

MEMORANDUM

DATE: May 3, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0190-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 25, 2016. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(17 Cody Avenue)
11th Election District *
5th Council District
Suraj Mammen and Molly Suraj *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0190-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Suraj Mammen and Molly Suraj. The Petitioners are requesting Variance relief from § 1B01.2.C.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed sunroom on an existing deck with a rear setback of 20 ft. in lieu of the required 30 ft. and to amend the Final Development Plan (FDP) of Lot #13, Brewer Property. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review (DPR), dated March 1, 2016, indicating that "Applicant shall erect a minimum of 42" high fence between his property and County-owned recreational land behind it, if the variance is approved."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 6, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 3-24-16

By SW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24th day of **March, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B01.2.C.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed sunroom on an existing deck with a rear setback of 20 ft. in lieu of the required 30 ft. and to amend the Final Development Plan (FDP) of Lot #13, Brewer Property, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the ZAC comment from DPR; a copy of which is attached and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 3-24-16 2

By [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 7, 2016
Item No. 2016-0190

DATE: March 1, 2016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Applicant shall erect a minimum of 42" high fence between his property and County-owned recreational land behind it, if the variance is approved

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0190-03072016.doc
ORDER RECEIVED FOR FILING

Date 3-24-16
By bw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 17 Cody Ave, Baltimore

Currently zoned DR 3.5

Deed Reference 15-478 100237

10 Digit Tax Account # 2300006429

Owner(s) Printed Name(s) Suraj Mammen

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1801.2.C.6

See Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Suraj Mammen, Molly Suraj
Name #1 - Type or Print Name #2 - Type or Print

Suraj Mammen, Molly Suraj
Signature #1 Signature #2

17 Cody Ave. Baltimore MD
Mailing Address City State

21237, 410-499-2978,
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Ashley Mogenhan; Great Day Improvement
Name - Type or Print

SAE
Signature

Suite E 501 McCormick Dr. Glen Burnie MD.
Mailing Address City State

21061, 443-797-0351, ashley.mogenhan@greatdayimprovements.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 3 day of March, 2016 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0190-A Filing Date 2/23/16 Estimated Posting Date 3/6/16 Reviewer G.A

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 17 Cody Ave, Baltimore MD 21234
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

Owner needs outdoor living space & would like to utilize their rear deck more often in a protected environment. There are no other practical locations to build the proposed sunroom. The owner should be able to utilize their rear yard w/ a deck & sunroom as others currently do in the neighboring properties.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Suraj Mammen
Signature of Owner (Affiant)

SURAJ MAMMEN
Name- Print or Type

Molly Suraj
Signature of Owner (Affiant)

Molly Suraj
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of February, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Suraj Mammen and Molly Suraj

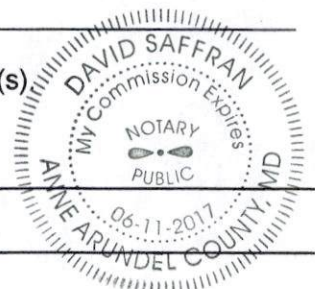
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notaries Seal

DAVID SAFFRAN
Notary Public

06/11/17

My Commission Expires



February 23, 2016

Administrative Variance from section 1B01.2.C.b: To permit a proposed sunroom on an existing deck with a rear setback of 20 feet in lieu of the required 30 feet and to amend the Final Development Plan for lot #13, Brewer Property.

ZONING PROPERTY DESCRIPTION FOR 17 CODY AVENUE, BALTIMORE, MD
21237

Beginning at a point on the south side of Cody Avenue which is 50' wide at the distance of 729' (+/-) southeast to the center line of the nearest improved intersecting street, Simms Road which is 50' wide.

2016-0190-A

CERTIFICATE OF POSTING

RE: Case No. 2016-0190-A

Petitioner: Suraj Mammen

Hearing / Closing Date: 3/21/16

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

17 Cody Avenue

_____ on 3/6/16

Sincerely,

 3/6/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2016-0190-A



17 Cody Avenue

(Posted 3/6/16)

 3/6/16

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016-0190-A Address 17 Cody Ave 21237

Contact Person: Gary Hueik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/23/16 Posting Date: 3/6/16 Closing Date: 3/21/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016-0190-A Address 17 Cody Ave. 21237
Petitioner's Name Suraj Mammen Telephone 443-797-0351
Posting Date: 3/6/16 Closing Date: 3/21/16

Wording for Sign: To Permit a proposed sun room on an existing deck with
a rear set back of 20 feet in lieu of the required 30 feet.
and to amend the Final Development Plan for lot 13,
Brewer Property.

Revised 7/21/15



KEVIN KAMENETZ
County Executive

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

March 22, 2016

Suraj Mammen & Molly Suraj
17 Cody Avenue
Baltimore MD 21237

RE: Case Number: 2016-0190 A, Address: 17 Cody Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 23, 2016. 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
Ashley Mogenhan, 501 McCormick Drive, Suite E, Glen Burnie MD 21061

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

RECEIVED
MAR 07 2016
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: March 7, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0190-A
Address 17 Cody Avenue
(Mammen & Suraj Property)

Zoning Advisory Committee Meeting of March 7, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*



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

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

Date: 2/29/16

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

RE: Baltimore County
Item No. 2016-0190-A -
Administrative Variance
Suagi Mammen & Molly Suraj
17 Cody Avenue.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0190-A.

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,

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

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 7, 2016
Item No. 2016-0190

DATE: March 1, 2016

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Applicant shall erect a minimum of 42" high fence between his property and County-owned recreational land behind it, if the variance is approved

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0190- 03072016.doc

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

No.

135709

Date:

2/23/16

PAID RECEIPT

BUSINESS ACTUAL TIME
2/23/2016 2/23/2016 10:11:40
5 529 ZONING VERIFICATION
RECEIPT # 241353 2/23/2016
Dept. 135709
CR NO. 135709
Receipt Tot. \$150.00
\$150.00 OK
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'd From: Great Day Improvements
For: Administrative Services
17 Cortez Ave
C150 H. 2016 0190-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

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>3-1</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>3-7</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-29</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-6-16</u> by <u>Hoffman</u>	
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

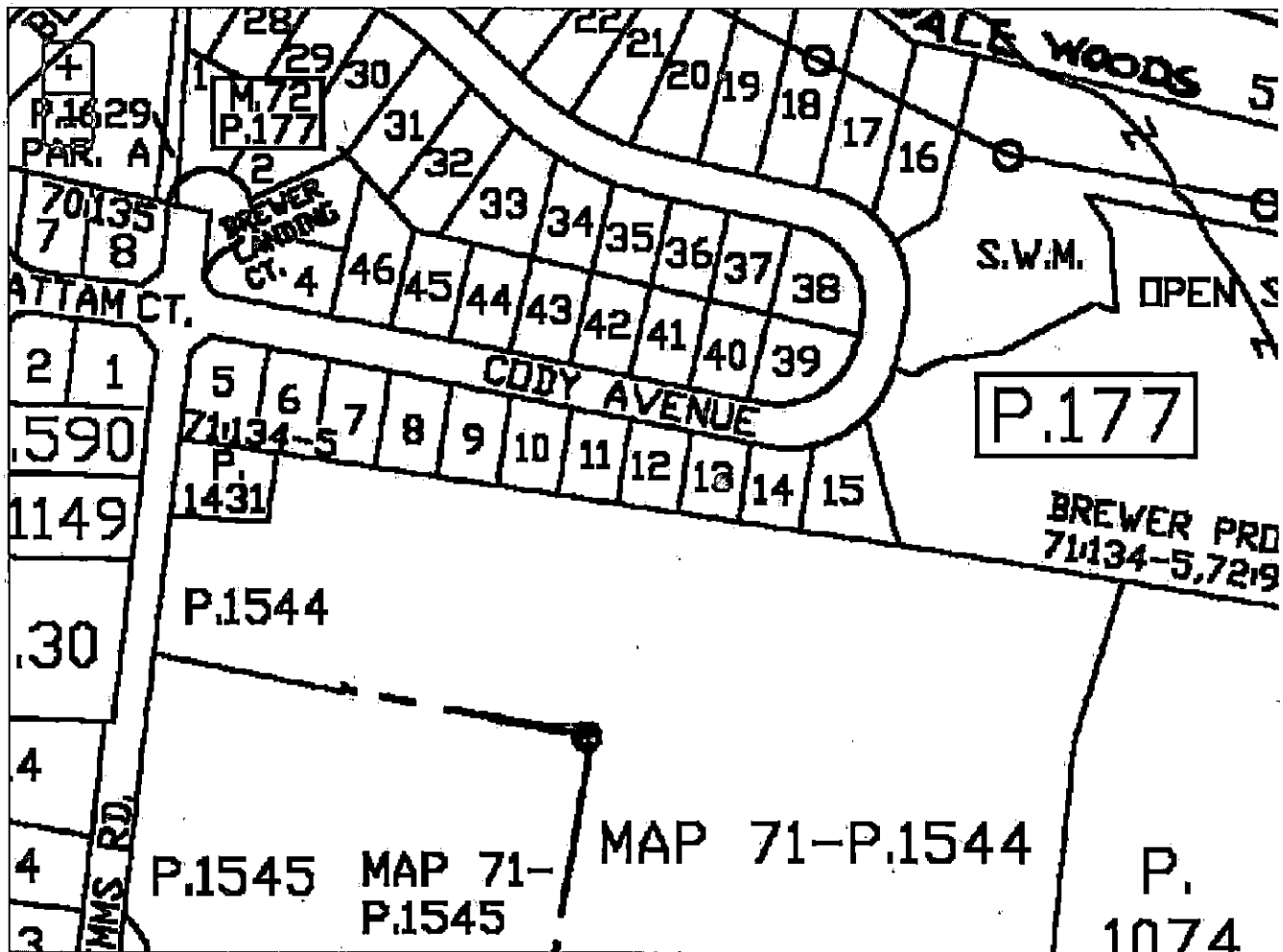
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2300006429			
Owner Information					
Owner Name:	MAMMEN SURAJ SURAJ MOLLY		Use:	RESIDENTIAL YES	
Mailing Address:	17 CODY AVE BALTIMORE MD 21234-		Principal Residence:	YES	
			Deed Reference:	/15478/ 00237	
Location & Structure Information					
Premises Address:		17 CODY AVE 0-0000		Legal Description:	.165 AC 17 CODY AVE SS BREWER PROPERTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0072	0001	0177		0000	13 2015 0071/0134
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2001	2,886 SF		7,213 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	154,200	154,200			
Improvements	224,500	283,800			
Total:	378,700	438,000	398,467	418,233	
Preferential Land:	0			0	
Transfer Information					
Seller: MARYLAND LANDMARK 2001 LLC		Date: 08/17/2001		Price: \$317,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15478/ 00237		Deed2:	
Seller: SHIPPING CREEK L L C		Date: 05/22/2001		Price: \$85,000	
Type: ARMS LENGTH VACANT		Deed1: /15223/ 00499		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: Approved 11/30/2013					

Baltimore County

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

District: 11 Account Number: 2300006429



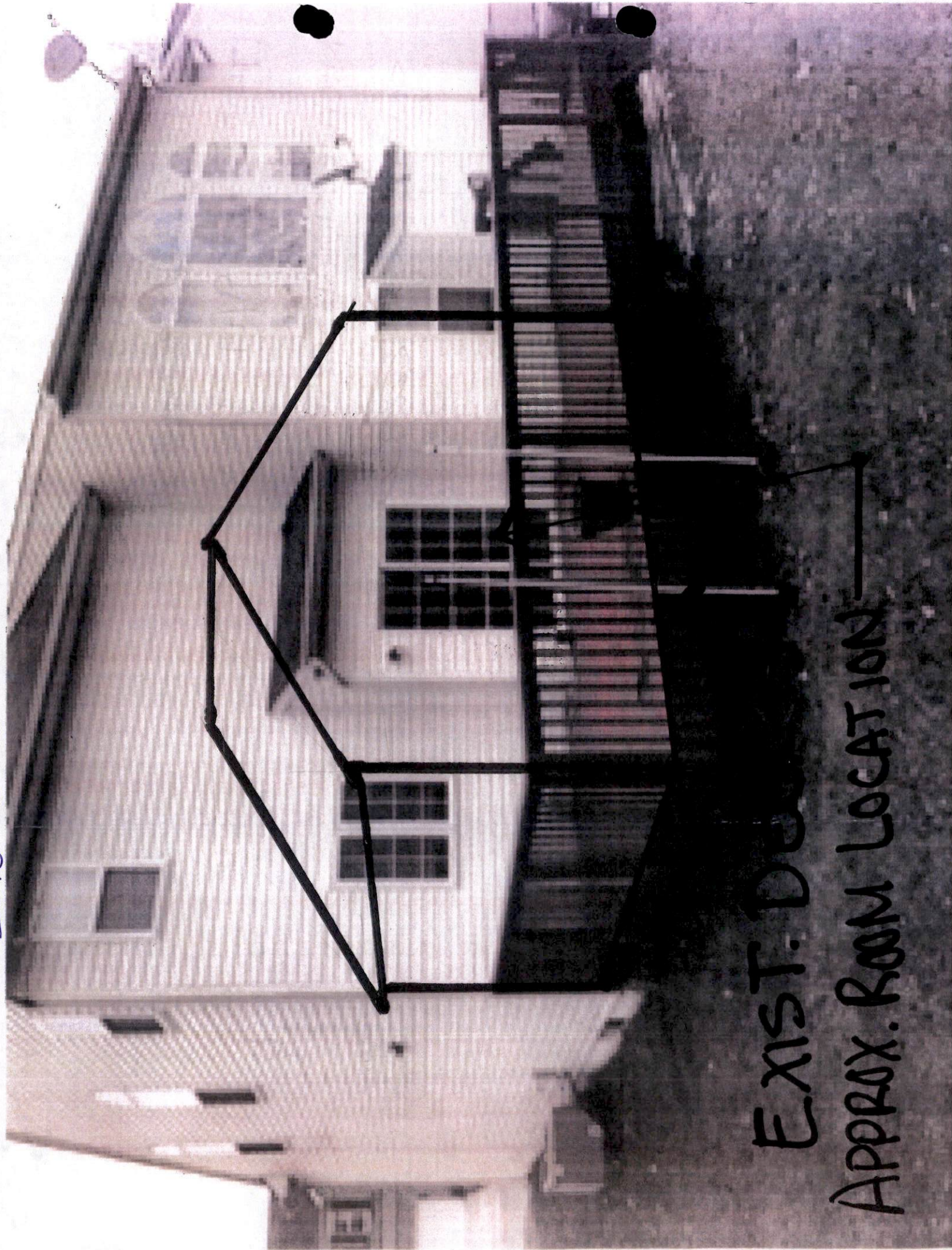
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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>).

2016-09-01-15



EXIST. DECK
APPROX. ROOM LOCATION

THIS DEED made this 29th day of June, 2001, by and between Maryland Landmark 2001, LLC, party of the first part, and Suraj Mammen and Molly Suraj, parties of the second part.

WITNESSETH, that in consideration of the sum of \$317,000.00, receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the parties of the second part, as tenants by the entirety, the survivor of them and the personal representatives, heirs and assigns of the survivor, in fee simple, all that property situate in Baltimore County, State of Maryland, described as:

BEING known and designated as Lot No. 13, as shown on the plat entitled, "Plat One, Brewer Property", which plat is recorded among the Land Records of Baltimore County in Plat Book No. 71, folio 134. The improvements thereon to be erected to be known as No. 17 Cody Avenue.

SUBJECT to a Supplemental Declaration executed March 19, 1999 and recorded among the Land Records of Baltimore County in Liber 13726, folio 149 by Shipping Creek LLC, establishing a charge for sewer and water maintenance.

Being the same lot of ground which by deed dated May 1, 2001 and recorded among the Land Records of Baltimore County in book 15223, page 499 was granted and conveyed by Shipping Creek, LLC, unto Maryland Landmark 2001, LLC.

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

TO HAVE AND TO HOLD said land and premises to the said parties of the second part, as tenants by the entirety, the survivor of them and the personal representatives, heirs and assigns of the survivor, in fee simple.

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

The said party of the first part hereby affirms that this conveyance is not a conveyance of all or substantially all of the assets of said corporate grantor.

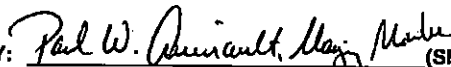
Witness the name and corporate seal of said body corporate and the signature of PAUL W. AMIRAULT, MANAGING MEMBER, thereof.

Witness:

Maryland Landmark 2001, LLC



(SEAL) BY:

 (SEAL)
PAUL W. AMIRAULT, MANAGING MEMBER

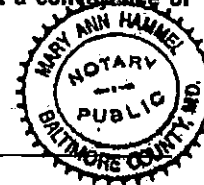
State of Maryland
Baltimore County TO WIT;

I Hereby Certify, That on this 29th day of June, 2001, before me, the subscriber, a Notary Public of the State aforesaid, did personally appear PAUL W. AMIRAUT, MANAGING MEMBER who acknowledged him/herself to be MANAGING MEMBER of the Maryland Landmark 2001, LLC being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by him/herself as such MANAGING MEMBER, and that said conveyance is not a conveyance of all or substantially all of the assets of said corporate grantor herein.

WITNESS MY HAND AND NOTARIAL SEAL.

My Commission Expires: 11/1/05

[Signature]
 NOTARY PUBLIC



This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

[Signature]
 James D. O'Connor, Attorney

We, Suraj Mammen and Molly Suraj, Grantees in the within deed, hereby certify under the penalties of perjury, that the land conveyed in said deed is residentially improved owner-occupied real property and that the residence will be occupied by us in accordance with Tax-Property Article, 13-203(b).

[Signature]
 Suraj Mammen

[Signature] 6/29/01.
 Molly Suraj

CASE #

14711

REMIT TO:

MID-ATLANTIC TITLE COMPANY
 100 WEST ROAD, SUITE 215
 TOWSON, MD 21204

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 - 2300006429			
Owner Information					
Owner Name:	MAMMEN SURAJ SURAJ MOLLY		Use:	RESIDENTIAL	
Mailing Address:	17 CODY AVE BALTIMORE MD 21237-1375		Principal Residence:	YES	
			Deed Reference:	/15478/ 00237	
Location & Structure Information					
Premises Address:		17 CODY AVE 0-0000		Legal Description:	.165 AC 17 CODY AVE SS BREWER PROPERTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0072	0001	0177		0000	13 2015 0071/0134
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
2001	2,886 SF			7,213 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value As of	Phase-in Assessments		
		01/01/2015	As of	As of	
			07/01/2015	07/01/2016	
Land:	154,200	154,200			
Improvements	224,500	283,800			
Total:	378,700	438,000	398,467	418,233	
Preferential Land:	0			0	
Transfer Information					
Seller: MARYLAND LANDMARK 2001 LLC		Date: 08/17/2001		Price: \$317,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15478/ 00237		Deed2:	
Seller: SHIPPING CREEK L L C		Date: 05/22/2001		Price: \$85,000	
Type: ARMS LENGTH VACANT		Deed1: /15223/ 00499		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: Approved 11/30/2013					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2016-0190-A

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

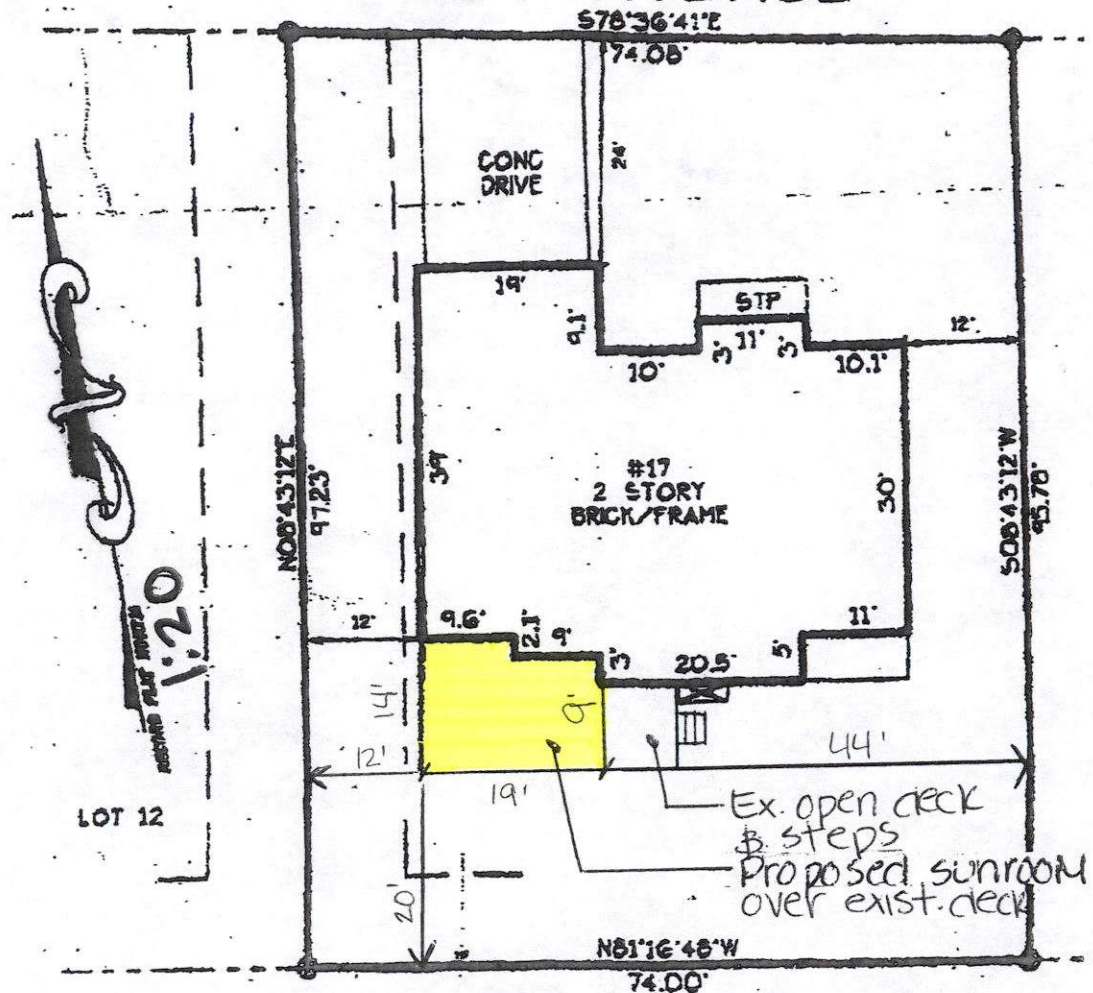
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2300006429			
Owner Information					
Owner Name:	MAMMEN SURAJ SURAJ MOLLY		Use:	RESIDENTIAL	
Mailing Address:	17 CODY AVE BALTIMORE MD 21237-1375		Principal Residence:	YES	
			Deed Reference:	/15478/ 00237	
Location & Structure Information					
Premises Address:		17 CODY AVE 0-0000		Legal Description:	.165 AC 17 CODY AVE SS BREWER PROPERTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0072	0001	0177		0000	13
					Assessment Year: 2015
					Plat No: 0071/0134
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
2001	2,886 SF				7,213 SF
County Use 04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		154,200	154,200		
Improvements		224,500	283,800		
Total:		378,700	438,000	398,467	418,233
Preferential Land:		0			0
Transfer Information					
Seller: MARYLAND LANDMARK 2001 LLC		Date: 08/17/2001		Price: \$317,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15478/ 00237		Deed2:	
Seller: SHIPPING CREEK L L C		Date: 05/22/2001		Price: \$85,000	
Type: ARMS LENGTH VACANT		Deed1: /15223/ 00499		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: Approved 11/30/2013					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2016-0190-A

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17 Cody Ave. OWNER(S) NAME(S) Suraj Mammen
 SUBDIVISION NAME Brewer Property LOT # 13 BLOCK # — SECTION # —
 PLAT BOOK # 71 FOLIO # 134 10 DIGIT TAX # 2300006429 DEED REF. # 15478/00237

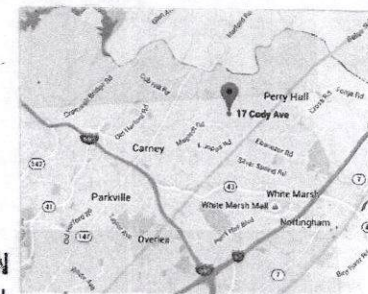
CODY AVENUE



PLAN DRAWN BY Great Day Improvements DATE 1/18/16 SCALE: 1 INCH = 20 FEET

Case No. 2016-0190-A

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 72

SITE ZONED DR 3.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 7,213

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1953-2459 SPH

VIOLATION CASE INFO:

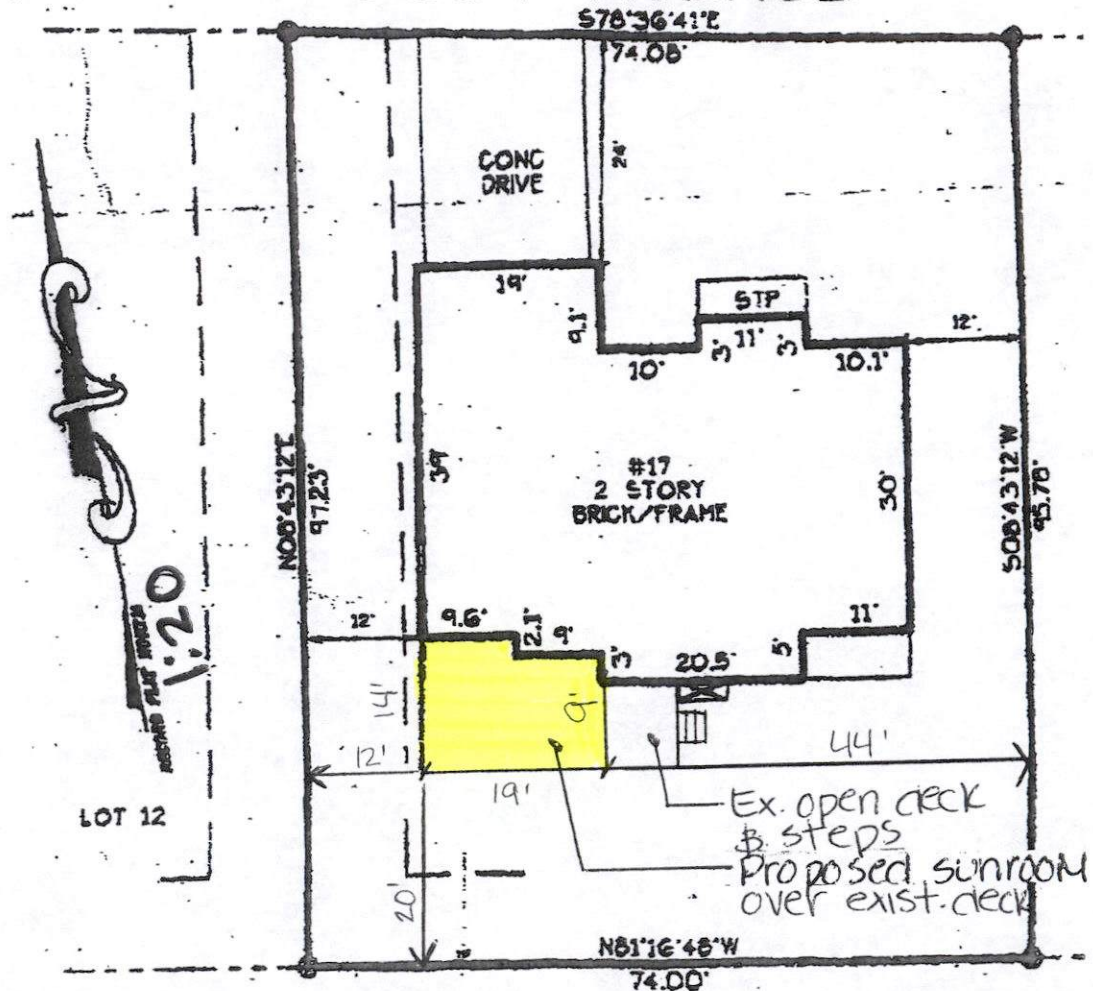
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 17 Cody Ave. OWNER(S) NAME(S) Suraj Mammen

SUBDIVISION NAME Brewer Property LOT # 13 BLOCK # - SECTION # -

PLAT BOOK # 71 FOLIO # 134 10 DIGIT TAX # 2300006429 DEED REF. # 15478/00237

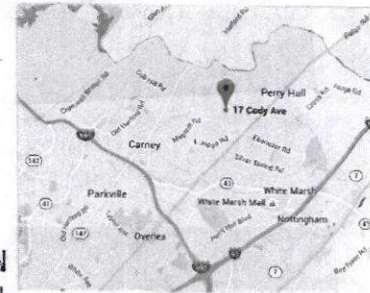
CODY AVENUE



PLAN DRAWN BY Great Day Improvements DATE 1/18/16 SCALE: 1 INCH = 20 FEET

Case No. 2016-090A VIOLATION CASE INFO:

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 72

SITE ZONED DR 3.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 7,213

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No

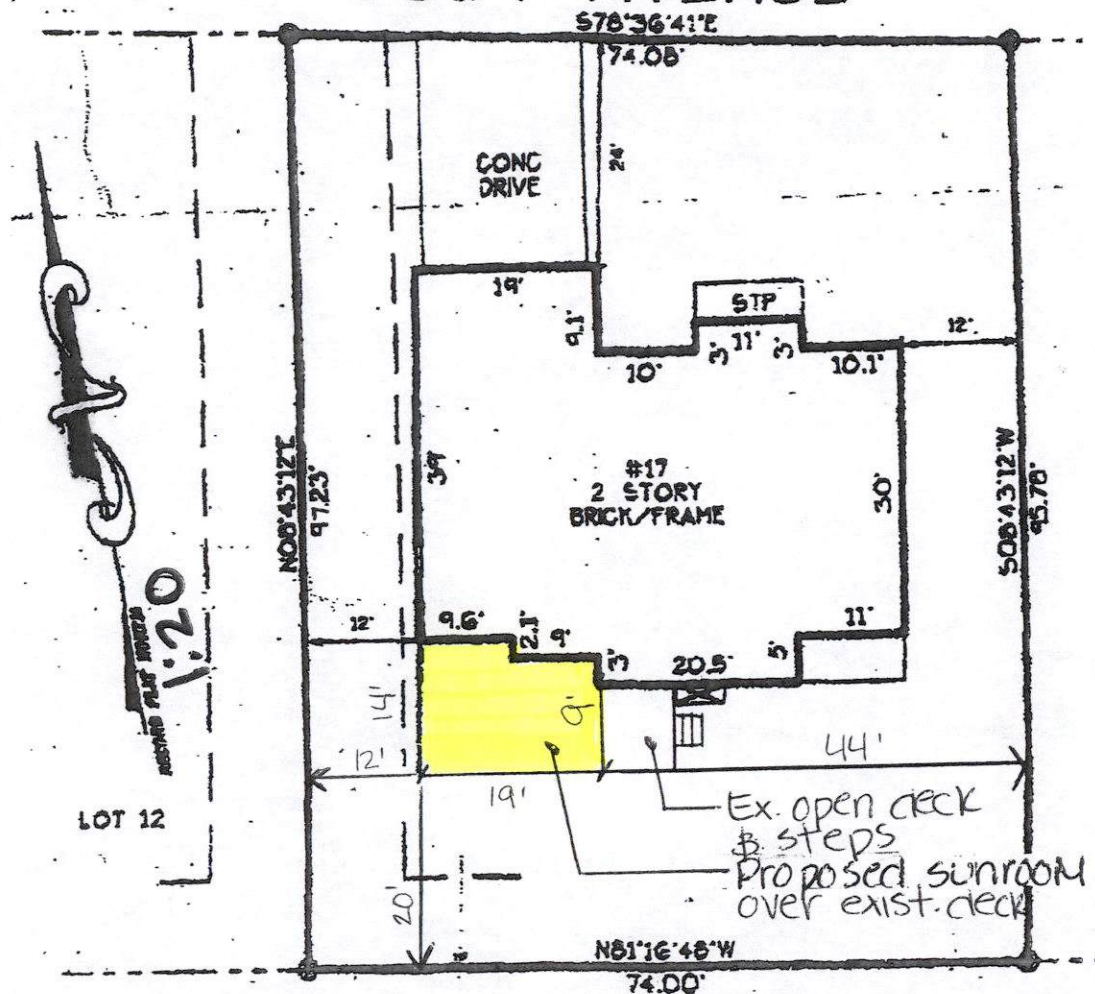
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

1953-2459 SPH

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 17 Cody Ave. OWNER(S) NAME(S) Suraj Mammen
 SUBDIVISION NAME Brewer Property LOT # 13 BLOCK # — SECTION # —
 PLAT BOOK # 71 FOLIO # 134 10 DIGIT TAX # 2300006429 DEED REF. # 15478/00237

CODY AVENUE



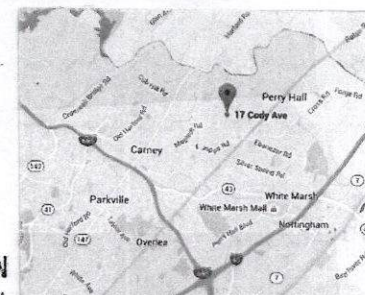
PLAN DRAWN BY Great Day Improvements DATE 1/18/16 SCALE: 1 INCH = 20 FEET

Case No: 2016-0190-A

VIOLATION CASE INFO:

Pet. Exh. 1

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 72

SITE ZONED DR 3.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 7,213

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

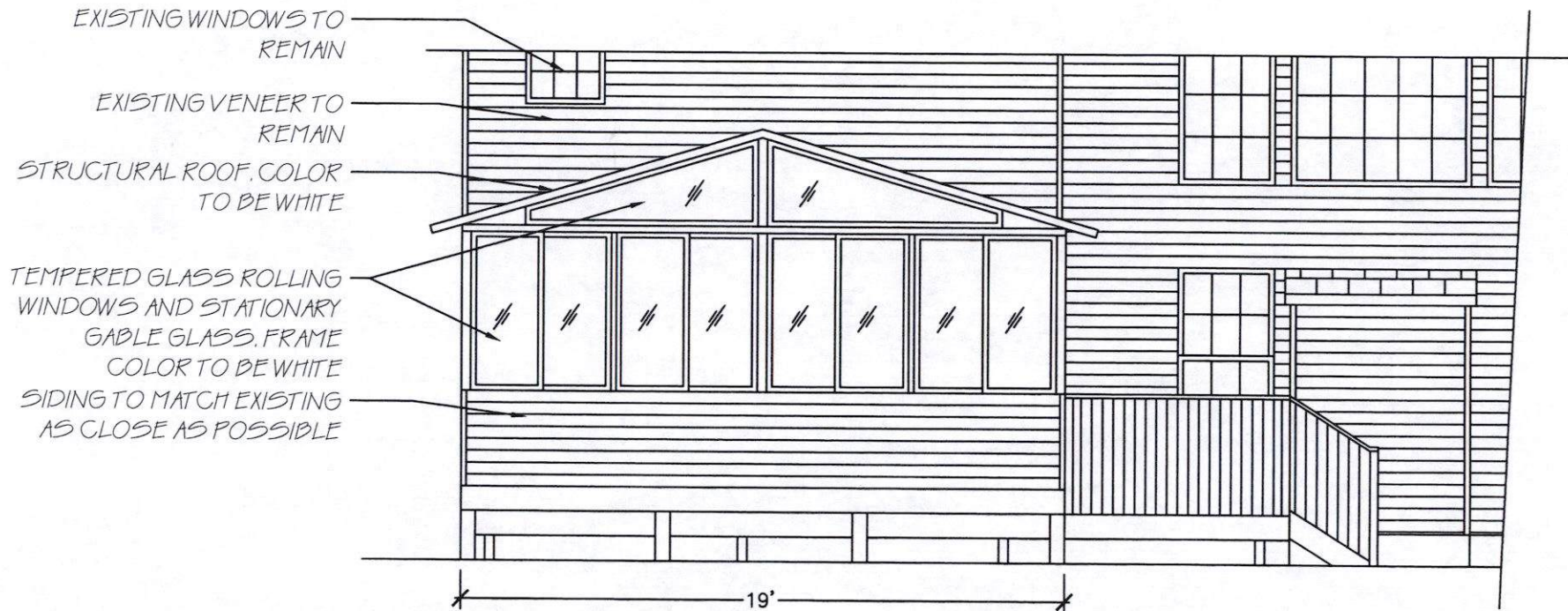
WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? No



REAR ELEVATION

Client: MAMMEN	Date: 1-8-16	
NOT TO SCALE. CONCEPTUAL DRAWINGS ONLY	Designer: JT	
THIS DRAWING IS THE PROPERTY OF PATIO ENCLOSURES, INC. ALL RIGHTS RESERVED. DUPLICATION OF THIS DRAWING AND DESIGN IN ANY FORM IS NOT PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATIO ENCLOSURES, INC..	Scale: N.T.S.	
	Rev: # Date: DATE	

2016-0890-A

2016-0190-A





2016-0190-A

2016



RESUBDIVISION

FOREST BUFFER
CONSERVATION

FOR SUBMIT

DRAIN, UT. ESMIT.

SWM
RES.

20' DRAIN, UT.
EASEMENT
ANAL. PATH

20' D
EAS
BUF

BOARD OF E
OF BALTO

8314/2

BOARD OF EDUCATION
OF BALTO, CO.
8981/169

SIERRA HOMES, INC.

EX. 10' DRAIN, &
UTILITY, ESMIT.

SIMMS RD.

EX. 8" W (72-0740)

EX. 8" S (72-0763)

EX. 10' E

EX. 10' E

NOTE

I, G. Dwight Little, Jr., certify under oath that to the best of my knowledge, there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

2016-0190-A

2016-0190-A
FDP-Brewer Property