

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(335 Loreley Road) *

11th Election District *

6th Council District *

Michael & Norleen Smith, *Owners* *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0075-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Michael and Norleen Smith, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a lot size of 0.71 acre in lieu of the required 1.0 acre minimum. In addition, a Petition for Variance seeks approval for a dwelling with a street centerline setback of 44 ft. in lieu of the minimum required 75 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Michael Smith. Geoffrey Schultz, a licensed surveyor whose firm prepared the site plan, assisted Petitioners. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS) and the Department of Planning (DOP). There were no Protestants or interested citizens in attendance.

The subject property is 0.710 acres and zoned RC-2. The property was for many years improved with a mobile home used as a dwelling, although that has been removed from the site. Petitioners propose to construct a modest single family dwelling on the lot but require zoning relief.

ORDER RECEIVED FOR FILING

Date 11-13-15

By lsj

The petition for special hearing in essence seeks to approve an undersized lot. Under the RC2 regulations, the minimum lot size is 1 acre. B.C.Z.R. § 1A01.3.B.2. But this lot was created by deed on July 31, 1972 (Petitioners' Ex. 7) prior to the adoption of the RC2 regulations. In 1972, the property was zoned RDP, as shown on the zoning map submitted as Petitioners' Ex. 5. The RDP zone likewise contained a 1 acre minimum lot size. B.C.Z.R. (1975) § 1A00.3.B.1. Even so, the DOP indicated in its comment that it believed Petitioners must establish that the lot "has existed in its present configuration since at least November 1979, the date the RC 2 regulations were adopted." Based on the testimony and documents submitted at the hearing, I believe Petitioners made such a showing. As such, the petition will be granted.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The property is irregularly shaped, and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty, given they would be unable to construct a dwelling on the lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 13th day of November, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a lot size of 0.71 acre in lieu of the required 1.0 acre minimum, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 11-13-15 2

By [Signature]

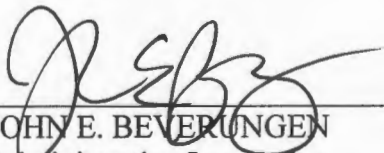
IT IS FURTHER ORDERED that the Petition for Variance to allow a dwelling with a street centerline setback of 44 ft. in lieu of the minimum required 75 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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. Prior to issuance of permits Petitioners must comply with the Critical Area regulations.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 11-13-15

By BSW



CBCA

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 335 LORELEY ROAD

which is presently zoned RC-2

Deed References: 34860 / 331

10 Digit Tax Account # 1600007562

Property Owner(s) Printed Name(s) MICHAEL A. SMITH AND NORLEEN A. SMITH

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

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

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A LOT SIZE OF 0.71 Acres in lieu of the required 1.0 Ac minimum (BCZR 1A01.3.B.2.)

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

3. X a Variance from Section(s) 1A01.3.B.3. to allow a dwelling to street centerline of 44 feet in lieu of the minimum required 75 feet.

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

To be presented at hearing.

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

MICHAEL A. SMITH

NORLEEN A. SMITH

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

19 BOX CIRCLE BALTO

MD

Mailing Address

City

State

21212

443-677-2121

Zip Code

Telephone #

Email Address

Representative to be contacted:

GEOFFREY C. SCHULTZ

Name - Type or Print

[Signature]

Signature

10 GERARD AVE. SUITE 101

TIMONIUM MD

Mailing Address

City

State

21093

410-252-4444

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0075-SPHA

Filing Date 9/23/2015

Do Not Schedule Dates:

Reviewer [Signature]

Zoning Description of
335 Loreley Road
11th Election District
6 ~~5~~th Councilmanic District
Baltimore County, MD



Beginning at a point in the center of Loreley Road, said point being located 3730 feet East of the center of Days Cove Road, thence running N 65°54' 00" E 25.40 feet, N 65°54' 00" E 171.68 feet, N 13° 36' 00" W 81.20 feet, S 48° 28' 00" E 188.00 feet, S 37° 32' 40" W 170.87 feet, N 65° 35' 50" W 57.11 feet, N 67° 08' 00" W 159.81 feet, and N 06° 53' 40" E 15.16 feet to the point of beginning.

Containing 30,928 sf or 0.71 acres of land as recorded in Deed Liber 35020 Folio 126.

2016-0075-SPH/A

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

No. **127390**

Date: **9/23/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/24/2015 9/23/2015 09:10:31 1

REG NR01 WALKIN LONG LJR
 RECEIPT # 61399 9/23/2015 OFLN

5 500 ZONING VERIFICATION
 127390

Receipt tot \$150.00
 1.00 CA \$150.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Total: **150.00**

Rec From: **Gaetano Schultz**

For: **335 Loxley Road**

2016-0075-SPA A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 7, 2015

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: 2016-0075-SPHA

335 Loreley Beach Road

N/s Loreley Beach Road, 3730 ft. east of Days Cove Road

11th Election District – 6th Councilmanic District

Legal Owners: Michael & Norleen Smith

Special Hearing to determine whether or not the Administrative Law Judge should approve a lot size of 0.71 acre in lieu of the required 1.0 acre minimum. **Variance** to allow a dwelling to street centerline of 44 feet in lieu of the minimum required 75 feet.

Hearing: Monday, November 9, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Geoffrey Schultz, 10 Gerard Avenue, Ste. 101, Timonium 21093
Mr. & Mrs. Smith, 19 Box Circle, Baltimore 21221

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

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2016-0075-SPHA
Property Address: 335 LORELEY ROAD
Property Description: NORTH SIDE OF LORELEY ROAD 3730
feet East of DAYS COVE ROAD
Legal Owners (Petitioners): MICHAEL A. SMITH
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL A. SMITH
Company/Firm (if applicable): N/A
Address: 19 BOX CIRCLE
BALTO. MD 21221
Telephone Number: 443-677-2121



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 3669317

Sold To:

Michael Smith - CU00497071
19 Box Cir
Essex, MD 21221-3257

Bill To:

Michael Smith - CU00497071
19 Box Cir
Essex, MD 21221-3257

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

Oct 20, 2015

NOTICE OF ZONING HEARING

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Case: # 2016-0075-SPHA
335 Loreley Beach Road
N/s Loreley Beach Road, 3730 ft. east of Days Cove Road
11th Election District - 6th Councilmanic District
Legal Owner(s) Michael & Norleen Smith

Special Hearing: to determine whether or not the Administrative Law Judge should approve a lot size of 0.71 acre in lieu of the required 1.0 acre minimum.

Variance: to allow a dwelling to street centerline of 44 feet in lieu of the minimum required 75 feet.

Hearing: Monday, November 9, 2015 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 10/698 Oct. 20 3669317

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

2016-0075-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Michael and Norleen Smith

November 9, 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: _____

335 Loreley Road

October 20, 2015

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



Sincerely,

October 20, 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)



KEVIN KAMENETZ
County Executive

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

October 7, 2015

NOTICE OF ZONING HEARING

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Director

AJ:kl

C: Geoffrey Schultz, 10 Gerard Avenue, Ste. 101, Timonium 21093
Mr. & Mrs. Smith, 19 Box Circle, Baltimore 21221

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TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 20, 2015 Issue - Jeffersonian

Please forward billing to:
Michael Smith
19 Box Circle
Baltimore, MD 21221

443-677-2121

NOTICE OF ZONING HEARING

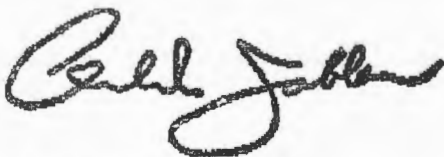
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
335 Loreley Road; N/S Lorley Road, 3730' E	*	OF ADMINSTRATIVE
of c/line of Days Cove Road		
11 th Election & 6 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Michael & Norleen Smith	*	BALTIMORE COUNTY
Petitioner(s)	*	2016-075-SPHA

* * * * *

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
OCT 08 2015

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 8th day of October, 2015, a copy of the foregoing Entry of Appearance was mailed to Geoffrey Schultz, RPLS Polaris Land Consultants, LLC, 10 Gerard Avenue, Suite 101, Lutherville, Maryland 21093, Representative for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: December 17, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0075-SPHA- Appeal Period Expired

The appeal period for the above-referenced case expired on December 14, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME 335 LORELEY ROAD
CASE NUMBER 2016-0075-SPHA
DATE 11/9/2015

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10/2</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>10/23</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
	FIRE DEPARTMENT	
<u>10/19</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>9/30</u>	STATE HIGHWAY ADMINISTRATION	<u>no obj</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/20/15

SIGN POSTING

Date:

10/20/15

by

SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

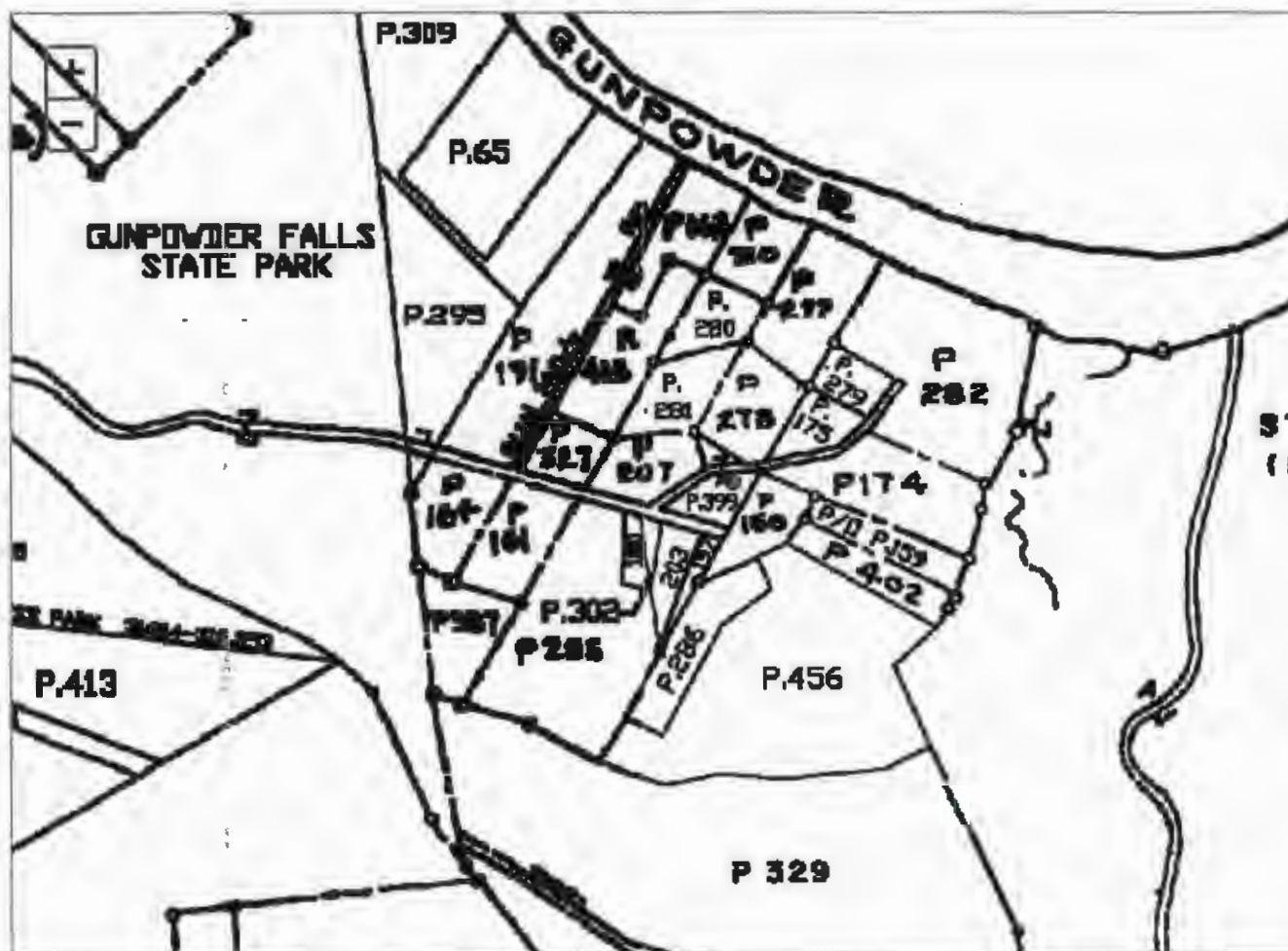
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1600007562			
Owner Information					
Owner Name:		SMITH MICHAEL A SMITH NORLEEN A		Use:	RESIDENTIAL
Mailing Address:		P O BOX 9621 BALTIMORE MD 21237-0621		Principal Residence:	NO
				Deed Reference:	/35020/ 00126
Location & Structure Information					
Premises Address:		LORELEY RD 0-0000		Legal Description:	NS LORELY RD .71 AC 3650 E PULASKI HWY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0073	0010	0399		0000	
				Assessment Year:	Plat No: Plat Ref:
				2015	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			30,920 SF	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
			01/01/2015	07/01/2015	07/01/2016
Land:		77,400	77,400		
Improvements		0	0		
Total:		77,400	77,400	79,300	77,400
Preferential Land:		0			0
Transfer Information					
Seller: MYERS RUSSELL A		Date: 05/30/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /35020/ 00126		Deed2:	
Seller: WILLIAMS GRACE		Date: 05/08/1992		Price: \$10,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09166/ 00001		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **11** Account Number: **1600007562**

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.

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>).



KEVIN KAMENETZ
County Executive

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

November 5, 2015

Michael A & Norleen A Smith
19 Box Circle
Baltimore MD 21212

RE: Case Number: 2016-0075 SPHA, Address: 335 Lorely Road

Dear Mr. & Ms. Smith:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 23, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Geoffrey C Schultz, 10 Gerard Avenue, Suite 101, Timonium MD 21093

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 9/30/15

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

RE: Baltimore County
Item No. 2016-0075-SPHA
Special Hearing Variance
Michael A. & Norleen A. Smith
335 Loreley 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. 2016-0075-SPHA.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'David W. Peake', is written over a horizontal line.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

OCT 23 2015



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: 10-7-2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0075- SPHA
Address: 335 Loreley Road
Owner: (Michael A. & Norleen A. Smith)

Zoning Advisory Committee Meeting of 09-28-2015.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is requesting to allow a smaller lot size than required and to allow a dwelling closer to the street centerline than the minimum required. It is not waterfront. The lot is grandfathered and currently contains a dwelling. A replacement dwelling is proposed. If the proposed development meets LDA lot coverage requirements and 15% afforestation requirements, water quality impacts will be minimized.

2. Conserve fish, plant, and wildlife habitat;

The lot is developed with an existing dwelling, is not waterfront and there are no habitat protection areas on site. Therefore, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the

fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

The lot is not waterfront and there are no habitat protection areas on site. If the lot coverage requirement is met, the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: 10-20-2015

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 19, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 335 Loreley Road

OCT 22 2015

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 16-075

Petitioner: Michael A. Smith, Norleen A. Smith

Zoning: RC 2

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Special Hearing to determine whether the Administrative Law Judge should approve a lot size of 0.71 acres and the Petition for a Variance allow a dwelling to street centerline of 44 feet in lieu of the required 1.0 acre minimum and 75 feet respectively.

The Department has no objection to the granting of the petitioned zoning relief, conditioned upon the following:

- The petitioner shall demonstrate to the satisfaction of the Administrative Law Judge that the lot has existed in its present configuration since at least November 1979, the date the RC 2 regulations were adopted.
- The petitioner shall demonstrate to the satisfaction of the Administrative Law Judge that an easement for ingress and egress exists over and across the private driveway serving properties to the north.

For further information concerning the matters stated herein, please contact Ngoné Seye Diop at 410-887-3480.

Division Chief:
AVA/KS

Kathryn K. Kach

C: Ngoné Seye Diop

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 2, 2015

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

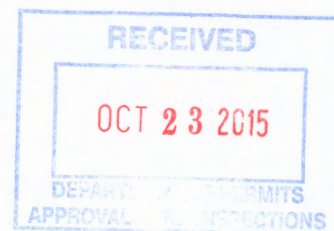
SUBJECT: Zoning Advisory Committee Meeting
For October 5, 2015
Item No. 2016-0071, 0073, 0074, 0075 and 0076

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\ZAC10052015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: October 19, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 335 Loreley Road

INFORMATION:

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- The petitioner shall demonstrate to the satisfaction of the Administrative Law Judge that an easement for ingress and egress exists over and across the private driveway serving properties to the north.

For further information concerning the matters stated herein, please contact Ngoné Seye Diop at 410-887-3480.

Division Chief:
AVA/KS

Kathryn Rebach

C: Ngoné Seye Diop

Case No.: 2016-0075-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	plan	
No. 2	vicinity map	
No. 3	aerial photo	
No. 4	CBCA map	
No. 5	1971 zoning map	
No. 6	1976 zoning map	
No. 7	devolution of title	
No. 8	water + sewer drawing	
No. 9	site plan showing alternate location of SFD	
No. 10		
No. 11		
No. 12		

335 Loreley Road 2016-0075-SPHA



Publication Date: 9/23/2015



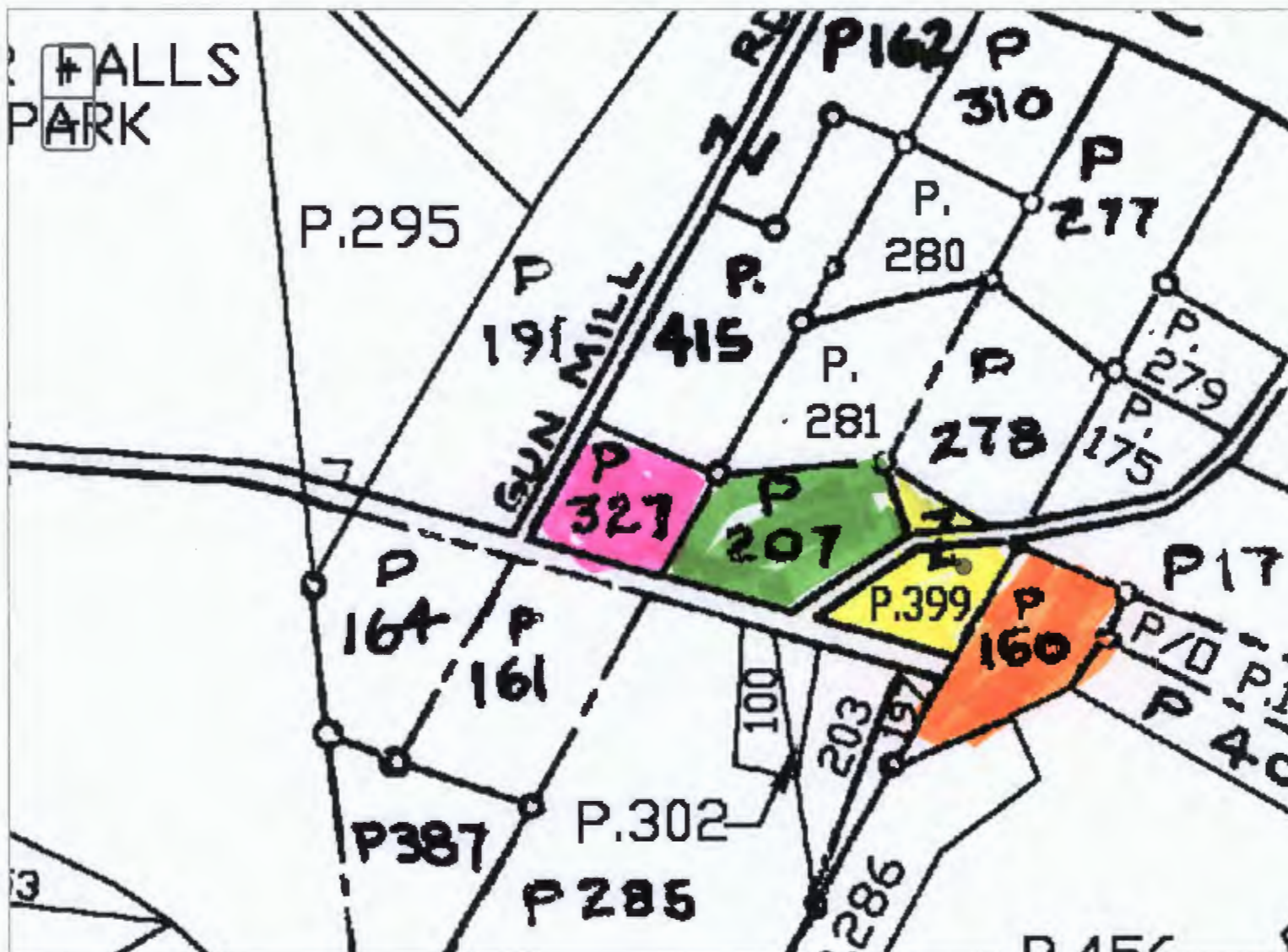
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Baltimore County

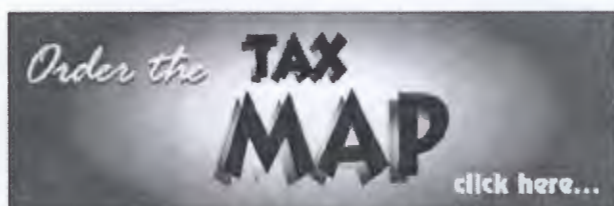
District: **11** Account Number: **1600007562**New Search (<http://sdat.dat.maryland.gov/RealProperty>)*Water + sewer
drawings*

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/>)

PET
EX 8

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

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 1108068200		
Owner Information		
Owner Name:	HOLLEY BARBARA D	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	321 LORELEY RD WHITE MARSH MD 21162-1211	Deed Reference: /25781/ 00039
Location & Structure Information		
Premises Address:	321 LORELEY RD 0-0000	Legal Description: 321 LORELEY RD NES 2640FT E OF PULASKI HWY
Map:	Grid:	Parcel:
0073	0010	0327
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2015
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	0.53 Ac
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1942	1,518 SF	
Property Land Area	County Use	
23,100 SF	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full	
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2015
Land:	75,500	75,500
Improvements	59,900	69,800
Total:	135,400	145,300
Preferential Land:	0	
		Phase-in Assessments As of 07/01/2015
		138,700
		As of 07/01/2016
		142,000
		0
Transfer Information		
Seller: HOLLEY NINA M	Date: 06/13/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /25781/ 00039	Deed2:
Seller: HOLLEY GEORGE	Date: 01/14/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19446/ 00132	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2015
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 07/10/2014		

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1113092410			
Owner Information					
Owner Name:		LINGHAM MYRON K		Use:	RESIDENTIAL
Mailing Address:		APT 301 12770 TADWORTH PL WOODBIDGE VA 22193-4970		Principal Residence:	NO
				Deed Reference:	/34368/ 00293
Location & Structure Information					
Premises Address:		331 LORELEY RD WHITE MARSH 21162-1211		Legal Description:	LT NS LORELEY RD 1320 S PHILA RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0073	0010	0207		0000	
			Block:	Lot:	Assessment Year:
					2015
			Plat No:		
			Plat Ref:		
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			0.85 Ac		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1978		1,344 SF			
				Property Land Area	
				37,060 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	1 Carport
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	
				As of 07/01/2016	
Land:		79,000	79,000		
Improvements		115,800	135,900		
Total:		194,800	214,900	201,500	208,200
Preferential Land:		0			0
Transfer Information					
Seller:		Date: 10/24/2013		Price: \$153,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /34368/ 00293		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /04087/ 00342		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2015	07/01/2016	
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					

Guide to searching the database

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 11 Account Number - 1600007562						
Owner Information									
Owner Name:		SMITH MICHAEL A SMITH NORLEEN A			Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:		19 BOX CIR BALTIMORE MD 21221-			Deed Reference:		/35020/ 00126		
Location & Structure Information									
Premises Address:		LORELEY RD 0-0000			Legal Description:		NS LORELY RD .71 AC 3650 E PULASKI HWY		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0073	0010	0399		0000				2015	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE 0.71 Ac		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area 30,920 SF		County Use 04	
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation		
Value Information									
			Base Value	Value As of 01/01/2015		Phase-in Assessments As of 07/01/2015			As of 07/01/2016
Land:			77,400	77,400					
Improvements			1,900	1,900					
Total:			79,300	79,300		79,300		79,300	
Preferential Land:			0						0
Transfer Information									
Seller: MYERS RUSSELL A Type: NON-ARMS LENGTH OTHER				Date: 05/30/2014 Deed1: /35020/ 00126			Price: \$0 Deed2:		
Seller: WILLIAMS GRACE Type: ARMS LENGTH IMPROVED				Date: 05/08/1992 Deed1: /09166/ 00001			Price: \$10,000 Deed2:		
Seller: Type:				Date: Deed1:			Price: Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016			
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									

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1123051725			
Owner Information					
Owner Name:		POWELL ODESSA		Use:	RESIDENTIAL
Mailing Address:		347 LORELEY RD WHITE MARSH MD 21162-1211		Principal Residence:	YES
				Deed Reference:	/26608/ 00278
Location & Structure Information					
Premises Address:		347 LORELEY RD 0-0000		Legal Description:	.71 AC NS PRI RD E O 347 LORELEY RD 800FT N OF IVORY SPRNG R
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0073	0010	0160		0000	2015
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	0.71 AC
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1938	1,448 SF		30,796 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	SIDING	2 full	
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	77,400	77,400			
Improvements	54,100	62,900			
Total:	131,500	140,300	134,433	137,367	
Preferential Land:	0			0	
Transfer Information					
Seller: POWELL ODESSA		Date: 01/25/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26608/ 00278		Deed2:	
Seller: POWELL EXTRA FORD		Date: 06/29/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /24107/ 00528		Deed2:	
Seller: WILLIAMS CAMPBELL, JR, TRUSTEE		Date: 09/03/1999		Price: \$35,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /14006/ 00629		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016		
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 01/14/2010					

23266)
John Myers & Wife)
Deed to)
B Gertrude Maxwell)
-----)

THIS DEED made this 10th day of June in the year nineteen hundred and forty-two by and between JOHN MYERS and FANNIE MYERS his wife of Baltimore County in the State of Maryland of the first part and B Gertrude Maxwell of the County and State aforesaid of the second part

WITNESSETH that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations this day paid the receipt whereof is hereby acknowledged the said JOHN MYERS and FANNIE MYERS his wife do grant and convey unto the said B Gertrude Maxwell her heirs and assigns in fee simple all that lot or parcel of ground situate lying and being in Baltimore County State of Maryland part of a tract of land called "Fox Hill" and described as follows that is to say

BEGINNING for the same at a stone set in the ground near a branch or stream of water at the letter "a" marked on a plat recorded among the Land Records of Baltimore County in Plat Book No 2 folio 326 and running thence North 35 degrees East 84-5/10 perches to the South bank of the Gunpowder River thence bounding thereon North 53 degrees West 22 perches thence parallel with the first line South 35 degrees West 83 perches to near the aforesaid branch or stream of water thence following down said stream the two following lines South 64 degrees East 10 perches and South 53-1/2 degrees East 12 perches to the beginning near the letter "A" on the aforesaid plat Containing 1 1/2 acres 2 rods and 11 square perches of land more or less

BEING all and the same lot of ground which by deed dated April 27 1907 and recorded among the Land Records of Baltimore County in Liber W P C No 321 folio 238 was granted and conveyed by Johanna Miller widow to the said John Myers and Fannie Myers his wife the within Grantors

SAVING AND EXCEPTING therefrom however all those two parcels of ground which were granted and conveyed by the following deeds

4 1/4 AC (1) Deed dated May 15 1913 and recorded among the Land Records of Baltimore County in Liber W P C No 411 folio 270 from John Myers and Fannie Myers his wife to Isabella Jones

1 AC (2) Deed dated August 19 1924 and recorded among the Land Records of Baltimore County in Liber W P C No 597 folio 548 from John Myers and Fannie Myers his wife to Michael Zuebert and Annie Zuebert 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 otherwise 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 B Gertrude Maxwell her heirs and assigns 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

*Received 10/9/42
John Myers*

WITNESS the hands and seals of the said grantors

TEST:

Margaret M Weis

his
John K. Myers
Wife

(Seal)

Fannie Myers

(Seal)

STATE OF MARYLAND BALTIMORE COUNTY to wit:

I HEREBY CERTIFY that on this 10th day of June 1942 before me the subscriber a Notary Public of the State of Maryland in and for the County aforesaid personally appeared JOHN MYERS and FANNIE MYERS his wife the within Grantors and they each acknowledged the foregoing deed to be their respective act

AS WITNESS my hand and Notarial Seal

(Notarial Seal)

Margaret M Weis

Notary Public

Recorded Aug 4 1942 at 11:40 A M & Kid per

Christian H Kahl - Clerk

(Recd MP)

Examiners S & R

23267

B Gertrude Maxwell

Deed to

Fannie Myers

part

THIS DEED made this 10th day of June in the year nineteen hundred and forty-two by and between B GERTRUDE MAXWELL unmarried of Baltimore County in the State of Maryland of the first part and FANNIE MYERS of the County and State aforesaid of the second

part
WITNESSETH that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations this day paid the receipt whereof is hereby acknowledged the said B GERTRUDE MAXWELL unmarried does grant and convey unto the said FANNIE MYERS her heirs and assigns in fee simple all that lot or parcel of ground situate lying and being in Baltimore County State of Maryland part of a tract of land called "Fox Hill" and described as follows that is to say

BEGINNING for the same at a stone set in the ground near a branch or stream of water at the letter "A" marked on a plat recorded among the Land Records of Baltimore County in Plat Book No 2 folio 326 and running thence North 35 degrees East 84-5/10 perches to the South bank of the GUNPOWDER RIVER thence bounding thereon North 53 degrees West 22 perches thence parallel with the first line South 35 degrees West 83 perches to near the aforesaid branch or stream of water thence following down said stream the two following lines South 64 degrees East 10 perches and South 53-1/2 degrees East 12 perches to the beginning near the letter "A" on the aforesaid plat Containing 11 acres 2 rods and 11 square perches of land more or less

BEING all and the same lot of ground which by deed of even date herewith and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto was granted and conveyed by John Myers and Fannie Myers his wife to the said B Gertrude Maxwell the within Grantor

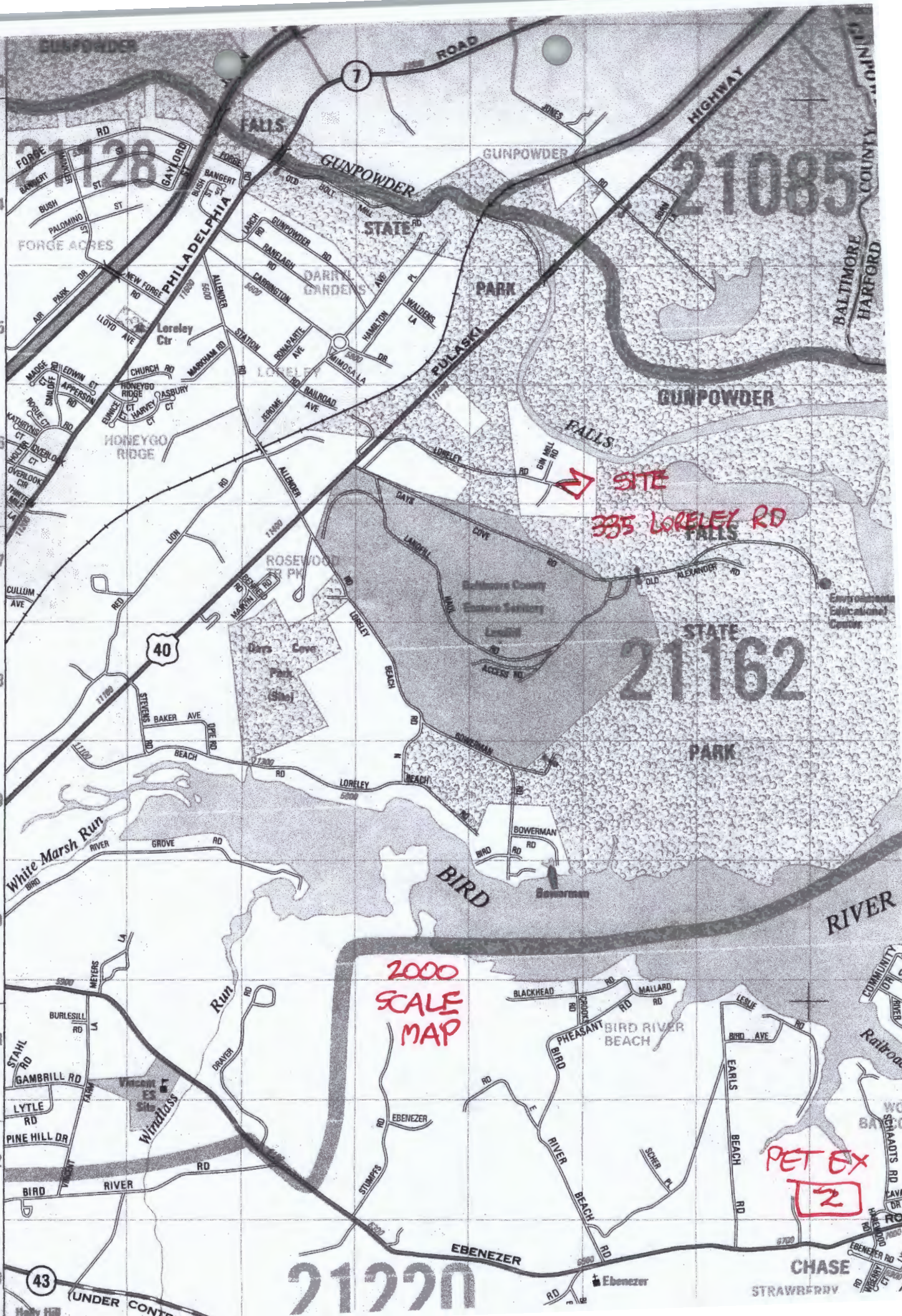
SAVING AND EXCEPTING therefrom however all those two parcels of ground which were granted and conveyed by the following deeds

(1) Deed dated May 15 1913 and recorded among the Land Records of Baltimore County

Recorded 11/9/42
Fannie Myers

39°25'00"
570,000 FT
Joins Map 29

39°22'30"
MD GRID 560,000 FT



7

21128

21085

PHILADELPHIA

STATE

PARK

PULASKI

GUNPOWDER

FALLS

SITE
335 LORELEY RD

40

21162

PARK

White Marsh Run

BIRD

RIVER

2000
SCALE
MAP

BIRD RIVER
BEACH

PET EX
2

43

21220

CHASE

STRAWBERRY

thence leaving Lorely Road and binding reversely on said 3rd line and reversely on the 2nd and 1st lines in said deed as now surveyed as follows: - North 65 degrees 54 minutes East 25.40 feet to a pipe heretofore set, North 65 degrees 54 minutes East 171.68 feet to a pipe heretofore set and North 13 degrees 36 minutes West 81.20 feet to a pipe heretofore set and to the beginning of the 4th or South 48 degree 28 minutes East 188 foot line of the 1 acre parcel of land which by deed dated May 6, 1948 and recorded among the Land records of Baltimore County in Liber T.B.S. 1660 folio 334 was conveyed by Fannie Myers to Sylvester Meyers et al, thence running with and binding on said 4th line South 48 degrees 28 minutes East 188 feet to an old stone heretofore planted and to intersect the 1st line in deed Miller to Myers first above referred to and thence running and binding reversely on part of said 1st line as now surveyed South 37 degrees 32 minutes 40 seconds West 170.87 feet to the place of beginning. Containing 0.71 acres of land more or less.

SUBJECT to leaving open Lorely Road as now traveled.

BEING part of the property which by Deed dated June 10, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1241 folio 346 was granted and conveyed by B. Gertrude Maxwell, unmarried unto Fannie Myers. The said Fannie Myers having since departed this life on or about March 25, 1963 and by her Last Will and Testament dated July 30, 1957 and recorded among the Will Records of the Register of Wills of Baltimore County in Liber M.T.H. No. 76 folio 302, devised and bequeathed the aforescribed lot or parcel of ground unto Agnes Myers, the Grantor herein.

LIBER 5305 PAGE 050

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 THE LAURIE CORPORATION, a Maryland Corporation, its successors

and assigns,

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:

Robert L. Lee

Agnes Myers
AGNES MYERS

[SEAL]

[SEAL]

State of Maryland, County of Harris, to wit:

I Elmer H. Kahline, Jr., That on this 31 day of July, 1970, before me, the subscriber, a Notary Public of the State of Maryland, in and for Harris County, personally appeared AGNES MYERS

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.



Rec'd for record OCT 3 1972

Notary Public
8:12 PM

Per Elmer H. Kahline, Jr., Clerk

Mail to Hennepsey, Elmer + Dausch

Receipt No. 985



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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

Printed 8/10/2015



DEVOLUTION OF TITLE - 335 LORELET ROAD

DEED 1241/346 - 11 Acres
6/10/1942

PART
OF
↓

* DEED 5305/048 - 0.71 Acres
6/31/1972

ALL
↓

DEED 5305/051 - 0.71 Acres
6/31/1972

ALL
↓

DEED 7358/024 - 0.71 Acres
11/28/1986

ALL
↓

DEED 9166/001 - 0.71 Acres
5/8/1992

ALL
↓

* DEED 34860/331 - 0.71 Acres
3/12/2014

* DEED OF
CREATION



[Signature]
11/9/2015

* CURRENT
DEED

∴ PARCEL CREATED
ON 6/31/1972

PET EX

7

Rerecord due to correction of
tax identification number

003486 336

PERSONAL REPRESENTATIVE'S DEED
NO TITLE SEARCH

THIS PERSONAL REPRESENTATIVE'S DEED dated this 12th day of
March, 2014 by and between NORLEEN A. SMITH, Personal
Representative of the ESTATE OF DOLORES MYERS, Grantor, and MICHAEL A. SMITH and
NORLEEN A. SMITH, husband and wife, Grantees.

WHEREAS, DOLORES MYERS, late of Baltimore County, Maryland, died on November
7, 2012, intestate; and

WHEREAS, NORLEEN A. SMITH was appointed Personal Representative of the
ESTATE OF DOLORES MYERS on January 2, 2013 by the Register of Wills for Baltimore
County in Estate No. 171338; and

WHEREAS, pursuant to an Order of the Orphans' Court for Baltimore County dated
August 14, 2013, the Personal Representative of the ESTATE OF DOLORES MYERS is
permitted to sell the herein described property to the Grantees for the sum of Ten Thousand
Dollars (\$10,000.00); and

WHEREFORE, the Grantor, in consideration of the sum of Ten Thousand Dollars
(\$10,000.00), does grant and convey to the Grantees as tenants by the entireties, their assigns
and the survivor's personal representatives and assigns, in fee simple, all that property located
in Baltimore County, Maryland and described as follows:

BEGINNING for the same on the south side of Lorely Road at a pipe heretofore set on
the 1st or North 35 degree 00 minute East 84.50 perch line of the 11 acre tract of land which by
deed dated April 27, 1907 and recorded among the Land Records of Baltimore County in Liber
W.P.C. 321 folio 238 was conveyed by Johanna Miller, widow, to John Myers said point being
640.48 feet measured along said 1st line from the beginning thereof, said point of beginning also
being at the beginning of the 4th or North 69 degree 01 minute 27 second West 57.11 foot line of
the 0.224 acre parcel of land which by deed dated December 15, 1962 and recorded among the
Land Records of Baltimore County in Liber R.R.G. 4087 folio 339 was conveyed by Fannie
Myers to Thomas F. Myers and wife and thence running with and binding on said 4th line in said
deed along the south side of Lorely road as now surveyed North 65 degrees 35 minutes 50
seconds West 57.11 feet to a pipe heretofore set and to the beginning of the 3rd or North 68
degree 38 minute West 160.77 foot line of that parcel of land which by deed dated July 3, 1957
and recorded among the Land Records of Baltimore County in Liber G.L.B. 3188 folio 518, was
conveyed by Fannie Myers, widow, to Thomas F. Myers and wife, thence running with and

0035020 127

0034860 332

binding on said 3rd line along the south side of Lorely Road as now surveyed North 67 degrees 08 minutes West 159.81 feet to a pipe heretofore set thence running North 6 degrees 53 minutes 40 seconds East 15.16 feet to a railroad spike set in the center of Lorely Road as now traveled, (railroad spike replaced old nail) and to the end of the 3rd or South 31 degree 02 minute West 25 foot line of that parcel of land which by deed recorded among the Land Records of Baltimore County in Liber R.R.G. 4087 folio 432 was conveyed by Fannie Myers, widow, to Russell Myers, thence leaving Lorely Road and binding reversely on said 3rd line and reversely on the 2nd and 1st lines in said deed as now surveyed as follows: North 65 degrees 54 minutes East 25.40 feet to a pipe heretofore set, North 65 degrees 54 minutes East 171.68 feet to a pipe heretofore set and North 13 degrees 36 minutes West 81.20 feet to a pipe heretofore set and to the beginning of the 4th or South 48 degree 28 minute East 188 foot line of the 1.00 acre parcel of land which by deed dated May 6, 1948 and recorded among the Land Records of Baltimore County in Liber T.B.S. 1660 folio 334 was conveyed by Fannie Myers to Sylvester Myers et al, thence running with and binding on said 4th line South 48 degrees 28 minutes East 188 feet to an old stone heretofore planted and to intersect the 1st line in deed Miller to Myers first above referred to and thence running and binding reversely on part of said 1st line as now surveyed South 37 degrees 32 minutes 40 seconds West 170.87 feet to the place of beginning. Containing 0.71 acres of land more or less. The improvements thereon being known as 335 Lorely Road.

SUBJECT to leaving open Lorely Road as now traveled.

BEING THE SAME LOT OF GROUND which by Deed dated May 3, 1992 and recorded among the Land Records of Baltimore County in Liber 9166, page 001 was granted and conveyed from GWENDOLYN F. WILLIAMS, Remainderman, to RUSSELL A. MYERS and DOLORES C. MYERS, his wife, as tenants by the entireties. The said RUSSELL A. MYERS died on September 9, 2006, thereby vesting title in said DOLORES C. MYERS.

Together with all improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages belonging or appertaining thereto.

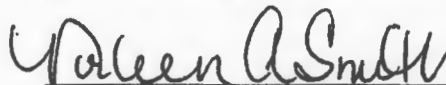
To have and to hold the property hereby conveyed unto the Grantees as tenants by the entireties, their assigns and the survivor's personal representatives and assigns, forever, in fee simple.

WITNESS the hand and seal of the Grantor.

WITNESS:



ESTATE OF DOLORES MYERS

 (SEAL)
By: NORLEEN A. SMITH
Personal Representative

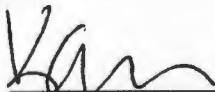
0035020 128

0034860 333

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I, the Undersigned, do hereby certify that I am a duly commissioned, qualified, and authorized Notary Public in and for the aforesaid State and County and that NORLEEN A. SMITH, the Grantor herein in her capacity as Personal Representative of the ESTATE OF DOLORES MYERS, who is known to me (or been satisfactorily proven to me), appeared before me this day within the territorial limits of my authority and executed said instrument after the contents thereof had been duly explained to said Grantor and the Grantor acknowledged that the execution of said instrument was the free and voluntary act and deed of said Grantor for the uses and purposes therein set forth.

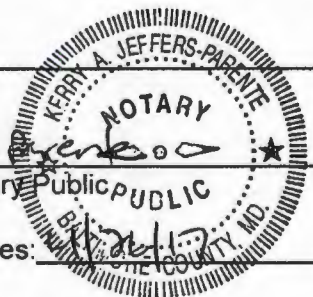
IN WITNESS WHEREOF, I have hereunto set my Hand and affixed my official Seal this 12th day of March, 2014.



NOTARY PUBLIC

Kerry A. Jeffers-Parente

Printed/Name of Notary Public

My Commission expires: 12/21/17

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



F. LEE ELRICK

RETURN TO:

F. LEE ELRICK, ESQUIRE
Akman and Associates P.C.
1402 Front Avenue
Lutherville, Maryland 21093

003486 334

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore County

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.						
	☒ Deed ☐ Deed of Trust ☐ Improved Sale Arms-Length [1] ☐ Mortgage Lease ☐ Unimproved Sale Arms-Length [2] ☐ Other _____ ☒ Multiple Accounts Arms-Length [3] ☐ Other _____ ☐ Not an Arms-Length Sale [9]							
2	Conveyance Type Check Box							
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation _____ State Transfer _____ County Transfer _____						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration				
Purchase Price/Consideration		\$ 10,000.00		Transfer Tax Consideration	\$			
Any New Mortgage		\$ 0.00		X () %	= \$ 150.00			
Balance of Existing Mortgage		\$ 0.00		Less Exemption Amount	= \$			
Other:		\$		Total Transfer Tax	= \$			
Other:	\$		Recordation Tax Consideration	\$				
Full Cash Value:	\$		X () per \$500	= \$				
			TOTAL DUE	\$ 50.00				
5	Fees	Amount of Fees		Doc. 1				
Recording Charge		\$ 20.00		Doc. 2				
Surcharge		\$ 40.00						
State Recordation Tax		\$ 50.00						
State Transfer Tax		\$ 50.00						
County Transfer Tax		\$ 150.00						
Other		\$						
Other		\$						
				Agent:				
				Tax Bill:				
				C.B. Credit:				
				Ag. Tax/Other:				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
11		11-12-040300	9166/001	0064	0610		(5)	
Subdivision Name			Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
							.829	
Location/Address of Property Being Conveyed (2)								
Other Property Identifiers (if applicable)								
Water Meter Account No.								
Residential ☒ or Non-Residential ☐		Fee Simple ☒ or Ground Rent ☐		Amount:				
Partial Conveyance? ☐ Yes ☒ No		Description/Amt. of SqFt/Acreage Transferred:						
If Partial Conveyance, List Improvements Conveyed:								
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		Norleen A. Smith, Personal Representative of the Estate of Dolores Myers						
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)			
		Russell A. Myers and Dolores C. Myers						
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)			
		Michael A. Smith and Norleen A. Smith						
New Owner's (Grantee) Mailing Address								
19 Box Circle, Essex, MD 21221								
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person				☒ Return to Contact Person		
		Name: F. Lee Elrick, Esquire				☐ Hold for Pickup		
		Firm Akman & Associates, P.C.				☐ Return Address Provided		
		Address: 1402 Front Avenue Lutherville, MD 21093 Phone: (410) 337-9400						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
Assessment Information	Yes ☒ No ☐			Will the property being conveyed be the grantee's principal residence?				
	Yes ☒ No ☐			Does transfer include personal property? If yes, identify: _____				
	Yes ☒ No ☐			Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).				
Assessment Use Only – Do Not Write Below This Line								
Terminal Verification		Agricultural Verification		Whole Part		Tran. Process Verification		
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:		
20		20		Geo. Map		Sub Block		
Land		Zoning		Grid		Plat Lot		
Buildings		Use		Parcel		Section		
Other		Town Cd.		Ex. St.		Ex. Cd.		
Occ. Cd.		Occ. Cd.		Occ. Cd.		Occ. Cd.		

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 35020, p. 0129, MSA CE62 34876. Date available 06/09/2014. Printed 11/09/2015.

Distribution:

Distribution: White - Clerk's Office
Pink - Office of Finance

Canary - SDAT
Goldenrod - Preparer

AOC-CC-300 (5/2007)

State of Maryland Land Instrument Intake Sheet																																																																		
☐ Baltimore City		☒ County: Baltimore County																																																																
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5 Fees		Amount of Fees Recording Charge \$ 20.00 Surcharge \$ 10.00 State Recordation Tax \$ 50.00 State Transfer Tax \$ 50.00 County Transfer Tax \$ 150.00 Other \$ Other \$		Doc. 1 20.00 10.00		Doc. 2 \$ \$ \$ \$ \$ \$																																																												
6 Description of Property		District 11 Property Tax ID No. (1) 1600007562 Grantor Liber/Folio 34860/331 Map 0073 Parcel No. 0399 Var. LOG ☐ (5) Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4) .829 Location/Address of Property Being Conveyed (2) 335 Lorely Road Other Property Identifiers (if applicable) Water Meter Account No. Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: If Partial Conveyance, List Improvements Conveyed:																																																																
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8 Transferred To		Doc. 1 – Grantee(s) Name(s) Michael A. Smith and Norleen A. Smith New Owner's (Grantee) Mailing Address 19 Box Circle, Essex, MD 21221		Doc. 2 – Grantee(s) Name(s) 																																																														
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Space Reserved for County Validation		Assessment Use Only – Do Not Write Below This Line <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Terminal Verification</th> <th colspan="2">Agricultural Verification</th> <th colspan="2">Whole</th> <th colspan="2">Part</th> <th colspan="2">Tran. Process Verification</th> </tr> <tr> <th>Transfer Number</th> <th>Date Received</th> <th colspan="2">Deed Reference</th> <th colspan="2">Assigned Property No.:</th> <th colspan="2"></th> <th></th> </tr> <tr> <td>Year</td> <td>20</td> <td>20</td> <td>Geo.</td> <td>Map</td> <td>Sub</td> <td>Block</td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Land</td> <td></td> <td></td> <td>Zoning</td> <td>Grid</td> <td>Plat</td> <td>Lot</td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Buildings</td> <td></td> <td></td> <td colspan="2">Use/TAX NOT REQUIRED</td> <td>Section</td> <td>Occ. Cd.</td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td colspan="2">Director of Budget and Finance</td> <td>Ex. Cd.</td> <td></td> <td colspan="2"></td> <td></td> </tr> </table>						Terminal Verification		Agricultural Verification		Whole		Part		Tran. Process Verification		Transfer Number	Date Received	Deed Reference		Assigned Property No.:					Year	20	20	Geo.	Map	Sub	Block				Land			Zoning	Grid	Plat	Lot				Buildings			Use/TAX NOT REQUIRED		Section	Occ. Cd.				Total			Director of Budget and Finance		Ex. Cd.				
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REMARKS: BALTIMORE COUNTY, MARYLAND ☒ COUNTY TRANSFER TAX Per <i>[Signature]</i> Sec 33-139 ☒ RECORDATION TAX Per <i>[Signature]</i> T.R. ART 12-409 Distribution: White – Clerk's Office Pink – Office of Finance Canary – SDAT Goldenrod – Finance 5-30-14 AOC-CC-300 (5/2007)																																																																		

Space Reserved for Circuit Court Clerk Recording Validation

 IMP FD SURE 40.00
 RECORDING FEE 20.00
 TOTAL 60.00
 Res# B482 Rct # 58682
 JLE CR 81k # 4841
 May 30, 2014 11:23 AM

This Deed,

Made this May day of April
 in the year one thousand nine hundred and ninety-two, by and between
Gwendolyn F. Williams, Remainderman,
 of Barford County, in the State of Maryland, party of the first part, and
Russell A. Myers and Dolores C. Myers, his wife, parties of the second part.

C RC/F 15.50
 C T TX 50.00
 C DOCS 50.00
 CC IMP 5.00
 DEED 0
 SH CLERK 120.50
 #03768 C001 R02 T10:
 05/08/

Witnesseth, That in consideration of the sum of TEN THOUSAND DOLLARS
 (\$ 10,000.00) and other good and valuable consideration, the receipt of which
 is hereby acknowledged,

the said party of the first part,

does grant and convey unto the said parties of the second part, as Tenants by
 the Entirety, the survivor of them, his or her personal representatives, heirs
 and assigns,

in fee simple, all that lot of ground, situate, lying, and being in Baltimore
 County, State of Maryland and described as follows, that is to say:

BEGINNING for the same on the south side of Lorely Road at a pipe
 heretofore set on the 1st or North 35 degree 00 minute East 84.50 perch line of
 the 11 acre tract of land which by deed dated April 27, 1907 and recorded among
 the Land Records of Baltimore County in Liber M.P.C. 321 folio 238 was conveyed
 by Johanna Miller, widow, to John Myers said point being 640.48 feet measured
 along said 1st line from the beginning thereof, said point of beginning also
 being at the beginning of the 4th or North 69 degree 01 minute 27 second West
 57.11 foot line of the 0.224 acre parcel of land which by deed dated December
 15, 1962 and recorded among the Land Records of Baltimore County in Liber R.R.G.
 4087 folio 339 was conveyed by Fannie Myers to Thomas F. Myers and wife and
 thence running with and binding on said 4th line in said deed along the south
 side of Lorely Road as now surveyed North 65 degrees 35 minutes 50 seconds West
 57.11 feet to a pipe heretofore set and to the beginning of the 3rd or North 68
 degree 38 minute West 160.77 foot line of that parcel of land which by deed
 dated July 3, 1957 and recorded among the Land Records of Baltimore County in
 Liber G.L.B. 3188 folio 518, was conveyed by Fannie Myers, widow, to Thomas F.
 Myers and wife, thence running with and binding on said 3rd line along the south
 side of Lorely Road as now surveyed North 67 degrees 08 minutes West 159.81 feet
 to a pipe heretofore set thence running North 6 degrees 53 minutes 40 seconds
 East 15.16 feet to a railroad spike set in the center of Lorely Road as now

TRANSFER TAX
 NOT RECORDED

SIGNATURE DW DATE 5/1/92

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

DW 5/1/92
 Date

01A01#0035TLRTX
 BA C002:32PN05-07-92

\$160.00

traveled, (railroad spike replaced old nail) and to the end of the 3rd or South 31 degree 02 minute West 25 foot line of that parcel of land which by deed recorded among the Land Records of Baltimore County in Liber R.R.G. 4087 folio 432 was conveyed by Fannie Myers, widow, to Russell Myers, thence leaving Lorely Road and binding reversely on said 3rd line and reversely on the 2nd and 1st lines in said deed as now surveyed as follows: North 65 degrees 54 minutes East 25.40 feet to a pipe heretofore set, North 65 degrees 54 minutes East 171.68 feet to a pipe heretofore set and North 13 degrees 36 minutes West 81.20 feet to a pipe heretofore set and to the beginning of the 4th or South 48 degree 28 minutes East 188 foot line of the 1.00 acre parcel of land which by deed dated May 6, 1948 and recorded among the Land Records of Baltimore County in Liber T.B.S. 1660 folio 334 was conveyed by Fannie Myers to Sylvester Myers et al, thence running with and binding on said 4th line South 48 degrees 28 minutes East 188 feet to an old stone heretofore planted and to intersect the 1st line in deed Miller to Myers first above referred to and thence running and binding reversely on part of said 1st line as now surveyed South 37 degrees 32 minutes 40 seconds West 170.87 feet to the place of beginning. Containing 0.71 acres of land more or less.

SUBJECT to leaving open Lorely Road as now traveled.

BEING the same lot of ground described in a Deed dated November 28, 1986 and recorded among the Land Records of Baltimore County in Liber 7358 at folio 024 from Agnes Myers and Grace Williams unto Grace Williams for and during the term of her natural life, with remainder thereof, if any unto Gwendolyn F. Williams. The said Grace Williams having departed this life on or about May 18, 1990, thereby vesting sole title and interest in the said Gwendolyn F. Williams, remainderman, the within Grantor.

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 parties of the second part, as Tenants by the Entirety, the survivor of them, his or her personal representatives, heirs and assigns, in fee simple.

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

Witness the hand and seal of said grantor.

Witness:

Ralph K. Rothwell, Jr. Geendolyn F. Williams (SEAL)
 GEENDOLYN F. WILLIAMS

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 3rd day of May of the year one thousand nine hundred and ninety-two, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Geendolyn F. Williams, the above grantor and she acknowledged the foregoing Deed to be her act.

As Witness my hand and Notarial Seal.

Ralph K. Rothwell, Jr.

Notary Public

My Commission Expires: 9-12-92

This is to certify that the within instrument was prepared by or on behalf of the undersigned Maryland Attorney.

Ralph K. Rothwell, Jr.
 Ralph K. Rothwell, Jr.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 9166, p. 0003, MSA_CEE2_9021. Date available 03/09/2005. Printed 11/09/2015.

THIS DEED, made this 28 day of November, in the year one thousand nine hundred and eighty-six by and between AGNES MYERS and GRACE WILLIAMS, Parties of the First Part, Grantors, and GRACE WILLIAMS, Party of the Second Part, Grantee, and GWENDOLYN F. WILLIAMS, Party of the Third Part, Grantee, Remainderman.

WITNESSETH, that without any monetary consideration, the said, AGNES MYERS and GRACE WILLIAMS, Parties of the First Part, Grantors, do hereby grant and convey unto GRACE WILLIAMS, Party of the Second Part, for and during the term of her natural life, with full power during her life to grant, convey, sell mortgage, lease or otherwise dispose of or encumber the hereinafter described property, except by Last Will and Testament, or any part thereof of any interest therein, including the life estate and remainder therein, and without the joinder of the Grantees or Remainderman herein and without obligation of the purchaser(s), mortgagor(s), lessee(s) or Grantee(s), Remainderman, to see to the application of any monies paid and with the right in the Grantor to appropriate the proceeds of any sale thereof, and upon her death without having exercised said powers or so much of the property that may remain undisposed of, then unto GWENDOLYN F. WILLIAMS, Party of the Third Part, Remainderman, her heirs, Personal Representatives and assigns, in fee simple, all that land and ground situate in Baltimore County, State of Maryland, District, and more particularly described as follows:

BEGINNING for the same on the south side of Lorely Road at a pipe heretofore set on the 1st or North 35 degree 00 minute East 84.50 perch line of the 11 acre tract of land which by deed dated April 27, 1907 and recorded among the land records of Baltimore County in Liber W.P.C. 321 folio 238 was conveyed by Johanna Miller, widow, to John Myers said point being 640.48 feet measured along said 1st line from the beginning thereof, said point of beginning also being at the beginning of the 4th or North 69 degree 01 minute 27 second West 57.11 foot line of the 0.244 acre parcel of land which by deed dated December 15, 1962 and recorded among the land records of Baltimore County in Liber R.R.G. 4087 folio 339 was conveyed by Fannie Myers to Thomas F. Myers and wife and thence running with and binding on said 4th line in said deed along the south side of Lorely Road as now surveyed North 65 degrees 35 minutes 50 seconds West 57.11 feet to a pipe heretofore set and to the beginning of the 3rd or North 68 degree 38 minute West 160.77 foot line of that parcel of land which by deed dated June 3, 1957 and recorded among the land records of Baltimore County in Liber G.L.B. 3188 folio 518 was conveyed by Fannie Myers, widow, to Thomas F. Myers and wife, thence running with and binding on said 3rd line along the south side of Lorely Road as now surveyed North 67 degrees 08 minutes West 159.81 feet to a pipe heretofore set thence running North 6 degrees 53 minutes 40 seconds East 15.16 feet to a railroad spike set in the center of Lorely Road as now traveled, (railroad spike replaced old nail) and to the end of the 3rd or South 31 degree 02 minute West 25 foot line of that parcel of land which by deed recorded among the land records of Baltimore County in Liber R.R.G. 4087 folio 432 was conveyed by Fannie Myers, widow, to Russell Myers, thence leaving Lorely Road and binding reversely on said 3rd line and reversely on the 2nd and 1st lines in said deed as now surveyed as follows: - North 65 degrees 54 minutes East 25.40 feet to a pipe heretofore set, North 65 degrees 54 minutes East 171.68 feet to a pipe heretofore set and North 13 degrees 36 minutes West 81.20 feet to a pipe heretofore set and to the beginning of the 4th or South 48 degree 28 minutes East 188 foot line of the 1 acre parcel of land which by deed dated May 6, 1948 and recorded among the Land records of Baltimore County in Liber T.B.S. 1660 folio 334 was conveyed by Fannie

TRANSFER TAX NOT REQUIRED

Director of Finance

BALTIMORE COUNTY, MARYLAND

Per *[Signature]*

Authorized Signatory

Date 12-17-86 Sec. 12-05 C

on said 4th line South 48 degrees 28 minutes East 188 feet to an old stone heretofore planted and to intersect the 1st line in deed Miller to Myers first above referred to and thence running and binding reversely on part of said 1st line as now surveyed South 37 degrees 32 minutes 40 seconds West 170.87 feet to the place of beginning. Containing 0.71 acres of land more or less.

SUBJECT to leaving open Lorely Road as now traveled.

BEING part of the property which by Deed dated June 10, 1942 and recorded among the land records of Baltimore County in C.H.K No. 1241 folio 346 was granted and conveyed by B. Gertrude Maxwell, unmarried unto Fannie Myers. The said Fannie Myers having since departed this life on or about March 25, 1963 and by her Last Will and Testament dated July 30, 1957 and recorded among the Will Records of the Register of Wills of Baltimore County in Liber M.T.H. No. 76 folio 302, devised and bequeathed the aforescribed lot or parcel of ground unto Agnes Myers.

AND BEING all the same lot or parcel of land which by deed dated 31st of July 1972, and recorded among the Land Records of Baltimore County in Liber No. 5305, folio 051, was granted and conveyed by THE LAURIE CORPORATION, a Maryland Corporation to AGNES MYERS, GEORGIA QUINTON and GRACE WILLIAMS as joint tenants and not Tenants in Common. The said GEORGIA QUINTON having died on May 10th, 1986, thereby vesting title in AGNES MYERS and GRACE WILLIAMS, the within Grantors.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, ways, alleys, waters, privileges, appurtenances and advantages to the same belonging or in 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 the use of the same GRACE WILLIAMS for and during the term of her natural life, with full power to her, the said GRACE WILLIAMS, without consent of anyone to sell, mortgage, lease, encumber, or otherwise dispose of the above described property or any part thereof or any interest therein, including the life estate(s) and the remainder therein except by Last Will and Testament, and without the joinder of the Party of the Third Part herein and without any obligation of the purchaser(s), mortgagor(s), lessee(s) or Grantee(s), the Remainderman, to see to the application of any monies paid, with the Grantor's right to appropriate the proceeds of any sale(s), lease(s) or disposition(s) thereof and immediately from and after the death of said GRACE WILLIAMS without having exercised such powers or so much of the properties that may remain undisposed of then unto GWENDOLYN P. WILLIAMS her heirs, Personal Representative and assigns in fee simple.

AND the said AGNES MYERS and GRACE WILLIAMS hereby covenant that they will warrant specially the property hereby granted and conveyed and that they will execute such further assurances of said land as may be requisite.

WITNESS, the hands and seals of the Grantors.

WITNESS:

Harold Weisfeld

Agnes Myers (SEAL)
AGNES MYERS

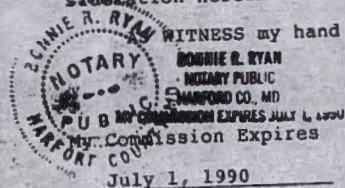
Harold Weisfeld

Grace Williams (SEAL)
GRACE WILLIAMS

LIBER 7358 FOLIO 26

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this 28th day of Nov. 1986, before me, a Notary Public of the State aforesaid, personally appeared AGNES MYERS the above named Grantor, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, who signed the same in my presence and acknowledged that she executed the same for the purposes therein contained and she acknowledged and made oath that the consideration hereinabove set forth is true and correct.

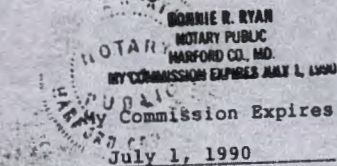


Bonnie R. Ryan
NOTARY PUBLIC

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this 28th day of Nov. 1986, before me, a Notary Public of the State aforesaid, personally appeared GRACE WILLIAMS the above named Grantor, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, who signed the same in my presence and acknowledged that she executed the same for the purposes therein contained and she acknowledged and made oath that the consideration hereinabove set forth is true and correct.

AS WITNESS my hand and Notarial Seal:



Bonnie R. Ryan
NOTARY PUBLIC

NO TITLE EXAMINATION OR JUDGMENT SEARCH

C. Theresa Beck
C. THERESA BECK
KERR, KERR and BECK
210 W. Pennsylvania Avenue
Towson, Maryland 21204
823-3414

FEE-SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 48

NO TITLE EXAMINATION REQUESTED - NO STAMPS REQUIRED

This Deed, Made this 31st day of JulyIn the year one thousand nine hundred and seventy-two, by and between
THE LAURIE CORPORATION, a Maryland Corporation

✓ AGNES MYERS, ✓ GEORGIA QUINTON and ✓ GRACE WILLIAMS, joint tenants, of the first part, and

of the second part.

OCT-3-72 179153d ***1150

OCT-3-72 179153B ***1150

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged

the said THE LAURIE CORPORATION, a Maryland Corporation

do es hereby grant and convey unto the said AGNES MYERS, GEORGIA QUINTON and GRACE WILLIAMS, as Joint Tenants and not Tenants in common, their heirs and assigns and unto the survivor of them, her

heirs and assigns,

in fee simple, all that parcel lot(s) of ground, situate, lying and being in

Baltimore County

, State of Maryland, and described as follows, that is to say:—

Beginning for the same on the south side of Lorely Road at a pipe heretofore set on the 1st or North 35 degree 00 minute East 84.50 perch line of the 11 acre tract of land which by deed dated April 27, 1907 and recorded among the land records of Baltimore County in Liber W.P.C. 321 folio 238 was conveyed by Johanna Miller, widow, to John Myers, said point being 640.48 feet measured along said 1st line from the beginning thereof, said point of beginning also being at the beginning of the 4th or North 69 degree 01 minute 27 second West 57.11 foot line of the 0.244 acre parcel of land which by deed dated December 15, 1962 and recorded among the land records of Baltimore County in Liber R.R.G. 4087 folio 339 was conveyed by Fannie Myers to Thomas F. Myers and wife and thence running with and binding on said 4th line in said deed along the south side of Lorely Road as now surveyed North 65 degrees 35 minutes 50 seconds West 57.11 feet to a pipe heretofore set and to the beginning of the 3rd or North 68 degree 38 minute West 160.77 foot line of that parcel of land which by deed dated July 3, 1957 and recorded among the land records of Baltimore County in Liber G.L.B. 3188 folio 518 was conveyed by Fannie Myers, widow, to Thomas F. Myers and wife, thence running with and binding on said 3rd line along the south side of Lorely Road as now surveyed North 67 degrees 08 minutes West 159.81 feet to a pipe heretofore set thence running North 6 degrees 53 minutes 40 seconds East 15.16 feet to a railroad spike set in the center of Lorely Road as now traveled, (railroad spike replaced old nail) and to the end of the 3rd or South 31 degree 02 minute West 25 foot line of that parcel of land which by deed recorded among the land records of Baltimore County in Liber R.R.G. 4087

15305 MS052

folio 432 was conveyed by Fannie Myers, widow, to Russell Myers, thence leaving Lorely Road and binding reversely on said 3rd line and reversely on the 2nd and 1st lines in said deed as now surveyed as follows: - North 65 degrees 54 minutes East 25.40 feet to a pipe heretofore set, North 65 degrees 54 minutes East 171.68 feet to a pipe heretofore set and North 13 degrees 36 minutes West 81.20 feet to a pipe heretofore set and to the beginning of the 4th or South 48 degree 28 minutes East 188 foot line of the 1 acre parcel of land which by deed dated May 6, 1948 and recorded among the Land records of Baltimore County in Liber T.B.S. 1660 folio 334 was conveyed by Fannie Myers to Sylvester Meyers, et al, thence running with and binding on said 4th line South 48 degrees 28 minutes East 188 feet to and old stone heretofore planted and to intersect the 1st line in deed Miller to Myers first above referred to and thence running and binding reversely on part of said 1st line as now surveyed South 37 degrees 32 minutes 40 seconds West 170.87 feet to the place of beginning. Containing 0.71 acres of land more or less.

SUBJECT to leaving open Lorely Road as now traveled.

BEING part of the property which by Deed dated June 10, 1942 and recorded among the land records of Baltimore County in Liber C.H.K. No. 1241 folio 346 was granted and conveyed by B. Gertrude Maxwell, unmarried unto Fannie Myers. The said Fannie Myers having since departed this life on or about March 25, 1963 and by her Last Will and Testament dated July 30, 1957 and recorded among the Will Records of the Register of Wills of Baltimore County in Liber M.T.H. No. 76 folio 302, devised and bequeathed the aforescribed lot or parcel of ground unto Agnes Myers.

AND BEING ALSO the same parcel or lot of ground described in a Deed of even date herewith and recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County was granted and conveyed by Agnes Myers unto The Laurie Corporation, a Maryland Corporation, the Grantor herein.

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 AGNES MYERS, GEORGIA QUINTON and GRACE WILLIAMS, as Joint Tenants and not Tenants in common, their heirs and assigns; and unto the survivor of them, her

heirs and assigns,

in fee simple.

And the said grantor and the said grantee hereby agree that the said premises shall be conveyed to the said grantee, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said grantee, and that the said grantee shall hold the said premises, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said grantee, unto the said grantee, his heirs and assigns, forever.

Witness the hand and seal of said grantor and the hand of its Vice President
THE LAURIE CORPORATION

Test:

Levin L. Fleury

By: *Betty B. Conrad* [SEAL]
Betty B. Conrad, Vice President 1951



State of Maryland, County of Baltimore

, to wit:

I HEREBY CERTIFY, That on this 31st day of July, 1972,

before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore

County, personally appeared BETTY B. CONRAD, Vice President of The Laurie Corporation, a Maryland Corporation

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same, on behalf of said corporation.

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

My Commission expires:

July 1, 1974



Levin L. Fleury
Notary Public
Rec'd for record OCT 3 1972 at 12 PM
Per Elmer H. Kahline, Jr., Clerk
Mail to Messrs. Fleury + Dausch
Receipt No. 5305 11-50

FEE-SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 40

NO TITLE EXAMINATION REQUESTED - NO STAMPS REQUIRED

This Deed, Made this 31st day of JulyIn the year one thousand nine hundred and seventy-two, by and between
THE LAURIE CORPORATION, a Maryland Corporation

✓ AGNES MYERS, ✓ GEORGIA QUINTON and ✓ GRACE WILLIAMS, joint tenants, of the first part, and

of the second part.

OCT -3-72 179153# ****1150

OCT -3-72 179153# ****1150

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged

the said THE LAURIE CORPORATION, a Maryland Corporation

do es hereby grant and convey unto the said AGNES MYERS, GEORGIA QUINTON and GRACE WILLIAMS, as Joint Tenants and not Tenants in common, their heirs and assigns and unto the survivor of them, her

heirs and assigns,

In fee simple, all that parcel lot(s) of ground, situate, lying and being in

Baltimore County

, State of Maryland, and described as follows, that is to say:—

Beginning for the same on the south side of Lorely Road at a pipe heretofore set on the 1st or North 35 degree 00 minute East 84.50 perch line of the 11 acre tract of land which by deed dated April 27, 1907 and recorded among the land records of Baltimore County in Liber W.P.C. 321 folio 238 was conveyed by Johanna Miller, widow, to John Myers, said point being 640.48 feet measured along said 1st line from the beginning thereof, said point of beginning also being at the beginning of the 4th or North 69 degree 01 minute 27, second West 57.11 foot line of the 0.244 acre parcel of land which by deed dated December 15, 1962 and recorded among the land records of Baltimore County in Liber R.R.G. 4087 folio 339 was conveyed by Fannie Myers to Thomas F. Myers and wife and thence running with and binding on said 4th line in said deed along the south side of Lorely Road as now surveyed North 65 degrees 35 minutes 50 seconds West 57.11 feet to a pipe heretofore set and to the beginning of the 3rd or North 68 degree 38 minute West 160.77 foot line of that parcel of land which by deed dated July 3, 1957 and recorded among the land records of Baltimore County in Liber G.L.B. 3188 folio 518 was conveyed by Fannie Myers, widow, to Thomas F. Myers and wife, thence running with and binding on said 3rd line along the south side of Lorely Road as now surveyed North 67 degrees 08 minutes West 159.81 feet to a pipe heretofore set thence running North 6 degrees 53 minutes 40 seconds East 15.16 feet to a railroad spike set in the center of Lorely Road as now traveled, (railroad spike replaced old nail) and to the end of the 3rd or South 31 degree 02 minute West 25 foot line of that parcel of land which by deed recorded among the land records of Baltimore County in Liber R.R.G. 4087

LIBER 5305 PAGE 052

folio 432 was conveyed by Fannie Myers, widow, to Russell Myers, thence leaving Lorely Road and binding reversely on said 3rd line and reversely on the 2nd and 1st lines in said deed as now surveyed as follows: - North 65 degrees 54 minutes East 25.40 feet to a pipe heretofore set, North 65 degrees 54 minutes East 171.68 feet to a pipe heretofore set and North 13 degrees 36 minutes West 81.20 feet to a pipe heretofore set and to the beginning of the 4th or South 48 degree 28 minutes East 188 foot line of the 1 acre parcel of land which by deed dated May 6, 1948 and recorded among the Land records of Baltimore County in Liber T.B.S. 1660 folio 334 was conveyed by Fannie Myers to Sylvester Meyers, et al thence running with and binding on said 4th line South 48 degrees 28 minutes East 188 feet to and old stone heretofore planted and to intersect the 1st line in deed Miller to Myers first above referred to and thence running and binding reversely on part of said 1st line as now surveyed South 37 degrees 32 minutes 40 seconds West 170.87 feet to the place of beginning. Containing 0.71 acres of land more or less.

SUBJECT to leaving open Lorely Road as now traveled.

BEING part of the property which by Deed dated June 10, 1942 and recorded among the land records of Baltimore County in Liber C.H.K. No. 1241 folio 346 was granted and conveyed by B. Gertrude Maxwell, unmarried unto Fannie Myers. The said Fannie Myers having since departed this life on or about March 25, 1963 and by her Last Will and Testament dated July 30, 1957 and recorded among the Will Records of the Register of Wills of Baltimore County in Liber M.T.H. No. 76 folio 302, devised and bequeathed the aforescribed lot or parcel of ground unto Agnes Myers.

AND BEING ALSO the same parcel or lot of ground described in a Deed of even date herewith and recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County was granted and conveyed by Agnes Myers unto The Laurie Corporation, a Maryland Corporation, the Grantor herein.

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 AGNES MYERS, GEORGIA QUINTON and GRACE WILLIAMS, as Joint Tenants and not Tenants in common, their heirs and assigns; and unto the survivor of them, her

heirs and assigns,

in fee simple.

And the said parties of the first part hereby covenanted and agreed that the said premises should be held by them and their heirs and assigns forever, to the use and behoof of the said AGNES MYERS, GEORGIA QUINTON and GRACE WILLIAMS, as Joint Tenants and not Tenants in common, their heirs and assigns; and unto the survivor of them, her heirs and assigns, in fee simple.

Witness the hand and seal of said grantor and the hand of its Vice President
THE LAURIE CORPORATION

TEST:

Lewis L. Fleury

By: *Betty B. Conrad*
Betty B. Conrad, Vice President



State of Maryland, County of Baltimore, to wit:

I HEREBY CERTIFY, That on this 31st day of July, 19 72.

before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore

County, personally appeared BETTY B. CONRAD, Vice President of The Laurie Corporation, a Maryland Corporation

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same, on behalf of said corporation.

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

My Commission expires:

July 1, 1974



Lewis L. Fleury

Rec'd for record OCT 3 1972 at 12 PM

Per Elmer H. Kahline, Jr., Clerk

Mail to *Honessary Fleury + Dausch*

Receipt No. 11.50

TRANSFER TAX NOT REQUIRED

10-3-72
Walter R. Richardson

Director of

Per *Alma M. Miller*
Authorized Signatory
10-3-72

NO TITLE EXAMINATION REQUESTED - NO STAMPS REQUIRED

This Deed, Made this 31st day of July

in the year one thousand nine hundred and seventy-two, by and between

✓ AGNES MYERS

, of the first part, and

✓ THE LAURIE CORPORATION, a Maryland Corporation

of the second part.

07-3-72 1791524 *****950

07-3-72 1791528 *****950

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations the receipt of which is hereby acknowledged

the said AGNES MYERS

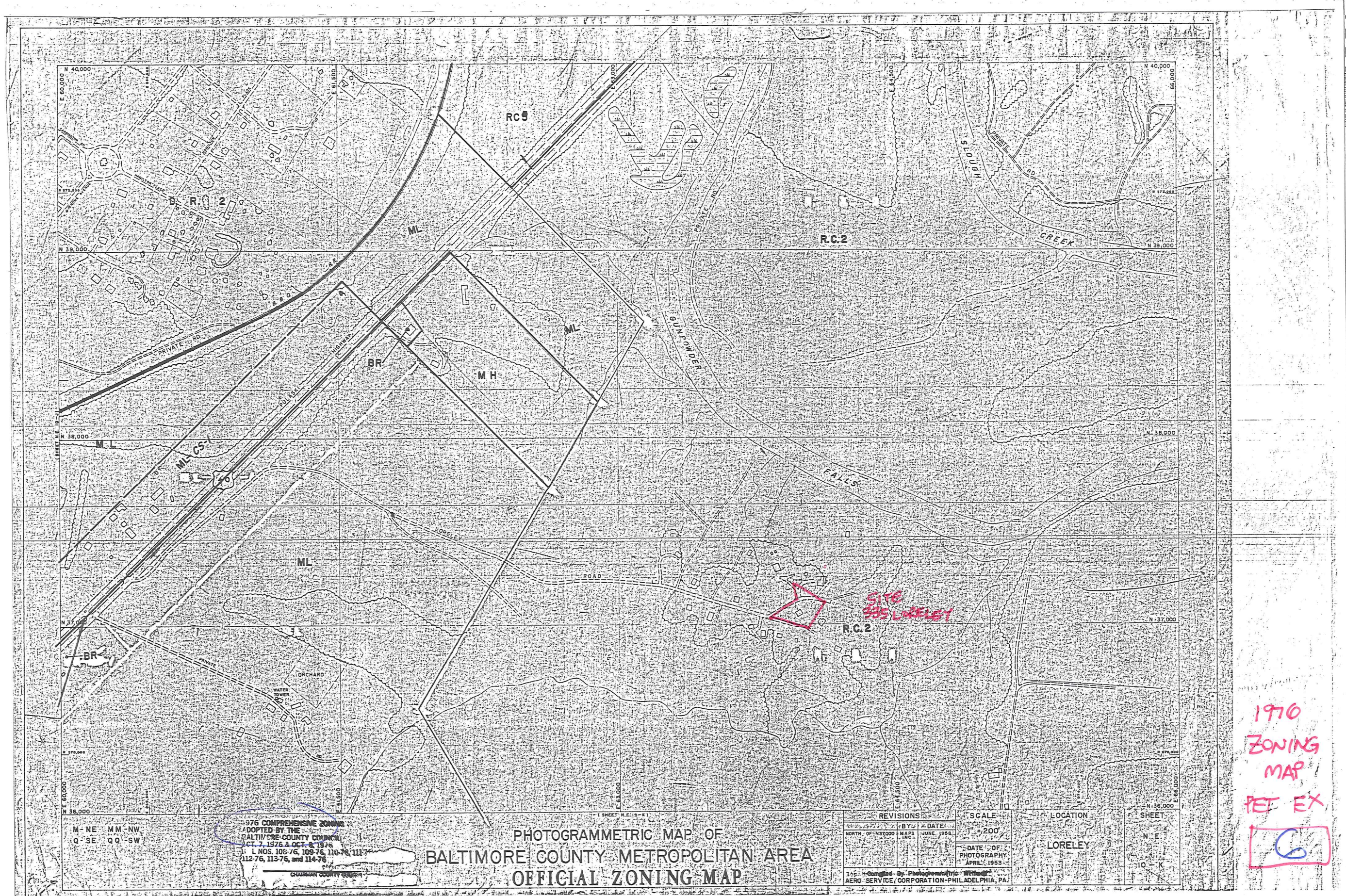
do es hereby grant and convey unto the said THE LAURIE CORPORATION, a Maryland Corporation, its successors

heirs and assigns,

in fee simple, all that parcel or lot(s) of ground, situate, lying and being in

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

Beginning for the same on the south side of Lorely Road at a pipe heretofore set on the 1st or North 35 degree 00 minute East 84.50 perch line of the 11 acre tract of land which by deed dated April 27, 1907 and recorded among the land records of Baltimore County in Liber W.P.C. 321 folio 238 was conveyed by Johanna Miller, widow, to John Myers said point being 640.48 feet measured along said 1st line from the beginning thereof, said point of beginning also being at the beginning of the 4th or North 69 degree 01 minute 27 second West 57.11 foot line of the 0.224 acre parcel of land which by deed dated December 15, 1962 and recorded among the Land records of Baltimore County in Liber R.R.G. 4087 folio 339 was conveyed by Fannie Myers to Thomas F. Myers and wife and thence running with and binding on said 4th line in said deed along the south side of Lorely Road as now surveyed North 65 degrees 35 minutes 50 seconds West 57.11 feet to a pipe heretofore set and to the beginning of the 3rd or North 68 degree 38 minute West 160.77 foot line of that parcel of land which by deed dated July 3, 1957 and recorded among the land records of Baltimore County in Liber G.L.B. 3188 folio 518 was conveyed by Fannie Myers, widow, to Thomas F. Myers and wife, thence running with and binding on said 3rd line along the south side of Lorely Road as now surveyed North 67 degrees 08 minutes West 159.81 feet to a pipe heretofore set thence running North 6 degrees 53 minutes 40 seconds East 15.16 feet to a railroad Spike set in the center of Lorely Road as now traveled (railroad spike replaced old nail) and to the end of the 3rd or South 31 degree 02 minute West 25 foot line of that parcel of land which by deed recorded among the land records of Baltimore County in Liber R.R.G. 4087 folio 342 was conveyed by Fannie Myers, widow, to Russell Myers,



M-NE MM-NW
Q-SE QQ-SW

1976 COMPREHENSIVE ZONING
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
L. NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHAIRMAN COUNTY SUPERVISOR

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS		
NO. OF MAPS	BY	DATE
1	1	JUNE 1953

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL, 1953

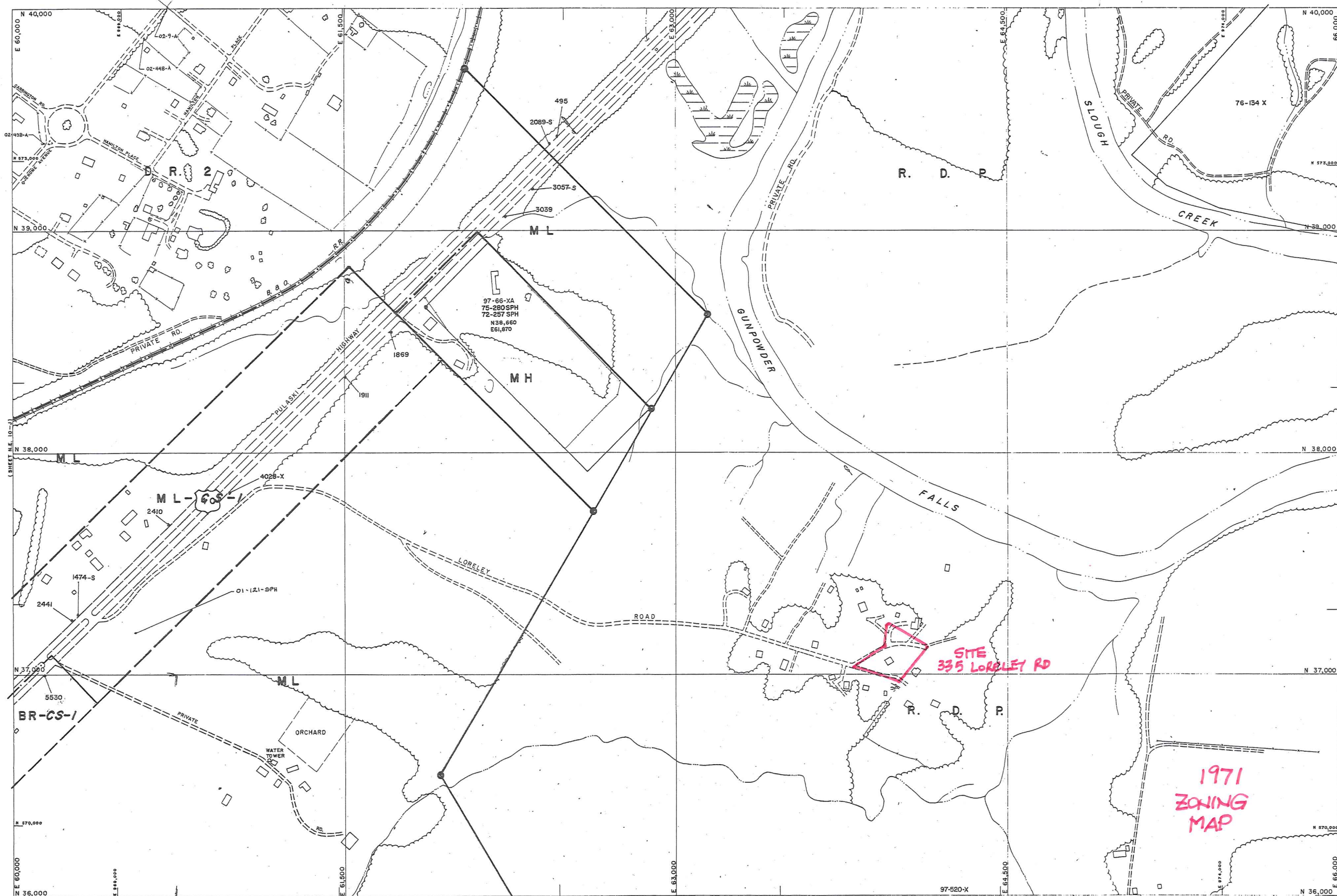
LOCATION
LORELEY

SHEET
N E
10-K

1976
ZONING
MAP
PET EX

6

REVISIONS TO COMPREHENSIVE ZONING - BALTIMORE COUNTY COUNCIL
REVISIONS TO COMPREHENSIVE ZONING - BALTIMORE COUNTY COUNCIL
REVISIONS TO COMPREHENSIVE ZONING - BALTIMORE COUNTY COUNCIL
REVISIONS TO COMPREHENSIVE ZONING - BALTIMORE COUNTY COUNCIL



M-NE MM-NW
 Q-SE QQ-SW

ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 MARCH 24, 1971
 BY BILLS NOS. 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS			SCALE	LOCATION	SHEET
BY	DATE				
NORTH OF N37000	JUNE 1958	MAPS INC.	1" = 200'	LORELEY	N. E.
Top. Compiled By: Photogrammetric Methods			DATE OF PHOTOGRAPHY		10 - K
AERO SERVICE CORPORATION-PHILADELPHIA, PA.			APRIL 1953		

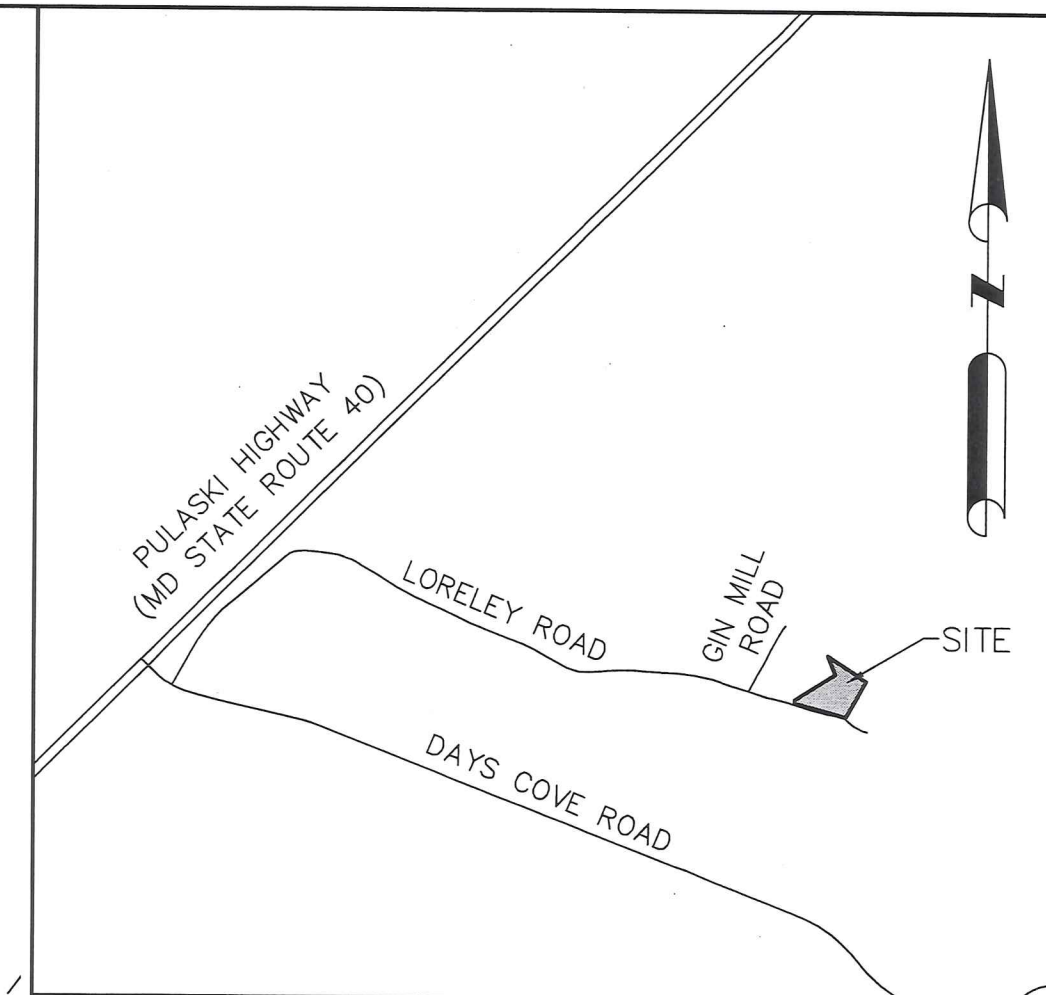
PET EX
 5

NOTES:

1. EXISTING ZONING: RC-2
2. GROSS AREA: 30,928 S.F.± = 0.710 AC.±
NET AREA: 30,928 S.F.± = 0.710 AC.±
3. 200 SCALE ZONING MAP NO. 073B2.
4. THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
5. TO THE BEST OF OUR KNOWLEDGE, THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS SITE.
6. THIS LOT IS SERVED BY PUBLIC WATER AND SEWER.
7. THE EXISTING SITE IS VACANT.
8. THIS PROPERTY LIES IN A LIMITED DEVELOPMENT AREA (LDA) OF THE CBCA.
9. THIS SITE DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.
10. THIS SITE IS NOT HISTORIC.

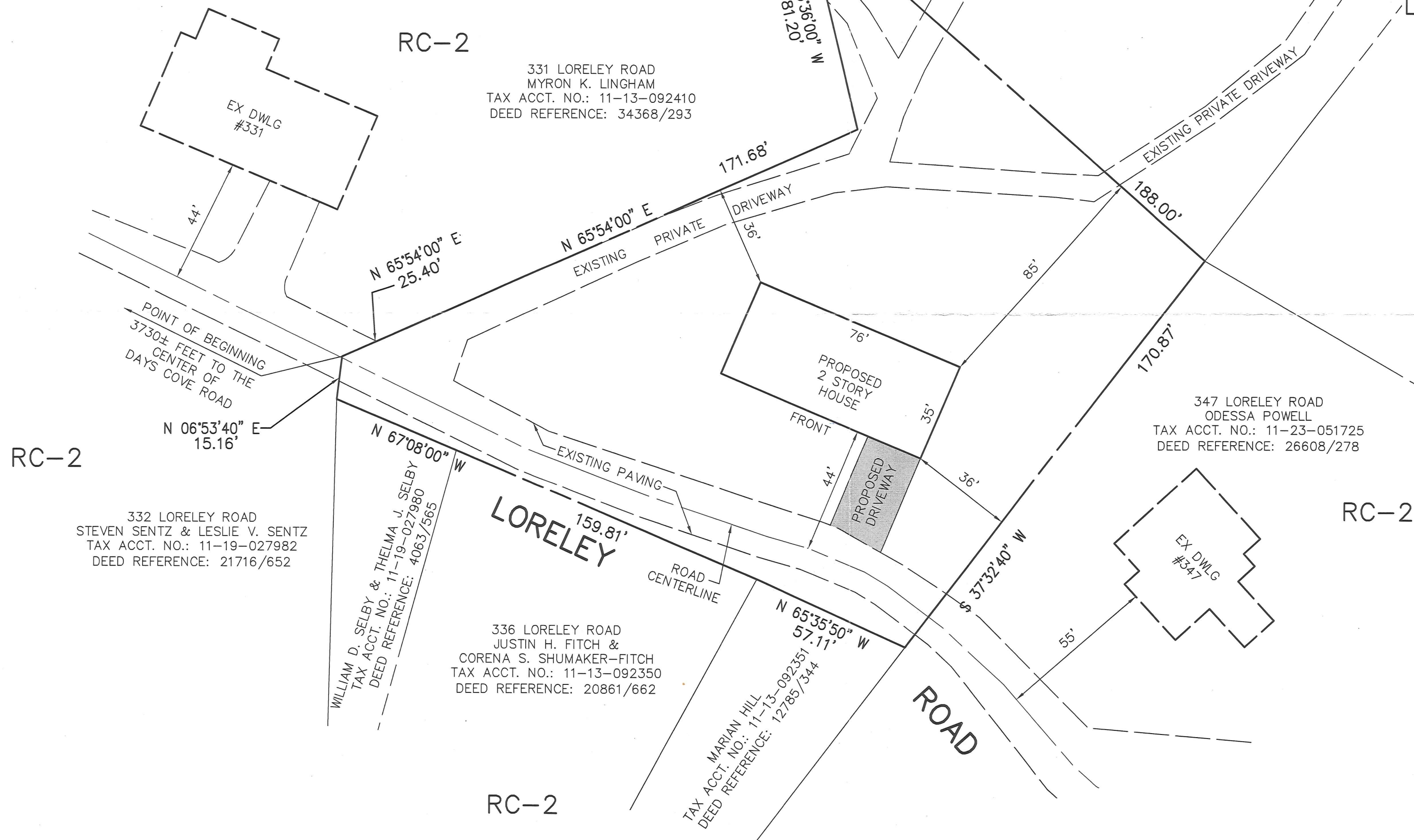
NOTES:

DEVELOPMENT OF THIS SITE IS SUBJECT TO THE APPROVAL OF A CHESAPEAKE BAY CRITICAL AREA PLAN BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.



VICINITY MAP

SCALE: 1" = 1,000'



PLAT TO ACCOMPANY PETITIONS FOR ZONING VARIANCE AND SPECIAL HEARING **335 LORELEY ROAD**

11TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30'

DATE: SEPTEMBER 21, 2015

PROPERTY INFORMATION

OWNER
MICHAEL A. SMITH &
NORLEEN A. SMITH
19 BOX CIRCLE
BALTIMORE, MD 21221

TAX MAP 73 - GRID 10 - PARCEL 399

ACCOUNT NO. 16-00-007562

DEED REFERENCE: 35020/126



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
PHONE: (410) 252-4444
FAX: (410) 252-4493
WWW.POLARISLC.COM

GCS 9/23/15
GEOFFREY C. SCHULTZ DATE
MARYLAND REG. No. 21154
LICENSE EXPIRATION: 01/2017



Petitioner No. 1

2016-0075-SPHA

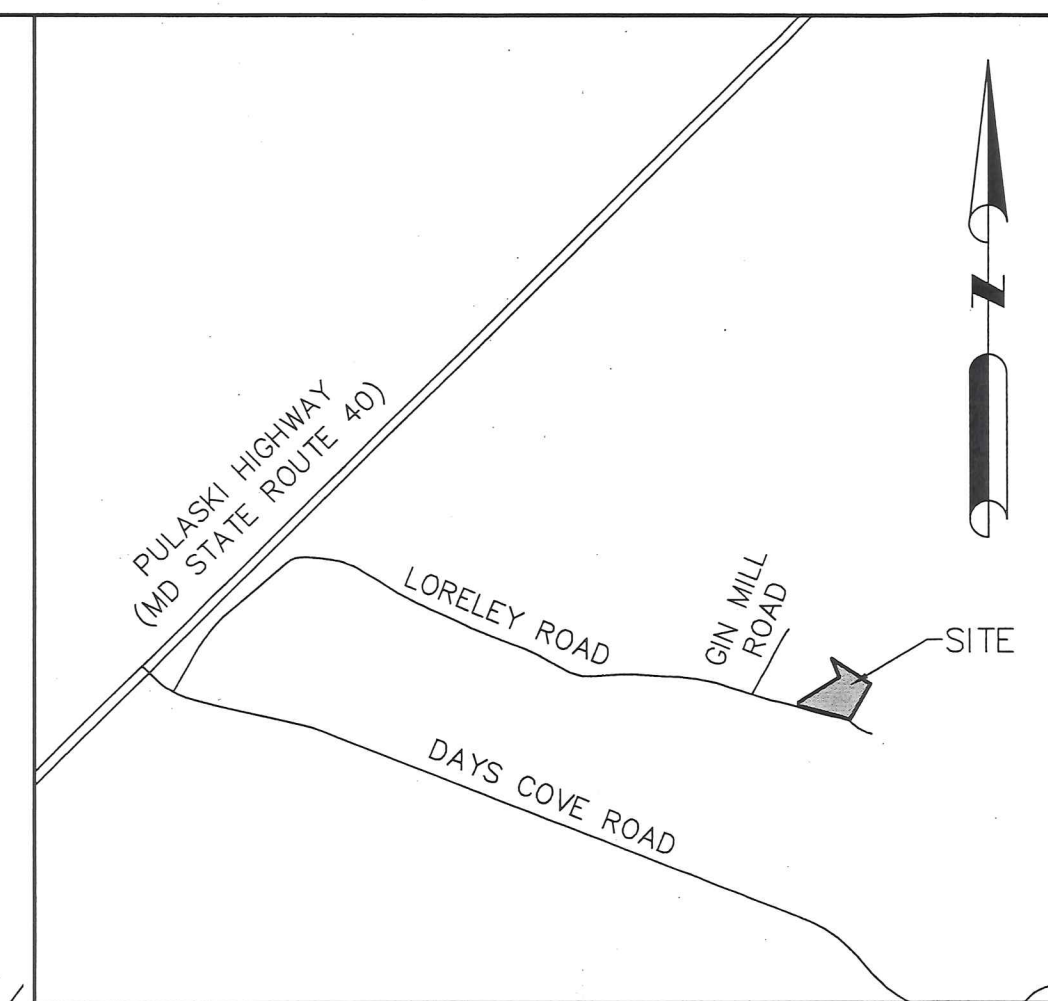
DRAWN BY: CRC CHECKED BY: GCS JOB No.: 15 - 039

NOTES:

1. EXISTING ZONING: RC-2.
2. GROSS AREA: 30,928 S.F.± = 0.710 AC.±
NET AREA: 30,928 S.F.± = 0.710 AC.±
3. 200 SCALE ZONING MAP NO. 073B2.
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5. TO THE BEST OF OUR KNOWLEDGE, THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS SITE.
6. THIS LOT IS SERVED BY PUBLIC WATER AND SEWER.
7. THE EXISTING SITE IS VACANT.
8. THIS PROPERTY LIES IN A LIMITED DEVELOPMENT AREA (LDA) OF THE CBCA.
9. THIS SITE DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.
10. THIS SITE IS NOT HISTORIC.

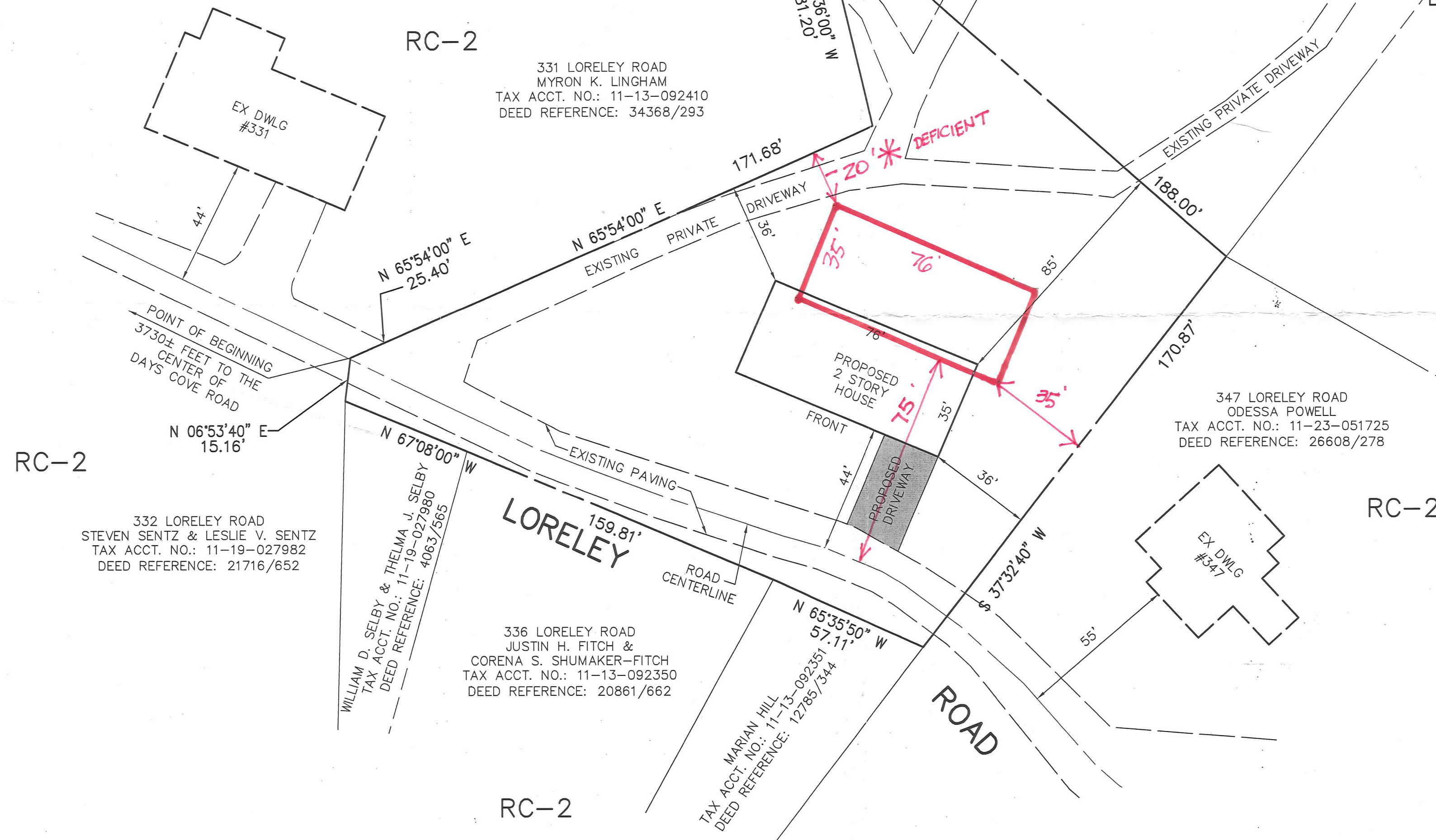
NOTES:

DEVELOPMENT OF THIS SITE IS SUBJECT TO THE APPROVAL OF A CHESAPEAKE BAY CRITICAL AREA PLAN BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.



VICINITY MAP

SCALE: 1" = 1,000'



PLAT TO ACCOMPANY PETITIONS FOR ZONING VARIANCE AND SPECIAL HEARING 335 LORELEY ROAD

11TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30'

DATE: SEPTEMBER 21, 2015

PROPERTY INFORMATION

OWNER
MICHAEL A. SMITH &
NORLEEN A. SMITH
19 BOX CIRCLE
BALTIMORE, MD 21221

TAX MAP 73 - GRID 10 - PARCEL 399

ACCOUNT NO. 16-00-007562

DEED REFERENCE: 35020/126

DRAWN BY: CRC

CHECKED BY: GCS

JOB No.: 15 - 039



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
PHONE: (410) 252-4444
FAX: (410) 252-4493
WWW.POLARISLC.COM

LAND SURVEYING • SUBDIVISION DESIGN • COMMERCIAL SITE DESIGN • LAND USE & PLANNING

GCS 9/23/15
GEOFFREY C. SCHULTZ DATE
MARYLAND REG. No. 21154
LICENSE EXPIRATION: 01/2017

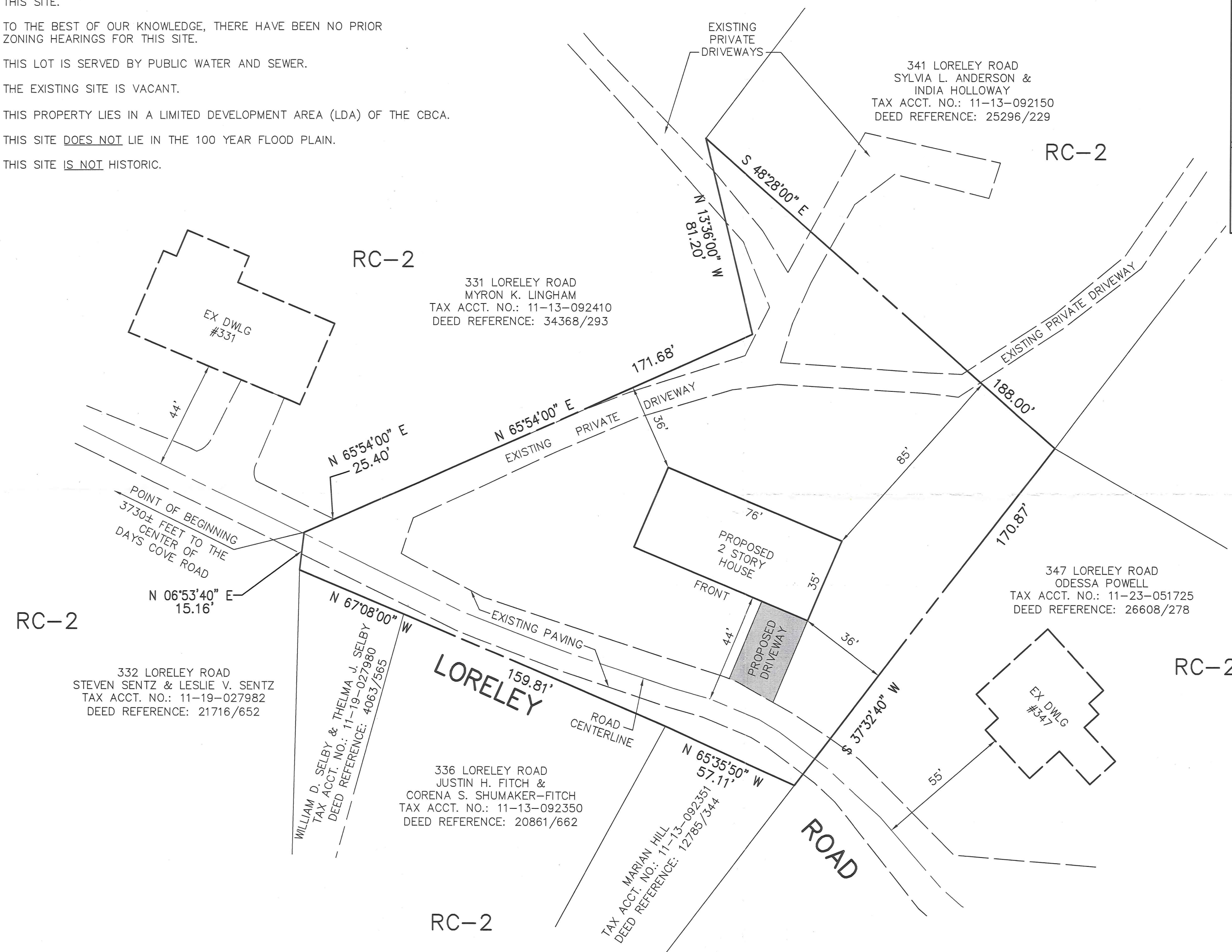


NOTES:

1. EXISTING ZONING: RC-2
2. GROSS AREA: 30,928 S.F.± = 0.710 AC.±
NET AREA: 30,928 S.F.± = 0.710 AC.±
3. 200 SCALE ZONING MAP NO. 073B2.
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8. THIS PROPERTY LIES IN A LIMITED DEVELOPMENT AREA (LDA) OF THE CBCA.
9. THIS SITE DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.
10. THIS SITE IS NOT HISTORIC.

NOTES:

DEVELOPMENT OF THIS SITE IS SUBJECT TO THE APPROVAL OF A CHESAPEAKE BAY CRITICAL AREA PLAN BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.



VICINITY MAP

SCALE: 1" = 1,000'

PLAT TO ACCOMPANY PETITIONS FOR ZONING VARIANCE AND SPECIAL HEARING 335 LORELEY ROAD

11TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30'

DATE: SEPTEMBER 21, 2015

PROPERTY INFORMATION

OWNER
MICHAEL A. SMITH &
NORLEEN A. SMITH
19 BOX CIRCLE
BALTIMORE, MD 21221

TAX MAP 73 - GRID 10 - PARCEL 399

ACCOUNT NO. 16-00-007562

DEED REFERENCE: 35020/126

2016-0075-SPHA

DRAWN BY: CRC

CHECKED BY: GCS

JOB No.: 15 - 039



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
PHONE: (410) 252-4444
FAX: (410) 252-4493
WWW.POLARISLC.COM

LAND SURVEYING • SUBDIVISION DESIGN • COMMERCIAL SITE DESIGN • LAND USE & PLANNING

GCS 9/23/15
GEOFFREY C. SCHULTZ DATE
MARYLAND REG. NO. 21154
LICENSE EXPIRATION: 01/2017

