

IN RE: PETITION FOR ADMIN. VARIANCE

NE corner of Riverside Road, 39 feet
E of c/l of Plateau Road
15th Election District
7th Councilmanic District
(29 Riverside Road)

Tiffany N. Boblitz
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2011-0324-A**

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Tiffany N. Boblitz for property located at 29 Riverside Road. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (above ground pool) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. This is a corner lot with the dwelling constructed at an angle on the property. The front door actually faces the 'bend' on the corner. Petitioner plans to remove a wood deck and install the above-ground swimming pool for her children. The rear yard is not large enough to accommodate the above-ground swimming pool. Pictures submitted with the Petition show that the property is fenced. None of the neighbors expressed any concern about the proposed swimming pool.

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.

ORDER RECEIVED FOR FILING

Date 6-17-11

By [Signature]

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 15, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Maryland Department of Assessments and Taxation website on June 10, 2011, still lists Gary Thomas Belt and Darlene Lillian Belt as the property owners of 29 Riverside Road. The Petitioner was able to provide a copy of the Deed which shows that she obtained ownership of said property on April 8, 2010.

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 Administrative Law Judge, 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 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 Administrative Law Judge for Baltimore County, this 17th day of June, 2011 that a variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (above ground pool) to be located in the side yard in lieu of the required rear yard is hereby GRANTED, subject to the following:

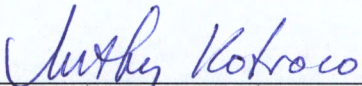
ORDER RECEIVED FOR FILING

Date 6-17-11

By [Signature]

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.

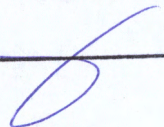
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 6-17-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

June 17, 2011

TIFFANY N. BOBLITZ
29 RIVERSIDE ROAD
ESSEX MD 21221

Re: Petition for Administrative Variance
Case No. 2011-0324-A
Property: 29 Riverside Road

Dear Ms. Boblitz:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 29 Riverside Rd Balto md 21221
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) 400.1 (BCER)

TO PERMIT AN ACCESSORY STRUCTURE (ABOVE GROUND POOL) TO BE
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

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

Date

Telephone No.

City

State

Zip Code

By

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

29 Riverside Rd

410-687-0829

Address

Essex

md

21221

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 6-17-11 day of June 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. 2011-0324-A

REV 10/25/01

Reviewed By D.T. Date 5/2/11

Estimated Posting Date 5/15/11

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 29 Riverside Rd
Address
Essex MD 21221
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):

There is no place in the back yard for a pool, and the side yard is the only place where I can put a pool for my children.

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.

Tiffany Boblitz
Signature
Tiffany Boblitz
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of May, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Tiffany Boblitz
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Dorothy Bender
Notary Public
My Commission Expires 10/8/14

ZONING DESCRIPTION FOR 29 RIVERSIDE ROAD, ESSEX, MD 21221

Beginning at a point on the North side of Riverside Road, which is 50' wide at the distance of 39' North of the centerline of the nearest improved intersecting street Plateau Road which is 50' wide. Being Lot#15 , Block J in the subdivision of Eastern Terrace as recorded in Deed Liber #9196 , Folio #164, containing 5159 square feet. Also known as 29 Riverside Road and located in the 15th Election District, 7th Councilman District.

2011-0324-A

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

No. **67409**

Date: **5/2/11**

PAID RECEIPT

BUSINESS ACTION TIME DAY
 5/04/2011 5/04/2011 13:20:02 2

RED WEDS WALKIN POOL WAD
 >>RECEIPT N 575059 5/04/2011 0513

Rec'd 5 528 201105 VERIFICATION
 NO. 067909

Receipt tot 175.00
 175.00 OK 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				75.00

Total: **75.00**

Rec From: **TIFFANY BOBLITZ**

For: **2011-0324-A**

29 RIVERSIDE RD.

D. THOMPSON

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: May 15, 2011

Attention: Zoning Office - Ms. Kristen Lewis

Re: Case Number: 2011-0324-A

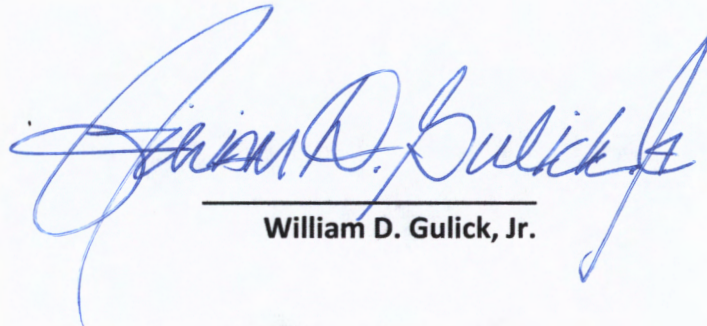
Petitioner/Developer: Boblitz

Date of Hearing/Closing: May 30, 2011

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 29 Riverside Road Balto., MD 21221

The sign(s) were posted on:

May 15, 2011 See attached photos.



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2011-0324-A
TO PERMIT AN ACCESSORY
STRUCTURE (ABOVE GROUND POOL)
TO BE LOCATED IN THE SIDE YARD IN
LIEU OF THE REQUIRED REAR YARD.

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 MAY 30, 2011
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 887-3391 (410)
TOWSON, MD. 21204
DO NOT REMOVE THIS SIGN AND POST AFTER 10:00 AM. VIOLATION SUBJECT TO FINE, \$500.00
MEETING IS HANDICAP ACCESSIBLE

7 RIVERGATE
DRIVE

ZONING
SIGN

7 PLATEAU
ROAD

ZONING COMMISSIONER'S ADMINISTRATIVE VARIANCE SCHEDULE
Updated and Distributed 6/2/2011

CASE NUMBER: 2011-0324-A

29 Riverside Road

Location: NE corner of Riverside Road, 39 feet E of c/l of Plateau Road.

15th Election District, 7th Council District

Legal owner: Tiffany Boblitz

ADMINISTRATIVE VARIANCE to permit an accessory structure (above ground pool)
to be located in the side yard in lieu of the required rear yard.

Closing 5/30/2011

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0324 -A

Address 29 RIVERSIDE RD., 21221

Contact Person: DONNA THOMPSON

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 5/2/11

Posting Date: 5/15/11

Closing Date: 5/30/11

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- 0324 -A

Address 29 RIVERSIDE RD., 21221

Petitioner's Name BOBLITZ

Telephone 410-687-0829

Posting Date: 5/15/11

Closing Date: 5/30/11

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (ABOVE GROUND POOL)
TO BE LOCATED IN THE FRONT SIDE, IN LIEU OF THE REQUIRED
REAR YARD. YARD



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

May 20, 2011

Ms. Tiffany Boblitz
29 Riverside Road
Essex, MD 21221

RE: Case Number 2011-0324-A, 29 Riverside Road, Baltimore, MD 21221

Dear Ms. Boblitz,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 2, 2011. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel



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

State Highway
Administration

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

Maryland Department of Transportation

*Closing
5/30*

Date: *5-17-11*

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

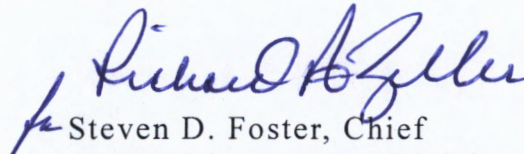
RE: Baltimore County
Item No. *2011-0324-A*
Administrative Variance
Tiffany Boblitz
29 Riverside Road

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. *2011-0324-A*.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 17, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **May 16, 2011**

Item No.:

Administrative Variance: 2011-0324A, 2011-0328A – 0329A.

Special Hearing: 2011-0152-SPHA, 2011-0330-SPH.

Variance: 2011- 0152-SPHA, 2011-0326A, 2011-0327-SPHA, 2011-0331A – 0332A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

AV 5/30/11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-324-A
Address 29 Riverside Road
(Boblitz Property)

Zoning Advisory Committee Meeting of May 16, 2011.

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

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

JUN 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS

Patricia Zook - Administrative Variance that Closed on May 30

From: Patricia Zook
To: Campbell, Rose; Lewis, Kristen
Date: 6/7/2011 9:40 AM
Subject: Administrative Variance that Closed on May 30
CC: Wiley, Debra

Good morning -

The data base shows that there is an administrative variance that closed on May 30. As of today, we haven't received the case file. Was there a formal demand for this case or will the file be coming over to us today?

CASE NUMBER: 2011-0324-A

29 Riverside Road

Location: NE corner of Riverside Road, 39 feet E of c/l of Plateau Road.

15th Election District, 7th Council District

Legal owner: Tiffany Boblitz

ADMINISTRATIVE VARIANCE to permit an accessory structure (above ground pool) to be located in the side yard in lieu of the required rear yard.

Closing 5/30/2011

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

CONFIDENTIALITY NOTICE: The information contained in this ELECTRONIC MAIL transmission is legally privileged and confidential. It may also be subject to the attorney-client privilege or be privileged work product or proprietary information. This information is intended for the exclusive use of the addressee(s). If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, distribution (other than to the addressee(s)), copying or taking of any action because of this information is strictly prohibited.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 15 Account Number - 1514100240

Owner Information

Owner Name: BELT GARY THOMAS
BELT DARLENE LILLIAN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 29 RIVERSIDE RD
BALTIMORE MD 21221-7041
Deed Reference: 1) /09196/ 00164
2)

Location & Structure Information

Premises Address
29 RIVERSIDE RD
0-0000
Legal Description
NE COR PLATEAU RD
EASTERN TERRACE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
0097	0007	0144		0000		J	15	3	Plat Ref:	0012/ 0119

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1943	1,136 SF	5,159 SF	04

Stories	Basement	Type	Exterior
1.500000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	53,150	53,150		
Improvements:	88,590	109,810		
Total:	141,740	162,960	155,887	162,960
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
HILL JOHN B	05/30/1992	\$84,300
Type:	Deed1:	Deed2:
ARMS LENGTH IMPROVED	/09196/ 00164	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	* NONE *		

FranklyMLS.com

VA, DC, MD MLS: Wiki, Mobile & More Data
Mobilize BC7246139

Search for:

\$125k to \$600k Go

Gallery Photos & Details Spreadsheet (Advanced Search)

+Email/Share +Driving Dir. ?

Add Private Notes H Save 1Page Print

Viewed by 39. (0%)

THIS PROPERTY WAS ALREADY SOLD ON 4/8/2010

Long Foster Real Estate, Inc.

XXXXX



Request removal of photos!

Is this your new home? Show it off on Facebook with a LIKE

XXXXX

XXXXX

REMARKS

XXXXX
XXXXX XXXXX

PRICE HISTORY

XXXXXX XXXXX
XXXXXX

CURRENT LISTING PRICE HISTORY

INTERIOR DETAILS

# Levels:	2	Lower 2	Lower	Main	2nd	3rd
Bedrooms:	3	0	0	1	2	0
Full Baths:	1	0	0	1	0	0
Half Baths:	0	0	0	0	0	0

	Size	Level	Floor
Living Rm:	XXXXX	XXXXX	XXXXX
Kitchen Rm:	XXXXX	XXXXX	XXXXX
Dining Rm:	XXXXX	XXXXX	XXXXX
Bdr-Main:	XXXXX	XXXXX	XXXXX
Bdr-2nd:	14x14	Upper 1	Carpet
Bdr-3rd:	9x14	Upper 2	Carpet

INTERIOR FEATURES

Sqft Finished: 0
Rooms: XXXXX

XXXXX

EXTERIOR DETAILS

COMMUNITY

Advertised / Legal Subdivision: EASTERN TERRACE / EASTERN TERRACE

HOA Fee: XXXXX XXXXX XXXXX

BUILDING FEATURES

Home Type: Detached XXXXX
Lot Acres/Sqft: 0.12 acre
Exterior: XXXXX
Property Condition: XXXXX
Parking: XXXXX

UTILITIES

Heating: XXXXX Cooling: XXXXX
Heating Fuel: XXXXX Hot Water: XXXXX
Water: XXXXX Sewer Septic: XXXXX

BROKER INFORMATION

Listing Agent: Arthur Fisher
See agent's other listings: Actives & UC / Sold: Listings 5yr/2yr Buyer / Both
XXXXXX XXXXX

Listing Broker: Long Foster Real Estate, Inc.

Status: SOLD

29 RIVERSIDE RD
ESSEX, MD 21221 map / g / c

Close Price: \$137,000

Seller: \$3,000

Subsidy:

Net Price: \$134,000

Contract Date:

Close Date: 4/8/2010

Original Price: \$134,900

09 Tax A: \$162,960

\$2,174/yr

Bed/Ba/Ba½: 3/1/0

Listing #: BC7246139 g

DOMm/p: ? XXXXX/XXXXX

County: BALTIMORE

Community: EASTERN

TERRACE

(Active/

Solds: 2y/4y)

Style/Type: Bungalow /

Detached

Yr Built: 1943

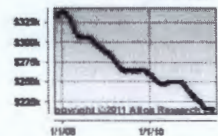
Levels: 2

Size Int'l/Lot: 0 sqft / 0.12 acre

Walk score: 51

XXXXX

Median Price for 21221



0029473 363

AFTER RECORDING RETURN TO:

Tiffany N. Boblitz
29 Riverside Road
Baltimore MD 21221

DOCUMENT PREPARED BY:

SAGE Title Group, LLC
116 Hays Street
Bel Air, MD 21014

Title Insurer: STG, LLC--MD- Stewart Title
Guaranty Company

File Number: BR10-0841 FY
Tax Account No.: 15-15-14-100240

This Deed, MADE THIS Six day of April 2010, by and between Darlene Lillian Belt, surviving tenant by the entirety of Gary Thomas Belt, deceased, Grantor and party of the first part, and Tiffany N. Boblitz, Grantee and party of the second part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED THIRTY SEVEN THOUSAND AND 00/100 DOLLARS (\$137,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, her personal representatives and assigns, in fee simple, all that parcel of ground situated in Baltimore County, Maryland, and as described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot 15, Block J, as shown on the Plat of Eastern Terrace No. 2 which plat is recorded among the Land Records of Baltimore County, Maryland, in Plat Book C.W.B. Jr Liber No. 12, folio 119. The improvements thereon being known as No. 29 Riverside Road.

TAX ID No. 15-15-14-100240

BEING the same lot of ground which by Deed dated March 27, 1992 and recorded among the Land Records of Baltimore County in Liber 9196, folio 164, was granted and conveyed by Margaret H. Hill unto Gary Thomas Belt and Darlene Lillian Belt, his wife. SAID Gary Thomas Belt, also known as Gary T. Belt, has since departed this life on or about June 6, 2008 thereby vesting title solely unto Darlene Lillian Belt, the herein Grantor.

SUBJECT to covenants, conditions, easements and restrictions of record.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, her personal representatives and assigns, in fee simple.

BUYERS INITIAL HERE TP

AND the said party of the first part does hereby covenant that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.



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

OWNER Tiffany Boblitz



PREPARED BY William Boblitz PIATEAU Rd 50' RW
SCALE OF DRAWING: 1" = 30

D.J.

0324

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