

IN RE: PETITION FOR ADMIN. VARIANCE

SW side of Michaelsford Road; 285 feet NW of the
c/l of Laurel Court
8th Election District
2nd Councilmanic District
(12338 Michaelsford Road)

Annette Civera
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0129-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 owner of the subject property, Annette Civera for property located at 12338 Michaelsford Road. The variance request is from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 32 feet in lieu of the required 50 feet for a proposed addition, and to amend the Final Development Plan for Laurelford, Section Three, Lot 18 only. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner recently purchased the dwelling and wishes to make improvements by increasing the size and livability for a large family. The proposed addition will contain a large family room, den and powder room. Due to the existing layout of the home, the proposed improvements can only be constructed as shown on the site plan.

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 November 2, 2009 which indicates that they do not oppose the variance request. The Petitioner's representative is aware that there is a homeowner's association that has an architectural review process independent of the variance process.

11-9-09
[Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 16, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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, 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 Petitioner.

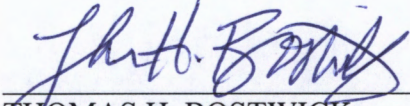
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of November, 2009 that a Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 32 feet in lieu of the required 50 feet for a proposed addition, and to amend the Final Development Plan for Laurelford, Section Three, Lot 18 only is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

11-9-09
m

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

115-09
pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 9, 2009

ANNETTE CIVERA
12338 MICHAELSFORD ROAD
COCKEYSVILLE MD 21030

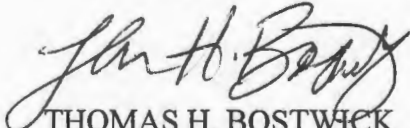
Re: Petition for Administrative Variance
Case No. 2010-0129-A
Property: 12338 Michaelsford Road

Dear Ms. Civera:

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

c: Bruce E. Doak, Gerhold Cross & Etzel, 320 East Towsontown Blvd., Suite 100,
Towson MD 21286



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property

located at 12338 MICHAELSFORD ROAD

which is presently zoned R.C. 4

Deed Reference: 17505 / 501 Tax Account # 2100019955

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) 1409.3.B.3

TO PERMIT A SIDE YARD SETBACK OF 32 FEET IN LIEU OF THE REQUIRED 50 FEET FOR PROPOSED ADDITION

TO AMEND THE FINAL DEVELOPMENT PLAN FOR LAURELFORD, SECTION THREE, LOT 18 ONLY

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Administrative 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:

ANNE HE CIVERA
Name - Type or Print

Anne He Civera
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:

BRUCE E. DOAK
GERMOLLO CROSS & ETEL
Name

320 E. TOWSON TOWN BLVD 910-823-9470
Address Telephone No.

TOWSON MD 21286
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 _____ day of _____ 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. 2010-0129-A

Reviewed By [Signature] Date 10/9/09

Estimated Posting Date 10/18/09

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 own and reside at 1233B MICHAELSFIELD ROAD
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed)

TO INCREASE THE SIZE AND LIVABILITY OF THE HOUSE FOR A
LARGE FAMILY. THE EXISTING FLOOR PLAN REQUIRES THE ADDITIONAL
PLACEMENT.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Annette Civera
Signature

Signature

ANNETTE CIVERA
Name- print or type

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 5th day of October, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

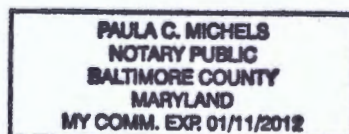
(Name Affiant(s) here): Annette Civera
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Paula Michels
Name of Notary Public

11/11/2012
Commission expires

PLACE SEAL HERE:





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

October 6, 2009

Zoning Description
12338 Michaelsford Road
Lot 18 "1st Amended Plat of Section Three, Laurelford"

*2nd Councilmanic
District*

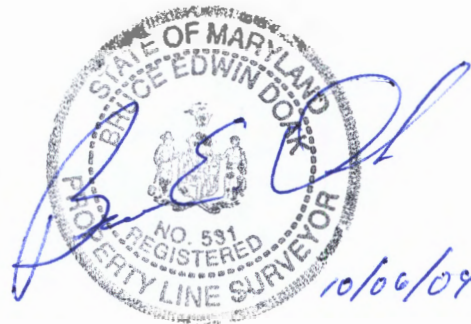
All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the southwest right of way line of Michaelsford Road, 285 feet, more or less, Northwesterly of the center line of Laurelford Court, thence running with the right of way of Michaelsford Road (1) Northwestly by a line curving to the right with a radius of 625.00 feet for an arc distance of 209.64 feet, thence leaving Michaelsford Road and running (2) North 73 degrees 43 minutes 27 seconds West 447.00 feet, (3) South 13 degrees 09 minutes 52 seconds West 62.04 feet, (4) South 52 degrees 25 minutes 57 seconds East 424.15 feet, and (5) South 80 degrees 08 minutes 59 seconds East 237.00 feet to the point of beginning.

Containing 1.901 acres of land, more or less.

Being Lot 18 of the "1st Amended Plat of Section Three, Laurelford" recorded in Plat Book S.M. 61 folio 113.

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



Item #0129

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0129 -A Address 12338 Michaelsford Rd

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

Filing Date: 10/9/09 Posting Date: 10/18/09 Closing Date: 11/2/09

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- 0129 -A Address 12338 Michaelsford Rd
Petitioner's Name E.S. Civera Telephone 610 368 7711

Posting Date: 10/18/09 Closing Date: 11/3/09

Wording for Sign: To Permit a proposed addition with a side yard setback
of 32 feet in lieu of the required 50; and to amend the final
development plan for Laurelford, Section 3, Lot 18 only

Revised 8/20/09

**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/neighborhood 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: 2010-0129-A

Petitioner: EDWARD J. CIVERA

Address or Location: 12338 MICHAELSFORD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDWARD J. CIVERA

Address: 12338 MICHAELSFORD ROAD

COCKEYSVILLE, MD 21030

Telephone Number: 610-368-7711

Revised 2/20/98 - SCJ

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

No. **45990**

Date: **10/13/09**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/ Obj	Rev/ Sub Obj				
001	306	0000		6150					5115 ⁰⁰

Total: **5115⁰⁰**

Rec
From:

For:

Zoning hearing - case # 2010-0129-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS: 10/14/2009 10/13/09 09:52:45

REC: 001 00110 001 001
RECEIPT # 435635 10/13/2009 00110

Dept: 5 520 ZONING CERTIFICATION
CR: 045990

Recpt tot: 4115.00
4115.00 - CR 4.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



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# 2010-0129-A

OWNER/DEVELOPER: Annette Civera

PETITIONER: Same

DATE OF CLOSING: 11/02/09

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:
12338 Michaelsford 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: 10/16/09

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 2010-0129-A

To permit a proposed addition with a side yard setback of 32 feet in lieu of the required 50 feet; and to amend the final development plan for Laurelford, Section 3, Lot 18 only

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 November 2, 2009

**ADDITIONAL INFORMATION IS AVAILABLE AT
111 W. CHESAPEAKE AVE. TEL. 410-887-3391
TOWSON, MD. 21204**

DO NOT REMOVE THIS SIGN AND POST IT ABOVE DATE. UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

GC
11

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #: 2010-0129-A

To permit a proposed addition with a side yard setback of 32 feet in lieu of the required 50 feet; and to amend the final development plan for Landrethford, Section 3, Lot 18 only

PUBLIC HEARING?

PURSUANT TO SECTION 12-12(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 November 2, 2009.

ADDITIONAL INFORMATION IS AVAILABLE AT 171 W. CHESAPEAKE AVE. TOWSON, MD 21204 TEL. 410-587-5301

HEARINGS ARE HANDICAPPED 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

November 2, 2009

Annette Civera
12338 Michaelsford Rd.
Cockeysville, MD 21030

Dear: Annette Civera

RE: Case Number 2010-0129-A, 12338 Michaelsford Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 9, 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,

A handwritten signature in black ink, appearing to read "Carl Richards Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Bruce Doak: Gerhold Cross & Etzell; 320 E. Towsontown Blvd.; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 2, 2009
Item Nos. 10-092, 124, 125, 127,
128, 129, 130, and 133

DATE: October 21, 2009

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11.02.2009 -NO COMMENTS.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-30-2009

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

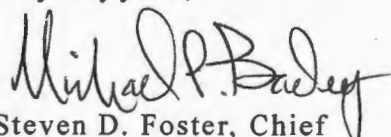
RE: Baltimore County
Item No. 2010-0129-A
12338 MICHAELSFORD RD
CIVERA PROPERTY
ADMIN. VARIANCE

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. 2010-0129-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,


For¹ 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

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

DATE: November 2, 2009

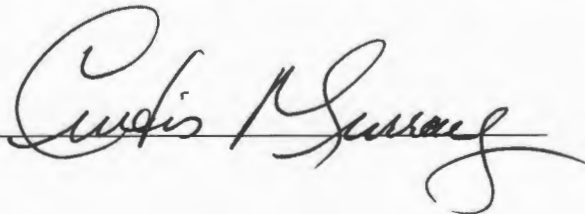
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-129- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request for a variance of 32 feet in lieu of the required 50 feet for the proposed addition. The applicant's representative is aware that there is a homeowners association that has an architectural review process independent of the variance process.

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

Prepared By:
CM/LL



RECEIVED

NOV 02 2009

ZONING COMMISSIONER



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

October 26, 2009

Carl Richards, Director
Baltimore County Office of Zoning
111 West Chesapeake Avenue
Towson, MD 21204

Re: Administrative Variance for 12338 Michaelsford Road

Dear Carl,

When we were preparing the zoning plat, the sale of the property was in process. After our submittal the property was conveyed to Annette Civera. I have enclosed the deed of conveyance. Our application has Annette Civera as the contact purchaser and signing the affidavit. She has been living in the house for weeks prior to our submittal. I also wish to point out that the owner and contract purchaser on our zoning plat is no longer correct.

Please contact me if you wish to have any amendments to our variance request or the accompanying submittal.

With regards,

Bruce E. Doak
Principal

09 16:36 FROM-Law Offices

410-771-1173

Title Warrantee Corporation
File No. 20091125
Tax ID # (08) 21-00-014955

This Deed

made this 14 day of October, 2009, by and between
John S. Burson, Sole Acting Substituted Trustee as hereinafter set forth, party of the first part
GRANTOR; and Annette Civera, party of the second part, GRANTEE.

Whereas, the said Substituted Trustees docketed a suit in foreclosure in the Circuit Court for
County of Baltimore, State of Maryland entitled John S. Burson, Trustee, et al, Substituted Trustees
vs. Kevin C. Michels, Case No. 03-C-07-014823 FC; and

Whereas, by virtue of a certain Deed of Trust dated March 5, 2007 and recorded among the
Land Records for Baltimore County, Maryland in Liber 25384, folio 404 as filed in the above
mentioned cause, the Trustees therein, and their duly appointed successor Substituted Trustees, we
empowered to sell the property designated in said proceedings, upon any default in the terms
provisions thereof, and the said Substituted Trustees having been duly appointed as such; and v
Deed of Appointment provides that the act of one Substituted Trustee shall bind all of the Subs
Trustees, and

Whereas, after complying with all the requisites of said Deed of Trust and the Mary
of Procedure, the Substituted Trustees did on July 23, 2009, sell unto Annette Civera, it
and assigns, for the sum of Seven Hundred Eighty Five Thousand Dollars 00/100 (\$785,000.00)
designated property in said proceedings; and

Whereas, the aforesaid sale has been fully reported to, and ratified and conf
Circuit Court for Baltimore County, Maryland on September 25, 2009, and th
aforesaid has been fully paid and satisfied to the Substituted Trustees, they are a
these presents.

- Witnesseth -

That the said Substituted Trustees, for and in consideration of
Seven Hundred Eighty Five Thousand Dollars 00/100 (\$785,000.00)
paid by the Grantee herein, at and before the sealing of these presents
acknowledged, in exercise of the power vested, do grant, convey
Annette Civera, its successors and assigns, all the right, title
Substituted Trustees, both at law and in equity, in and to all
Baltimore, State of Maryland, and more particularly described

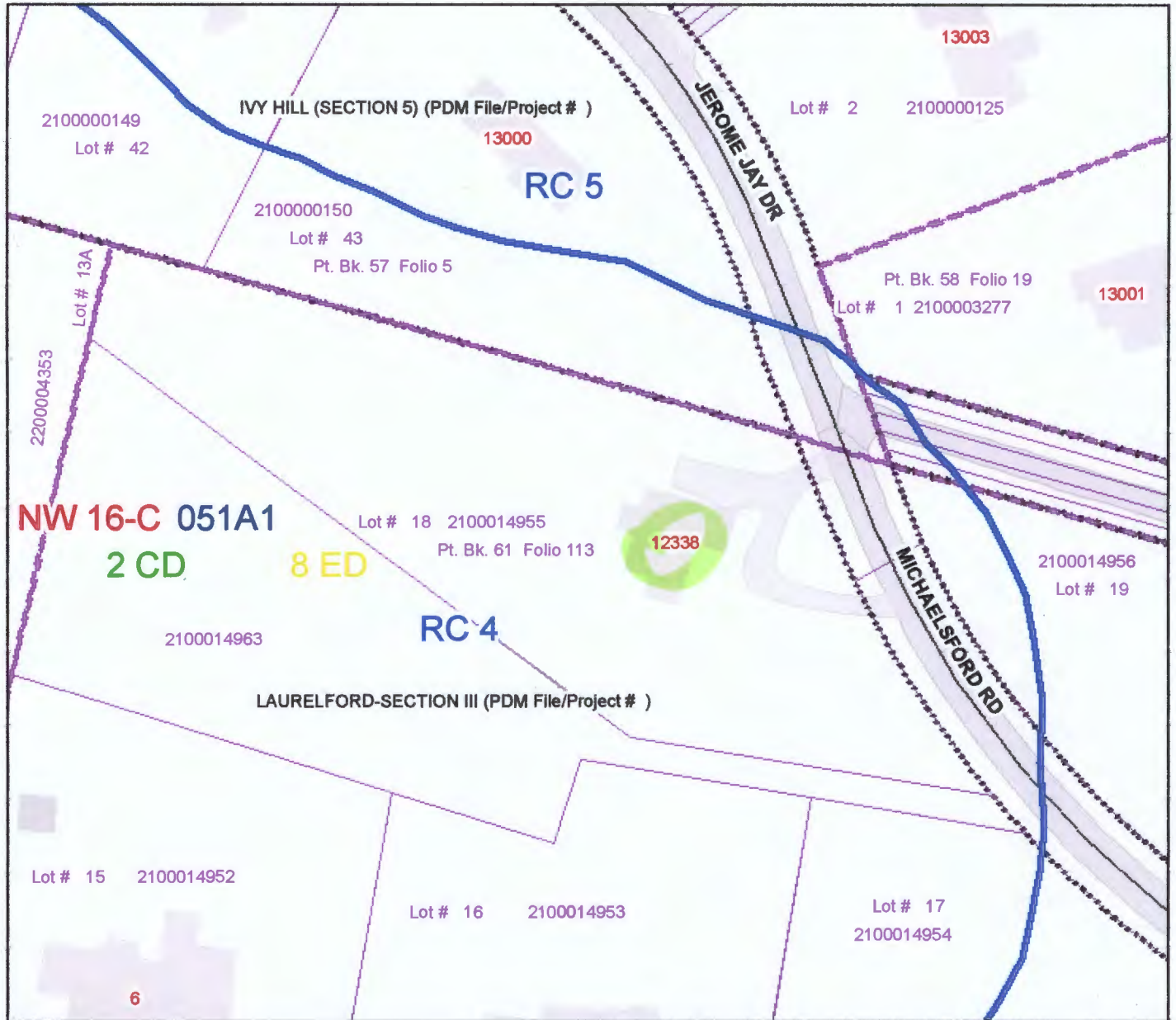
BEING KNOWN AND DESIGNATED as Lot No.
"1" Amended, Plat of Section Three, LAURELFORD
Records of Baltimore County in Plat Book No. 6
The improvements thereon being known as 17
MD 21030.

THIS IS
undersigned, an

AFTER RECORDING, PL.
Title Warrantee Corporati
606 Baltimore Avenue
Suite #306
Towson, MD 21204

THIS TRANSACTION IS EXEMPT FROM

12338 Michaelsford Road



Publication Date: October 09, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



100 0 100
Feet
1 inch equals 100 feet

Item #0129

2010-0129-A



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

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

Account Identifier: District - 08 Account Number - 2100014955

Owner Information

Owner Name: MICHELS KEVIN C **Use:** RESIDENTIAL
Mailing Address: 12338 MICHAELSFORD RD **Principal Residence:** YES
 COCKEYSVILLE MD 21030-2247 **Deed Reference:** 1) /17505/ 501
 2)

Location & Structure Information

Premises Address 12338 MICHAELSFORD RD **Legal Description**
 1.901 AC
 12338 MICHAELSFORD RD WS
 LAURELFORD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
51	7	330			3		18	2	Plat Ref: 61/ 113

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	4,193 SF	1.90 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2009	07/01/2010
Land	381,500	490,500		
Improvements:	544,180	648,000		
Total:	925,680	1,138,500	1,067,560	1,138,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: CIVERA EDWARD S	Date: 02/06/2003	Price: \$825,000
Type: IMPROVED ARMS-LENGTH	Deed1: /17505/ 501	Deed2:
Seller: MARBLE HILL PARTNERSHIP	Date: 03/30/1994	Price: \$224,500
Type: UNIMPROVED ARMS-LENGTH	Deed1: /10434/ 74	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

*doesn't match
 name on AV description*



Item #0129



Item #0129



Item #0129



Item #0129



Item #0129



Item #0129



Item #0129





Item #0129





RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Note: This bar should equal 1" if drawing is at full scale.

PROJECT TITLE		CIVERA RESIDENCE	
SHEET TITLE		12338 MICHAELSFORD RD 21030	
SCALE		As Noted	DATE
SHEET NO.		08-19-09	
		RIGHT SIDE ELEVATION	

RLC

Design & Engineering, LLC

13040 Old Hanover Road, Reisterstown, Maryland 21136
Phone: 410.833.1300 Fax: 410.833.6803

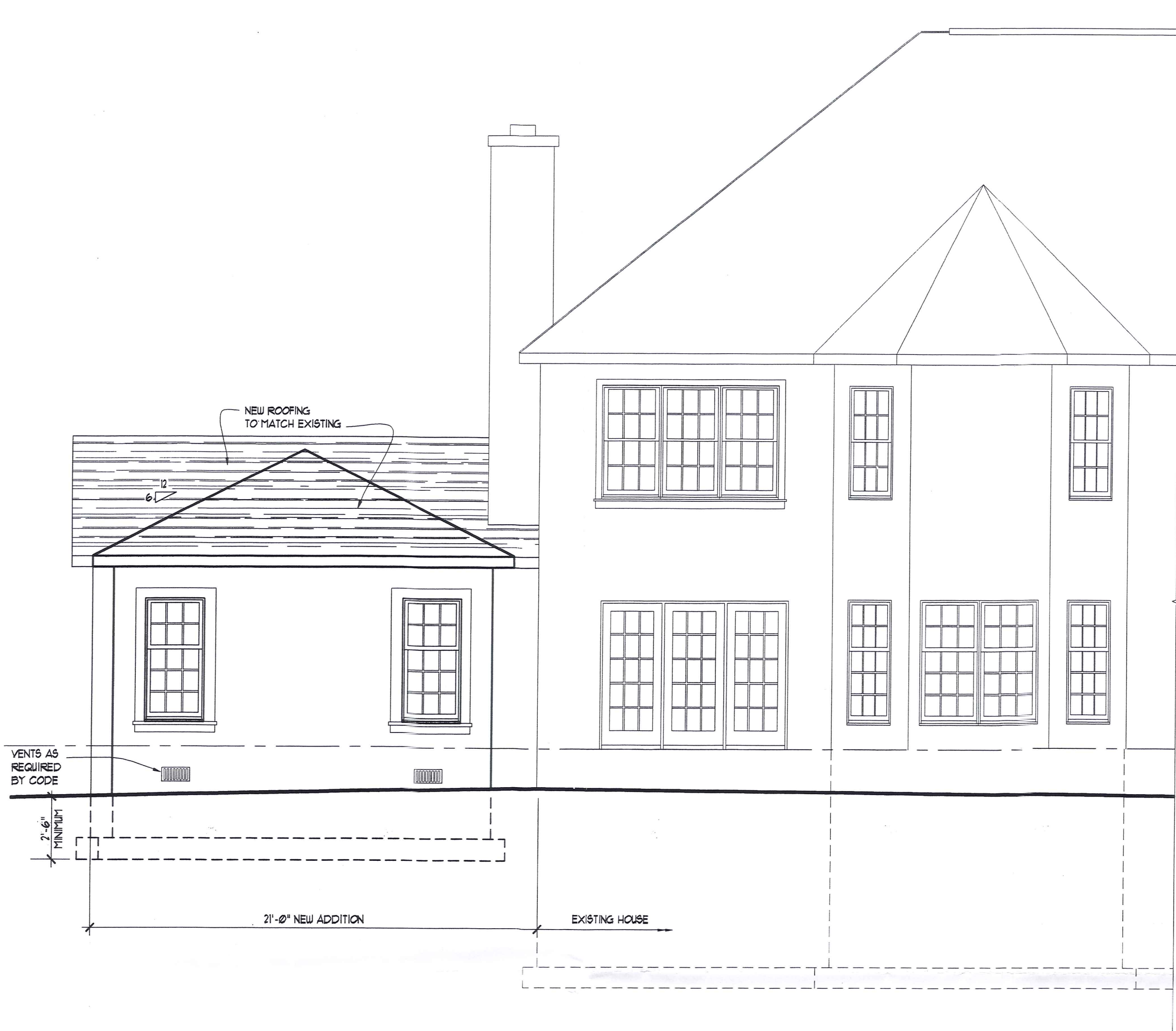
DESIGNED	SDK
DRAWN	MAG
CHECKED	
REVISION NO.	REVISION DATE

REV 08/25/09

Contractor shall verify all dimensions and conditions of existing structures and the location of all utilities before proceeding with the work. All rights reserved. The work contained in this drawing is the property of RLC Design & Engineering LLC. No part of this drawing may be reproduced, stored in a retrieval system, or used, copied, or distributed in any way or by any means without the express written permission of RLC Design & Engineering LLC.

Item #0129

File name: S:\2009\551 -Skip Civera\SHEETS.dwg Plotted: Sep01,2009 -- 1:40pm



REAR ELEVATION - PARTIAL
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Note: This bar should equal 1" if drawing is at full scale.

Item #0129

Contractor shall verify all dimensions and conditions and bring any discrepancy to the attention of RLC Design & Engineering LLC before proceeding with the work. All work shall be in accordance with the design contained in this document is the exclusive property of RLC Design & Engineering LLC. Nothing contained herein, including the design concept, may be used for any other project without the written permission of RLC Design & Engineering LLC.

DESIGNED	DRAWN	CHECKED	REVISION NO.	REVISION DATE
SDK	MAG			

DESIGNED
SDK
DRAWN
MAG
CHECKED

RLC Design & Engineering, LLC
13040 Old Hanover Road, Reisterstown, Maryland 21136
Phone: 410.833.1300 Fax: 410.833.6803

CIVERA RESIDENCE
12338 MICHAELSFORD RD 21030

FRONT & SIDE ELEVATION

DATE 08-31-09

DATE

As Noted

SCALE

PROJECT TITLE

SHEET TITLE

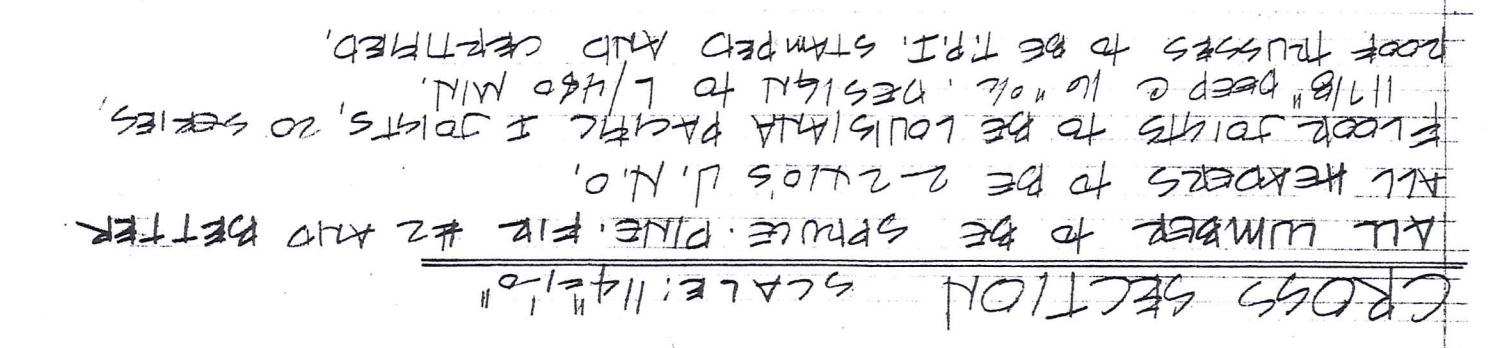
SHEET NO.

A-2

2 OF 3

10" SQ CONCRETE
PIER ON FOOTINGS
35'-10" 7/11 10' 10" @ 20' 10" 7/11

ALL DIMENSIONS TO FACE OF FRAMING
WINDOWS SHOULD AS INDICATED UNITS.
REMOVE DETAILERS AS REQUIRED PER NOTE.



CROSS SECTION

SCALE: 1/16" = 1'-0"

ALL NUMBERS TO BE SPUNCE PINE #2 AND ALL HEADERS TO BE 2x10 S.D. N.O.

FLORING TO BE 3/4" TYP. TO BE Laid IN PLACE JOISTS, SO JOIST THUSSES TO BE TYP. STAMPED AND CERTIFIED.

Contractor shall verify all dimensions and conditions and bring any discrepancies to the attention of R/LC Design & Engineering LLC before proceeding with the work.

All rights reserved and the work, as contained in this document is the exclusive property of R/LC Design & Engineering LLC. Nothing contained herein, including the design concepts, may be used, copied, or distributed in any way or by any means without the express written permission of R/LC Design & Engineering LLC.



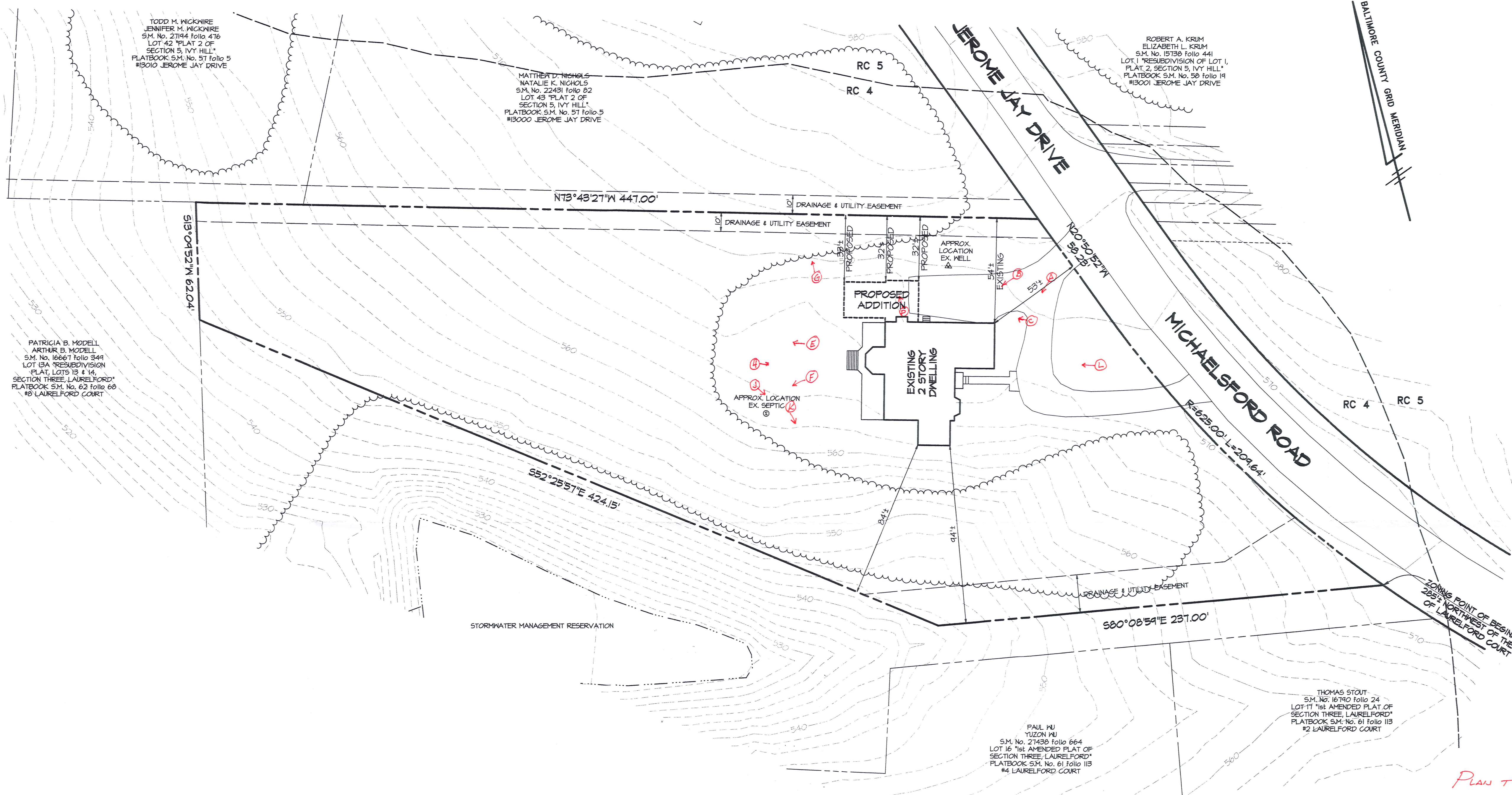
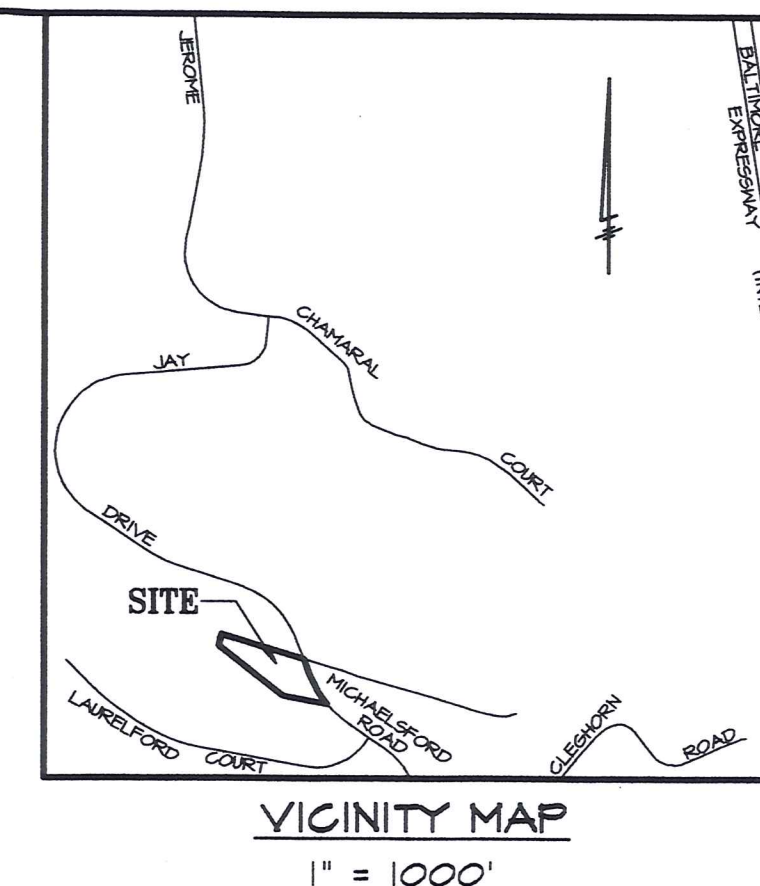
MARYLAND COORDINATE SYSTEM
NAD83(1991)

ZONING MAP

GIS TILE: 05|A|

SCALE: 1" = 200'

Item #0129



OWNER
KEVIN MICHAELS
c/o KEVIN MICHAELS ENTERPRISES
213 OLD PADONIA ROAD
COCKEYSVILLE, MD 21030
410-561-8483

CONTRACT PURCHASER
EDWARD S. CIVERA
JUDITH A. CIVERA
12398 MICHAELS FORD ROAD
COCKEYSVILLE, MD 21030
610-368-7111

PLAN TO ACCOMPANY PHOTOGRAPHS

**FLAT TO ACCOMPANY A
PETITION FOR ZONING VARIANCE
CIVERA PROPERTY**

#12398 MICHAELS FORD ROAD
Deed Ref: S.M. No. 17505 folio 501
LOT 18, "1st AMENDED PLAT OF
SECTION THREE, LAURELFORD"
PLATBOOK S.M. No. 61 folio 113
Tax Account No.: 21-00-014955
Zoned RC 4; GIS Tile 051A1
Tax Map 51; Grid T; Parcel 330; LOT 18
8th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30' Date: October 2, 2009

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM THE RECORD PLAT.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 051A1.
3. CENSUS TRACT 408801 REGIONAL PLANNING DISTRICT 307
WATERSHED, LOCH RAVEN RESERVOIR SUBWATERSHED, 56 N
SCHOOL DISTRICT, ELEMENTARY - PINENOOD; MIDDLE - RIDGELY; HIGH - DULANEY
A.D.C. MAP # GRID 18C1
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. AT THE TIME THAT THE SUBJECT LOT WAS CREATED THE ZONING WAS RC 5, THE 2008 CZMP
CHANGED THE ZONING TO RC 4.

VARIANCE REQUESTED

TO PERMIT A SIDE YARD SETBACK OF 32 FEET IN LIEU OF
THE REQUIRED 50 FEET PER SECTION 1A04.3.B.3 OF THE
1988 BALTIMORE COUNTY ZONING REGULATIONS.

R.C. 5 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO: CENTERLINE OF ANY STREET (NOT COLLECTOR ROAD OR LEADING TO COLLECTOR ROAD)	75'
FROM ANY BUILDING FACE TO: LOT LINE OTHER THAN A STREET LINE	50'

LEGEND

- EXISTING WELL
- EXISTING CLEANOUT
- WOODS LINE
- EXISTING PAVING
- PROPERTY LINE
- CONTOURS
- EXISTING BUILDING



REVISION	DATE	COMPUTED	DRAWN	CHECKED	FILE: X:\C\civera\Zoning_Plat.pro

Item #0129

[illegible]

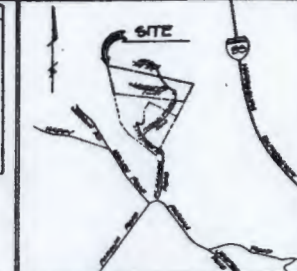
7. THE OWNER/ENGINEER SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE REGULATIONS OF THE
8. THE ELEVATION SHOWN ON THE PROPOSED SECTION IS THE NEW WATER SURFACE.
9. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED BY THE JUNCTION TOWN BOARD AND STREET DEPT. OF TOWN
0. EXCEPT FOR FLOODING INDICATED ALL BUILDING RESTRICTIONS UNDER SWAMP REGULATION HAVE BEEN LIFTED AS A RESULT OF INTERPRETATION ONLY AT CURRENTLY APPLICABLE REGULATIONS AND PRICES OF THE BUILT UPON AREAS. THERE MAY BE EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

NO CLEARING, GRADING, CONSTRUCTION OR
DISTURBANCE OF VEGETATION IS ALLOWED
IN THIS NO TIER FLOOD PLAIN, WILDLIFE HAVEN
ZONING, AND STREAM BUFFER AREA
EXCEPT AS PERMITTED BY THE BRITISH
COLUMBIA DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

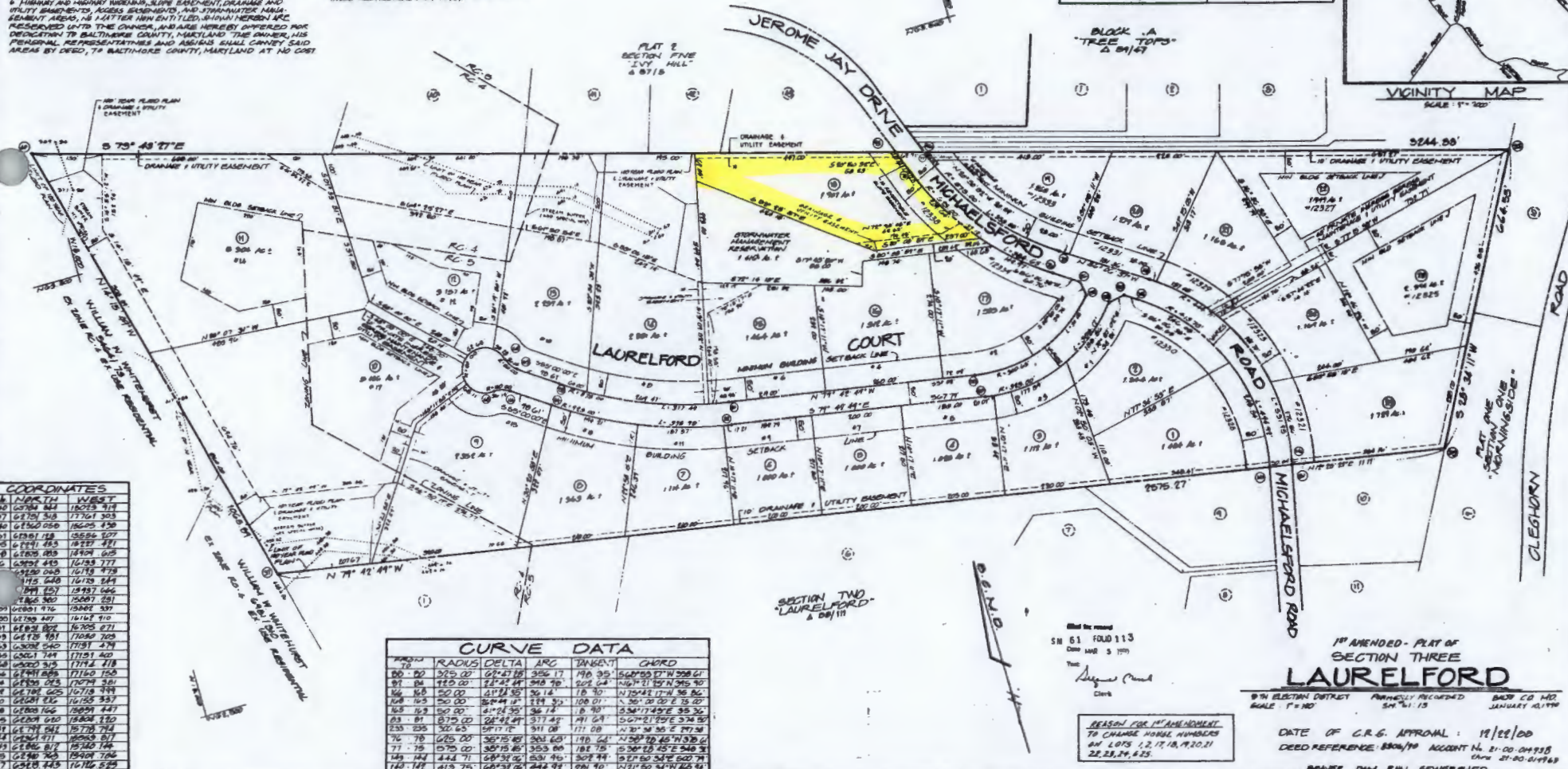
BENCH MARK
HUB NO. X-3845 ELEV. 657.941
DESCRIPTION - U.S.G.P.S. MARK N.E.
CORNER PINEBLA & HAPPY HOLLOW

1. DRAINAGE AREA OF SITE
2. EXISTING DRAIN
3. NO. OF LOTS ALLOWED
4. NO. OF LOTS PROPOSED
5. ROAD R/W AREA
6. NET AREA OF LOTS
7. AVE. LOT SIZE
8. NO. OF PARKING SPACES REQUIRED
9. NO. OF PARKING SPACES PROVIDED

02.839 AC 2
AC-4 (11.750 Ac 2)
AC-5 (41.649 Ac 2)
AC-6 (71.750 Ac 2) = 8
AC-5 (41.649 Ac 2) = .667 = 87
PS LUMB
3 108 Ac 2
40 241 Ac 2
1 950 Ac 2
(1 PER LOT = 60)
END



SCALE : 1" = 200'



COORDINATES	
1	60250 181
2	60250 181
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99	60250 181
100	60250 181

CURVE DATA				
STATION	RADIUS	DELTA	ARC	CHORD
50.00	215.00	21.50	74.00	56.62
51.00	215.00	21.50	74.00	56.62
52.00	215.00	21.50	74.00	56.62
53.00	215.00	21.50	74.00	56.62
54.00	215.00	21.50	74.00	56.62
55.00	215.00	21.50	74.00	56.62
56.00	215.00	21.50	74.00	56.62
57.00	215.00	21.50	74.00	56.62
58.00	215.00	21.50	74.00	56.62
59.00	215.00	21.50	74.00	56.62
60.00	215.00	21.50	74.00	56.62
61.00	215.00	21.50	74.00	56.62
62.00	215.00	21.50	74.00	56.62
63.00	215.00	21.50	74.00	56.62
64.00	215.00	21.50	74.00	56.62
65.00	215.00	21.50	74.00	56.62
66.00	215.00	21.50	74.00	56.62
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68.00	215.00	21.50	74.00	56.62
69.00	215.00	21.50	74.00	56.62
70.00	215.00	21.50	74.00	56.62
71.00	215.00	21.50	74.00	56.62
72.00	215.00	21.50	74.00	56.62
73.00	215.00	21.50	74.00	56.62
74.00	215.00	21.50	74.00	56.62
75.00	215.00	21.50	74.00	56.62
76.00	215.00	21.50	74.00	56.62
77.00	215.00	21.50	74.00	56.62
78.00	215.00	21.50	74.00	56.62
79.00	215.00	21.50	74.00	56.62
80.00	215.00	21.50	74.00	56.62
81.00	215.00	21.50	74.00	56.62
82.00	215.00	21.50	74.00	56.62
83.00	215.00	21.50	74.00	56.62
84.00	215.00	21.50	74.00	56.62
85.00	215.00	21.50	74.00	56.62
86.00	215.00	21.50	74.00	56.62
87.00	215.00	21.50	74.00	56.62
88.00	215.00	21.50	74.00	56.62
89.00	215.00	21.50	74.00	56.62
90.00	215.00	21.50	74.00	56.62
91.00	215.00	21.50	74.00	56.62
92.00	215.00	21.50	74.00	56.62
93.00	215.00	21.50	74.00	56.62
94.00	215.00	21.50	74.00	56.62
95.00	215.00	21.50	74.00	56.62
96.00	215.00	21.50	74.00	56.62
97.00	215.00	21.50	74.00	56.62
98.00	215.00	21.50	74.00	56.62
99.00	215.00	21.50	74.00	56.62
100.00	215.00	21.50	74.00	56.62

The streets and/or roads shown hereon and the mention thereof in the deeds are for the purposes of description only, and the same are not intended to be dedicated to public use. The fee simple title to the streets and/or roads thereof is expressly reserved in the grantors of the deed in which this Plat is attached, their heirs and assigns.

Coordinates and bearings shown on this Plat are referred to the system of coordinates established in the Baltimore County Metropolitan District, and are based on the following traverse stations:

HUB NO.	X - 5246	N 58,679.500	N 16350.895
HUB NO.	X - 5246	N 58,689.830	N 16035.950

The undersigned, a Registered Land Surveyor of the State of Maryland, does hereby certify that he is the surveyor who prepared this Plat and that the land shown hereon has been laid out and the Plat thereof has been prepared in compliance with Subsection (C) Section 3-10B of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of Plat and marker setting.

[Faint handwritten notes]

James W. McKee Date

The undersigned, owner of the land shown hereon, hereby certifies that to the best of his knowledge, the requirements of Subsection (C) of Section 3-10B of the Real Property Article of the Annotated Code of Maryland has been complied with, as same concerns the making of the Plat and setting of markers

Handwritten notes at the bottom of the page:

Handwritten: $\frac{1}{2} \times 100 = 50$

Handwritten: $\frac{1}{2} \times 100 = 50$

Owner _____ Date _____

MARBLE HILL PARTNERSHIP
JAMES W. MCKEE - PARTNER
3 SHAWAN ROAD
HUNT VALLEY, MARYLAND 21096

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION

ENVIRONMENTAL PROTECTION AGENCY
RESOURCE MANAGEMENT.
J. P. Sherry, Jr. 2-21-9

DATE _____ DAY _____

BALTIMORE COUNTY OFFICE OF
PLANNING & ZONING
Per. Harry B. Hesse 2/27/71

APPROVED:
DEPARTMENT OF PUBLIC WORKS

Thomas H. Lamer *Secy*

Inspector, Det.

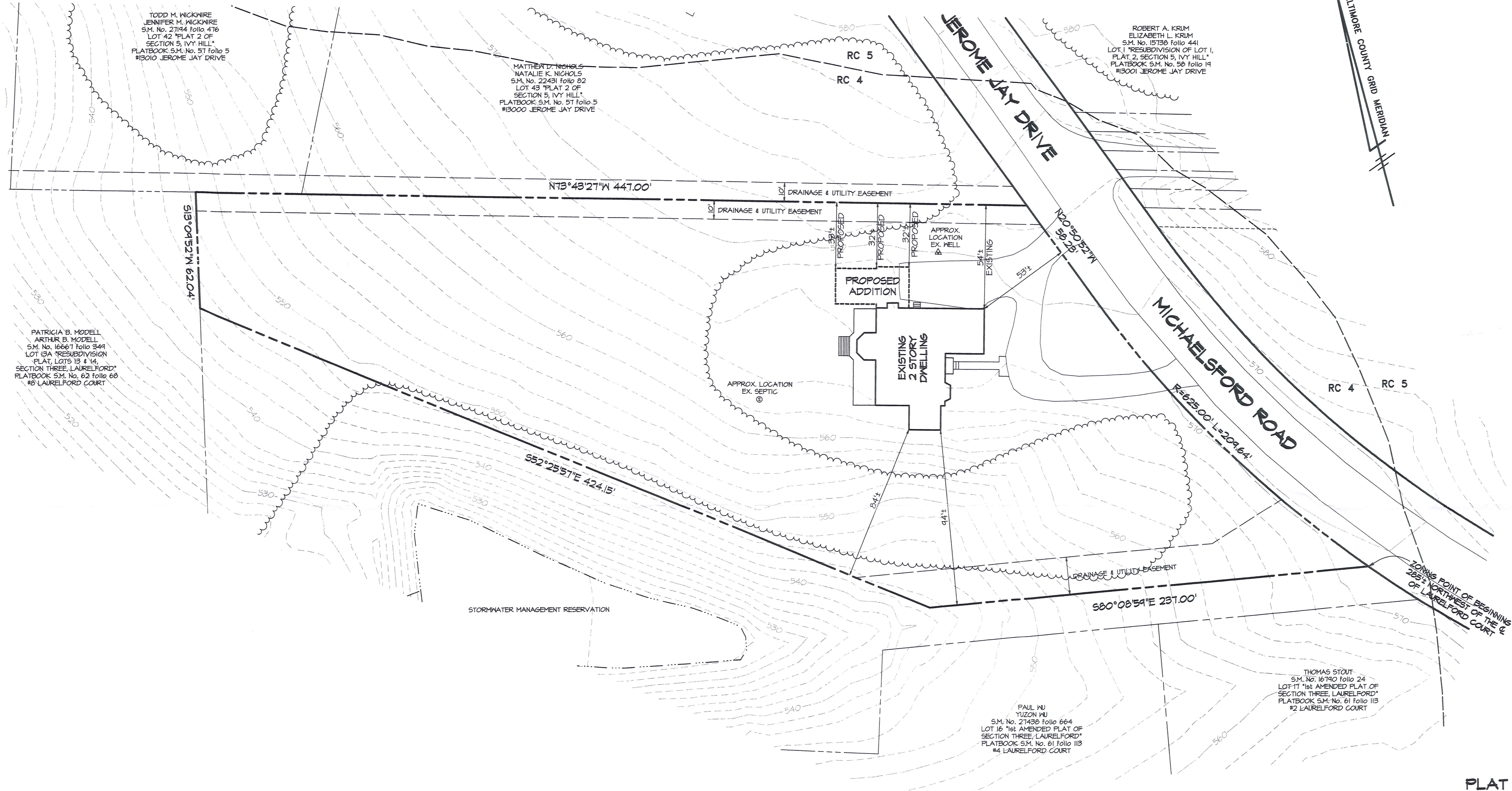
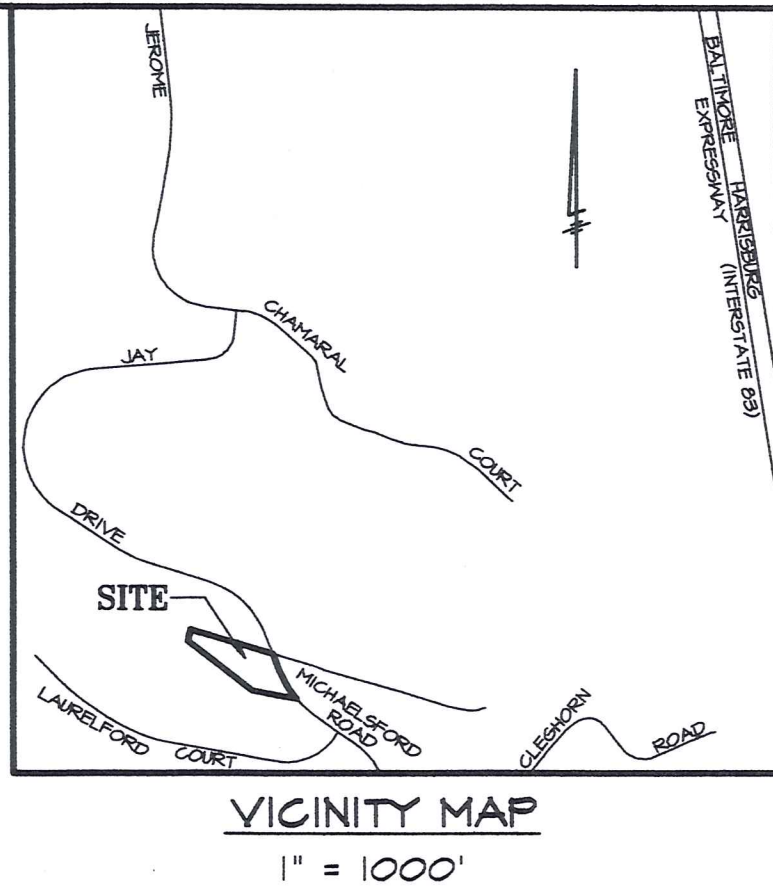
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 557-5500

PWA COMPLETED: <u>08/01/77</u>		COMPUTED BY: <u>GG</u>
--------------------------------	--	------------------------

FINAL PLAN CHECKED BY: 2.2.2
 PLANNING: 2.2.2
 ENGINEERING: BA 1/24/90
 DRAWN BY: 25K
 CHECKED BY: 625
 JOB NUMBER: 80-99

HOUSE NUMBER: 1-17-70 JOB NUMBER: 1-17-70

Item # 0129



OWNER
KEVIN MICHAELS
c/o KEVIN MICHAELS ENTERPRISES
213 OLD PADONIA ROAD
COCKEYSVILLE, MD 21030
410-561-8983

CONTRACT PURCHASER
EDWARD S. CIVERA
JUDITH A. CIVERA
12338 MICHAELS FORD ROAD
COCKEYSVILLE, MD 21030
610-368-7711

**PLAT TO ACCOMPANY A
PETITION FOR ZONING VARIANCE
CIVERA PROPERTY**

#12338 MICHAELS FORD ROAD
Deed Ref: S.M. No. 17505 folio 501
LOT 18, "1st AMENDED PLAT OF
SECTION THREE, LAURELFORD"
PLATBOOK S.M. No. 61 folio 113
Tax Account No.: 21-00-014955
Zoned RC 4; GIS Tile 051A1
Tax Map 51; Grid 7; Parcel 330; LOT 18
8th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: October 2, 2009



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

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

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM THE RECORD PLAT.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 051A1.
3. CENSUS TRACT 408301 REGIONAL PLANNING DISTRICT 307
WATERSHED: LOCH RAVEN RESERVOIR SUBWATERSHED: 56 N
SCHOOL DISTRICT: ELEMENTARY - PINEWOOD; MIDDLE - RIDGELY; HIGH - DULANEY
A.D.C. MAP & GRID 1807
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
9. AT THE TIME THAT THE SUBJECT LOT WAS CREATED THE ZONING WAS RC 5. THE 2008 CZMP CHANGED THE ZONING TO RC 4.

LEGEND

- EXISTING WELL 
- EXISTING CLEANOUT 
- WOODS LINE 
- EXISTING PAVING 
- PROPERTY LINE 
- CONTOURS 
- EXISTING BUILDING 

R.C. 5 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

- FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET
(NOT COLLECTOR ROAD OR
LEADING TO COLLECTOR ROAD) 75'
- FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 50'

AMENDMENT REQUESTED ADDED	10/13/09	COMPUTED:	DRAWN:	CHECKED:	FILE: X:\C\civera\Zoning_Plat.pro
REVISION	DATE				