

IN RE: PETITION FOR VARIANCE
(17 North Rolling Road)
1st Election District
1st Council District
Estate of Arthur L. Rhoads
Legal Owner
Paul Nalley
Contract Purchaser
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2015-0249-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of George Rhoads, Personal Representative of the Estate of Arthur L. Rhoads, legal owner, and Paul Nalley, contract purchaser (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1 to approve a lot width of 80 ft. in the D.R. 2 zone in lieu of the required 100 ft. minimum width. A site plan was marked and admitted as Petitioners’ Exhibit 2.

Appearing at the public hearing in support of the request was George Rhoads and Paul Nalley. Rick Richardson, a professional engineer whose firm prepared the plan, assisted the Petitioners. The adjacent neighbors, James & Diane Wack, attended the hearing and opposed the request. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not object to the petition but suggested that certain landscaping should be installed at the site.

The subject property is 43,616 square feet (approximately 1 acre) and is zoned D.R. 2. The lot was created by deed dated February 23, 1955 (Exhibit 4, recorded at Liber 2651, folio 333), before the adoption of the D.R.2 zoning classification. The Rhoads family purchased the home at

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Date 7/31/15
By Den

15 North Rolling Road in 1972, at which time they also acquired the adjacent subject property. The subject property is unimproved and through the years the owners and other neighbors used the lot for recreation and green space. Arthur Rhoads died in 2014, and his personal representative (decedent's son George Rhoads) proposes to construct a single family dwelling on the lot.

To obtain variance relief (as provided for in B.C.Z.R. §307) requires a showing that:

- (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).

In this case, I do not believe Petitioners provided sufficient evidence regarding uniqueness of this property, and variance relief will not be granted. Based on a review of the site plan and photos (Exhibits 2 & 3), the subject property is similar in size, shape and topography to those lots in the immediate vicinity.

While variance relief will be denied, I believe Petitioners are entitled to relief under B.C.Z.R. §304, which governs the "use of undersized single family lots." Section 304.1 of the B.C.Z.R. is a grandfather provision which provides as follows:

Except as provided in Section 4A03, a one-family detached or semidetached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:

- A. Such lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955;
- B. All other requirements of the height and area regulations are complied with; and
- C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations.

The Petitioners satisfy each of these requirements. As stated above, the lot was created by deed dated February 23, 1955, and the site plan reflects that height and setback requirements would be observed. While the lot which Petitioners own at 15 N. Rolling Rd. is 110' wide (Ex. 4) that would

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Date 7/31/15

By Den

leave only 10' that could through a lot line adjustment be added to the subject property creating a 90' wide lot, which would still be deficient under the D.R.2 regulations. As such, Petitioners satisfy B.C.Z.R. §304.1.C.

The Wacks (who reside at 19 N. Rolling Road) requested a hearing in this case, and in that circumstance the regulations require the Administrative Law Judge to "make a determination whether the proposed dwelling is appropriate." B.C.Z.R. §304.4. It is important to note that under this regulation (unlike B.C.Z.R. §307 governing variances) the Petitioners do not need to establish the property is unique or that they would experience a hardship or practical difficulty if the regulations were strictly interpreted. Mueller v. People's Counsel, 177 Md. App. 43, 87 (2007) ("B.C.Z.R. § 304 does not contain elements of practical difficulty or uniqueness, which are embodied in § 307").

In my opinion, based on the evidence presented at the hearing, I believe Petitioners are entitled to construct a single family dwelling on the 80 ft. wide lot at issue. The lot was created many years ago, and B.C.Z.R. §304 is intended to afford relief to homeowners whose lots have become deficient upon the enactment of more restrictive zoning classifications (i.e., D.R. 2). Id. The subject property is 43,616 square feet in size, while the D.R.2 zone requires a lot size of only 20,000 square feet. B.C.Z.R. §1B02.3.C.1. Petitioners introduced a state record indicating the subject property is valued for tax purposes at \$86,600 (yearly real property taxes are \$1,050) Exhibit 5. This assessment is in my opinion consistent with the valuation of a buildable lot, and it only seems equitable that an owner who has paid such taxes for many years should be entitled to utilize the lot. The contract purchaser presented to the DOP elevation drawings of the proposed dwelling, and it appears as if the design and scale will be compatible with homes in the neighborhood. Based on these factors, I believe the "proposed dwelling is appropriate."

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Date 7/31/15

By Sen

The neighbors expressed concern with the proposed 16' side yard setback where the subject property adjoins their lot. I think that concern is valid, and also agree that the pattern of the neighborhood is such that the larger side yard areas exist on the north side of the dwellings. As such, a restriction will be included to provide a larger side yard setback on the north side of the subject property.

THEREFORE, IT IS ORDERED, this 31st day of July, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.) §1B02.3.C.1 to approve a lot of 80 ft. width in the D.R. 2 zone in lieu of the required 100 ft. minimum width, be and is hereby DENIED.

IT IS FURTHER ORDERED that Petitioners shall be permitted to construct one single family dwelling on the subject property pursuant to B.C.Z.R. §304, subject to the restrictions noted below.

The relief granted herein shall be subject to the following:

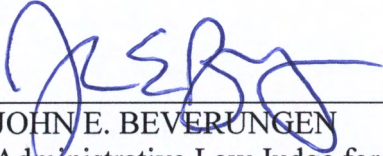
1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the ZAC comment of the DOP, which is attached hereto.
3. Petitioners shall within 15 days of the date hereof submit to the OAH (with a copy to James & Diane Wack) a revised site plan which depicts a side yard setback of no less than 35' in the area where the subject property adjoins 19 N. Rolling Road.

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Date 7/31/15

By sen

Any appeal of this decision must be made 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 7/31/15

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 17 Rolling Road which is presently zoned DR-2
Deed References: 5297/500 10 Digit Tax Account # 0111470151
Property Owner(s) Printed Name(s) ARTHUR & CLAIRE RHOADS

(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:

- a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
- a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
- a **Variance** from Section(s) 1B02.3.C.1 to approve a lot of 80' width in the DR-2 zone in lieu of the required 100' minimum width

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 Paul Nalley
 Signature
 Mailing Address 580 EASON DRIVE SEVERN MD
 City State
 Zip Code 21144 / Telephone # 443-286-0255 / Email Address res1builders@gmail.com

Legal Owners (Petitioners):

Name #1 - Type or Print George Rhoads, Personal Representative for the
 Name #2 - Type or Print ESTATE OF Arthur Rhoads Jr.
 Signature #1 Signature #2
 Mailing Address 8020 Belair Rd. NOTTANHAM MD 21236
 City State
 Zip Code 21236 / Telephone # 410-663-1040 / Email Address GR1040@AOL.com

Attorney for Petitioner:

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

Representative to be contacted:

Name - Type or Print Richardson Engineering, LLC
 Signature
 Mailing Address 30 E. Padonia Road, Suite 500 Timonium MD
 City State
 Zip Code 21093 / Telephone # 410-560-1502 / Email Address Rick@RichardsonEngineering.net

ORDER RECEIVED FOR FILING
7/13/15
AEN

CASE NUMBER 2015-0249-A Filing Date 5/12/2015 Do Not Schedule Dates: _____ Reviewer JNP



FORMAL DEMAND FOR HEARING

CASE NUMBER: _____

Address: 17 NORTH ROLLING RD.

Petitioner(s): JAMES WACK

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We JAMES WACK
Name - Type or Print

Legal Owner OR Resident of
19 NORTH ROLLING RD
Address

CATONSVILLE, MD 21228
City State Zip Code

443 720 0546 Home 443 321 5969
Telephone Number cell

which is located approximately 0 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

[Signature] 4/27/15
Signature Date

Signature
Revised 9/18/98 - wcr/scj Date

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/neighbor 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: 2015-0249-A

Petitioner: ESTATE OF ARTHUR L. RHOADS, JR.

Address or Location: 17 N. ROLLING ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE RHOADS

Address: 8020 BELAIR RD

NOTTINGHAM, MD 21236

Telephone Number: 410-663-1040



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 3362714

Sold To:

George Rhoads - CU00451123
8020 Belair Rd
Nottingham, MD 21236-3738

Bill To:

George Rhoads - CU00451123
8020 Belair Rd
Nottingham, MD 21236-3738

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

Jun 18, 2015

The Baltimore Sun Media Group

By *S. Wilkins*

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: # 2015-0249-A	
17 Rolling Road E/s Rolling Road, 90 ft. S/of Clifden Road 1st Election District - 1st Councilmanic District Legal Owner(s) George Rhoads, Personal Rep for Estate of Arthur Rhoads Contract Purchaser/Lessee: Paul Nalley	
Variance: to approve a lot of 80' width in the DR-2 zone in lieu of the required 100' minimum width.	
Hearing: Friday, July 10, 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.	
6/217 June 18	3372714

CERTIFICATE OF POSTING

2015-0249-A

RE: Case No.: _____

Petitioner/Developer: _____

George Rhoads, Personal Rep for Estate of Arthur Rhoads
Paul Nalley

July 27, 2015

Date of Hearing/Closing: _____

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

Attn: 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: _____

17 Rolling Rd

July 7, 2015

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster) (Date)

July 7, 2015

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

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

June 26, 2015

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: 2015-0249-A

17 Rolling Road

E/s Rolling Road, 90 ft. S/of Clifden Road

1st Election District – 1st Councilmanic District

Legal Owners: George Rhoads, Personal Rep for Estate of Arthur Rhoads

Contract Purchaser/Lessee: Paul Nalley

Variance to approve a lot of 80' width in the DR-2 zone in lieu of the required 100' minimum width.

Hearing: Monday, July 27, 2015 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: George Rhoads, 8020 Belair Road, Nottingham 21236
Paul Nalley, 580 Eason Drive, Severn 21144
Patrick Richardson, 30 E. Padonia Road, Ste. 500, Timonium 21093
James Wack, 19 North Rolling Road, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 7, 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.



KEVIN KAMENETZ
County Executive

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

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: 2015-0249-A

17 Rolling Road

E/s Rolling Road, 90 ft. S/of Clifden Road

1st Election District – 1st Councilmanic District

Legal Owners: George Rhoads, Personal Rep for Estate of Arthur Rhoads

Contract Purchaser/Lessee: Paul Nalley

Variance to approve a lot of 80' width in the DR-2 zone in lieu of the required 100' minimum width.

Hearing: Friday, July 10, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: George Rhoads, 8020 Belair Road, Nottingham 21236
Paul Nalley, 580 Eason Drive, Severn 21144
Patrick Richardson, 30 E. Padonia Road, Ste. 500, Timonium 21093
James Wack, 19 North Rolling Road, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 20, 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.

RE: PETITION FOR VARIANCE
17 Rolling Road; E/S Rolling Road, 90' S
of Clifden Road
1st Election & 1st Councilmanic Districts
Legal Owner(s): Estate of Arthur Rhoads
by George Rhoads
Contract Purchaser(s): Paul Nalley
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-249-A

* * * * *

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
MAY 22 2015

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 22nd day of May, 2015, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: September 8, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0249-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 31, 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

C H E C K L I S T

Comment Received

Department

Support/Oppose/ Conditions/ Comments/ No Comment

5/29

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

N/C

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

FIRE DEPARTMENT

6/10

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

C

5/20

STATE HIGHWAY ADMINISTRATION
TRAFFIC ENGINEERING

no obj

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

~~PRIOR ZONING~~ (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 6/18/15

SIGN POSTING Date: 7/7/15

by SGG Black

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

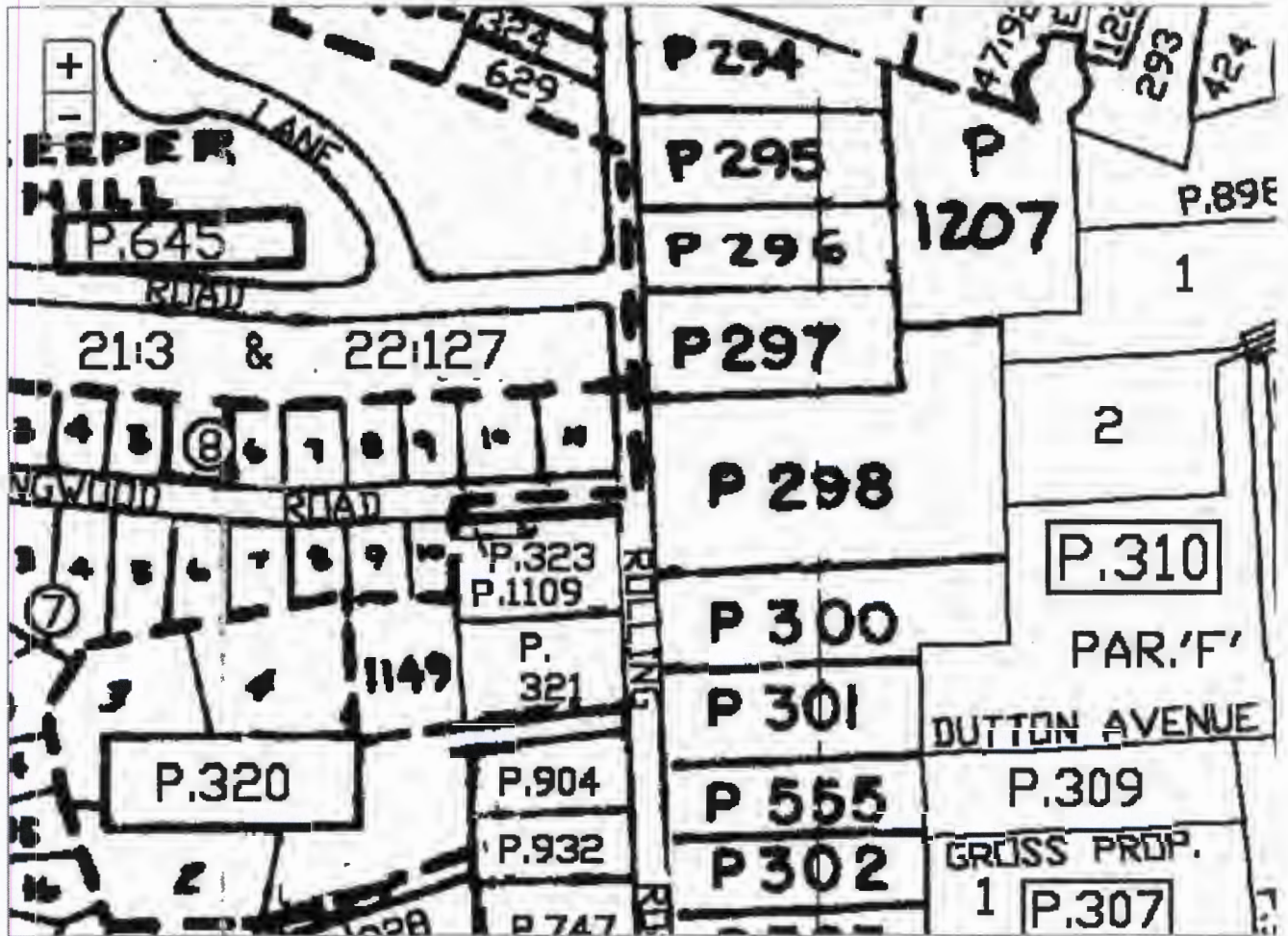
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0111470151			
Owner Information					
Owner Name:	RHOADS ARTHUR L JR RHOADS CLAIRE O		Use:	RESIDENTIAL NO	
Mailing Address:	STE 3301 100 COMMUNITY PL CROWNSVILLE MD 21032- 2066		Principal Residence:		
			Deed Reference:	/05297/ 00500	
Location & Structure Information					
Premises Address:		15 N ROLLING RD 0-0000		Legal Description:	LT ES N ROLLING RD 843 N FREDERICK RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0100	0011	0298		0000	2013 04
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1900	3,084 SF	454 SF	1.0300 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	1 full/ 1 half	1 Carport
Value Information					
	Base Value	Value As of 01/01/2013	Phase-in Assessments		
			As of 07/01/2014	As of 07/01/2015	
Land:	150,400	112,800			
Improvements	262,600	194,300			
Total:	413,000	307,100	307,100	307,100	
Preferential Land:	0			0	
Transfer Information					
Seller: HALFORD THOMAS W		Date: 09/05/1972		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05297/ 00500		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Denied					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 01 Account Number: 0111470151



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>).

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

Loading... Please Wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

July 23, 2015

George Rhodes
8020 Belair Road
Baltimore MD 21236

RE: Case Number: 2015-0249 A, Address: 17 Rolling Road
Dear Ms. Allen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 12, 2015. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Paul Nalley, 580 Eason Drive, Severn MD 21144
Richardson Engineering LLC, Patrick Richardson, 30 E Padonia Road, Suite 500
Timonium MD 21093



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Pete K. Rahn, Secretary

Date: 5/20/15

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

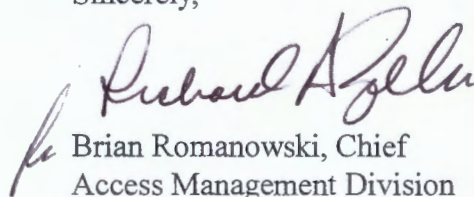
RE: Baltimore County
Item No. 2015-0249-A
Variance
George Rhoads, Estate of
Arthur L. Rhoads
17 Rolling Road.

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. 2015-0249-A.

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,

A handwritten signature in black ink, appearing to read 'Richard A. Zeller', is written over a printed name and title. The signature is written in a cursive style.

Brian Romanowski, Chief
Access Management Division

BR/raz

7-10
P.P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 10, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 17 (15?) North Rolling Road

JUN 12 2015

INFORMATION:

Item Number: 15-249

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: George Rhoads

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a lot in the DR 2 zone to have a width of 80' in lieu of the required minimum 100' and offers the following comments.

North Rolling Road is designated as Scenic Route in the Master Plan 2020. Further the road is recognized in the Patapsco Heritage Area Management Plan as a historic travel route. Lots situated on the east side of the road are homogeneous in their characteristic widths in excess of 100' offering substantial separation between the older homes and mature landscape features which improve the lots. The site identified in the state tax records as the larger tax parcel 15 N. Rolling Road exhibits a semi open view that focuses on the circa 1900 dwelling. Division VI, Section A of the CMDP sets for the importance of scenic routes in "the preservation of the character that makes Baltimore County distinctive". Further, the CMDP seeks to protect the scenic route through the minimization of the number of driveways intersecting the route.

The Department has no objection to the granting of the requested variance relief conditioned upon the following:

- The plan and other data does not sufficiently convey the development history of the property which state tax records indicates as 15 N. Rolling Road, having a single deed dated 1972 and under single ownership. The applicant shall confirm to the Administrative Law Judge that the subject lot was not undersized when it was created.
- The applicant shall install landscaping along the site frontage to reinforce the character of the scenic route and buffer the proposed development. Include a mix of indigenous flowering and evergreen trees and shrubs to create seasonal interest pursuant to the development guidelines found in Division VI, Section A. of the Comprehensive Manual of Development Policies (CMDP).

For further information concerning the matters stated herein, please contact Joe Wiley at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS
C: Joe Wiley

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2015

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

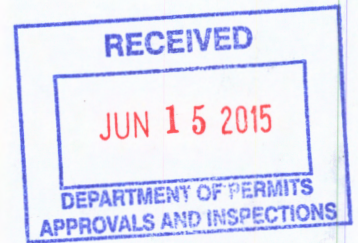
SUBJECT: Zoning Advisory Committee Meeting
For May 25, 2015
Item No. 2015-0248, 0249, 0252, 0253, 0254 and 0255

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\ZAC05252015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: June 10, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 17 (15?) North Rolling Road

INFORMATION:

Item Number: 15-249

Petitioner: George Rhoads

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a lot in the DR 2 zone to have a width of 80' in lieu of the required minimum 100' and offers the following comments.

North Rolling Road is designated as Scenic Route in the Master Plan 2020. Further the road is recognized in the Patapsco Heritage Area Management Plan as a historic travel route. Lots situated on the east side of the road are homogeneous in their characteristic widths in excess of 100' offering substantial separation between the older homes and mature landscape features which improve the lots. The site identified in the state tax records as the larger tax parcel 15 N. Rolling Road exhibits a semi open view that focuses on the circa 1900 dwelling. Division VI, Section A of the CMDP sets for the importance of scenic routes in "*the preservation of the character that makes Baltimore County distinctive*". Further, the CMDP seeks to protect the scenic route through the minimization of the number of driveways intersecting the route.

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For further information concerning the matters stated herein, please contact Joe Wiley at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS
C: Joe Wiley



KEVIN KAMENETZ
County Executive

April 28, 2015

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

AURTHUR & CLAIRE RHOADS
100 COMMUNITY PLACE, SUITE 3301
CROWNSVILLE, MARYLAND 21032-2066

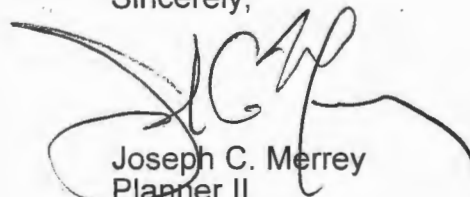
Dear Mr. and Mrs. Rhoads:

RE: Undersized Lot Review, 17 N. Rolling Road, **Demand for Public Hearing**, 1st Election District

Please be advised that a timely "Formal Demand for Public Hearing" has been filed with this Office regarding your submittal for Undersized Lot Approval. To pursue this matter, a public hearing will be required. You will need to file a Petition for Special Hearing with this Office to begin the process. If you visit the Baltimore County web site at www.baltimorecountymd.gov and type "Special Hearing" in the search box, you will find the downloadable Special Hearing booklet and Petition forms for copying. You may wish to seek the assistance of a survey company to prepare the specific site plan required by the Administrative Law Judge. Baltimore County will take no further action on this matter until such time as you file for the Special Hearing. The initial review is by appointment only, so be sure to call 410-887-3391 to secure an appointment date upon completion of your file.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Sincerely,



Joseph C. Merrey
Planner II
Zoning Review
410-887-3391

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

4/17/15

TO: Director, Office of Planning
Attention: Lynn Lanham
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

Permit or Case No. _____

Residential Processing Fee Paid (\$60.00) Accepted by <u>JCM</u> Date <u>4/1/15</u>
--

FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Residential Builders	580 Eason Drive	443-286-0255	res1builders@gmail.com
Print Name of Applicant	Address	Telephone Number	Email Address
Lot Address	17 N. Rolling Road	Election District <u>1</u>	Councilmanic District <u>1</u> Square Feet <u>43,616</u>
Lot Location:	N E S W/side/corner of <u>east</u> <u>75</u> feet from N E S W corner of <u>Rollingwood Road</u>	(street)	(street)
Land Owner(s):	Authur & Claire Rhoads	10 Digit Tax Account Number	0111470151
Address:	Suite 3300, 100 Community Place, Crownsville, MD 21032	Telephone Number ()	_____
		Email Address	_____

CHECKLIST OF MATERIALS (to be submitted at the filing appointment for design review by the Office of Planning)

APPLICANT MUST PROVIDE 1 THROUGH 6

Planner Acceptance Check Off

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood		
6. Current Zoning Classification: <u>DR-2</u>		

RECEIVED

APR - 2 2015

DEPARTMENT OF PLANNING

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by [Signature]
For the Director, Office of Planning

Date: 4/21/2015

COPY MAILED TO APPLICANT 4/23/15

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO: Director, Office of Planning
Attention: Lynn Lanham
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

Permit or Case No. _____

Residential Processing Fee Paid (\$60.00) Accepted by <u>JCM</u> Date <u>4/1/15</u>
--

FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a dwelling permit.

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Lot Location:	N E S W/side/corner of <u>east</u> (street), <u>75</u> feet from N E S W corner of <u>Rollingwood Road</u> (street)		
Land Owner(s):	<u>Authur & Claire Rhoads</u>	10 Digit Tax Account Number	<u>0111470151</u>
Address:	<u>Suite 3300, 100 Community Place, Crownsville, MD 21032</u>		Telephone Number () _____ Email Address _____

CHECKLIST OF MATERIALS (to be submitted at the filing appointment for design review by the Office of Planning)

APPLICANT MUST PROVIDE 1 THROUGH 6

Planner Acceptance Check Off

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood		
6. Current Zoning Classification: <u>DR-2</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
For the Director, Office of Planning

Date: _____

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

A FILING REVIEW APPOINTMENT IS REQUIRED

**Department of Permits, Approvals and Inspections (PAI)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3391**

The review application for your proposed Building Permit has been reviewed and is accepted for filing by JOE MERREY on 4.1.15.
(Name of Planner) Date (A)

A sign indicating the proposed building/development must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$60.00. The applicant is responsible for the posting and costs. An approved sign poster must be used. The fee is subject to change. Confirm all current fees prior to filing the application.

The Planning Office decision can be expected within approximately four weeks. However, if a valid hearing demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

SUGGESTED POSTING DATE* 4.10.15 D (15 Days Before C)
DATE POSTED _____
HEARING REQUESTED YES NO DATE _____
CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4.27.15 C (B-3 Work Days)
TENTATIVE DECISION DATE 4.30.15 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATION OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____

Number of Signs: _____

CERTIFICATE OF POSTING

Building Permit

RE: Case No.: _____

Petitioner/Developer: _____

Paul Nalley

April 27, 2015

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: 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: _____

17 North Rolling Rd

April 10, 2015

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

April 10, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

No. 12300

Date: 4/27/15

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	300	2000		0150					160.00
Total:									<u>160.00</u>

Rec From:

For:

*Normal demand for hearing - undersized
 Tot approval 17 N. Rolling Rd*

DISTRIBUTION

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

PAID RECEIPT

DATE: 4/28/2015 TIME: 4/27/2015 13:10:36
 BY: WALKIN TRAS LUB
 5 520 ZINING VERIFICATION
 NO. 123669

Recpt. Tot: 160.00
 \$100.00 CK \$60.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



**STATE OF MARYLAND
LETTERS OF ADMINISTRATION**

ESTATE NO. 178948

I certify that administration of the Estate of

ARTHUR L. RHOADS JR.

was granted on the 18th day of JUNE, 2014,
to GEORGE A. RHOADS

as personal representative(s) and the appointment is in effect.

this 18th day of JUNE 2014,

Will probated _____
(date)

Intestate estate

Grace G. Connolly

GRACE G. CONNOLLY

Register of Wills for

Baltimore County

VALID ONLY IF SEALED WITH THE SEAL OF THE COURT OR THE REGISTER

CERTIFICATION OF VITAL RECORD

STATE OF MARYLAND
Department of Health and Mental Hygiene
Please Type or Print in Black Ink in Block Letters. All Copies Are Legible.
State of Maryland / Department of Health and Mental Hygiene
Certificate of Death

Form with fields for: 1. Decedent's Name (First, Middle, Last) - Arthur L. Rhoads Jr.; 2. Date of Death - May 15, 2014; 3. Place of Death - ST AGNES HOSPITAL, BALTIMORE; 4. Usual Residence of Decedent - Maryland, Baltimore; 5. Social Security Number - 249-118-3066; 6. Sex - M; 7. Age - 87; 8. Date of Birth - 10/20/1926; 9. Marital Status - Widowed; 10. Decedent's Education - Elementary/Secondary (0-12); 11. Decedent's Usual Occupation - Attorney; 12. Cause of Death - ACUTE CVA; 13. Signature of State Registrar - Geneva S. Sparks; 14. Date Issued - MAY 19 2014.

Vertical text on the left side of the form, including 'Physician/Medical Examiner' and 'Funeral Director' labels.

Vertical text on the left side of the form, including 'Physician/Medical Examiner' and 'State Registrar' labels.

Vertical text on the left side of the form, including 'State Registrar' label.

DATE ISSUED
MAY 19, 2014

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE COPY OF A RECORD ON FILE IN THE DIVISION OF VITAL RECORDS.
Geneva S. Sparks
STATE REGISTRAR

DO NOT ACCEPT UNLESS ON SECURITY PAPER WITH SEAL OF VITAL RECORDS CLEARLY EMBOSSED.

CERTIFICATION OF VITAL RECORD

STATE OF MARYLAND

Department of Health and Mental Hygiene
Please type or print in black ink on this form. All Copies Are Legible.
Division of Vital Records
State of Maryland / Department of Health and Mental Hygiene

1. For State Register 2009 34706
Certificate of Death Reg. No.

Physician / Medical Examiner

Funeral Director

1. Decedent's Name (First, Middle, Last) CLAIRE O. RHOADS
2. Date of Death (Month, Day, Year) OCTOBER 26, 2009
3. Time of Death 11:40 P M

4a. Facility Name (If not institution, give street and number) 15 N. ROLLING ROAD
4b. City, Town, or Location of Death CATONSVILLE
4c. County of Death BALTIMORE

5. Social Security Number 216-14-4602
6. Sex M
7. Age (In yrs. last birthday) 85 Yrs.
8. Date of Birth (Month, Day, Year) 01/07/1924
9. Birthplace (State or Foreign Country) Maryland

10a. State Maryland
10b. County Baltimore
10c. City, Town or Location Catonsville
10d. Inside City Limits Yes

10e. Street and Number 15-N. Rolling Road
10f. Zip Code 21228
10g. Citizen of What Country? United States

11. Marital Status: Never Married, Married, Widowed, Divorced
12. Was Decedent Ever in U.S. Armed Forces?
13. Was Decedent of Hispanic Origin?
14. Race - American Indian, Black, White, etc. White

15. Decedent's Education: Elementary/Secondary, College
16a. Decedent's Usual Occupation: Secretary
16b. Kind of Business/Industry: Transportation

17. Father's Name (First, Middle, Last) John P. Oppitz
18. Mother's Name (First, Middle, Maiden Surname) Clara Bauer

19a. Informant's Name/Relationship (Type, Print) Arthur L. Rhoads - Husband
19b. Mailing Address (Street and Number or Rural Route Number, City or Town, State, Zip Code) 15 N. Rolling Road Catonsville, Maryland 21228

20a. Method of Disposition: Burial, Cremation, Removal from State, Donation, Other
20b. Place of Disposition (Name of cemetery, crematory or other place) New Cathedral Cemetery
20c. Date 10/29/2009
20d. Location - City or Town, State Baltimore, Maryland

21. Signature of Funeral Director Licensee David J. Weber Funeral Homes P.A.
5311 Edmondson Avenue Baltimore, Maryland 21229

23a. Part I: Enter the disease or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest.
Immediate Cause (Final disease or condition resulting in death) Stroke
Due to (or as a consequence of): Atrial Fibrillation, Hypertension

IF FEMALE: 23b. Was decedent pregnant in the past 12 months?
23c. If yes, outcome of pregnancy: Live birth, Fetal death, Ectopic pregnancy, Other
23d. Date of delivery

Part II: Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.
Angina pectoris, hyperlipidemia, Type 2 Diabetes Mellitus, Congestive Heart Failure

23e. Did tobacco use contribute to the cause of death?
23f. Was an autopsy performed?
23g. Were autopsy findings available prior to completion of cause of death?

25. Was case referred to coroner/jurisdiction?
26. Place of Death (Check only one): Hospital, Other

27. Manner of Death: Accidental, Suicide, Homicide, Natural, Indeterminate
28a. Date of Injury
28b. Time of Injury
28c. Injury at Work?
28d. Describe how injury occurred

29a. Coroner: Certifying Physician, Medical Examiner
29b. Signature and Title of certifier
29c. License number
29d. Date signed (Month, Day, Year)

30. Name and address of person who completed cause of death (Item 23a) (Type, Print)
Atlanta Beeringer MD 700 Capital Rd, Suite 275, Catonsville, MD 21228

State Registrar

17 Rev 1/2001
OCT 29 2009
Geneva S. Sparks

ORIGINAL

1809031

DATE ISSUED JUNE 12, 2014

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE COPY OF A RECORD ON FILE IN THE DIVISION OF VITAL RECORDS.

Geneva S. Sparks STATE REGISTRAR

DO NOT ACCEPT UNLESS ON SECURITY PAPER WITH SEAL OF VITAL RECORDS CLEARLY EMBOSSED.



**ZONING DESCRIPTION FOR
17 N. ROLLING ROAD
4TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Rolling Road at a distance of 90 feet south of the centerline intersection of Clifden Road and Rolling Road, thence (1) South 05 degrees 00 minutes 00 seconds West 80.00 feet, (2) South 85 degrees 00 minutes 00 seconds East 408.16 feet; (3) North 05 degrees 00 minutes 00 seconds East 180.00 feet; (4) North 85 degrees 00 minutes 00 seconds West 108.16 feet; (5) South 05 degrees 00 minutes 00 seconds West 100.00 feet; (6) North 85 degrees 00 minutes 00 seconds West 300.00 feet; to the point of beginning;

Containing a net area of 43,814 square feet, or 1.00 acres of land, more or less.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 06-15-2015.

2015-0249-A

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

No. **125422**

Date: **5/12/2015**

PAID RECEIPT

ISSUED: 5/13/2015 ACTUAL: 5/12/2015 14:40:00
 BY: MARY MALKIN CHIL SAN
 RECEIPT # 661075 5/12/2015 OPEN
 \$ 500 ZONING VERIFICATION
 No. 125422
 Receipt Total: \$75.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount
0271	806	0000		6150					75.00

Total: **75.00**

Rec From: **Richardson Engineering, LLC**

For: **Variance - 17 N. Rolling Road**
2015-0244-A (Estate of Arthur L. Rhoads, Jr.)

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

**CASHIER'S
VALIDATION**

7-10
P.P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 10, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 17 (15?) North Rolling Road

JUN 12 2015

INFORMATION:

Item Number: 15-249
Petitioner: George Rhoads
Zoning: DR 2
Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a lot in the DR 2 zone to have a width of 80' in lieu of the required minimum 100' and offers the following comments.

North Rolling Road is designated as Scenic Route in the Master Plan 2020. Further the road is recognized in the Patapsco Heritage Area Management Plan as a historic travel route. Lots situated on the east side of the road are homogeneous in their characteristic widths in excess of 100' offering substantial separation between the older homes and mature landscape features which improve the lots. The site identified in the state tax records as the larger tax parcel 15 N. Rolling Road exhibits a semi open view that focuses on the circa 1900 dwelling. Division VI, Section A of the CMDP sets for the importance of scenic routes in "the preservation of the character that makes Baltimore County distinctive". Further, the CMDP seeks to protect the scenic route through the minimization of the number of driveways intersecting the route.

The Department has no objection to the granting of the requested variance relief conditioned upon the following:

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- The applicant shall install landscaping along the site frontage to reinforce the character of the scenic route and buffer the proposed development. Include a mix of indigenous flowering and evergreen trees and shrubs to create seasonal interest pursuant to the development guidelines found in Division VI, Section A. of the Comprehensive Manual of Development Policies (CMDP).

ORDER RECEIVED FOR FILING

Date 7/31/15

By sen

For further information concerning the matters stated herein, please contact Joe Wiley at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS
C: Joe Wiley

ORDER RECEIVED FOR FILING

Date 7/31/15
By sen

MS 7/27
2015-0249-A

Letter of Transmittal

DATE	JOB No.
<i>August 15, 2015</i>	15020
ATTENTION:	
<i>Mr. John Beverungen</i>	
RE:	
<i>17 N. Rolling Road</i>	

TO: *Baltimore County*
Zoning Administrator

Attached Via: Hand Delivered Mail Overnight Fax

COPIES	DATE	NO.	DESCRIPTION
<i>1</i>	<i>08-15-15</i>		<i>Revised Plan per Zoning Order</i>

THESE ITEMS ARE TRANSMITTED AS CHECKED BELOW:

	For Your Use		For Approval		Revise and Resubmit
<input checked="" type="checkbox"/>	As Requested		NO EXCEPTIONS TAKEN		NOT ACCEPTABLE
	For Review And Comment		Comments Noted		Submittal Not Required/ No Action Taken

REMARKS:

RECEIVED

AUG 21 2015

OFFICE OF ADMINISTRATIVE HEARINGS

Copy: James and Diane Wack

Signed: Rick Richardson

Case No.: 2015-0249-A

Exhibit Sheet

Petitioner/Developer

D_a-8-15

Protestants

Den
7/31/15

No. 1	Inter-office correspondence re: undersized lots	
No. 2	site plan	
No. 3	aerial photo	
No. 4	title deeds	
No. 5	SDAT records	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

4/17/15

TO: Director, Office of Planning
Attention: Lynn Lanham
Jefferson Building
105 West Chesapeake Avenue, Room 101
Towson, MD 21204
Mail Stop 3402

Permit or Case No. _____

Residential Processing Fee Paid (\$80.00) Accepted by <u>JCM</u> Date <u>4/1/15</u>
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FROM: Arnold Jablon, Director
Department of Permits, Approvals and Inspections

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, the Zoning Review Office of PAI is requesting recommendations and comments from the Office of Planning prior to Zoning Review Office approval of a dwelling permit.

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Land Owner(s):	<u>Authur & Claire Rhoads</u>	10 Digit Tax Account Number	<u>0111470151</u>
Address:	<u>Suite 3300, 100 Community Place, Crownsville, MD 21032</u>	Telephone Number ()	
		Email Address	

CHECKLIST OF MATERIALS (to be submitted at the filing appointment for design review by the Office of Planning)

APPLICANT MUST PROVIDE 1 THROUGH 6

Planner Acceptance Check Off

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly Adjoining Buildings Surrounding Neighborhood)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR-2</u>		

RECEIVED

APR - 2 2015

DEPARTMENT OF PLANNING

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY

RECOMMENDATIONS / COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by [Signature]
For the Director, Office of Planning

Date: 4/21/2015

PETITIONER'S

Revised 7/07/11

EXHIBIT NO. 1

CURRENT DEED

LIBER 5297 PAGE 500

App. No. 94386

REAL ESTATE TITLE COMPANY,
INCORPORATED
Keyser Building
Baltimore, Md.
LE 5140 9-3212



FEES SIMPLE DEED

This Deed, Made this 28th day of August

in the year one thousand nine hundred and seventy-two by and between
THOMAS W. HALFORD, of Baltimore County, State of Maryland, party of the first part;
and ARTHUR L. RHOADS, JR. and CLAIRE O. RHOADS, his wife, parties of the second part.

WITNESSETH that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part

do as grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her

heirs and assigns, in fee-simple, all those two lots or parcels of ground situate, lying and being in

Baltimore County, State of Maryland and described as follows, that is to say

BEING the same property lastly and 2ndly described in a Deed dated April 27, 1972 and recorded among the Land Records of Baltimore County in Liber 075 5264 Folio 944, were granted and conveyed by Thomas W. Halford, Personal Representative of the Estate of William G. Klein, unto the within Grantor, and said property is more particularly described on Page 2 hereof.

SEP-5-72 28363608 ***14850
SEP-5-72 28363505 ***22500
SEP-5-72 28363608 ***14850
SEP-5-72 28363608 ***14850

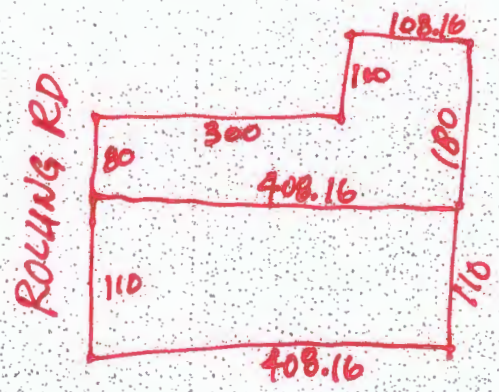
SEP 5 1972 6 75.00 MSC

PETITIONER'S

EXHIBIT NO. 4

BEGINNING for the first thereof at a pipe set on the east side of Rolling Road at the distance of 843 feet northerly from the corner formed by the intersection of the east side of Rolling Road and the north side of the Frederick Turnpike Road, thence running for a line of division South 85 degrees 00 minutes East 408.16 feet to intersect the third line of the fourth parcel of land described in the Deed from Anna E. Blocher, widow, to Irwin P. Trail and wife, dated January 4, 1952 and recorded among the Land Records of Baltimore County in Liber CLB No. 2061 folio 49, thence running in a reverse direction and binding on a part of said third line North 05 degrees 00 minutes East 110 feet, thence running for a line of division and on a line parallel to the first line of the lot now being described North 85 degrees 00 minutes West 408.16 feet to a pipe set on the east side of Rolling Road, thence running and binding on the east side of Rolling Road South 05 degrees 00 minutes West 110 feet to the point of beginning. The improvements thereon being known as No. 15 N. Rolling Road.

BEGINNING for the second thereof at a pipe set on the east side of Rolling Road, at the distance of 951 feet, measured along the east side of said Road in a northerly direction from the corner formed by the east side of Rolling Road and the north side of the Frederick Turnpike Road, said pipe being at the end of the third line of the land described in a Deed from Irwin P. Trail and wife to William G. Klein and wife, dated July 30, 1952 and recorded in the Land Records of Baltimore County in Liber CLB 2159 folio 356, thence running along and binding in a reverse direction on said third line South 85 degrees 00 minutes East 408.16 feet to intersect the third line of the fourth parcel of land described in a Deed from Anna E. Blocher, widow, to Irwin P. Trail and wife; thence running and binding in a reverse direction on a part of said third line North 05 degrees 00 minutes East 180 feet to the beginning thereof; thence running in a reverse direction and binding on a part of the first and on the second line of said fourth parcel North 85 degrees 00 minutes West 108.16 feet and South 05 degrees 00 minutes West 100 feet; thence running and binding on the outline of the third parcel of the Deed secondly mentioned above North 85 degrees 00 minutes West 300 feet to the east side of the Rolling Road; thence running and binding on the east side of said road South 05 degrees 00 minutes West 80 feet to the point of beginning.



TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the land 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 parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee-simple.

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

WITNESS the hand and seal of said grantor

Test:

Marsha Bland

Thomas W. Halford [SEAL]
Thomas W. Halford
_____[SEAL]
_____[SEAL]

STATE OF MARYLAND, BALTIMORE CITY

TO WIT:

I HEREBY CERTIFY, that on this 28th day of August in the year one thousand nine hundred and seventy-two before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared Thomas W. Halford, the within Grantor, and he acknowledged the foregoing Deed to be his act.

Witness my hand and notarial seal the day and year last above written.

Rec'd for record SEP 5 1972 at 11:50 A.M.
Per Elmer H. Kahline, Jr. Clerk
Mail to REAL ESTATE TITLE CO., INC.
Receipt No. 81050



Marsha Bland
NOTARY PUBLIC

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK 5297 p. 0502. MSA CE62 5152. Date available 12/27/2005. Printed 07/20/2015.

THIS DEED, Made this 27th day of April, 1972 by and between THOMAS W. HALFORD, Personal Representative of the Estate of William G. Klein, late of Baltimore County, Deceased, party of the first part, grantor; and THOMAS W. HALFORD of the City of Baltimore, State of Maryland, party of the second part, grantees

WHEREAS, William G. Klein, a resident of Baltimore County, Maryland departed this life on July 2, 1971, and

WHEREAS, by the said decedent's Last Will and Testament dated June 13, 1966 and duly filed in the Office of the Register of Wills of Baltimore County, Maryland (See Estate Docket # 30317) the said Thomas W. Halford was appointed personal representative of said estate, and

WHEREAS, said Will was admitted to probate and by the terms and provisions thereof the said Thomas W. Halford was named sole legatee therein in the event that he survived both William G. Klein and Ollie M. Klein, and

WHEREAS, Ollie M. Klein predeceased William G. Klein, and

WHEREAS, at the time of his death the said William G. Klein was the owner in fee simple of four lots or parcels of ground and improvements thereon, two of which are located in the First Election District of Baltimore County, State of Maryland and the other two are located in the City of Baltimore, State of Maryland, and

WHEREAS, the said Thomas W. Halford is entitled to the said properties as aforesaid,

NOW THEREFORE, THIS DEED WITNESSETH, that in consideration of the premises and in pursuance of the foregoing recitals, the said Thomas W. Halford, Personal Representative of the Estate of William G. Klein, Deceased, does hereby grant and convey unto Thomas W. Halford, his personal representatives and assigns, in fee simple, all those four lots or parcels of ground, the first and second of which are located in the First Election District of Baltimore County, State of Maryland, the third and fourth of which are located in the City of Baltimore, State of Maryland, the same being described as follows, to wit:

BEGINNING for the first thereof at a pipe set on the east side of Rolling Road at the distance of 843 feet northerly from the corner formed by the intersection of the east side of Rolling Road and the north side of the Frederick Turnpike Road, thence running for a line of division South 85 degrees 00 minutes East 408.16 feet to intersect the third line of the fourth parcel of land described in the deed from Anna E. Bloecher, widow, to Irwin P. Trail and wife, dated January 4, 1952 and recorded among the Land Records of Baltimore County in Liber GLB No. 2061, folio 49, thence running in a reverse direction and binding on a part of said third line North 05 degrees 00 minutes East 110 feet, thence running for a line of division and on a line parallel to the first line of the lot now being described North 85 degrees 00 minutes West 408.16 feet to a pipe set on the East side of Rolling Road, thence running and binding on the east side of Rolling Road South 05 degrees 00 minutes west 110 feet to the point of beginning. Known as 15 N. Rolling Rd.

BEING the same property which by Deed dated July 30, 1952 and recorded among the Land Records of Baltimore County in Liber GLB No. 2159, Folio 356 was granted and conveyed by Irwin P. Trail and wife unto William G. Klein and Ollie M. Klein, his wife. The said Ollie M. Klein predeceased William G. Klein.

BEGINNING for the second thereof at a pipe set on the east side of Rolling Road, at the distance of 953 feet, measured along the east side of said road in a northerly direction from the corner formed by the east side of Rolling Road and the north side of the Frederick Turnpike Road, said pipe being at the end of the third line of the land described in a deed from Irwin P. Trail and wife to William G. Klein and wife dated July 30, 1952 and recorded in the Land Records of Baltimore County in Liber GLB No. 2159, folio 356, thence running along and binding in a reverse direction on said third line South 85 degrees 00 minutes East 408.16 feet to intersect the third line of the fourth

TRANSFER TAX NOT REQUIRED

5-2-72
Walker E. Richardson
Director of Finance

Per: *Miriel J. Newman*
Authorized Signatory
Rec'd Dec 12 11

ARTHUR L. BRADSHAW, JR.
ATTORNEY AT LAW
BALTIMORE, MARYLAND

parcel of land described in a deed from Anna E. Bloecher, widow, to Irwin P. Trail and wife; thence running and binding in a reverse direction on a part of said third line North 03 degrees 00 minutes east 180 feet to the beginning thereof; thence running in a reverse direction and binding on a part of the first and on the second line of said fourth parcel north 85 degrees 00 minutes west 108.16 feet and South 03 degrees 00 minutes west 100 feet; thence running and binding on the outline of the third parcel of the deed secondly mentioned above north 85 degrees 00 minutes west 300 feet to the east side of the Rolling Road; thence running and binding on the east side of said road South 03 degrees 00 minutes west 80 feet to the point of beginning.

BEING the same property which by Deed dated February 23, 1955 and recorded among the Land Records of Baltimore County in Liber GLB No. 2681, Folio 333 was granted and conveyed by Irwin P. Trail and wife unto William G. Klein and Ollie M. Klein.

BEGINNING for the third thereof on the line of the south side of Pratt Street at the distance of 78 feet west from the corner formed by the intersection of the south side of Pratt Street with the west side of Oilmor Street and at the west side of a 4 foot alley extending south from Pratt Street, thence west along the south side of Pratt Street 16 feet, thence southerly parallel with Oilmor Street 80 feet to a 4 foot alley communicating between said first mentioned 4 foot alley and Vincent alley, thence east on said 4 foot alley last mentioned with the use of both of said alleys in common 16 feet to said first mentioned alley and thence north on the west side thereof 80 feet to the place of beginning. The improvements thereon being known as No. 1601 West Pratt St.

BEGINNING for the fourth thereof at a point formed by the intersection of the north side of a 3 foot alley laid out parallel to and distant southerly 80 feet from the south side of West Pratt Street and the east side of a 3 foot alley laid out parallel to and distant easterly 42 feet from the east side of South Vincent Street and fronting easterly 15 feet on the first mentioned 3 foot alley, with an even depth of 20 feet to a 2 foot alley there situate; bounded on the east by a 3 foot alley, unimproved, as described in Certificate of Tax Sale No. 1398.

BEING the same properties which by Deed dated September 6, 1952 and recorded among the Land Records of Baltimore City in Liber MLP No. 8954, Folio 235 were granted and conveyed by William S. Grant, unmarried, unto William G. Klein and Ollie M. Klein, his wife.

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

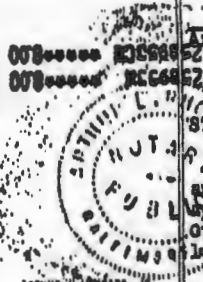
TO HAVE AND TO HOLD, the said lots of ground and premises, unto and to the use of the said THOMAS W. HALFORD, his personal representatives and assigns, in FEE SIMPLE.

Witness, the hand and seal of said grantor.

TEST:

Arthur J. Rhoads, Jr.
Arthur J. Rhoads, Jr.
21-E-AM

Thomas W. Halford (SEAL)
Thomas W. Halford, Personal Representative of the Estate of William G. Klein, Deceased



STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I, HEREBY CERTIFY that on this 27th day of April, 1972 before me, the subscriber, a notary public of the City and State aforesaid, personally appeared Thomas W. Halford, Personal Representative of the Estate of William G. Klein, Deceased, the above named grantor, and he in that capacity acknowledged the foregoing deed to be his act.

Witness, my hand and Notarial Seal.

Record & Records MAY 3 1972 at 9:47 AM
Per Orville J. Connell, Clerk
Mail to *Arthur J. Rhoads Jr.*
Receipt No. *800*

Arthur J. Rhoads, Jr.
Notary Public

PARCEL 2

LIBER 2651 PAGE 333

THIS DEED, Made this 23rd day of February, in the year nineteen hundred and fifty-five, by and between IRWIN P. TRAIL and MARGARET D. TRAIL, his wife, of Baltimore County, State of Maryland, parties of the first part, and WILLIAM G. KLEIN and OLLIE M. KLEIN, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said IRWIN P. TRAIL and MARGARET D. TRAIL, his wife, do grant and convey unto the said WILLIAM G. KLEIN and OLLIE M. KLEIN, his wife, as tenants by the entireties, their assisons, the survivor of the and the heirs and assisons of the survivor, in fee simple, all that parcel of ground situate, lying and being in the First Election District of Baltimore County, State aforesaid, and described as follows, that is to say:

BEGINNING for the same at a pipe set on the east side of Rolling Road; at the distance of 953 feet, measured along the east side of said road in a Northerly direction from the corner formed by the east side of Rolling Road and the North side of the Frederick Turnpike Road, said pipe being at the end of the third line of the land described in a deed from Irwin P. Trail and wife to William G. Klein and wife dated July 30, 1952, and recorded in the Land Records of Baltimore County in Liber O.L.P. to. 2159 folio 356; thence running along and binding in a reverse direction on said third line South 05 degrees 00 minutes East 406.16 feet to intersect the third line of the fourth parcel of land described in a deed from Anna A. Bloecker, widow, to Irwin P. Trail and wife; thence running and binding in a reverse direction on a part of said third line North 05 degrees 00 minutes East 100 feet to the beginning thereof; thence running in a reverse direction and

binding on a part of the first and on the second line of said fourth parcel North 85 degrees 00 minutes West 106.16 feet and South 05 degrees 00 minutes West 100 feet; thence running and binding on the outline of the third parcel of the deed secondly mentioned above North 85 degrees 00 minutes West 300 feet to the East side of the Rolling Road; thence running and binding on the East side of said road South 05 degrees 00 minutes West 100 feet to the point of beginning.

BEING a portion of all that property which by deed dated January 4, 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2051, folio 49, was granted and conveyed by Anna C. Blosser, widow, unto Irwin P. Trail and Margaret D. Trail, his wife, in fee simple.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot 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 WILLIAM B. KLEIN and ELLIE B. KLEIN, his wife, as tenants by the entirety, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple.

AND the said parties of the first part 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 granted; and that they will execute such further assurances of the same as may be requisite.

PARCEL 1

LIBER 2159 PAGE 356



THIS DEED, Made this 30th day of July, in the year nineteen hundred and fifty-two, by and between IRWIN P. TRAIL and MARGARET D. TRAIL, his wife, of Baltimore County, State of Maryland, parties of the first part, and WILLIAM G. KLEIN and OLLIE M. KLEIN, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said IRWIN P. TRAIL and MARGARET D. TRAIL, his wife, do grant and convey unto the said WILLIAM G. KLEIN and OLLIE M. KLEIN, his wife, as tenants by the entirety, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple, all that parcel of ground situate, lying and being in the First Election District of Baltimore County and described as follows, that is to say:

BEGINNING for the same at a pipe set on the East side of Rolling Road at the distance of 843 feet Northerly from the corner formed by the intersection of the East side of Rolling Road and the North side of the Frederick Turnpike Road, thence running for a line of division South 85 degrees 00 minutes East 408.16 feet to intersect the third line of the fourth parcel of land described in the deed from Anna E. Blocher, widow, to Irwin P. Trail and wife, dated January 4, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2061, folio 49, thence running in a reverse direction and binding on a part of said third line North 05 degrees 00 minutes East 110 feet, thence running for a line of division and on a line parallel to the first line of the lot now being described North 85 degrees 00 minutes West 408.16 feet to a pipe set on the East side of Rolling Road, thence running and binding on the East side of Rolling Road South 05 degrees 00 minutes West 110 feet to the point of beginning. The improvements thereon

DEL. PER LOCAL CC 15 1952

BALTIMORE COUNTY CIRCUIT COURT (Land Records) GLB 2159, p. 0356, MSA_C662 2014. Date available 02/25/2008. Printed 07/21/2015.



being known as No. 15 Rolling Road.

BEING a portion of all that property which by deed dated January 4th, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2061, folio 49, was granted and conveyed by anna E. Blosscher, widow, unto Irwin P. Trail and Margaret D. Trail, his wife, in fee simple.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot 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 WILLIAM G. KLEIN and OLLIE M. KLEIN, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple.

AND the said parties of the first part 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 granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors.

Test:

James D. C. Downes
James D. C. Downes

Irwin P. Trail (SEAL)

Margaret D. Trail (SEAL)
Margaret D. Trail



USER 2061 PAGE 49

THIS DEED, Made this 4th day of January, in the year

nineteen hundred and fifty-two, by and between ANNA E. BLOECHER, widow, of Baltimore County, State of Maryland, party of the first part, and IRWIN P. TRAIL and MARGARET D. TRAIL, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said ANNA E. BLOECHER, widow, does grant and convey unto the said IRWIN P. TRAIL and MARGARET D. TRAIL, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple, all those four parcels of ground situate, lying and being in the First Election District of Baltimore County, State aforesaid, and described as follows, that is to say:

BEGINNING for the first thereof on the East side of the Rolling Road at the distance of 733 feet Northerly from the corner formed by the intersection of the East side of Rolling Road and the North side of Frederick Turnpike Road and running thence binding on the East side of Rolling Road North 3 degrees East 100 feet, thence South 87-1/4 degrees East 300 feet, thence parallel with the East side of Rolling Road South 3 degrees West 100 feet and thence North 87-1/4 degrees West and parallel with the second line of this description 300 feet to the place of beginning.

BEGINNING for the second thereof on the East side of the Rolling Road at the distance of 833 feet Northerly from the corner formed by the intersection of the East side of the Rolling Road and the North side of Frederick Turnpike Road and running thence binding on the East side of Rolling Road North 3degrees East 100 feet thence South 87-1/4 degrees East 300 feet, thence parallel with the East side of Rolling Road South 3 degrees West 100 feet and thence North 87-1/4 degrees West and parallel with the second line of this description 300 feet to the place of beginning.

BEGINNING for the third thereof on the East side of the Rolling Road at the distance of 933 feet Northerly from the corner formed by the intersection of the East side of the Rolling Road and the North side of Frederick Turnpike Road, and running thence binding on the East side of Rolling Road North 3 degrees East 100 feet, thence South 87-1/4 degrees East 300 feet, thence parallel with the East side of Rolling Road South 3 degrees West 100 feet to the lot in this deed secondly described, thence North 87-1/4 degrees West and binding on the lot in this deed secondly described 300 feet to the place of beginning.

BACK

BEGINNING for the fourth thereof at a point on the Western boundary line of the property of Samuel D. Helfrich and Kate Gail Helfrich, his wife, at a point distant 730 feet North from the Frederick Turnpike Road, which point of beginning is also the Southeast corner of the property (on the Rolling Road) of Charles Schaaf and running thence North 3 degrees East 400 feet, thence South 87 degrees East 108.16 feet, thence parallel with the first course of this description South 3 degrees West 400 feet, thence North 87 degrees West 108.16 feet to the place of beginning.

BEING all and the same property which by deed dated October 3, 1940, and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1128, folio 339, was granted and conveyed by Anna D. Schaaf, et al. unto Katherine J. Heinz and Anna E. Bloecher, as tenants in common, subject, however, to a life estate in said property with full power of disposition reserved by the said Anna D. Schaaf. The said Anna D. Schaaf has heretofore departed this life without exercising any of the powers vested in her under said deed, thereby vesting the title to said property absolutely in the said Katherine J. Heinz and Anna E. Bloecher. The interest of the said Katherine J. Heinz in and to said property was under and by virtue of a deed dated January 25, 1947, and

DATE OF ENTRY IN COURT (Land Records) GLB 2061, p. 0054, MSA_CE62_1916. Date available 09/21/2005. Printed 07/21/2015.

recorded among the Land Records aforesaid in Liber J.W.B. No. 1531, folio 342, granted and conveyed unto Anna E. Bloecher thereby vesting in the said Anna E. Bloecher the absolute estate in said property.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots 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 IRWIN P. TRAIL and MARGARET D. TRAIL, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor, 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 granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

TEST:

James D. C. Downes
James D. C. Downes

Anna E. Bloecher (SEAL)
Anna E. Bloecher

160951 : THIS DEED made this 3rd day of October 1940 by and between
 Anna D Schaaf : Anna D Schaaf widow also known as Annie D Schaaf and Anna Dorothea
 Deed to : Schaaf of Baltimore County in the State of Maryland of the first
 Katherine J Heinz Et Al : part and Katherine J Heinz and Anna E Bloecher of said County and
 : State of the second part

WITNESSETH that in consideration of the sum of five dollars and other good and valuable considerations the receipt of which is hereby acknowledged and also in considerations of natural love and affection the said Anna D Schaaf widow also known as Annie D Schaaf and Anna Dorothea Schaaf does grant and convey unto Katherine J Heinz and Anna E Bloecher as tenants in common their heirs and assigns in fee simple especially reserving unto herself a life estate in said property with full power to sell lease mortgage convey or to otherwise dispose of same or any part thereof absolutely in any manner (except by will) that she may see fit all those four lots of ground situate lying and being in Baltimore County aforesaid and described as follows

BEGINNING for the first thereof on the east side of the Rolling Road at the distance of seven hundred and thirty-three feet northerly from the corner formed by the intersection of the east side of Rolling Road and the north side of Frederick Turnpike Road and running thence binding on the east side of Rolling Road north three degrees east one hundred feet thence south eighty-seven and one-quarter degrees east three hundred feet thence parallel with the east side of Rolling Road south three degrees west one hundred feet and thence north eighty-seven and one-quarter degrees west and parallel with the second line of this description three hundred feet to the place of beginning

AND BEGINNING for the second thereof on the east side of the Rolling Road at the distance of eight hundred and thirty-three feet northerly from the corner formed by the intersection of the east side of the Rolling Road and the north side of Frederick Turnpike Road and running thence binding on the east side of Rolling Road north three degrees east one hundred feet thence south eighty-seven and one-quarter degrees east three hundred feet thence parallel with the east side of Rolling Road south three degrees west one hundred feet and thence north eighty-seven and one-quarter degrees west and parallel with the second line of this description three hundred feet to the place of beginning

AND BEGINNING for the third thereof on the east side of the Rolling Road at the distance of nine hundred and thirty-three feet northerly from the corner formed by the intersection of the east side of the Rolling Road and the north side of Frederick Turnpike Road and running thence binding on the east side of Rolling Road north three degrees east one hundred feet thence south eighty-seven and one-quarter degrees east three hundred feet thence parallel with the east side of Rolling Road south three degrees west one hundred feet to the lot in this deed secondly described thence north eighty-seven and one-quarter degrees west and binding on the lot in this deed secondly described three hundred feet to the place of beginning

The above three lots of ground being the same lots described in a deed dated February 10 1920 and recorded among the Land Records of Baltimore County in Liber W P O NO 522 folio 217 from Chas H Steffey Incorporated to Charles Schaaf and Annie D Schaaf his wife The said Charles Schaaf having departed this life on or about the 3rd day of August 1933

AND BEGINNING for the fourth thereof at a point on the western boundary line of the property of Samuel D Helfrich and Kate Goll Helfrich his wife at a point distant seven hundred and thirty-three feet north from the Frederick Turnpike Road which point of beginning is also the southeast corner of the property (on the Rolling Road) of Charles Schaaf and wife running

DEL PER TICKET JAN 22 1941

BALTIMORE COUNTY COURT LAND RECORDS CIVIL 11428, P. 0136, MS. 0562, 33. Date Avalable 02/02/2016. Printed 07/21/2015.

thence north three degrees east four hundred feet thence south eighty-seven degrees east one hundred and eight and sixteen-hundredths feet thence parallel with the first course of this description south three degrees west four hundred feet thence north eighty-seven degrees west one hundred and eight and sixteen hundredths feet to the place of beginning containing one acre

The lot fourthly described herein being the same lot of ground which by Deed dated May 23 1930 and recorded among the land records of Baltimore County in Liber L McL M No 908 folio 269 was granted and conveyed by Samuel D Helfrich and Kate Goll Helfrich his wife to Charles Schaaf and Anna Dorothea Schaaf his wife The said Charles Schaaf having departed this life on or about August 3 1933

TOGETHER with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or anyway appertaining

TO HAVE AND TO HOLD the said four lots 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 Katherine J Heinz and Anna E Bloecher as tenants in common their heirs and assigns in fee simple especially reserving unto the said Anna D Schaaf widow a life estate in said property with full power to sell lease mortgage convey or to otherwise dispose of same or any part thereof absolutely in any manner (except by will) that she may see fit

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 granted and that she will execute such further assurances of the same as may be requisite

WITNESS the hand and seal of said grantor

TEST

Marie G Archer Anna D Schaaf (SEAL)

STATE OF MARYLAND CITY OF BALTIMORE to wit

I HEREBY CERTIFY that on this 3rd day of October 1940 before me the subscriber a Notary Public of the State of Maryland in and for the City of Baltimore aforesaid personally appeared Anna D Schaaf also known as Annie D Schaaf and Anna Dorothea Schaaf the above named grantors and she acknowledged the foregoing Deed to be her act

AS WITNESS my hand and Notarial Seal (Notarial Seal)

Marie G Archer : Notary Public

Recorded Oct 4 1940 at 10.20 A M and exd per U Willing Browne Jr Clerk

160952 : THIS DEED made this 3rd day of October in the year one thousand nine hundred and forty by and between Alice M Readmond : Readmond widow of Baltimore County in the State of Maryland : of the first part and Mary Jeannette Readmond and Margaret : Marie Readmond of the second part

WITNESSETH that in consideration of the sum of One Dollar and natural love and affection the said party of the first part subject to the reservations hereinafter set out doth grant and convey unto the said parties of the second part as joint tenants and not as tenants in common their heirs personal representatives and assigns

BALTIMORE COUNTY CIRCUIT COURT (Land Records) CWB, Jr. 1170 J. H. H. USA, P. 13, Vol. D.

assigned forever in fee simple.
And the said Dawson Cardwell and Henrietta Cardwell, his wife hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted; that they will warrant specially the property hereby granted and conveyed, and they will execute such further assurances of said land as maybe requisite.

Witness the hands and seals of the said grantors :-

Witness :-
Geo. C. Wiedersum Dawson ^{his} Cardwell ^{mark} seal
Glas. H. Steffey Henrietta Cardwell seal

State of Maryland,
Baltimore City, to wit :-

I hereby certify that on this 10th day of July in the year one thousand nine hundred and nineteen before me, the subscriber, a Notary Public of the State of Maryland, and for Baltimore City aforesaid, personally appeared Dawson Cardwell and Henrietta Cardwell, his wife, the grantors named in the foregoing Deed and they acknowledged said Deed to be their respective act.

In testimony whereof, I hereunto set my hand and affix my Notarial Seal.

Notarial Seal George C. Wiedersum
Notary Public

Recorded July 11, 1919 at 8:30 A. M. & exp.
Per William P. Cole, Clerk.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) REC 513, p. 0342, MSA, CE62, 513. Date available 02/09/2007. Printed 07/21/2015.

6874 Charles T. Ryan
seal
Deed to
Glas. H. Steffey
seal

This Deed, made this seventh day of July in the year one thousand nine hundred and nineteen by and between Charles T. Ryan and Anna Loraine Ryan,

his wife, of the County of Baltimore in the State of Maryland, of the first part and Glas. H. Steffey Incorporated, a body corporate duly incorporated under the Laws of the State of Maryland, of the second part.

Witnesseth, that in consideration of the sum of five dollars and other valuable consideration the receipt whereof is hereby acknowledged the said Charles F. Ryan and Anna Lorraine Ryan, his wife, do grant and convey unto the said Chas. W. Steffy Incorporated, its successors and assigns, all three (3) lots or parcels of ground, situate, lying and being in the County of Baltimore, in the State of Maryland and described as follows, that is to say: -

Beginning for the first thereof on the east side of the Rolling Road, at the distance of seven hundred and thirty-three (733) feet northerly from the corner formed by the intersection of the east side of Rolling Road and the north side of Frederick Turnpike Road, and running thence binding on the east side of Rolling Road, north three (3) degree east, one hundred (100) feet; thence south, eighty-seven and one quarter (87 1/4) degrees east, three hundred (300) feet; thence parallel with east side of Rolling Road, south three (3) degree west, one hundred (100) feet; and thence north, eighty-seven and one quarter (87 1/4) degrees west and parallel with the second line of this description three hundred (300) feet to the place of beginning.

Beginning for the second thereof on the east side of the Rolling Road, at the distance of eight hundred and thirty-three (833) feet northerly from the corner formed by the intersection of the east side of the Rolling Road and the north side of Frederick Turnpike Road, and running thence binding on the east side of Rolling Road, north three (3) degree east one hundred (100) feet; thence south, eighty-seven and one quarter (87 1/4) degrees east, three hundred (300) feet; thence parallel with east side of Rolling Road, south three (3) degree west, one hundred (100) feet; and thence north, eighty-seven and one quarter (87 1/4) degrees west and parallel with the second line of this description three hundred (300) feet to the place of beginning.

Beginning for the third thereof on the east side of the Rolling Road at the distance of nine hundred and thirty-three (933) feet northerly from the corner formed by the

Road, south, three degrees, east, one hundred feet; and thence north, eighty-seven and one quarter (87 1/4) degrees west, one hundred feet.

intersection of the east side of the Rolling Road and the north side of Frederick Turnpike Road; and running thence, binding on the east side of Rolling Road, north three (3) degrees east one hundred (100) feet; thence south eighty-seven and one quarter ($87\frac{1}{4}$) degrees east three hundred (300) feet; thence parallel with east side Rolling Road south three (3) degrees west one hundred (100) feet to the lot in this Deed secondly described thence north eighty-seven and one quarter ($87\frac{1}{4}$) degrees west, and binding on the lot in this deed secondly described, three hundred (300) feet to the place of beginning.

Said three lots of ground and premises being a part of the same premises, which by deed dated February 11th, 1918, and recorded among the Land Records of Baltimore County in Liber 3^d P. 6. no. 493 fol. 363 &c. was granted and conveyed in fee simple by Charles P. Coody to the said Charles T. Ryan and Anna Loraine Ryan, his wife.

Together with the buildings and improvements thereupon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or any way or appertaining.

To have and to hold all those three lots or parcels or 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 Ches. H. Steffy Incorporated, its successors and assigns, in fee simple.

Party of the second part for itself, its successors and assigns covenants with the said party of the first part, as follows that is to say: - 1. That a strip of land five feet wide running across the entire width of the above described property shall be reserved off of the front portion thereof for the purposes of a side walk. 2. That no

ORIGINAL LAND

493/

363

per William J. Cole Clerk

11236

DELIVERED
JUN 26 1911
RECEIVED
DEPT. OF TAXES

Charles P. Goady

Deed To Charles P. Ryan

and Lorraine Ryan his wife

County in said State of the second part.

Deed made this 11th day of February in the year one thousand nine hundred and eighteen by Charles P. Goady widower of Baltimore City in the State of Maryland of the first part, and Charles P. Ryan and Lorraine Ryan his wife of Baltimore County in said State of the second part.

Witnesseth that in consideration of the sum of five dollars and other good and valuable considerations the receipt whereof is hereby acknowledged, the said Charles P. Goady widower doth grant and convey unto Charles P. Ryan and Lorraine Ryan his wife, as tenants by the entirety, their assigns the survivor of them his or her heirs and assigns in fee simple, all that piece or parcel of ground and premises situate, lying and being in Baltimore County aforesaid, and described as follows, that is to say:

Beginning for the same at a stone, planted at the intersection formed by the north side of the Frederick Turnpike Road, and the east side of the Rolling Road, and running thence with, and bounding on the north side of the Frederick Turnpike Road, south eighty seven and one fourth degrees east three hundred feet, thence north thirty degrees east three hundred and eighty two feet three inches to the end of the second line of inclosure, which by deed bearing date October 22nd 1906, and recorded among the Land Records of Baltimore County in Liber W. P. No. 305. folio 471 etc, was conveyed to William Rowley Wilson to Charles P. Ryan and Lorraine Ryan, thence generally said second line and bounding the corner three hundred feet to the east side of the Rolling Road; thence running with, and bounding on the east side of said Rolling Road, south three degrees and twelve hundred and eighty three feet to the place beginning.

Containing Acre and a few eighths less or more, more or less, Lorraine and Charles Ryan all those and parts of the said lot of ground described in the three following deeds from the said Charles P. Ryan and wife...

Riggely Hammond and wife dated October 4th 1911 and recorded among said Land Records in Liber N.P. 6 no 386 folio 200 the second to Dennis Platt and wife dated February 16th 1917 and recorded among said Land Records in Liber N.P. 6 no 476 folio 74 etc and the third to Charles P. Wall and wife dated December 31st 1917 and recorded among said Land Records in Liber N.P. 6 no 492 folio 9 etc Being the same lot of ground as that described in a deed from the said Charles P. Ryan and wife to the said Charles P. Goady of whom I am here with and recorded among said Land Records prior hereto.

Together with the buildings and improvements thereupon erected made and being and all and every the rights, alleys, ways, waters, privileges, easements, franchises and advantages to the same belonging or in anywise obtaining.

To have and to hold the above described lot of ground and premises above described and mentioned and hereby intended to be conveyed together with the rights, privileges, easements and advantages thereto belonging or to be had unto and to the proper use and benefit of the said Charles P. Ryan and Anna Thraime Ryan his wife, or their heirs, assigns, the survivor of them or their heirs and assigns in keeping and

And the said Charles P. Goady hereby covenants that he will warrant and specially the property hereby granted and conveyed and that he will execute such further assurance of said property as may be requisite.

Witness the hand and seal of said grantor
 Test: (Charles P. Goady) Seal
 Herbert Levy

State of Maryland }
 Baltimore City } To wit:

I hereby certify that on this 11th day of February in the year one thousand nine hundred and Eighteen before me the subscriber a Notary Public of the State of Maryland in and for Baltimore City, aforesaid, personally appeared Charles P. Goady the above named Grantor and he ack-

BALTIMORE COUNTY, MARYLAND

www.baltimorecountymd.gov

Real Property Tax

Logout

Ownership and Address Information

Parcel ID: 01-11-470150
 Tax Year: 2015
 Owner Name: Rhoads Arthur L Jr
 Rhoads Claire O
 Mailing Address: 15 N Rolling Rd, Baltimore, MD 21228
 Parcel/Situs Address: Rolling Rd
 District: 01
 Property Class: 04 Residential
 Semi-Annual Eligible: No
 Miscellaneous:

Legal Description

LOT ES ROLLING ROAD

Assessment Information

Full Year 86,600
 Tax rate for Full Year: County \$1.10000, State \$0.11200 per \$100 of Assessed Value

Tax Receivable Amounts

Bill Date: 07/01/2014

	Billed Amount	Paid	Outstanding	First SA	Second SA
Taxes/Charges	1,049.59	1,049.59	.00	.00	.00
Fees	.00	.00	.00	.00	.00
Gross/Base	1,049.59	1,049.59	.00	.00	.00
Discount Applied	(9.53)	(9.53)	.00	.00	.00
New Discount	.00	.00	.00	.00	.00
Interest Applied	.00	.00	.00	.00	.00
New Interest	.00	.00	.00	.00	.00
Total	1,040.06	1,040.06	.00	.00	.00

Date to calculate interest amount owed (mm/dd/yyyy): 08/31/2014

If the recalculation process does not change the amount due, please contact the Office of Budget and Finance for further assistance at 410-887-2404

Payments Received

Payment	Payment Type	Interest/Discount Calculation Date	Amount Paid
Full		07/23/2014	1,040.06

Detailed Breakdown of Receivable Amounts

Description	Amount	Tax Credits
County Tax	952.60	
State Tax	96.99	
Total	1,049.59	

The receivable tax amounts reflect the application of the tax credits listed.

400 Washington Avenue • Courthouse • Towson, MD 21284



PETITIONER'S

EXHIBIT NO. 5

BALTIMORE COUNTY, MARYLAND

www.baltimorecountymd.gov

Real Property Tax

Logout

Ownership and Address Information

Parcel ID: 01-11-470151
 Tax Year: 2015
 Owner Name: Rhoads Arthur L Jr
 Rhoads Claire O
 Mailing Address: 15 N Rolling Rd, Baltimore, MD 21228
 Parcel/Situs Address: 15 N Rolling Rd
 District: 01
 Property Class: 04 Residential
 Semi-Annual Eligible: Yes
 Miscellaneous:

Legal Description

LT ES N ROLLING RD

Assessment Information

Full Year 307,100
 Tax rate for Full Year: County \$1.10000, State \$0.11200 per \$100 of Assessed Value

Tax Receivable Amounts

Bill Date: 07/01/2014

	Billed Amount	Paid	Outstanding	First SA	Second SA
Taxes/Charges	4,231.05	4,231.05	.00	2,115.53	2,115.53
Fees	.00	.00	.00	.00	.00
Gross/Base	4,231.05	4,231.05	.00	2,115.53	2,115.53
Discount Applied	(33.78)	(33.78)	.00	.00	.00
New Discount	.00	.00	.00	.00	.00
Interest Applied	.00	.00	.00	.00	.00
New Interest	.00	.00	.00	.00	.00
Total	4,197.27	4,197.27	.00	2,115.53	2,115.53

Date to calculate interest amount owed (mm/dd/yyyy): 08/31/2014

If the recalculation process does not change the amount due, please contact the Office of Budget and Finance for further assistance at 410-887-2404

Payments Received

Payment	Payment Type	Interest/Discount Calculation Date	Amount Paid
Full		07/23/2014	4,197.27

Detailed Breakdown of Receivable Amounts

Description	Amount	Tax Credits
County Tax	3,378.10	
State Tax	343.95	
Bay Res Fee	60.00	
Sewer Service	311.89	
Storm Water Remediation Fee	39.00	
Water Distribution	98.11	
Total	4,231.05	

The receivable tax amounts reflect the application of the tax credits listed.

Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 0111470150		

Owner Information			
Owner Name:	RHOADS ARTHUR L JR RHOADS CLAIRE O	Use:	RESIDENTIAL
Mailing Address:	15 N ROLLING RD BALTIMORE MD 21228	Principal Residence:	NO
		Deed Reference:	1) /05297/ 00500 2)

Location & Structure Information	
Premises Address:	ROLLING RD 0-0000
Legal Description:	LOT ES ROLLING ROAD 953 N FREDERICK RD

Map: 0100	Grid: 0011	Parcel: 0298	Sub District:	Subdivision: 0000	Section:	Block:	Lot:	Assessment Year: 2013	Plat No:
									Plat Ref:

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area 1.2100 AC	County Use 04
--------------------------------	----------------------------------	-------------------------------	-------------------------------------	----------------------

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
----------------	-----------------	-------------	-----------------	-----------------------	---------------	------------------------------

Value Information				
	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2013	07/01/2013	07/01/2014
Land:	115,600	86,600		
Improvements	0	0		
Total:	115,600	86,600	86,600	86,600
Preferential Land:	0			0

Transfer Information		
Seller: HALFORD THOMAS W	Date: 09/05/1972	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05297/ 00500	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information			
Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information
Homestead Application Status: No Application

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

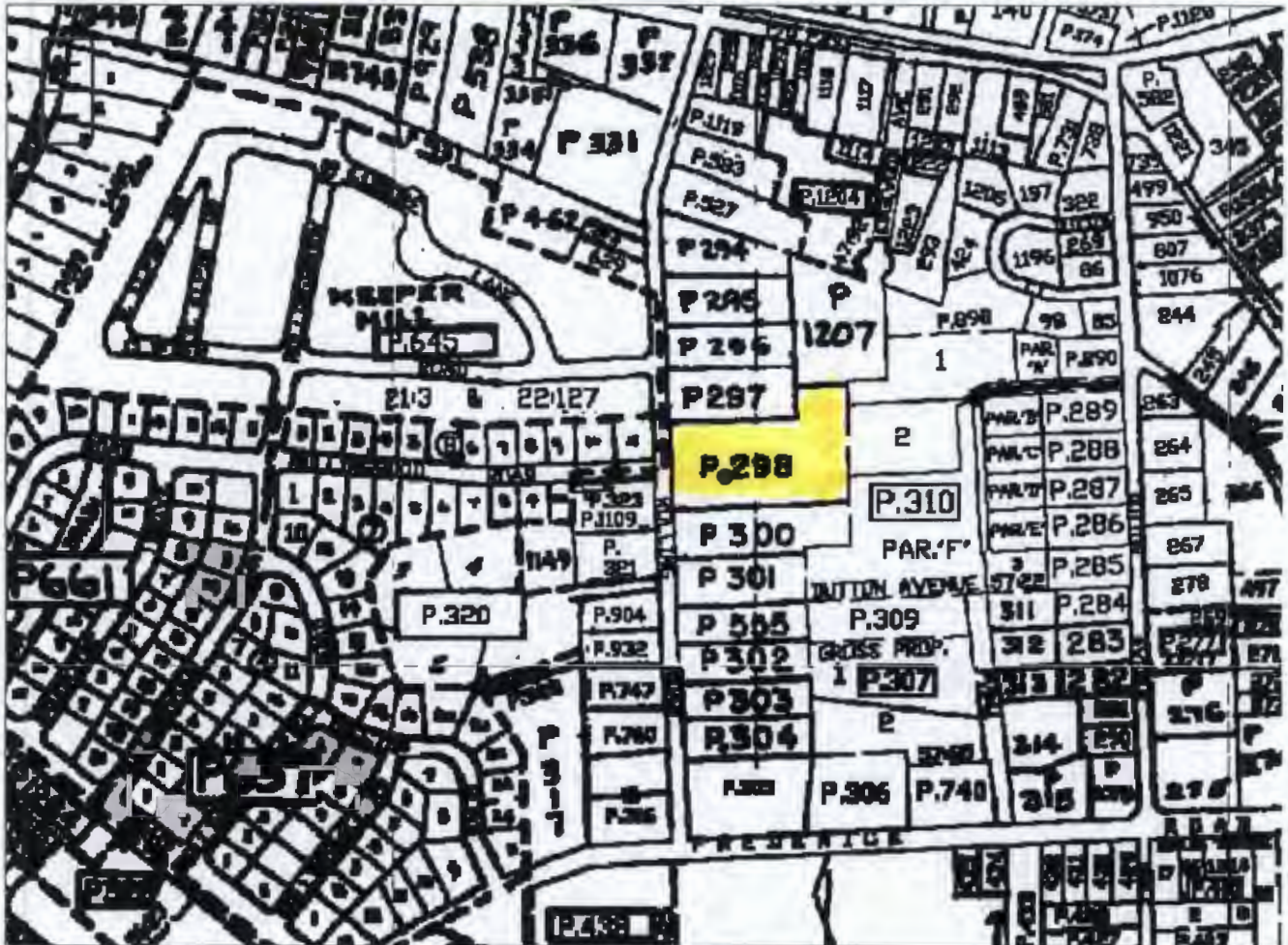
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0111470151			
Owner Information					
Owner Name:		RHOADS ARTHUR L JR RHOADS CLAIRE O		Use: RESIDENTIAL	
Mailing Address:		STE 3301 100 COMMUNITY PL CROWNSVILLE MD 21032-2066		Principal Residence: NO	
				Deed Reference: /05297/ 00500	
Location & Structure Information					
Premises Address:		15 N ROLLING RD 0-0000		Legal Description: LT ES N ROLLING RD 843 N FREDERICK RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0100	0011	0298		0000	Assessment Year: 2013
			Plat No: Plat Ref:		
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1900		3,084 SF		454 SF	
				Property Land Area	
				1.0300 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	1 full/ 1 half	1 Carport
Value Information					
		Base Value		Value	
				As of	
				01/01/2013	
				Phase-in Assessments	
				As of	
				07/01/2014	
				As of	
				07/01/2015	
Land:		150,400		112,800	
Improvements		262,600		194,300	
Total:		413,000		307,100	307,100
Preferential Land:		0			0
Transfer Information					
Seller: HALFORD THOMAS W		Date: 09/05/1972		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05297/ 00500		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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: Approved 08/25/2008					

LOT

Baltimore County

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

District: 01 Account Number: 0111470150



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>).

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

Loading... Please Wait. Loading... Please Wait. -->

P298

15 N. Rolling

Baltimore County

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

District: 01 Account Number: 0111470151



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

Loading... Please Wait. Loading... Please Wait. -->

13 ROLLING RD

CLERK'S NOTATION
Document submitted for record in a
condition not permitting satisfactory
photographic reproduction.

This Deed, MADE THIS 18th day of June in the year One Thousand Nine Hundred and Ninety Three by and between HELEN ROSEMARY GAMBER party of the first part, and MARK F. RICKER and DEBORAH L. RICKER parties of the second part.

Witnesseth. That in consideration of the sum of Two Hundred Thousand Dollars (\$200,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:


SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

BEING the same parcel of ground which by deed dated December 11, 1983 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 6643, folio 814 was granted and conveyed by HARRY R. GAMBER and HELEN ROSEMARY GAMBER unto HELEN ROSEMARY GAMBER, the Grantor herein.

THE WITHIN GRANTEE(S) DO HEREBY CERTIFY UNDER THE PENALTY(IES) OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AS EVIDENCED BY THE SIGNATURE(S) BELOW.

BY THE EXECUTION OF THIS DEED, THE PARTIES OF THE FIRST PART HEREBY CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE ACTUAL CONSIDERATION PAID OR TO BE PAID, INCLUDING THE AMOUNT OF ANY MORTGAGE OR DEED OF TRUST OUTSTANDING IS AS HEREINBEFORE SET FORTH.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.


F. Michael Grace, Esquire

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

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

WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:


HELEN ROSEMARY GAMBER


MARK F. RICKER


DEBORAH L. RICKER

RECEIVED FOR THE
State Department of

AGRICULTURAL TRANSFER TAX
FOR APPLICANTS

TIMORE COUNTY CIRCUIT COURT (Land Records) SM 9883, p. 0203, MSA_CE62_9738. Date available 03/03/2005. Printed 07/24/2015.

EXHIBIT 'A'
LEGAL DESCRIPTION

CLERK'S NOTATION

Documents submitted for record in a
condition not permitting mechanical
photographic reproduction.

FIRST:

BEGINNING for the same on the East side of the Rolling Road at the distance of 733 feet Northerly from the corner formed by the intersection of the East side of Rolling Road and the North side of Frederick Turnpike Road and running thence binding on the East side of Rolling Road North 3 degrees East 100 feet, thence South 87-1/4 degrees East 300 feet, thence parallel with the East side of Rolling Road South 3 degrees West 100 feet and thence North 87-1/4 degrees West and parallel with the second line of this description 300 feet to the place of beginning.

SECOND:

BEGINNING for the same on the East side of the Rolling Road at the distance of 833 feet Northerly from the corner formed by the intersection of the East side of Rolling Road and the North side of Frederick Turnpike Road and running thence binding on the East side of Rolling Road North 3 degrees East 100 feet thence South 87-1/4 degrees East 300 feet, thence parallel with the East side of Rolling Road South 3 degrees West 100 feet and thence North 87-1/4 degrees West and parallel with the second line of this description 300 feet to the place of beginning.

THIRD:

BEGINNING for the same at a point on the Western boundary line of the property of Samuel D. Helfrich and Kata Gail Helfrich, his wife, at a point distant 730 feet North from the Frederick Turnpike Road, which point of beginning is also the Southeast corner of the property (on the Rolling Road) of Charles Schaaf and running thence North 3 degrees East 400 feet, thence South 87 degrees East 108.16 feet, thence parallel with the first course of this description South 3 degrees West 400 feet, thence North 87 degrees West 108.16 feet to the place of beginning.

SAVING AND EXCEPTING, however, from the property hereinbefore described all those portions thereof conveyed by Irwin P. Trail and wife to William G. Klein and wife by two Deeds dated July 30, 1952, and February 23, 1955, and recorded respectively among the Land Records aforesaid in Liber G.L.B. No. 2159, folio 356 and G.L.B. No. 2651, folio 333.

The improvements thereon being known as No. 13 North Rolling Road, Baltimore, Maryland 21228.

19 ROLLING RD

19 ROLLING ROAD
File #945375-04
Tax ID #01-18-001010

THIS DEED, Made This 30TH day of September, in the year one thousand nine hundred and ninety-four by and between

ISABEL B. EDMONDS, Party of the First Part,

and

JAMES G. WACK and DIANE S. WACK, his wife, Parties of the Second Part.

WITNESSETH, That in consideration of the sum of ONE HUNDRED FORTY-EIGHT THOUSAND AND 00/100 DOLLARS (\$148,000.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Party of the First Part, does grant and convey to the said Parties of the Second Part, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the east side of the Rolling Road at the distance of 1033 feet northerly from the intersection of the east side of the Rolling Road and at the north side of the Frederick Turnpike Road, and running thence north 3 degrees east binding on the east side of the Rolling Road 100 feet to the southernmost outline of the property heretofore conveyed by Charles T. Ryan and wife to Charles P. Wall and wife, by Deed dated December 31, 1917, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 492, folio 199 & c., thence easterly binding on the southernmost outline aforesaid 300 feet, thence south 3 degrees west and parallel to the east side of Rolling Road 100 feet, and thence north 87-1/4 degrees west by a straight line 300 feet to the place of beginning. The improvements thereon being known as No. 19 North Rolling Road aka 19 N. Rolling Road.

BEING THE SAME lot of ground which by a Deed dated June 24, 1974 and recorded among the Land Records of Baltimore County at Liber No. 5447, folio 257, was granted and conveyed by Peggy Ann Harrington unto Clay D. Edmonds and Isabel B. Edmonds, his wife. The said Clay D. Edmonds having since departed this life on October 24, 1993 thereby vesting title to the above referenced property unto the said Isabel B. Edmonds, by virtue of her survivorship.

5457/257

TOGETHER WITH the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises, unto and to the use of the said Parties of the Second Part, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

LTIMORE COUNTY CIRCUIT COURT (Land Records) SM 10781, p. 0423, MSA_CE62_10636. Date available 03/03/2005. Printed 07/24/2015.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

2005 SEP 24 10:11 AM

F 1430 00

James Wack
19 North Rolling Road
Catonsville, Maryland 21228

June 8, 2015

Mr. Arnold Jablon
Baltimore County, Director
Office of Permits, Approvals & Inspections
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Reference: **CASE NUMBER 2015-0249-A**

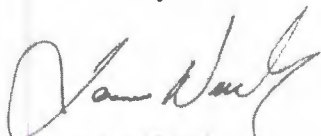
Dear Mr. Jablon:

I am requesting postponement of the July 10, 2015 variance hearing for the referenced case until after July 22. My son and I are participating in a 2-week backpacking endeavor at Philmont Scout Ranch from July 7 through 20, 2015. Philmont is an outdoor high adventure destination owned and operated by the Boy Scouts of America and located in Cimarron, New Mexico. Our itinerary has been established since April; roundtrip air-fare and all other fees associated with the trip have been paid and are non-refundable.

Furthermore, Philmont requires at least two adult leaders for each contingent to be certified in CPR and Wilderness First Aid; I am one of those two adults for our group. Since September of last year, my son and I have invested significant effort time and money in preparation for this endeavor, including volunteer service hours, fundraising, planning meetings, equipment purchases, local trail hikes, etc.

Thank you in advance for your thoughtful consideration of this request.

Sincerely,



James Wack

Kristen L Lewis

From: Arnold Jablon
Sent: Tuesday, June 09, 2015 10:20 AM
To: Kristen L Lewis
Subject: RE: CASE NUMBER 2015-0249-A; Request for Postponement of Variance Hearing

Contact him and tell him he needs to contact the petitioner and agree on a number of mutually acceptable dates.

From: Kristen L Lewis
Sent: Tuesday, June 09, 2015 10:19 AM
To: Arnold Jablon
Subject: RE: CASE NUMBER 2015-0249-A; Request for Postponement of Variance Hearing

Mr. James Wack is the protestant.

Kristen Lewis
PAI - Zoning Review
410-887-3391

From: Arnold Jablon
Sent: Tuesday, June 09, 2015 10:15 AM
To: Kristen L Lewis
Subject: FW: CASE NUMBER 2015-0249-A; Request for Postponement of Variance Hearing

Is he the petitioner or a protestant?

From: James Wack - 3PSSW-C [<mailto:james.wack@gsa.gov>]
Sent: Monday, June 08, 2015 7:29 PM
To: Arnold Jablon
Subject: CASE NUMBER 2015-0249-A; Request for Postponement of Variance Hearing

Dear Mr. Jablon,

I've attached a formal request for postponement of the subject hearing until after July 22. Please let me know at your earliest convenience if you require any additional documentation related to this request. I will forward the original letter to your office via USPS.

Sincerely,

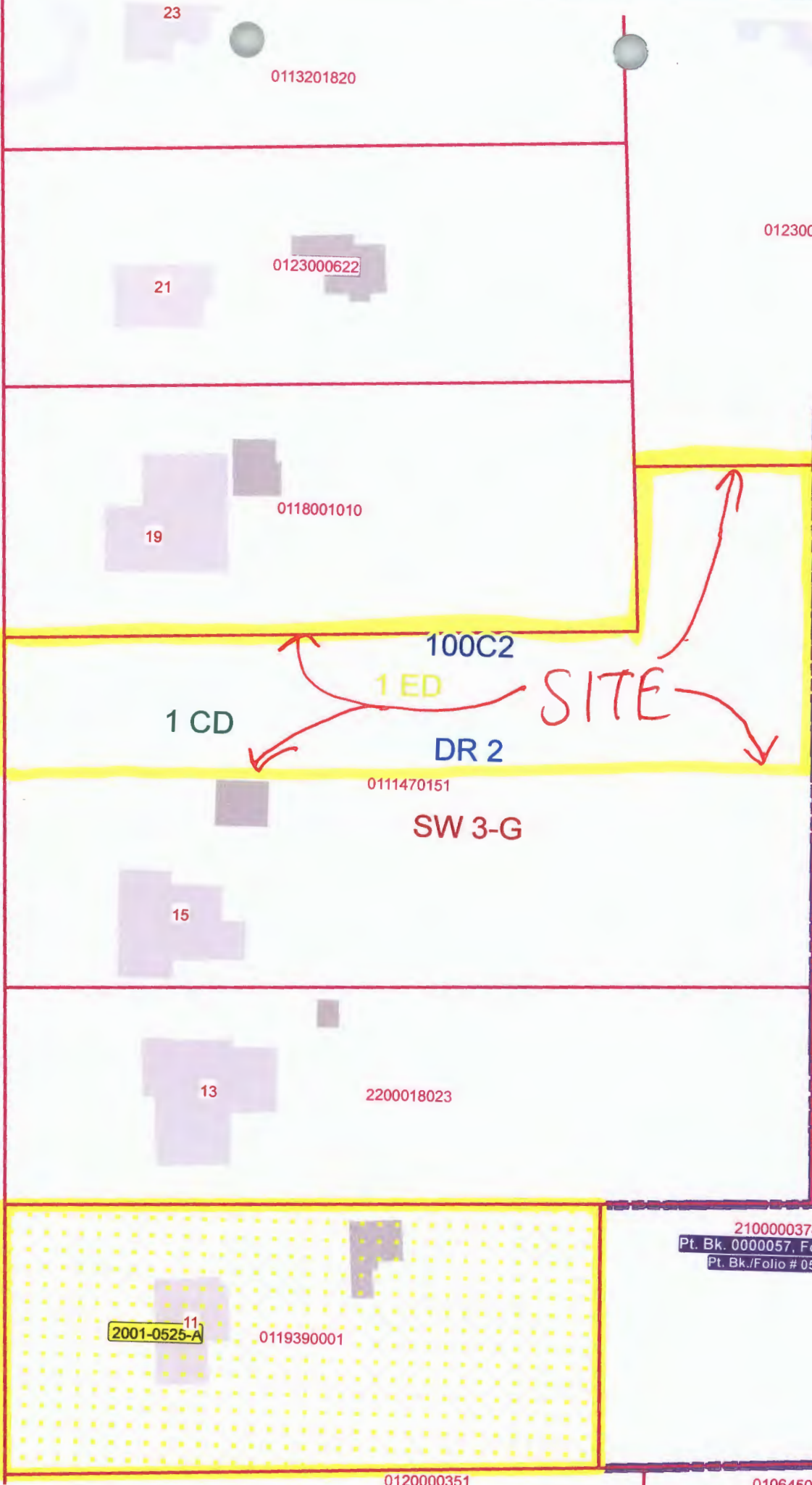
James Wack, PMP
Project Manager, FTSS Joint Venture

(410) 786-9913 (Desk)
(443) 324-5969 (Cell)
(215) 873-8478 (e-Fax)

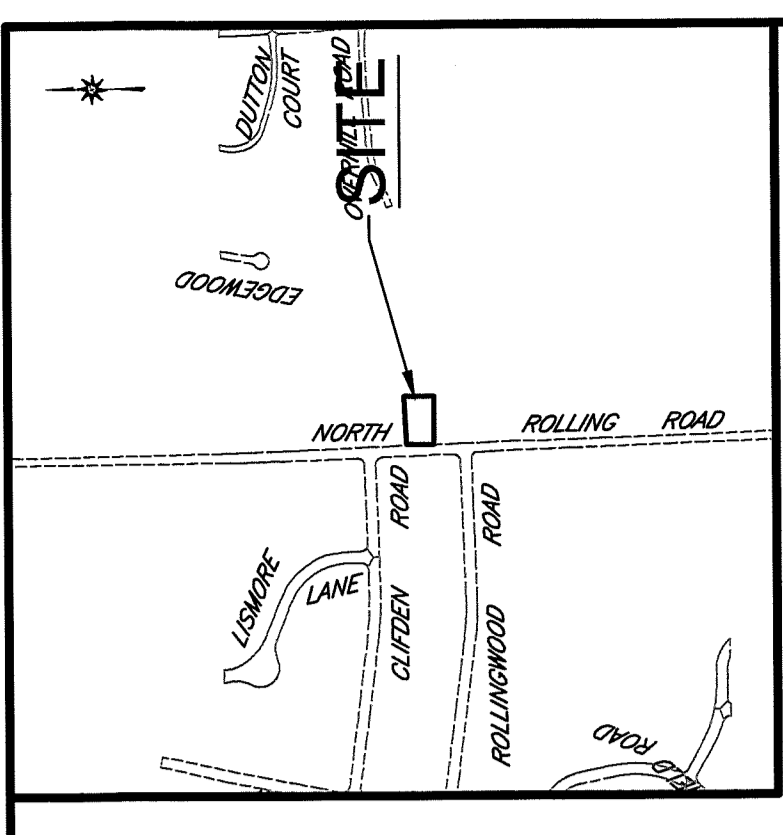
The information contained

Lot # 4
0104003003
Pt. Bk./Folio # 010125
PAI # 010125
0111350600
PAI # 010129
DR 3.5
0111350601
Pt. Bk. 0000020, Folio 0112 / ZL10 oioeJ 'ZZ00000 'XB 'Ld
0110451050
Pt. Bk./Folio # 020112
PAI # 010073
DR 5.5
0121800140
Pt. Bk./Folio # 022127
0111351470
PAI # 010074
0121800140
Pt. Bk./Folio # 022127
0111351470
PAI # 010074

N ROLLING RD



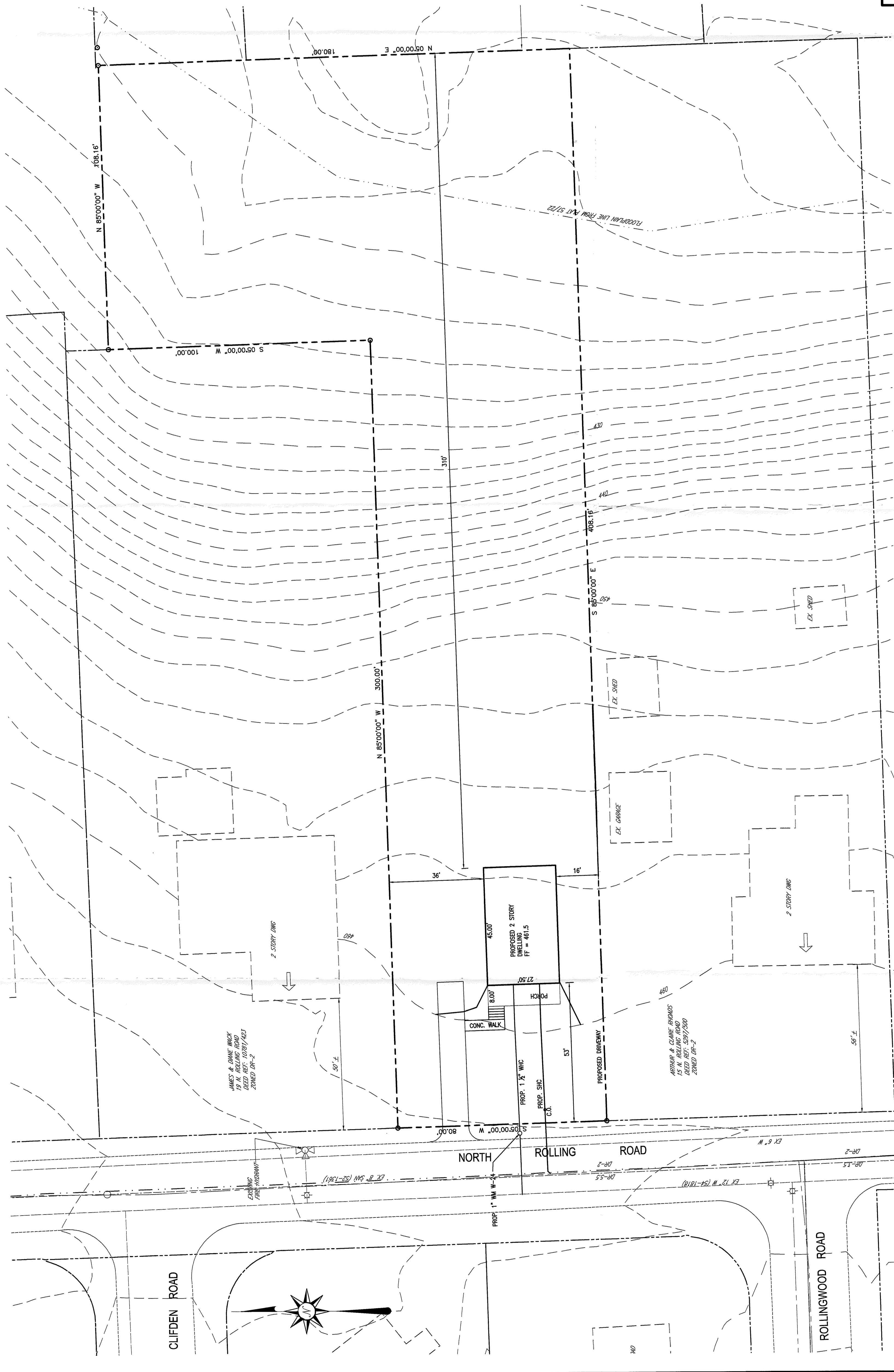
210000366
Lot # 1
210000367
Lot # 2
PAI # 010327
PAI # 010327
PAI # 010327
PAI # 010327
210000374
Pt. Bk. 0000057, Folio 0022
Pt. Bk./Folio # 057022



LOCATION MAP
1" = 500'

GENERAL NOTES:

- CONTRACT PURCHASER/APPLICANT:
RESIDENTIAL BUILDERS
550 EASON DRIVE
SEVERN, MD 21144
OWNER:
ARTHUR & CLAIRE RHODS
SUITE 3301
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2066
- SITE AREA: 43,616 SF or 1.00 Ac.±
- DEED REF: 5297/500
- TAX ACCOUNT #0111470151
- TAX MAP #100, GRID #11, PARCEL #298
- COUNCILMANIC DISTRICT: 1st
- CENSUS TRACT: 401000
- WATERSHED: PATAPSCO RIVER
- ZONING: DR 2 (PER 200 SCALE GIS TILE #100C2)
- BUILDING SETBACKS: REQUIRED PROVIDED
FRONT 53'
SIDE 15'
SIDE TOTAL 40'
REAR 40'
REAR 310'
*AVERAGE OF 50' + 56' = 53'



Richardson Engineering, LLC

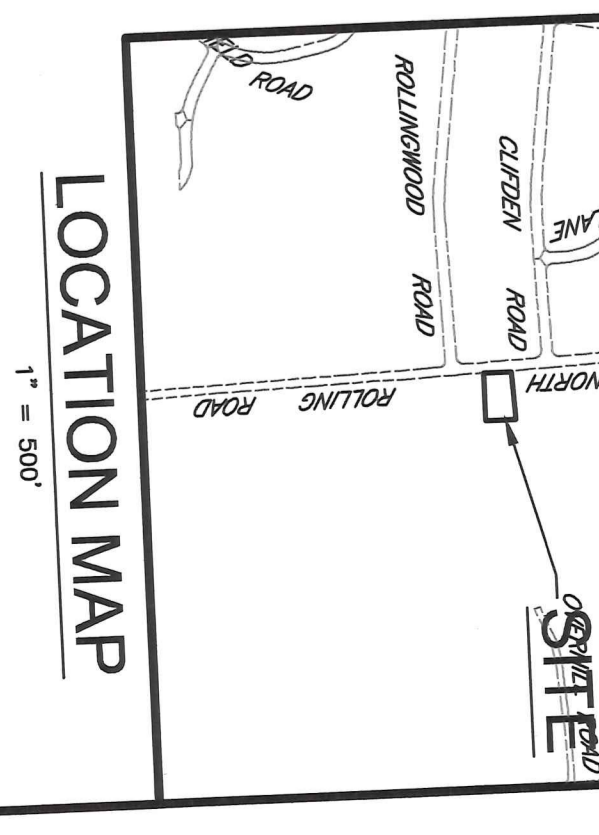
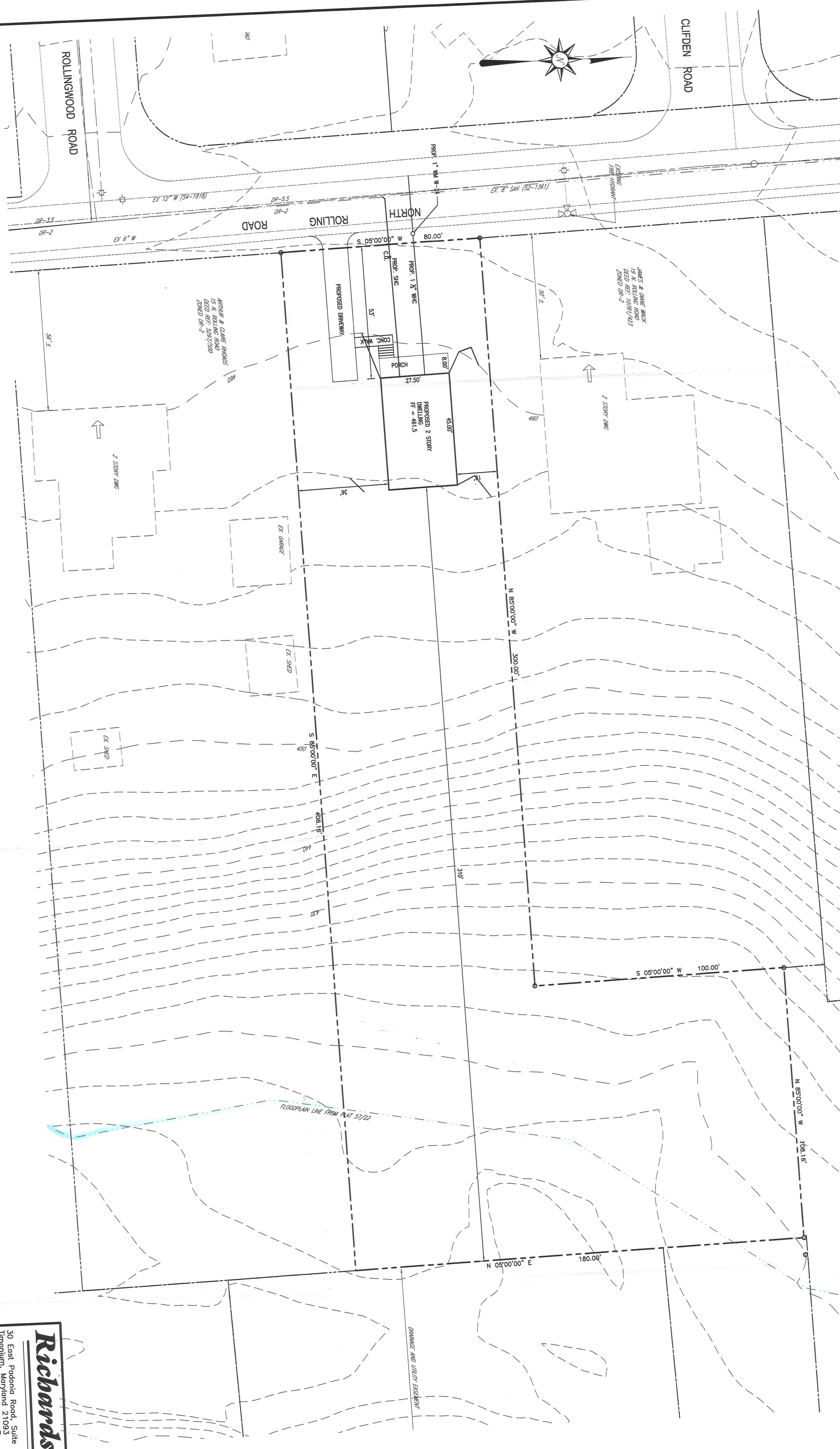
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

PROPOSED RESIDENCE

17 N. ROLLING ROAD

1ST ELECTION DISTRICT	BALTIMORE COUNTY, MARYLAND
REVISIONS	DRAWN BY: PCR
08-15-15 MOVED HOUSE	CHECKED BY: PCR
	DATE: 05-05-15
	JOB NO.: 150220
	SCALE: 1" = 20'
	SHEET NO.: 1 OF 1



GENERAL NOTES:

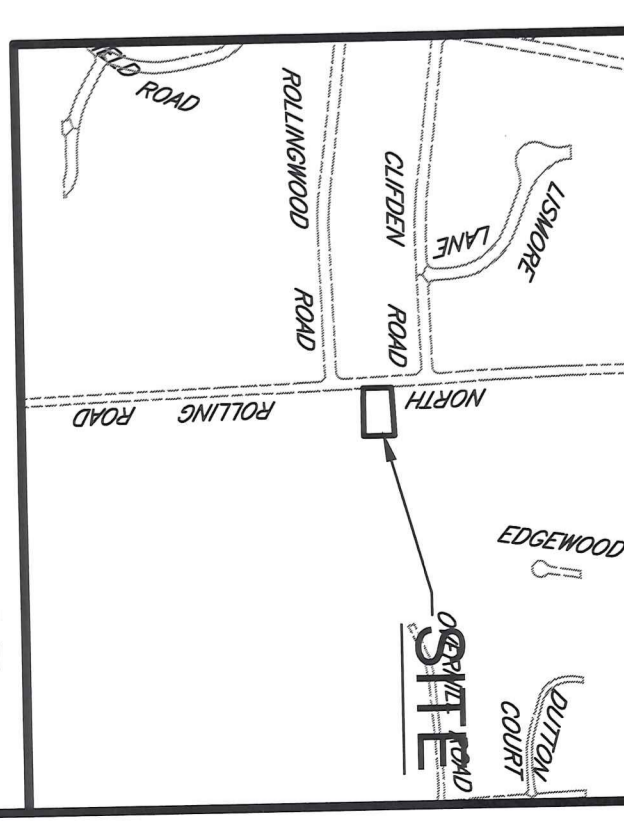
1. CONTRACT PURCHASER/APPLICANT:
RESIDENTIAL BUILDERS
580 EASON DRIVE
SEVERN, MD 21144
OWNER:
ARTHUR & CLAIRE RHODS
SUITE 3301
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2066
 2. SITE AREA: 43,616 SF or 1.00 Ac.±
 3. DEED REF: 5297/500
 4. TAX ACCOUNT #0111470151
 5. TAX MAP #100, GRID #11, PARCEL #298
 6. COUNCILMANIC DISTRICT: 1st
 7. CENSUS TRACT: 401000
 8. WATERSHED: PATAPSCO RIVER
 9. ZONING: DR 2 (PER 200 SCALE GIS TILE #100C2)
 10. BUILDING SETBACKS: REQUIRED PROVIDED
- | | | |
|-----------------------------|-----|------|
| FRONT | 53' | 53' |
| SIDE | 15' | 16' |
| SIDE TOTAL | 40' | 52' |
| REAR | 40' | 310' |
| *AVERAGE OF 50' + 56' = 53' | | |

Richardson Engineering, LLC
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR PROPOSED RESIDENCE

17 N. ROLLING ROAD

BALTIMORE COUNTY, MARYLAND	
1ST ELECTION DISTRICT	
PETITIONER'S	2
EXHIBIT NO.	
DRAWN BY: PCR	CHECKED BY: PCR
DATE: 05-05-15	JOB NO.: 15020
	SHEET NO.: 1 OF 1



GENERAL NOTES:

1. CONTRACT PURCHASER/APPLICANT:
RESIDENTIAL BUILDERS
580 EASON DRIVE
SEVERN, MD 21144
OWNER:
ARTHUR & CLAIRE RHOADS
SUITE 3301
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2066
 2. SITE AREA: 43,616 SF or 1.00 Ac.±
 3. DEED REF: 5297/500
 4. TAX ACCOUNT #0111470151
 5. TAX MAP #100, GRID #11, PARCEL #298
 6. COUNCILMANIC DISTRICT: 1st
 7. CENSUS TRACT: 401000
 8. WATERSHED: PATAPSCO RIVER
 9. ZONING: DR 2 (PER 200 SCALE GIS TILE #100C2)
 10. BUILDING SETBACKS: REQUIRED PROVIDED
- | | | |
|----------------------------|-----|------|
| FRONT | 53' | 53' |
| SIDE TOTAL | 15' | 16' |
| REAR | 40' | 52' |
| AVERAGE OF 50' + 58' = 53' | 40' | 310' |

CLIFFDEN AREA NO
FLOODABLE NO
HISTORIC NO
NO PRIOR ZONING HISTORY

Richardson Engineering, LLC

30 East Podonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

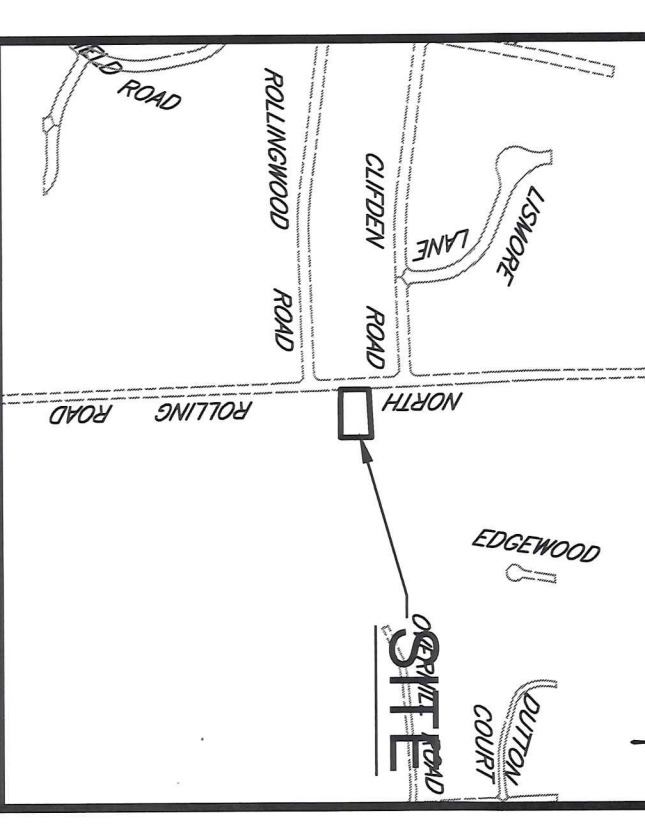
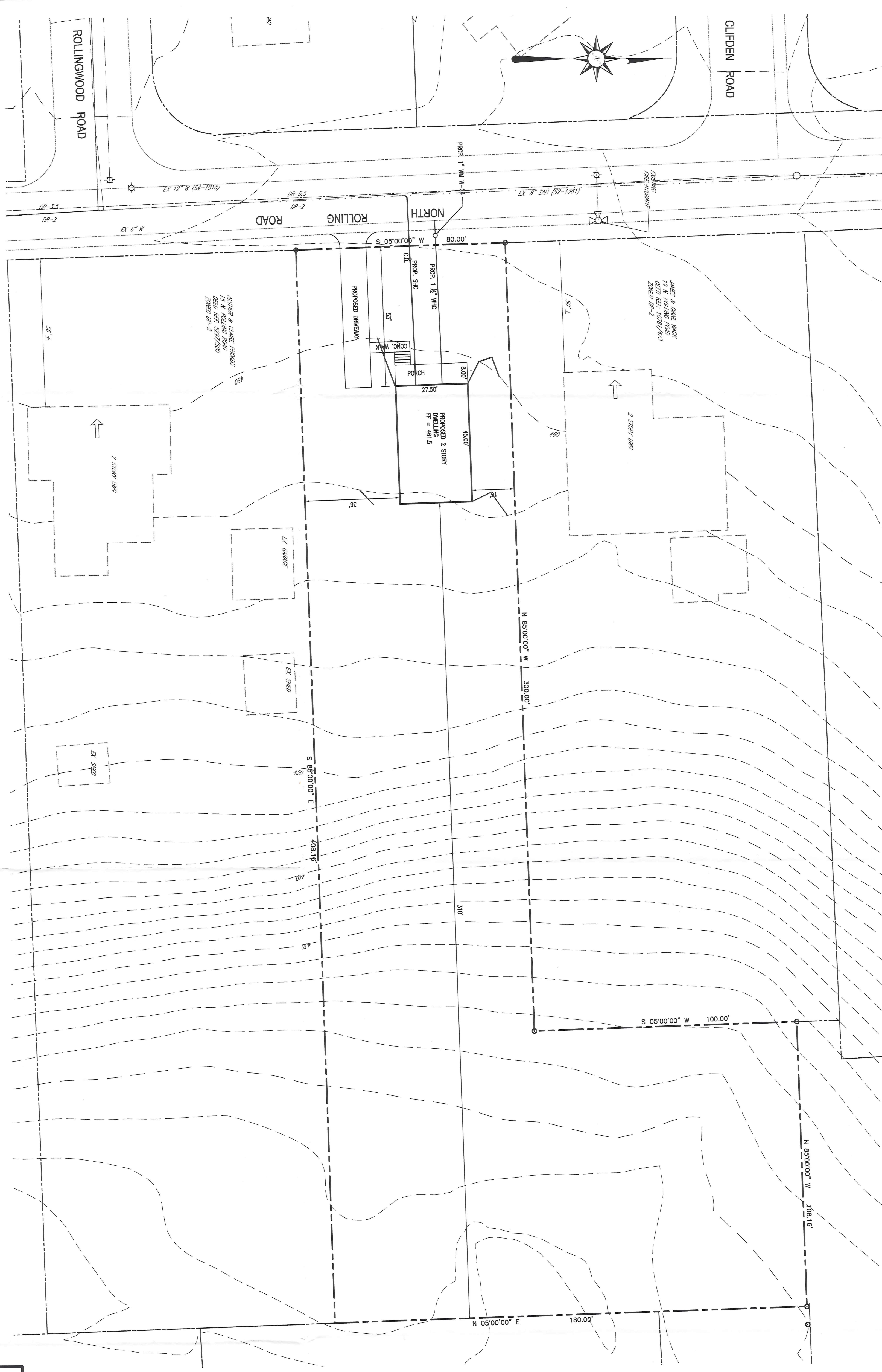
PLAN TO ACCOMPANY ZONING PETITION
FOR
PROPOSED RESIDENCE

17 N. ROLLING ROAD

BALTIMORE COUNTY, MARYLAND
1ST ELECTION DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	PCR	PCR	1" = 20'
	DATE: 05-05-15	JOB NO.: 15020	SHEET NO.: 1 OF 1

Case 2015-0249-A



GENERAL NOTES:

1. CONTRACT PURCHASER/APPLICANT: RESIDENTIAL BUILDERS 580 EASON DRIVE SHARPER, MD 21144 ARTHUR & CLAIRE RHODS SUITE 3301 100 COMMUNITY PLACE CROWNSVILLE, MD 21032-2066
 2. SITE AREA: 43,616 SF or 1.00 Ac.±
 3. DEED REF: S297/500
 4. TAX ACCOUNT #0111470151
 5. TAX MAP #100, GRID #11, PARCEL #298
 6. COUNCILMANIC DISTRICT: 1st
 7. CENSUS TRACT: 401000
 8. WATERSHED: PAPAPOD RIVER
 9. ZONING: DR 2 (PER 200 SCALE GIS TILE #100C2)
 10. BUILDING SETBACKS: PROVIDED
- FRONT 53'*
 SIDE TOTAL 15'
 SIDE TOTAL 40'
 REAR 40'
 REAR 310'
- *AVERAGE OF 50' + 56' = 53'
- Critical Area NO
 FloodZone NO
 Historic NO
 No Prior Zoning History

Richardson Engineering, LLC

30 East Podonia Road, Suite 500
 Timonium, Maryland 21093
 Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
 FOR

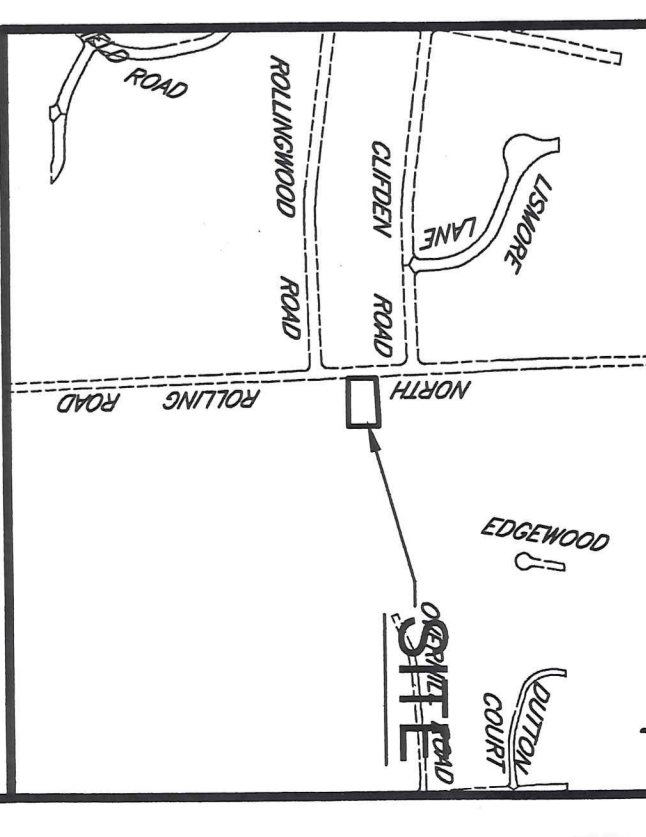
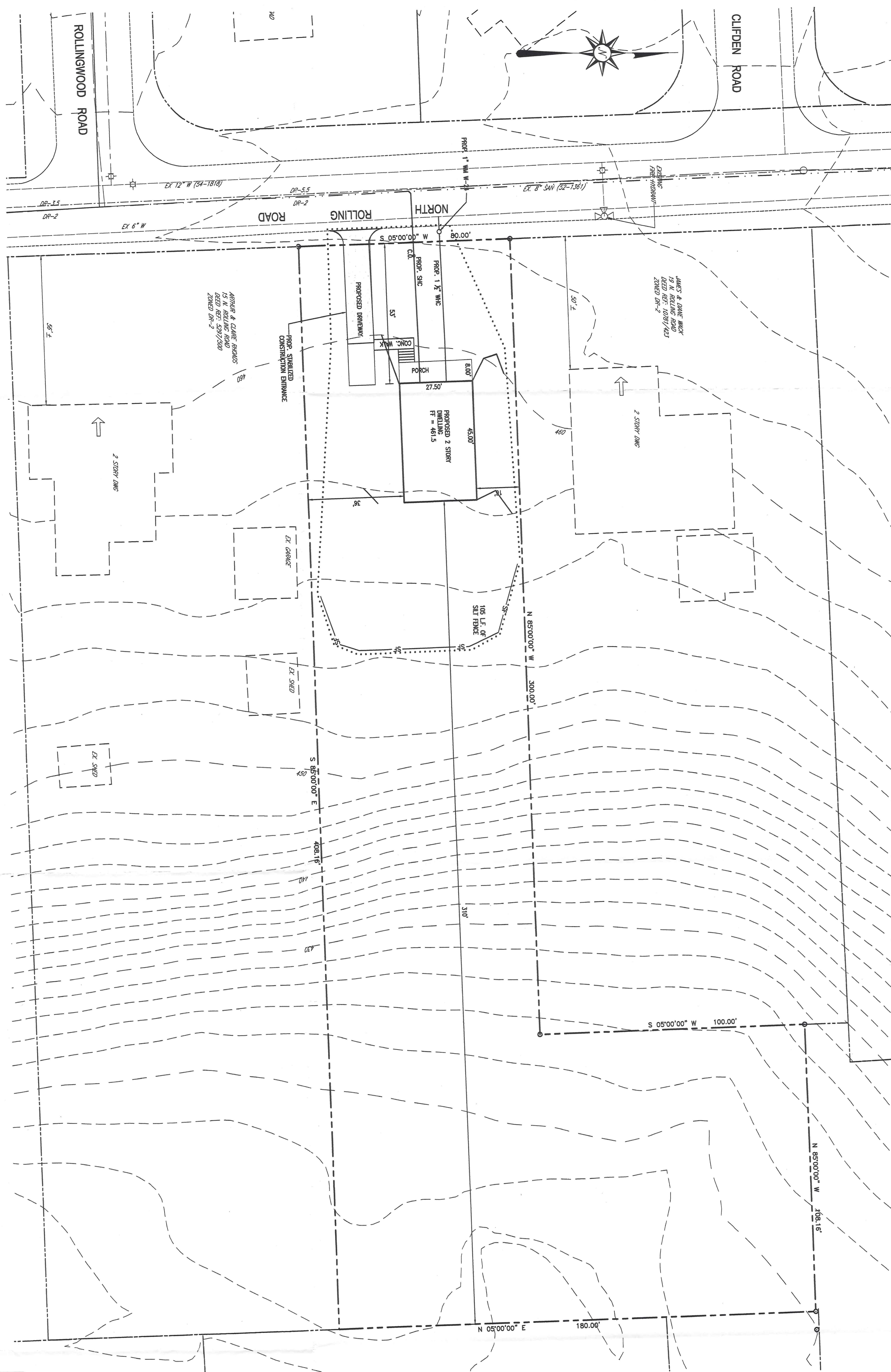
PROPOSED RESIDENCE

17 N. ROLLING ROAD

BALTIMORE COUNTY, MARYLAND

1ST ELECTION DISTRICT	BALTIMORE COUNTY, MARYLAND
REVISIONS	
DRAWN BY: PCR	CHECKED BY: PCR
DATE: 05-05-15	JOB NO.: 15020
	SHEET NO.: 1 OF 1

2015-0244-A



GENERAL NOTES:

1. CONTRACT PURCHASER/APPLICANT:
RESIDENTIAL BUILDERS
580 EASON DRIVE
SEVERN, MD 21144
OWNER:
ARTHUR & CLAIRE RHODS
SUITE 3301
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2066
2. SITE AREA: 43,616 SF or 1.00 Ac.±
3. DEED REF: 5297/500
4. TAX ACCOUNT #0111470151
5. TAX MAP #100, GRID #11, PARCEL #298
6. COINCIDENTAL DISTRICT: 1st
7. CENSUS TRACT: 401000
8. WATERSHED: PATAPSCO RIVER
9. ZONING: DR 2 (PER 200 SCALE GIS TILE #1000C2)
10. BUILDING SETBACKS: REQUIRED PROVIDED
FRONT 53' 53'
SIDE 15' 16'
REAR 40' 52'
SIDE TOTAL 40' 310'
11. LIMIT OF DISTURBANCE: 8700 SF
*AVERAGE OF 50' + 58' = 53'

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

SITE PLAN FOR

PROPOSED RESIDENCE

17 N. ROLLING ROAD

1ST ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS		SCALE:	
DATE:	DRAWN BY:	CHECKED BY:	1" = 20'
03-27-15	PCR	PCR	
	JOB NO.:	SHEET NO.:	1 OF 1
	15020		

(NOT FOR CONSTRUCTION) UNDESIGNED LOT SUBMITTAL PLAN