

IN RE: PETITION FOR SPECIAL HEARING *

(11525 Falls Road)

8th Election District *

2nd Councilmanic District

Johanna Zentz *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0183-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Geoff Ciniero, from CMS Associates, LLC on behalf of Johanna Zentz, ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a 1.3 acre parcel, as a building lot, which is a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement of 1.5 acres in the RC 5 zone.

Appearing at the public hearing in support of the requests was Geoff Ciniero, from CMS Associates, LLC, the firm that prepared the plan. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance at the hearing. The only substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP) dated April 1, 2014, indicating that agency did not oppose the request.

The subject property is 1.3 acres and is zoned RC 5. The property is not contained within a subdivision and is not shown on a recorded plat. Mr. Ciniero presented a deed dated June 4, 1998, wherein the subject property was conveyed to the Petitioner, and thus it would appear as if

ORDER RECEIVED FOR FILING

Date 5/1/14

By Sen

Petitioner has satisfied the requirements set forth in B.C.Z.R. §1A04.3.B.1.b, which specifically provides for Special Hearing relief to alter the minimum lot size.

The same regulation provides that the RC 5 zone performance standards may not be varied or altered. Id. As such, and consistent with the DOP's ZAC comment, the Order which follows will condition the relief upon Petitioner's compliance with these standards.

Pursuant to the advertisement, posting of the property, and the public hearing, I find that Petitioner's Special Hearing request should be granted.

THEREFORE, IT IS ORDERED this 1st day of May 2014, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a 1.3 acre parcel, as a building lot, which is a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement of 1.5 acres in RC 5 zone, be and is hereby GRANTED.

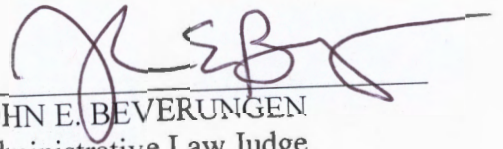
The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Petitioner (or her successors and/or assigns) must prior to the issuance of a building permit satisfy the RC 5 zone performance standards, as determined by the DOP.

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

ORDER RECEIVED FOR FILING

Date 5/1/14
By Den



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 5/1/14

By Den

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 1, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

APR 02 2014

SUBJECT: 11525 Falls Road

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Item Number: 14-183

Petitioner: Geoff Ciniero

Zoning: RC 5

Requested Action: Special Hearing

The petitioner is requesting special hearing to approve a 1.3 acre parcel, which is a single lot of record, that is not part of a subdivision, and that has been in existence prior to September 2, 2003, but does not meet the minimum acreage requirement of 1.5 acres in the RC 5 zone, pursuant to Section 1A04.3.B.1.b of the BCZR.

SUMMARY OF RECOMMENDATIONS:

The Department of Planning supports the special hearing request subject to the requirements of BCZR Section 1A04.4, performance standards at building permit. This property has the same characteristics as the surrounding properties, of which are also zoned RC 5 and have less than an acre and a half of lot area. The adjacent dwelling was built in 1952, with the surrounding dwellings being built in the late 1970's, before the requirement for an acre and a half of land per dwelling.

This department is required to provide a statement of finding to the Administrative Law Judge or to the Director of Permits, Approvals and Inspections, as applicable indicating how the proposed construction complies with the RC 5 performance standards. To prepare the statement of finding, the following information must be submitted to this department at building permit since this petition does not include building information:

1. Photographs of existing adjacent dwellings.

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Date 5/1/14

By Den

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

May 1, 2014

Geoffrey Ciniero
4925 Ellis Lane
Ellicott City, Maryland 21043

RE: Petition for Special Hearing
Property: 11525 Falls Road
Case No.: 2014-0183-SPH

Dear Mr. Ciniero:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



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 11525 FALLS ROAD which is presently zoned R.C.5
 Deed References: 12977 / 693 10 Digit Tax Account # 0820066576
 Property Owner(s) Printed Name(s) JOHANNA ZENTZ

(SELECT THE HEARING(S) BY MARKING **X** 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 A 1.3 acres of parcel, which is a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement of 1.5 acres in R.C.5 zone, pursuant to Section 1A04.3.B.1.b of BCZR.
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
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)

SEE ATTACHMENT

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

JOHANNA ZENTZ

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Johanna Zentz Signature #2 CALIFON

Mailing Address 119 WEST VALLEY BROOK RD. City N.J. State

Zip Code 07830 Telephone # 908-310-3397 Email Address rachel.e.alexander@ermedia.com

Representative to be contacted:

CMS ASSOCIATES LLC % GEOFF CINIERO

Name- Type or Print

Signature [Signature]

Mailing Address 4925 ELLIS LANE City ELLCOTT CITY, MD. State

Zip Code 21043 Telephone # 410-988-2436 Email Address gcinierocms-engineer.com

CASE NUMBER 2014-0183-SPH Filing Date 3/10/14

Do Not Schedule Dates: Reviewer AT

Zentz Property Metes and Bounds – Parcel 263

Zoning property description for 11525 Falls Road

Beginning at a point at the center of Falls Road which is 72 feet of right-of-way wide at a distance of 15 south of the centerline of South Fallscrest Way which is 30 feet of right-of-way wide. Thence the following courses and distances: N.7 38' 50" W. 270', N.82 21' 10" E. 256.76', S.7 38' 50" E. 133.57', S.27 53' 00" W. 127', S.72 06' 05" W. 185.93', back to the point of beginning as recorded in Deed Liber 1667, Folio 308, containing 56,715.12 square feet or 1.302 acres in lot. Located in the 8th Election District and 2nd Council District.

2014-0183-SPH

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: 2014-0183-SPH

Petitioner: JOHANNA ZENTZ

Address or Location: 11525 FALLS ROAD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: CMS ASSOCIATES LLC % GEOFF COWIER

Address: 4925 ELLIS LANE

ELLCOTT CITY, MD. 21043

Telephone Number: 410-988-2436

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

No. **108013**
 Date: **3/10/14**

PAID RECEIPT

BUSINESS : ACTUAL TIME :
 3/10/2014 3/10/2014 09:01:53

REC #005 WALKIN RDUS LRD
 RECEIPT # 728767 3/10/2014

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		(6151)				\$75

5 520 COMING VERIFICATION
 108013
 Recpt Tot \$75.00
 \$75.00 CA \$75.00 CA
 Baltimore County, Maryland

Total: **\$75**

Rec From:

For:

11525 FALLS RD

2014-0183-SPH

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/8/2014

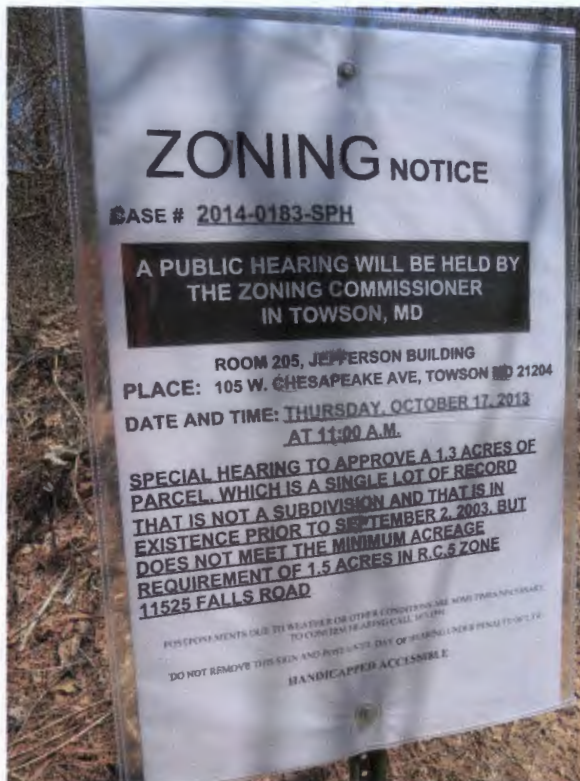
Case Number: 2014-0183-SPH

Petitioner / Developer: JOHANNA ZENTZ~GEOFF CINIERO of
CMS ASSOCIATES, LLC

Date of Hearing (Closing): APRIL 30, 2014

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:
11525 FALLS ROAD

The sign(s) were posted on: APRIL 6, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

April 10, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on April 10th, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #2014-0183-SPH

11525 Falls Road

E/s Falls Road, 1500 ft. s/of centerline of Fallscroft Way

8th Election District - 2nd Councilmanic District

Legal Owner(s): Johanna Zentz

Special hearing to approve a 1.3 acres of Parcel, which is a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement of 1.5 acres in R.C.5 zone

Hearing: Wednesday, April 30, 2014 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
4/138 April 10 975174



KEVIN KAMENETZ
County Executive

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

March 25, 2014

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0183-SPH

11525 Falls Road

E/s Falls Road, 1500 ft. s/of centerline of Fallscroft Way

8th Election District – 2nd Councilmanic District

Legal Owners: Johanna Zentz

Special Hearing to approve a 1.3 acres of parcel, which is a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement of 1.5 acres in R.C.5 zone.

Hearing: Wednesday, April 30, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Johanna Zentz, 119 West Valley Brook Rd., Califon NJ 07830
CMS Associates, LLC, Geoff Ciniero, 4925 Ellis Lane, Ellicott City 21043

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 10, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 10, 2014 Issue - Jeffersonian

Please forward billing to:

Goeff Ciniero
CMS Associates, LLC
4925 Ellis Lane
Ellicott City, MD 21043

410-988-2436

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0183-SPH

11525 Falls Road

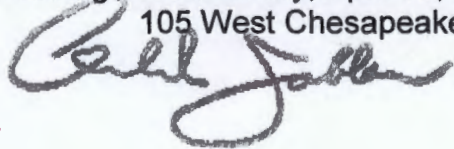
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: June 3, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0183-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on June 2, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR SPECIAL HEARING
11525 Falls Road; E/S Falls Road, 1500' S
Of c/line Fallscroft Way
8th Election & 2nd Councilmanic Districts
Legal Owner(s): Johanna Zentz
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-183-SPH

* * * * *

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

MAR 24 2014

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 24th day of March, 2014, a copy of the foregoing Entry of Appearance was mailed to CMS Associates, LLC, 4925 Ellis Lane, Ellicott City, Maryland 21043, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

3/21/14

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

4/1/14

PLANNING
(if not received, date e-mail sent _____)

C

3/21/14

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 4/10/14

SIGN POSTING

Date: 4/16/14

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____



February 28, 2014
Justification to Alter R.C.5 Minimum Lot Size
11525 Falls Road – Parcel 263

Property Background:

Parcel: 263
Tax ID: 04080820066576
Tax Map: 59 Grid: 12
Land Area Property: 1.302 Acres
Original Deed Reference when parcel was created: L. 12977 F. 693 Dated 06/04/1998
Current Zoning: R.C.5

Request:

The existing parcel, created prior to 1998, has an existing acreage of 1.302 acres. This parcel size is less than the required 1.5 acres per the current zoning code in the R.C.5 District (Section 1A04.3B1a).

We are requesting, on behalf of the owner Johanna Zentz, an exemption of lot size for this property per the Zoning Code Section 1A04.3b(1) since the property parcel was created prior to September 2, 2003. This property is not part of any current subdivision and only exists by deed (not platted).

The majority of the surrounding properties which are all zoned R.C.5, see attached Exhibit 'A', are smaller than this property's 1.302 acres, thus keeping in context with the lot sizes in the area. These surrounding properties range in size from 0.79 acres – 1.25 acres.

Exhibits:

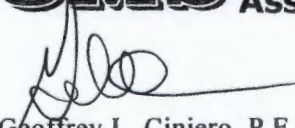
Exhibit 'A' – Surrounding Properties

Exhibit 'B' – Zoning Map

Exhibit 'C' – Property Deed

Exhibit 'D' – Real Property Search land information for property and surrounding properties

CMS Associates LLC


Geoffrey L. Ciniero, P.E.
President

cc: file

2014-0183-S

Site Analysis * Planning * Engineering * Project Management

4925 Ellis Lane * Ellicott City, MD 21043 * (410) 988-2436
www.cms-engineering.net

Exhibit 'A'

Site Analysis * Planning * Engineering * Project Management

4925 Ellis Lane * Ellicott City, MD 21043 * (410) 988-2436
www.cms-engineering.net



Exhibit 'A'

Exhibit 'B'

Site Analysis * Planning * Engineering * Project Management

4925 Ellis Lane * Ellicott City, MD 21043 * (410) 988-2436
www.cms-engineering.net



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 cannot warrant the accuracy or reliability of the data and disclaims 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' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 2/27/2014

Exhibit 'C'

Site Analysis * Planning * Engineering * Project Management

4925 Ellis Lane * Ellicott City, MD 21043 * (410) 988-2436
www.cms-engineering.net

CONTAINING 1.302 acres of land, more or less, including 0.123 of an acre of land in the bed of the Falls Road.

BEING ALSO that lot of ground which by Deed dated April 16, 1964 was granted and conveyed in fee simple by Ralph Weber and Susan Weber, his wife, to Irvin I. Trupp and Frances Trupp, his wife, as tenants by the entireties (the said Irvin I. Trupp having died on November 21, 1978, thereby vesting sole title in the Grantor herein) which Deed is recorded among the Land Records of Baltimore County in Liber 4288, page 044.

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 said 46% interest in and to the said described lot of ground and premises to the said Grantees, their respective personal representatives and assigns, in fee simple, as tenants in common in the following proportions with each other and with the Grantor:

As to Johanna L. Zentz, a 37% undivided interest
As to Gerald Zentz, a 4.5% undivided interest
As to Rachel M. Zentz, a 4.5% undivided interest.

WITNESS the hand and seal of Frances Trupp, the Grantor.

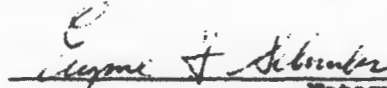
Herbert K. Kerner

Frances Trupp (SEAL)
Frances Trupp

STATE OF MARYLAND, ~~QUEEN~~/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 4TH day of JUNE, in the year one thousand nine hundred and ninety-eight, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared FRANCES TRUPP, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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


Notary Public

My Commission Expires:

9/1/98

I HEREBY CERTIFY that the foregoing Deed was prepared by the
undersigned attorney who is authorized to practice before the
Court of Appeals of Maryland.

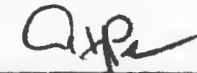

Charles H. Palmer III.

Exhibit 'D'

Site Analysis * Planning * Engineering * Project Management

4925 Ellis Lane * Ellicott City, MD 21043 * (410) 988-2436
www.cms-engineering.net

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 0820066576		
Owner Information		
Owner Name:	ZENTZ JOHANNA L/GERALD ZENTZ RACHEL	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	11525 FALLS RD LUTHERVILLE MD 21093-1640	Deed Reference: 1) /19049/ 00500 2)
Location & Structure Information		
Premises Address:	FALLS RD 0-0000	Legal Description: 1.302 AC ES FALLS RD 1550 S FALLSCROFT WAY
Map: 0059	Grid: 0012	Parcel: 0263
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	
Town:	NONE	
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 1.3000 AC
		County Use 04
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
Land:	26,000	26,000
Improvements	0	0
Total:	26,000	26,000
Preferential Land:	0	0
Transfer Information		

1975

Land Records

CLUB

Transfer Information

<u>Seller:</u> ZENTZ JOHANNA L ZENTZ GERALD	<u>Date:</u> 02/20/2009	<u>Price:</u> \$0
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed1:</u> /27683/ 00469	<u>Deed2:</u>
<u>Seller:</u> TRUPP FRANCES ZENTZ JOHANNA L	<u>Date:</u> 05/23/2003	<u>Price:</u> \$0
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed1:</u> /18055/ 00247	<u>Deed2:</u>
<u>Seller:</u> TRUPP FRANCES	<u>Date:</u> 06/14/2002	<u>Price:</u> \$0
<u>Type:</u> NON-ARMS LENGTH OTHER	<u>Deed1:</u> /16518/ 00008	<u>Deed2:</u>

Exemption Information

<u>Partial Exempt Assessments:</u>	<u>Class</u>	<u>07/01/2013</u>	<u>07/01/2014</u>
<u>County:</u>	000	0.00	
<u>State:</u>	000	0.00	
<u>Municipal:</u>	000	0.00 0.00	0.00 0.00
<u>Tax Exempt:</u>		<u>Special Tax Recapture:</u>	
<u>Exempt Class:</u>	NONE		

Homestead Application Information

Homestead Application Status: Approved 06/17/2008

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 08 Account Number: 0820066576



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Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 0820066575		
Owner Information		
Owner Name:	ZENTZ JOHANNA L ZENTZ RACHEL M	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	11525 FALLS RD LUTHERVILLE MD 21093-1640	Deed Reference: 1) /27683/ 00469 2)
Location & Structure Information		
Premises Address:	11525 FALLS RD 0-0000	Legal Description: 3.598 AC ES FALLS RD 11525 FALLS RD 1800 S FALLSCROFT WAY
Map: 0059	Grid: 0006	Parcel: 0004
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	
Town:	NONE	
Special Tax Areas:	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1952	1,994 SF	700 SF
		Property Land Area 3.5900 AC
		County Use 04
Stories	Basement	Type
1.000000	YES	STANDARD UNIT
		Exterior BRICK
		Full/Half Bath 3 full/ 1 half
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of 01/01/2014
		As of 07/01/2013
		As of 07/01/2014
Land:	231,800	231,800
Improvements	186,000	153,400
Total:	417,800	385,200
Preferential Land:	0	0

Seller: TRUPP FRANCES
Type: NON-ARMS LENGTH OTHER

Date: 10/29/2003
Deed1: /19049/ 00500

Price: \$0
Deed2:

Seller: TRUPP IRVIN I
Type: NON-ARMS LENGTH OTHER

Date: 06/29/1998
Deed1: /12977/ 00692

Price: \$0
Deed2:

Seller: WEBER RALPH & SUZON
Type: ARMS LENGTH IMPROVED

Date: 04/17/1964
Deed1: /04288/ 00044

Price: \$6,500
Deed2:

Exemption Information

<u>Partial Exempt Assessments:</u>	<u>Class</u>	07/01/2013	07/01/2014
<u>County:</u>	000	0.00	
<u>State:</u>	000	0.00	
<u>Municipal:</u>	000	0.00 0.00	0.00 0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:
NONE

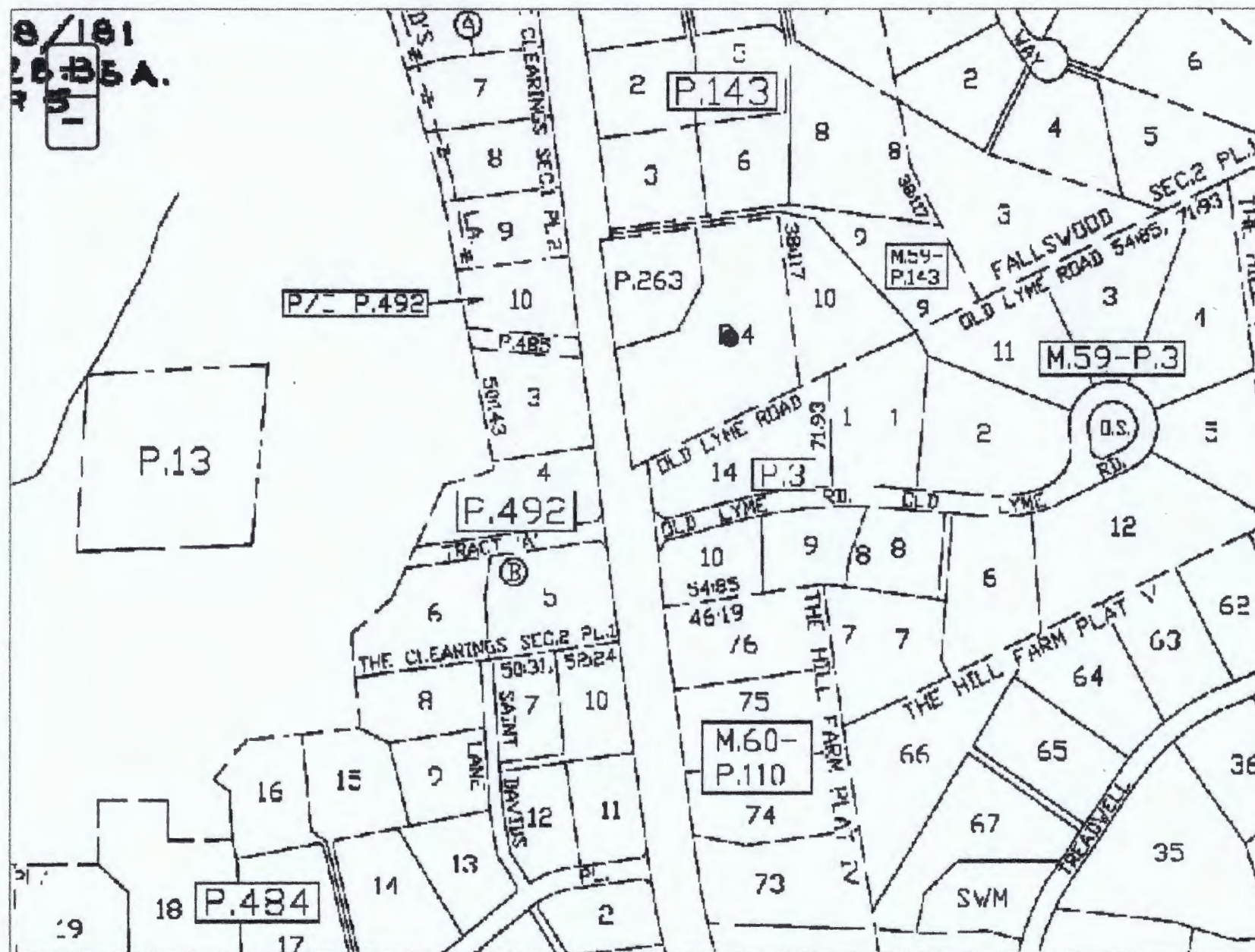
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 08 Account Number: 0820066575

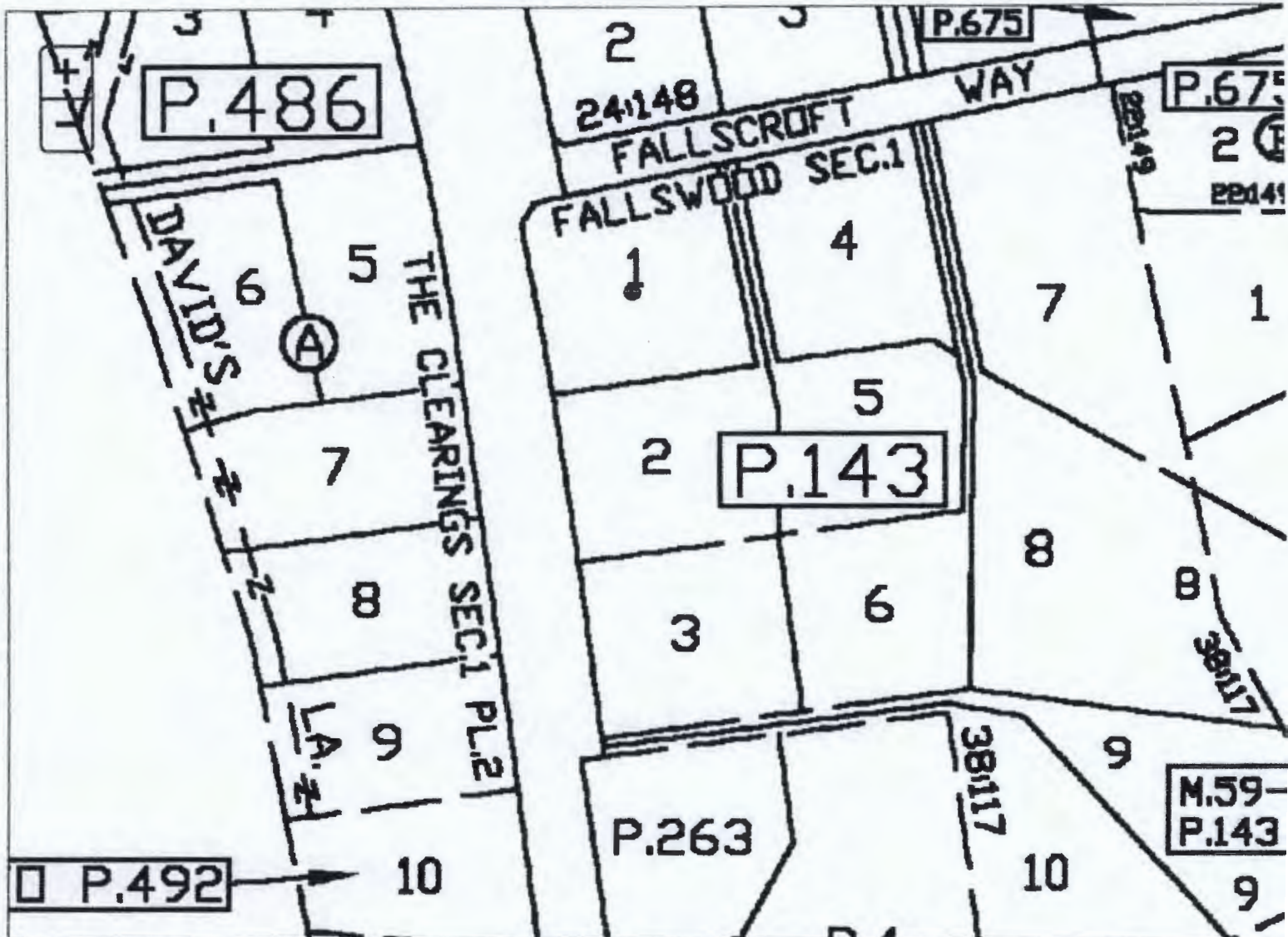


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Search Results for DISTRICT 08

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 1700004936		
Owner Information		
Owner Name:	AUCOTT JOHN N AUCOTT SUSAN W	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1017 FALLSCROFT WAY LUTH-TIMONIUM MD 21093-1707	Deed Reference: 1) /11658/ 00324 2)
Location & Structure Information		
Premises Address:	1017 FALLSCROFT WAY 0-0000	Legal Description: 1017 FALLSCROFT WAY FALLSWOOD
Map: 0059	Grid: 0006	Parcel: 0143
Sub District:	Subdivision: 0000	Section: 1
Block: Q	Lot: 1	Assessment Year: 2014
Plat No:	Plat Ref: 0038/ 0117	
Town:	NONE	
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1976	2,682 SF	1.2300 AC
County Use	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
1/2 BRICK FRAME	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	204,600	204,600
Improvements	325,000	307,500
Total:	529,600	512,100
Phase-in Assessments		As of
		07/01/2013
As of		07/01/2014
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: BRENT WILLIAM H, TRUSTEE	Date: 06/21/1996	Price: \$325,000
Type: ARMS LENGTH IMPROVED	Deed1: /11658/ 00324	Deed2:
Seller: BRENT WILLIAM H	Date: 03/01/1991	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08724/ 00216	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 02/06/2009		

District: **08** Account Number: **1700004936**



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Account Identifier: District - 08 Account Number - 1700004937

Owner Information

Owner Name:	CERVENKA JASON	Use:	RESIDENTIAL
	CERVENKA MACKENZIE C	Principal Residence:	YES
Mailing Address:	1015 FALLSCROFT WAY	Deed Reference:	1) /34004/ 00194
	LUTH-TIMNOIUM MD 21093-		2)

Location & Structure Information

Premises Address:	1015 FALLSCROFT WAY LUTH-TIMNOIUM 21093-	Legal Description:	1015 FALLSCROFT WAY FALLSWOOD
--------------------------	---	---------------------------	----------------------------------

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0059	0006	0143		0000	1	Q	2	2014	Plat Ref: 0038/ 0117

Town: NONE

Special Tax Areas:

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1978	3,100 SF	714 SF	1.0100 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2.000000	YES	STANDARD UNIT	1/2 BRICK FRAME	3 full/ 1 half	1 Attached	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As of	As of	As of
		01/01/2014	07/01/2013	07/01/2014
Land:	200,200	200,200		
Improvements	409,400	402,200		
Total:	609,600	602,400	609,600	602,400
Preferential Land:	0			0

Transfer Information

Seller: JONES BRIAN W	Date: 07/30/2013	Price: \$630,000
Type: ARMS LENGTH IMPROVED	Deed1: /34004/ 00194	Deed2:
Seller: DOCIMO STEVEN G	Date: 08/18/2000	Price: \$415,000
Type: ARMS LENGTH IMPROVED	Deed1: /14646/ 00437	Deed2:
Seller: HARTMAN STEPHEN J	Date: 04/19/1996	Price: \$380,000
Type: ARMS LENGTH IMPROVED	Deed1: /11541/ 00482	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		

Homestead Application Information

Homestead Application Status: Approved 09/10/2013

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Account Identifier: District - 08 Account Number - 1700004938

Owner Information

Owner Name: GETSCHEL LEONARD GEORGE 3RD
 GETSCHEL JACQUELINE S
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 11531 FALLS RD
 LUTHERVILLE MD 21093-1610
Deed Reference: 1) /31023/ 00043
 2)

Location & Structure Information

Premises Address: 11531 FALLS RD
 LUTHERVILLE 21093-1610
Legal Description: 472 S FALLSCROFT WAY
 FALLSWOOD

Map: 0059 **Grid:** 0006 **Parcel:** 0143 **Sub District:** 0000 **Subdivision:** 1 **Section:** 3 **Block:** 2014 **Assessment Year:** 2014 **Plat No:** 0038/ 0117
Plat Ref: 0038/ 0117

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built 1978 **Above Grade Enclosed Area** 2,744 SF **Finished Basement Area** 1.1800 AC **Property Land Area** 04 **County Use**

Stories 2.000000 **Basement** YES **Type** STANDARD UNIT **Exterior** BRICK **Full/Half Bath** 2 full/ 1 half **Garage** 1 Attached **Last Major Renovation**

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments	
			As of 07/01/2013	As of 07/01/2014
Land:	203,600	203,600		
Improvements	375,300	339,600		
Total:	578,900	543,200	578,900	543,200
Preferential Land:	0			0

Transfer Information

Seller: FLOECKHER PETER W JR	Date: 07/21/2011	Price: \$627,000
Type: ARMS LENGTH IMPROVED	Deed1: /31023/ 00043	Deed2:
Seller: HARNSBERGER LARRY H	Date: 06/12/1987	Price: \$295,000
Type: ARMS LENGTH IMPROVED	Deed1: /07570/ 00205	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:			
Exempt Class:	NONE		

Homestead Application Information

Homestead Application Status: Approved 12/31/2012

District: **08** Account Number: **1700004938**



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View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 1700004940		
Owner Information		
Owner Name:	CALLAHAN JAMES A JR CALLAHAN FRANCINE L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	1013 FALLSCROFT WAY LUTHERVILLE TIMONIUM MD 21093-1707	Deed Reference: 1) /23280/ 00271 2)
Location & Structure Information		
Premises Address:	1013 FALLSCROFT WAY 0-0000	Legal Description: 1013 FALLSCROFT WAY FALLSWOOD
Map: 0059	Grid: 0006	Parcel: 0143
Sub District:	Subdivision: 0000	Section: 1
Block:	Lot: 5	Assessment Year: 2014
Plat No:	Plat Ref: 0038/ 0117	
Special Tax Areas:	Town: NONE	Ad Valorem:
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1988	2,825 SF	400 SF
		Property Land Area 0.7900 AC
		County Use 04
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	3 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2014
Land:	168,000	168,000
Improvements	418,100	354,000
Total:	586,100	522,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Transfer Information		
Seller: MICHELS DAVID B	Date: 01/25/2006	Price: \$770,000
Type: ARMS LENGTH IMPROVED	Deed1: /23280/ 00271	Deed2:
Seller: NAUGHTON EMMA L	Date: 06/25/2001	Price: \$415,000
Type: ARMS LENGTH IMPROVED	Deed1: /15330/ 00085	Deed2:
Seller: KILLEWICH LOIS A	Date: 06/10/1999	Price: \$364,000
Type: ARMS LENGTH IMPROVED	Deed1: /13810/ 00556	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 07/01/2008		

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Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 1900011130		
<i>Owner Information</i>		
Owner Name:	OSTROWSKI JOHN K OSTROWSKI JOAN S	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	11535 SAINT DAVIDS LA LUTH-TIMONIUM MD 21093-1619	Deed Reference: 1) /06634/ 00249 2)
<i>Location & Structure Information</i>		
Premises Address:	11535 ST DAVIDS LN 0-0000	Legal Description: 1.111 AC THE CLEARINGS
Map: 0059	Grid: 0006	Parcel: 0486
Sub District:	Subdivision: 0000	Section: 1
Block: A	Lot: 9	Assessment Year: 2014
Plat No: 2	Plat Ref: 0050/ 0057	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1984	3,191 SF	1.1100 AC
County Use	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	3 full/ 1 half	1 Attached
Last Major Renovation		
<i>Value Information</i>		
	Base Value	Value
		As of
		01/01/2014
Land:	252,700	252,700
Improvements	331,000	308,700
Total:	583,700	561,400
Preferential Land:	0	0
<i>Transfer Information</i>		
Seller: FRANKLIN CIRCLE INCORPORATED	Date: 12/05/1983	Price: \$68,500
Type: ARMS LENGTH IMPROVED	Deed1: /06634/ 00249	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
<i>Exemption Information</i>		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
<i>Homestead Application Information</i>		
Homestead Application Status: Application received		

District: **08** Account Number: **1900011130**



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View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 1900011128		
Owner Information		
Owner Name:	HIPPERT BRENT HIPPERT JEAN E	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	11547 SAINT DAVIDS LN LUTHERVILLE TIMONIUM MD 21093-1619	Deed Reference: 1) /16435/ 00409 2)
Location & Structure Information		
Premises Address:	11547 ST DAVIDS LN 0-0000	Legal Description: 1.251 AC 11547 ST DAVIDS LN THE CLEARINGS
Map: 0059	Grid: 0006	Parcel: 0486
Sub District:	Subdivision: 0000	Section: 1
Block: A	Lot: 7	Assessment Year: 2014
		Plat No: 2 Plat Ref: 0050/ 0057
Special Tax Areas:		Town: NONE Ad Valorem: Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1985	2,904 SF	1.2500 AC
County Use	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2014
Land:	256,200	256,200
Improvements	311,600	308,500
Total:	567,800	564,700
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2013	As of 07/01/2014
	567,800	564,700
Transfer Information		
Seller: MCENROE PETER C	Date: 11/20/2001	Price: \$515,000
Type: ARMS LENGTH IMPROVED	Deed1: /16435/ 00409	Deed2:
Seller: RICHARD G CARTER ENTERPRISES LTD	Date: 03/12/1985	Price: \$80,000
Type: ARMS LENGTH IMPROVED	Deed1: /06882/ 00329	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 07/22/2009		

District: 08 Account Number: 1900011128



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Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 1900011131		
Owner Information		
Owner Name:	SAUDEK CHRISTOPHER D SAUDEK SUSAN S	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	11529 SAINT DAVIDS LN LUTHERVILLE TIMONIUM MD 21093-1619	Deed Reference: 1)/06709/ 00291 2)
Location & Structure Information		
Premises Address:	11529 ST DAVIDS LN 0-0000	Legal Description: 1.102 AC THE CLEARINGS
Map: 0059	Grid: 0006	Parcel: 0492
Sub District:	Subdivision: 0000	Section: 2
Block: A	Lot: 10	Assessment Year: 2014
Plat No: 1		Plat Ref: 0050/ 0143
Town:		NONE
Special Tax Areas:		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1984	3,302 SF	240 SF
Property Land Area	County Use	
1.1000 AC	04	
Stories	Basement	Type
1.500000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	3 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	252,500	252,500
Improvements	371,600	322,400
Total:	624,100	574,900
Phase-in Assessments		As of
		07/01/2013
		07/01/2014
624,100		574,900
Preferential Land:	0	0
Transfer Information		
Seller: FRANKLIN CIRCLE INCORPORATED	Date: 05/09/1984	Price: \$64,500
Type: ARMS LENGTH IMPROVED	Deed1: /06709/ 00291	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
0.00 0.00		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 06/03/2010		

District: **08** Account Number: **1900011131**

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Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 1900011129		
Owner Information		
Owner Name:	BEKMAN PAUL D BEKMAN ARLENE 26 CAVESWOOD LN OWINGS MILLS MD 21117-	Use: RESIDENTIAL Principal Residence: NO Deed Reference: 1) /07652/ 00028 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	11541 ST DAVIDS LN LUTHERVILLE 21093-	Legal Description: 1.163 AC THE CLEARINGS
Map: 0059	Grid: 0006	Parcel: 0486
Sub District:	Subdivision: 0000	Section: 1
Block: A	Lot: 8	Assessment Year: 2014
Plat No: 2	Plat Ref: 0050/ 0057	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1984	4,214 SF	554 SF
Property Land Area	County Use	
1.1600 AC	04	
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	3 full/ 1 half	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	254,000	254,000
Improvements	423,600	414,300
Total:	677,600	668,300
Preferential Land:	0	0
Transfer Information		
Seller: MARINO LAWRENCE W,JR	Date: 08/25/1987	Price: \$450,000
Type: ARMS LENGTH IMPROVED	Deed1: /07652/ 00028	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: Denied		

District: **08** Account Number: **1900011129**

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Property maps provided courtesy of the Maryland Department of Planning ©2011.

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(<http://imsweb05.mdp.state.md.us/website/mosp/>)



Loading... Please Wait. →

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 1700004941		
Owner Information		
Owner Name:	HEBERT FRANCES H	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	11533 FALLS RD LUTH-TIMONIUM MD 21093-1610	Deed Reference: 1) /16169/ 00191 2)
Location & Structure Information		
Premises Address:	11533 FALLS RD 0-0000	Legal Description: 11533 FALLS RD FALLSWOOD
Map: 0059	Grid: 0006	Parcel: 0143
Sub District:	Subdivision: 0000	Section: 1
		Block: 6
		Lot: 2014
		Assessment Year:
		Plat No: 0038/ 0117
		Plat Ref:
Special Tax Areas:	Town: NONE	
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1978	2,884 SF	1000 SF
		Property Land Area 1.0700 AC
		County Use 04
Stories	Basement	Type
2.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
BRICK	3 full/ 1 half	1 Attached
		Last Major Renovation
Value Information		
	Base Value	Value
		As of 01/01/2014
Land:	201,400	201,400
Improvements	419,500	406,100
Total:	620,900	607,500
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Transfer Information		
Seller: HEBERT RICHARD T	Date: 03/05/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /16169/ 00191	Deed2:
Seller: TAMBURO JOSEPH A	Date: 05/14/1996	Price: \$420,000
Type: ARMS LENGTH IMPROVED	Deed1: /11581/ 00281	Deed2:
Seller: TAYLOR BUILDING & DEVELOPMENT CORP	Date: 02/03/1978	Price: \$136,000
Type: ARMS LENGTH IMPROVED	Deed1: /05852/ 00879	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
		07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 07/23/2008		

District: 08 Account Number: 1700004941



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(<http://imsw eb05.m dp.state.m d.us/website/m osp/>)

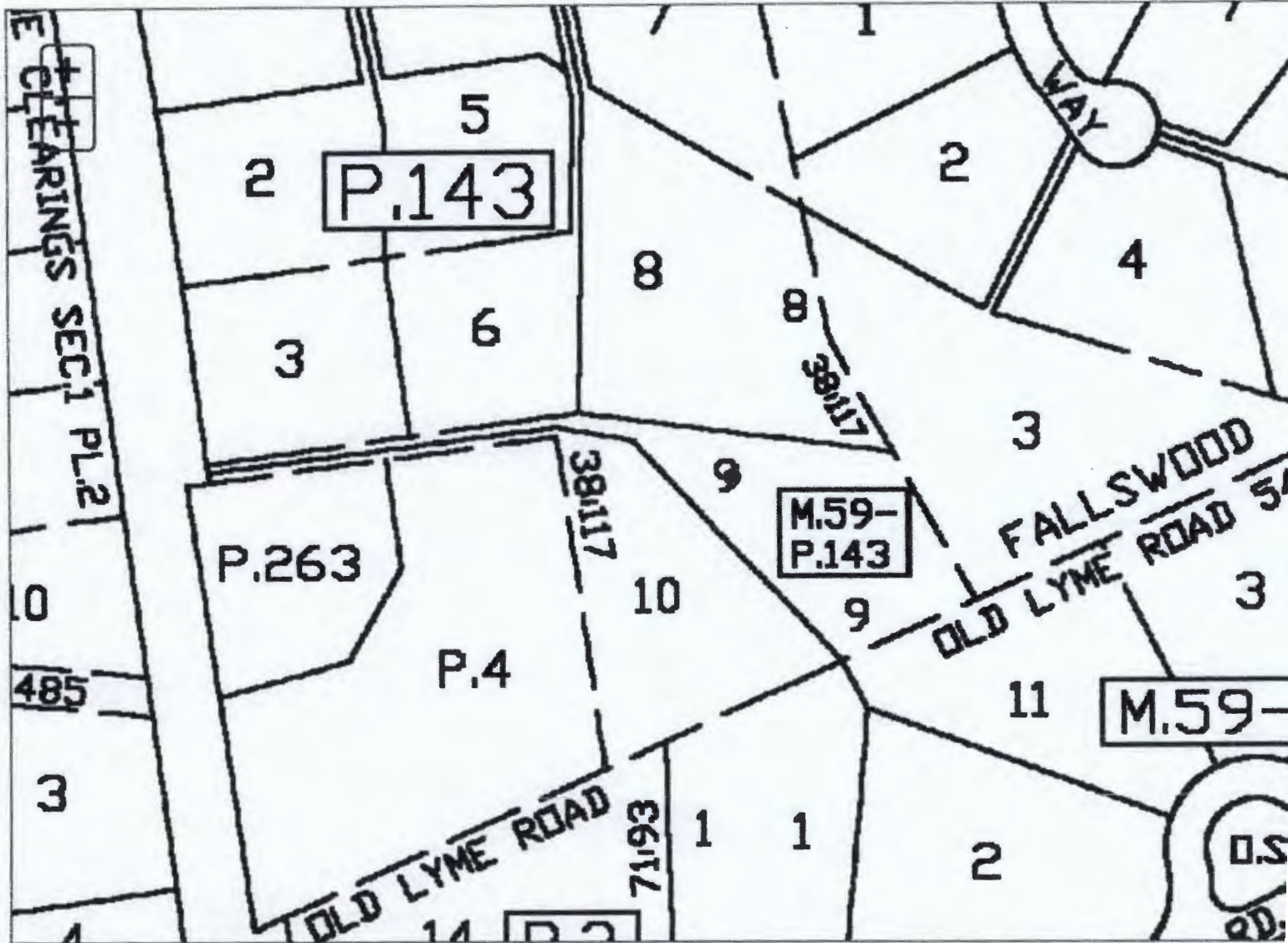


Loading... Please Wait. →

Search Request for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 1700004944		
Owner Information		
Owner Name:	GARINTHER GEOFFREY ROBERT GARINTHER CAROL KHACHIAN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	11529 FALLS RD LUTH-TIMONIUM MD 21093-1610	Deed Reference: 1) /09158/ 00802 2)
Location & Structure Information		
Premises Address:	11529 FALLS RD 0-0000	Legal Description: 682 S FALLSCROFT WAY FALLSWOOD
Map: 0059	Grid: 0006	Parcel: 0143
Sub District:	Subdivision: 0000	Section: 1
Block:	Lot: 9	Assessment Year: 2014
Plat No:	Plat Ref: 0038/ 0117	
Special Tax Areas:	Town: NONE	Ad Valorem:
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1979	2,975 SF	2217 SF
		Property Land Area 1.7100 AC
		County Use 04
Stories	Basement	Type
1.000000	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
FRAME	5 full	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	214,200	214,200
Improvements	572,600	515,700
Total:	786,800	729,900
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/2014
Land:		
Improvements		
Total:		
Preferential Land:		
Transfer Information		
Seller: MCCORKLE DOUGLAS C	Date: 05/01/1992	Price: \$435,000
Type: ARMS LENGTH IMPROVED	Deed1: /09158/ 00802	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 04/30/2008		

District: **08** Account Number: **1700004944**



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(<http://imsweb05.mdp.state.md.us/website/mosp/>)



Loading... Please Wait. →

arch Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Account Identifier: District - 08 Account Number - 1700004945

Owner Information

Owner Name:	ADAMS THURSTON R JR	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	11527 FALLS RD	Deed Reference:	1) /08465/ 00232
	LUTH-TIMONIUM MD 21093-1610		2)

Location & Structure Information

Remises Address:	11527 FALLS RD 0-0000	Legal Description:	694 S FALLSCROFT WAY FALLSWOOD
-------------------------	--------------------------	---------------------------	-----------------------------------

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
059	0006	0143		0000	1		10	2014	
									Plat Ref: 0038/ 0117

Town: NONE

Special Tax Areas:

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
978	3,321 SF		1.3100 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
0000000	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached	

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As of 01/01/2014	As of 07/01/2013	As of 07/01/2014
Land:	206,200	206,200		
Improvements	387,900	364,700		
Total:	594,100	570,900	594,100	570,900
Referential Land:	0			0

Transfer Information

Seller: ADAMS THURSTON R, JR	Date: 04/27/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08465/ 00232	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		

Homestead Application Information

Homestead Application Status: Approved 07/01/2008

Baltimore County

District: **08** Account Number: **1700004945**



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(<http://imsweb05.mdp.state.md.us/website/mosp/>)



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KEVIN KAMENETZ
County Executive

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

April 25, 2014

Johanna Zentz
119 West Valley Brook Road
Califon NJ 07830

RE: Case Number: 2014-0183 SPH, Address: 11525 Falls Road

Dear Ms. Zentz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 10, 2014. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
CMS Associates LLC, C/O Geoff Ciniero, 4925 Ellis Lane, Ellicott City MD 21043

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 3/21/14

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

RE: Baltimore County
Item No. 2014-0183-SPH
Special Hearing
Johanna Zentz
11525 Falls Road
MD25

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 3/19/14. A field inspection and internal review reveals that an entrance onto MD25 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing Case Number 2014-0183-SPH.

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 email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

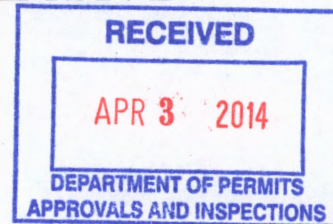
My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

4/3/14
WCP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: April 1, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11525 Falls Road

INFORMATION:

Item Number: 14-183

Petitioner: Geoff Ciniero

Zoning: RC 5

Requested Action: Special Hearing

The petitioner is requesting special hearing to approve a 1.3 acre parcel, which is a single lot of record, that is not part of a subdivision, and that has been in existence prior to September 2, 2003, but does not meet the minimum acreage requirement of 1.5 acres in the RC 5 zone, pursuant to Section 1A04.3.B.1.b of the BCZR.

SUMMARY OF RECOMMENDATIONS:

The Department of Planning supports the special hearing request subject to the requirements of BCZR Section 1A04.4, performance standards at building permit. This property has the same characteristics as the surrounding properties, of which are also zoned RC 5 and have less than an acre and a half of lot area. The adjacent dwelling was built in 1952, with the surrounding dwellings being built in the late 1970's, before the requirement for an acre and a half of land per dwelling.

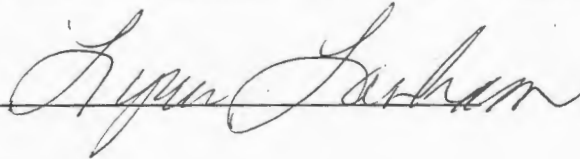
This department is required to provide a statement of finding to the Administrative Law Judge or to the Director of Permits, Approvals and Inspections, as applicable indicating how the proposed construction complies with the RC 5 performance standards. To prepare the statement of finding, the following information must be submitted to this department at building permit since this petition does not include building information:

1. Photographs of existing adjacent dwellings.

2. Submit building elevations (all sides) of the proposed dwelling to this department for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek with the Department of Planning at 410-887-3480.

Division Chief: _____



AVA/ll

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For March 24, 2014
Item No. 2014-0177, 0179, 0180, 0181, 0182, 0183, 0184, 0185, 0186,
and 0187.

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

DAK:CEN.

Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC03242014 -.doc

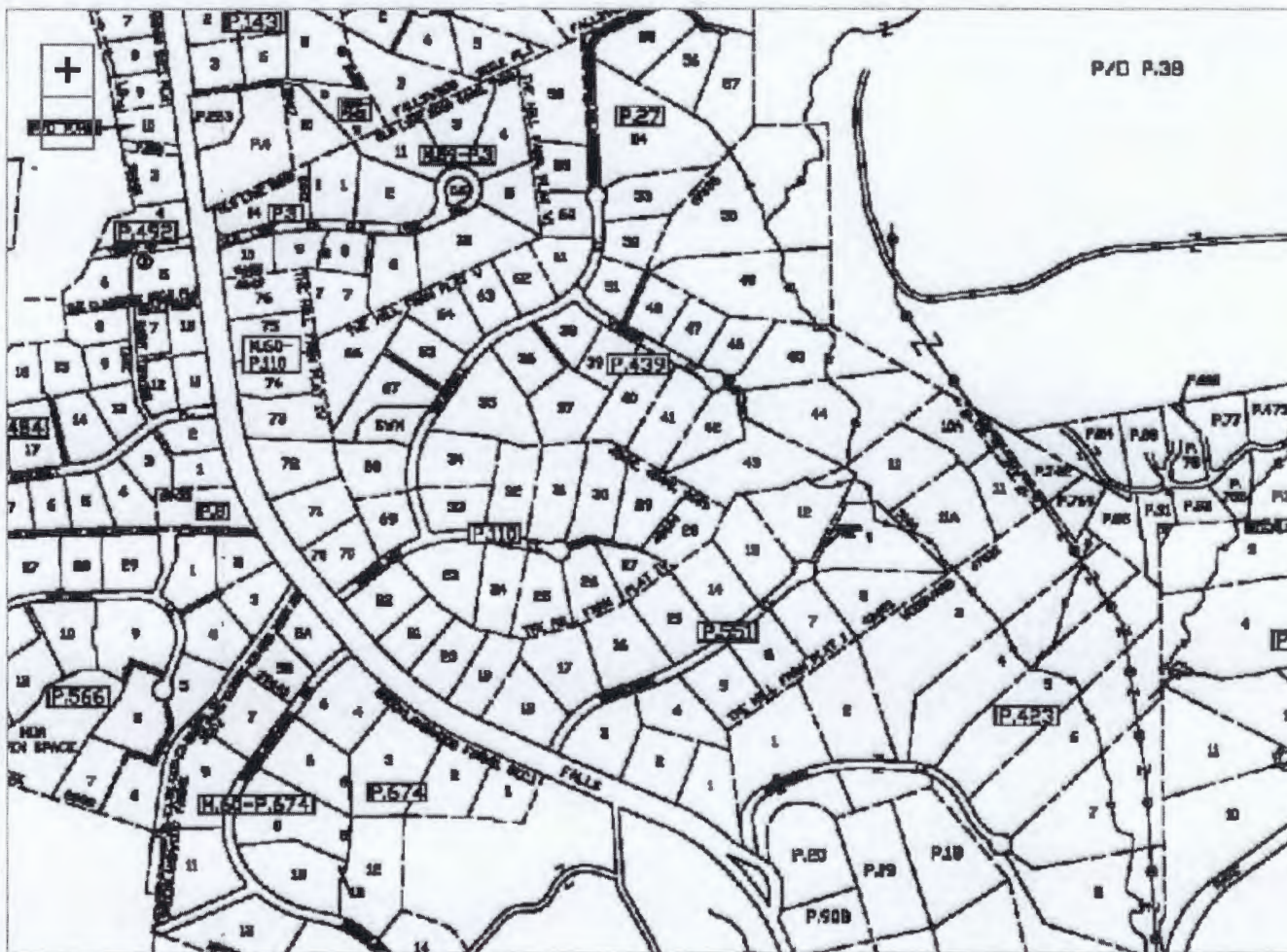
Real Property Data Search (w4)

[Search Help](#)Your feed back is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 08 Account Number - 0820066575						
Owner Information									
Owner Name:			ZENTZ JOHANNA L ZENTZ RACHEL M 11525 FALLS RD LUTHERVILLE MD 21093-1640			Use: Principal Residence:		RESIDENTIAL YES 1) /27683/ 00469 2)	
Mailing Address:						Deed Reference:			
Location & Structure Information									
Premises Address:			11525 FALLS RD 0-0000			Legal Description: 3,598 AC ES FALLS RD 11525 FALLS RD 1800 S FALLSCROFT WAY			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0059	0006	0004		0000				2014	Plat Ref:
Special Tax Areas:					TOWN: AD VALOREM: TAX CLASS: NONE				
Primary Structure Built			Above Grade Enclosed Area			Finished Basement Area		Property Land Area	County Use
1952			1,994 SF			700 SF		3,5900 AC	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1.000000	YES	STANDARD UNIT	BRICK	3 full/ 1 half					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2014	07/01/2013		07/01/2014		
Land:			231,800	231,800					
Improvements			186,000	153,400					
Total:			417,800	385,200	417,800		385,200		
Preferential Land:			0				0		
Transfer Information									
Seller: ZENTZ JOHANNA L ZENTZ GERALD				Date: 02/20/2009			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /27683/ 00469			Deed2:		
Seller: TRUPP FRANCES ZENTZ JOHANNA L				Date: 05/23/2003			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /18055/ 00247			Deed2:		
Seller: TRUPP FRANCES				Date: 06/14/2002			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /16518/ 00008			Deed2:		
Exemption Information									
Partial Exempt Assessments:			Class			07/01/2013	07/01/2014		
County:			000			0.00			
State:			000			0.00			
Municipal:			000			0.00 0.00	0.00 0.00		
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						
Homestead Application Information									
Homestead Application Status: Approved 06/17/2008									

Baltimore County

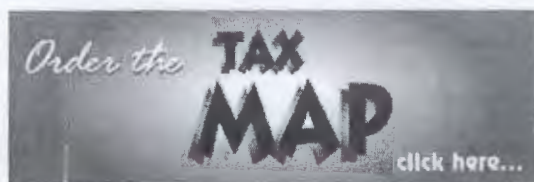
New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **0820066575**

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(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

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My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Baltimore County

New Search (<http://sdat.reslusa.org/RealProperty>)

District: **08** Account Number: **0820066576**



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Lot 5
0.79 ac

Lot 2
1.01 ac

Lot 6
1.07 ac

Lot 3
1.18 ac

Lot 9
1.71 ac

Lot 10
1.31 ac

Parcel 4
3.59 ac

Parcel 263
1.3 ac

Lot 7
1.25 ac

Lot 8
1.16 ac

Lot 9
1.11 ac

Lot 10
1.10 ac

Falls Road

Google earth

Exhibit 'A'

Imagery Date: 8/29/2010 39°26'29.37" N 76°40'57.23" W elev 585 ft eye alt 2464 ft

1994

Case No.: 2014-0183-SPH

Exhibit Sheet

5-1-14
Sen

Petitioner/Developer

Protestant

DW
6-3-14

No. 1	Google Earth Map	
No. 2	Deed	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

THIS DEED, Made This 4th day of JUNE
in the year one thousand nine hundred and ninety-eight by and
between FRANCES TRUPP, Party of the first part, Grantor, and
JOHANNA L. ZENTZ, GERALD ZENTZ and RACHEL M. ZENTZ, Parties of
the second part, Grantees.

WHEREAS, the Grantor is seized and possessed of a 100%
interest in and to the lot of ground hereinafter described; and

WHEREAS, the Grantor desires to convey to the Grantees in
the percentages set forth below 46% of her 100% in and to said
lot, retaining for herself a 54% undivided interest in and to
said lot as tenant in common with the Grantees herein.

NOW THEREFORE, this Deed witnesseth, that for no
consideration the said Frances Trupp does grant and convey to
JOHANNA L. ZENTZ, GERALD ZENTZ and RACHEL M. ZENTZ, their
respective personal representatives and assigns, as tenants in
common in the proportions set forth below, in fee simple, 46% of
her 100% interest in and to all that lot of ground situate in
Baltimore County and described as follows, that is to say:

BEGINNING for the same at a P.K. nail now set in
the center of the Falls Road and in the first line of
the parcel of land described in a Deed dated June 7th,
1948 and recorded among the Land Records of Baltimore
County in Liber T.B.S. NO. 1667, folio 308, which was
conveyed by Abel Holding Corporation to Irvin I. Trupp
and wife, said place of beginning being distant as now
surveyed north 7 degrees 38 minutes 50 seconds west
270.00 feet from the beginning of said line, thence
running in the center of the Falls Road and running
with and binding on the remainder of said first line,
with all bearings of the present survey referred to the
True Meridian as extended in this area from the
Baltimore County control survey net, north 7 degrees 38
minutes 50 seconds west 270.00 feet to a P.K. nail now
set, thence leaving the Falls Road and running with and
binding on a part of the second line of the parcel of
land above referred to north 82 degrees 21 minutes 10
seconds east passing over a pipe now set at the
distance of 20.00 feet for a total distance of 256.76
feet to a pipe now set, thence running for lines of
division now made, the three following courses and
distances respectively, viz: south 7 degrees 38
minutes 50 seconds east 133.57 feet to a pipe now set,
south 27 degrees 53 minutes 00 seconds west 127.00 feet
to a pipe now set, and south 72 degrees 06 minutes 05
seconds west passing over pipes now set at the
respective distances of 81.43 feet and 165.61 feet
(each measured from the beginning of the line now being
described) for a total distance of 18 feet to the
place of beginning.

PETITIONER'S

EXHIBIT NO. 2

CONTAINING 1.302 acres of land, more or less,
including 0.123 of an acre of land in the bed of the
Falls Road.

BEING ALSO that lot of ground which by Deed dated
April 16, 1964 was granted and conveyed in fee simple
by Ralph Weber and Suson Weber, his wife, to Irvin I.
Trupp and Frances Trupp, his wife, as tenants by the
entireties (the said Irvin I. Trupp having died on
November 21, 1978, thereby vesting sole title in the
Grantor herein) which Deed is recorded among the Land
Records of Baltimore County in Liber 4288, page 044.

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

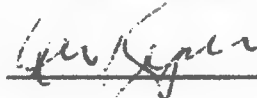
TO HAVE AND TO HOLD said 46% interest in and to the said
described lot of ground and premises to the said Grantees, their
respective personal representatives and assigns, in fee simple,
as tenants in common in the following proportions with each other
and with the Grantor:

As to Johanna L. Zents, a 37% undivided interest

As to Gerald Zents, a 4.5% undivided interest

As to Rachel M. Zents, a 4.5% undivided interest.

WITNESS the hand and seal of Frances Trupp, the Grantor.

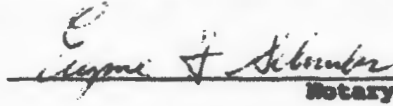


 (SEAL)
Frances Trupp

STATE OF MARYLAND, ~~QUEEN~~/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 4TH day of JUNE
in the year one thousand nine hundred and ninety-eight, before
me, the subscriber, a Notary Public of the State aforesaid,
personally appeared FRANCES TRUPP, known to me (or satisfactorily
proven) to be the person whose name is subscribed to the within
instrument, and acknowledged that she executed the same for the
purposes therein contained, and in my presence signed and sealed
the same.

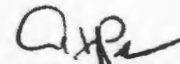
IN WITNESS WHEREOF, I hereunto set my hand and official
seal.


Notary Public

My Commission Expires:

9/1/98

I HEREBY CERTIFY that the foregoing Deed was prepared by the
undersigned attorney who is authorized to practice before the
Court of Appeals of Maryland.


Charles H. Palmer III

CASE NAME 11525 FALLS RD.
CASE NUMBER 2014-0183-SFH
DATE 9/30/14

PETITIONER'S SIGN-IN SHEET

[illegible]