

IN RE: PETITION FOR ADMIN. VARIANCE

E and W side of Armstrong Road; 50 feet W
of the c/l of Park Road
15th Election District
6th Councilmanic District
(407 Armstrong Road)

Michael E.L. and Sheila L. Herrman
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0080-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject waterfront property, Michael E.L. and Sheila L. Herrman for property located at 407 Armstrong Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (storage shed) to have a height of 23 ½ feet in lieu of the maximum allowed 15 feet.¹ The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a garage measuring 30 feet x 30 feet. As the property fronts on Armstrong Creek, the existing dwelling does not have a basement and additional storage space is needed. The second floor of the garage will have adequate storage space for the family. An elevation drawing submitted with the Petition shows an attractive three car garage with dormer windows.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated September 18, 2009, which recommends that the accessory structure not be converted into a dwelling unit or

¹ The Petition for Administrative Variance describes the accessory structure as a "storage shed"; however the site plan and elevation drawing submitted with the Petition, as well as the Office of Planning comment, clearly reveals that the subject accessory structure will be a garage with storage on the second floor.

10.19.09

apartment, not contain any sleeping quarters, living area or kitchen facilities, and not be used for commercial purposes. Comments were received from the Department of Environmental Protection and Resource Management dated October 13, 2009 which indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations. The property is within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 5,053 square feet and development on site is already very close to this limit. Fifteen percent (15%) afforestation must be addressed on site.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 13, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

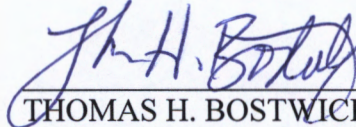
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of October 2009 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to have

a height of 23 ½ feet in lieu of the maximum allowed 15 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.
4. 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).
5. The property is within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 5,053 square feet and development on site is already very close to this limit.
6. Fifteen percent (15%) afforestation must be addressed on site.
7. The base flood elevation for this site is 9.4 feet Baltimore County Datum.
8. The flood protection elevation for this site is 10.4 feet.
9. 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.
10. 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.
11. The building engineer shall require a permit for this project.
12. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
13. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

16-19-09

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

10.19.09



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 19, 2009

MICHAEL E.L. AND SHEILA L. HERRMAN
407 ARMSTRONG ROAD
BALTIMORE MD 21220

Re: Petition for Administrative Variance
Case No. 2010-0080-A
Property: 407 Armstrong Road

Dear Mr. and Mrs. Herrman:

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

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

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 407 Armstrong Road
which is presently zoned DR3.5

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) 400.3 - to permit a proposed

detached accessory structure (storage shed) to have a height of 23 1/3 feet in lieu of the maximum allowed 15

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10-19-09 day of October that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2010-0080-A

Reviewed By RTD

Date 9/4/09

REV 10/25/01

Estimated Posting Date 9/13/09

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 407 ARMSTRONG RD
Address
BALTIMORE MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

LIVING ON THE WATER WITHOUT A BASEMENT,
THE ADDRESS IN WHICH I RESIDE DOES NOT PROVIDE ADEQUATE
STORAGE OR PARKING.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of AUGUST 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael E. L. Herrmann Sheila L. Herrmann
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

2-8-13

ZONING DESCRIPTION FOR 407 Armstrong Road

Beginning at a point on the West side of Armstrong Road which is 20 feet wide at the distance of 35 feet N/E of the centerline of the nearest improved intersecting street Park Road which is 20 feet wide. Being Lot #3, in the subdivision of HERMAN GUIDO as recorded in Baltimore County Plat Book #42, Folio #127, containing 16,170 sf. Also known as 407 Armstrong Road and located in the 15th Election District, 6 Councilmanic District.

Item #0080

ZONING DESCRIPTION FOR 407 Armstrong Road

Beginning at a point on the West side of Armstrong Road which is 20 feet wide at the distance of 35 feet N/E of the centerline of the nearest improved intersecting street Park Road which is 20 feet wide. Being Lot #3, in the subdivision of HERMAN GUIDO as recorded in Baltimore County Plat Book #42, Folio #127, containing 16,170 sf. Also known as 407 Armstrong Road and located in the 15th Election District, 6 Councilmanic District.

Item #0080

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010 0080 -A Address 407 Armstrong Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/4/09 Posting Date: 9/13/09 Closing Date: 9/28/09

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010 0080 -A Address 407 Armstrong Rd

Petitioner's Name M + S Herrmann Telephone 410 335 7631

Posting Date: 9/13/09 Closing Date: 9/28/09

Wording for Sign: To Permit a proposed detached accessory structure
(storage shed) to have a height of 23 1/2 feet in lieu
of the maximum allowed 15.

WCR - Revised 7/7/08

**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: 2010-0080-A
Petitioner: ARTHUR RIDGEWAY
Address or Location: 407 ARMSTRONG RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ART RIDGEWAY
Address: 407 ARMSTRONG RD
BALTIMORE MD 21220

Telephone Number: 410-963-5990

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

No. 15773

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				

Total: _____

Rec

From: _____

For: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: 2010-0080-A

Petitioner/Developer:_____

M & S Herrmann

Date of Hearing/closing: September 28 2009

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn; Ktistin 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, _____
407 Armstrong
Road

The sign(s) were posted on Sept. 13 2009
(Month, Day, Year)

Sincerely,

Robert Blush

Sept 17, 2009

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2010-0080-A

TO PERMIT A PROPOSED DETACHED ACCESSORY
STRUCTURE (STORAGE SHED) TO HAVE A HEIGHT OF 23 $\frac{1}{2}$ FT.
IN LIEU OF THE MAXIMUM ALLOWED 15.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON

9-28-09

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER REVIEW DATE. VIOLATION PENALTY OF \$100. RETURN BOYS TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE



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

September 29, 2009

Mr. & Mrs. Herrmann
407 Armstrong Rd.
Baltimore, MD 21220

Dear: Mr. & Mrs. Herrmann

RE: Case Number 2010-0080-A, 407 Armstrong Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 4, 2009. 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 18, 2009

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

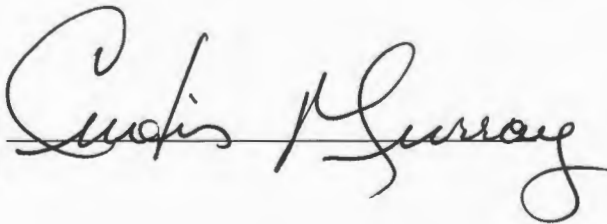
SUBJECT: 10-080 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 23 1/3 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:
AFK/LL: CM



RECEIVED

SEP 21 2009

ZONING COMMISSIONER



BALTIMORE COUNTY
MARYLAND

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

September 18, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 14. 2009

Item Numbers 067,068,070,071,072,073,074,075,076,077,079,080,081,082,083,084
and 0085

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



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 22, 2009

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

RE: Baltimore County
Item No. 2010-0080-A
407 ARMSTRONG ROAD
HERRMAN PROPERTY
ADMIN. 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. 2010-0080-A.

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).

Very truly yours,

For: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

RECEIVED

OCT 15 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: October 13, 2009

SUBJECT: Zoning Item # 10-080-A
Address 407 Armstrong Road
(Herrman Property)

Zoning Advisory Committee Meeting of September 14, 2009

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

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:

This property is within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 5,053 square feet and development on site is already very close to this limit. 15% afforestation must be addressed on site.

Reviewer: Regina Esslinger

Date: October 1, 2009

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 21, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For September 21, 2009
Item No.: 10-080

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 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 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:kmt

cc: file

\\Pdm_nw\vol2\DevPlanRev\ZAC - Comments\ZAC-ITEM NO 10-080-09212009.doc

Patricia Zook - Case 2010-0080-A - administrative variance - comments needed

From: Patricia Zook
To: Livingston, Jeffrey
Date: 10/13/2009 10:58 AM
Subject: Case 2010-0080-A - administrative variance - comments needed

Good morning Jeff -

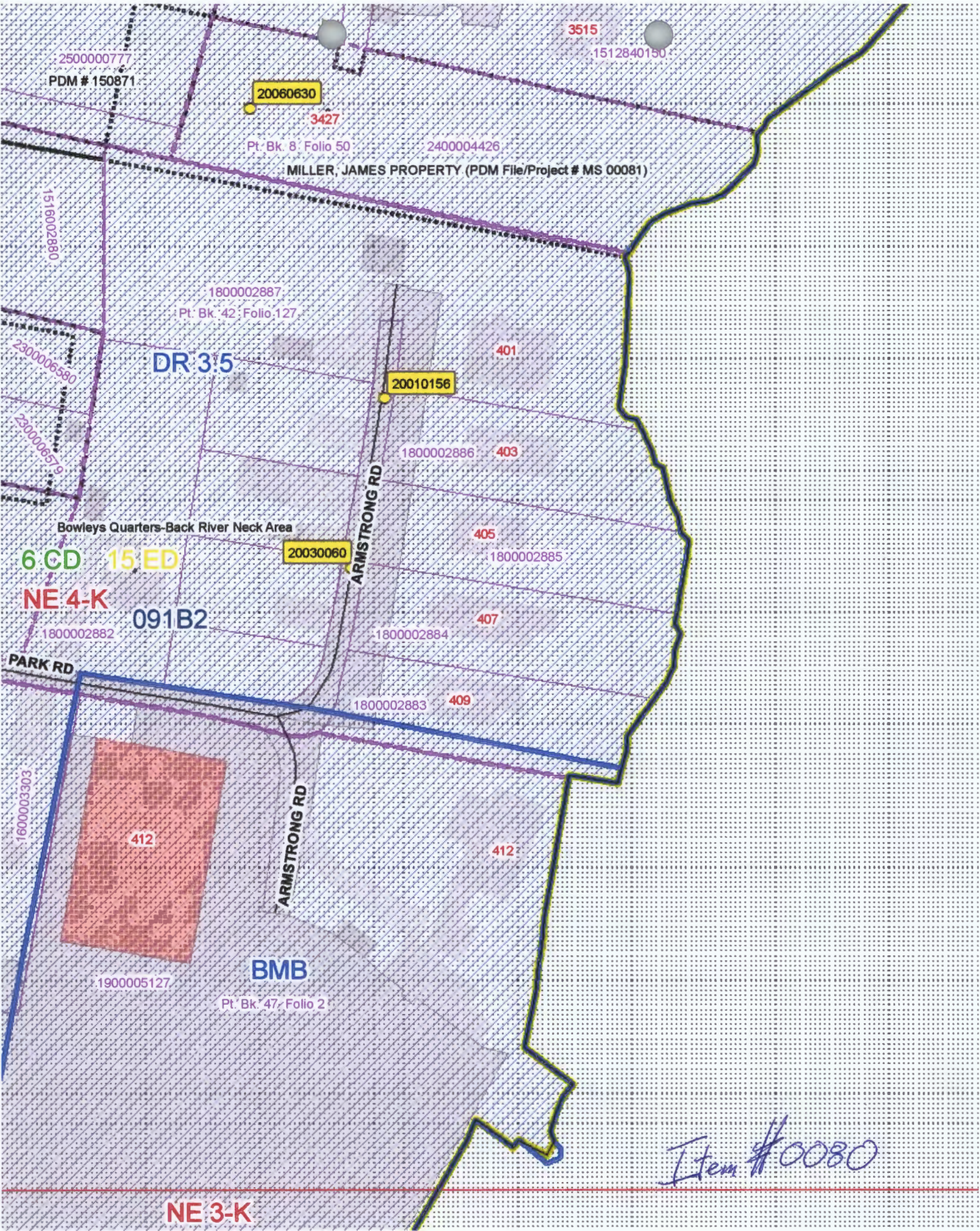
We need DEPRM comments for the following administrative variance case:

CASE NUMBER: 2010-0080-A
407 Armstrong Road
Location: E and W side of Armstrong Road; 50 feet W of the c/l of Park Road.
15th Election District, 6th Councilmanic District
Legal Owner: Michael and Sheila Herrman

ADMINISTRATIVE VARIANCE To permit a proposed detached accessory structure (storage shed) to have a height of 23 ½ feet in lieu of the maximum allowed 15 feet.

Thanks for your help.

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



2500000777
PDM # 150871

20060630

3427

Pt. Bk. 8 Folio 50

2400004426

MILLER, JAMES PROPERTY (PDM File/Project # MS 00081)

1800002887
Pt. Bk. 42 Folio 127

DR 3.5

20010156

1800002886

403

405

1800002885

407

1800002884

409

1800002883

412'

412

BMB

1900005127

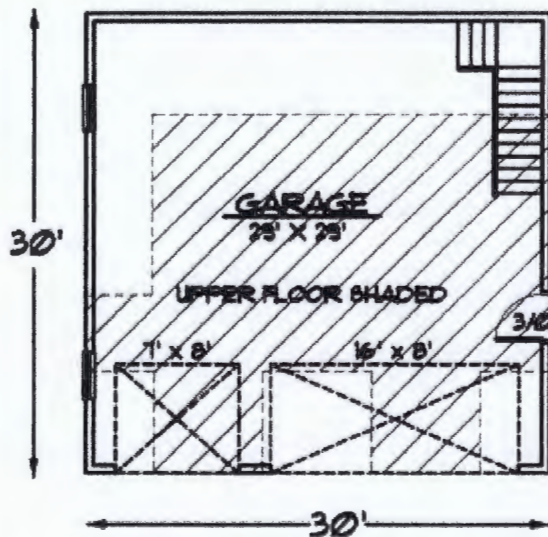
Pt. Bk. 47 Folio 2

Item #0080

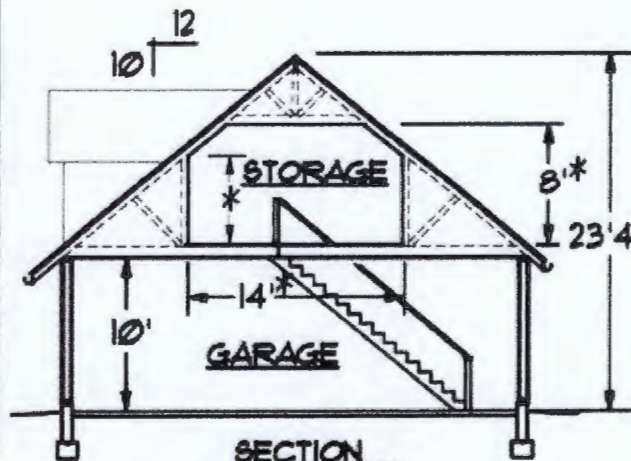
NE 3-K



Item #0080



MAIN FLOOR



SECTION
TRUSS VERSION

* = DETERMINED BY TRUSS MANUFACTURER

MAIN FLOOR	900
UPPER FLOOR	547 MAX
TOTAL	1447 SF

PRICE INCLUDES
SHIPPING, CALL
(503) 245-8974

PLAN
G3030F

3 CAR GARAGE WITH BONUS

(503) 245-8974
FAX (503) 255-8285



5000 S.E. 69th
Portland, Or. 97233
cadnw.com

Benson Settlement Company

File No. **B04-2190MD**

Tax ID # **15-1600002884**

18 00 002 884

0021077 312

RECORDED AND RETURNED

BENSON SETTLEMENT CO.

2 WOODLAND ROAD

WYOMISSING, PA 19610

FILE NO. B04-2190MD

(7)

This Deed, made this 6th day of October, 2004, by and between Edward L. Herrmann (now known as Michael E.L. Herrmann) and Sheila L. Herrmann, husband and wife, parties of the first part, Grantors; and Michael E. L. Herrmann and Sheila L. Herrmann, husband and wife, parties of the second part, Grantees.

- **Witnesseth** -

That for and in consideration of the sum of Zero And 00/100 Dollars (\$0.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Michael E. L. Herrmann and Sheila L. Herrmann, as tenants by the entireties, their assigns and to the survivor of them, and the personal representative's heirs and assigns of the survivor, unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot 3 as shown on a Plat entitled "Subdivision of Herman Guido property which plat is recorded among the plat records of Baltimore County in Plat Book E.H.K. Jr. No. 42, folio 127.

Being part of the property described in deeds all dated July 22, 1970 recorded among the land records of Baltimore County in Liber O.T.C. 5112, folio 25, 28 and 31, which were granted and conveyed by Stephen W. Vincent and Myrtle E. Vincent, his wife, unto the said grantees.

Together with and subject to the right and use in common with others entitled thereto of a 20' right of way extending from the property herein and others out to Edward Lane.

BEING the fee simple property which, by Deed dated May 22, 1978, and recorded among the land records of the County of Baltimore, Maryland, in Book 5888, Page 325, was granted and conveyed by Herman G. Guido and Mary F. Guido unto Edward L. Herrmann and Sheila L. Herrmann, his wife,.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Michael E. L. Herrmann and Sheila L. Herrmann, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

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

WITNESS:

Gene C. Seidel

Michael E. L. Hermann (Seal)

Michael E. L. Hermann (formerly known
of record as Edward L. Herrmann)

Gene C. Seidel

Sheila L. Hermann (Seal)
Sheila L. Hermann

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I hereby certify that on this 6th day of October, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michael E. L. Hermann and Sheila L. Hermann, the Grantors herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

Gene C. Seidel

Notary Public

My commission expires:

Gene C. Seidel, Notary Public
Baltimore County
State of Maryland

My Commission Expires July 1, 2007

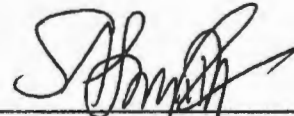
THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Attorney

AFTER RECORDING, PLEASE RETURN TO:
Benson Settlement Company
2 Woodland Road
Wyomissing, PA 19610

Donnee's address:
407 Armstrong Road
Baltimore, MD 21220
Gene C. Seidel

I hereby certify that the within instrument was prepared under the supervision of an attorney at law, duly admitted to practice before the Court of Appeals of the State of Maryland.



Simon A. Smith Jr.

Property Address:

407 ARMSTRONG Rd.

File No.:

B04-2190MD

00210771 105

B04-2190MD

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Deed ☐ Mortgage ☐ Other ☐ Other ☒ Deed of Trust ☐ Lease ☐ Multiple ☐ Not an Arms-Length Sale [9]				IMP FD SURE \$ 20.00 RECORDING FEE 20.00 TOTAL 40.00 Rest # B085 Rcpt # 67014 SM LL Blk # 748 Dec 06, 2004 10:15 am																																																																																																																			
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PROPOSED
GARAGE LOCATION



Item #0080



405 Lot 4
ARMSTRONG
GARAGE

PROPERTY
LINE

407
EXIST. DWELLING
REAR OF HOUSE



405
ARMSTRONG
LOT 4

LOT 2
409 ARM
STRONG

ARMSTRONG
RD

407
LOT 3

Item # 0080

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 407 ARMSTRONG RD

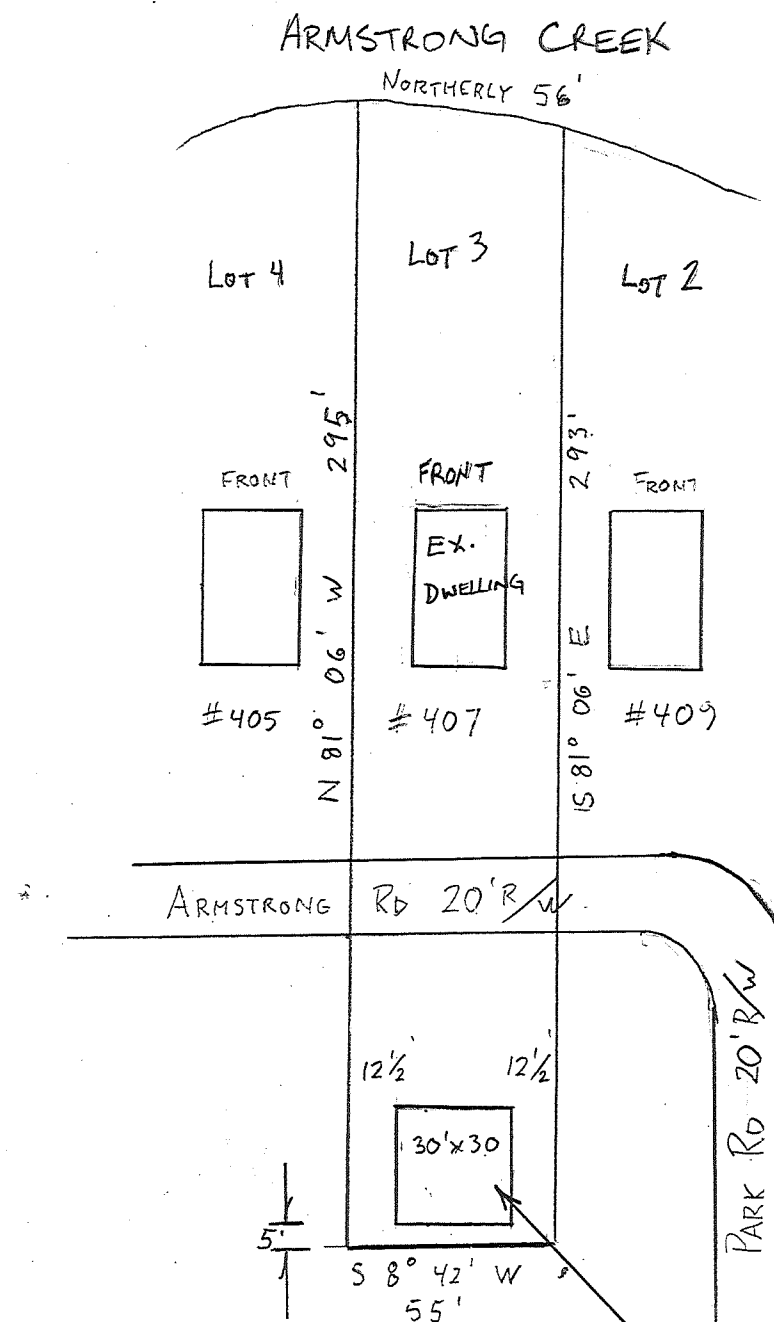
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HERMAN GUIDO PROPERTY

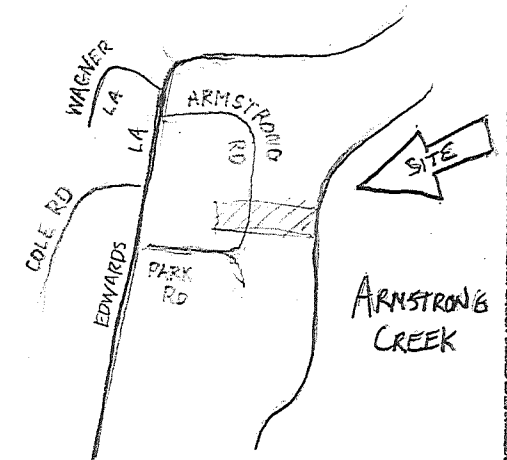
TAX # 18 00 002 884

PLAT BOOK # 42 FOLIO # 127 LOT # 3 SECTION #

OWNER MICHAEL HERRMANN



PROPOSED STRUCTURE



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15TH
COUNCILMANIC DISTRICT 6TH
1" = 200' SCALE MAP # 09/132
ZONING DR 3.5

LOT SIZE 16,170
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☐

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

2010-0080-A

PREPARED BY ART RIDGEWAY

SCALE OF DRAWING: 1" = 50'