

**IN RE: PETITION FOR VARIANCE**  
**(7022 Bellona Avenue)**  
9<sup>th</sup> Election District  
5<sup>th</sup> Council District  
Suat Yelken  
Petitioner

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\*  
\* CASE NOS. 2014-0272-A  
\* & 2014-0273-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed on behalf of the legal owner of the subject property. The property is approximately 1 acre in size, zoned DR 3.5, and is improved with an existing single family dwelling that has suffered extensive fire damage. The Petitioner proposes to subdivide the property and create a three (3) lot subdivision. The subdivision process is separate from this case, which concerns only the lot width of proposed Lots 2 & 3. The Petition seeks variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1 to permit a minimum lot width of 45 feet in lieu of the required 70 feet for proposed Lots 2 & 3. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing in support of the requests was Suat Yelken. Bruce Doak, whose firm prepared the site plan, assisted the Petitioner. Several neighbors attended the hearing and opposed the requests. The Petition was advertised and posted as required by the B.C.Z.R. A Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP) dated July 29, 2014, indicating that agency is supportive of the requests.

To obtain variance relief requires a showing that:

ORDER RECEIVED FOR FILING

Date

9/9/14

By

Sen

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

*Trinity Assembly of God v. People's Counsel*, 407 Md. 53, 80 (2008).

Petitioner has not met this test.

No evidence was presented concerning the uniqueness of the property. In addition, no testimony was presented showing that Petitioner would experience a practical difficulty or hardship if the regulations were strictly interpreted.

Petitioner proposes to create two (2) 45' wide lots, both of which would fall well short of the 70' lot width required in the zone. In these circumstances, the need for variance relief is self-imposed; i.e., the Petitioner could subdivide the one (1) acre parcel into two (2) lots without needing zoning relief. While it is understandable a property owner desires to increase the return on his investment, variance relief cannot be granted to accommodate this goal.

THEREFORE, IT IS ORDERED, this 9<sup>th</sup> day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from B.C.Z.R. §1B02.3.C.1 to permit a minimum lot width of 45 feet in lieu of the required 70 feet for proposed Lots 2 & 3, be and is hereby DENIED.

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

JEB:slm

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

ORDER RECEIVED FOR FILING

Date 9/9/14  
By slm

KEVIN KAMENETZ  
County Executive



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

September 9, 2014

Bruce E. Doak  
3801 Baker Schoolhouse Road  
Freeland, Maryland 21053

RE: Petition for Variance  
Property: 7022 Bellona Avenue  
Case Nos. 2014-0272-A & 2014-0273-A

Dear Mr. Doak:

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", is written over the printed name.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:sln  
Enclosure

c: Evan and Misty McGlone, 6315 LaGrange Lane, Baltimore, Maryland 21212  
MaryEileen Aldana, 6317 LaGrange Lane, Baltimore, Maryland 21212  
Sam Sessa 7018 Bellona Avenue, Baltimore, Maryland 21212  
Morton Foster, 6311 LaGrange Lane, Baltimore, Maryland 21212  
John Riina, 101 Armagh Drive, Baltimore, Maryland 21212  
Jeannette McGowan, 6311A LaGrange Lane, Baltimore, Maryland 21212  
Congzhe Chen, 7020 Bellona Avenue, Baltimore, Maryland 21212



# 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 7022 BELLONA AVENUE which is presently zoned DR 3.5

Deed References: SM 20231/687 10 Digit Tax Account # 0923500591

Property Owner(s) Printed Name(s) SUAT YELKEN

(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

2.      a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3.   X   a **Variance** from Section(s)

*SEE ATTACHED SHEET*

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)

*TO BE PRESENTED AT THE HEARING*

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 Date

Mailing Address City State

Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

SUAT YELKEN /  
Name #1- Type or Print Name #2 - Type or Print

X [Signature] /  
Signature #1 Signature #2

7022 BELLONA AVE. BALTIMORE MD  
Mailing Address City State

21212 / 410-227-1927 /  
Zip Code Telephone # Email Address

SUAT.YELKEN@COMCAST.NET

## Representative to be contacted:

BRUCE E. DOAK  
BRUCE E. DOAK CONSULTING, LLC  
Name - Type or Print

[Signature]  
Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD  
Mailing Address City State

21053 / 410-419-4906 /  
Zip Code Telephone # Email Address

BRUCE@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2014-0272-A Filing Date 6/17/14 Do Not Schedule Dates: \_\_\_\_\_ Reviewer G.H

## PETITION REQUESTS

### Variance

1. To permit a minimum lot width of 45 feet in lieu of the required 70 feet per Section 1B02.3.C.1 (BCZR) for proposed Lot 2 and proposed Lot 3.

**Bruce E. Doak Consulting, LLC**

Land Use Expert and Surveyor

3801 Baker Schoolhouse Road

Freeland, MD 21053

o 443-900-5535 m 410-419-4906

bdoak@bruceedoakconsulting.com

**PLAN TO ACCOMPANY  
A ZONING PETITION**

**# 7022 BELLONA AVENUE**

BALTIMORE COUNTY, MARYLAND

9TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

REVISION

Date: 6/17/2014

Scale: 1"=20'



# **Bruce E. Doak Consulting, LLC**

3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

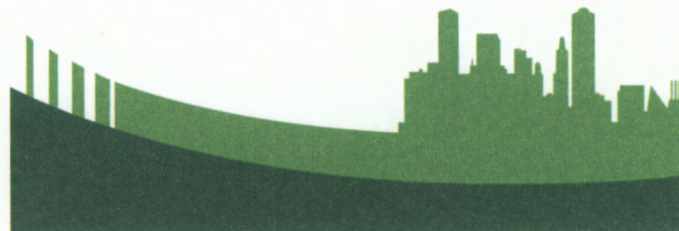
## **Zoning Description**

Proposed Lot 2- Bellona Avenue  
Ninth Election District Fifth Councilmanic District  
Baltimore County, Maryland

Beginning at a point on the southwest side of Bellona Avenue, said point of beginning being southeasterly 273 feet from the intersection of the centerline of LaGrange Lane and the centerline of Bellona Avenue and southwesterly 40 feet from the centerline of Bellona Avenue, thence binding on the southwest side of Bellona Avenue and binding on the outlines of the subject property, the two following courses and distances, viz. 1) Northwesterly by a line curving to the left with a radius of 1588.63 feet for a distance of 30.82 feet, and 2) North 56 degrees 40 minutes 04 seconds West 14.19 feet, thence leaving the southwest side of Bellona Avenue and continuing to bind on the outlines of the subject property, the five following courses and distances, viz 3) South 28 degrees 46 minutes 00 seconds West 138.22 feet, 4) North 61 degrees 14 minutes 00 seconds West 101.39 feet, 5) South 08 degrees 48 minutes 50 seconds West 74.81 feet, 6) North 79 degrees 35 minutes 36 seconds East 101.39 feet and 7) North 28 degrees 46 minutes 00 seconds East 140.53 feet to the point of beginning.

Containing 10,070 square feet of land, more or less.

**This description is part of a zoning hearing petition and is not intended for any conveyance purposes.**



Land Use Expert and Surveyor

2014-0272-A

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**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 legal owner/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 legal owner/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:**

Case Number: 2014-0272-A

Property Address: 7022 BELLONA AVENUE / Lot 2

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): SUAT YELKEN

Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: SUAT YELKEN

Company/Firm (if applicable): NA

Address: 7022 BELLONA AVENUE BALTIMORE MD 21212

Telephone Number: 410-227-1427

Revised 5/20/2014

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

No. **113807**

Date: **6/17/14**

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
 6/18/2014 6/17/2014 11:16:42

RIS WS05 WALKIN RDOS LRB  
 RECEIPT # 742547 6/17/2014

pt 5 528 JONING VERIFICATION  
 NO. 113807

Receipt Tot \$150.00  
 \$150.00 CK \$1.00 CA  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 001  | 800  | 0000 |          | 150             |                  |          |         | 150.00 |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |

Total: **150.00**

Rec From: **Bruce Dask**

For: **Administrative Variance**

**Lot 2 2014 0273 A / Lot 3 2014 0273 A**

**Check # 1254**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

# Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

## CERTIFICATE OF POSTING

August 14, 2014

Re:

Case Number: 2014- 0272-A

Petitioner / Developer: Suat Yelken

Date of Hearing: September 5, 2014

Baltimore County Department of Permits, Approvals & Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue Towson, MD 21204

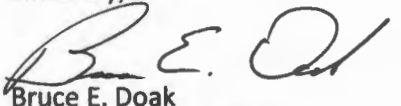
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **7022 Bellona Ave.**

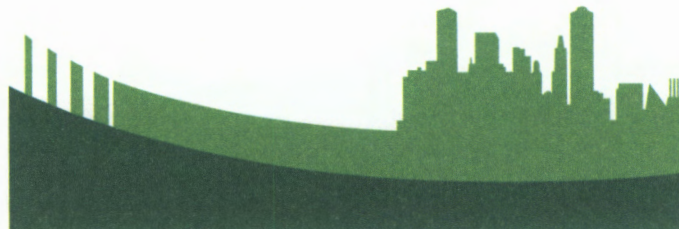
The sign(s) were posted on **August 13, 2014.**

Sincerely,



Bruce E. Doak  
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



# **ZONING NOTICE**

**CASE NO. 2014-0272-A**

**7022 Bellona Avenue**

**A PUBLIC HEARING WILL BE HELD BY THE  
ADMINISTRATIVE LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE  
TOWSON, MD 21204**

**DATE & TIME: FRIDAY SEPTEMBER 5, 2014 1:30 PM**

## **REQUESTS:**

**VARIANCE TO PERMIT A MINIMUM LOT WIDTH OF 45 FEET  
IN LIEU OF THE REQUIRED 70 FEET PER SECTION  
1802.3.0.1 (BCZR) FOR PROPOSED LOT 2 AND PROPOSED  
LOT 3.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES  
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER  
PENALTY OF LAW.**

**THE HEARING IS HANDICAPPED ACCESSIBLE**



## THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 14, 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 August 14, 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: #2014-0272-A**

7022 Bellona Avenue

SW/s of Bellona Avenue, 273 ft. SE of centerline of LaGrange Lane

9th Election District - 5th Councilmanic District

Legal Owner(s): Suat Yelken

**Variance** to permit a minimum lot width of 45 ft. in lieu of the required 70 ft. per section 1B02.3.C.1 (BCZR) for proposed Lot 2 and proposed Lot 3

**Hearing: Friday, September 5, 2014 at 1:30 p.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.  
8/115 August 14

990148



# THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 31, 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 July 29, 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: #2014-0272-A**

7022 Bellona Avenue

Sw/s of Bellona Avenue, 273 ft. SE of centerline of LaGrange Lane

9th Election District - 5th Councilmanic District

Legal Owner(s): Suat Yelken

**Variance** to permit a minimum lot width of 45 ft. in lieu of the required 70 ft. per section 1B02.3.C.1 (BCZR) for proposed Lot 2 and proposed Lot 3

**Hearing: Monday, August 18, 2014 at 1:30 p.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.

JT 7/857 July 29

988292

July 22, 2014

ARNOLD JABLON  
BALTIMORE COUNTY OFFICE OF ZONING

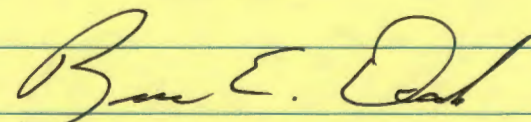
RE: CASES 2014-0272-A & 2014-273-A

DEAR SIR,

I AM WRITING THIS LETTER TO REQUEST THAT THE  
HEARINGS FOR EACH OF THE CASES BE POSTPONED  
FROM AUGUST 18, 2014 TO A DATE AS SOON AFTERWARDS  
AS POSSIBLE. THE REASON FOR THE REQUESTED  
POSTPONEMENT IS THAT THE PERSON REPRESENTING  
THE PETITIONERS WILL BE OUT OF TOWN THAT DAY.

THANK YOU FOR YOUR ATTENTION TO MY REQUEST.

WITH REGARDS,

  
BRUCE E. DOAK



KEVIN KAMENETZ  
County Executive

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

July 17, 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: 2014-0272-A**

7022 Bellona Avenue

Sw/s of Bellona Avenue, 273 ft. SE of centerline of LaGrange Lane

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Suat Yelken

Variance to permit a minimum lot width of 45 ft. in lieu of the required 70 ft. per section 1B02.3.C.1 (BCZR) for proposed Lot 2 and proposed Lot 3

Hearing: Monday, August 18, 2014 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon  
Director

AJ:kl

C: Suat Yelkin, 7022 Bellona Avenue, Baltimore 21212  
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 29, 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.



KEVIN KAMENETZ  
County Executive

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

July 17, 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: 2014-0273-A**

7022 Bellona Avenue

SW/s Bellona Avenue, 316 ft. SE of LaGrange Avenue

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owner: Suat Yelken

Variance to permit a minimum lot width of 45 feet in lieu of the required 70 feet per Section 1B02.3.C.1 (BCZR) for proposed Lot 2 and proposed Lot 3.

Hearing: Monday, August 18, 2014 at 2:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon  
Director

AJ:kl

C: Suat Yelken, 7022 Bellona Avenue, Baltimore 21212  
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 29, 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  
Tuesday, July 29, 2014 Issue - Jeffersonian

Please forward billing to:  
Suat Yelkin  
7022 Bellona Avenue  
Baltimore, MD 21212

410-227-1427

---

## 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: 2014-0272-A**

7022 Bellona Avenue

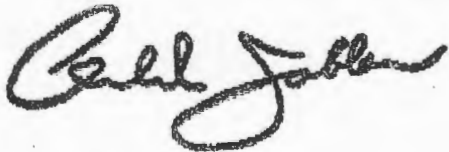
Sw/s of Bellona Avenue, 273 ft. SE of centerline of LaGrange Lane

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Suat Yelken

Variance to permit a minimum lot width of 45 ft. in lieu of the required 70 ft. per section 1B02.3.C.1 (BCZR) for proposed Lot 2 and proposed Lot 3

Hearing: Monday, August 18, 2014 at 1:30 p.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 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.



KEVIN KAMENETZ  
County Executive

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

July 30, 2014

## NEW 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: 2014-0272-A**

7022 Bellona Avenue

Sw/s of Bellona Avenue, 273 ft. SE of centerline of LaGrange Lane

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Suat Yelken

Variance to permit a minimum lot width of 45 ft. in lieu of the required 70 ft. per section 1B02.3.C.1 (BCZR) for proposed Lot 2 and proposed Lot 3

Hearing: Friday, September 5, 2014 at 1:30 p.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: Suat Yelkin, 7022 Bellona Avenue, Baltimore 21212  
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 16, 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, August 14, 2014 Issue - Jeffersonian

Please forward billing to:  
Suat Yelkin  
7022 Bellona Avenue  
Baltimore, MD 21212

410-227-1427

---

## NOTICE OF ZONING HEARING

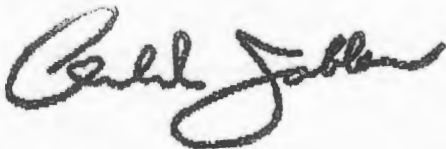
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2014-0272-A**

7022 Bellona Avenue  
Sw/s of Bellona Avenue, 273 ft. SE of centerline of LaGrange Lane  
9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owners: Suat Yelken

Variance to permit a minimum lot width of 45 ft. in lieu of the required 70 ft. per section 1B02.3.C.1 (BCZR) for proposed Lot 2 and proposed Lot 3

Hearing: Friday, September 5, 2014 at 1:30 p.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 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: October 10, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case Nos. 2014-0272-A & 2014-0273-A –  
Appeal Period Expired

---

The appeal period for the above-referenced case expired on October 9, 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 VARIANCE                                         | * | BEFORE THE OFFICE |
| 7022 Bellona Avenue; SW/S Bellona Avenue,                         | * | OF ADMINSTRATIVE  |
| 273' SE of c/line LaGrange Lane                                   | * | HEARINGS FOR      |
| 9 <sup>th</sup> Election & 5 <sup>th</sup> Councilmanic Districts | * | BALTIMORE COUNTY  |
| Legal Owner(s): Suat Yelken                                       | * | 2014-272-A        |
| Petitioner(s)                                                     |   |                   |

\* \* \* \* \*

**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

JUL 02 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 2<sup>nd</sup> day of July, 2014, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CASE NO. 2014- 272-A

CHECKLIST

Comment  
Received

Department

Support/Oppose/  
Conditions/  
Comments/  
No Comment

7/7

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

N/C

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

FIRE DEPARTMENT

C

7/29

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

6/30

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date: 8/14/14

SIGN POSTING

Date: 8/13/14

by DOCK

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: \_\_\_\_\_



KEVIN KAMENETZ  
County Executive

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

August 27, 2014

Suat Yelken  
7022 Bellona Avenue  
Baltimore MD 21212

RE: Case Number: 2014-0272 A, Address: 7022 Bellona Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 17, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel  
Bruce E Doak, Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

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



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

Date: 6/30/14

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

RE: Baltimore County  
Item No. 2014-0272-A  
Variance  
Suat Yelken  
7022 Bellona Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0272-A.

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

Sincerely,

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](http://www.roads.maryland.gov)

6311A La Grange Lane  
Baltimore, MD 21212  
September 18, 2014

The Honorable John E. Beverungen  
Administrative Law Judge for  
Baltimore County  
105 W. Chesapeake Ave., Suite 103  
Towson, MD 21204

RECEIVED

SEP 22 2014

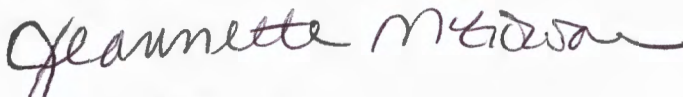
OFFICE OF ADMINISTRATIVE HEARINGS

RE: Petition for Variance  
Property: 7022 Bellona Ave  
Case Nos. 2014-0272-A & 2014-0273-A

Dear Judge Beverungen:

On behalf of my neighbors and myself, thank you for denying the variance request in the above-captioned matter. We appreciate that you listened to, and respected, our concerns. Your decision will help maintain the integrity of the neighborhood. And thanks for letting me vent!

Best regards,

  
Jeannette McGowan

for the  
file

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** July 7, 2014

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 7, 2014  
Item No. 2014-0272, 0273, 0274, 0281, 0282, 0284, 0285 and 0287

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\ZAC07072014 -.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 15, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 7022 Bellona Avenue

**INFORMATION:**

**Item Numbers:** 14-272 and 14-273

**Petitioner:** Suat Yelken

**Zoning:** DR 3.5

**Requested Action:** Variance

RECEIVED

JUL 17 2014

OFFICE OF ADMINISTRATIVE HEARINGS

**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning has reviewed the petitioners request for variance from Section 1B02.3.C.1 of the BCZR to permit a minimum lot width of 45 ft. in lieu of the required 70 ft. on proposed lots 2 and 3 of a three lot future minor subdivision.

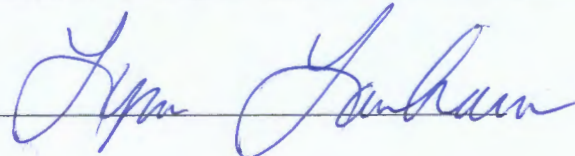
The existing site has a vacant single family dwelling (SFD) with access off of LaGrange Lane. The house is not visible from Bellona Avenue. There is an existing wood fence and trees that surrounds the property. The proposal would include keeping the existing access off of LaGrange Lane for the proposed SFD on lot 1. A new driveway will be constructed off of Bellona for the proposed duplex on lots 2 and 3.

The Department of Planning has no objection to the request pending the following conditions:

1. Revise site plan to show existing fence and trees along Bellona Avenue.
2. Reduce the width of the shared driveway off of Bellona Avenue.
3. Provide architectural elevations for review and approval prior to issuance of permit – high quality materials are recommended.
4. Revise the site plan to show orientation of the dwellings (existing and proposed).
5. Revise the site plan to show driveway off of LaGrange Lane – note that it will be used for proposed SFD.
6. Reconfigure lot 3 to provide a more useable rear yard/deck space.

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

**Division Chief:**  
AVA/LL



9/5/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 29, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 7022 Bellona Avenue

**INFORMATION:**

**Item Numbers:** 14-272 and 14-273 Amended Comments

**Petitioner:** Suat Yelken

**Zoning:** DR 3.5

**Requested Action:** Variance

RECEIVED

JUL 30 2014

OFFICE OF ADMINISTRATIVE HEARINGS

**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning has reviewed the petitioners request for variance from Section 1B02.3.C.1 of the BCZR to permit a minimum lot width of 45 ft. in lieu of the required 70 ft. on proposed lots 2 and 3 of a three lot future minor subdivision.

The existing site has a vacant single family dwelling (SFD) with access off of LaGrange Lane. The house is not visible from Bellona Avenue. There is an existing wood fence and trees that surrounds the property. The proposal would include keeping the existing access off of LaGrange Lane for the proposed SFD on lot 1. A new driveway will be constructed off of Bellona for the proposed duplex on lots 2 and 3.

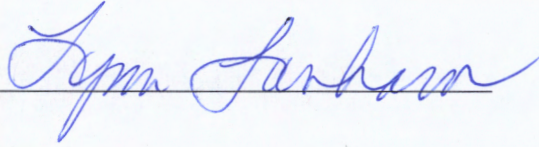
The Department of Planning has no objection to the request pending the following conditions:

1. Revise site plan to show existing fence and trees along Bellona Avenue.
2. Reduce the width of the shared driveway off of Bellona Avenue.
3. Provide architectural elevations for review and approval prior to issuance of permit – high quality materials are recommended.
4. Revise the site plan to show orientation of the dwellings (existing and proposed).
5. Revise the site plan to show driveway off of LaGrange Lane – note that it will be used for proposed SFD.
6. Reconfigure lot 3 to provide a more useable rear yard/deck space.

As of July 23, 2014 the site plan has been revised and the Department of Planning is in support of this request pending review of the architectural elevations which are to be submitted prior to issuance of permit. All conditions have been met, with the exception of item 3.

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

**Division Chief:**  
AVA/LL

A handwritten signature in blue ink, reading "Lynn Farham", written over a horizontal line.

## Real Property Data Search ( w2)

## Guide to searching the database

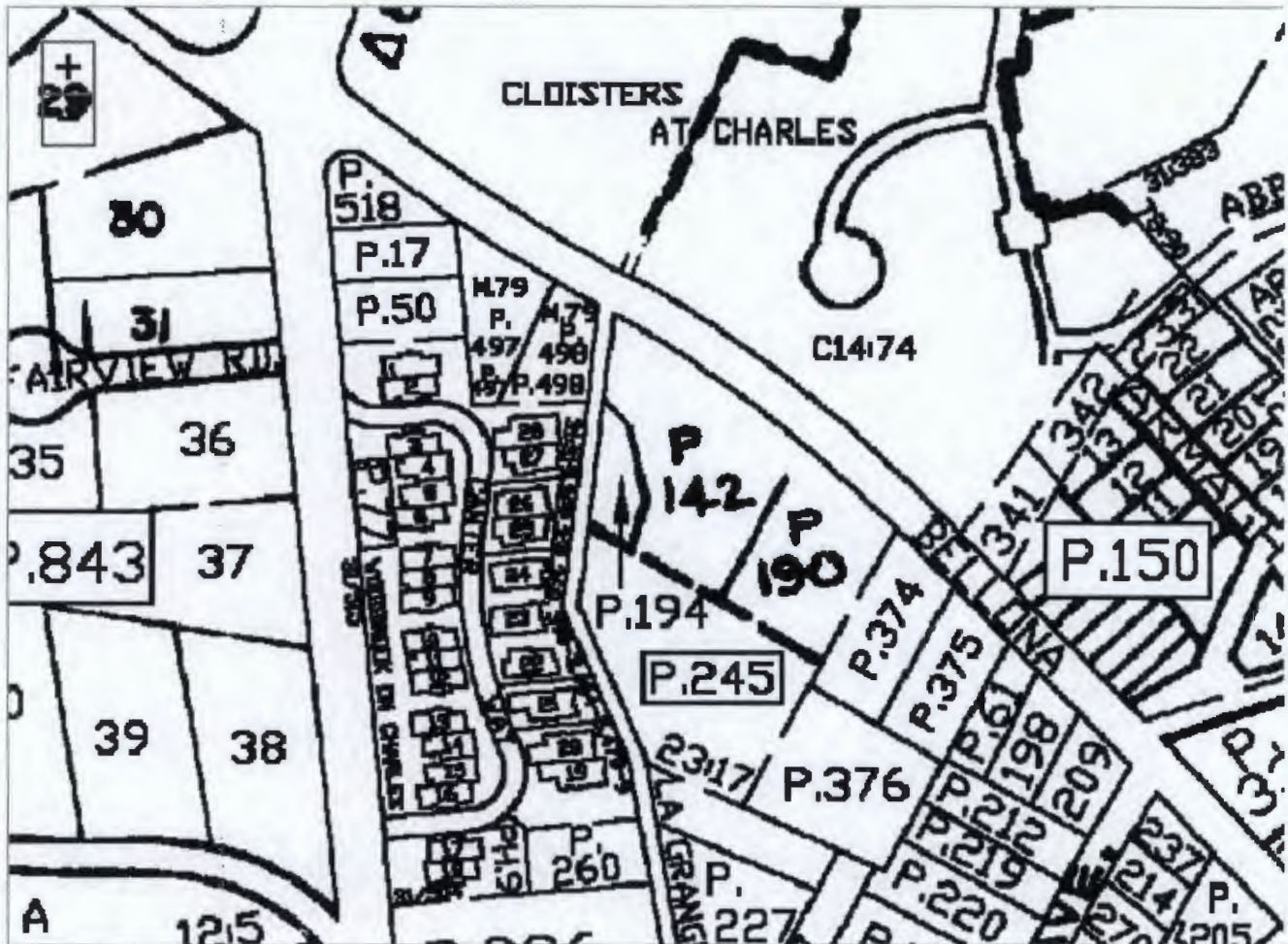
## Search Result for BALTIMORE COUNTY

| View Map                                                 |                                  | View GroundRent Redemption                          |                           | View GroundRent Registration |                                                               |
|----------------------------------------------------------|----------------------------------|-----------------------------------------------------|---------------------------|------------------------------|---------------------------------------------------------------|
| <b>Account Identifier:</b>                               |                                  | <b>District - 09 Account Number - 0923500541</b>    |                           |                              |                                                               |
| <b>Owner Information</b>                                 |                                  |                                                     |                           |                              |                                                               |
| <b>Owner Name:</b>                                       |                                  | <b>YELKEN SUAT</b>                                  |                           | <b>Use:</b>                  | <b>RESIDENTIAL</b>                                            |
| <b>Mailing Address:</b>                                  |                                  | <b>7022 BELLONA AVE<br/>BALTIMORE MD 21212-1109</b> |                           | <b>Principal Residence:</b>  | <b>YES</b>                                                    |
|                                                          |                                  |                                                     |                           | <b>Deed Reference:</b>       | <b>/20231/ 00687</b>                                          |
| <b>Location &amp; Structure Information</b>              |                                  |                                                     |                           |                              |                                                               |
| <b>Premises Address:</b>                                 |                                  | <b>7022 BELLONA AVE<br/>BALTIMORE 21212-1109</b>    |                           | <b>Legal Description:</b>    | <b>1 AC<br/>7022 BELLONA AVE SS<br/>850FT NE STEVENSON LA</b> |
| <b>Map:</b>                                              | <b>Grid:</b>                     | <b>Parcel:</b>                                      | <b>Sub District:</b>      | <b>Subdivision:</b>          | <b>Section: Block: Lot:</b>                                   |
| 0079                                                     | 0006                             | 0142                                                |                           | 0000                         |                                                               |
|                                                          |                                  |                                                     |                           | <b>Assessment Year:</b>      | <b>Plat No:</b>                                               |
|                                                          |                                  |                                                     |                           | 2014                         |                                                               |
|                                                          |                                  |                                                     |                           | <b>Plat Ref:</b>             | <b>0001/0003</b>                                              |
| <b>Special Tax Areas:</b>                                |                                  |                                                     |                           | <b>Town:</b>                 | <b>NONE</b>                                                   |
|                                                          |                                  |                                                     |                           | <b>Ad Valorem:</b>           |                                                               |
|                                                          |                                  |                                                     |                           | <b>Tax Class:</b>            |                                                               |
| <b>Primary Structure Built</b>                           | <b>Above Grade Enclosed Area</b> | <b>Finished Basement Area</b>                       | <b>Property Land Area</b> | <b>County Use</b>            |                                                               |
| 1949                                                     | 2,675 SF                         |                                                     | 35,216 SF                 | 04                           |                                                               |
| <b>Stories</b>                                           | <b>Basement</b>                  | <b>Type</b>                                         | <b>Exterior</b>           | <b>Full/Half Bath</b>        | <b>Garage Last Major Renovation</b>                           |
| 1 1/2                                                    | YES                              | STANDARD UNIT                                       | STONE                     | 2 full                       |                                                               |
| <b>Value Information</b>                                 |                                  |                                                     |                           |                              |                                                               |
|                                                          |                                  | <b>Base Value</b>                                   | <b>Value</b>              | <b>Phase-In Assessments</b>  |                                                               |
|                                                          |                                  |                                                     | <b>As of</b>              | <b>As of</b>                 | <b>As of</b>                                                  |
|                                                          |                                  |                                                     | 01/01/2014                | 07/01/2014                   | 07/01/2015                                                    |
| <b>Land:</b>                                             |                                  | 134,000                                             | 115,200                   |                              |                                                               |
| <b>Improvements</b>                                      |                                  |                                                     | 0                         |                              |                                                               |
| <b>Total:</b>                                            |                                  | 134,000                                             | 115,200                   | 115,200                      | 115,200                                                       |
| <b>Preferential Land:</b>                                |                                  | 0                                                   |                           |                              | 0                                                             |
| <b>Transfer Information</b>                              |                                  |                                                     |                           |                              |                                                               |
| <b>Seller: WINTER MYRTLE H</b>                           |                                  | <b>Date: 06/14/2004</b>                             |                           | <b>Price: \$340,000</b>      |                                                               |
| <b>Type: ARMS LENGTH IMPROVED</b>                        |                                  | <b>Deed1: /20231/ 00687</b>                         |                           | <b>Deed2:</b>                |                                                               |
| <b>Seller:</b>                                           |                                  | <b>Date:</b>                                        |                           | <b>Price:</b>                |                                                               |
| <b>Type:</b>                                             |                                  | <b>Deed1:</b>                                       |                           | <b>Deed2:</b>                |                                                               |
| <b>Seller:</b>                                           |                                  | <b>Date:</b>                                        |                           | <b>Price:</b>                |                                                               |
| <b>Type:</b>                                             |                                  | <b>Deed1:</b>                                       |                           | <b>Deed2:</b>                |                                                               |
| <b>Exemption Information</b>                             |                                  |                                                     |                           |                              |                                                               |
| <b>Partial Exempt Assessments:</b>                       | <b>Class</b>                     | <b>07/01/2014</b>                                   |                           | <b>07/01/2015</b>            |                                                               |
| <b>County:</b>                                           | 000                              | 0.00                                                |                           |                              |                                                               |
| <b>State:</b>                                            | 000                              | 0.00                                                |                           |                              |                                                               |
| <b>Municipal:</b>                                        | 000                              | 0.00 0.00                                           |                           | 0.00 0.00                    |                                                               |
| <b>Tax Exempt:</b>                                       | <b>Special Tax Recapture:</b>    |                                                     |                           |                              |                                                               |
| <b>Exempt Class:</b>                                     | <b>NONE</b>                      |                                                     |                           |                              |                                                               |
| <b>Homestead Application Information</b>                 |                                  |                                                     |                           |                              |                                                               |
| <b>Homestead Application Status: Approved 09/17/2013</b> |                                  |                                                     |                           |                              |                                                               |

Baltimore County

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

District: 09 Account Number: 0923500541



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

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

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

☒ Loading... Please Wait. Loading... Please Wait.

DATE \_\_\_\_\_

2014-273-A

9-5-2014

# CITIZEN'S SIGN - IN SHEET

NAME \_\_\_\_\_

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]



Case No.:

2014-272-A and

9-5-2014

## Exhibit Sheet

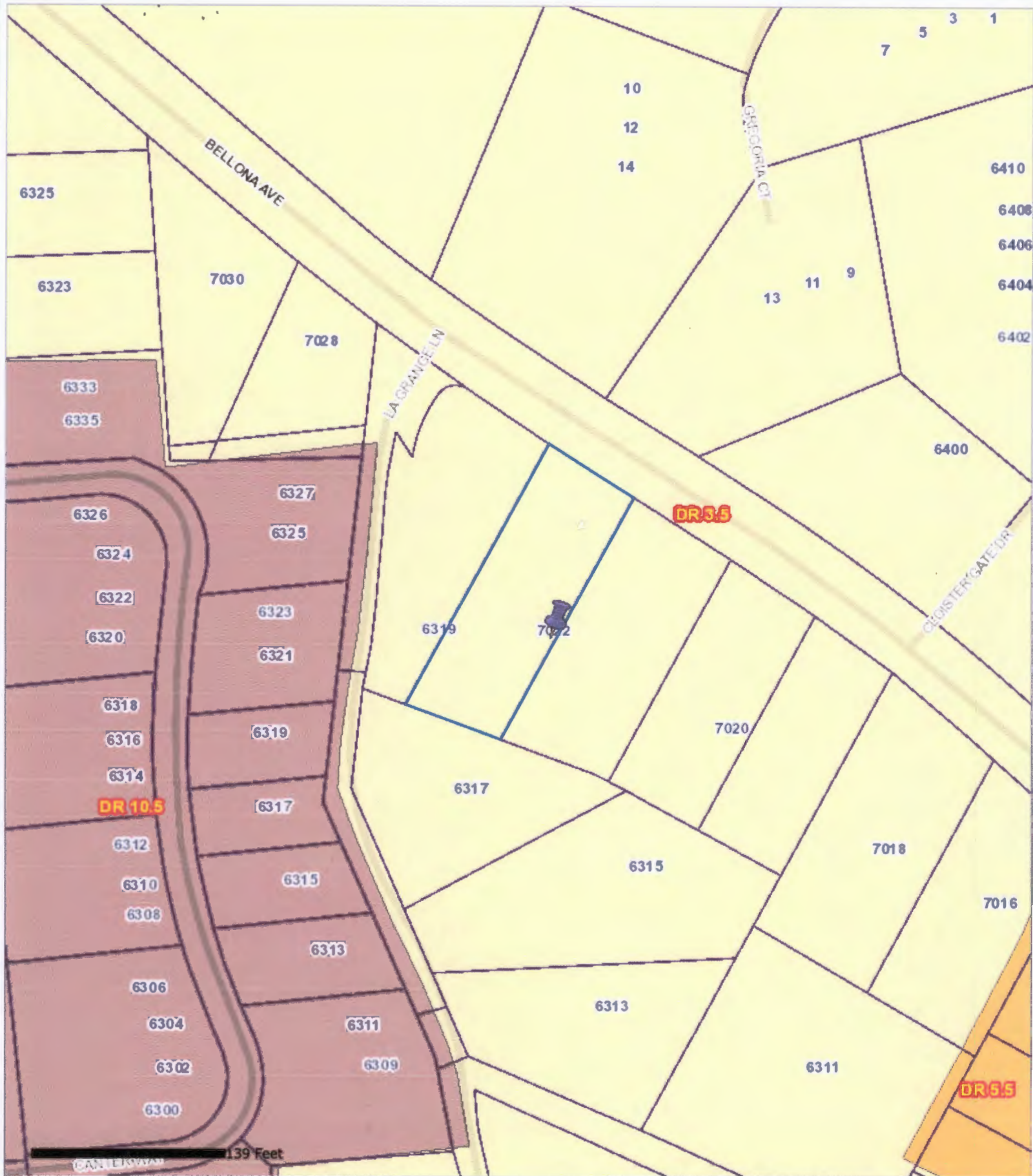
2014-273-A

ser  
9-9-14

Petitioner/Developer

Protestants

|        |                                 |                          |
|--------|---------------------------------|--------------------------|
| No. 1  | Plan                            | Survey - 6315 LaGrange   |
| No. 2  | Zoning Map                      | Site plan - 7020 Ballona |
| No. 3  | Aerial photo                    |                          |
| No. 4  | SDAT record                     |                          |
| No. 5  | Deed                            |                          |
| No. 6  | 6A-6E<br>Elevations + floorplan |                          |
| No. 7  |                                 |                          |
| No. 8  |                                 |                          |
| No. 9  |                                 |                          |
| No. 10 |                                 |                          |
| No. 11 |                                 |                          |
| No. 12 |                                 |                          |



My Neighborhood Map

Created By  
Baltimore County  
My Neighborhood



This data is or  
inaccurate or  
warrant the z  
regard to the  
implied, of m  
County, Mary  
but not limite  
attorneys' an  
from or in conneclion with the use of or reliance upon this data.

PETITIONER'S

EXHIBIT NO. 2

not  
with  
e  
g



My Neighborhood Map

Created By  
Baltimore County  
My Neighborhood



This data is c  
inaccurate or  
warrant the  
regard to the  
implied, of n  
County, Mar  
but not limit  
attorneys' a  
from or in connection with the use of or reliance upon this data.

PETITIONER'S

EXHIBIT NO. 3

Printed 9/5/2014

Search Results for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** District - 09 Account Number - 0923500541Owner Information

|                         |                                             |                             |                        |
|-------------------------|---------------------------------------------|-----------------------------|------------------------|
| <b>Owner Name:</b>      | YELKEN SUAT                                 | <b>Use:</b>                 | RESIDENTIAL            |
|                         |                                             | <b>Principal Residence:</b> | YES                    |
| <b>Mailing Address:</b> | 7022 BELLONA AVE<br>BALTIMORE MD 21212-1109 | <b>Deed Reference:</b>      | 1) /20231/ 00687<br>2) |

Location & Structure Information

|                           |                                          |                           |                                                      |                     |                 |               |             |                         |                             |
|---------------------------|------------------------------------------|---------------------------|------------------------------------------------------|---------------------|-----------------|---------------|-------------|-------------------------|-----------------------------|
| <b>Premises Address:</b>  | 7022 BELLONA AVE<br>BALTIMORE 21212-1109 | <b>Legal Description:</b> | 1 AC<br>7022 BELLONA AVE SS<br>850FT NE STEVENSON LA |                     |                 |               |             |                         |                             |
| <b>Map:</b>               | <b>Grid:</b>                             | <b>Parcel:</b>            | <b>Sub District:</b>                                 | <b>Subdivision:</b> | <b>Section:</b> | <b>Block:</b> | <b>Lot:</b> | <b>Assessment Year:</b> | <b>Plat No:</b>             |
| 0079                      | 0006                                     | 0142                      |                                                      | 0000                |                 |               |             | 2014                    |                             |
|                           |                                          |                           |                                                      |                     |                 |               |             |                         | <b>Plat Ref:</b> 0001/ 0003 |
|                           |                                          |                           |                                                      |                     |                 |               |             |                         | <b>Town:</b> NONE           |
| <b>Special Tax Areas:</b> |                                          |                           |                                                      |                     |                 |               |             |                         | <b>Ad Valorem:</b>          |
|                           |                                          |                           |                                                      |                     |                 |               |             |                         | <b>Tax Class:</b>           |

|                                |                                  |                               |                           |                   |
|--------------------------------|----------------------------------|-------------------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Above Grade Enclosed Area</b> | <b>Finished Basement Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 1949                           | 2,675 SF                         |                               | 35,216 SF                 | 04                |

|                |                 |               |                 |                       |               |                              |
|----------------|-----------------|---------------|-----------------|-----------------------|---------------|------------------------------|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b>   | <b>Exterior</b> | <b>Full/Half Bath</b> | <b>Garage</b> | <b>Last Major Renovation</b> |
| 1.500000       | YES             | STANDARD UNIT | STONE           | 2 full                |               |                              |

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 |
| <b>Land:</b>              | 134,000           | 115,200      |                             |            |
| <b>Improvements</b>       | 100               | 100          |                             |            |
| <b>Total:</b>             | 134,100           | 115,300      | 134,100                     | 115,300    |
| <b>Preferential Land:</b> | 0                 |              |                             | 0          |

Transfer Information

|                                   |                             |                         |
|-----------------------------------|-----------------------------|-------------------------|
| <b>Seller:</b> WINTER MYRTLE H    | <b>Date:</b> 06/14/2004     | <b>Price:</b> \$340,000 |
| <b>Type:</b> ARMS LENGTH IMPROVED | <b>Deed1:</b> /20231/ 00687 | <b>Deed2:</b>           |
| <b>Seller:</b>                    | <b>Date:</b>                | <b>Price:</b>           |
| <b>Type:</b>                      | <b>Deed1:</b>               | <b>Deed2:</b>           |
| <b>Seller:</b>                    | <b>Date:</b>                | <b>Price:</b>           |
| <b>Type:</b>                      | <b>Deed1:</b>               | <b>Deed2:</b>           |

Exemption Information

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

PETITIONER'S

**Homestead Application Status:** Approved 09/17/2013EXHIBIT NO. 4

0020231 687  
73  
The Security Title Guarantee Corporation of Baltimore  
File No. 04-2605  
Tax ID # 09-0923500541

**This Deed**, made this 7th day of June, 2004, by and between MYRTLE H. WINTER BY HER ATTORNEY-IN-FACT ALBERT R. BOWEN, party of the first part, Grantor, and SUAT YELKEN, party of the second part, Grantee.

- Witnesseth -

**That for and in consideration** of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$340,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said SUAT YELKEN, as sole owner, in fee simple, all that lot of ground situate in Baltimore County, Maryland and described as follows, that is to say:

Beginning for the same in the center of Bellona Avenue at a point in the second or North fifty degrees thirty four minutes West two hundred fifty six foot six inch line of that tract of land which by deed dated January 17, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1438, folio 456 etc. was conveyed by Monumental Corporation to William R. Mace and wife said point being distant one hundred seven and twenty six one-hundredths feet North fifty five degrees thirty eight minutes no seconds West from the beginning of said line, thence running with and binding on the center of Bellona Avenue and a part of said second line and the third or North forty nine degrees four minutes West one hundred thirty nine foot four inch of said deed as now surveyed the two following courses and distances: North Fifty five degrees thirty eight minutes no seconds West one hundred forty nine and twenty four one-hundredths feet and North fifty three degrees fifty seven minutes nine seconds West one hundred thirty nine and twenty four one-hundredths feet to the end of said third line and the easternmost side of LaGrange Lane, twenty feet wide, laid out for the use in common of lots binding thereon, thence leaving the center of said Bellona Avenue and running with and binding on the Easternmost side of said LaGrange Lane and on a part of the fourth or South eleven degrees twenty five minutes West three hundred foot three inch line of said deed South six degrees twenty four minutes forty two seconds West eighty seven and nineteen one-hundredths feet, thence leaving the Easternmost side of LaGrange Lane and said fourth line and running with and binding on the second, third and fourth lines of that tract of land which by deed dated May 21, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3169, folio 321 etc., was conveyed by William R. Mace, Sr. and wife to Henrietta F. Mace the three following courses and distances: South thirty two degrees twelve minutes fifteen seconds East Seventy seven and sixty five one-hundredths feet, South two degrees twenty three minutes forty seconds East seventy and forty five one-hundreds feet and South eight degrees forty eight minutes fifty seconds West seventy four and eighty one one-hundreds feet to the end of said fourth line and to a point in the Northeasternmost outline of lot No. 3 as shown on the plat of Section "A" Macewood as filed among the Land Records of Baltimore County in Plat Book G.L.B. No. 23, folio 17, thence running with and binding on the Northeasternmost side of said lot No. 3 as shown as said Plat 7 South sixty nine degrees thirty five minutes fifty five seconds East one hundred twenty four and ninety three hundredths feet to the end of the third or South twenty eight degrees forty six minutes no seconds West one hundred ninety eight and fifty seven one-hundredths foot line of that tract of land which by deed dated June 13, 1997 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3180, folio 117 etc., was conveyed by William R. Mace, Sr. and wife to William Ross Mace, Jr. and wife, thence leaving the Northeasterly outline of said lot No. 3 and running reversely with and binding on said third line of said thirdly described deed North twenty eight degrees forty six minutes no seconds East one hundred ninety eight and fifty seven one-hundredths feet to the place of beginning. Containing 1.003 acres less. The improvements thereon being known as No.7022 Bellona Ave

N 55° 38' 00" W  
① 149.24'

N 53° 57' 09" W  
② 139.24'

S 06° 24' 42" W  
③ 87.19'

S 32° 12' 15" E  
④ 77.65'

S 02° 23' 40" E  
⑤ 70.45'

S 08° 48' 50" W  
⑥ 74.81'

S 69° 35' 55" E  
⑦ 124.93'

N 28° 46' 00" E  
⑧ 198.57'

PETITIONER'S  
EXHIBIT NO. 5

Saving and excepting all of that property which was granted and conveyed by deed dated November 9, 1962 by J. Britain Winter and Myrtle H. Winter recorded in the Land Records of Baltimore County in R.R.G. Liber 4079, Folio 250.

BEING the fee simple property which, by Deed dated July 1, 1957, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 3185, Folio 442, was granted and conveyed by William R. Mace, Sr. and Mary K. Mace unto J. Britain Winter and Myrtle H. Winter. The said J. Britain Winter having since departed this life on or about May 11, 1978 thereby vesting Fee Simple title unto Myrtle H. Winter.

SEE ALSO Power of Attorney dated June 22, 1982, and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto, from Myrtle H. Winter, unto Albert R. Bowen; wherein is set out the power and authority of execution and authority of execution and delivery of these presents. It is in pursuance of the powers granted in said Power of Attorney that these presents are executed.

**Together** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said SUAT YELKEN, as sole owner, in fee simple.

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

**As Witness** the hand and seal of said Grantor, the day and year first above written.

WITNESS:

Emma M. Bowen

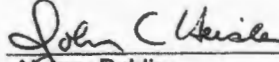
*Myrtle H. Winter By her Attorney  
in Fact Albert R. Bowen* {Seal}

Myrtle H. Winter By her Attorney-in-Fact  
Albert R. Bowen

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I hereby certify that on this 7th day of June, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared ALBERT R. BOWEN, ATTORNEY-IN-FACT FOR MYRTLE H. WINTER, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, as attorney-in-fact and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

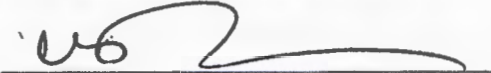
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My commission expires: August 1, 2006

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney

AFTER RECORDING, PLEASE RETURN TO:

**The Security Title Guarantee Corporation of Baltimore**  
**7939 Honeygo Boulevard**  
**Suite 205-206**  
**White Marsh, MD 21236**

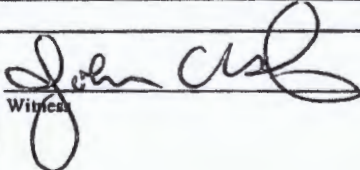
**Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate  
Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

| 1. Transferor Information |                                                             |
|---------------------------|-------------------------------------------------------------|
| Name of Transferor        | Myrtle H. Winter by her Attorney-in-fact<br>Albert R. Bowen |

| 2. Reasons for Exemption |                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resident Status          | <input checked="" type="checkbox"/> I, Transferor, am a resident of the State of Maryland.<br><input type="checkbox"/> Transferor is a resident entity under § 10-912(A)(4) of the Tax-General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf. |
| Principal Residence      | <input type="checkbox"/> Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC §121.                                                                                                                                                                                      |

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

| 3a. Individual Transferors                                                                     |                                                                                                                                           |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <br>Witness | Myrtle H. Winter by her Attorney-in-fact Albert R. Bowen<br>Name<br>Myrtle H. Winter by her Attorney-in-fact Albert R. Bowen<br>Signature |
| 3b. Entity Transferors                                                                         |                                                                                                                                           |
| Witness/Attest                                                                                 | Name of Entity<br><br>By<br><br>Name<br><br>Title                                                                                         |

0020231 694

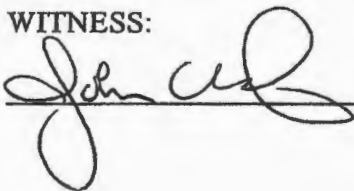
AFFIDAVIT AS TO TOTAL PAYMENT

THE undersigned certify under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

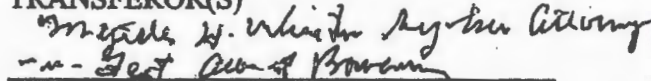
1. That I am/we are the transferor(s), [or agent of the transferor(s) if so indicated], of that real property described in the accompanying deed.
2. The amount of total payment for the purpose of the Withholding Law is \$ 340,000

DATED this 6<sup>th</sup> day of June, 2004.

WITNESS:

  
\_\_\_\_\_

TRANSFEROR(S)

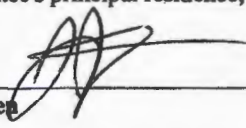
  
\_\_\_\_\_  
-u- Best Person of Business

0020231 0492

**AFFIDAVIT OF GRANTEE AS**  
**FIRST-TIME MARYLAND HOME BUYER**

The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. The undersigned is the Grantee of residentially improved real property located at 7022 Bellona Avenue, Towson, MD 21204, and being more particularly described as Tax ID Number 09-0923500541, Baltimore County, Maryland.
2. The undersigned is a first-time Maryland home buyer (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence;

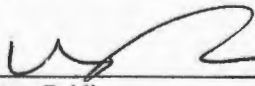
  
\_\_\_\_\_  
Suat Yelken

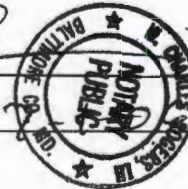
The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. The undersigned is the Grantee of residentially improved real property located at 7022 Bellona Avenue, Towson, MD 21204, and being more particularly described as Tax ID Number 09-0923500541, Baltimore County, Maryland.
2. Each of the undersigned is a co-maker or guarantor of the purchase money mortgage or purchases money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence

\_\_\_\_\_  
Suat Yelken

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland, County/City of Baltimore, this 7th day of June, 2004.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



**OWNER OCCUPANCY AFFIDAVIT**

Suat Yelken, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me.

WITNESS:

As to All

Suat Yelken

(SEAL)

(SEAL)

STATE OF MARYLAND, \_\_\_\_\_, to wit:

I HEREBY CERTIFY, that on this 7th day of June, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Suat Yelken, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, 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: 7-1-06

0020231: 099

## State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [ X ] County: Baltimore  
 Information provided is for the use of the Clerk's Office and State Department of  
 Assessments and Taxation, and the County Finance Office only.  
 (Type or Print in Black Ink Only All Copies Must Be Legible)

|     |                                                                                |                                                                                      |                 |                 |                                                           |                                 |                                            |                        |
|-----|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------|-----------------|-----------------------------------------------------------|---------------------------------|--------------------------------------------|------------------------|
| 1   | Type(s)<br>of Instruments                                                      | 2                                                                                    | Deed            | Mortgage        | Other                                                     | Other                           | FD SURE \$                                 | 28.00                  |
|     |                                                                                | 3                                                                                    | Deed of Trust   | Lease           | 1                                                         | poa                             | RECORDING FEE                              | 28.00                  |
| 2   | Conveyance<br>Check Box                                                        | X                                                                                    | Improved Sale   | Unimproved Sale | Multiple                                                  | Not an Arms-<br>Length Sale [9] | TR TAX STATE                               | 850.00                 |
|     |                                                                                | Arms-Length [1]                                                                      | Arms-Length [2] | Arms Length [3] | TOTAL                                                     | 890.00                          |                                            |                        |
| 3   | Tax Exemptions<br>(If Applicable)<br>Cite or Explain Authority                 | Recordation                                                                          |                 |                 |                                                           |                                 |                                            | Rep# B406 Rcpt # 62729 |
|     |                                                                                | State Transfer                                                                       |                 |                 |                                                           |                                 |                                            | SN BC B1k # 2882       |
| 4   | Consideration<br>and Tax<br>Calculations                                       | Consideration                                                                        |                 |                 | Amount                                                    |                                 | Finance Office Use Only                    |                        |
|     |                                                                                | Purchase Price/Consideration                                                         |                 |                 | \$ 340,000.00                                             |                                 | Transfer and Recordation Tax Consideration |                        |
| 5   | Fees                                                                           | Any New Mortgage                                                                     |                 |                 | \$ 272,000.00                                             |                                 | Transfer Tax Consideration                 |                        |
|     |                                                                                | Balance of Existing Mortgage                                                         |                 |                 | \$                                                        |                                 | x ( ) %                                    |                        |
| 6   | Description of<br>Property                                                     | Other:                                                                               |                 |                 | \$                                                        |                                 | Less Exemption Amount                      |                        |
|     |                                                                                | Other:                                                                               |                 |                 | \$                                                        |                                 | Total Transfer Tax                         |                        |
| 7   | Transferred<br>From                                                            | Full Cash Value                                                                      |                 |                 | \$ 340,000.00                                             |                                 | Recordation Tax Consideration              |                        |
|     |                                                                                | TOTAL DUE                                                                            |                 |                 | \$                                                        |                                 | x ( ) per \$500                            |                        |
| 8   | Transferred<br>To                                                              | Amount of Fees                                                                       |                 |                 | Doc. 1                                                    |                                 | Doc. 2                                     |                        |
|     |                                                                                | Recording Charge                                                                     |                 |                 | \$ 20.00                                                  |                                 | \$ 20.00                                   |                        |
| 9   | Other Names<br>to Be Indexed                                                   | Surcharge                                                                            |                 |                 | \$ 20.00                                                  |                                 | \$ 20.00                                   |                        |
|     |                                                                                | State Recordation Tax                                                                |                 |                 | \$                                                        |                                 | \$ 1,700.00                                |                        |
| 10  | Contact/Mail<br>Information                                                    | State Transfer Tax                                                                   |                 |                 | \$                                                        |                                 | \$ 1,700.00                                |                        |
|     |                                                                                | County Transfer Tax                                                                  |                 |                 | \$                                                        |                                 | \$ 4,770.00                                |                        |
| 11  | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | Other                                                                                |                 |                 | \$                                                        |                                 | \$                                         |                        |
|     |                                                                                | Other                                                                                |                 |                 | \$                                                        |                                 | \$                                         |                        |
| 12  | Assessment<br>Information                                                      | District                                                                             |                 |                 | Property Tax ID No.(1)                                    |                                 | Grantor Liber/Folio                        |                        |
|     |                                                                                | 09-0923500541                                                                        |                 |                 | 3185/442                                                  |                                 | Map                                        |                        |
| 13  | Assessment Use Only - Do Not Write Below This Line                             | Subdivision Name                                                                     |                 |                 | Lot (3a)                                                  |                                 | Block(3b)                                  |                        |
|     |                                                                                | Sect/AR(3c)                                                                          |                 |                 | Plat Ref.                                                 |                                 | SqFt/Acreage(4)                            |                        |
| 14  | Assessment Use Only - Do Not Write Below This Line                             | Location/Address of Property Being Conveyed (2)                                      |                 |                 | 7022 Bellona Avenue, Baltimore, MD 21204                  |                                 | Water Meter Account No.                    |                        |
|     |                                                                                | Other Property Identifiers (if applicable)                                           |                 |                 |                                                           |                                 |                                            |                        |
| 15  | Assessment Use Only - Do Not Write Below This Line                             | Residential [ X ] or Non-Residential [ ]                                             |                 |                 | Fee Simple [ X ] or Ground Rent [ ]                       |                                 | Amount: \$N/A                              |                        |
|     |                                                                                | Partial Conveyance? [ ] Yes [ X ] No                                                 |                 |                 | Description/Amt. of SqFt/Acreage Transferred:             |                                 | N/A                                        |                        |
| 16  | Assessment Use Only - Do Not Write Below This Line                             | If Partial Conveyance, List Improvements Conveyed: N/A                               |                 |                 |                                                           |                                 |                                            |                        |
|     |                                                                                | Doc. 1 - Grantor(s) Name(s)                                                          |                 |                 | Doc. 2 - Grantor(s) Name(s)                               |                                 |                                            |                        |
| 17  | Assessment Use Only - Do Not Write Below This Line                             | Myrtle H. Winter                                                                     |                 |                 | Myrtle H. Winter by her Attorney-in-Fact                  |                                 |                                            |                        |
|     |                                                                                | Doc. 1 - Owner(s) of Record, if Different from Grantor(s)                            |                 |                 | Doc. 2 - Owner(s) of Record, if Different from Grantor(s) |                                 |                                            |                        |
| 18  | Assessment Use Only - Do Not Write Below This Line                             | Doc. 1 - Grantee(s) Name(s)                                                          |                 |                 | Doc. 2 - Grantee(s) Name(s)                               |                                 |                                            |                        |
|     |                                                                                | Albert R. Bowen, Attorney in Fact                                                    |                 |                 | Suet Yelken                                               |                                 |                                            |                        |
| 19  | Assessment Use Only - Do Not Write Below This Line                             | New Owner's (Grantee) Mailing Address                                                |                 |                 | 7022 Bellona Avenue, Towson, MD 21204                     |                                 |                                            |                        |
|     |                                                                                | Doc. 1 - Additional Names to be Indexed (Optional)                                   |                 |                 | Doc. 2 - Additional Names to be Indexed (Optional)        |                                 |                                            |                        |
| 20  | Assessment Use Only - Do Not Write Below This Line                             | Instrument Submitted By or Contact Person                                            |                 |                 | X Return to Contact Person                                |                                 |                                            |                        |
|     |                                                                                | Name: Security Title                                                                 |                 |                 | Firm: Security Title Guarantee Corporation                |                                 | Hold for Pickup                            |                        |
| 21  | Assessment Use Only - Do Not Write Below This Line                             | Address: Coldwell Banker Greenspring, 10807 Falls Road, Lutherville, Md. 21093       |                 |                 | Return Address Provided                                   |                                 |                                            |                        |
|     |                                                                                | Phone: Telephone: 410-931-5363 - Fax 410-931-4483                                    |                 |                 |                                                           |                                 |                                            |                        |
| 22  | Assessment Use Only - Do Not Write Below This Line                             | Will the property being conveyed be the grantee's principal residence?               |                 |                 | X Yes [ ] No                                              |                                 |                                            |                        |
|     |                                                                                | Does transfer include personal property? If yes, identify:                           |                 |                 |                                                           |                                 |                                            |                        |
| 23  | Assessment Use Only - Do Not Write Below This Line                             | Was property surveyed? If yes, attach copy of survey (if recorded, no copy required) |                 |                 | X Yes [ ] No                                              |                                 |                                            |                        |
|     |                                                                                | Assessment Use Only - Do Not Write Below This Line                                   |                 |                 |                                                           |                                 |                                            |                        |
| 24  | Assessment Use Only - Do Not Write Below This Line                             | Agricultural Verification [ ] Whole [ ] Part                                         |                 |                 | Tran. Process Verification                                |                                 |                                            |                        |
|     |                                                                                | Date Received:                                                                       |                 |                 | Deed Reference:                                           |                                 | Assigned Property No.:                     |                        |
| 25  | Assessment Use Only - Do Not Write Below This Line                             | Geo.                                                                                 |                 |                 | Map                                                       |                                 | Sub                                        |                        |
|     |                                                                                | Zoning                                                                               |                 |                 | Grid                                                      |                                 | Plat                                       |                        |
| 26  | Assessment Use Only - Do Not Write Below This Line                             | Use                                                                                  |                 |                 | Parcel                                                    |                                 | Section                                    |                        |
|     |                                                                                | Town Cd.                                                                             |                 |                 | Ex. St.                                                   |                                 | Ex. Cd.                                    |                        |
| 27  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 28  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 29  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 30  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 31  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 32  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 33  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 34  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 35  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 36  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 37  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 38  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 39  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 40  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 41  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 42  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 43  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 44  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 45  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 46  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 47  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 48  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 49  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 50  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 51  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 52  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 53  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 54  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 55  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 56  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 57  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 58  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 59  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 60  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 61  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 62  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 63  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 64  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 65  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 66  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 67  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 68  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 69  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 70  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 71  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 72  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 73  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 74  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 75  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 76  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 77  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 78  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 79  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 80  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 81  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 82  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 83  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 84  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 85  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 86  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 87  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 88  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 89  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 90  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 91  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 92  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 93  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 94  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 95  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 96  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 97  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 98  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 99  | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
| 100 | Assessment Use Only - Do Not Write Below This Line                             | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |
|     |                                                                                | Block                                                                                |                 |                 | Lot                                                       |                                 | Occ. Cd.                                   |                        |

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 20231, p. 0694, MSA\_CE62\_20086, Date available 08/09/2004, Printed 05/21/2014.

DUPLICATE PAID RECEIPT

04-2605

**Addendum**  
**State of Maryland Land Instrument Intake Sheet**  
**County: Baltimore**

*The addendum form should be used when one transaction involves more than two instruments.  
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

|          |                                              |                                               |                 |                |                |                |
|----------|----------------------------------------------|-----------------------------------------------|-----------------|----------------|----------------|----------------|
| <b>2</b> | (Continued)<br><b>Consideration and Fees</b> | <b>Consideration Amount/Recordation Fees</b>  | <b>Doc. 3</b>   | <b>Doc. 4</b>  | <b>Doc. 5</b>  | <b>Doc. 6</b>  |
|          |                                              | Consideration, Including Assumed Indebtedness | \$              | \$             | \$             | \$             |
|          |                                              | Recording Charge                              | \$ 20.00        | \$             | \$             | \$             |
|          |                                              | Surcharge                                     | \$ 20.00        | \$             | \$             | \$             |
|          |                                              | State Recordation Tax                         | \$              | \$             | \$             | \$             |
|          |                                              | State Transfer Tax                            | \$              | \$             | \$             | \$             |
|          |                                              | County Transfer Tax (if Applicable)           | \$              | \$             | \$             | \$             |
|          |                                              | Other                                         | \$              | \$             | \$             | \$             |
|          |                                              | <b>Total Fees</b>                             | <b>\$ 40.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> | <b>\$ 0.00</b> |

|          |                                        |                                                                  |                                                                  |
|----------|----------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|
| <b>6</b> | (Continued)<br><b>Transferred From</b> | <b>Doc. 3 - Grantor(s) Name(s)</b>                               | <b>Doc. 4 - Grantor(s) Name(s)</b>                               |
|          |                                        | Suat Yelken                                                      |                                                                  |
|          |                                        |                                                                  |                                                                  |
|          |                                        | <b>Doc. 5 - Grantor(s) Name(s)</b>                               | <b>Doc. 6 - Grantor(s) Name(s)</b>                               |
|          |                                        |                                                                  |                                                                  |
|          |                                        | <b>Doc. 3 - Owner(s) of Record, if Different from Grantor(s)</b> | <b>Doc. 4 - Owner(s) of Record, if Different from Grantor(s)</b> |
|          |                                        |                                                                  |                                                                  |
|          |                                        | <b>Doc. 5 - Owner(s) of Record, if Different from Grantor(s)</b> | <b>Doc. 6 - Owner(s) of Record, if Different from Grantor(s)</b> |
|          |                                        |                                                                  |                                                                  |

|          |                                      |                                    |                                    |
|----------|--------------------------------------|------------------------------------|------------------------------------|
| <b>7</b> | (Continued)<br><b>Transferred To</b> | <b>Doc. 3 - Grantee(s) Name(s)</b> | <b>Doc. 4 - Grantee(s) Name(s)</b> |
|          |                                      | William C. Rogers, Jr.             |                                    |
|          |                                      | W. Charles Rogers, III             |                                    |
|          |                                      | <b>Doc. 5 - Grantee(s) Name(s)</b> | <b>Doc. 6 - Grantee(s) Name(s)</b> |
|          |                                      |                                    |                                    |

|          |                                                 |                                                           |                                                           |
|----------|-------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| <b>8</b> | (Continued)<br><b>Other Names To Be Indexed</b> | <b>Doc. 3 - Additional Names to be Indexed (Optional)</b> | <b>Doc. 4 - Additional Names to be Indexed (Optional)</b> |
|          |                                                 | Fraternity Federal Savings & Loan Assoc.                  |                                                           |
|          |                                                 | <b>Doc. 5 - Additional Names to be Indexed (Optional)</b> | <b>Doc. 6 - Additional Names to be Indexed (Optional)</b> |
|          |                                                 |                                                           |                                                           |

|          |                                            |                                                |
|----------|--------------------------------------------|------------------------------------------------|
| <b>9</b> | (Continued)<br><b>Special Instructions</b> | <b>Special Recording Instructions (if any)</b> |
|          |                                            |                                                |
|          |                                            |                                                |
|          |                                            |                                                |

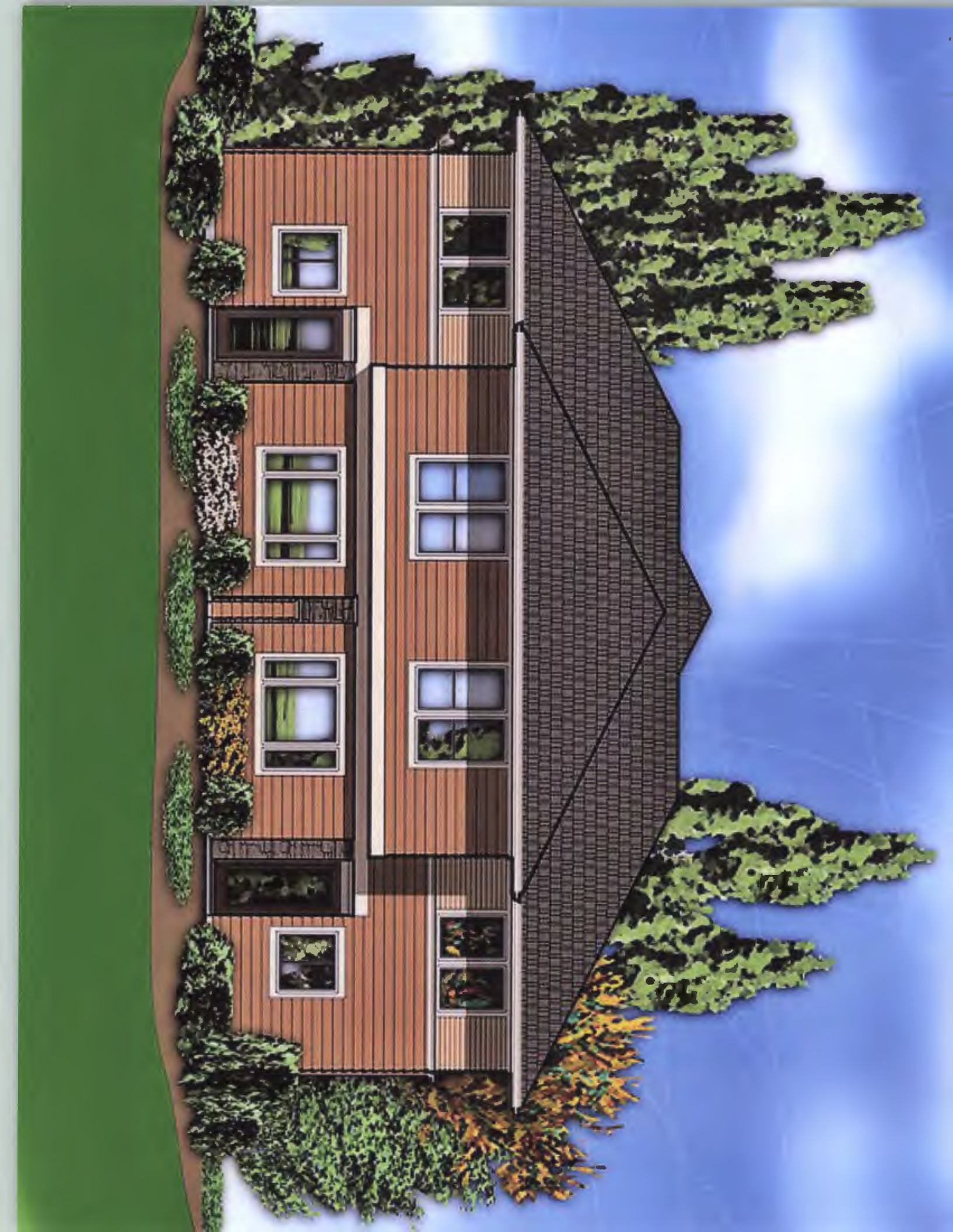
RECORDATION TAX NOT REQUIRED  
Director of Budget and Finance  
BALTIMORE COUNTY, MARYLAND  
T.P. ART 12-08

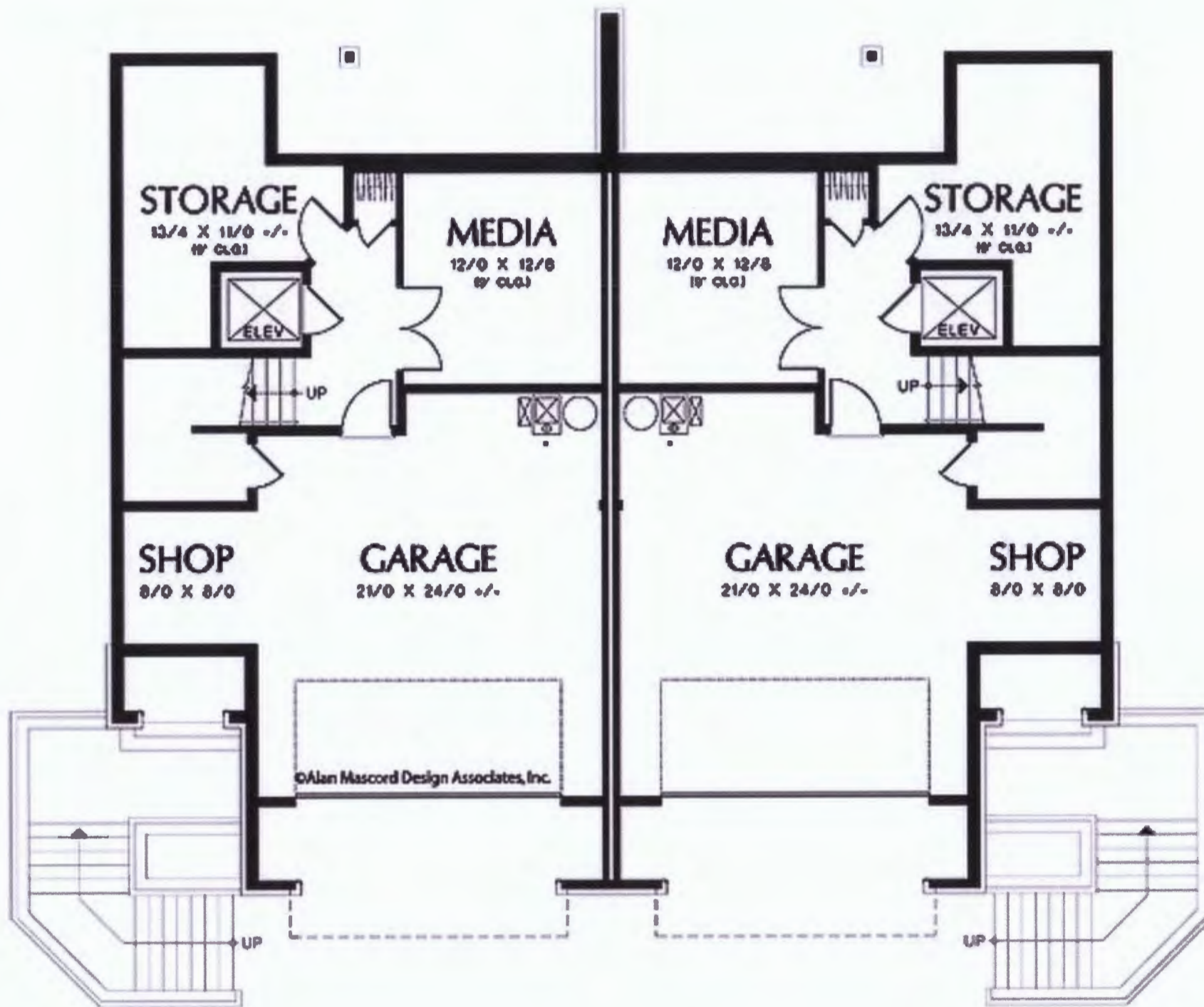
DOC # 2      *rb*      4      5      6  
Initial: \_\_\_\_\_  
Date: 6/14/04

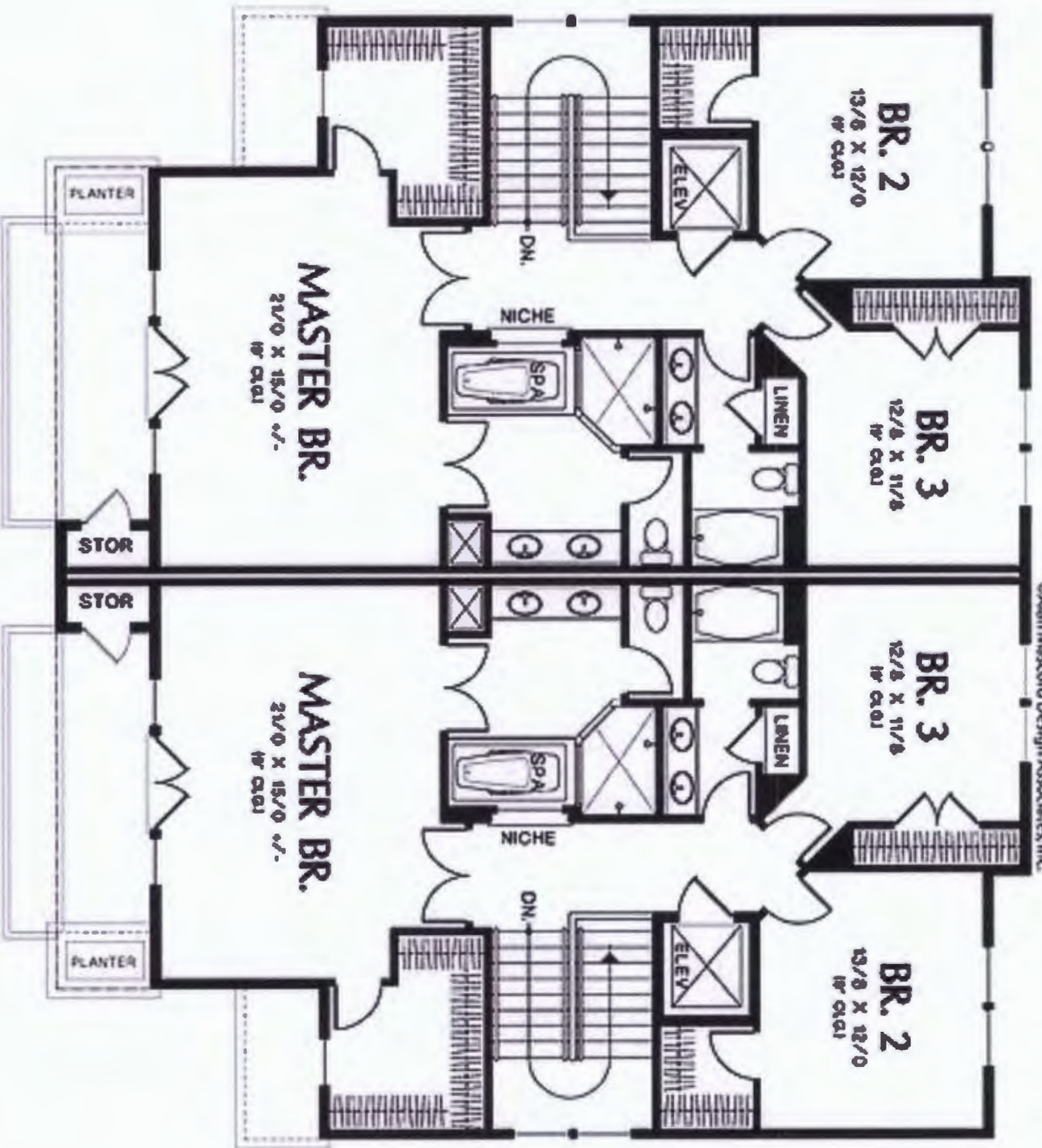


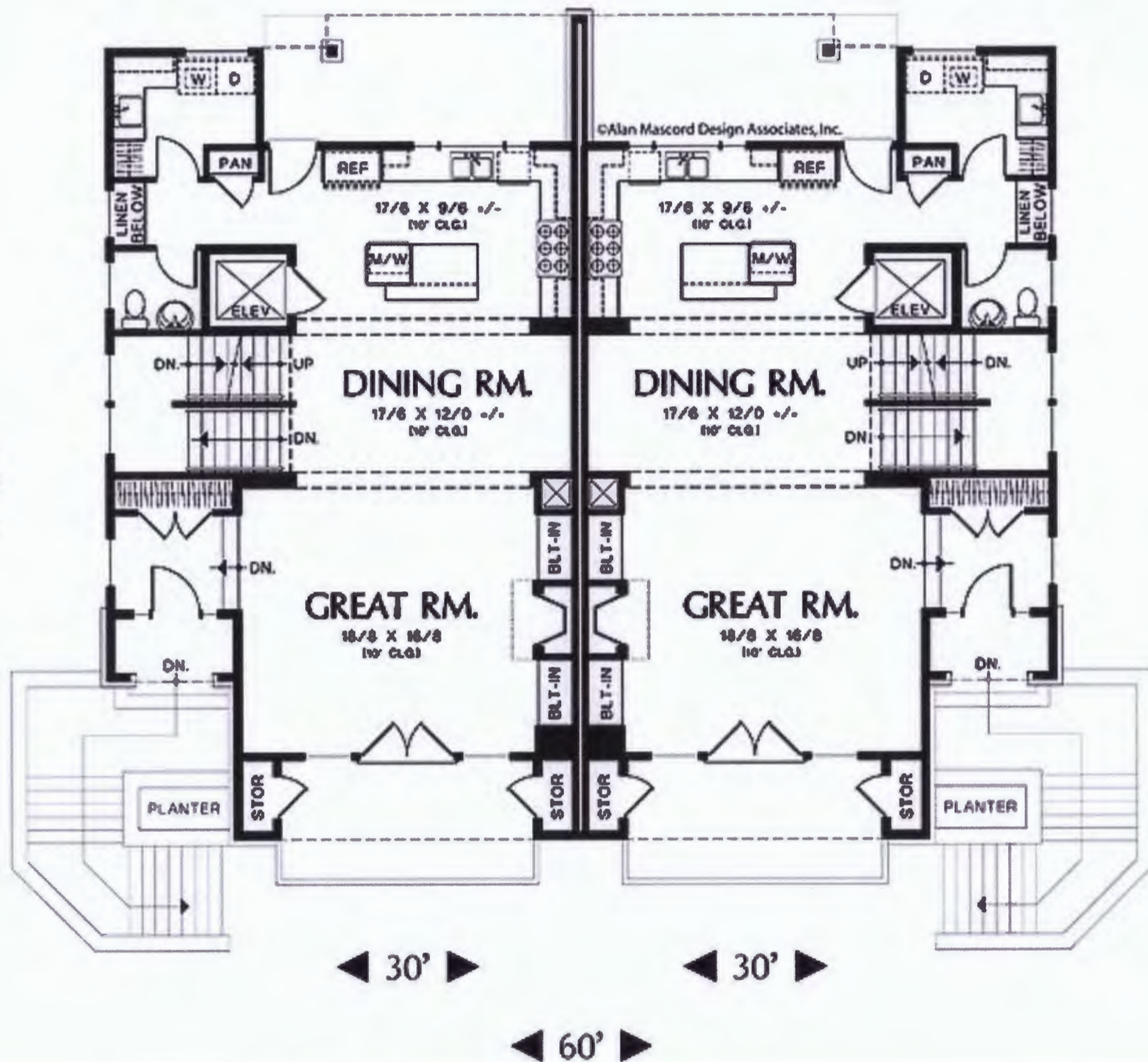
PETITIONER'S

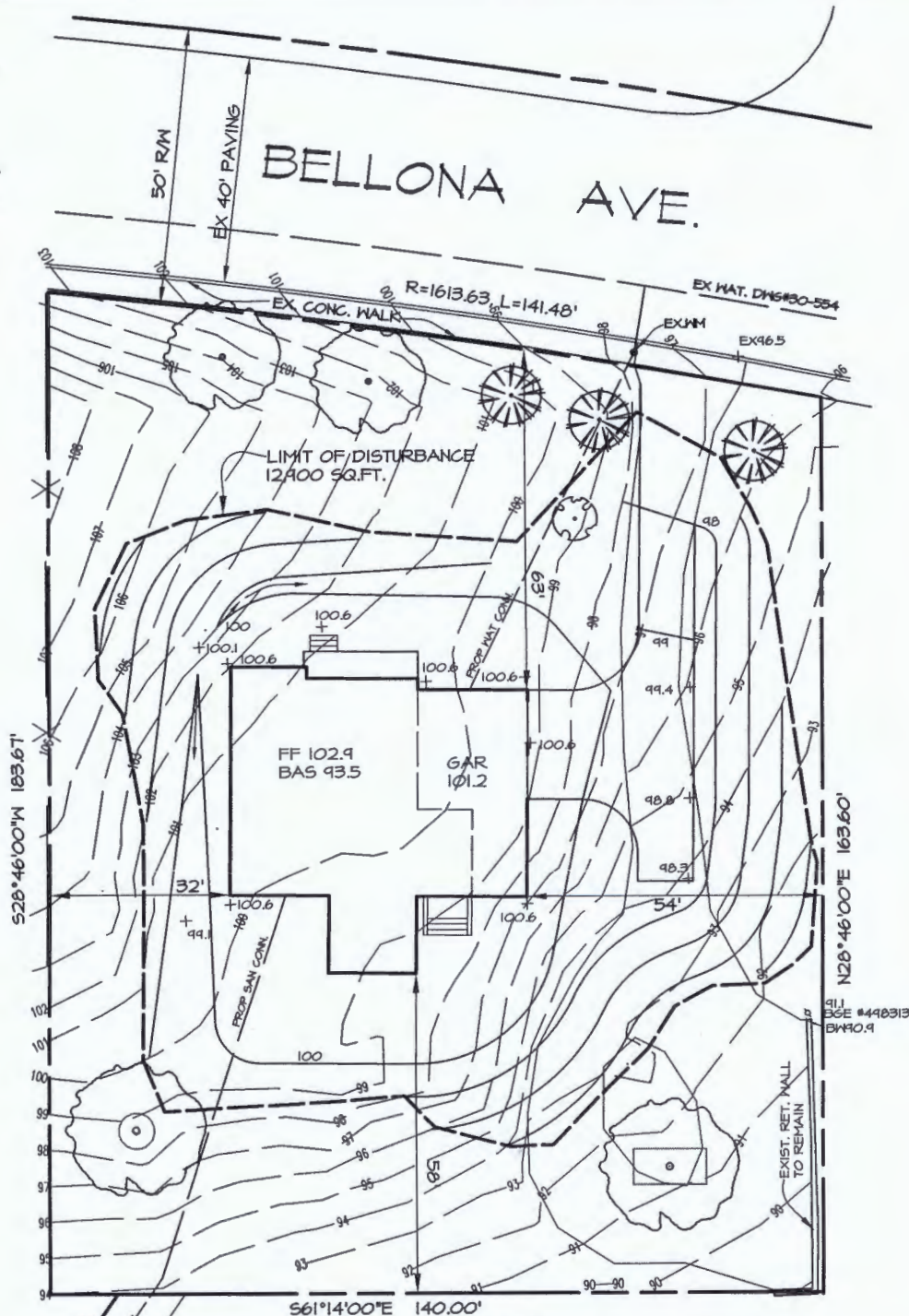
EXHIBIT NO. 6 A-E











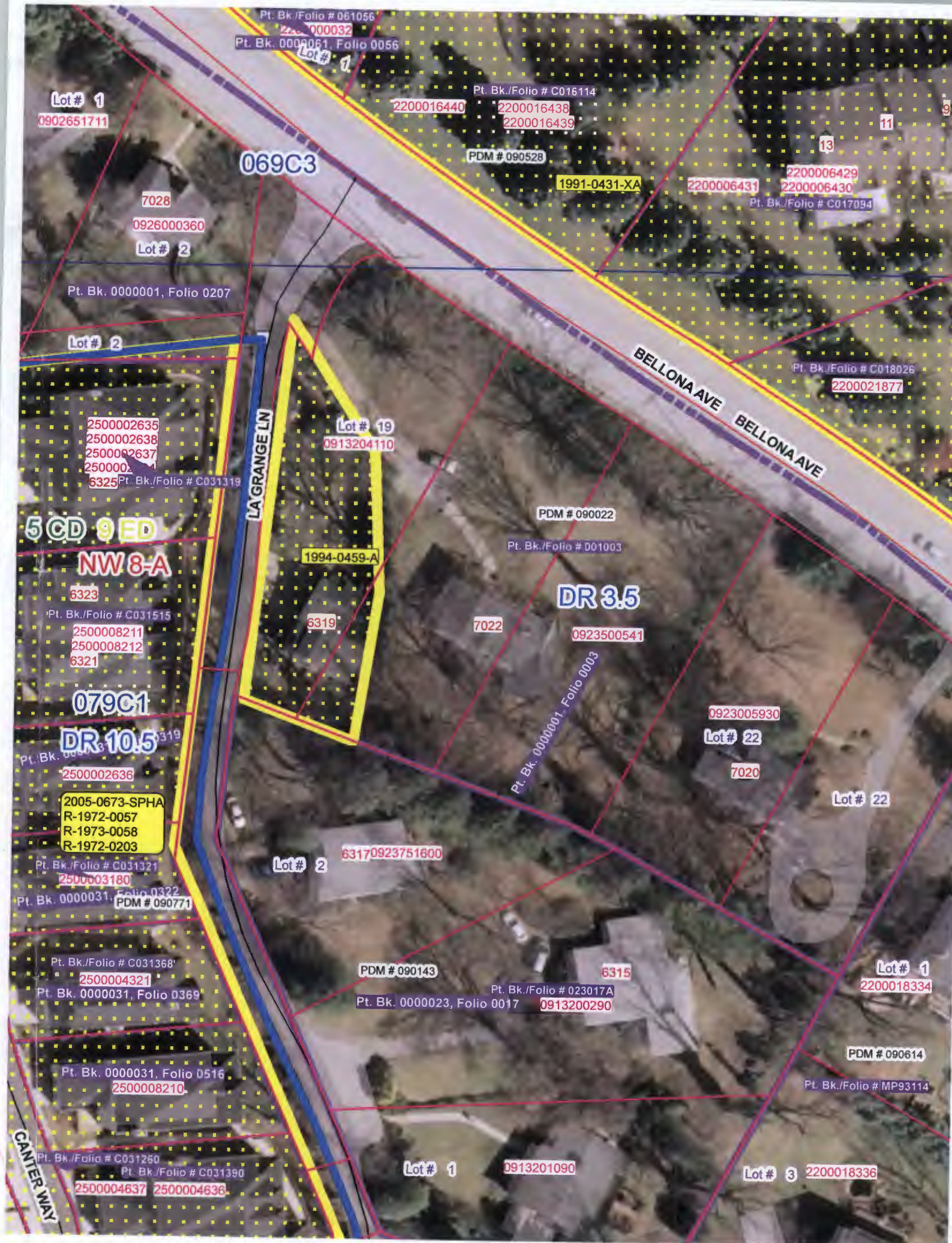
SITE DATA:  
SITE AREA = 0.56 AC±, 24,455 SF  
EXISTING ZONING = DR-3.5  
EXISTING USE = VACANT (EX. DWLG. WAS RAZED)  
PROPOSED USE = SINGLE FAMILY DWLG.

- GENERAL NOTES:
1. BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
  2. THIS PROPERTY IS NOT IN A HISTORIC DISTRICT.
  3. THIS PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
  4. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
  5. PROPERTY IS SERVED BY PUBLIC WATER & SEWER.

OWNER:  
ESTATE OF MARY LOU WALLER  
4111 EAST JOPPA RD, SUITE 201  
BALTIMORE, MD 21236  
TAX #0423005430  
DEED REF 4632/485

THOMAS J. HOFF  
LAND DEVELOPMENT CONSULTANTS  
LANDSCAPE ARCHITECTS  
512 VIRGINIA AVENUE  
TOWSON, MARYLAND 21286  
410-296-3668 FAX 410-825-3887

SITE PLAN TO ACCOMPANY BUILDING PERMIT  
7020 BELLONA AVENUE  
PART OF LOTS 22 & 23, "WOODBROOK HIGHLANDS", PLAT 1/3  
9th ELECTION DISTRICT, 5th COUNCILMANIC, BALTIMORE COUNTY, MD  
SCALE: 1"=20' DATE:12/07/12 REV. 12/17/12, 1/25/13



SITE INFORMATION

1. Ownership: Suat Yelken
2. Address of owners: 7022 Bellona Avenue Baltimore MD 21212
3. Deed references / Tax acc. #s / Acreage / Tax Map / Parcel:  
SM 20231 / 687 09-23-500541 0.844 Acre (deeds) TM 79 / Parcel 142
4. Use of the property: Residential
5. Election District: 09 Councilmanic District: 05  
ADC Map: 4578K9 & 4578K10 GIS tile: 079C1 Position sheet: 31NW2  
Census tract: 490603 Census block: 240054906032002  
Schools: West Towson ES Dumbarton MS Towson HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 079C1 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling (to be razed)

ZONING

Zoning: DR 3.5 There are no previous zoning cases on the subject parcels.

DR 3.5 requirements per Section 1802.3C1 (BCZR)  
Minimum lot size: 10,000 sq. ft.  
Minimum lot width: 70'  
Minimum front yard depth: 30'  
Minimum side yard depth: 10'  
Minimum side yard widths: 25'  
Minimum rear yard depth: 30'

ENVIRONMENTAL

Watershed: Jones Falls URDL land type: 0

- The existing dwelling is served by public water and sewer. The proposed dwellings will also be served by public water and sewer.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.

PLANNING

Regional Planning District: Towson District Code: 315 Growth Tier: 1  
Public sewer & inside URDL Area

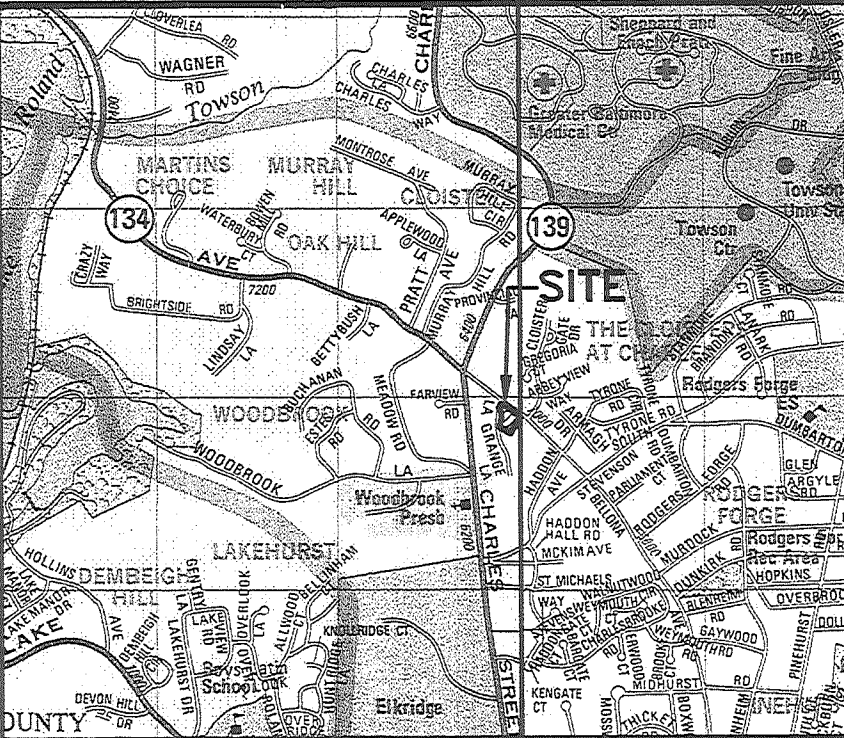
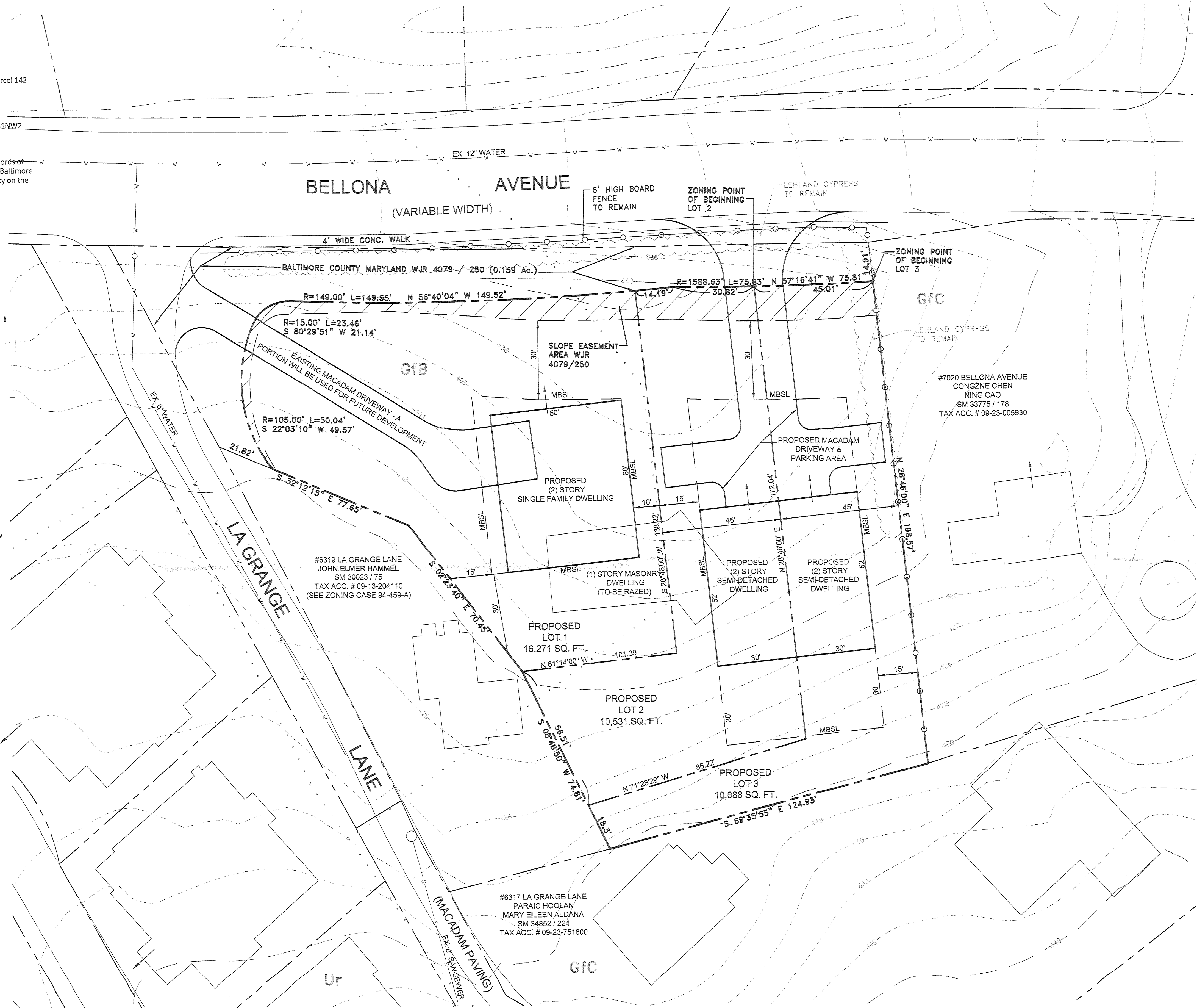
Architectural elevations will be provided to the Office of Planning for review and approval prior to issuance to a building permit.

PROPOSED DEVELOPMENT

To construct one single family dwelling and two semi-detached dwellings

PARKING CALCULATIONS

Residential use (3 dwellings)= 6 spaces required  
6 spaces provided (shown)

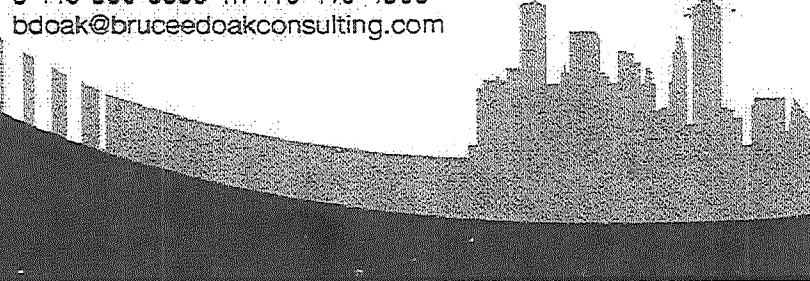


Vicinity Map — Scale: 1" = 2000'  
ADC The Map People — Permitted Use # 20612205

PETITION REQUESTS

- Variance
- To permit a minimum lot width of 45 feet in lieu of the required 70 feet per Section 1802.3.C.1 (BCZR) for proposed Lot 2 and proposed Lot3.

Bruce E. Doak Consulting, LLC  
Land Use Expert and Surveyor  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@brucedoakconsulting.com



PLAN TO ACCOMPANY  
A ZONING PETITION

# 7022 BELLONA AVENUE

BALTIMORE COUNTY, MARYLAND  
9TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

Date: 6/17/2014  
Scale: 1"=20'



PETITIONER'S

EXHIBIT NO. 1

