



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 5110 NORTH POINT BLVD which is presently zoned BR
 Deed References: LIBER 25303 FOLIO 083 10 Digit Tax Account # 15-18-002732/134
 Property Owner(s) Printed Name(s) ARTHUR CHARLES CAMPBELL 116-00-010334/335

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
A CONTRACTOR'S EQUIPMENT STORAGE YARD IN A "BR" ZONE.
3. ☐ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

DAVID J. PREWER JR.
 Name- Type or Print _____
 Signature _____
102 W. PENNSYLVANIA AVE. #302 MD
 Mailing Address _____ City _____ State _____
21204 4104941494 OFFICE@PREWERLAW.COM
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

ARTHUR CHARLES CAMPBELL
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
Arthur C. Campbell
 Signature #1 _____ Signature #2 _____
2568 N. SNYDER AVE. BALTO. MD
 Mailing Address _____ City _____ State _____
21219 / _____
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

DAVID J. PREWER JR.
 Name - Type or Print _____
 Signature _____
102 W. PENNSYLVANIA AVE. #302 TOWSON MD
 Mailing Address _____ City _____ State _____
21204 4104941494 OFFICE@PREWERLAW.COM
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2013-0116-X Filing Date 11/14/12 Do Not Schedule Dates: _____ Reviewer gcm

Description for
Preliminary Zoning Plan
For Special Exception

The five parcel site is located on the eastern side of North Point Boulevard in the Edgemere section of Baltimore County. Per deed liber 25303 folio 83; Parcel one and Parcel three combined containing 6.00 acres of land more or less; Parcel two being known and designated as lot nos. 48 and 49 on the Plat of Sparrows Point Manor, Plat book W.P.C. No. 5, folio 82; Parcel four containing 0.773 of an acre, more or less; Parcel five containing 1.289 acres, more or less. Combined the parcels contain 8.062 acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

November 15, 2012

Project No. 12058

Note: This description had not been prepared or sealed by a surveyor but has been prepared by deed for the filing of a Preliminary Request for Special Exception.

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

No. **91684**

Date: **11/16/12**

PAID RECEIPT

BUSINESS ACTION TIME USER
 11/16/2012 11/16/2012 09:34:40 2

REG M302 MAIL SERV REC
 >>RECEIPT R 802343 11/16/2012 OFLN
 Dept 5 528 BONDING VERIFICATION
 CR NO. 091684
 Recpt Tot 450.00
 450.00 CR 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	506	0000		6150					450.-

Total: **450.-**

Rec From: **A. Campbell**

For: _____

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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:

2013-0116-X

Petitioner: Arthur Charles Campbell

Address or Location:

~~1410 N.E. Sparrow~~ NORTH Point BLVD

PLEASE FORWARD ADVERTISING BILL TO:

Name:

David J. Preller Jr.

Address:

102 W. Pennsylvania Ave # 302
Towson, MD 21204

Telephone Number:

410-494-1494

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: December 17, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: North Point Boulevard

Item Number: 13-116

Petitioner: Authur Charles Campbell

Zoning: BR

Requested Action: Special Exception

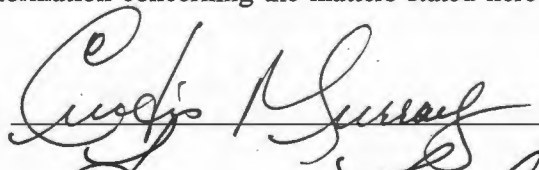
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. There is limited information provided from the petitioner and on the site plan. As such, this department recommends denial of the petitioner's request for lack of information to thoroughly evaluate the requested zoning relief. To properly review the subject petition, at a minimum, the following information shall be provided:

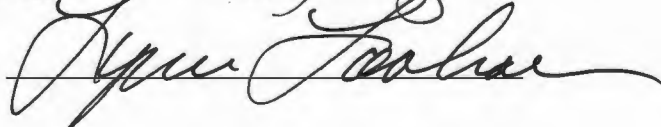
- Location of storage areas for equipment and materials;
- Location of parking areas for business, employee and customer vehicles;
- A description of the type and quantity of all equipment, materials and vehicles to be used by the business on the property;
- Locations of proposed buildings;
- Vehicular circulation on the site and points of access to the site from North Point Boulevard;
- Proposed screening and fencing of storage yards and business vehicles;
- Proposed setbacks, buffer areas and screening to prevent adverse impacts on the adjoining residential properties to the south of the site; and
- The range of number of employees throughout the year and the average number of employees at any time

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Division Chief:
AVA/LL: CM



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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-6-12

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

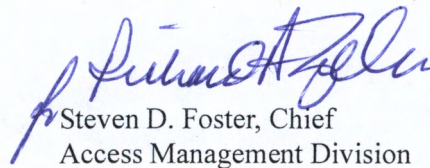
RE: Baltimore County
Item No. 2013-0116-X
Special Exception
Arthur Charles Campbell
North Point Boulevard (Eastside)
MD151
opposite Warehouse Road.

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 12-5-12. A field inspection and internal review reveals that an entrance onto MD151 consistent with current State Highway Administration guidelines is required. As a condition of approval for Special Exception, Case Number 2013-0116 the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to 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 attention.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

\cc: Mr. Michael Pasquariello, Utility Engineer, SHA w/plan
Mr. David Peake, District Engineer, SHA w/plan.

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: December 5, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 17, 2012
Item Nos. 2013-0103, 0116, 0119, 0122 and 0123.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For December 31 2012
Item No. 2013-0116

DATE: December 19, 2012

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

Please disregard the previous comments dated 12/17/2012.

A landscape plan must be received and approved prior to the issuance of any permits.

DAK:CEN
Cc:file

ZAC-ITEM NO 13-0116-12192012.doc

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
North Pt Blvd; 5 lot parcel @ E/S North Pt Rd
adjacent to Warehouse Rd & North Pt Blvd, * OF ADMINISTRATIVE
Warehouse Rd ending on W/S of North Pt Blvd HEARINGS FOR
15th Election & 6th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Arthur Charles Campbell
Petitioner(s) *
* 2013-116-X

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

DEC 12 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of December, 2012, a copy of the foregoing Entry of Appearance was mailed to David Preller, Jr., 102 West Pennsylvania Avenue, Suite 302, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY MARYLAND

PERMITS, APPROVALS, AND INSPECTIONS

PHONE: 410-887-3226

FAX: 410-887-8081

Job Location: 5110 North Point Blvd.
1410 SPARRROWS POINT BLVD District: 15Grading Permit #: NONE Building Permit #: _____ Date: 11/26/12

☐ Correction Notice	☐ Illegal Continuance
☒ Stop Work Order	☒ Complaint and SC # _____

I have on this day, inspected this site and have found the following violation(s) of the Baltimore County Code, Article 33, Title 5, Section 1D4.

CLEARING & GRADED OVER 5,000 SF WITHOUT A GRADING PERMIT OR
SEDIMENT CONTROLS. STOP ALL WORK ON SITE. INSTALL SILT FENCE
& STABILIZE ALL DISTURBED. OBTAIN A GRADING PERMIT.

- Glen Bouary
- Tim Brendel - Saw clearing of land.
- Mitch working on Grading Plan for Permit

These conditions must
complete the required
Section 217, and Article

and
Article 1,

Inspector: Jim DandyReceived by: Chris Appel Chuck Campbell

(signature)

(print)

Site re-inspection date: _____

Correction(s) approved: _____

Inspector

Revised: 02/14

LAW OFFICES
PRELLER, PRELLER & PALIATH
SUITE 302
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4529

DAVID J. PRELLER, JR.
DAVID J. PRELLER, III
DILIP B. PALIATH*

AREA CODE 410
PHONE 494-1494
FAX NO. 494-1987

DAVID J. PRELLER, SR. (1923-2011)

*ADMITTED IN D.C. AND MD

November 26, 2012

OFFICE@PRELLERLAW.COM

Mr. Arnold Jablon
Deputy Administrator Office and Director
Permits, Approvals, and Inspections
County Office Building
111 W. Chesapeake Avenue, Room 105
Towson, Maryland 21204

Re: Case No.: 213-0116X
Arthur Charles Campbell Property

Dear Mr. Jablon:

I represent the above property owner who has filed a petition for special exception. Mitch Kellman is working the project wherein Mr. Campbell will be storing a slag material being shipped into Sparrows Point and transporting the material for recycling.

At this time, I would request a provisional approval to allow the project to begin, as by December 1, 2012, the ship is due to be docked and begin unloading.

Mr. Campbell understands that if for any reason the special exception is not approved, he accepts full responsibility to return the property to its original condition.

Your consideration is greatly appreciated and if there are any questions, please do not hesitate to contact me at the above number or you may contact Mitch at 410-599-9848.

Very truly yours,

David J. Preller Jr.

DJPjr/cm

LAW OFFICES
PRELLER, PRELLER & PALIATH
SUITE 302
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4529

DAVID J. PRELLER, JR.
DAVID J. PRELLER, III
DILIP B. PALIATH*

DAVID J. PRELLER, SR. (1923-2011)

*ADMITTED IN D.C. AND MD

December 3, 2012

Zoning Case
2013-0116X
filed-11/16/12

AREA CODE 410
PHONE 494-1494
FAX NO. 494-1987

OFFICE@PRELLERLAW.COM

Arnold Jablon, Esquire
Venable
210 Allegheny Ave
Towson, Maryland 21285-5517

Re: *5110 North Point Blvd.*
~~1410 Sparrow Point Road~~

Dear Mr. Jablon:

In regard to the above property, attached hereto please find the following:

- A) Guarantee: Executed by Mr. Campbell
- B) Five (5) Consent forms executed by neighbors that adjoin the property at 2550 N. Snyder Avenue and 2546 N. Snyder Avenue (See attached plat with properties marked in yellow)

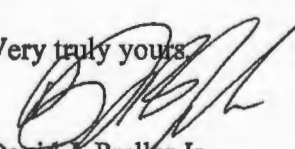
These properties adjoin the Campbell property and have an approximate tree buffer zone of forty (40) feet between the respective properties and the work area.

We should have the Consent form for the property of 2546 N. Snyder Avenue on or before Tuesday morning. As far as 2550 N. Snyder Avenue, my client has made several attempts to contact his neighbor, however, there has been no answer at the door and there has been no lights on at the property for several days.

Mitchell J. Kellman is working on this project and will be preparing a Grading Permit. I have been in contact with Glenn Berry, Jim Brendel, and Carl Richards regarding this project.

If there is any additional information, you need prior too or after a provisional approval, please do not hesitate to contact me or my paralegal, Christina Merryman, immediately as time is of an essence in this matter.

Very truly yours,


David J. Preller Jr.

Enclosures
DJPjr/cm

GUARANTEE

In accordance with the provisional approval to allow the property known as ~~1410~~ ⁵¹¹⁰
~~N.E. Sparrows Point Road~~ ^{North Point Blvd.} to be used for the storage of slag material being shipped into
Sparrows Point and then transporting the material for recycling, I, Arthur C. Campbell,
personally agree that in the event the special exception change for the property to be used
as a contractor's equipment storage yard in a "BR" zoning is not approved, I will be solely and
financially responsible as a guarantor to put the property back into its original condition prior to
the provisional approval;

11-29-12
Date

Arthur C. Campbell
Arthur C. Campbell

STATE OF MARYLAND
COUNTY OF BALTIMORE

I HEREBY CERTIFY that on this 29th day of December, 2012, before
me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County,
personally appeared Arthur C. Campbell and acknowledged that the foregoing statement
to be his act.

As witness, my hand and notarial seal.



June Young
Notary Public
My commission expires 8-15-13

CONSENT

I, Arthur Campbell, own the property at 2558 N. Snyder Ave
(print name) (print address)

which adjoins the property owned by Arthur C. Campbell known as ~~1410 N.E. Sparrows~~
5110 North
Point Blvd.
~~Point Road.~~

I understand that Mr. Campbell has filed a petition for a zoning hearing for a special exception for use of the property as a contractor's equipment storage yard on a "BR" zone wherein dust free iron silicate granules will be stored and then transported to other locations.

I do not object to the request made by Mr. Campbell for the special exception.

11-29-12
Date

Arthur C. Campbell

CONSENT

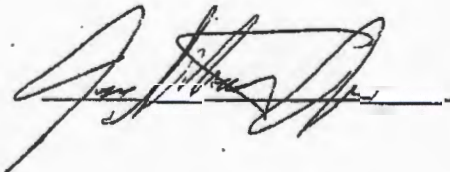
I, James A. Narutawicz, own the property at 2554 N. Snyder Ave.
(print name) (print address)

which adjoins the property owned by Arthur C. Campbell known as ~~1410 N.E. Sparrows~~ 5110 North
Point Blvd.
~~Point Road.~~

I understand that Mr. Campbell has filed a petition for a zoning hearing for a special exception for use of the property as a contractor's equipment storage yard on a "BR" zone wherein dust free iron silicate granules will be stored and then transported to other locations.

I do not object to the request made by Mr. Campbell for the special exception.

11-29-12
Date

A handwritten signature in black ink, appearing to be "James A. Narutawicz", written over a horizontal line.

CONSENT

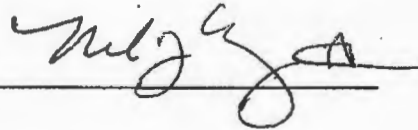
I, MICHAEL NARUTOWICZ, own the property at 51³⁰ North Point Blvd.
(print name) (print address)

which adjoins the property owned by Arthur C. Campbell known as 5110 North
Point Blvd.
~~Point Road.~~

I understand that Mr. Campbell has filed a petition for a zoning hearing for a special exception for use of the property as a contractor's equipment storage yard on a "BR" zone wherein dust free iron silicate granules will be stored and then transported to other locations.

I do not object to the request made by Mr. Campbell for the special exception.

11-30-2012
Date



CONSENT

I, Will Marshall, own the property at 2548 N. Snyder Ave
(print name) (print address)

which adjoins the property owned by Arthur C. Campbell known as ~~1410 N.E. Sparrows~~
Point Blvd.
~~Point Road.~~

I understand that Mr. Campbell has filed a petition for a zoning hearing for a special exception for use of the property as a contractor's equipment storage yard on a "BR" zone wherein dust free iron silicate granules will be stored and then transported to other locations.

I do not object to the request made by Mr. Campbell for the special exception.

12-1-12.
Date

William Marshall

CONSENT

I, Robert Woods, own the property at 2552 N. Snyder Ave
(print name) (print address)

which adjoins the property owned by Arthur C. Campbell known as ~~1410 N.E. Sparrows~~
5110 North
Point Blvd.
~~Point Road.~~

I understand that Mr. Campbell has filed a petition for a zoning hearing for a special exception for use of the property as a contractor's equipment storage yard on a "BR" zone wherein dust free iron silicate granules will be stored and then transported to other locations.

I do not object to the request made by Mr. Campbell for the special exception.

12-2-12
Date

Robert Woods

CONSENT

I, DAVID JOHNSON, own the property at 2550 N. SUNDER AVE
(print name) (print address)

which adjoins the property owned by Arthur C. Campbell known as ~~1410 N.E. Sparrows~~
5110 North
Point Blvd.
~~Point Road.~~

I understand that Mr. Campbell has filed a petition for a zoning hearing for a special exception for use of the property as a contractor's equipment storage yard on a "BR" zone wherein dust free iron silicate granules will be stored and then transported to other locations.

I do not object to the request made by Mr. Campbell for the special exception.

12-9-2012
Date

DM. H.

CONSENT

I, Buddy Preston own the property at 2546 N. Snyder Ave
(print name) (print address)

which adjoins the property owned by Arthur C. Campbell known as ~~1410 N.E. Sparrows~~
5110 North
Point Blvd.
~~Point Road.~~

I understand that Mr. Campbell has filed a petition for a zoning hearing for a special exception for use of the property as a contractor's equipment storage yard on a "BR" zone wherein dust free iron silicate granules will be stored and then transported to other locations.

I do not object to the request made by Mr. Campbell for the special exception.

12-5-12

Date

Buddy Preston

111B1

1502024000

NORTH POINT-MARYLAND HISTORIC TRUST PARCEL

DR 5.5

1502024400

WAREHOUSE RD

1512002734

RC 5

MH IM

7 CD
SE 6-H

15 ED

5107

2400001013

111B2

BR

1512002732

Pl. Bk. 0000005, Folio 0082

1600010334

BL

ROAD

ML AS

BRAS

SNYDER AVE

PDM #158017

RO

EDGEMERE AVE

MANOR AVE

STEEL AVE

NOT LOCATED

1501890051

1504002510

300014576

2558 2554 2552 2550 2548 2546 2534 2532

2601 2602 2604

2601 2605 1513554241

1511470370 1511470060

Pl. Bk/Folio #0050829

DR 5.5

2609 2611 2615 2617 2619 2621 2608 2614

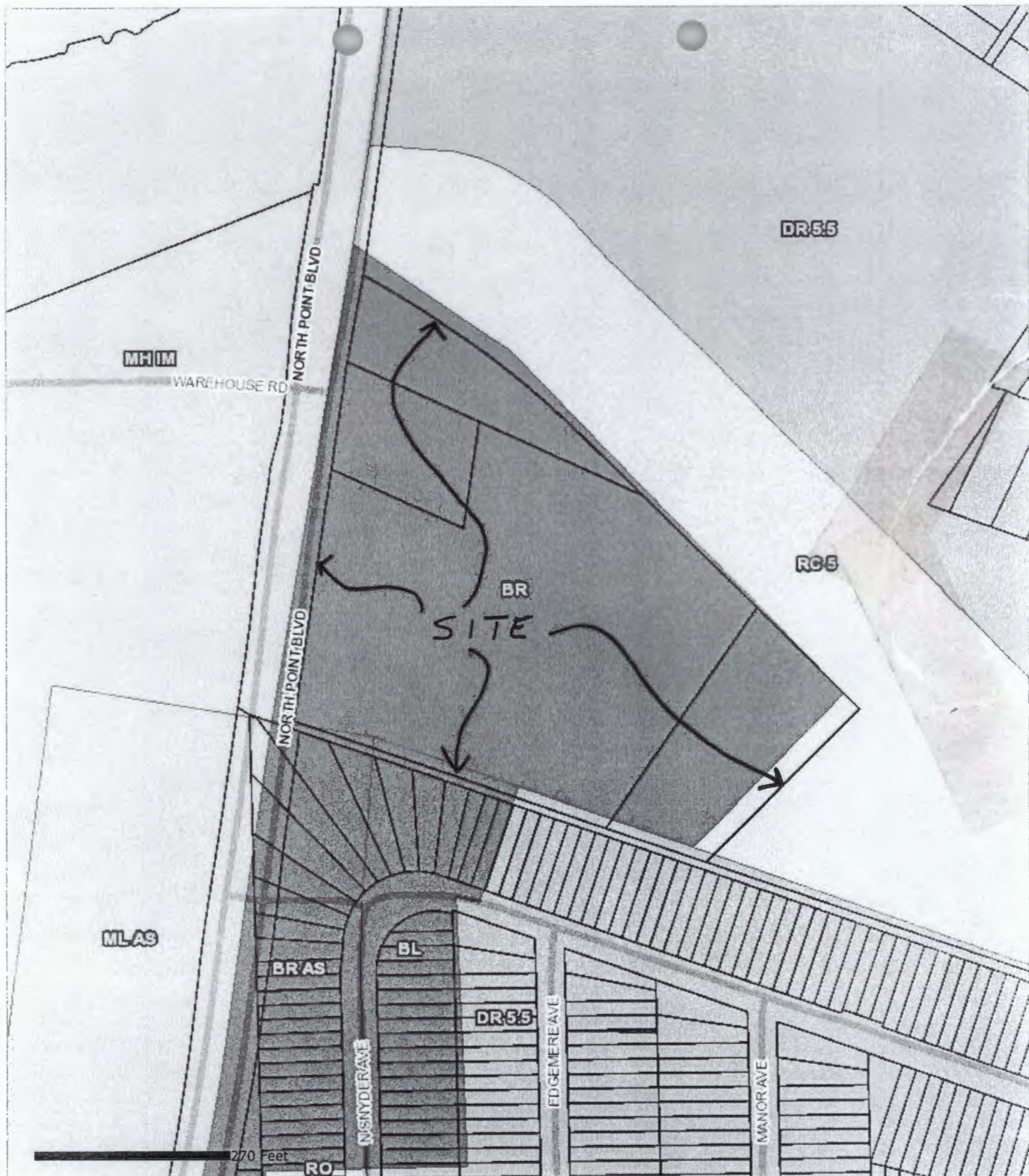
2605 2523 2607 2609 2611 2512 2613

2608 2603 2605 2611 2609 2612 2622 2624

2615 2628 2614 2628

2625 2617 2500033473

Pl. Bk/Folio #078295 Pl. Bk/Folio #0296



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 11/27/2012

**TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403**

LEVY PERIOD
JULY 1, 2012-JUNE 30, 2013

GROSS BILL	2,482.18
------------	----------

LOT BLOCK SEC PLAT BOOK FOLIO

CONSTANT YIELD 1.1012 DIFFERENCE -0.0012

INTEREST/
DISCOUNTNET
TOTAL

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

CYCLE	BILL DATE	
SA	07/01/2012	3-035836

OWNER'S NAME AND ADDRESS

FIRST SEMIANNUAL PAYMENT CHARGES	
	1,126.40
	114.69

IF PAID IN	DISCOUNT	PAY THIS AMOUNT
JUL-2012	11.26-	1,229.83
AUG-2012	5.63-	1,235.46
SEP-2012		1,241.09

SECOND SEMIANNUAL PAYMENT

DEC-2012	1,241.09
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CAMPBELL ARTHUR CHARLES
2558 N SNYDER AVENUE
EDGEMERE MD 21219

151200273220130SA007001229830012354600124109000000000000000000000000

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

CYCLE	BILL DATE	
FY	07/01/2012	C

OWNER'S NAME AND ADDRESS

COTAX
STTAX

**FULL ANNUAL
PAYMENT CHARGES**

2,252.80
229.38

<u>IF PAID IN</u>	<u>DISCOUNT OR INTEREST</u>	PAY THIS AMOUNT
JUL-2012	22.53-	2,459.65
AUG-2012	11.26-	2,470.92
SEP-2012		2,482.18
OCT-2012	12.41	2,494.59

CAMPBELL ARTHUR CHARLES
2558 N SNYDER AVENUE
EDGEMERE MD 21219

151200273220130FY00700245965002470920024821800249459000000000000000000

**TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403**

LEVY PERIOD
JULY 1, 2012-JUNE 30, 2013

<u>RATE</u> <u>PER \$100</u>	<u>TAXES/CHARGES</u>
1.10	110.00
.112	11.20
	98.11

SPARROWS POINT MANOR
LT 48, 49
00000 SNYDER
8-035837

GROSS BILL	219.31
------------	--------

LOT	BLOCK	SEC	PLAT	BOOK	FOLIO
48					

INTEREST/
DISCOUNTNET
TOTAL

CONSTANT YIELD 1.1012 DIFFERENCE -0.0012

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

CYCLE	BILL DATE	
SA	07/01/2012	3-035837

OWNER'S NAME AND ADDRESS

**FIRST SEMI-ANNUAL
PAYMENT CHARGES**

IF PAID
IN

DISCOUNT

**PAY THIS
AMOUNT**

50% COTAX	55.00
50% STTAX	5.60
50% CHARGES	49.06

JUL-2012	.55-	109.11
AUG-2012	.28-	109.38
SEP-2012		109.66

SECOND SEMIANNUAL PAYMENT

DEC-2012 109.65

CAMPBELL ARTHUR CHARLES
2558 N SNYDER AVENUE
EDGEMERE MD 21219

151200273320138SA007000109110001093800010966000000000000000000000000

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

CYCLE	BILL DATE	
FY	07/01/2012	C

OWNER'S NAME AND ADDRESS

**FULL ANNUAL
PAYMENT CHARGES**

IF PAID
IN

DISCOUNT
OR INTEREST

**PAY THIS
AMOUNT**

COTAX	110.00
STTAX	11.20
CHARGES	98.11

JUL-2012	1.10-	218.21
AUG-2012	.55-	218.76
SEP-2012		219.31
OCT-2012	1.10	220.41

CAMPBELL ARTHUR CHARLES
2558 N SNYDER AVENUE
EDGEMERE MD 21219

151200273320138FY00700021821000218760002193100022041000000000000000

**TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403**

LEVY PERIOD
JULY 1, 2012-JUNE 30, 2013

<u>RATE</u> <u>PER \$100</u>	<u>TAXES/CHARGES</u>
1.10	303.60
.112	30.91

PROPERTY DESCRIPTION
3200 S NORTH POINT RD
688 AC SES
00000 SPARROWS POINT
9-035838

GROSS BILL	334.51
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LOT BLOCK SEC PLAT BOOK FOLIO

INTEREST/
DISCOUNTNET
TOTAL

CONSTANT YIELD 1.1012 DIFFERENCE -0.0012

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

CYCLE	BILL DATE	
SA	07/01/2012	3-035838

OWNER'S NAME AND ADDRESS

FIRST SEMIANNUAL
PAYMENT CHARGES

IF PAID
IN

DISCOUNT

**PAY THIS
AMOUNT**

50% COTAX	151.80
50% STTAX	15.46

JUL-2012	1.52-	165.74
AUG-2012	.76-	166.50
SEP-2012		167.26

SECOND SEMIANNUAL PAYMENT

DEC-2012 167.25

CAMPBELL ARTHUR CHARLES
2558 N SNYDER AVENUE
EDGEMERE MD 21219

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151200273420136SA007000165740001665000016726000000000000000000000000
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MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

CYCLE	BILL DATE
FY	07/01/2012

OWNER'S NAME AND ADDRESS

**FULL ANNUAL
PAYMENT CHARGES**

IF PAID
IN

DISCOUNT
OR INTEREST

PAY THIS AMOUNT

COTAX	303.60
STTAX	30.91

JUL-2012	3.04-	331.47
AUG-2012	1.52-	332.99
SEP-2012		334.51
OCT-2012	1.68	336.19

CAMPBELL ARTHUR CHARLES
2558 N SNYDER AVENUE
EDGEMERE MD 21219

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151200273420136FY00700033147000332990003345100033619000000000000000000
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160001033420138FY00700061971000622550006253900062852000000000000000000

**TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403**

LEVY PERIOD
JULY 1, 2012-JUNE 30, 2013

160001033520135FY007000413660004153600041705000419140000000000000000

0025303 083

Space above this line for recording information

DEED

THIS DEED made this September 15th, 2006, by and between **CENTER SYSTEMS ASSOCIATES, A MARYLAND GENERAL PARTNERSHIP, BY NOTTINGHAM PROPERTIES, INC., A MARYLAND CORPORATION, GENERAL PARTNER** herein referred to as Grantor, and **ARTHUR CHARLES CAMPBELL** hereinafter referred to as Grantee.

WITNESSETH, that in consideration of the sum of **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00)** Dollars to Grantor paid or to be paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, the Grantor does grant and convey unto the said Grantee, his personal representatives, heirs and assigns, as **Individual Sole Owner, in Fee Simple**, all that lot of ground situate in the County of **BALTIMORE**, State of Maryland, and described as follows, that is to say:

Parcel 1:

BEGINNING for the same at a point on the easterly right of way line of the State road from Sparrows Point to Wise Avenue, said point of beginning at the end of the seventh line of that tract of land described in a Deed from Michael Narutowicz and wife to the Bethlehem Steel Co. dated February 6, 1947, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1621, folio 196; running thence binding reversely on said seventh line south 65 degrees 29 minutes 29 seconds east 669.50 feet to the sixth line of a parcel of land conveyed by the Dundalk Company to Michael Narutowicz in a Deed dated January 23, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1444, folio 319; running thence binding on part of said sixth line, all of the seventh line, and part of the eighth line of said Deed, the three following courses and distances: first, south 34 degrees 19 minutes west 450.00 feet; second, north 70 degrees 49 minutes west 454.86 feet; and third, binding also on the before mentioned easterly right of way line of the State road, north 08 degrees 26 minutes east 505.37 feet to the point of beginning.

CONTAINING 6.00 acres of land, more or less.

Parcel 2:

Being known and designated as Lots Nos. 48 and 49 on the Plat of Sparrows Point Manor, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 5, folio 82.

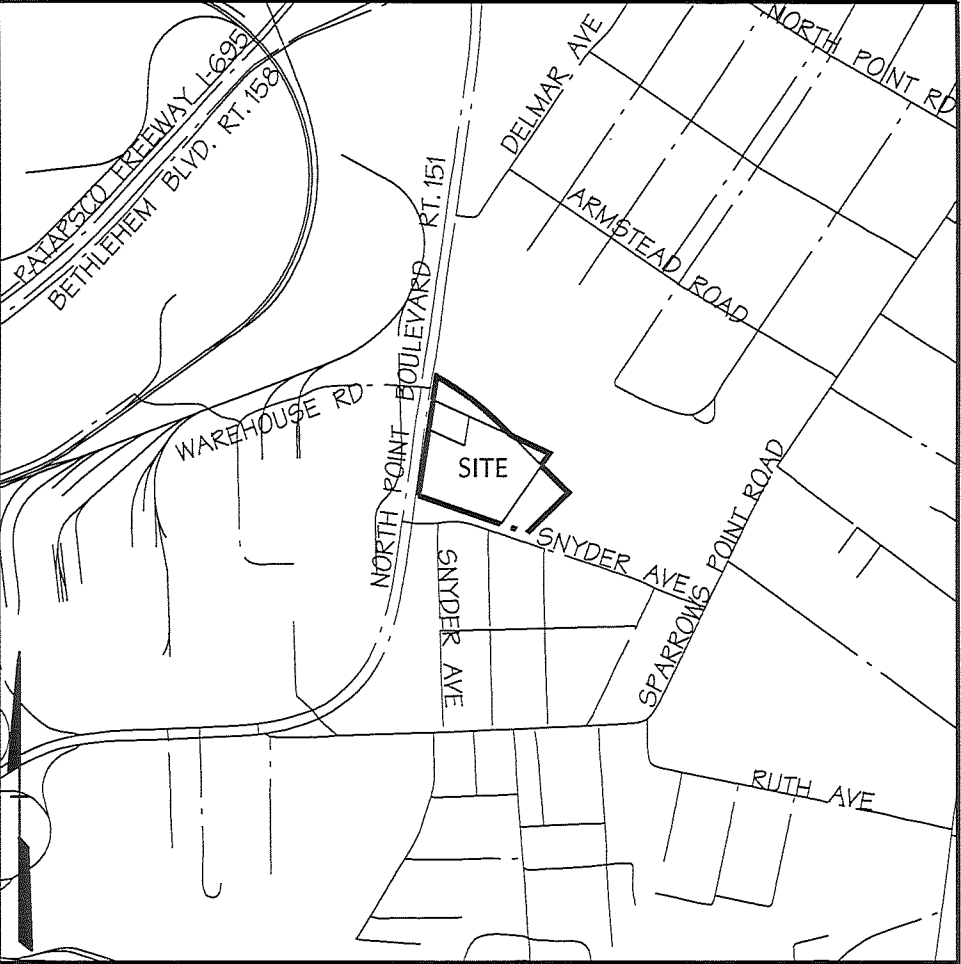
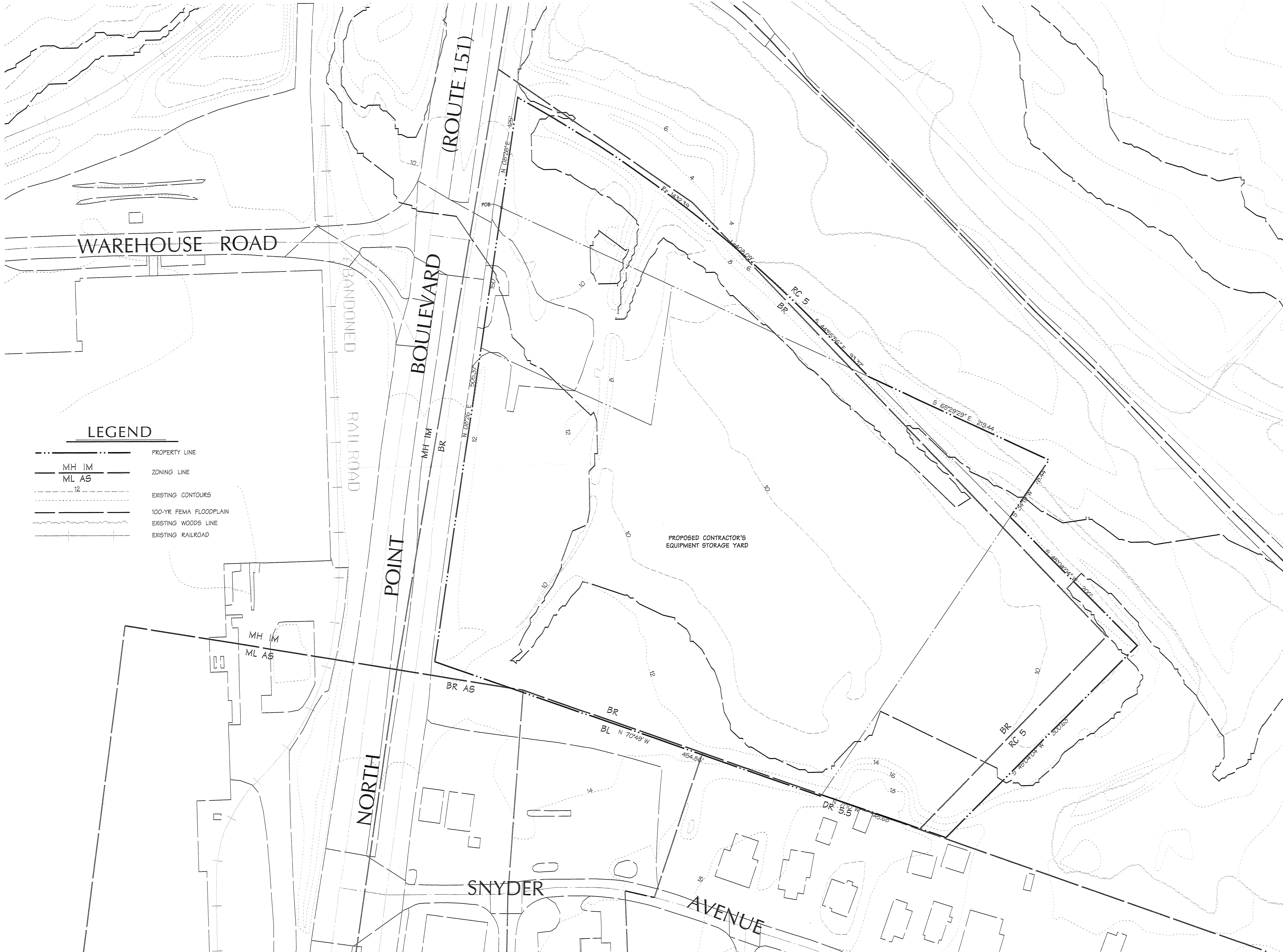
SAVING AND EXCEPTING therefrom all that lot or parcel of land which by Deed dated September 17, 1952, and recorded among the aforesaid Land Records in Liber G.L.B. No. 2178, folio 301, was granted and conveyed by Bigley Realty Co., Inc., to B. & R. Enterprises, Inc.

Parcel 3:

BEGINNING for the same at a point on the easterly right of way line of the State road from Sparrows Point to Wise Avenue, said point of beginning being at the beginning of the first line of that parcel of land firstly described in a Deed from Michael Narutowicz to Bigley Realty Company dated March 27, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B.



2013-0116 X



VICINITY MAP

Scale: 1"=1000'

NOTE:
THE PURPOSE OF THIS SITE PLAN IS TO PROVIDE BALTIMORE COUNTY AN INITIAL DOCUMENT FOR PROVISIONAL APPROVAL. THIS PLAN DOES NOT MEET THE COMPLETE ZONING OFFICE CHECKLIST OR BCR FOR SPECIAL EXCEPTIONS AND MAY NEED TO BE REFINED TO MEET THE CHECKLIST AT A LATER DATE. THE PLAN, HOWEVER, PROVIDES THE BASIC INFORMATION OF LOCATION, TOPOGRAPHY, AND ACREAGE.

1. OWNER: ARTHUR CHARLES CAMPBELL
2556 N. SNYDER AVENUE
EDGEHURST, MD. 21219
2. ELECTION DISTRICT: 15
3. COUNCILMANIC DISTRICT: 7
4. SITE ACREAGE: 8.062 AC±
5. PROPOSED USE: CONTRACTOR'S EQUIPMENT STORAGE YARD
6. TAX MAP: 111 GRID: 10 PARCELS: 154, 135, 164
7. TAX ACCOUNT NUMBERS: 1512002732
1512002733
1512002734
1600010334
1600010335

8. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

DATA SOURCES:

EXISTING TOPOGRAPHY SHOWN HEREON TAKEN FROM BALTIMORE COUNTY DT 65, DATED 1996.

BOUNDARY SHOWN HEREON BASED ON DEED 25303/03, AND IS SUBJECT TO CHANGE.

ALL INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND NOT THE RESULT OF ANY FIELD RUN SURVEY.

THIS PLAN DOES NOT REPRESENT ANY MEETINGS WITH COUNTY AGENCIES FOR THEIR REQUIREMENTS. THE OWNER MAY HAVE TO COMPLY WITH THOSE REQUIREMENTS WHEN KNOWN.

DMW

DAFT MCCUNE WALKER INC

200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 295 3383 F: 410 296 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

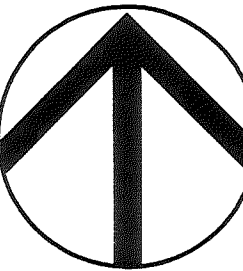
PRELIMINARY ZONING PLAN
FOR SPECIAL EXCEPTION

Arthur Charles Campbell Property

EAST SIDE OF NORTH POINT BOULEVARD,
OPPOSITE WAREHOUSE ROAD

15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND



SEAL

DATE BY REVISIONS

ISSUE DATES

REVIEW: 11/16/12

BID:

PERMIT:

CONSTRUCTION:

SCALE: 1"=50'

PROJECT NO.: 12058.0

BASE:

DRAWN:

DESIGNED:

CHECKED BY:

DATE CHECKED:

DRAWING:

1 of 1