

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Concord Court; 305 feetW
of 22th Avenue
11th Election District
6th Councilmanic District
(9400 Concord Court)

Windell Wise and Patricia Holt
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0128-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 property, Windell Wise and Patricia Holt for property located at 9400 Concord Court. The variance request is from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a rear yard setback of 25 feet in lieu of the required 30 feet for a sunroom and to amend the Final Development Plan of 12th Avenue. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a sunroom and open deck on the rear of their dwelling. The sunroom will be accessed via an existing sliding door. The property slopes down to a fence installed on top of a high retaining wall. Behind the retaining wall is a large stormwater management reservation parcel.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 17, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-5-10

By Bj

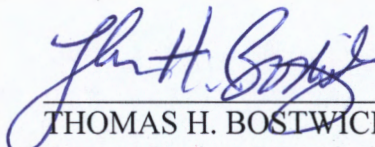
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 5th day of November, 2010 that a variance from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a rear yard setback of 25 feet in lieu of the required 30 feet for a sunroom and to amend the Final Development Plan of 12th Avenue 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.

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

ORDER RECEIVED FOR FILING

2

Date 11.5.10



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 5, 2010

WINDELL WISE AND PATRICIA HOLT
9400 CONCORD COURT
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 2011-0128-A
Property: 9400 Concord Court

Dear Mr. Wise and Ms. Holt:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Greg Falter, Patio Enclosures, Inc., 224 8th Avenue NW, Glen Burnie MD 21061



Petition for Administrative Variance

AND TO AMEND THE F.D.P. OF 12TH AVENUE

to the Zoning Commissioner of Baltimore County

for the property located at 9400 CONCORD CT. BALTIMORE, MD 21234
which is presently zoned DR 5.5

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)

1 B01.2.C.1; BCZR TO
PERMIT A REAR YARD SETBACK OF 25' IN LIEU OF
THE REQUIRED 30' FT FOR A SUNROOM AND TO AMEND
THE F.D.P. OF 12TH AVE

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

City

Signature

Company

Address

Date

Telephone No.

City

By

State

Zip Code

Legal Owner(s):

Windell Wise

Name - Type or Print

Signature

Patricia Holt

Name - Type or Print

Signature

9400 Concord Ct.
Address

443-798-7923
Telephone No.

Baltimore MD 21234

State

Zip Code

Representative to be Contacted:

PATIO ENCLOSURES INC (ATTN: GREGORY A. FALTER)
Name

224 8TH AVE. NW
Address

410-760-1919
Telephone No.

GLEN BURNIE
City

MD
State

21061
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. 2011-0128-A

Reviewed By

Date

10.5.10

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 - 9400 Concord Ct.

Address

Baltimore, MD 21234

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):

1. This area lends itself to the utilization of existing facilities without major interruptions to the existing floorplan of the dwelling.
2. Insulate and reduce heating bills.
3. Reduce road and ambient noise.
4. A place to sit out and enjoy the outdoors without concern for bugs, flies, mosquitos, the suns harmful rays etc...
5. Improve overall appearance of the house.
6. The restrictiveness of the lot does not lend itself to any addition of adequate size without a variance.

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.

X Windell Wise
Signature

Windell Wise
Name - Type or Print

X Patricia Holt
Signature

Patricia Holt
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of October, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Windell Wise and Patricia Holt
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10/1/2010
Date

Barbara A. Ingino
Notary Public

My Commission Expires July 18, 2014
BARBARA A. INGINO
NOTARY PUBLIC STATE OF MARYLAND

**ZONING DESCRIPTION FOR
9400 Concord Ct.
Baltimore, MD 21234**

**BEGINNING AT A POINT ON THE SOUTH SIDE OF CONCORD CT.
WHICH IS 50' WIDE AT THE DISTANCE OF 305'±' WEST THEN
SOUTH OF THE NEAREST IMPROVED INTERSECTING STREET 12TH
AVE. WHICH IS 25' WIDE. BEING LOT # 15 GRID 16, SECTION __ IN
THE SUBDIVISION OF 12TH AVE. AS RECORDED IN COUNTY PLAT
BOOK # 77, FOLIO # 20, CONTAINING 6,616 SQ'. ALSO KNOWN AS
9400 Concord Ct. LOCATED IN THE 11TH ELECTION DISTRICT,
6TH COUNCILMANIC DISTRICT.**

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

No. **60767**

Date: **10/5/10**

PAID RECEIPT

BUSINESS ACTUAL TIME
 10/06/2010 10/05/2010 10:04:57

REG WSD3 WALKIN RDCS LRD
 RECEIPT # 482/00 10/05/2010

Dept 5 528 ZONING CERTIFICATION
 TR NO. 060767

Recpt Tot \$110.00
 \$110.00 CH \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				110.00

Total: **110.00**

Rec From: **P. Holt**

For: **2011-0128-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 2011-0128-A

Petitioner/Developer _____

Patricia Holt

Date of Hearing/Closing 11/1/10

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

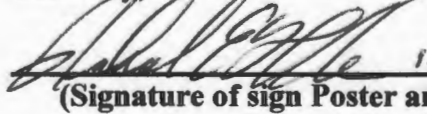
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

9400 Concord Ct.

The sign(s) were posted on 10/17/10
(Month, Day, Year)

Sincerely,

 10/12/10
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

See Attached
Photograph

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

Certificate of Posting
Photograph Attachment

Re: 2011-0128-A

Petitioner/Developer: _____

Patricia Holt

Date of Hearing/Closing: 11/1/10



9400 Concord Ct.

Posting Date: 10/17/10

Patricia Holt 10/17/10
(Signature and date of sign poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 20¹¹ 0128 -A Address 9400 CONCORD CT.

Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/5/10 Posting Date: 10/17 Closing Date: 11/1

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 20¹¹ 0128 -A Address 9400 CONCORD CT.
Petitioner's Name PATRICIA HOLT Telephone 443-798-7923
Posting Date: 10/17 Closing Date: 11/1
Wording for Sign: To Permit A REAR YARD SETBACK 25ft.
IN LIEU OF THE REQUIRED 30ft. FOR A SUNROOM
AND TO AMEND THE FINAL DEVELOPMENT
PLAN OF 12TH AVENUE.

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: 2011- 0128-A

Petitioner: *Windell Wise & Patricia Holt*

Address or Location: *9400 Concord Ct. Baltimore, MD 21234*

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc. (Attn: Greg Falter)

Address: 224 8th avw. NW

- Glen Burnie, MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 1, 2010

Windell Wise & Patricia Holt
9400 Concord Ct
Baltimore, MD 21234

Dear: Windell Wise & Patricia Holt

RE: Case Number 2011-0128-A, 9400 Concord Ct

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 05, 2010. 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
Patio Enclosure; 224 8th Ave. NW; Glen Burnie, MD 21061

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 18, 2010

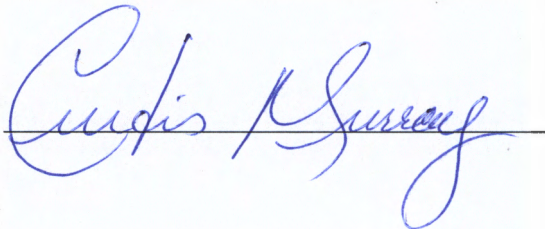
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-128- Administrative Variance**

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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

OCT 18 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 20, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 25, 2010
Item Nos. 2011- 123, 125, 127, 128,
129 and 130

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10252010 -NO COMMENTS.doc

AV
11-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 01 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 1, 2010
SUBJECT: Zoning Item # 11-128-A
Address 9400 Concord Court
(Wise/Holt Property)

Zoning Advisory Committee Meeting of October 11, 2010.

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

Reviewer: JWL Date: 12/1/10

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 19, 2010

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

RE: Baltimore County
Item No. 2011-0128-A
9400 CONCORD CT.
WISE/HOLT 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. 2011-0128-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,

A handwritten signature in purple ink that reads "Michael P. Bailey".

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
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

October 13, 2010

ATTENTION: Kristen Mathews
ZAC Agenda 10/25/2010

Item Numbers:

2011-0123-SPHA
2011-125-A
2011-0127-A
2011-0128-A
2011-0129-A
2011-0130-A
2011-0131-A
2011-0132-SPH

The fire marshal's office has no comments at this time.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.3)
BALTIMORE COUNTY

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

Account Identifier:

District - 11 Account Number - 2400006895

Owner Information

Owner Name: DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 3476 STATEVIEW BLVD
FORT MILL SC 29715-7203 Deed Reference: 1) /29275/ 310
2)

Location & Structure Information

Premises Address Legal Description
9400 CONCORD CT .1519 AC
BALTIMORE 21234-1886 9400 CONCORD CT SS
12TH AVENUE

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u>	<u>Plat Ref:</u>
71	16	583					15	3		77/ 20

Special Tax Areas Town
Ad Valorem
Tax Class

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
2006	2,470 SF	6,616.00 SF	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
2	YES	STANDARD UNIT SIDING	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
<u>Land</u>	136,610	136,610		
<u>Improvements:</u>	324,250	372,080		
<u>Total:</u>	460,860	508,690	492,746	508,690
<u>Preferential Land:</u>	0	0	0	0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
MAC DUNG TRI	03/15/2010	\$369,000
<u>Type:</u> IMPROVED ARMS-LENGTH	<u>Deed1:</u> /29275/ 310	<u>Deed2:</u>
<u>Seller:</u> 12TH AVENUE LLC	<u>Date:</u> 06/29/2006	<u>Price:</u> \$465,500
<u>Type:</u> IMPROVED ARMS-LENGTH	<u>Deed1:</u> /24107/ 236	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2010	07/01/2011
<u>County</u>	000	0	0
<u>State</u>	000	0	0
<u>Municipal</u>	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Baltimore County - My Neighborhood





What Is My District?

[Where Do I Vote?](#)[What's My District?](#)[Who's My Representative?](#)[Search with Another Street Address](#)

Search Address:

9400 CONCORD CT 21234

Your Districts:

County Councilmanic District: 6

Legislative District: 8 - Maryland State Senate and House of Delegates

Congressional District: 2 - US House of Representatives

Election District: 11

Election Precinct: 9

[Print](#)[Done](#)

Need help? Call 410-887-5700.

400 Washington Avenue • Courthouse • Towson, MD 21204




**A. U.S. Department of Housing
and Urban Development**
ESTIMATED
Settlement Statement
B. Type of Loan

1. ☐ FHA	2. ☐ RHS	3. ☒ Conv. Unins.
4. ☐ VA	5. ☐ Conv. Ins.	
6. File Number 102047		7. Loan Number 1012007690
8. Mortgage Ins. Case No.		

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked ("POC") were paid outside the closing: they are shown here for information purposes and are not included in the totals.

D. Name of Borrower: Windell Wise, 1731 Wycliffe Ave, Parkville, MD 21234
Patricia Lynne Holt, 1731 Wycliffe Ave, Parkville, MD 21234

E. Name of Seller: Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust
2006-15, 3476 Stateview Boulevard, Fort Mill, SC 29715

F. Name of Lender: First Home Mortgage Corporation, 8003 Corporate Drive, Suite A, Baltimore, MD 21236

G. Property Location: 9400 Concord Court, Baltimore, MD 21234-1886

H. Settlement Agent: Stonegate Title Company (410) 561-1177

TIN: 521941890

Place of Settlement: 1919 York Road, Timonium, MD 21093

I. Settlement Date: 6/25/2010

Proration Date: 6/25/2010

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price	350,000.00	401. Contract sales price	350,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	11,795.33	403.	
104. Estimated 1st Semi-Annual Taxes	3,290.10	404.	
105. Water Escrow	25.00	405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes 6/25/2010 to 6/30/2010	81.94	407. County taxes 6/25/2010 to 6/30/2010	81.94
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower:	365,192.37	420. Gross Amount Due to Seller	350,081.94
200. Amounts Paid by or in Behalf of Borrower		500. Reduction in Amount Due to Seller	
201. Deposit or earnest money	10,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	125,000.00	502. Settlement charges to seller (line 1400)	31,300.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205. Owner Occupancy Credit	330.00	505. Payoff of second mortgage loan	
206.		506. Open Water Bill	117.65
207.		507.	
208. Credit for Application Fee Doc	475.00	508.	
209. Seller Contribution	9,900.00	509. Seller Contribution	9,900.00
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214. Water Adj 2/2/2010 to 6/25/2010	31.11	514. Water Adj 2/2/2010 to 6/25/2010	31.11
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	145,736.11	520. Total Reduction Amount Due Seller:	41,348.76
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	365,192.37	601. Gross amount due to seller (line 420)	350,081.94

Variance Photo's for:
9400 Concord Ct.
Baltimore, MD 21234



View of rear of dwelling as seen from storm water reservation
Property located behind subject property

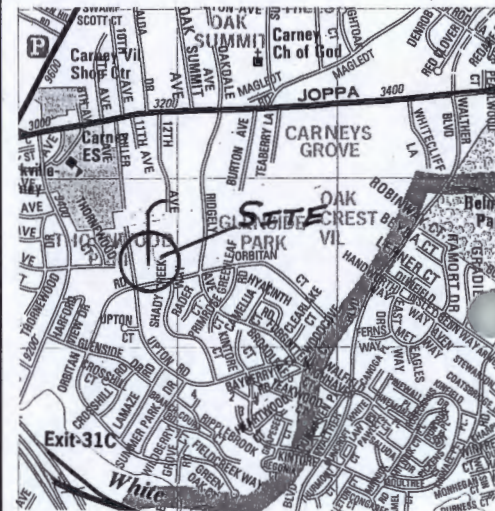
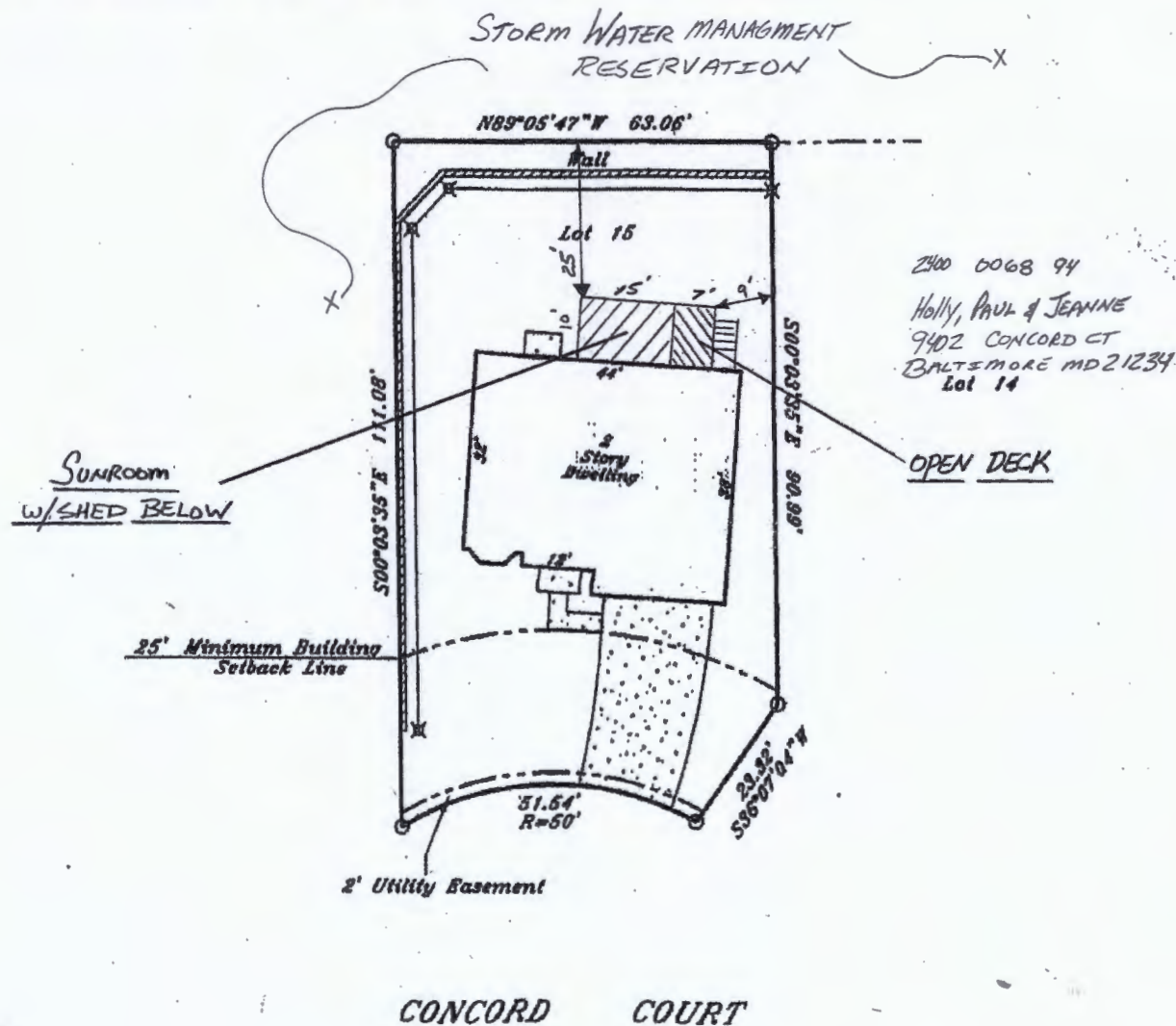
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 9400 Concord CT. Baltimore, MD 21234

subdivision name: 12th Ave.

Plat book # 77, Folio # 20, Lot # 15, Section # 15

OWNER: Patricia Holt & Windell Wise



LOCATION INFORMATION

Election district: 11

Councilmanic District: 6

200 scale map # 071B3

Zoning: DR Dr. 5.5

Lot size: .15 acreage 6,616 square feet

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

100 YEAR FLOOD PLAIN: ☐ yes ☒ no

PRIOR ZONING HEARING: ☐ yes ☒ no

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

