

IN RE: **PETITION FOR SPECIAL HEARING**

W/Side Falls Road, 840' S of c/line of
Grave Run Road
(19210 Falls Road)

5th Election District
3rd Council District

Rose Marie Yuhas, Widow
Petitioner

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

Case No. 2009-0142-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the legal owner of the subject property, Rose M. Yuhas.¹ The Petitioner requests a special hearing to allow a non-density transfer of a 0.460-acre parcel of land from Rose M. Yuhas (Parcel No. 2) to Rose M. Yuhas (Parcel No. 1). The subject property and requested relief are more particularly described on the site plan submitted which were accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Rose M. Yuhas, property owner, her son, Darin Yuhas, and his wife, Tabitha Yuhas, and Bruce E. Doak, the registered property line surveyor with Gerhold, Cross & Etzel, Ltd., who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the Petitioner, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) has requested approval to reconfigure lot lines of her two (2) existing contiguous parcels/lots of record as defined in Section 101

¹ On October 10, 1975, Rose Yuhas and Raymond M. Yuhas, her husband, purchased two (2) lots (the subject property) from Price Robinson and Inis Robinson and held the properties as tenants by the entireties. See Deed recorded in the Land Records of Baltimore County in Liber EKH, Jr. 5576, Folio 640. Raymond M. Yuhas departed this life on or about January 13, 1991, thereby vesting fee simple title in the Petitioner herein.

ORIGINAL FILED FOR FILING
Date 2-24-09
By [Signature]

thereof. The adjacent parcels are located on the west side of Falls Road just south of Grave Run Road and north of Resh Mill Road in Hampstead. As shown on the site plan, Parcel 1 bearing Tax Identification No. 05-19-051100 contains 2.542 acres and is improved with the Yuhas's 1,528 square foot family home built in 1976 that is served by private well and septic.² Parcel 2 bearing Tax Identification No. 05-19-051101 is located to the south of Parcel 1 and contains 1.873 acres of unimproved land. Both parcels or lots have frontage on Falls Road and are zoned R.C.2. The entire combined density units available to the two (2) parcels of record would support a maximum of three (3) lots pursuant to the subdivision restrictions of B.C.Z.R. 1A01.3.B.1.

While the two (2) lots were created at different times by different individuals and deeds, they have remained separate since 1917. See Chain of Title's and Deed's received as Petitioner's Exhibit 3. The Yuhas's, as noted earlier, took title to the subject properties in October 1975. Ms. Yuhas stated that it was always the intention of she and her late husband to convey the smaller 1.873 acre parcel to their son Darin so he could build a house on it and provide for their (the elder Yuhas's) care. Their intention was never to combine the parcels. Her intention, as the owner before me, is to resolve the issue of the encroachments as illustrated on Petitioner's Exhibit 1 and to allow for the construction of a dwelling on the *proposed 1.4-acre Parcel 2*.

The difficulty inherent with this case is understanding the disparity of lot sizes brought about by the location of the common boundary line between Parcels 1 and 2. In this regard, Mr. Doak offered as Petitioner's Exhibit 2 a survey performed by A.L. Snyder, Inc. in 1998 that

² The Zoning Advisory Committee (ZAC) comment received from the Department of Environmental Protection and Resource Management (DEPRM) aptly points out that the building on this parcel shown on the site plan as "1.5 story storage" has its own septic system and is being used as a second residence.

ORIGINAL RECEIVED FOR REVIEW
Date 2-24-09
By 23

disclosed a portion of the Yuhas home and their well encroaching over the division line between the parcels. Mr. Doak opined that this occurred by virtue of the poor descriptions in the various deeds and conveyances over the years done at different times and compounded by the loss of all but one of the property monuments over the years (*See* Petitioner's Exhibit 3 – Chain of Title's). Evidently, when the Yuhas's constructed their home in 1976 they did not know the actual location of the division line between the parcels resulting in an overlap.

In any event, each parcel has been assessed and taxed separately. The larger parcel has supported the residential use, the smaller parcel used as a pasture. Each of these lots meet the zoning regulations since the R.C.2 zone was enacted by County Council Bill 98-75 and strengthened in 1979 by Council Bill 178. In brief, each parcel is able to meet County regulations to maintain a dwelling once the requested non-density transfer is approved. The transfer is necessary to clean up the overlap area shown on Exhibit 1 brought about by poor surveying.

After due consideration of the evidence presented, I am persuaded to grant approval of the non-density transfer and the revision of property lines. The improved parcel will increase in size to 3.002 acres, thereby reducing the unimproved parcel to 1.413 acres. The reconfigured parcels will both have ample area and setbacks. Access to the Petitioner's home is by way of a private driveway that currently bisects Parcel 2. This driveway will be realigned to provide each parcel with access to Falls Road and/or a private driveway easement agreement should the Petitioner sell either property. The revised property lines do not affect density beyond that otherwise allowed by the B.C.Z.R. and the Petitioner will not acquire any rights of subdivision. In my judgment, the non-density transfer and lot line adjustment will not be detrimental to the health, safety or general welfare of the locale and is consistent with the Petitioner's use of the

COPIES RECEIVED FOR FILING
Date 2-24-09
By [Signature]

R.C.2 zoning of the subject and adjacent properties. The issues raised in the Petition are pursuant to the authority granted in Section 500.7 of the B.C.Z.R. Thus, my decision in this matter is based on the zoning of the subject property, the proposed dimensions for each lot and other zoning defined issues. I find that the relief being requested does not rise to a minor subdivision of the property but rather a lot line adjustment. I wish to point out, however, that I do not have the authority, nor will this decision attempt, to determine issues of processing limited exemptions. These regulations have been relegated by the County Council to the Development Review Committee. *See, Long Meadow Association, Inc. et al v. Druid Ridge, LLP et al*, No. 1808 (Md. Ct. Spec. App., Sept. Term 2005), *cert. denied*, 393 Md. 478 (2006) and County Council Bill 54-05.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Hearing. Indeed, it appears that the non-density transfer and the reconfiguration of the lot lines is consistent with the R.C.2 zoning and will be beneficial to the Petitioner and her successors and assigns.

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 24th day of February 2009, that the Petition for Special Hearing to allow a non-density transfer of a 0.460 acre parcel of land from Rose M. Yuhas (Parcel No. 2) to Rose M. Yuhas (Parcel No. 1) for the use of Darin Yuhas, et ux, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following conditions:

- ADVISORY: This Order approves the requested non-density transfer. The Petitioner, when applying for a building permit for new construction, must comply with the Baltimore County Code, Article 33, Title 3, Protection of Water Quality, Streams, Wetlands and Floodplains regulations.

DATE PREPARED FOR FILING
Date 2-24-09
By [Signature]

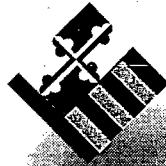
- 1) The Petitioner is hereby made aware that proceeding at this time is at her own risk until the thirty (30) day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) It is recognized that the conveyance will result in the loss of the second dwelling designated on Petitioner's Exhibit 1 as a "1.5 story garage" on Parcel 1 by agreement of the parties. There shall be no other density units available or accruing from the acreage consisting of Parcels 1 and 2 which are limited to one (1) dwelling house on each parcel and this condition shall bind the Petitioner, her successors and assigns.
- 3) Petitioner shall backfill the septic system and tank located on Parcel 1 serving the 1.5 story storage building upon the issuance of a use and occupancy permit for the proposed dwelling on Parcel 2.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within thirty (30) days of the date hereof.

WJW:dlw


WILLIAM C. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2-24-09
By [signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 24, 2009

WILLIAM J. WISEMAN III
Zoning Commissioner

Rose M. Yuhas
19210 Falls Road
Hampstead, Maryland 21074

IN RE: PETITION FOR SPECIAL HEARING

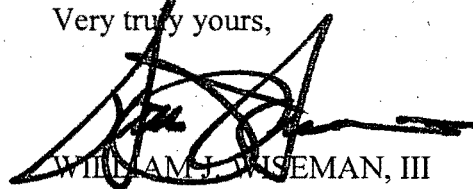
W/Side Falls Road, 840' S of c/line of Grave Run Road
(19210 Falls Road)
5th Election District – 3rd Council District
Rose Marie Yuhas, Widow - Petitioner
Case No. 2009-0142-SPH

Dear Ms. Yuhas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with conditions, 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: Darin and Tabitha Yuhas, 19214 Falls Road, Hampstead, MD 21074
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., Suite 100, 320 East Towsontown Boulevard,
Towson, MD 21286
People's Counsel; Development Review Committee, DPDM; DEPRM; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 19210 FALLS ROAD
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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be 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):

RAYMOND M. YUHAS
Name - Type or Print _____
Signature see attached _____
ROSE M. YUHAS
Name - Type or Print _____
Signature Rose M. Yuhdas _____
19210 FALLS ROAD 410-374-3864
Address _____ Telephone No. _____
HAMPSTEAD MD 21074
City _____ State _____ Zip Code _____

Representative to be Contacted:

GERHOLD, CROSS & ETZEL LTD
Name _____
320 E. TOWSON TOWN BLVD. 410-823-4470
Address _____ Telephone No. _____
TOWSON MD 21286
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2009-0142-SPH

Reviewed By [Signature] Date 11/12/08

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 2-24-09
By [Signature]

19210 FALLS ROAD

SPECIAL HEARING REQUESTED

TO ALLOW A NON-DENSITY TRANSFER OF A 0.460 Ac.^{+/-}~~±~~ PARCEL OF
LAND FROM RAYMOND M. YUHAS AND ROSE M. YUHAS (Parcel #1)
TO RAYMOND M. YUHAS AND ROSE M. YUHAS (Parcel #2)

Item #0142

VALID ONLY
WITH
IMPRESSED
SEAL

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE COPY OF A
RECORD ON FILE IN THE DIVISION OF VITAL RECORDS.

DATE ISSUED:

1/16/91

STATE REGISTRAR OF VITAL RECORDS

STATE OF MARYLAND / DEPARTMENT OF HEALTH AND MENTAL HYGIENE
CERTIFICATE OF DEATH

1 - FOR
STATE
REGISTRAR

REG. NO.

1. DECEDENT'S NAME (First, Middle, Last) RAYMOND YUHAS				2. DATE OF DEATH MONTH 1 DAY 13 YEAR 91		3. TIME OF DEATH 5:30 AM							
4. SOCIAL SECURITY NUMBER 160-36-0303		5. SEX ☒ M ☐ F		6. AGE (In yrs. last birthday) 47 YRS.		7. DATE OF BIRTH (Month, Day, Year) 10-19-1943		8. BIRTHPLACE (State or Foreign Country) Pa.					
9a. FACILITY NAME (If not institution, give street and number) St. Joseph Hospital				9b. CITY, TOWN OR LOCATION OF DEATH Towson			9c. COUNTY OF DEATH BALTIMORE						
10a. STATE Md.		10b. COUNTY Baltimore		10c. CITY, TOWN OR LOCATION Hampstead			10d. INSIDE CITY LIMITS? ☐ YES ☒ NO						
10e. STREET AND NUMBER 19210 Falls Road				10f. ZIP CODE 21074		10g. CITIZEN OF WHAT COUNTRY? USA							
11. MARITAL STATUS ☐ Never Married ☒ Married ☐ Widowed ☐ Divorced		12. WAS DECEDENT EVER IN U.S. ARMED FORCES? ☐ YES ☒ NO IF YES, GIVE WAR OR DATES		13. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No— If yes, specify Cuban, Mexican, Puerto Rican, etc.) ☐ YES ☒ NO Specify:		14. RACE — American Indian, Black, White, etc. Specify: White							
15. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12) 2 yrs.		16a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do NOT use retired.) Engineering Specialist		16b. KIND OF BUSINESS/INDUSTRY N S A									
17. FATHER'S NAME (First, Middle, Last) Edward M. Yuhas				18. MOTHER'S NAME (First, Middle, Maiden Surname) Susan Kelly Davis									
19a. INFORMANT'S NAME (Type/Print) Rose Marie Yuhas				19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) 19210 Falls Rd., Hampstead, Md. 21074									
20a. METHOD OF DISPOSITION ☒ Burial ☐ Cremation ☐ Removal from State ☐ Donation ☐ Other (Specify)		20b. PLACE OF DISPOSITION (Name of cemetery, crematory or other place) St. Peter's Cemetery		20c. LOCATION — City or Town, State Millers, Md.									
21. SIGNATURE OF FUNERAL SERVICE LICENSEE Steven W. Eline				22. NAME AND ADDRESS OF FACILITY Eline Funeral Home 934 S. Main St., Hampstead, Md. 21074									
23. PART I. Enter the diseases, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. IMMEDIATE CAUSE (Final disease or condition resulting in death) → Brain Death Sequitally list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or Injury that initiated events resulting in death) LAST a. Cardiorespiratory Arrest b. pancreatic cancer c. d.						Approximate Interval Between Onset and Death 5 min 10 min							
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.						24a. WAS AN AUTOPSY PERFORMED? ☐ YES ☒ NO		24b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? ☐ YES ☒ NO N/A					
25. WAS CASE REFERRED TO MEDICAL EXAMINER? ☐ YES ☒ NO		26. PLACE OF DEATH (Check only one) HOSPITAL: ☒ Inpatient ☐ ER/Outpatient ☐ DOA OTHER: ☐ Nursing Home ☐ Residence ☐ Other (Specify)		27. MANNER OF DEATH ☒ Natural ☐ Pending Investigation ☐ Accident ☐ Could not be determined ☐ Suicide ☐ Homicide		28a. DATE OF INJURY (Month, Day, Year)		28b. TIME OF INJURY M		28c. INJURY AT WORK? ☐ YES ☒ NO		28d. DESCRIBE HOW INJURY OCCURRED	
29a. CERTIFIER (Check only one) ☐ CERTIFYING PHYSICIAN: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated. ☒ MEDICAL EXAMINER: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner as stated.		29b. SIGNATURE AND TITLE OF CERTIFIER Thomas J. Williams MD - St. Joseph Hospital - Towson MD		29c. LICENSE NUMBER D38559		29d. DATE SIGNED (Month, Day, Year) 1-13-91							
30. NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (ITEM 27) (Type, Print) Thomas J. Williams MD - St. Joseph Hospital - Towson MD		31. DATE FILED (Month, Day, Year) JAN 16 '91		32. REGISTRAR'S SIGNATURE Juan E. Davidson-Randall									

BALTIMORE, MARYLAND 21203-3146

DIVISION OF VITAL RECORDS, P.O. BOX 13146,

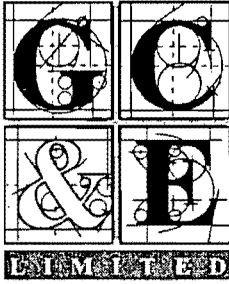
TO THE HOSPITAL OR ATTENDING PHYSICIAN: The law requires that the death certificate be executed within 24 hours after death. Page 6 may be retained by the hospital or attending physician. TO THE FUNERAL DIRECTOR: After this certificate has been signed by the attending physician and completely filled in by the funeral director, page 5 should be detached for use as the burial-transit permit. Pages 1, 2, 3 should be filed within 72 hours after death with the State Dept. of Health and Mental Hygiene prior to burial, cremation, or removal.

IMPORTANT: If item 28 is marked, or item 23 shows any injury, or other traumatic event, the medical examiner must be notified at once.

TO BE COMPLETED BY FUNERAL DIRECTOR

TO BE COMPLETED BY PHYSICIAN: MEDICAL CERTIFICATION

Item #0142



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

November 4, 2008

ZONING DESCRIPTION

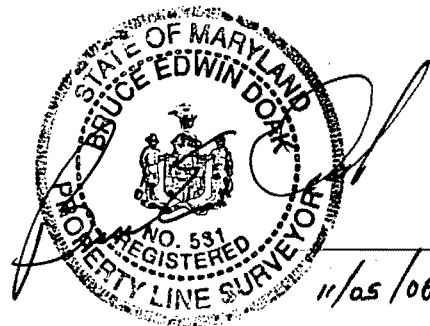
Raymond M. Yuhas and Rose M. Yuhas property
19210 Falls Road
Baltimore County, Maryland
Parcel #1

All that piece or parcel of land situate, lying and being in the Fifth Election District, Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the centerline of Pleasant Grove Road being southerly 840 feet $\pm$ from Grave Run Road on the ~~right~~^{west} side of Falls Road and running thence,

- 1) South 44 degrees 29 minutes 35 seconds West 390.87 feet,
- 2) North 58 degrees 59 minutes 18 seconds West 128.42 feet,
- 3) North 25 degrees 33 minutes 47 seconds East 682.97 feet,
- 4) South 12 degrees 28 minutes 43 seconds East 413.21 feet to the point of beginning.

Containing 2.542 Acres of land, more or less.



Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

Item #0142

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

No. **31449**

Date: **11/12/08**

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub-Obj	Dept-Obj	BS Acct	Amount	Dept
001	806	0000		6150						\$65.00	

Total: **\$65.00**

Rec From:

For: **Zoning hearing - case # 2009-0142 SPH**

DISTRIBUTION

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

PAID RECEIPT

AMOUNT \$65.00
 DATE 11/12/08
 BY JENA JEE
 RECEIPT # 612540-11/12/2008
 BY 503 MONTHLY VERIFICATION
 RECEIPT # 7831449
 Received For \$65.00
 11/12/08
 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: # 2009-0142-SPH

19210 Falls Road

W/side of Falls Road, 840 +/- south of the centerline of Grave Run Road

5th Election District — 3rd Councilmanic District

Legal Owner(s): Raymond & Rose Yuhas

Special Hearing: to allow a non-density transfer of a 0.460-acre +/- parcel of land from Raymond Yuhas (Parcel 1) to Raymond and Rose Yuhas (Parcel 2).

Hearing: Wednesday, January 28, 2009 at 11:00 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 concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT-1/665 Jan. 13

192092

CERTIFICATE OF PUBLICATION

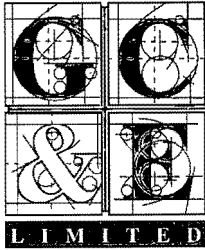
1/15/2009

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 1/13/2009.

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

S. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE#2009-142-SPH

OWNER/DEVELOPER:
Raymond & Rose Yuhas

DATE OF HEARING:
January 28, 2009

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

(see page 2 for full size photo)

LOCATION:
19210 Falls Road

SIGNATURE OF SIGN POSTER

Bruce E. Doak

**GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX**

POSTED ON: January 9, 2009

ZONING NOTICE

CASE # :2009-0142-SPH

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

PLACE: Room 104, Jefferson Building
105 W. Chesapeake Ave., Towson, MD 21204

TIME & DATE:

Wednesday, January 28, 2009 at 11:00 a.m.

Special Hearing: to allow a non-density transfer
of a 0.460-acre +/- parcel of land from Raymond
Yuhas (Parcel 1) To Raymond and Rose Yuhas
(Parcel 2).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE



ZONING NOTICE
CASE # 2008-142-SFM
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWNSHIP, NJ
PLACE: 100 N. Main St., Suite 100
100 N. Main St., Suite 100
TOWNSHIP, NJ 07068
TIME & DATE: Monday, January 20, 2008 at 7:00 P.M.
Special Notice: To view a preliminary report
of a proposed or amended zoning map, or
to view a proposed or amended zoning map,
please contact the Planning Board.
If you have any questions, please contact the
Planning Board at 908-261-1234.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 13, 2009 Issue - Jeffersonian

Please forward billing to:
Darin & Tabitha Yuhas
19210 Falls Road
Hampstead, MD 21074

410-374-3864

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: 2009-0142-SPH

19210 Falls Road

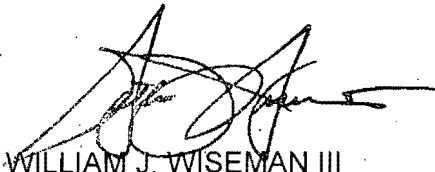
W/side of Falls Road, 840 +/- south of the centerline of Grave Run Road

5th Election District – 3rd Councilmanic District

Legal Owners: Raymond & Rose Yuhas

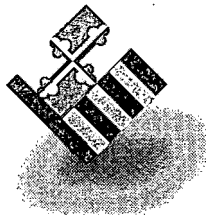
Special Hearing to allow a non-density transfer of a 0.460-acre +/- parcel of land from Raymond Yuhas (Parcel 1) to Raymond and Rose Yuhas (Parcel 2).

Hearing: Wednesday, January 28, 2009 at 11:00 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 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

December 22, 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: 2009-0142-SPH

19210 Falls Road

W/side of Falls Road, 840 +/- south of the centerline of Grave Run Road

5th Election District – 3rd Councilmanic District

Legal Owners: Raymond & Rose Yuhas

Special Hearing to allow a non-density transfer of a 0.460-acre +/- parcel of land from Raymond Yuhas (Parcel 1) to Raymond and Rose Yuhas (Parcel 2).

Hearing: Wednesday, January 28, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Raymond & Rose Yuhas, 19210 Falls Road, Hampstead 21074
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 13, 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.

**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: 2009-0142-SPH

Petitioner: G.C.E. Ltd.

Address or Location: 320 E TOWSON TOWN BLVD. #100, TOWSON, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

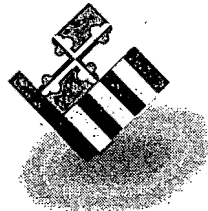
Name: DARIN R YUHAS & TABITHA M. YUHAS

Address: 19219 FALLS RD.

HAMPSTEAD MD 21074-2802

Telephone Number: 410-374-3864

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

January 23, 2009

Raymond & Rose. Yuhas
19210 Falls Rd.
Hampstead, MD 21074

Dear: Raymond & Rose. Yuhas

RE: Case Number 2009-0142-SPH, 19210 Falls Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 12, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Gerhold, Cross & Etzel, LTD; 320 E. Towsontown Blvd.; Towson, MD 21286

BW 1/28
11 am

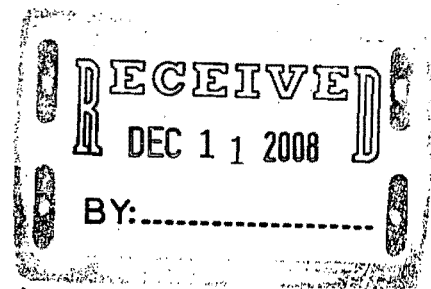
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 9, 2008

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



SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-142- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:

A handwritten signature in cursive script, appearing to read "Curtis M. Giersey", written over a horizontal line.

Division Chief:
CM/LL

A handwritten signature in cursive script, appearing to read "John F. Johnson", written over a horizontal line.



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

State Highway
Administration

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

Maryland Department of Transportation

December 5, 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.2009-0142-A
MD 25 (Falls Road)
19210 Falls Road
Yuhas Property
Special Hearing

Dear Ms. Matthews:

This is in follow-up to previous comments regarding our review the ZAC Agenda Case Number 2009-0142-A for 91210 Falls Road. According to Mr. Alan Price, Resident Maintenance Engineer with State Highway Administration (SHA) the existing residential entrance is acceptable. Therefore, SHA has no further comment and supports approval for 91210 Falls Road Special Hearing. Please include our comments in staff report to the Zoning Hearing Officer.

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

Very truly yours,

Kap Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. Bruce E. Doak, Engineer, Gerhold Cross & Etzel, Ltd.
Mr. David Malkowski, District Engineer, SHA
Mr. Alan Price, RME, SHA
Raymond & Rose Yuhas, Owners

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 28, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For December 1, 2008
Item No. 2009-142

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

We have no objection to the proposed density transfer provided that the subdivision is approved in accordance with all development regulations.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 2009-142-12012008.doc

BW 1/28
11 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JAN 27 2009

ZONING COMMISSIONER



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 23, 2008

SUBJECT: Zoning Item # 09-142-SPH
Address 19210 Falls Road
(Yuhas Property)

Zoning Advisory Committee Meeting of November 24, 2008.

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

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

X Development of the property may be required to 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). **See additional comments.**

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

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

Additional Comments:

If the non-density transfer is determined to be a lot line adjustment for the purpose of application for a building permit for new construction, then both lots must comply with the Baltimore County Code, Article 33, Title 3, Protection of Water Quality, Streams, Wetlands and Floodplains. -*Thomas Panzarella; Environmental Impact Review*

Additionally, the building listed as "1.5 story storage" has it's septic system and may be in use as a second residence on one property. -*J. Livingston; Development Coordination*

SUBJECT: Zoning Item # 09-142-SPH
Address 19210 Falls Road
(Yuhas Property)

The request is problematic in that the result will be a greater impingement on the Prime and Productive soils of Parcel 2 and of the neighboring property. This will be because Parcel 2 will become narrower and it will be more difficult to get a house, well and septic site that meets the regulations and also minimizes the impact on the agricultural use of the adjacent property. Another issue is that the request does not resolve the issue of the access to Parcel 2 remaining on Parcel 1. If this was to be included in the request it is likely that it would produce an undersized parcel (Parcel 2) that could not be developed. Additionally, it is not clear that Parcel 1 as currently configured can provide can be subdivided into two lots without this requested nondensity transfer. If this is the case than the transfer is effectively a density transfer. While the properties are small, the purposes of the zone as provided for in the BCZR is to protect agricultural lands and to retain conditions necessary for agriculture. In summary, this request raises concerns that if approved it will promote additional subdivision which will result in the overcrowding of the land and be inconsistent with the purposes of the zone. *Comments by Wallace S. Lippincott, Jr. Land Preservation Manager.*

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
19210 Falls Road; W/S Falls Road, 840' S * ZONING COMMISSIONER
of c/line of Grave Run Road * FOR
5th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Raymond & Rose Yuhas *
Petitioner(s) *
09-142-SPH

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

DEC 09 2008

.....

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 9th day of December, 2008, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286 , Representative for Petitioner(s).

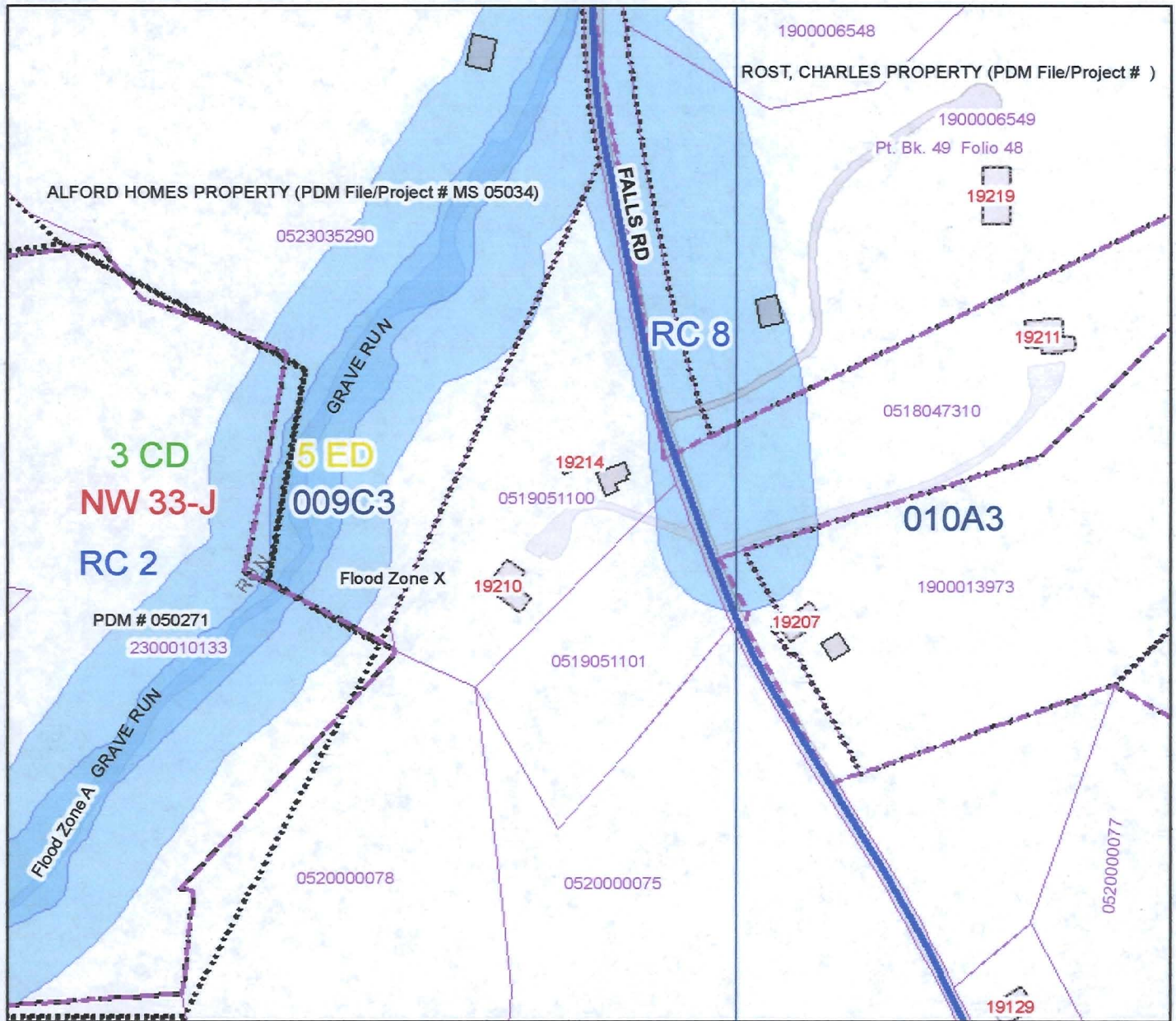
Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME YUHAS
CASE NUMBER 2009-0142-SPH
DATE 1/28/09

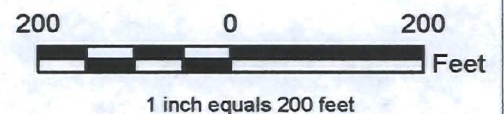
[illegible]

19210 Falls Road



Publication Date: November 12, 2008
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



Item #0142

Case No.:

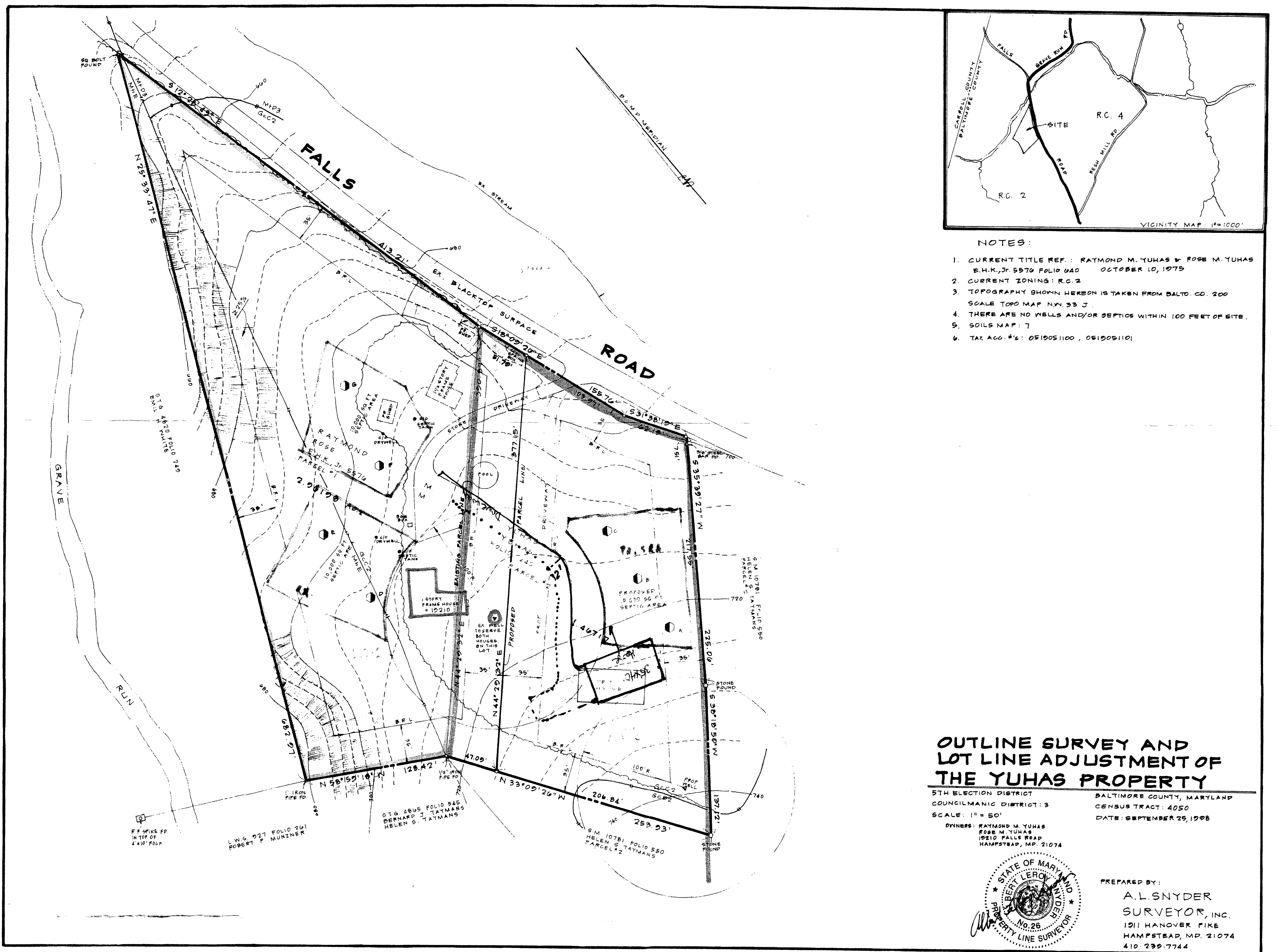
2009-0142-SPH • 19210 Falls Rd

Exhibit Sheet

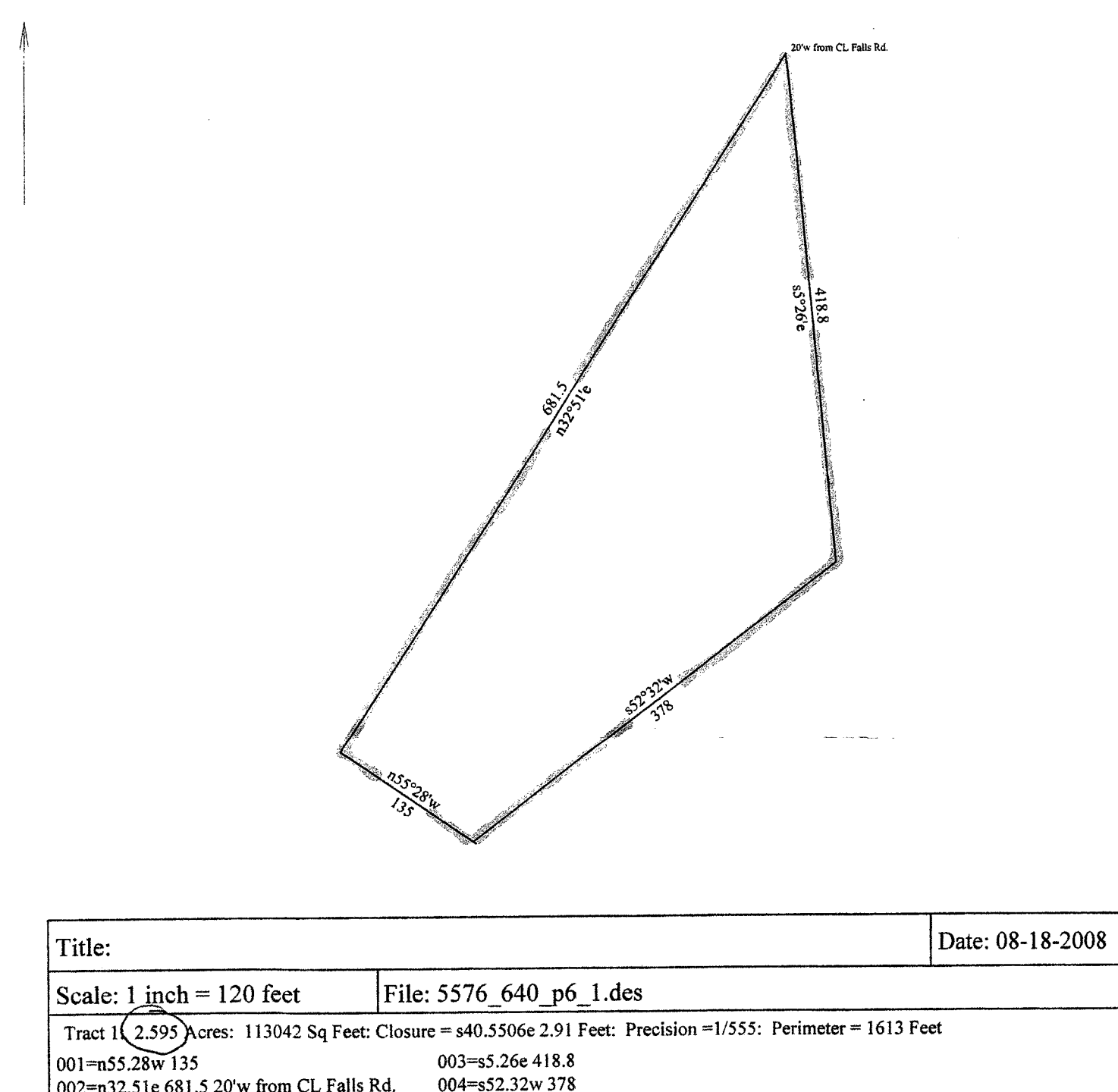
Petitioner/Developer

Protestant

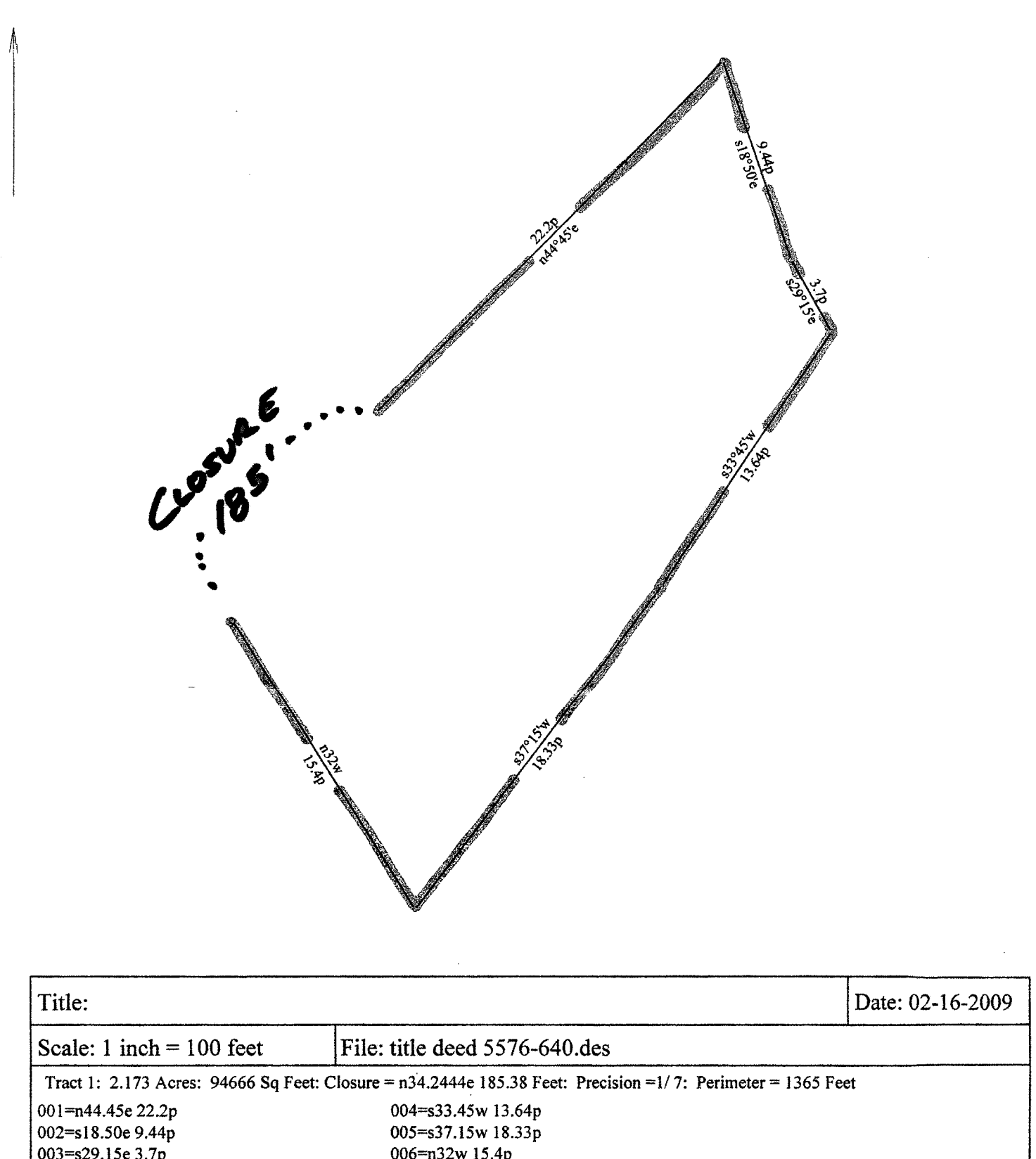
No. 1	SITE PLAN	
No. 2	SURVEY PLAT	
No. 3	CHAIN OF TITLES	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



1998 SURVEY BY A.L. SNYDER OF THE SUBJECT PARCELS



RUN AROUND OF 2.613 ACRE PARCEL

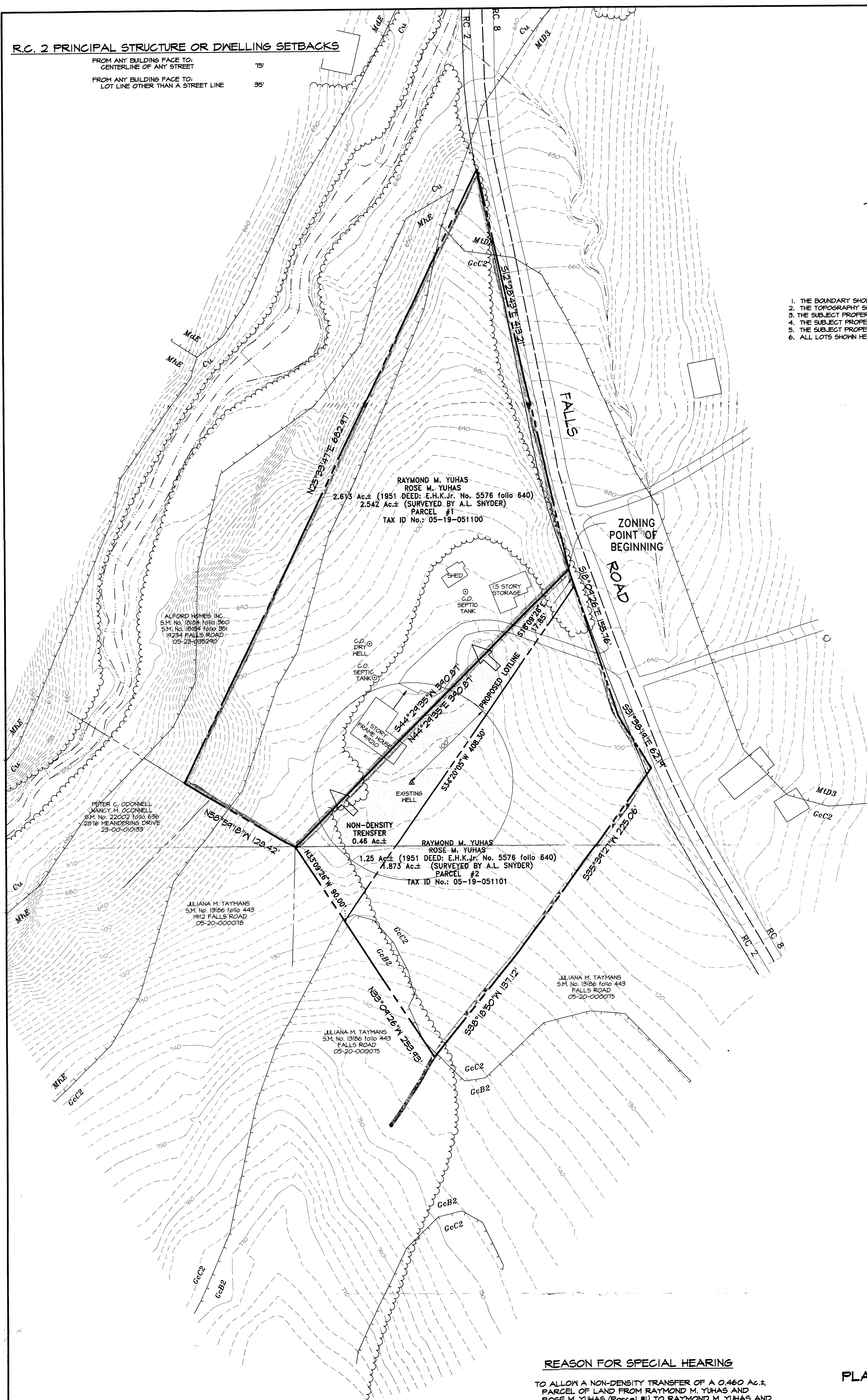


RUN AROUND OF 1 1/5 ACRE PARCEL

FROM ANY BUILDING FACE TO: CENTERLINE OF ANY STREET	75
FROM ANY BUILDING FACE TO: LOT LINE OTHER THAN A STREET LINE	35



1. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY BY A.L.SNYDER (1998).
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 615 TILE 009C3
3. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
4. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
5. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
6. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.



RAYMOND M. YUHAS
ROSE M. YUHAS
19210 FALLS ROAD
HAMPSTEAD, MARYLAND 21074-2802
(410) 374-3864

TO ALLOW A NON-DENSITY TRANSFER OF A 0.460 Ac.±,
PARCEL OF LAND FROM RAYMOND M. YUHAS AND
ROSE M. YUHAS (Parcel #1) TO RAYMOND M. YUHAS AND
ROSE M. YUHAS (Parcel #2)

YUHAS PROPERTY
19210 FALLS ROAD

19210 FALLS ROAD
Deed Ref: E.H.K., Jr. No. 5576 folio 640
Tax Account No.: 05-19-051101
Tax Account No.: 05-19-051100
Zoned RC-2; GIS Tile 009C3
Tax Map 9; Grid 24; Parcel 6
5th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Date: NOVEMBER 4, 2008

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COMPUTED:	DRAWN: C.L.M.	CHECKED:	FILE: X:\Y\Yuhos\SPH.pro
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PETITIONER' S

EXHIBIT NO.

EXISTING CLEANOUT

EXISTING HELL

EXISTING BUILDING

SOIL LINE

WOODS LINE

EXISTING PAVING

ZONING LINE

PROPERTY LINE

CONTOURS

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/BASEMENT	STREETS & PARKING
6cB2	Slight	Slight	Moderate: slope
6cC2	Moderate: slope	Moderate: slope	Severe: slope
Cu	Severe: moderately high water table; Flooding hazard.	Severe: Flooding hazard	Severe: flooding hazard
McE	Severe: slope	Severe: slope	Severe: slope
MD3	Severe: less than 3 feet to bedrock; slope.	Severe: slope; less than 3 feet to riprap bedrock.	Severe: slope
McE	Severe: slope*	Severe: slope	Severe: slope

* Strong possibility of polluting nearby springs, wells, ponds, or other surface or underground water sources.

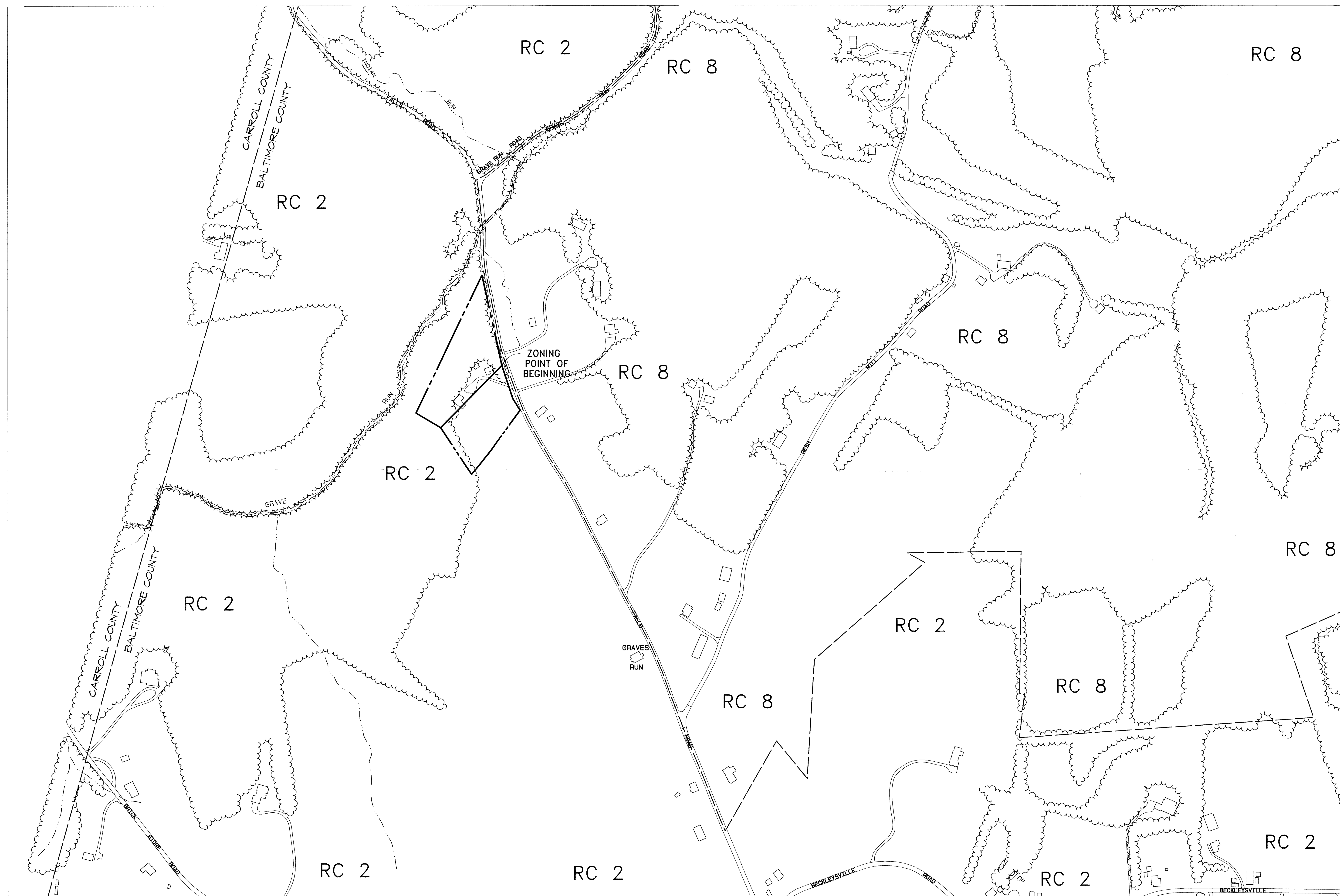
KTD

#2009-0142-SPH

ADD THE ZONING CASE NUMBER

STATE OF MARYLAND
EDWIN DOAK
NO. 531
REGISTERED
CITY LINE SURVEYOR

11/12/08



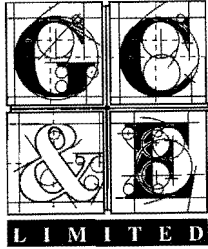
MARYLAND COORDINATE SYSTEM
NAD83(1991)

ZONING MAP

GIS TILE: 009C3, 010A3

SCALE: 1" = 200'

Item #0142



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

BW 1/28
11 AM

February 16, 2009

William Wiseman
Zoning Commissioner of Baltimore County
Jefferson Building
107 Chesapeake Avenue
Towson, MD 21204

RECEIVED

FEB 17 2009

ZONING COMMISSIONER

Re: Zoning Case #2009-0142-SPH

Dear Mr. Wiseman,

I am writing this letter to better explain the history of the two subject parcels of land and why our request for a non-density transfer is needed to solve the issues derived from that history.

Chain of Titles:

The two subject parcels were created at different times, by different deeds and by different parties

The first or the 2.613 acre parcel of the Yuhas's title deed (EHK Jr 5576 / 640 enclosed) was created June 13, 1951 by being an exception from a conveyance of 31 acres in deed 1) GLB 1977 / 264 (enclosed) Mueller to Morfoot.

2) June, 1951 GLB 1977/ 267 (enclosed) Mueller to Smith 2.613 acres

3) May 25, 1971 OTG 5188/ 134 (enclosed) Smith to Robinson 2.613 acres (also 1 1/5 acres – second parcel)

4) October 10, 1975 EHK Jr 5576/ 640 (enclosed) Robinson to Yuhas 2.613 acres (also 1 1/5 acres- second parcel)

The description for the 2.613 acre parcel in GLB 1977/ 264 calls for it to have been surveyed. But in the 24 years from it's creation to the time that the Yuhas's became the owners, all but one of the property corners were lost. A sketch of the 2.613 acre parcel is shown on our exhibit.

The second or the 1 1/5 acre parcel of the Yuhas's title deed (EHK Jr 5576 / 640 enclosed) was created as early as September 29, 1917 (see the being clause of WPC 503/ 434).

2) September 21, 1918 WPC 503/ 434 (enclosed) Mayo to Stevig 1 1/5 acres

3) July 28, 1920 WPC 527/ 585 (enclosed) Strevig to Smith 1 1/5 acres

4) June 8, 1951 GLB 1977/ 260 (enclosed) Smith to Mueller 1 1/5 acres

Z:\Business\Letters\Yuhas Wiseman.doc

PETITIONER'S

EXHIBIT NO.

3

5) June, 1951 GLB 1977/ 267 (enclosed) Mueller to Smith 1 1/5 acres (also 2.613 acres-first parcel)

6) May 25, 1971 OTG 5188/ 134 (enclosed) Smith to Robinson 1 1/5 acres (also 2.613 acres – first parcel)

7) October 10, 1975 EHK Jr 5576/ 640 (enclosed) Robinson to Yuhas 1 1/5 acres (also 2.613 acres- first parcel)

The description for the 1 1/5 acre parcel in EHK Jr 5576/ 640 is the same as each of the deeds before it in the chain of title. The description is very poor and can not be used for the establishment of the property lines. Therefore, the property lines of this parcel could not have been known by the Yuhas's. A sketch of the 1 1/5 acre parcel is shown on our exhibit.

House constructed:

The Yuhas's constructed their house in 1976 per the SDAT records (enclosed). At that time they did not know the location of the division line.

Survey performed:

A survey was performed by A. L. Snyder Surveyor, Inc. in 1998 (see enclosed copy on exhibit). It was only at that time that the Yuhas's were made aware that a portion of their house and their well encroached over the division line between the two parcels.

Separate parcels of record:

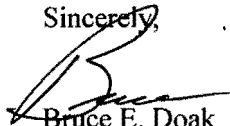
The two subject parcels of land have remained separate in title since at least 1917. Only since 1951, have the two parcels been owned by the same parties. Each of these parcels have been assessed and taxed separately. The 2.613 acre parcel has supported the residential use, while the 1 1/5 acre parcel has been used as pasture. Each of these parcels has met all of the zoning regulations that have governed them since the regulations were enacted. Each of these parcels has the ability separately to meet all of the county's regulations to maintain a dwelling once the requested transfer is granted.

Intentions of the owners:

It has always been the intentions of the Yuhas's to convey the 1 1/5 acre parcel to their son so he could build a house on it and provide for their care. Their intention was never to combine the parcels. The attention of the owners is to solve the issue of the encroachments and to allow for the construction of a dwelling on the proposed 1.4 acre parcel. ✓

Thank you for your consideration of these facts and the case presented previously. We ask that you grant the special hearing request for the non-density transfer.

Sincerely,


Bruce E. Doak
Principal

434

the foregoing deed to be held set.

Witness my hand and Notarial seal

Notarial Seal

Edmund Nelson

Notary Public

Recorded September 30th 1918 at 10 A. M. and Ed
Per William P. Cole Clerk

14460

Milton Mays

Duels

Walter H. Strwig

This Deed made this twenty-first day of September in the year one thousand nine hundred and eighteen by Milton Mays, unmarried of the County of Baltimore, State of Maryland, of the first part, and Walter H. Strwig and Tola E. Strwig his wife of the City of Baltimore, State of Maryland, of the second part. Witnesseth, that in consideration of the sum of Five Dollars, the receipt whereof is hereby acknowledged, and other good and valuable considerations, the said Milton Mays doth grant and convey unto Walter H. Strwig and Tola E. Strwig, his wife, their assigns, the survivor of them, his or her heirs and assigns in fee simple, all that lot of ground situate, lying and being in the County of Baltimore aforesaid and described as follows, that is to say: Beginning for the outlines to include the same at a stone standing at the end of the second line in a deed from Emory H. Hare to Emanuel Theard, it being a corner also of the Bidler property and running thence with said property, with allowance for variations for true bearing North 44¹/₄ degrees E. 22³/₄ feet to a stone standing near the west edge of Falls Road, thence with the edge of said road South 18 degrees 50 minutes E. 9¹/₂ feet to a stone, a corner of Emory Hare's land, thence with said land easterly South 29 degrees 15 minutes E. 3⁷/₁₀ feet to a stone marked C. B. South 33 degrees 45 minutes west 13¹/₂ feet to a stone marked C. B. Thence with said deed from Emory H. Hare and wife to E. F. Shearer South 37¹/₄ degrees west 18¹/₃ feet to a stone marked No. 1 North 32 degrees west 15⁷/₁₀ feet to the first place of beginning, containing one fifth acre of land more or less. Being the same lot of ground described in a deed dated September 24th 1917 from William Landis Esq. of the Estate of Peter F. Shearer, and recorded among the Land Records of Baltimore County prior hereto. Together with the buildings and improvements thereupon erected, made or being and all and every the rights, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining. To have and to hold

RECORDED
1918
SEP 30

ATTORNEY THE STATE AS 5576/430

the lot of and hereby begins, appertaining unto Walter H. the same as per his will in conveyed, ces of said Witnes

Harvey St

I hereby for in 7 term before Maryland - finally a and the si. Witness in Notarial Seal of

14461 Laborer Sp Deed to Idora Shi

land in 17th day of of a deced. Shipley to 1st 1915 and County in a tax default public not in the Circa 23 folio 127 described Sec sold to Idora there bid seventy five

Frank M. Dyer the Vice-President of The Balt. Improvement Company, the grantor in the foregoing deed and he acknowledged the said-to be the act of said body corporate.

Witness my hand and notarial seal.

Frank M. Dyer.

Notarial
Seal

Recorded Sept 5th 1920 at 8³⁰ am and Est
per William P. Cole clerk.

22092 Stalter H. Strevig and
Volta E. Strevig his wife.
Deed to

U.S.S.

504

Seward Smith and
Bertha V. Smith his wife.

This Deed, made this 28th day of July in the year nineteen hundred and twenty, by Stalter H. Strevig and Volta E. Strevig his wife of Baltimore County, in the State of Maryland, parties of the first part hereto, and Seward Smith and Bertha V. Smith his wife, of Baltimore County, in the State of Maryland, parties of the second part hereto.

Witnesseth; That in consideration of the premises and of the sum of three hundred and fifty dollars, current money, receipt whereof is hereby acknowledged, we, the said parties of the first part hereto as aforesaid do hereby sell, grant and convey unto the said second part parties hereto as aforesaid, their heirs and assigns in fee simple, all of our and each of our right, title, interest and estate, at law and in equity of us, in and to all the hereinafter described and hereby conveyed tracts, parts of tracts, or parcels of land and premises, situated lying and being in Baltimore County, Maryland, and described as follows; That is to say:

Beginning for the corners to include the same at a stone standing at the end of the second line in a deed from Emory W. Stare to Emmanuel S. Reares, it being a corner also of the Bedler property, and running thence with said property with allowance for variations for true bearing, with $44 \frac{3}{4}$ degrees E. 22 $\frac{1}{10}$ perches to a stone standing near the west edge of Falls Road; thence near the edge of said road with 18 degrees 50 minutes E. 9 $\frac{11}{25}$ perches to a stone, a corner of Emory Stare's land; thence with said land reversely with 17 degrees 15 minutes E.

with 33 degrees 45 minutes west 13 $\frac{16}{25}$ perches to a stone marked

LBS 1977 PAGE 260

THIS DEED, Made this 8th day of June, in the year nineteen hundred and fifty-one, by Bertha V. Smith, Widow, Roy E. Smith, Evelyn Smith, his wife, Maurice R. Smith and Treva Smith, his wife, parties of the first part, Grantors, to R. Anthony Mueller, party of the second part, Grantee, all of Baltimore County, in the State of Maryland.

WITNESSETH that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Bertha V. Smith, Roy E. Smith, Evelyn Smith, his wife, Maurice R. Smith and Treva Smith, his wife, do hereby grant and convey unto the said R. Anthony Mueller, his heirs and assigns, in fee simple, all those two lots or parcels of land, the first thereof lying partly in Baltimore County and partly Carroll County, State of Maryland and the second thereof lying in Baltimore County, State aforesaid, and particularly described as follows:

BEGINNING for the first for the outlines to include the same at a stone marked A. planted on the west edge of the Falls Road at the end of the South 45° degrees West 21 3/4 perches line in a deed of conveyance from Richard Harris and others to a certain Emanuel Shearer, dated March 17, 1903 and recorded among the land records of Baltimore County in Liber N.E.M. No. 253, Folio 475 etc. and running thence with the said Falls Road by lines of division as fixed and agreed upon, (as indicated by the magnetic needle) the five following courses:- South 41° degrees East 12 perches to a stone marked C set upon the West side of said Road South 57° degrees East 24 perches to a stone marked B set upon the northeast edge of Road South 41 degrees East 12 perches to a stone marked E set upon the northeast edge of Road, South 13 degrees East 5 23/25 perches to a stone marked D on the West side of Road, being also the end of the third line in a deed of conveyance from Daniel F. Shearer and wife to Emory Rags, bearing even date herewith, and running thence with the fourth line thereof South 3 degrees East 51 7/25 perches to a stone the end of the first line of Emanuel Shearer's lot, thence with said line reversely, South 50° degrees West 23 2/5 perches to a stone, thence North 57° degrees West 13 perches to a rock bearing the letters C.B. North 16° degrees East 17 perches to a rock and marked chest-

M. ANTHONY MUELLER
ATTORNEY AT LAW
TOWSON, MARYLAND

GLB 1977/264

LIBER 1977 PAGE 264



THIS DEED, Made this 13th day of June, in the year one thousand nine hundred and fifty-one, by and between H. ANTHONY MUELLER and ELLEN P. MUELLER, his wife, of Baltimore County, State of Maryland, of the first part, and HARRY S. MORFOOT, of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said H. ANTHONY MUELLER and ELLEN P. MUELLER, his wife, do grant and convey unto the said HARRY S. MORFOOT, his heirs and assigns, in fee simple, all that parcel of land being a part of a larger parcel and including parts of divers tracts, viz: "Christophers Luck" or "Hares Paper Mills", "Swaggy Hill", "Every Where", "New London", "Michaels Beginning", "Christophers Good Luck" &c., situate, lying and being partly in Baltimore County and partly in Carroll County, Maryland, aforesaid, and described as follows, that is to say:-

BEGINNING for the outlines to include the same at a stone marked B planted on the west edge of the Falls Road at the end of the South 49-1/2 degrees West 21-3/4 perches line in a deed of conveyance from Richard Harris and others to a certain Emanuel Shearer, dated March 17, 1902, and recorded among the Land Records of Baltimore County in Liber N.B.W. No. 258 folio 435 &c., running thence with the said Falls Road by lines of division as fixed and agreed upon (as indicated by the magnetic needle) the five following courses: South 41-1/2 degrees East 12 perches to a stone marked C set up on the west side of said Road, South 57-1/4 degrees East 24 perches to a stone marked D set up on the northeast edge of said Road, South 41 degrees East 12 perches to a stone marked E set up on the northeast edge of said Road, South 13 degrees East 5-23/25 perches to a stone marked 11 on the west side of said Road being also the end of the third line in a deed of conveyance from Daniel F. Shearer and wife to Emory Hare bearing even date herewith and running thence with the fourth line thereof South 3 degrees East 51-7/25 perches to a stone the end of the first line of Emanuel Shearer's lot, thence with said line reversely South 50-1/2 degrees West 23-2/5 perches to a stone, thence North 57-1/2 degrees West 18 perches to a rock bearing the letters C.B. North 16-1/2

-1-

THIS DEED, Made this day of June, in the year nineteen hundred and fifty-one, by H. Anthony Mueller and Ellen P. Mueller, his wife, parties of the first part, Grantors, to Bertna V. Smith and Roy L. Smith, parties of the second part, Grantees, all of Baltimore County, in the State of Maryland.

WITNESSETH that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said H. Anthony Mueller and Ellen P. Mueller, his wife, do hereby grant and convey unto the said Bertna V. Smith for and during the term of her natural life and at her death to the said Roy L. Smith, his heirs and assigns in fee simple, all that lot or parcel of land situate, lying and being in the Fifth Election District of Baltimore County and particularly described as follows:

BEGINNING for the first thereof, to include the site of a stake at the end of the South 50 degrees West 27 1/2 perches line in a deed from Charles F. Shover and wife to Edward Smith dated July 21, 1909, returning upon the Land Records of Baltimore County in Liber B.B.V. No. 154, folio 107, etc., running thence binding on that deed as now surveyed by magnetic bearings and the year 1911 with due allowance for the magnetic variation to follow the line, North 59 degrees 22 minutes West 175 feet to a pipe thence on a lot or division North 32 degrees 51 minutes East 641.5 feet to an F curve cut or rock 21 feet West of the centerline of the Baltimore Road thence along the West side of the right of way of that road, South 9 degrees 26 minutes West 117.2 feet to a halt in a driveway and to that parcel of land described in a deed from Walter W. Strewig and wife to Edward Smith and Bertna V. Smith, his wife, thence binding on that parcel and with the above mentioned South 50 degrees West 27 1/2 perches line as now surveyed, South 52 degrees 22 minutes West 175 feet, to the place of beginning.

Containing 2.613 Acres of land more or less.

BEING a part of all that lot or parcel of land which by deed of even date herewith and recorded among the Land Records of Baltimore County prior hereto was granted and conveyed by Bertna V. Smith, et al. to the said H.

H. ANTHONY MUELLER
ATTORNEY AT LAW
TOWSON & MARYLAND

EXACTLY THE SAME
AS 5188/134

DEL PER PAGE NOV 7 1951

T-2
THE TITLE GUARANTEE COMPANY
(Individual Form)
App. H- 73285

OTG LIBER 5188 PAGE 134

SMITH
TO
ROBINSON 1971

This Deed, Made this 25th day of MAY, in the year one thousand nine hundred and seventy-one, by and between ROY E. SMITH, party of the first part, Grantor; and PRICE ROBINSON, JR. and INIS ROBINSON, his wife, parties of the second part, Grantees.

MAY 26-71 2 4087# ****7855
MAY 26-71 2 4087# ****4250
MAY 26-71 2 4086# ****2805
MAY 26-71 2 4085# ****800

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantees, as tenants by the entireties, their assigns, and unto the survivor of

them, his or her heirs and assigns, in fee simple, all those two ----- lot(s) of ground situate in the Fifth Election District of Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEGINNING for the first thereof, to include the same at a stake at the end of the South 50 1/4 degrees West 23 2/5 perches line in a deed from Daniel F. Shearer and wife to Seward Smith dated July 21, 1902, recorded among the Land Records of Baltimore County in Liber N.B.M. No. 254, folio 175, etc., running thence binding on that deed as now surveyed by magnetic bearings for the year 1951 with due allowance for the magnetic variation to follow the same North 55 degrees 28 minutes West 135 feet to a pipe thence by a line of division North 32 degrees 51 minutes East 681.5 feet to an x mark cut on a rock 20 feet West of the centerline of the Falls Road thence along the West side of the right of way of that road South 5 degrees 26 minutes East 418.8 feet to a bolt in a driveway and to that parcel of land described in a deed from Walter W. Strevig and wife to Seward Smith and Bertha V. Smith, his wife, thence binding on that parcel and with the above mentioned South 50 1/4 degrees West 23 2/5 perches line as now surveyed South 52 degrees 32 minutes 30 seconds West 378 feet to the place of beginning. Containing 2.613 acres of land, more or less.

BEGINNING for the second thereof, for the outlines to include the same at a stone standing at the end of the second line in a Deed from Emory W. Hare to Emanuel Shearer, it being a corner also of the Bidler property and running thence with said property with allowance for variations for true bearings North 44 3/4 degrees East 22 2/10 perches to a stone standing near the west edge of Falls Road thence near the edge of said road South 18 degrees 50 minutes East 9 11/25 perches to a stone, a corner of Emory Hare's land, thence with said land reversely South 29 degrees 15 minutes East 3 7/10 perches to a stone marked C.B. South 33 degrees 45 minutes West 13 16/25 perches to a stone marked C.B. thence with said Deed from Emory W. Hare and wife to E. F. Shearer South 37 1/4 degrees West 18 1/3 perches to a stone marked No. 1 North 32 degrees West 15.4/10 perches to the first place of beginning. Containing one and one fifth acres of land, more or less.

BEING the same two lots of ground which by Deed dated June 18, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1977, folio 267, were granted and conveyed by H. Anthony Mueller and wife to Bertha V. Smith, for and during the term of her natural life with remainder to Roy E. Smith. The said Bertha V. Smith departed this life on or about JULY 16, 1966, thereby vesting fee simple title absolutely in the said Roy E. Smith, the within named Grantor.

SAID 14 95 MAY 26

1 2750 MSC

THE SIMPLE DEED - 0000 - City of County - 00

ROBINSON
TO
YUHAS

1975

This Deed, Made this 10th day of October

in the year one thousand nine hundred and seventy-five---, by and between PRICE

ROBINSON, JR., and INIS ROBINSON, his wife-----

of Baltimore County-----in the State of Maryland, of the first part, and

RAYMOND M. YUHAS and ROSE M. YUHAS, his wife, of Baltimore County, in the

State of Maryland-----of the second part.

Witnesseth, that in consideration of the sum of FIVE DOLLARS (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged-----the said PRICE ROBINSON, JR., and INIS ROBINSON, his wife-----

do --- grant and convey unto the said RAYMOND M. YUHAS and ROSE M. YUHAS, his wife, as tenants by the entireties, their assigns and unto the survivor of them, his or her-----

heirs and assigns, in fee simple, all that lot or parcel-----of ground, situate, lying and being in Maryland Baltimore County, in the State of / , aforesaid, and described as follows, that is to say:--

Beginning for the

BEGINNING for the first thereof, to include the same at a stake at the end of the South 50-1/2 degrees West 23-2/5 perches line in a Deed from Daniel F. Shearer and wife, to Seward Smith dated July 21, 1902, recorded among the Land Records of Baltimore County, in Liber N.B.M. No. 254 folio 175, etc., running thence binding on that deed as now surveyed by magnetic bearings for the year 1951 with due allowance for the magnetic variation to follow the same North 55 degrees 28 minutes West 135 feet to a pipe thence by a line of division North 32 degrees 51 minutes East 681.5 feet to an x mark cut on a rock 20 feet west of the centerline of the Falls Road thence along the west side of the right of way of that road South 5 degrees 26 minutes East 418.8 feet to a bolt in a driveway and to that parcel of land described in a deed from Walter W. Strevig and wife, to Seward Smith and Bertha V. Smith, his wife, thence binding on that parcel and with the above mentioned South 50-1/2 degrees West 23-2/5 perches line as now surveyed South 52 degrees 32 minutes West 378 feet to the place of beginning. Containing 2.611 acres of land, more or less.

552° 32' 30" W 378' IN 5188/134

BEGINNING for the second thereof, for the outlines to include the same at a stone standing at the end of the second line in a Deed from Emory W. Hare to Emanuel Shearer, it being a corner also of the Bidler property and running thence with said property with allowance for variations for true bearings North 44-3/4 degrees East 22-2/10 perches to a stone standing near the west edge of Falls Road thence near the edge of said road South 18 degrees 50 minutes East 9-11/25 perches to a stone, a corner of Emory Hare's Land, thence with said land reversely South 29 degrees 15 minutes East 3-7/10 perches to a stone marked C.B. South 33 degrees 45 minutes West 13-16/25 perches to a stone marked P.B. thence with said Deed from Emory W. Hare and wife, to E. F. Shearer South 37-1/4 degrees West 18-1/3 perches to a stone marked No. 1 North 32 degrees West 13-4/10 perches to the first place of beginning.

366.38
155.76
61.05
225.06
302.50
254.10

BA CIRCUIT COURT (Land Records) THIS A.C. 223 JACKSON ST. BALTO. MD. 21201 ONLINE 12/20/2005. 675.00 HSC

SAME AS 52788 EXACTLY SAME AS 5188/134

CURRENT TITLE

1975



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

Go Back
View Map
New Search

Account Identifier: District - 05 Account Number - 0519051101

Owner Information

Owner Name: YUHAS RAYMOND M Use: RESIDENTIAL
YUHAS ROSE M Principal Residence: NO
Mailing Address: 19210 FALLS RD Deed Reference: 1) / 5576/ 640
HAMPSTEAD MD 21074-2802 2)

Location & Structure Information

Premises Address Legal Description
FALLS RD 1.25 AC
WS FALLS RD
550 S GRAVE RUN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
9	24	6						2	Plat Ref:

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.25 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	11,250	11,250		
Improvements:	0	0		
Total:	11,250	11,250	11,250	11,250
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	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 *

~~2-613~~

1 1/5 Ac. Parcel



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

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

Account Identifier: District - 05 Account Number - 0519051100

Owner Information

Owner Name:	YUHAS RAYMOND M YUHAS ROSE M	Use:	RESIDENTIAL
Mailing Address:	19210 FALLS RD HAMPSTEAD MD 21074-2802	Principal Residence:	YES
		Deed Reference:	1) / 5576/ 640 2)

Location & Structure Information

Premises Address	Legal Description
19210 FALLS RD	2.613 AC WS FALLS RD 550FT S OF GRAVE RUN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
9	24	6						2	Plat Ref:

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1976	1,528 SF	2.61 AC	04
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	140,490	218,540		
Improvements:	115,490	171,150		
Total:	255,980	389,690	255,980	300,550
Preferential Land:	0	0	0	0

Transfer Information

Seller: ROBINSON PRICE, JR	Date: 10/20/1975	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5576/ 640	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 *

2.613 AC. PARCEL