooperation and have a great weekend!

CASE NUMBER: 2008-0541-A - (R.C.2)

6005 Loreley Beach Road

Location: S side of Loreley Beach Road, 30 feet +/- E from c/l of Allender Road

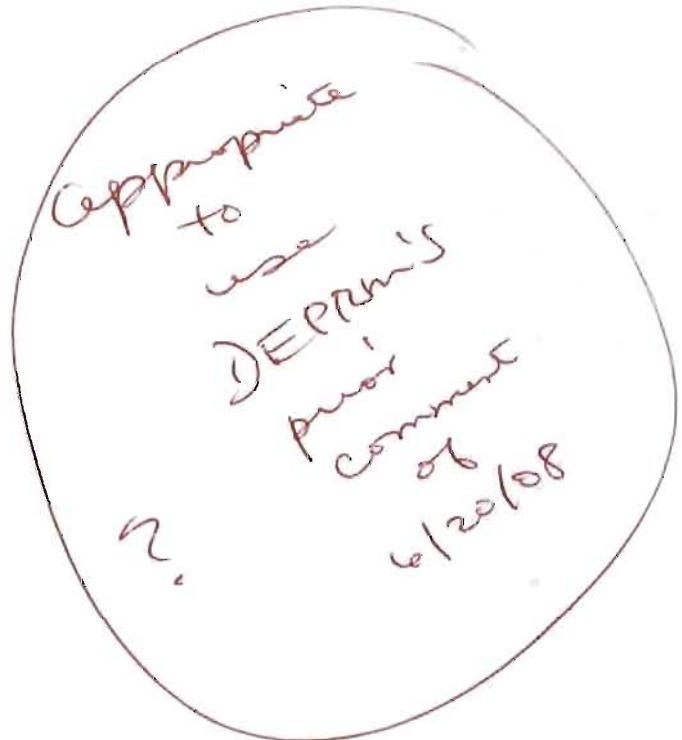
11th Election District, 5th Council District

Legal Owner(s): David & Melinda Whitehurst

VARIANCE to permit a dwelling on an undersized RC 2 lot with side setback of 5 feet in lieu of the required 35 feet.

Hearing: Friday, 3/6/2009 at 10:00 AM, Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



BW 3/6
10 AM

CASE NUMBER: 2008-0541-A

6005 Lorely Beach Road

Location: S side of Lorely Beach Road, 30 feet +/- E from c/l of Allender Road

11th Election District, 5th Councilmanic District

Legal Owner: Sandra e. Kwiatkowski- Dattoli

VARIANCE to permit a dwelling on an undersized RC-2 lot with side setback of 5 feet in lieu of the required 35 feet

Hearing: Thursday, 09/04/08 at 11:00:00 AM Hearing Room 1, Jefferson Building, 105 W. Chesapeake Avenue, Towson 21204

See attached
pg.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

FA0078237
CO 0044151

TO: File

DATE: September 4, 2008

FROM: William J. Wiseman, III
Zoning Commissioner



SUBJECT: PETITION FOR VARIANCE
6005 Loreley Beach Road
S/Side of Loreley Beach Road, 30' E c/line of Allender Road
11th Election District – 5th Council District
David & Melinda Whitehurst - Petitioners
Case No. 2008-0541-A

As the history of this file will disclose, a hearing was scheduled for July 31, 2008 on a Petition for Variance originally filed by Sandra E. Kwiatkowski-Dattoli requesting approval of an undersized lot in the R.C.2 zone with side setbacks of 5 feet in lieu of the required 35 feet. When the case came before Deputy Zoning Commissioner Thomas Bostwick, it was discovered that the property was not posted and the case was continued to correct this deficiency. In the interim, the property was purchased from Kwiatkowski-Dattoli by David and Melinda Whitehurst, who were unaware that a violation case was pending, and were advised by the then owner Kwiatkowski-Dattoli that they should proceed with the variance petition so that they could build a new home. The case was reassigned to the undersigned and at the hearing on September 4, 2008, it was again learned that the Whitehurst's failed to post the property as required. Mrs. Whitehurst indicated that she and her husband had not finalized the type of home they intended to build, and I instructed them to do that at their earliest opportunity and re-contact Kristen Matthews in view of the passage of time. It is hoped that the Zoning Reviewer, Joe Merrey, will be able to look at the new plans and determine whether an amended variance petition is required as Ms. Whitehurst did not think that she would build the same size structure that was intended and shown on the site plan submitted, i.e., a proposed three-story house, 40' wide x 80' deep.

It is pointed out that this Commissioner is familiar with the area having granted similar relief in Case Nos. 07-422-A (6009 Loreley Beach Road) and 08-053-A (6007 Loreley Beach Road). Mrs. Whitehurst was informed to contact her adjacent neighbors and discuss her proposed plans with them prior to returning to this Commission.

WJW:dlw

c: Bureau of Code Enforcement, Dept. of Permits & Development Management

Parker

RE: PETITION FOR VARIANCE * BEFORE THE
6005 Lorely Beach Road; S/S Lorely Beach *
Road, 30' E c/line Allender Road * ZONING COMMISSIONER
11th Election & 5th Councilmanic Districts *
Legal Owners: Sandra Kwiatkowski-Dattoli * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 08-541-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

JUN 10 06 2008

Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of June, 2008, a copy of the foregoing Entry of Appearance was mailed to Sandra Kwiatkowski-Dattoli, 1517 Old Eastern Avenue, Baltimore, MD 21221, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

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

Account Identifier: District - 11 Account Number - 1123016450

Owner Information

Owner Name: WHITEHURST DAVID M
 WHITEHURST MELINDA A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6005 LORELEY BEACH RD
 WHITE MARSH MD 21162-1607
Deed Reference: 1) /27110/ 708
 2)

Location & Structure Information

Premises Address 6005 LORELEY BEACH RD
Legal Description 6005 LORELEY BEACH RD
 LORELEY BEACH
 WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
73	21	348					55	3	Plat Ref:	10/ 8

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1927	1,080 SF	11,760.00 SF	34

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2008	07/01/2009
Land	101,760	101,760		
Improvements:	20,710	53,520		
Total:	122,470	155,280	122,470	133,406
Preferential Land:	0	0	0	0

Transfer Information

Seller: KWIATKOWSKI SANDRA E	Date: 06/19/2008	Price: \$300,000
Type: NOT ARMS-LENGTH	Deed1: /27110/ 708	Deed2:
Seller: CONKLIN HARRY DONALD	Date: 01/06/2000	Price: \$72,000
Type: IMPROVED ARMS-LENGTH	Deed1: /14247/ 484	Deed2:
Seller: ASHE HARRY V, JR	Date: 06/26/1987	Price: \$44,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7587/ 418	Deed2:

Exemption Information

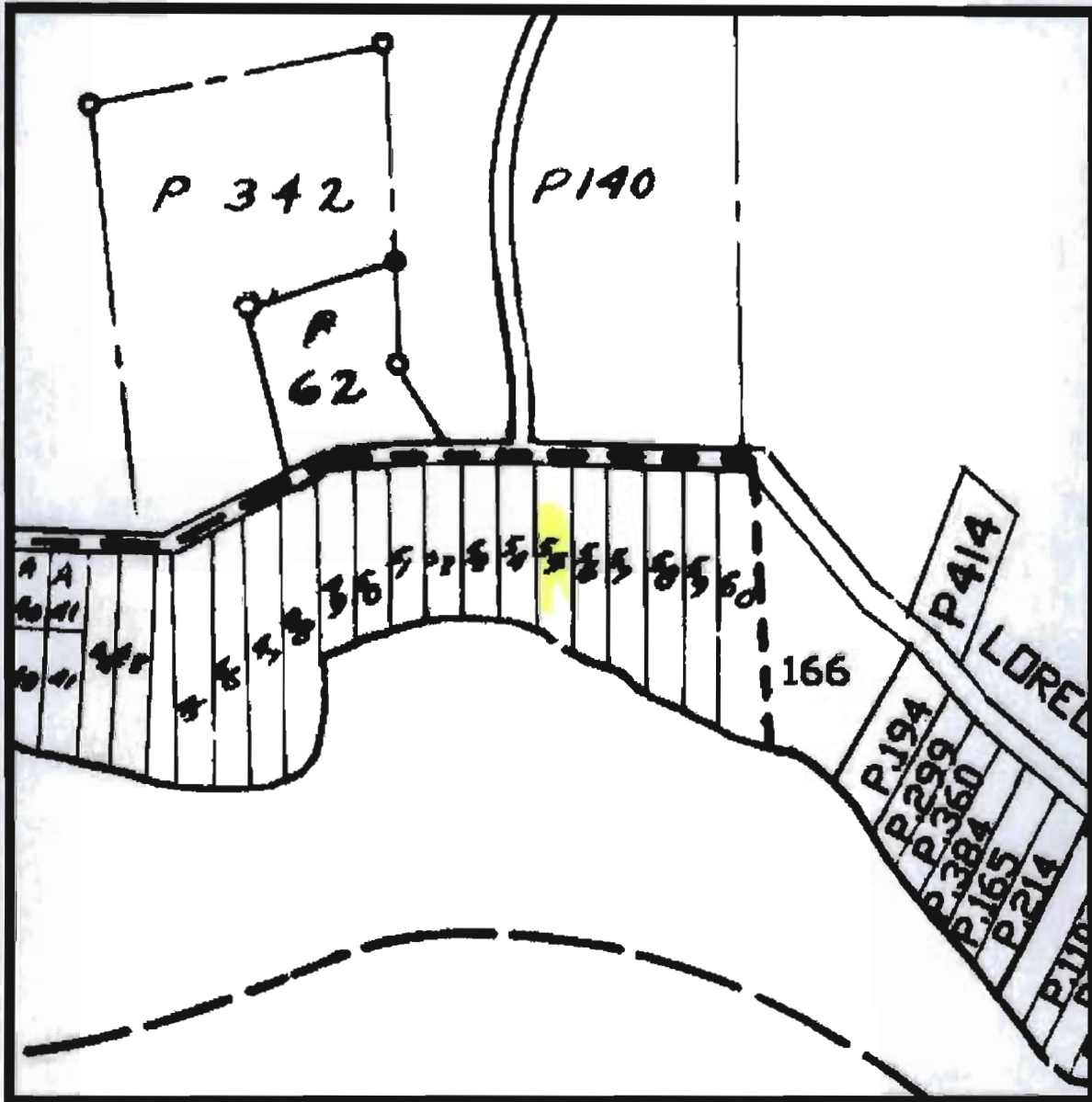
Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search
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District - 11 **Account Number - 1123016450**



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

new property owner



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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

Account Identifier: District - 11 Account Number - 1123016450

Owner Information

Owner Name: WHITEHURST DAVID M
 WHITEHURST MELINDA A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6005 LORELEY BEACH RD
 WHITE MARSH MD 21162-1607
Deed Reference: 1) /27110/ 708
 2)

Location & Structure Information

Premises Address 6005 LORELEY BEACH RD
Legal Description 6005 LORELEY BEACH RD
 LORELY BEACH
 WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
73	21	348					55	3	1	10/ 8

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1927	864 SF	11,760.00 SF	34

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	61,760	101,760		
Improvements:	17,630	20,710		
Total:	79,390	122,470	108,110	122,470
Preferential Land:	0	0	0	0

Transfer Information

Seller: KWIATKOWSKI SANDRA E	Date: 06/19/2008	Price: \$300,000
Type: IMPROVED ARMS-LENGTH	Deed1: /27110/ 708	Deed2:
Seller: CONKLIN HARRY DONALD	Date: 01/06/2000	Price: \$72,000
Type: IMPROVED ARMS-LENGTH	Deed1: /14247/ 484	Deed2:
Seller: ASHE HARRY V, JR	Date: 06/26/1987	Price: \$44,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7587/ 418	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 *

BALTIMORE COUNTY ZONING REGULATIONS 1998 Edition Updated 02-25-2008, v19
THE REGULATIONS
ARTICLE 1A, RESOURCE CONSERVATION ZONES [Bill No. 98-1975
Section 1A01, R.C.2 (Agricultural) Zone

1A01.3 Height and area regulations.

A. Height regulation. No structure hereafter erected in an R.C.2 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.

B. Area regulations. [Bill No. 178-1979]

1. Subdivision lot density. No lot of record lying within an R.C.2 Zone and having a gross area of less than two acres may be subdivided. No such lot having a gross area between two and 100 acres may be subdivided into more than two lots (total), and such a lot having a gross area of more than 100 acres may be subdivided only at the rate of one lot for each 50 acres of gross area. In cases where land in single ownership is crossed by existing or proposed roads, rights-of-way or easements, the portions of land on either side of the road, right-of-way or easement shall not be considered separate parcels for the purpose of calculating the number of lots of record. [Bill Nos. 199-1990; 125-2005]

2. Lot size. A lot having an area less than one acre may not be created in an R.C.2 Zone.

3. Setback requirements. No principal structure or dwelling (whether or not it is a principal structure) in an R.C.2 Zone may be situated within 75 feet of the center line of any street or within 35 feet of any lot line other than a street line.

4. Principal dwellings per lot. No more than one principal dwelling is permitted on any lot in an R.C.2 Zone.

1A01.4 Maryland Agricultural Land Preservation Program. The use or development of land in an agricultural district established in accordance with Title 2, Subtitle 5 of the Agriculture Article of the Annotated Code of Maryland shall be governed by agricultural land preservation provisions enacted by the County Council pursuant to § 2-513 of the Agriculture Article in the case of any conflict between those provisions and these regulations. [Bill Nos. 178-1979; 137-2004]

Section 1A02, R.C.3 (Deferral of Planning and Development) Zone

1A02.1 Legislative policy. [Bill Nos. 178-1979; 54-2004 ^{EN}]

A. The R.C. 3 zoning classification and its regulations are established as a rural development zone to foster conditions favorable to agricultural and residential use of the land while still maintaining the rural character of the area.

B. Location. The R.C.3 classification may be applied only to land that lies beyond the urban-rural demarcation line, as established in the 1975 Master Sewer and Water Plan, as amended from time to time.

1A02.2 Use regulations.

A. Uses permitted as of right. The following uses, only, are permitted as of right in R.C.3 Zones:

1. Churches or other buildings for religious worship.

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 08-3437

6005 Lorely Beach Road

2008-0541-A

DEPRM	6/20	Comments
DPR	6/3	Comments
OP	6/27	Comments
Violation	✓	
Notice	✓	
No Posting		(refers to owner)
		PC Appearance

8/29 9:54

Left voice mail
msg. for David
Whitehurst that we
need proof of
sign posting. If
possible, have sign
poster fax to us.
Left both office
& fax #'s Delv.

ZONING CASE: 08-541-A
6005 LORELY BEACH ROAD

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: June 17, 2008

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Hearing Officer
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 541
Legal Owner/Petitioner: Sandra E. Kwiatkoski-Dattoli
Contract Purchaser:
Property Address: 6005 Lorely Beach Rd
Location Description: South side of Lorely Beach Road, 30 feet +/- East from centerline
of Allender Road

VIOLATION INFORMATION: **Case No.: 08-3437**
Defendants: Sandra E. Kwiatkoski-Dattoli

Please be advised that the aforementioned petition is the subject of an active violation case.

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form
State Tax Assessment printout
Correction Notice/Code Violation Notice
Photographs

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

RSW/
c: Keith L. Parker

CODE ENFORCEMENT REPORT

DATE: 4/18/05 INTAKE BY: AM CASE NO: 08-3437
INSPEC: _____ DIST: 11 AREA: _____

COMPLAINANT NAME: Anon
ADDRESS: _____
ZIP CODE: _____
PHONE NO (H) _____ (W) _____

COMPLAINT LOCATION: 6005 Loreley Beach Rd.

PROBLEM: Variant Noise Unsecured

TAX ACCOUNT NO: 1123 016450

OWNER INFORMATION: Sandra Kwintowski

PREVIOUS CASE ☒ 03-3498

SRA

DATE: 04/18/2008

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:49:22

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
11 23 016450	11	3-0	34-00	N	NO		02/15/08

KWIATKOWSKI SANDRA E

DESC-1.. IMPS

DESC-2.. LORELY BEACH

1517 OLD EASTERN AVE

PREMISE. 06005 LORELEY BEACH RD

00000-0000

BALTIMORE

MD 21221-3617 FORMER OWNER: CONKLIN HARRY DONALD

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	61,760	101,760		FCV	ASSESS	ASSESS
IMPV:	17,630	20,710	TOTAL..	122,470	122,470	108,110
TOTL:	79,390	122,470	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0

DATE: 07/02 09/05

---- TAXABLE BASIS ---- FM DATE

ASSESS: 122,470 11/10/05

ASSESS: 108,110

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 08-3437	PROPERTY TAX ID 1123016450	DATE ISSUED 4/30/08
NAME(S): Sandra E. Kwiatkowski		
MAILING ADDRESS 1517 Old Eastern Ave.		
CITY Balt.	STATE md.	ZIP CODE 21221
VIOLATION ADDRESS 6005 Loreley Beach Rd.		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE 21221

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

- ☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER: _____

NON-RESIDENTIAL CLASSIFICATION

- ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ OTHER: _____

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114

- | | |
|---|--|
| ☐ 101; 102.1: Definitions; general use | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 1B01.1: DR Zones-use regulations | ☐ 415A: Improperly parked recreation vehicle |
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| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 410: Illegal Class II trucking facility |
| ☐ 431: Remove commercial vehicle(s) | ☐ 400: Illegal accessory structure placement. |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs |
| ☐ 101; 102.1; ZCPM: Cease service garage activities | ☐ 102.5: Residential site line violation /obstruction |
| ☐ 402: Illegal conversion of dwelling | ☐ 408B: Illegal rooming/ boarding house |
| ☐ 101; 102.1; ZCPM: Illegal home occupation | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: |

Violation of commercial site plan and/or zoning order

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| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☒ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 12-3-106: Remove animal feces daily | |
| ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests | |
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OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
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INVESTMENT PROPERTY (B.C.C.)

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| ☐ 35-2-404(a)(1)(vi): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
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OTHER VIOLATIONS OR REMARKS:

Remove or Repair unsafe structure. The following are in disrepair: Roof, windows, walls, doors, etc. Remove or Repair in 30 days. Permits Required

☐ NOTICE POSTED AND MAILED

POTENTIAL FINE: ☒ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: **5/30/08**

INSPECTOR NAME: **K. Praker**

PRINT NAME (Rev 9/05)

AGENCY



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OTHER VIOLATIONS OR REMARKS: _____

NOTICE POSTED AND MAILED

POTENTIAL FINE: ☐ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: **5.9.08** INSPECTOR NAME: **K. Parker**

PRINT NAME (Rev 9/05)

AGENCY

PHOTOGRAPHIC RECORD

Citation/Case No.:

08-3437

Date of Photographs:

5/12/08

08-3437 6005 Loreley Beach Rd. KLP



08-3437 6005 Loreley Beach Rd. KLP

08-3437 6005 Loreley Beach Rd. KLP



above, and that these photographs
ject of the above-referenced

Enforcement Officer

PHOTOGRAPHIC RECORD

Citation/Case No.: 08-3437

Date of Photographs: 5/2/08

08-3437 6005 Coreley Beach Rd.



08-3437 6005 Coreley Beach Rd. RCP



and that these photographs
of the above-referenced

K. Tucker
Enforcement Officer

5 Loreley Beach Rd. KLP



08-3437 6005 Loreley Beach Rd. KLP



Loreley Beach Rd. KLP



08-3437 6005 Loreley Beach Rd. KLP



08-3437 6005 Loreley Beach Rd. KLP



DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 78237

6005 Lorely Beach Road

2008-0541-A
FD 12-15 No Comments
DPR 12-10 Comments
SHA 12-11 No objection
Violation Case 78237

Noticed ✓
Posting ✓

Bice 2/27
Both OK ✓
OP + DEPR ^{email sent 2/27}
Have comments in
the "Old" packet -
Do you need Revised
comments from them?
Deb

ZONING CASE: 08-0541-A
6005 LORELY BEACH RD

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: December 9, 2008

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Hearing Officer
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 541
Legal Owner/Petitioner: David and Melinda Whitehurst
Contract Purchaser:
Property Address: 6005 Lorely Beach Road
Location Description: South side of Lorely Beach Road, 30 feet +/- East from centerline
of Allender Road

VIOLATION INFORMATION: **Case No.: 0078237**
Defendants: David and Melinda Whitehurst

Please be advised that the aforementioned petition is the subject of an active violation case.

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form
State Tax Assessment printout
Correction Notice/Code Violation Notice
Photographs
Citation
Other: correspondences

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

RSW/
c: Keith Parker

CODE ENFORCEMENT REPORT

DATE: 4/18/08 INTAKE BY: NW CASE NO: 08-3437
INSPEC: _____ DIST: 41 AREA: _____

COMPLAINANT NAME: Anon
ADDRESS: _____
ZIP CODE: _____
PHONE NO (H) _____ (W) _____

COMPLAINT LOCATION: 6005 Lantley Beach Rd.

PROBLEM: Van in house unsecured

TAX ACCOUNT NO: 1123 016450

OWNER INFORMATION: Sandra Kwiatkowski

PREVIOUS CASE ☒

03-3498

SRA

DATE: 08/12/2008

STANDARD ASSESSMENT INQUIRY

TIME: 16:21:11

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC

DEL LOAD DATE

11 23 016450 11 3-0 34-00 H NO

NEW owner 08/04/08

WHITEHURST DAVID M

DESC-1.. IMPS

WHITEHURST MELINDA A

DESC-2.. LORELY BEACH

6005 LORELEY BEACH RD

PREMISE. 06005 LORELEY BEACH RD

00000-0000

WHITE MARSH

MD 21162-1607 FORMER OWNER: KWIATKOWSKI SANDRA E

FCV			PHASED IN		
	PRIOR	PROPOSED	CURR	CURR	PRIOR
LAND:	61,760	101,760	FCV	ASSESS	ASSESS
IMPV:	17,630	20,710	TOTAL..	122,470	108,110
TOTL:	79,390	122,470	PREF...	0	0
PREF:	0	0	CURT...	122,470	0
CURT:	79,390	122,470	EXEMPT.	0	0
DATE:	07/02	09/05			

TAXABLE BASIS		FM DATE
ASSESS:	122,470	06/24/08
ASSESS:	108,110	
ASSESS:	0	

Q8-3437

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 04/18/2008

STANDARD ASSESSMENT INQUIRY (1)

TIME: 14:49:22

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
11 23 016450	11	3-0	34-00	N	NO		02/15/08

KWIAKOWSKI SANDRA E

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BALTIMORE

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PRINT NAME (Rev 9/05)

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|--|---|
| ☒ 13-7-112: Cease all nuisance activity | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☒ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☒ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☒ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☐ 1BC 115; BCBC 115: Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 12-3-106: Remove animal feces daily | ☒ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
|---|--|
| ☐ 35-5-302(a)(1): Unsanitary conditions. | ☐ 35-5-302(a)(2): Store all garbage in trash cans |
| ☐ 35-5-302(a)(3): Cease _____ infestation from prop. | ☐ 35-5-302(b)(1): Repair exterior structure |
| ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc | ☐ 35-5-302(b)(1)(3): Repair exterior extensions |
| ☐ 35-5-302(b)(1)(4): Repair chimney & similar extensions | ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s) | ☐ 35-5-302(b)(1)(7): Repair defective fence |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|--|
| ☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof /foundations |
| ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s) | ☐ 35-2-404(a)(1)(ii): Board & secure. Material to match building color of structure |

OTHER VIOLATIONS OR REMARKS: _____

☒ NOTICE POSTED AND MAILED

POTENTIAL FINE: ☒ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: **5.9.08**

INSPECTOR NAME: **K. Parker**

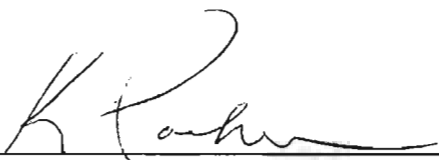
PRINT NAME (Rev 9/05)

AGENCY

PHOTOGRAPHIC RECORD

Complaint Number: CO 0044151 Facility Number: FA 0078237
Property Address: 6005 Lorely Beach Rd.
Date of Photographs: 12/4/08

I HEREBY CERTIFY that I took the 3 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced complaint
number on the date set out above.


Code Enforcement Officer

6005 Loreley Beach Rd. C00044151/FA0078237



6005 Loreley Beach Rd. C00044151/FA0078237



6005 Loreley Beach Rd. C00044151/FA0078237



PHOTOGRAPHIC RECORD

Citation/Case No.: 08-3437

Date of Photographs: 8/12/08



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

K. Parker
Enforcement Officer

PHOTOGRAPHIC RECORD

Citation/Case No.: 08-3437

Date of Photographs: 7/15/08

08-3437

6005 Loreley Beach Rd KLP



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

K. Parker
Enforcement Officer

PHOTOGRAPHIC RECORD

Citation/Case No.:

08-3437

Date of Photographs:

6/23/08

08-3437

6005 Loreley Beach Rd. KLP



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

K. Parker
Enforcement Officer

PHOTOGRAPHIC RECORD

Citation/Case No.

08-3437

Date of Photographs

6/13/08

08-3437

6005 Lorley Bend Rd. KLP



I HEREBY CERTIFY that I took the 1 photograph(s) set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above referenced
citation/case number on the date set out above.

K. Parker

Enforcement Officer

PHOTOGRAPHIC RECORD

Citation/Case No.:

08-3437

Date of Photographs:

5/12/08

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

Enforcement Officer

08-3437

6005 Loreley Beach Rd. KLP



08-3437

6005 Loreley Beach Rd. KLP



08-3437

6005 Loreley Beach Rd. KLP



PHOTOGRAPHIC RECORD

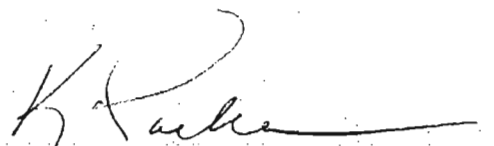
Citation/Case No.:

08-3437

Date of Photographs:

5/2/08

I HEREBY CERTIFY that I took the 2 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.



Enforcement Officer

08-3457 6005 Lonely Beach rd.



1

08-3457 6005 Lonely Beach rd. Kit



2

05 03 2008

PHOTOGRAPHIC RECORD

Citation/Case No.: 18-3437

Date of Photographs: 4/22/08

I HEREBY CERTIFY that I took the 5 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

K. Fisher
Enforcement Officer



1



04 22 2008

Loreley Beach Rd. KLP



04 22 2008

3

08-3437 6005 Loreley Beach Rd. KLP



04 22 2008

08-3437 6005 Loreley Beach Rd. KLP



David & Melinda Whitehurst
7 Constantine Dr.
Phoenix, MD
410-667-6710

6005 Loreley Beach Rd.

C00044151
FA0078237

Mainframe - A - M26BAY

File Edit View Communication Actions Help

Jump Same Save and Exit Send Copy Paste PrtScr Recv Remap Color Play Macro... Record Macro... Stop Macro Paste Macro Run Applet...

```
W362135488022 DANIE LAMAR WHITEHURST      6-00 180      1      M  010783
7010 PERRYWOOD RD                          UPPER MARIBURD PG      MD  20772 PRIV

W362135497537 DAVID LEE WHITEHURST         6-00 200      2      M  070662
5506 CARVEI ST                             CHURCHTON     AA      MD  20733 PRIV

W362135585623 DANIEL MARK WHITEHURST       5-08 150      2      M  080961
700 MACE AVE                               BALTIMORE     BA      MD  21221 PRIV

W362135585782 DAVID MARK WHITEHURST       5-09 170      2      M  101157
7 CONSTANTINE DR                          PHOENIX       BA      MD  21131 PRIV

W362135626278 DANIEL NEAL WHITEHURST       5-09 170      2      M  040984
12013 METTEE RD                          MARRIOTTSVILLE HO      MD  21104 PRIV

W362135676643 DAVID PAUL WHITEHURST       5-09 165      2      M  081765
212 MAPLE WREATH CT                      ABINGDON      HA      MD  21009 PRIV

*****
...MORE RECORDS ON FILE;  SELECT - PF6 - TO RESUME
PAGING MODE: PAGE      1 OF      1 || PF1-FWD PF2-BWD PF3-EX PF4-1ST PF5-LST PF6-RES

01/002
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PF1	PF2	PF3	PF4	PF5	PF6	Enter	PA1	Attn	Insert	NewLine
PF7	PF8	PF9	PF10	PF11	PF12	Clear	PA2	SysReq	Delete	NextPad

bcgprod1.co.ba.md.us:992

start HOD Main - Microsoft... Baltimore County Pri... Mainframe - A - M26B... 10:51

Soundex	Name	Hgt	Wgt	Race	Sex	DoB
Street	City	County	State	Zip	Priv.	
W362599067767	MELINDA ANNE WHITEHURST	5-05	120	2	F	100557
7 CONSTANTINE DRIVE	PHOENIX	BA	MD	21131	PRIV	

6005 Lady Beach Rd.

CO0044151

FA0078237

>>> INTERROGATION COMPLETE; MELINDA WHITEHURST

<<<

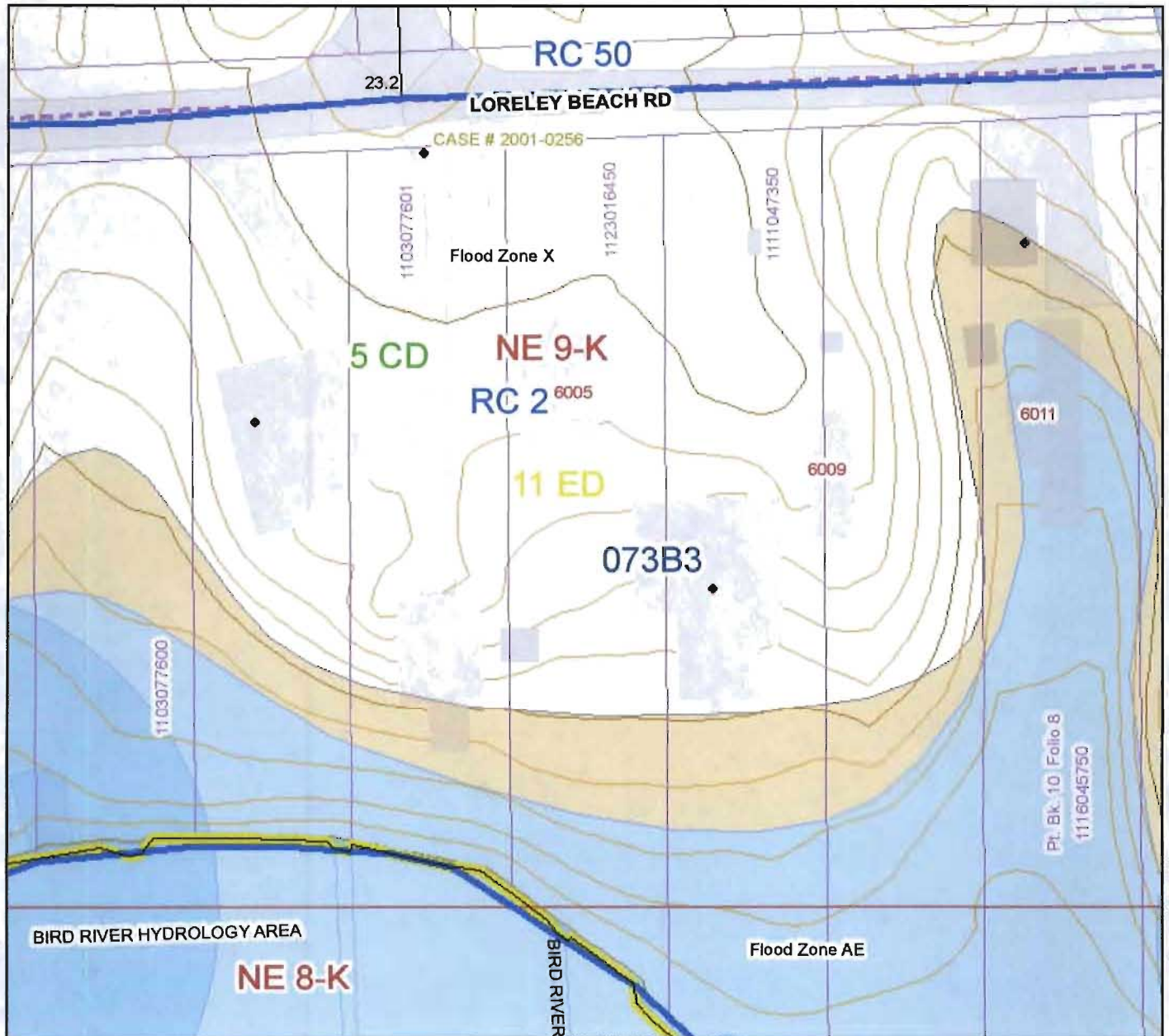
PAGING MODE: PAGE 1 OF 1 || PF1-FWD PF2-BWD PF3-EX PF4-1ST PF5-LST

CASE NAME Whitehurst
CASE NUMBER 2008-0541-VA
DATE 3-6-09

CALWELL

[illegible]

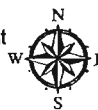
6005 Loreley Beach Road



DQ Map Notes



Publication Date: December 01, 2008
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



50 0 50
Feet
1 inch equals 50 feet

Item # 541

06082253

1106082252

RC 50

1106082520

NE 9-K

Flood Zone X

1111067450

5 CD

11 CD

RC 2

5943

073B3

6005

1103077601

21

Pt Bk 10, Folio 8

1106021220

Flood Zone AE

1116045750

1119061300

2.97

BIRD RIVER HYDROLOGY AREA

NE 8-K

Case No.: 2008-0541-A

6005 Loreley Beach Rd

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AMENDED SITE PLAN	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6005 LORELY BEACH ROAD 21162

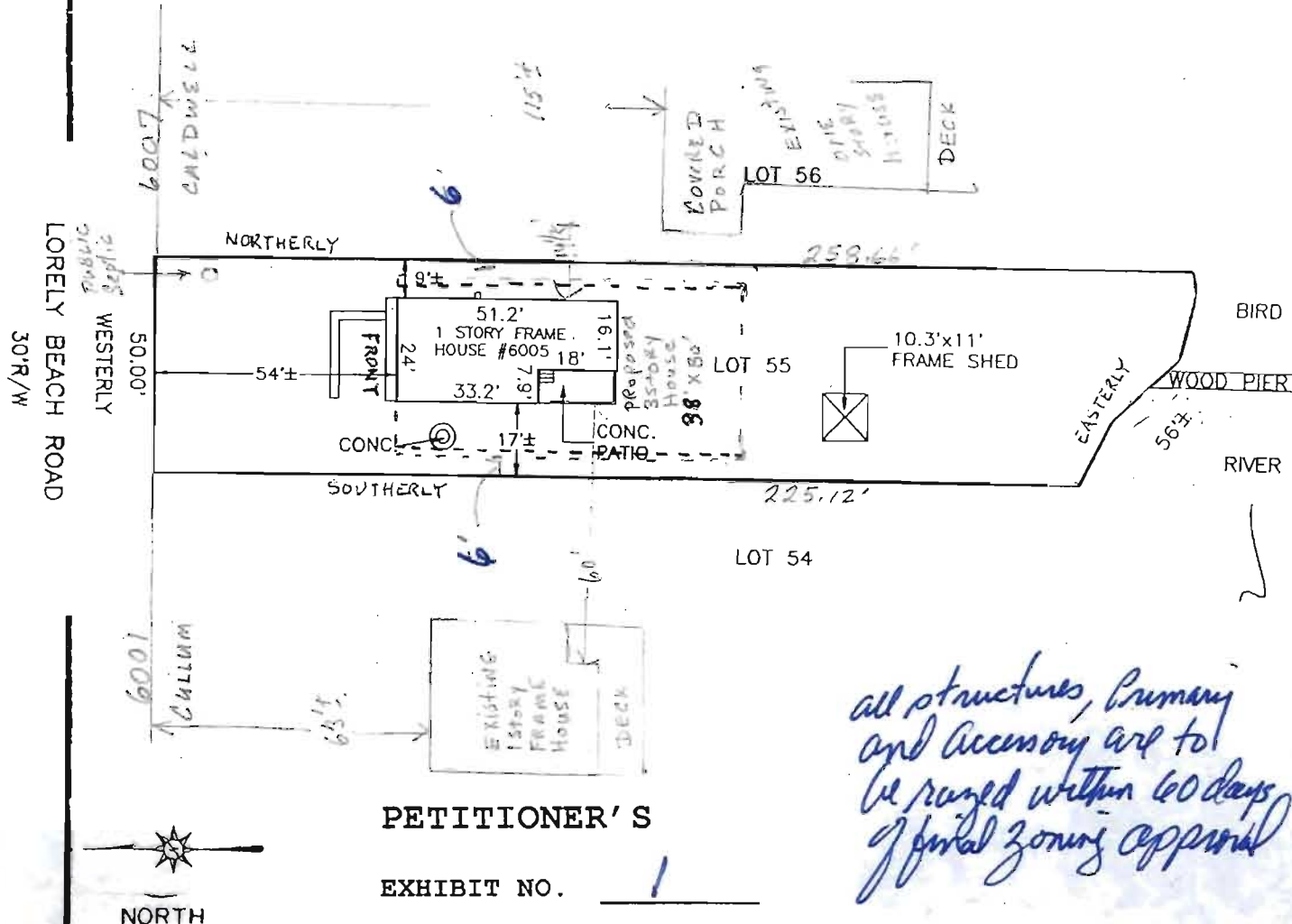
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME LORELY BEACH

PLAT BOOK # 10 FOLIO # 08 LOT # 55 SECTION #

OWNER SANDRA E KWIAKOWSKI-DATTOLI

David & Melinda Whitehurst



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6005 Lorely Beach Road

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

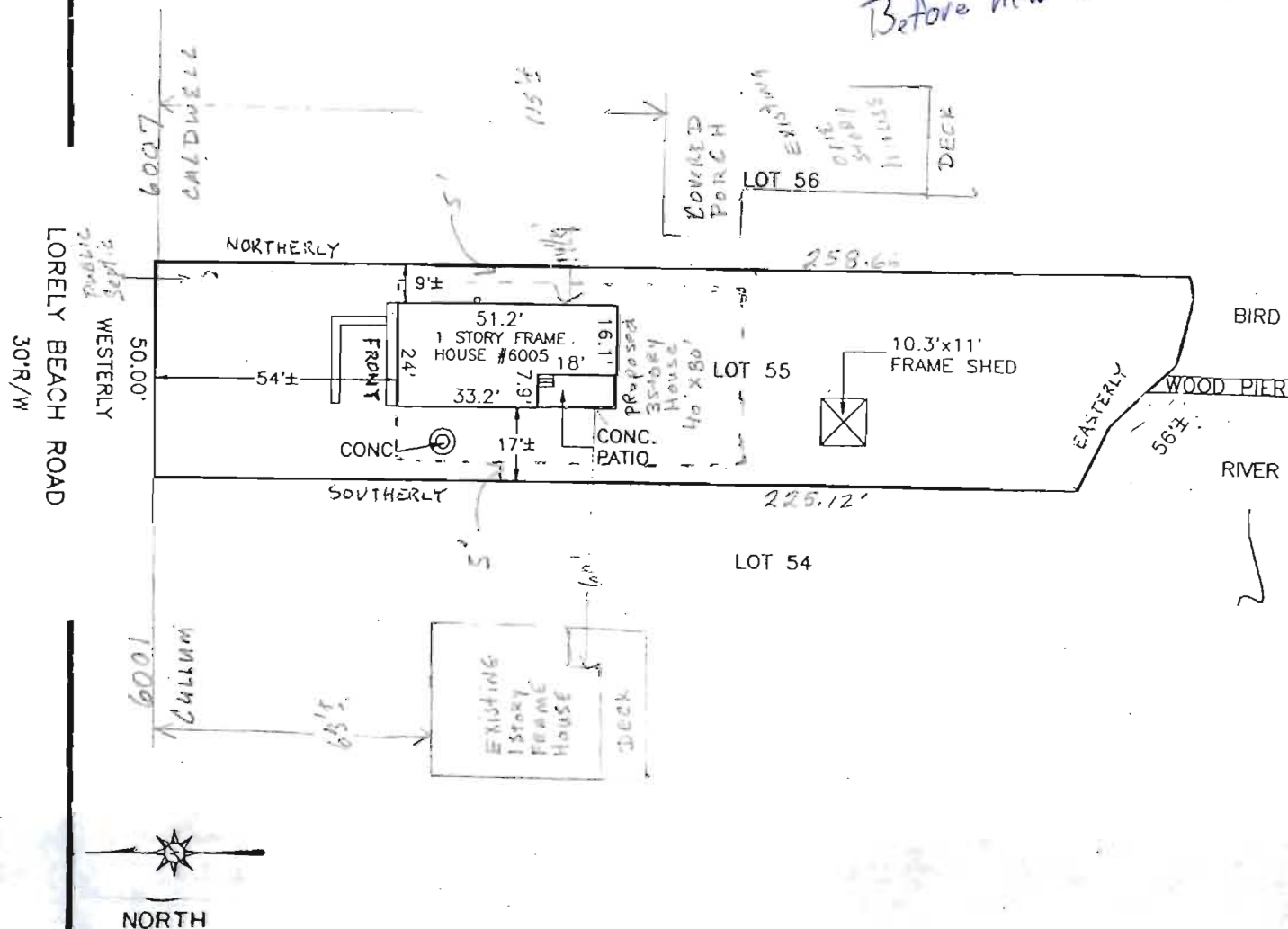
SUBDIVISION NAME LORELY BEACH 21162

PLAT BOOK # 10 FOLIO # 08 LOT # 55 SECTION #

OWNER SANDRA E KWIATKOWSKI-DATTOLI

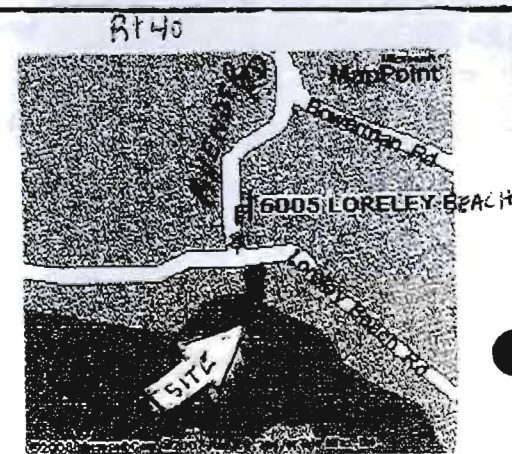
David & Melinda Whitehurst

Old!
Previous Filing into
Before new ownership



PREPARED BY SEKD

SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11th
COUNCILMANIC DISTRICT 5th
1" = 200' SCALE MAP # 073 B3
ZONING RC-2
LOT SIZE .27 11760
ACREAGE SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐
CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO
100 YEAR FLOOD PLAIN ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY [Signature] ITEM # CASE # 2008-0541-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

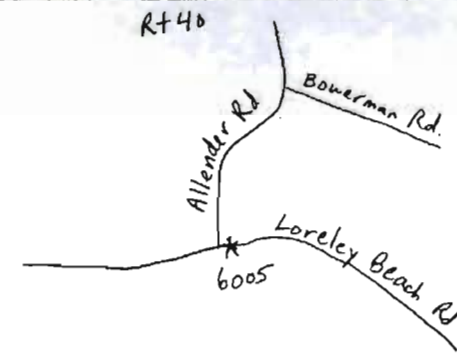
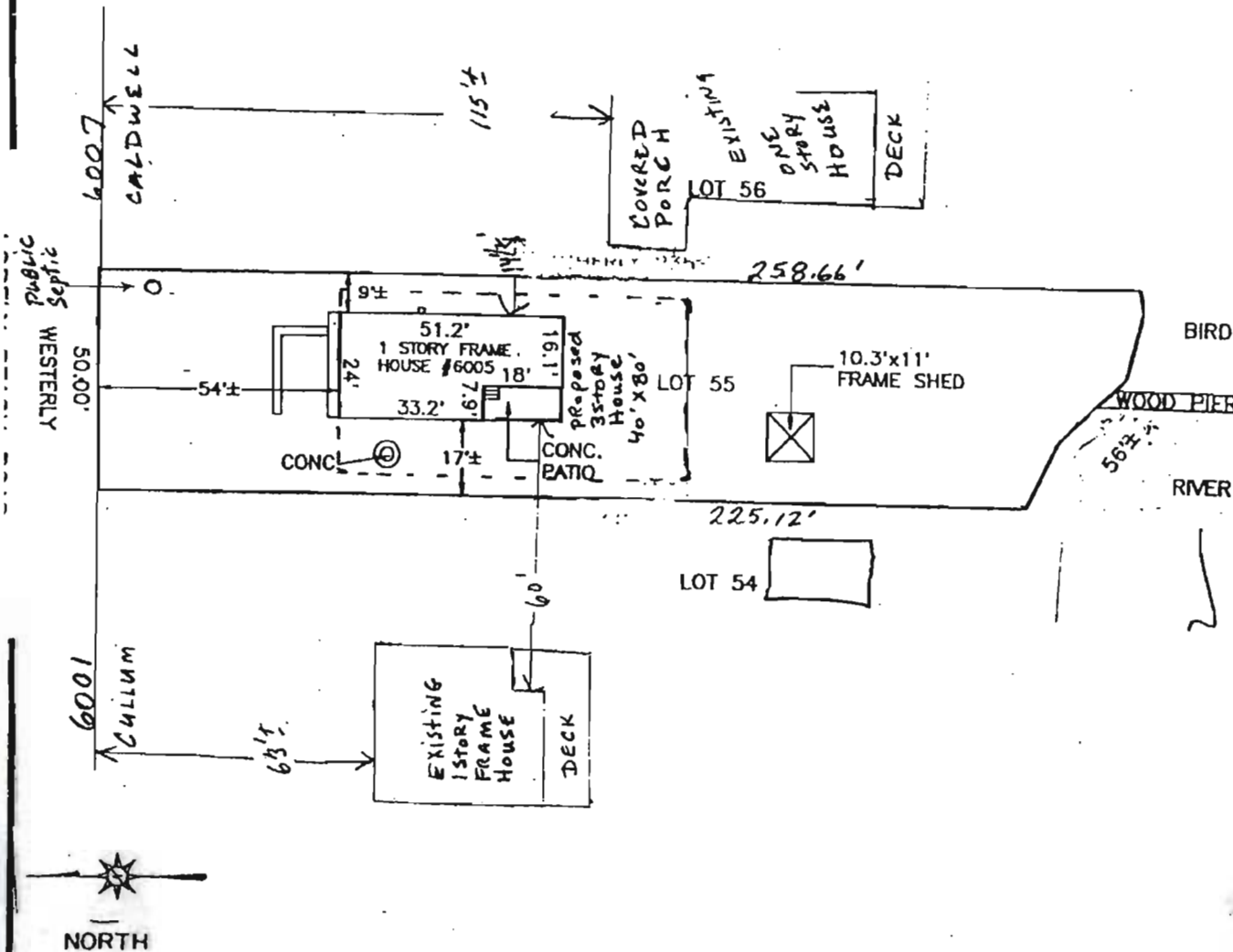
PROPERTY ADDRESS 6005 Lorely Beach Road 21162

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Lorely BEACH

PLAT BOOK # 10 FOLIO # 08 LOT # 55 SECTION # _____

OWNER David & Melinda Whitehurst



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT

1" = 200' SCALE MAP #

ZONING

LOT SIZE .27 11760
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

PREPARED BY D. Whitehurst

SCALE OF DRAWING: 1" = 40'

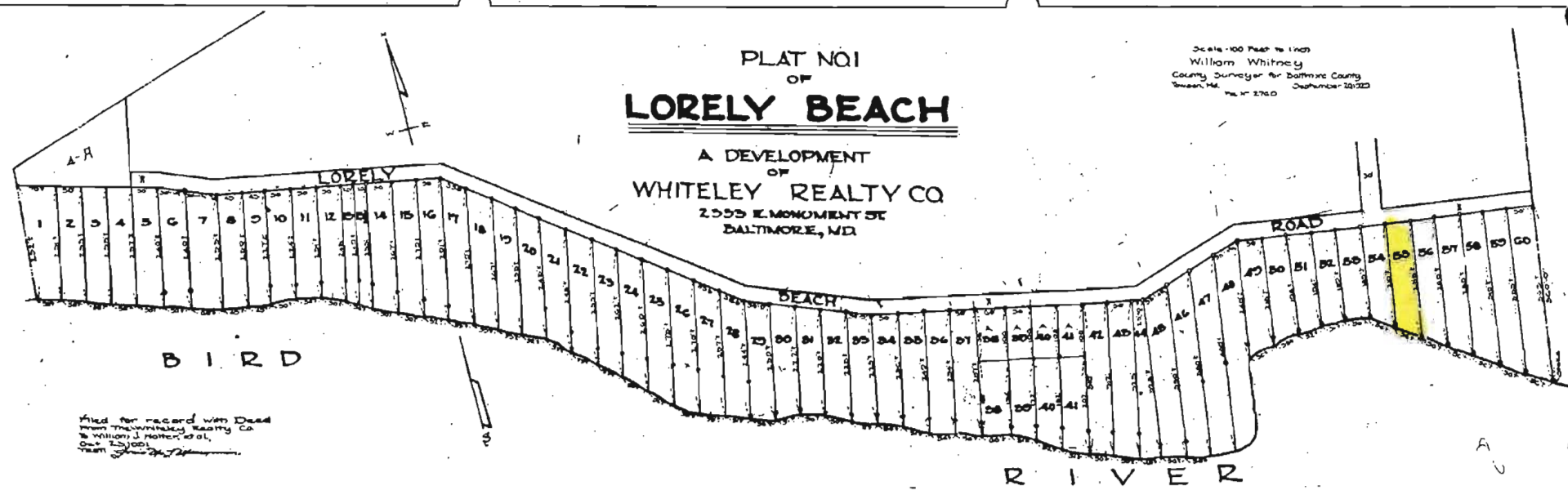
WILSON & PETERSON CO. ENGINEERS APPROVED A.S.B.

1/2" = 1' DRAWN: PEARCE 1/14/30

PLAT NO 1
OF
LORELY BEACH

A DEVELOPMENT
OF
WHITELEY REALTY CO
2555 E. MONUMENT ST
BALTIMORE, MD

Scale: 100 Feet to 1 inch
William Whitney
County Surveyor for Baltimore County
Towson, Md. December 12, 1929



Filed for record with Deed
from The Whiteley Realty Co
to William J. Hatten et al.
Oct. 15, 1931
Treas. J. Hatten et al.

L.F.L.N. 10-B

Item #541