



KEVIN KAMENETZ
County Executive

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

February 4, 2015

Kyle O'Haro
P.O. Box 964
Eldersburg, Maryland 21784

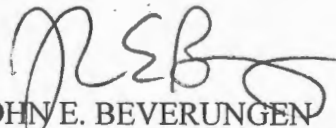
RE: Petition for Special Hearing
Property: 1717 Carroll Avenue
Case No.: 2015-0127-SPH

Dear Mr. O'Haro:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITION FOR SPECIAL HEARING *

(1717 Carroll Avenue) *

13th Election District *

1st Councilmanic District *

Kyle O'Haro *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0127-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed by Kyle O'Haro, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an amendment to Case No. 91-416-A, to remove restriction #2 that states the property must be submitted through the minor subdivision process for review and comments.

Appearing at the public hearing in support of the requests was Kyle O'Hara. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received. There were no Protestants or interested citizens in attendance.

The subject property is zoned DR 5.5. The property is approximately 12,000 square feet in size, and is comprised of two lots (roughly 6,000 sq. ft. each) as shown on a Plat of Halethorpe. One lot is improved with a single-family dwelling, and the other lot is unimproved. In 1991, a rear yard setback variance was granted for Lot 210, known as 1717 Carroll Avenue. That Order indicated Petitioner must comply with the "minor subdivision process" when he constructed a dwelling on the vacant lot (Lot 209). Case No. 1991-416-A, restriction no. 2. Petitioner seeks to

ORDER RECEIVED FOR FILING

Date

2/4/15

By

Sen

have that restriction removed, since a subdivision is not required; i.e., there are already two existing lots of record created by the Halethorpe Plat.

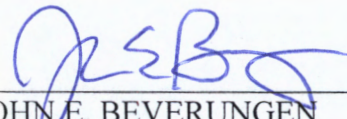
THEREFORE, IT IS ORDERED this 4th day of February, 2015 by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7, be and is hereby GRANTED.

IT IS FURTHER ORDERED that Restriction No. 2 in the Order issued in Case No. 1991-416-A, be and is hereby STRICKEN.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 2/4/15
By sln



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 1717 CARROLL AVE ARLINGTON MD 21227 which is presently zoned DR 5.5

Deed References: 35426 / 303 10 Digit Tax Account # 1307580160

Property Owner(s) Printed Name(s) POPLAR HOMES LLC

(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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to case # 91-416-A to REMOVE RESTRICTION #2 that states the property must be submitted through the minor subdivision process for review and comment

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

3. _____ a Variance from Section(s)

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

TO BE presented AT 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

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

* KYLE O'NEAL

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

P.O. Box 964 EUDENSBURG MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

John Medema JR.

Name - Type or Print

Signature

5409 EAST DRIVE Balto. MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2015-0127-SPH

Filing Date

12/10/14

Do Not Schedule Dates:

Reviewer

AT

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
DECEMBER 5, 2014

ZONING PROPERTY DESCRIPTION
#1717 CARROLL AVENUE

BEGINNING FOR THE SAME AT THE NORTHEAST CORNER OF CARROLL AVENUE (50' RIGHT OF WAY) AND RIDGE ROAD (50' RIGHT OF WAY), THENCE RUNNING NORTHWESTERLY ALONG CARROLL AVENUE FOR A DISTANCE OF 100 FEET, THENCE LEAVING CARROLL AVENUE AND RUNNING NORTHEASTERLY 119.25 FEET, THENCE SOUTHEASTERLY 100 FEET TO RIDGE ROAD, THENCE RUNNING ALONG RIDGE ROAD SOUTHWESTERLY 126.50 FEET TO THE PLACE OF BEGINNING.



2015-0127-SPH

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

No.

119645

Date:

12/10/14

PAID RECEIPT

BUSINESS ACTUAL TIME

12/10/2014 12/10/2014 09:25:25

REG WS05 WALKIN RB09 LRB

> RECEIPT # 775799 12/10/2014

Dept 5 528 ZONING VERIFICATION

CL NO. 119645

Recpt Tot \$75.00

\$75.00 CX 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75

Total:

\$75

Rec From:

For:

1717 CARROLL AVE

2015-0127-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2015-0127-SPH
Petitioner: KYLE O'HARO
Address or Location: 1717 Carroll Ave. Halethorpe MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

* Name: Kyle O'HARO
Address: P.O. Box 964
ELLSBURG, MD 21794
Telephone Number: 443-398-5025



KEVIN KAMENETZ
County Executive

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

December 24, 2014

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: 2015-0127-SPH

1717 Carroll Avenue

E/s Carroll Avenue, northeast corner of Carroll Avenue & Ridge Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Kyle O'haro

Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment to case #91-416 to remove restriction #2 that states the property must be submitted through the Minor Subdivision process for review and comments.

Hearing: Monday, February 2, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Kyle O'Haro, P.O. Box 964, Eldersburg 21784
John Mellema, Jr., 5409 East Drive, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 13, 2015.**
- (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, January 13, 2015 Issue - Jeffersonian

Please forward billing to:
Kyle O'Haro
P.O. Box 964
Eldersburg, MD 2174

443-398-5025

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: 2015-0127-SPH

1717 Carroll Avenue

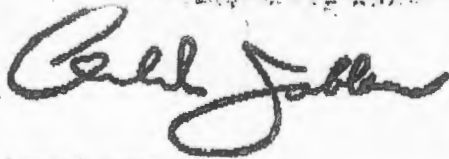
E/s Carroll Avenue, northeast corner of Carroll Avenue & Ridge Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Kyle O'haro

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Hearing: Monday, February 2, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/13/2015

Case Number: 2015-0127-SPH

Petitioner / Developer: KYLE O'HARO ~ JOHN MELLEMA, JR.

Date of Hearing (Closing): FEBRUARY 2, 2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1717 CARROLL AVENUE

The sign(s) were posted on: **JANUARY 13, 2015**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2956826

Sold To:

Kyle O'Haro - CU00405227
PO Box 964
Sykesville, MD 21784

Bill To:

Kyle O'Haro - CU00405227
PO Box 964
Sykesville, MD 21784

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 13, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

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: # 2015-0127-SPH
1717 Carroll Avenue
E/s Carroll Avenue, northeast corner of Carroll Avenue & Ridge Avenue
13th Election District - 1st Councilmanic District
Legal Owner(s) Kyle O'haro

Special Hearing: to determine whether or not the Administrative Law Judge should approve an amendment to case #91-416 to remove restriction #2 that states the property must be submitted through the Minor Subdivision process for review and comments.

Hearing: Monday, February 2, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/682 Jan. 13 2956826

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
1717 Carroll Avenue; E/S Carroll Avenue, NE	*	
Corner of Carroll Avenue & Ridge Avenue	*	OF ADMINISTRATIVE
13 th Election & 1 st Councilmanic Districts	*	
Legal Owner(s): Kyle O'Haro	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-127-SPH

* * * * *

ENTRY OF APPEARANCE

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

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

RECEIVED

DEC 16 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of December, 2014, a copy of the foregoing Entry of Appearance was mailed to John Mellema, Jr, 5409 East Drive, Baltimore, Maryland 21227, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2015-127-SPH

Exhibit Sheet

Petitioner/Developer

DP
3-9-15

Protestants

Den

2-4-15

No. 1	Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

MEMORANDUM

DATE: March 9, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0127-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on March 6, 2015. 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

dance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

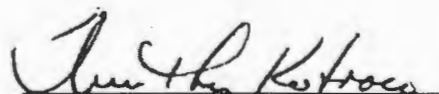
1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted shall be rescinded and Petitioners would be required to file a new Petition.

2) Compliance with all Zoning Plans Advisory Committee comments, including, but not limited to, the comments submitted by the Department of Public Works, Developers Engineering Division dated May 15, 1991, which requires that the property in question must be submitted through the minor subdivision process for review and comments.

3) The Petitioners are hereby prohibited from any further subdivision of their property located at the corner of Carroll Avenue and Ridge Avenue, said property being known as 1717 Carroll Avenue and more particularly described on Petitioner's Exhibit 1, outlined in bold lines.

4) Prior to the issuance of any building permit for a new dwelling, the Petitioners shall record this Order in the Land Records for Baltimore County and shall cause to be filed a recorded copy of this Order in this case.

TMK:bjs



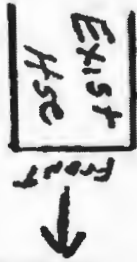
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

1991-416-A

200'

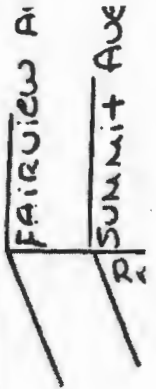
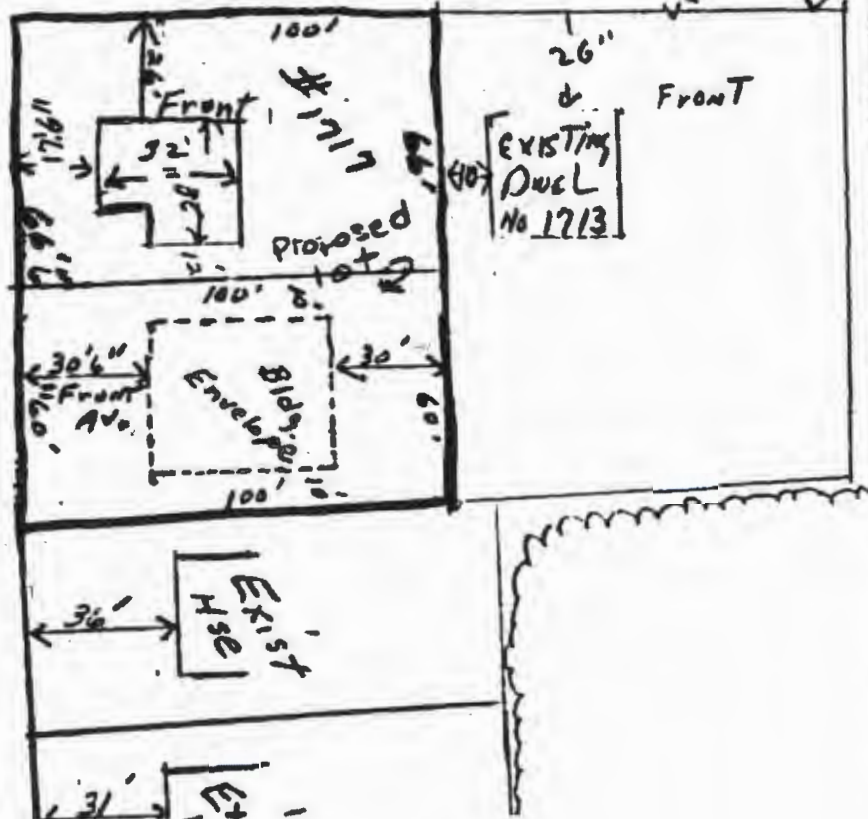
Ridge Ave

12'



Petitioner's Exhibit 1

Carroll Ave



Vicini-
Scale

N

LOCATION

COUNCIL
0.

ELECT
D.

1' = 200'

ZONING

LOT 512
0.91

1991-416-A

CASE NO. 2015-0127-SPH

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
12/19/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
1/5/15	PLANNING (if not received, date e-mail sent _____)	N/C
12/15/15	STATE HIGHWAY ADMINISTRATION	No Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 1/13/15	
SIGN POSTING	Date: 1/13/15	by O'Heefe
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 13 Account Number - 1307580160							
Owner Information									
Owner Name:		HOMES OF POPLAR LLC				Use:		RESIDENTIAL	
Mailing Address:		PO BOX 964 ELDERSBURG MD 21784-				Principal Residence:		NO	
						Deed Reference:		/35557/ 00330	
Location & Structure Information									
Premises Address:		1717 CARROLL AVE BALTIMORE 21227-4112				Legal Description:		LT 208,210 1717 CARROLL AVE HALETHORPE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0108	0012	0594		0000			209	2013	
									Plat Ref: 0001/0060
Special Tax Areas:				Town:				NONE	
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1890		1,518 SF				12,200 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	SIDING	1 full					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2013	07/01/2014		07/01/2015		
Land:			93,000	70,500					
Improvements			72,200	69,600					
Total:			165,200	140,100	140,100		140,100		
Preferential Land:			0		0				
Transfer Information									
Seller: FEDERAL NATIONAL MORTG				Date: 11/13/2014		Price: \$90,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /35557/ 00330		Deed2:			
Seller: GREAVES CHARLES A				Date: 10/03/2014		Price: \$179,584			
Type: NON-ARMS LENGTH OTHER				Deed1: /35428/ 00303		Deed2:			
Seller: GREAVES MARGARET E				Date: 02/20/2002		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /16124/ 00724		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

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

MAP108
P.594

DOUGLAS

Order the **TAX MAP** [click here...](#)

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

<http://sdatt.resiusa.org/realproperty/maps/showmap.html?countyid=04&accountid=13+130...> 1/28/2015



KEVIN KAMENETZ
County Executive

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

January 27, 2015

Kyle O'Haro
P. O. Box 964
Eldersburg MD 21784

RE: Case Number: 2015-0127 SPH, Address: 1717 Carroll Avenue

Dear Mr. O'Haro:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 10, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
John Mellema Jr., 5409 East Drive, Baltimore MD 21227

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

SHA
State Highway
Administration
MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 12/15/14

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

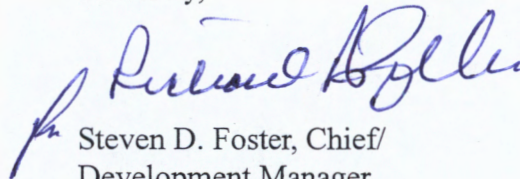
RE: Baltimore County
Item No. 2015-0127-SPH
Special Hearing
Kyle O'Hara
1717 Carroll Avenue

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. 2015-0127-SPH.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,



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

SDF/raz

BALTIMORE COUNTY, MARYLAND**INTER-OFFICE CORRESPONDENCE**

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

DATE: January 5, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

JAN 07 2015

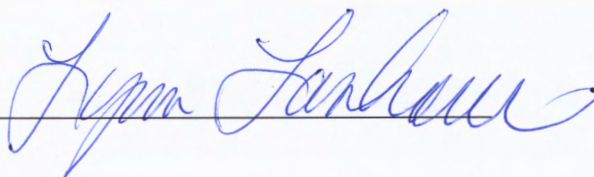
SUBJECT: Zoning Advisory Petition(s) for
Item No: 15-127

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the above referenced zoning item(s) and has no comment.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By: _____



LL/kma

c: John Beverungen, ALJ
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 19, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2014
Item No. 2015-0125, 0127, 0129 and 0130

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\ZAC12192014 -.doc

1/12/15
2025

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 5, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 15-127

The Department of Planning has reviewed the above referenced zoning item(s) and has no comment.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By: _____



LL/kma

c: John Beverungen, ALJ
Peter Max Zimmerman

Samuel I. White, P.C.

File No. 70-001661-14

CONSIDERATION: \$90,000.00

ASSESSED VALUE: \$

Tax ID No. 13-1307580160

1307580160

THIS DEED, made into this 7 day November 2014, by and between FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, GRANTOR, and HOMES OF POPLAR, LLC, A MARYLAND LIMITED LIABILITY COMPANY, GRANTEE whose mailing address is: P.O BOX 964, ELDERSBURG, MARYLAND 21784.

WITNESSETH:

That for and in consideration of the sum of NINETY THOUSAND AND 00/100 DOLLARS (\$90,000.00) and other good and valuable considerations the receipt of which is hereby acknowledged, and which the Grantor certifies under penalty of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the Grantor does hereby grant and convey unto HOMES OF POPLAR, LLC, A MARYLAND LIMITED LIABILITY COMPANY, ~~as sole owner~~, in fee simple, all that property situate and located in Baltimore County, State of Maryland, and more particularly described as:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION

IT BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY SUBSTITUTE TRUSTEE'S DEED FROM LAURA D. HARRIS, SOLE ACTING SUBSTITUTE TRUSTEE, DATED SEPTEMBER 22, 2014 AND RECORDED OCTOBER 3, 2014 IN DEED BOOK 0035428 AT PAGE 303 AMONG THE LAND RECORDS OF THE COUNTY OF BALTIMORE, MARYLAND.

POWER OF ATTORNEY FROM FANNIE MAE TO SAMUEL I. WHITE, P.C., DATED DECEMBER 11, 2013 AND RECORDED JANUARY 15, 2014 IN BOOK 0034612 AT PAGE 219 AMONG THE LAND RECORDS OF THE COUNTY OF BALTIMORE, MARYLAND HAS NOT RESCINDED.

The improvements thereon being known as NO. 1717 Carroll Avenue, Halethorpe, Maryland 21227

TAX IDENTIFICATION NO. 13-1307580160

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$108,000.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$108,000.00 for a period of 3 month(s) from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

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 described lot(s) of ground and premises to, HOMES OF POPLAR, LLC, A MARYLAND LIMITED LIABILITY COMPANY, their successors and/or assigns, in fee simple.

This deed is exempt from income tax withholding pursuant to Maryland Code Tax-General, Sections 10-912(a)(7)(ii)(1), 10-912(a)(7)(ii)(2) and 10-912(d)(3)(i), and COMAR 03-04-12.03B(5)(a). Fannie Mae a/k/a Federal National Mortgage Association is exempt from Real Property Taxation pursuant to Federal Code 12 USC 1723(a)(c)(2).

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 35557, p. 0330, MSA_CE62_35413. Date available 11/18/2014. Printed 12/04/2014.

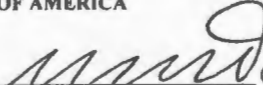
0035557 330

2015-01276PH

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

WITNESS the following signature and seal:

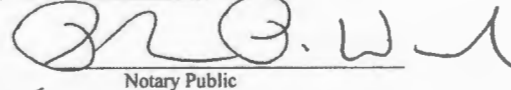
FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION, ORGANIZED AND
EXISTING UNDER THE LAWS OF THE UNITED
STATES OF AMERICA

By:  (SEAL)
Rosalie K. Doggett of Samuel I. White, P.C. as Attorney in
Fact for Fannie Mae A/K/A Federal National Mortgage
Association, Organized and Existing Under the Laws of the
United States of America

(P) STATE OF VIRGINIA
CITY OF NORFOLK, to-wit:

Before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared this date, Rosalie K. Doggett of SAMUEL I. WHITE, P.C., Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, the Grantor corporation herein, who, being by me first duly sworn, did acknowledge that she, as such authorized signatory of SAMUEL I. WHITE, P.C., Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, the Grantor Corporation, being authorized so to do, executed the foregoing instrument for the uses and purposes therein contained and that said conveyance is not a conveyance of all or substantially all of the assets of said corporate grantor herein.

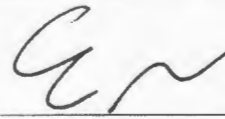
WITNESS my hand and official seal this 7th day of NOVEMBER, 2014.


Notary Public

My commission expires: 1/31/15

I hereby certify that the within instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

PAMELA P. WARD
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 197375
My Commission Expires Jan. 31, 2015


E. Edward Farnsworth, Jr., Esq.

AFTER RECORDING PLEASE RETURN TO:

Samuel I. White, P.C.
410 N. Center Drive, Suite 200
Chesapeake Building #9
Norfolk, VA 23502
File No. 71-002194-14

EXHIBIT "A"

LEGAL DESCRIPTION FOR

1717 CARROLL AVENUE, HALETHORPE, MARYLAND 21227

BEING KNOWN AND DESIGNATED AS LOTS 209 AND 210, PLAT OF HALETHORPE, PLAT I
PAGE 60.

0035557 332

0035557 333

2014
MARYLAND
FORMCertification 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

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

2. Reasons for Exemption

Resident Status



1. Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)

08.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

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

Witness

Name

Signature

3b. Entity Transferors

Witness/Agent

Samantha Smith

Name of Entity

By

Name

Title

Attorney-in-fact for
Federal National Mortgage
Association

State of Maryland Land Instrument Intake Sheet

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

IMP FD SURE	48.00
RECORDING FEE	20.00
TX TAX STATE	458.00
TOTAL	518.00
Reg # 8801	Rcpt # 8276
JLE TD	Blk # 797
Nov 13, 2014	8:16 PM

Type(s) of Instruments	☐ Check Box if Addendum Intake Form is Attached.				
	☐ Deed ☐ Deed of Trust	☐ Mortgage ☐ Lease	☐ Other	☐ Other	
Conveyance Type Check Box	Improved Sale Arms-Length(1)	Unimproved Sale Arms-Length(2)	Multiple Accounts Arms-Length(3)	Not an Arms- Length Sale(9)	
Tax Exemptions (if Applicable)	☐ Recordation ☐ State Transfer ☐ County Transfer				
Cite or Explain Authority					
Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only		
	Purchase Price/Consideration	\$90,000.00	Transfer and Recordation Tax Consideration		
	Any New Mortgage		Transfer Tax Consideration	\$	
	Balance of Existing Mortgage		X () % =	\$	
	Other:	\$	Less Exemption Amount -	\$	
	Other:	\$	Total Transfer Tax =	\$ 1350.00	
Fees	Full Cash Value	\$	Recordation Tax Consideration	\$	
			X () per \$500 =	\$ 450.00	
			TOTAL DUE	\$	
	Amount of Fees	Doc 1	Doc 2	Agent	
	Recording Charge	\$20.00		Tax Bill	
	Surcharge	\$40.00		C B Credit	
Description of Property	State Recordation Tax	\$450.00	\$		
	State Transfer Tax	\$450.00	\$		
	County Transfer Tax	\$1,350.00	\$		
	Other	\$	\$	Ag Tax/Other	
	Other	\$	\$		
	Other	\$	\$		
Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.
		13-13-07-580160	20108 / 363		
	Subdivision Name	Lot (3a)	Block (3b)	Section(3c)	Plat Ref.
	Halethorpe	209			SqFt/Acreage(4)
	Location/Address of Property Being Conveyed (2)				
	1717 Carroll Ave., Halethorpe, MD 21227				
Transferred From	Other Property Identifiers (if applicable)		Water meter Account		
	Residential ☐ or Non-Residential ☐	Fee Simple ☒ Ground Rent ☐ Amount			
	Partial Conveyance ☐ Yes ☐ No	Description/Amt. Of SqFt/Acreage Transferred:			
	If Partial Conveyance, List Improvements Conveyed-				
Transferred To	Grantor(s) Name(s)		Doc 2 - Grantor(s) Name(s)		
	Fannie Mae aka Federal National Mortgage Association				
	Doc 1 - Owner(s) of Record, if Different from Grantor(s)		Doc 2 - Owner(s) of Record, if Different from Grantor(s)		
	Doc 1 Grantee(s) Name(s)		Doc 2 - Grantee(s) Name(s)		
	Homes of Poplar, LLC				
Other Names to Be Indexed	New Owner's (Grantee) Mailing Address				
	PO Box 964, Eldersburg, MD 21784				
	Doc 1 - Additional Names to be indexed (Optional)		Doc 2 - Additional Names to be indexed (Optional)		
Contact/Mail information	Name: Irene Masters		☐ Return to Contact Person		
	Firm: Sage Title Group, LLC		☒ Hold for Pickup		
	Address: 9171 Baltimore National Pike, Suite 110 Ellicott City, MD 21042		☒ Return Address Provided		
	Phone: 410-313-8010				
Assessment Information	☐ Yes ☒ No Will the property being conveyed be the grantee's principal				
	☐ Yes ☐ No Does transfer include personal property? If yes, identify				
	☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded no copy required)				
Terminal Verification	☐ Terminal Verification		☐ Agricultural		☐ Whole ☐ Part
	☐ Tran Process Verification				
	Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.	
	Year		Geo	Map	Sub
	Block		Zoning	Grid	Plat
	Building		Use	Parcel	Section
Duplicate Paid Receipt	Town Cd.		Ex. St.	Ex. Cd.	Doc Od.

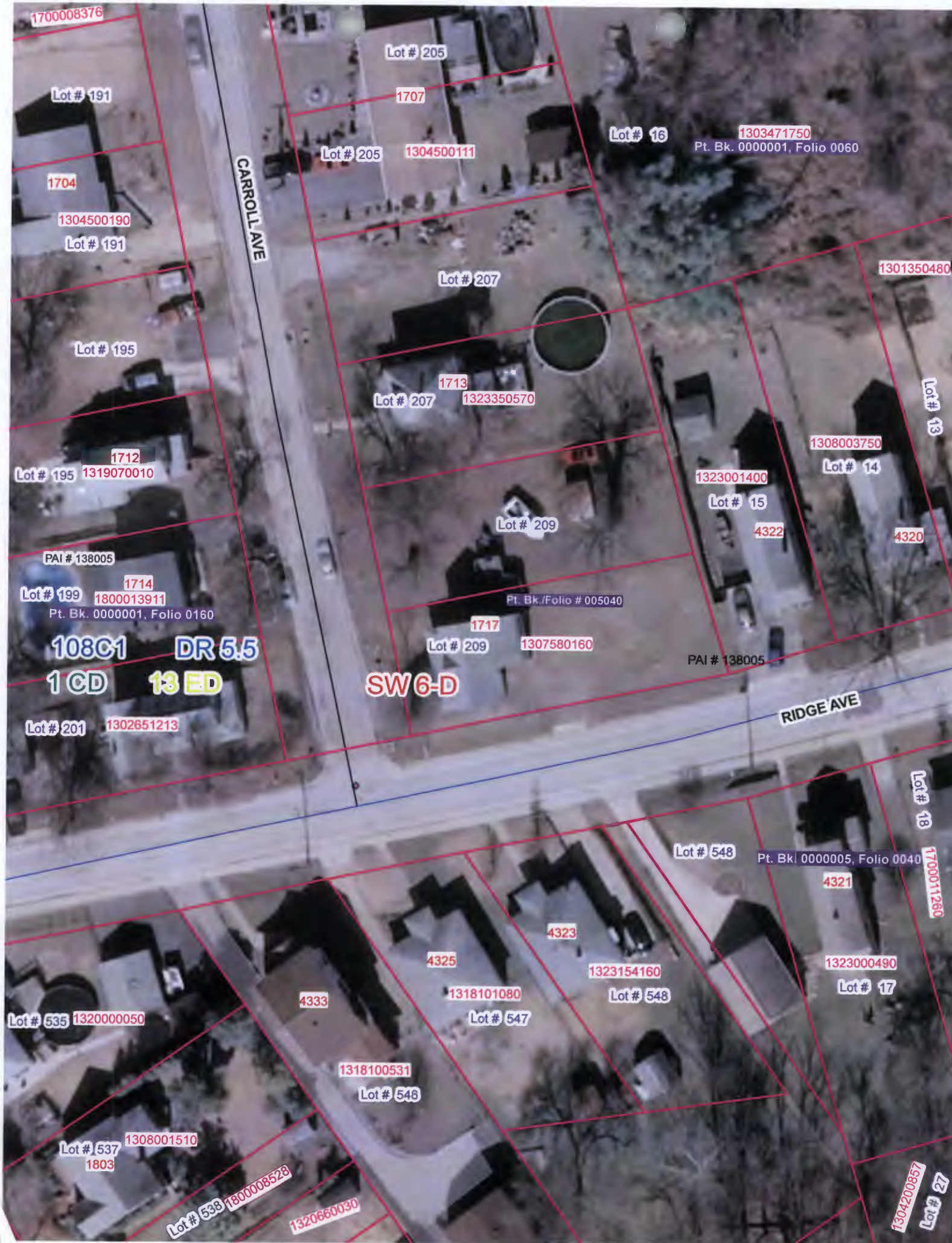
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1307580160			
Owner Information					
Owner Name:		HOMES OF POPLAR LLC		Use: RESIDENTIAL	
Mailing Address:		PO BOX 964 ELDERSBURG MD 21784-		Principal Residence: NO Deed Reference: /35557/ 00330	
Location & Structure Information					
Premises Address:		1717 CARROLL AVE BALTIMORE 21227-4112		Legal Description: LT 209,210 1717 CARROLL AVE HALETHORPE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0108	0012	0594		0000	209 2013 0001/0060
Special Tax Areas:			Town: NONE Ad Valorem: NONE Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1890	1,518 SF		12,200 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	SIDING	1 full	
Value Information					
	Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	93,000	70,500			
Improvements	72,200	69,600			
Total:	165,200	140,100	140,100	140,100	
Preferential Land:	0			0	
Transfer Information					
Seller: FEDERAL NATIONAL MORTG		Date: 11/13/2014		Price: \$90,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /35557/ 00330		Deed2:	
Seller: GREAVES CHARLES A		Date: 10/03/2014		Price: \$179,584	
Type: NON-ARMS LENGTH OTHER		Deed1: /35428/ 00303		Deed2:	
Seller: GREAVES MARGARET E		Date: 02/20/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /16124/ 00724		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

2015-0127-SPH



1700008376

Lot # 191

1704

1304500190

Lot # 191

Lot # 195

1712

Lot # 195 1319070010

PAI # 138005

Lot # 199

1714

1800013911

Pt. Bk. 0000001, Folio 0160

108C1

DR 5.5

1 CD

13 ED

Lot # 201

1302651213

Lot # 205

1707

Lot # 205

1304500111

Lot # 16

1303471750

Pt. Bk. 0000001, Folio 0060

Lot # 207

1713

Lot # 207

1323350570

Lot # 209

Pt. Bk./Folio # 005040

1717

Lot # 209

1307580160

PAI # 138005

1308003750

Lot # 14

1323001400

Lot # 15

4322

4320

RIDGE AVE

Lot # 548

Pt. Bk. 0000005, Folio 0040

4321

4323

4325

1323154160

Lot # 548

1323000490

Lot # 17

Lot # 535 1320000050

4333

1318101080

Lot # 547

1318100531

Lot # 548

Lot # 537

1803

1308001510

Lot # 538

1800008528

1320660030

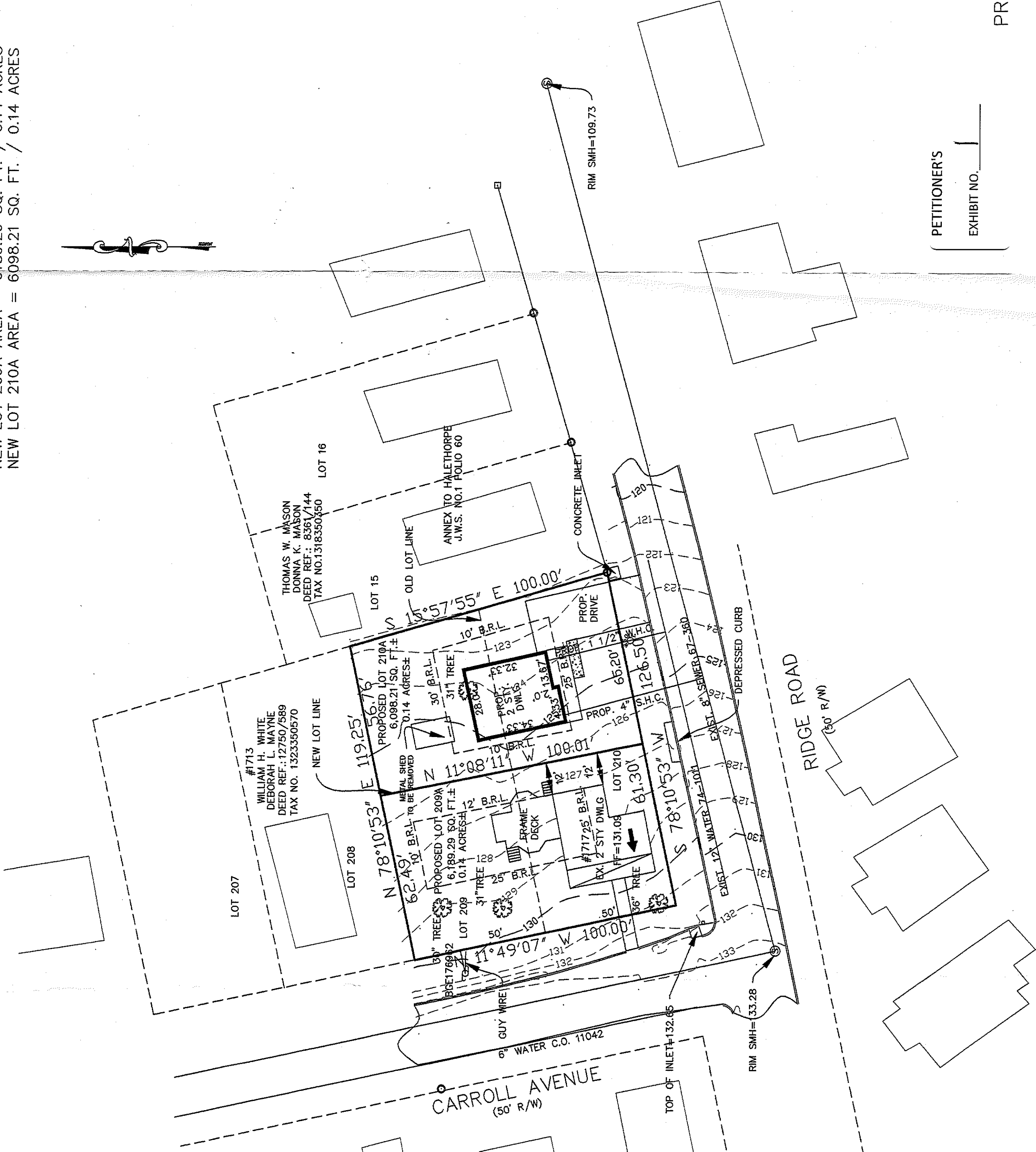
Lot # 27

1304200857

PLAT TO ACCOMPANY SPECIAL HEARING

SITE INFORMATION

EXIST. LOT 209 AREA = 6053.12 SQ. FT. / 0.14 ACRES
EXIST. LOT 210 AREA = 6324.37 SQ. FT. / 0.14 ACRES
NEW LOT 209A AREA = 6189.29 SQ. FT. / 0.14 ACRES
NEW LOT 210A AREA = 6098.21 SQ. FT. / 0.14 ACRES



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PREPARED BY:

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS

5409 EAST DR. BALTO., MD. 21227

PHONE: 410-247-7488 FAX: 410-247-2507



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 13
ZONING: D.R. 5.5
1"=200' SCALE MAP: 108C1

LOT SIZE: LOT 209 = 6053 SQ. FT.
LOT 210 = 6324 SQ. FT.

YES	NO
PUBLIC SEWER	☒
PUBLIC WATER	☒
CHESAPEAKE BAY	YES ☐
CRITICAL AREA	NO ☒

SUBDIVISION NAME: PLAT OF HALETHORPE
P.B. J.W.S. 1 FOLIO 60

PRIOR ZONING HEARING: CASE NO. 91-416 A
VARIANCE GRANTED TO PERMIT A REAR YARD
SETBACK OF 12' IN-LIEU OF MINIMUM REQUIRED
30' SETBACK

DEED REFERENCE: 35557/330

OWNER: HOMES OF POPLAR LLC.,
P.O. BOX 964
ELERSBURG MD. 21784
PHONE: 443-398-5025

TAX NO. 1307580160

DATE: DECEMBER, 2014

SCALE: 1"=30'

PROPOSED LOT LINE ADJUSTMENT
#1717 CARROLL AVENUE
LOTS 209 AND 210

PLAT OF HALETHORPE JWS NO. 1 PAGE 60

TAX MAP 108 GRID 12 PARCEL 594
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30' DATE: DECEMBER, 2014

DEED REF.: 35557/330

PETITIONER'S

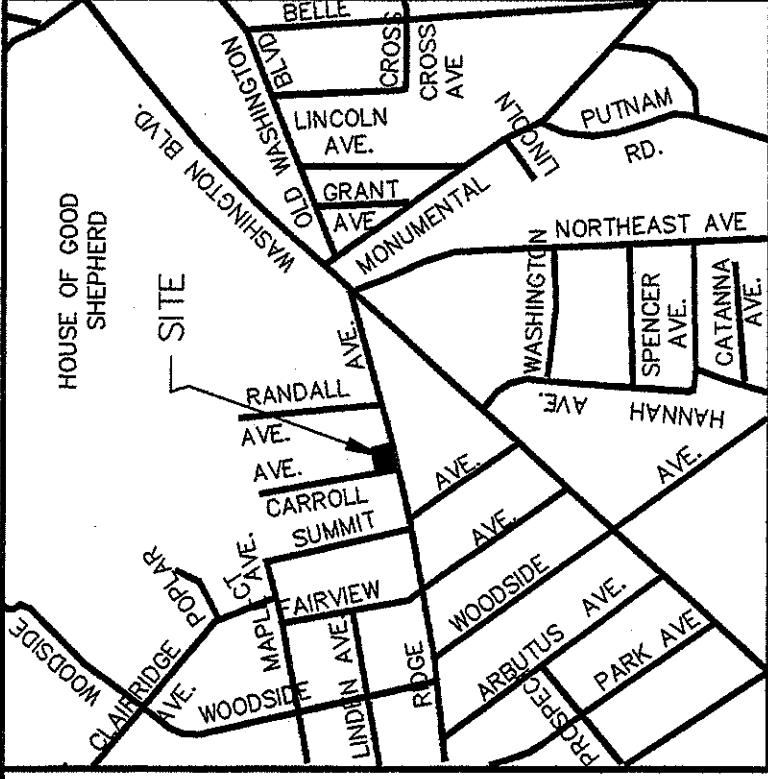
EXHIBIT NO. 1

OWNER

HOMES OF POPLAR LLC.,
P.O. BOX 964
ELERSBURG MD. 21784
PHONE: 443-398-5025

VICINITY MAP

SCALE: 1"= 1000'



2015-0127-SPH