

M E M O R A N D U M

DATE: September 6, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0271-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on September 2, 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

RECEIVED

SEP 06 2016

OFFICE OF ADMINISTRATIVE HEARINGS

22 Glenmore Ave.
Baltimore MD, 21206
August 30, 2016

Honorable Judge John E. Beverungen
Administrative Law Judge for Baltimore County
105 W. Chesapeake Avenue
Towson, MD 21204

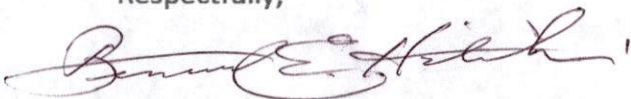
Re: Case No2016-0271-SPHA, Property 110 Greenwood Ave.,
Appeal to the ruling

Dear Sir:

Thank you for your reply, copies attached. However, I still have issues that require resolution before initiating any approval of the building of the above mentioned church. While it has been noted that many issues were addressed at the hearing, they haven't been given in-depth scrutiny in my opinion. Examples are as follows:

The increased flow of traffic on the already overburdened and maxed out Kenwood Avenue to Greenwood Ave's narrow confines should have a traffic impact study. Greenwood Ave does not have sidewalks let alone handicap accessibility. In addition an environmental impact study should be made to determine the effect of the church property and its members on the surrounding wooded property. Your reconsideration is appreciated.

Respectfully,



Bernard E. Helinski

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(110 Greenwood Avenue) *

14th Election District

6th Council District *

Bryan and Caulina Merrick

Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0271-SPHA

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration filed by Bernard Helinski, who lives in the community where the proposed church would be constructed. Mr. Helinski's motion identifies several points which he contends should result in the denial of the variance.

While I understand and appreciate the concerns identified in the motion, they are issues on which Mr. Helinski provided testimony at the June 23, 2016 hearing. I considered and addressed each of these issues in the Order dated June 27, 2016. While in practice motions for reconsideration are filed with some regularity in zoning cases, the reality is that the function of such a motion is quite limited. In Calvert County v. Howlin Realty, Inc., 364 Md. 301 (2001), the court held that an agency (like the OAH) "may reconsider an action previously taken and come to a different conclusion upon a showing that ... some new or different factual situation exists that justifies the different conclusion." In this case, I do not believe the movant has identified "some new or different factual situation." Id. at 325. As such, the motion will be denied.

THEREFORE, IT IS ORDERED this 3rd day of August, 2016, by this Administrative Law Judge, that the Motion for Reconsideration be and is hereby DENIED.

By BH

Date 8-3-16

ORDER RECEIVED FOR FILING

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 8-3-16

By sln

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(110 Greenwood Avenue)	*	OFFICE OF
14 th Election District		
6 th Council District	*	ADMINISTRATIVE HEARINGS
Bryan and Caulina Merrick		
<i>Owners</i>	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2016-0271-SPHA
* * * * *		

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THEREFORE, IT IS ORDERED this 3rd day of August, 2016, by this Administrative Law Judge, that the Motion for Reconsideration be and is hereby DENIED.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln



KEVIN KAMENETZ
County Executive

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

August 3, 2016

Bernard Helinski
22 Glenmore Avenue
Baltimore, Maryland 21206

RE: Petitions for Special Hearing and Variance (Motion for Reconsideration)
Case No. 2016-0271-SPHA
Property: 110 Greenwood Avenue

Dear Mr. Helinski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Michael Kratevil, 1 Belinda Avenue, Baltimore, Maryland 21206
Robert D. Porter, Esq., 222 Courthouse Court, Towson, Maryland 21204

Sherry Nuffer

From: Bernard Helinski <helins19@verizon.net>
Sent: Tuesday, July 26, 2016 12:51 PM
To: Administrative Hearings
Subject: Reconsideration of case 2016-0271 (110 Greenwood)
Attachments: church letter.pdf

re: 2016-0271 (110 Greenwood)

Dear Honorable Judge Beverungen,

Forwarded is an attached letter requesting reconsideration of the determination, above subject .

Thank You,
Bernard Helinski
22 Glenmore Ave.
Baltimore, MD 21206

RECEIVED
JUL 26 2016
OFFICE OF ADMINISTRATIVE HEARINGS

Krysundra Cannington

From: Appeals Board
Sent: Tuesday, July 26, 2016 11:23 AM
To: helins19@verizon.net
Cc: Administrative Hearings
Subject: Case number 2016-0271-SPHA

Good morning Mr. Helinski,

Pursuant to my voicemail message, please be advised we are in receipt of your letter dated July 19, 2016 requesting the appeal of the above referenced case number 2016-0271-SPHA, for the property located at 110 Greenwood Avenue.

Please be advised that the appeal must be filed with the originating office, in this case the Office of Administrative Hearings. The appeal must be filed in writing within 30 days of the final decision of the Administrative Law Judge and accompanied by a filing fee. Once the appeal has been filed with their office, they will transfer the file to this office and a hearing will be scheduled before the Board of Appeals. For further information, please contact the Office of Administrative Hearings at 410-887-3868. I will forward your letter to them to be included in the file.

Please do not hesitate to contact us with any questions.

Board of Appeals of Baltimore County
The Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, MD 21204
Phone: 410-887-3180
Fax: 410-887-3182

Confidentiality Statement

This electronic mail transmission contains confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action based on the contents of this electronic mail transmission is strictly prohibited. If you have received this electronic mail transmission in error, please immediately notify the sender.

22 Glenmore Ave.
Baltimore MD, 21206
July 19, 2016

Baltimore county Board of Appeals
Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, MD 21204

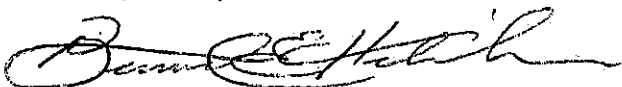
Re: Case No2016-0271-SPHA, Property 110 Greenwood Ave.,
Appeal to the ruling

Dear Sir/Madam:

I am submitting this appeal to the above case numbered/described for the following reasons so that the variance ruling be denied:

1. An environmental impact study was not conducted that would show the effectual onslaught the 39 vehicles (estimated as cited in the owner's position) will have on the narrow Greenwood Ave. neighbors/community.
2. Noise pollution study is needed showing its effects on the surroundings.
3. A study of the two and four legged animals' habitat and the effect the church building will have on these creatures is missing. Where will they go?
4. A study needs to be accomplished showing what effect the influx of their proposed evening youth meeting/gatherings will have on the area. Will they be roaming the streets or will they be transported by vehicles?
5. Vintage Greenwood and Kenwood Avenues have been maxed out and will absorb an additional burden which they weren't engineered to handle with the addition of church traffic. Greenwood Ave. is without sidewalks and curbing and difficult to navigate.

Respectfully,



Bernard E. Helinski

22 Glenmore Ave.
Baltimore MD, 21206
July 19, 2016

Baltimore county Board of Appeals
Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, MD 21204

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Appeal to the ruling

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Bernard E. Helinski

RECEIVED

JUL 26 2016

BALTIMORE COUNTY
BOARD OF APPEALS

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

AND VARIANCE

(110 Greenwood Avenue) *

14th Election District *

6th Council District *

Bryan and Caulina Merrick *

Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0271-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 Bryan and Caulina Merrick, 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 proposed church and parking lot in a DR 5.5 zone in accordance with the residential transition area ("RTA") regulations. In the alternative, a Petition for Variance requests a variance of the conditions in the RTA. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests were Kevin Cartwright and professional engineer Kenneth Colbert. Robert D. Porter, Esq. represented the Petitioners. Two members of the community attended the hearing to express concerns about the project. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP).

SPECIAL HEARING

ORDER RECEIVED FOR FILING

Date 6/27/16

By Sen

Petitioners acquired the subject property in 2012. The property was improved with a single-family dwelling, but that home was razed and the site is now unimproved. Petitioners propose to construct a small church and parking lot on the 1.8 acre site. The property is zoned DR 5.5, which permits churches by right. Of course, even though the use is permitted Petitioners must nonetheless comply with the RTA regulations. Based on the testimony presented, I believe they comply with the pertinent regulations and the petition will be granted.

A "new church" building is one of the uses specified in the B.C.Z.R. which is eligible for an RTA exception. Under that regulation, Petitioners must comply to the "extent possible" with the RTA requirements, and the use must be compatible with the surrounding residential premises. In this case, Mr. Colbert (who was accepted as an expert) opined the plan satisfied the requirements of B.C.Z.R. §1B01.1.B.g(6). He noted the RTA was generated by a vacant lot (zoned residential) owned by Baltimore County, on which is stored construction equipment and materials. Mr. Colbert stated the nearest occupied dwelling was approximately 182 ft. from the Petitioners' property line. This distance, coupled with the landscaping to be provided, will provide a more than sufficient buffer for the dwellings to the west of this site. In addition, the site plan (Ex. 1) reflects that the nearest dwellings are separated from the subject property by a 100 ft. wide electric utility easement containing large BGE towers as well as a 60 ft. wide County utility easement. In these circumstances I believe the proposed church would be compatible with surrounding residential properties and would not be detrimental to the health, safety and/or welfare of the community.

The facts in this case stand in stark contrast to those in Ware v. People's Counsel for Balto. Co., 223 Md. App. 669 (2015). In that case, the court of special appeals denied an owner's petition for special hearing to convert an existing single-family dwelling on a small lot into a

ORDER RECEIVED FOR FILING

Date 6/27/16

By slh

church. The court held the church's site plan provided no buffers and did not satisfy in any respect the RTA regulations. Id. at 685-86. Here, it is only the parking lot with 39 spaces that will be within the RTA setbacks as shown on Exhibit 6, and the church itself will be positioned far away from adjoining residences. As such, I believe Petitioners have satisfied the new church RTA exception and the petition for special hearing will be granted. In light of this disposition, the variance is unnecessary.

Two nearby residents expressed concerns with traffic in the area as well as with the loss of trees and habitat for wildlife that would be impacted by the project. While the development of unimproved property invariably involves the removal of trees and other vegetation, Mr. Colbert stressed Petitioners would not remove any more trees than absolutely necessary and would strive to reduce the amount of disturbance to the existing environment. In addition, a landscape plan will be required and it will dictate that Petitioners install a variety of vegetative buffers at the site. As for traffic, the church would hold services on Sunday, and the parking lot would accommodate only 39 vehicles. While the church would no doubt increase the amount of traffic in the community, the peak period would be Sunday morning, which would not conflict with weekday commuter traffic. Finally, Mr. Colbert noted sufficient density exists under the DR 5.5 zoning to construct eight single-family dwellings on the site, which would in my opinion generate a substantial amount of traffic and have a greater impact upon the community.

THEREFORE, IT IS ORDERED this 27th day of **June, 2016**, 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 proposed church and parking lot in a DR 5.5 zone in accordance with B.C.Z.R. §1B01.1.B.g(6), be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 6/27/16
By sln

IT IS FURTHER ORDERED the petition for variance of the conditions in the residential transition area (RTA), be and is hereby DISMISSED without prejudice as unnecessary.

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. Petitioners must comply with the ZAC comments of the DOP and DPR, copies of which are attached hereto.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 6/27/16

By sln

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(110 Greenwood Avenue)	*	OFFICE OF
14 th Election District		
6 th Council District	*	ADMINISTRATIVE HEARINGS
Bryan and Caulina Merrick		
<i>Owners</i>	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2016-0271-SPHA

* * * * *

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Petitioners acquired the subject property in 2012. The property was improved with a single-family dwelling, but that home was razed and the site is now unimproved. Petitioners propose to construct a small church and parking lot on the 1.8 acre site. The property is zoned DR 5.5, which permits churches by right. Of course, even though the use is permitted Petitioners must nonetheless comply with the RTA regulations. Based on the testimony presented, I believe they comply with the pertinent regulations and the petition will be granted.

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church. The court held the church's site plan provided no buffers and did not satisfy in any respect the RTA regulations. *Id.* at 685-86. Here, it is only the parking lot with 39 spaces that will be within the RTA setbacks as shown on Exhibit 6, and the church itself will be positioned far away from adjoining residences. As such, I believe Petitioners have satisfied the new church RTA exception and the petition for special hearing will be granted. In light of this disposition, the variance is unnecessary.

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IT IS FURTHER ORDERED the petition for variance of the conditions in the residential transition area (RTA), be and is hereby DISMISSED without prejudice as unnecessary.

The relief granted herein shall be subject to and conditioned upon the following:

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2. Petitioners must comply with the ZAC comments of the DOP and DPR, copies of which are attached hereto.

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

JEB/sln

Signed
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

John E. Beverungen

From: Bernard Helinski <helins19@verizon.net>
Sent: Friday, June 24, 2016 9:54 AM
To: John E. Beverungen
Subject: Office of Administrative Hearings

re; Thursday's 6/23/2016 Greenwood Avenue church hearing –additional comments

Dear Honorable J. Beverungen,

Please accept my apologies for not addressing an overlooked issue at yesterday's hearing- safety and fire. The proposed church will be surrounded by large trees that have been in existence for ages. The Greenwood roadway terminates there in the woods. There is only one way in and there is no secondary egress. Should fire become reality, while services are held, the attendees at their service will be hampered greatly for relief and escape. The parking lot filled to its capacity of nearly 40 vehicles will also make it cumbersome for the fire department's emergency work.

Respectfully,
Bernard E. Helinski
22 Glenmore Avenue
Baltimore, MD 21206
Tele 410 661 3359
Email helins19@verizon.net

Ps my apologies for my lateness since I was directed to the large hearing room downstairs where I waited there from 1 pm

I shall see and talk to Ted P at the yearly German Picnic at Kurtz's Beach this Sunday

DATE _____

6-23-2016

[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>
5/19	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
6/3	PLANNING (if not received, date e-mail sent _____)	C
5/9	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 6/2/16	
SIGN POSTING	Date: 6/3/16	by O'Keefe
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

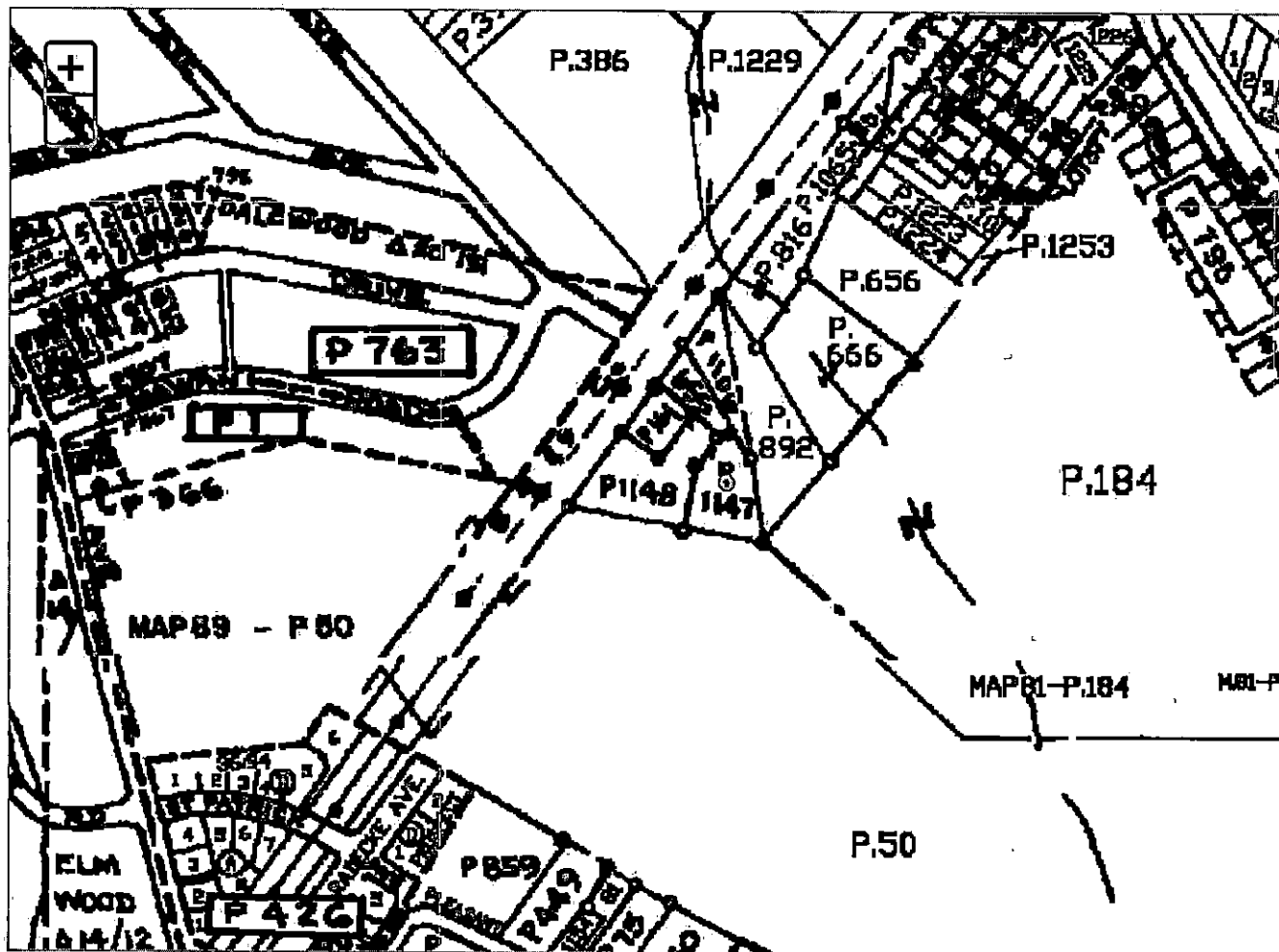
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 14 Account Number - 1800013958							
Owner Information											
Owner Name:		MERRICK BRYAN K MERRICK CAULINA Y				Use: Principal Residence:		RESIDENTIAL NO			
Mailing Address:		47 GREENWOOD AVE BALTIMORE MD 21209-				Deed Reference:		/32759/ 00442			
Location & Structure Information											
Premises Address:		110 GREENWOOD AVE 0-0000				Legal Description:		SES GREENWOOD .60A 110 GREENWOOD AVE 2100 SE KENWOOD AV			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
0081	0022	1147		0000				2015			
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE				
Primary Structure Built 1946		Above Grade Enclosed Area 777 SF		Finished Basement Area		Property Land Area 26,136 SF		County Use 04			
Stories 1	Basement NO	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 1 full	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:			72,000	72,000							
Improvements			0	0							
Total:			72,000	72,000	72,000		72,000				
Preferential Land:			0				0				
Transfer Information											
Seller: NEW LOGIC PROPERTIES LLC Type: ARMS LENGTH MULTIPLE				Date: 11/08/2012 Deed1: /32759/ 00442				Price: \$44,000 Deed2:			
Seller: PRETTY NICE PROPERTIES LLC Type: ARMS LENGTH MULTIPLE				Date: 07/25/2012 Deed1: /32345/ 00344				Price: \$100,000 Deed2:			
Seller: HALL FRANK E Type: ARMS LENGTH MULTIPLE				Date: 08/15/2007 Deed1: /26049/ 00545				Price: \$75,000 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: **14** Account Number: **1800013958**

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>).



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 4214639

Sold To:

Colbert Matz Rosenfelt Inc - CU00401145
2835 Smith Ave Ste G
Baltimore, MD 21209

Bill To:

Colbert Matz Rosenfelt Inc - CU00401145
2835 Smith Ave Ste G
Baltimore, MD 21209

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

Jun 02, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING

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

Case: # 2016-0271-SPHA
110 Greenwood Avenue
S/s Greenwood Avenue, 445 ft. +/- SE of centerline of Mawani Road
14th Election District - 6th Councilmanic District
Legal Owner(s) Bryan & Caulina Merrick

Special Hearing: to determine whether or not the Administrative Law Judge should approve a proposed church and parking lot in a DR 5.5 Zone.

Variance, in the alternative, Petitioners request a variance of the conditions in Residential Transition Areas.

Hearing: Thursday, June 23, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

6/027 June 2 4214639

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/5/2016

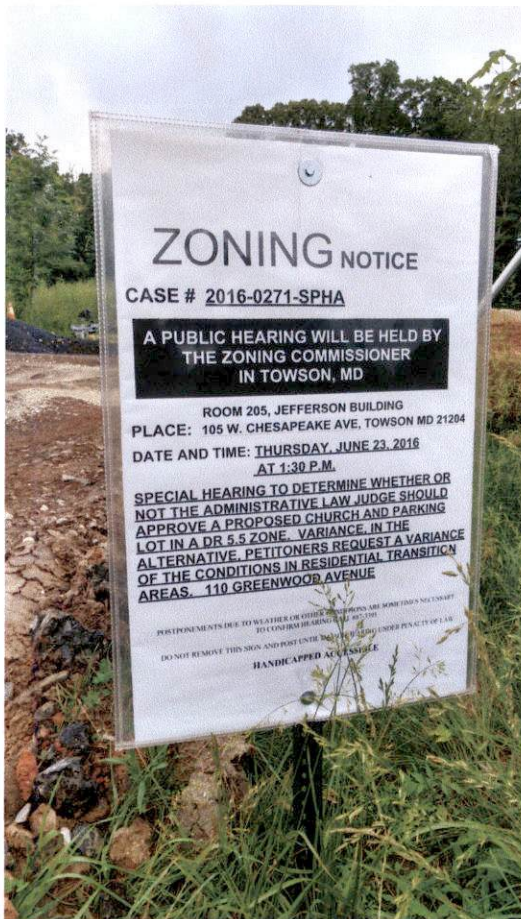
Case Number: 2016-0271-SPHA

Petitioner / Developer: ROBERT PORTER ~ MR. & MRS. MERRICK ~
RICHARD MATZ of COLBERT, MATZ & ROSENFELT, INC.

Date of Hearing (Closing): JUNE 23, 2016

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

The sign(s) were posted on: JUNE 3, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



BACKGROUND PHOTO OF 110 GRRENWOOD AVE.



KEVIN KAMENETZ
County Executive

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

May 17, 2016

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: 2016-0271-SPHA

110 Greenwood Avenue

S/s Greenwood Avenue, 445 ft. +/- SE of centerline of Mawani Road

14th Election District – 6th Councilmanic District

Legal Owners: Bryan & Caulina Merrick

Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed church and parking lot in a DR 5.5 Zone. Variance, in the alternative, Petitioners request a variance of the conditions in Residential Transition Areas.

Hearing: Thursday, June 23, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Robert Porter, 222 Courthouse Ct., Towson 21204
Mr. & Mrs. Merrick, 47 Greenwood Avenue, Baltimore 21206
Richard Matz, 2535 Smith Avenue, Ste. G., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 3, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 2, 2016 Issue - Jeffersonian

Please forward billing to:

Stuart Darley
Colbert, Matz & Rosenfelt
2835 Smith Avenue, Ste. G
Baltimore, MD 21209

410-653-3838

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0271-SPHA

110 Greenwood Avenue

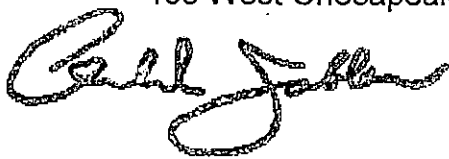
S/s Greenwood Avenue, 445 ft. +/- SE of centerline of Mawani Road

14th Election District – 6th Councilmanic District

Legal Owners: Bryan & Caulina Merrick

Special Hearing to determine whether or not the Administrative Law Judge should approve a proposed church and parking lot in a DR 5.5 Zone. Variance, in the alternative, Petitioners request a variance of the conditions in Residential Transition Areas.

Hearing: Thursday, June 23, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
110 Greenwood Avenue; S/S Greenwood	*	OF ADMINSTRATIVE
Avenue, 445' SE of c/line Mawani Road		
14 th Election & 6 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Bryan K. & Caulina Merrick	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2016-271-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
MAY 13 2016
[Signature]

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of May, 2016, a copy of the foregoing Entry of Appearance was mailed to Richard Matz, 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209 and Robert Porter, Esquire, 222 Courthouse Court, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County



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 110 Greenwood Avenue which is presently zoned DR 5.5
Deed References: 32759 / 442 10 Digit Tax Account # 1 8 0 0 0 1 3 9 5 8
Property Owner(s) Printed Name(s) Bryan & Caulina Merrick

(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 proposed Church and parking lot in a DR 5.5 Zone in accordance with Section 1B01.1.B.g.(6)
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)
In the alternative, Petitioners request a variance of the conditions in Residential Transition Areas which are set forth in Section 1B01.1.B.e.(3), 1B01.1.B.e.(5) and 1B01.1.B.b.(2)

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Date 6/27/16
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Robert D. Porter
Name- Type or Print _____
Signature _____
222 Courthouse Court, Towson, MD
Mailing Address _____ City _____ State _____
21204 / 443-465-9252 / bporter@porterlawllc.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Bryan K. Merrick / Caulina Y. Merrick
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
47 Greenwood Avenue, Baltimore, MD
Mailing Address _____ City _____ State _____
21206 / 410-663-0157 / cmerrick@psych.umaryland.edu
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richard E. Matz
Name - Type or Print _____
Signature _____
2835 Smith Ave., Ste. G, Baltimore, MD
Mailing Address _____ City _____ State _____
21209 / 410-653-3838 / dmatz@cmrengineers.com
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2016-02715 PHA Filing Date 5/5/16

Do Not Schedule Dates: _____

Reviewer JCM

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 110 GREENWOOD AVENUE

Beginning at a point on the southerly side of Greenwood Avenue extended, which is 60 feet wide, at the distance of 445 feet (more or less) southeasterly of the centerline of the nearest intersecting street, Mawani Road, which is 50 feet wide.

Thence the following courses and distances:

(1ST Point of Call – “POC”): S 54°24'50" E 87.84 ft.,
2ND POC: S 54°24'50" E 16.71 ft.,
3RD POC: S 27°56'50" E 57.44 ft.,
4TH POC: S 10°46'50" E 196.29 ft.,
5TH POC: N 80°46'50" W 183.96 ft.,
6TH POC: N 80°46'50" W 282.39 ft.,
7TH POC: N 35°33'10" E 233.17 ft.,
8TH POC: S 54°24'50" E 120.00 ft.,
9TH POC: N 35°33'10" E 135.00 ft., back to the point of beginning as recorded in deed Liber (32759), Folio (442), containing 80,485 SQ.FT. (more or less) located in the (14th) Election District and (6th) Councilmanic District.

April 4, 2016



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No: 13203

Expiration Date: 11-02-16

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

**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: 2016-0271-SPHA

Property Address: 110 GREENWOOD AVENUE

Property Description: 1.85 AC. ± SE OF INTERSECTION OF
GREENWOOD AVENUE & MAWANI ROAD

Legal Owners (Petitioners): BRYAN AND CAULINA MERZICK

Contract Purchaser/Lessee: SAME

PLEASE FORWARD ADVERTISING BILL TO:

Name: STUART DARLEY

Company/Firm (if applicable): COLBERT MATZ ROSENFELT, INC.

Address: 2835 SMITH AVE. - STE. G
BALTIMORE, MD. 21209

Telephone Number: 410-653-3838

Revised 5/20/2014

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

No. **139239**

Date: **5/5/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

5/05/2016 5/05/2016 09:24:11 2

6 US02 WALKIN JENA JEE

RECEIPT # 945236 5/05/2016 OFLH

Dept 5 520 ZONING VERIFICATION

NO. 139239

Receipt Tot \$1,000.00

\$1,000.00 CK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$1,000.00

Total: **\$1,000.00**

Rec From: **2016-0271-SFHA**

For: **C, M & R, INC.**

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*

June 14, 2016

Bryan K & Caulina Y Merrick
47 Greenwood Avenue
Baltimore MD 21206

RE: Case Number: 2016-0271 SPHA, Address: 110 Greenwood Avenue

Dear Mr. & Ms. Merrick:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 5, 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
Robert D Porter, Esquire, 222 Courthouse Court, Towson MD 21204
Richard E Matz, 2835 Smith Avenue, Suite G, Baltimore MD 21209

6-23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: June 3, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-271

RECEIVED

JUN 10 2016

INFORMATION:

Property Address: 110 Greenwood Avenue
Petitioner: Bryan K. Merrick, Caulina Y. Merrick
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Zoning Commissioner should approve a proposed church and parking lot in a DR 5.5 zone as an exception to the residential transition area (RTA) and also the petition for variance to the restrictions of the RTA in the alternative.

A site visit was conducted on May 18, 2016.

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

- The petitioner cites BCZR § 1B01.1.B.g.(6) as basis for the special hearing. Said regulation requires a finding on the part of the ALJ that the improvements are planned such that RTA requirements are complied with to the extent possible. The submitted site plan is not clear in addressing the regulation. No additional plantings are proposed nor is there a limit of disturbance shown. Through the hearing process the petitioner must show to the satisfaction of the Administrative Law Judge that RTA requirements have been complied with to the extent possible.
- The petitioners must demonstrate to the satisfaction of the Administrative Law Judge that they have the right of ingress and egress over property owned by others.

Please be advised that the Department will require the following items provided to the contact person listed below for review prior to building permit issuance.

- Landscape plan with lighting details to include how BCZR§ 1B01.1.B.e.(4) is addressed.
- Architectural elevations for the proposed church.
- Details and elevations for any signage.
- Indication if the existing gate is to remain or details of any new gate.

ORDER RECEIVED FOR FILING

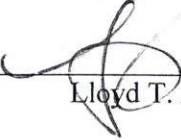
Date 6/27/16

By slh

Date: June 3, 2016
Subject: ZAC #16-271
Page 2

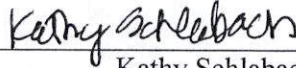
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Richard E. Matz
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 6/27/16

By Sen

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 16, 2016
Item No. 2016-0271

DATE: May 19, 2016

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

A Final Landscape Plan respecting RTA buffers and buffer planting is required.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0271-05162016.doc

ORDER RECEIVED FOR FILING

Date 6/27/16
By Sen

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



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

Date: 5/9/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0271-SPHA

Special Hearing Variance
Bryan K. & Carolina Y. Merrick
110 Greenwood Avenue.

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 blue ink that reads 'Richard A. Zeller'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: June 3, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-271

RECEIVED

JUN 10 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 110 Greenwood Avenue
Petitioner: Bryan K. Merrick, Caulina Y. Merrick
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Zoning Commissioner should approve a proposed church and parking lot in a DR 5.5 zone as an exception to the residential transition area (RTA) and also the petition for variance to the restrictions of the RTA in the alternative.

A site visit was conducted on May 18, 2016.

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

- The petitioner cites BCZR § 1B01.1.B.g.(6) as basis for the special hearing. Said regulation requires a finding on the part of the ALJ that the improvements are planned such that RTA requirements are complied with to the extent possible. The submitted site plan is not clear in addressing the regulation. No additional plantings are proposed nor is there a limit of disturbance shown. Through the hearing process the petitioner must show to the satisfaction of the Administrative Law Judge that RTA requirements have been complied with to the extent possible.
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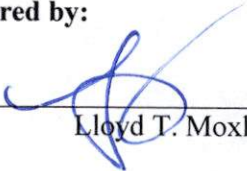
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- Architectural elevations for the proposed church.
- Details and elevations for any signage.
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Date: June 3, 2016
Subject: ZAC #16-271
Page 2

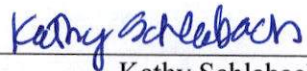
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Richard E. Matz
Office of the Administrative Hearings
People's Counsel for Baltimore County

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 May 16, 2016
Item No. 2016-0271

DATE: May 19, 2016

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

A Final Landscape Plan respecting RTA buffers and buffer planting is required.

*

*

*

*

*

*

DAK:CEN
cc:file

ZAC-ITEM NO 16-0271-05162016.doc

Case No.:

2016-271-SPHA

Exhibit Sheet

Petitioner/Developer

PW
a-6-16

Protestant

slu
6-27-16

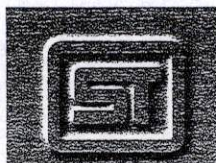
No. 1	revised site plan	
No. 2	My Neighborhood map showing location of site	
No. 3	Aerial photo exhibit	
No. 4	Photos to accompany exhibit	
No. 5	City of Baltimore sewer drawing	
No. 6	site plan showing RTA setback lines	
No. 7	Title policy	
No. 8	Petition signed by neighbors	
No. 9		
No. 10		
No. 11		
No. 12		

Petitioners'

Exhibit

7

POLICY NO: B06 042290



**OWNER'S
POLICY OF TITLE INSURANCE**
ISSUED BY
**THE SECURITY TITLE GUARANTEE
CORPORATION OF BALTIMORE
BALTIMORE, MARYLAND**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE, a Maryland corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes

**COVERED RISKS CONTINUED ON BACK OF POLICY JACKET
EXCLUSIONS AND CONDITIONS ON INSIDE OF POLICY JACKET**

Policy valid only when countersigned by an authorized officer or Agent of the Company.

ISSUED BY:

Moore, Carney, Ryan and Lattanzi



**THE SECURITY TITLE GUARANTEE
CORPORATION OF BALTIMORE**

By

Sheldon C. Rogers

President

ATTEST:

By

Marlene B. McBratton

Secretary

[Signature]
Authorized Signatory

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) the term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) with regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
 - (e) "Insured Claimant": An Insured claiming loss or damage.
 - (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records

that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i)

in case of any litigation as set forth in Section 5(a) of these Conditions. (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as Insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as Insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desir-

THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE**Six South Calvert Street
Baltimore, Maryland 21202**

Policy Number	Amount of Insurance	Date of Policy October 25, 2012 or the date of recording of the Insured Deed, whichever is later	Commitment No.	Agent File No.	Premium
B06-042290	\$44,000.00		N/A	12-0292	\$162.80

Simultaneous Policy Data

Policy Number	Amount of Insurance	Date of Policy October 25, 2012 or the date of recording of the Insured Deed, whichever is later
C06-072852	\$33,000.00	

Date of Settlement: **October 25, 2012**Address Reference: **110 Greenwood Avenue, Baltimore, MD 21206**

- Name of Insured:
Bryan K. Merrick and Caulina Y. Merrick
- The estate or interest in the Land that is insured by this policy is:
Fee Simple
- Title is vested in:
Bryan K. Merrick and Caulina Y. Merrick by virtue of a deed from New Logic Properties, LLC, dated October 25, 2012, and recorded among the Land Records for the County of Baltimore.
- The Land referred to in this policy is located in the **County of Baltimore**, State of Maryland, and is described as follows:

See Exhibit "A" attached hereto and made a part hereof.**THIS POLICY IS VALID ONLY IF THE JACKET IS COUNTERSIGNED BY AN AUTHORIZED SIGNATORY AND SCHEDULE B IS ATTACHED.**

THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE

Six South Calvert Street
Baltimore, Maryland 21202

Policy Number	Agent File No.
B06-042290	12-0292

LEGAL DESCRIPTION

PARCEL ONE:

BEGINNING FOR THE SAME at a stone heretofore planted at the beginning of that parcel of land which by Deed dated September 19, 1979 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6088 folio 676, was conveyed by William D. Meise to Frank E. Hall and Ruth C. Hall (also known as Ruth C. Satatis); thence running with and binding on the first line and on part of the second line in said Deed as now surveyed as follows: South 5 degrees 27 minutes East 196.84 feet to a pipe and North 75 degrees 27 minutes West 183.96 feet to a pipe; thence running for two lines of division as follows: North 26 degrees 08 minutes East 167.56 feet to a pipe and North 39 degrees 03 minutes East 80.78 feet to a pipe and to the southwest side of said Right of Way South 49 degrees 05 minutes East 17.15 feet to intersect the fourth line in Deed above referred to, and thence running with and binding on part of said fourth line as now surveyed South 22 degrees 35 minutes East 56.54 feet to the place of beginning.

Containing .60 acres of land more or less.

The improvements thereon being known as **No. 110 Greenwood Avenue.**

PARCEL TWO:

BEGINNING FOR THE SAME at a point on the second line of the parcel of land which by Deed dated August 12, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2757 folio 169, was conveyed by C.R.B. Inc. to William D. Meise and Margaret Meise, his mother, said point of beginning being 183.96 feet measured northwesterly along said second line from the beginning thereof, thence running with and binding on part of said second line as now surveyed North 75 degrees 27 minutes West 282.60 feet to the southeast Right of Way Line of Baltimore Gas and Electric Transmission Line, thence running with and binding on part of the third line and on said Right of Way Line North 40 degrees 55 minutes East 233.26 feet to the beginning of the second line of that parcel of land which by Deed dated January 7, 1972, and recorded aforesaid in Liber O.T.G. No. 5247 folio 397, was conveyed by James P. Linn and wife to Baltimore County, Maryland (known as No. 51 Greenwood Avenue) thence running with and binding on the second and third lines in said Deed as follows: South 49 degrees 05 minutes East 120 feet and North 40 degrees 55 minutes East 135 feet, to the southwest side of a 50 foot Right of Way, (Greenwood Avenue extended) thence running and binding on part of said 50 foot Right of Way South 49 degrees 05 minutes East 87.81 feet, thence leaving said Right of Way for two lines of division as follows: South 39 degrees 03 minutes West 80.78 feet and South 26 degrees 08 minutes West 167.56 feet to the place of beginning.

Containing 1.24 acres of land more or less.

THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE

**Six South Calvert Street
Baltimore, Maryland 21202**

Policy Number	Agent File No.
B06-042290	12-0292

EXCEPTIONS FROM COVERAGE

This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. All matters and facts, including, but not limited to, discrepancies, encroachments, encumbrances, violations, variations, overlaps, boundary line disputes, shortage in area, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. This exception deletes Covered Risk 2.(c).
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Rights of others, including state and federal governments, in and to water that is now, or used to be, on, under or next to the Land, and the title to any filled land.
6. Taxes and assessments for the year 2012 and all subsequent years, not yet due and payable.
7. Deed of Trust from Bryan K. Merrick and Caulina Y. Merrick to Robert A. DeAlmeida and James F. Hershner, Trustees, securing Hamilton Bank in the original principal amount of \$33,000.00 dated October 25, 2012 to be forthwith recorded in the Land Records of Baltimore County, Maryland.

****SEE LIST OF EXCEPTIONS ATTACHED HERETO AND MADE A PART HEREOF****

**THIS POLICY IS VALID ONLY IF THE JACKET IS COUNTERSIGNED BY AN AUTHORIZED SIGNATORY
AND SCHEDULE A IS ATTACHED.**

LIST OF EXCEPTIONS

1. Taxes and other public charges (including but not limited to, assessments by any County, Municipality, Metropolitan District or Commission) not yet due and payable. However, this policy specifically insures the insured as follows:

If taxes are payable on an annual basis, taxes have been paid through the fiscal year ending June 30, 2013.

OR

If taxes are payable on a semi-annual basis, taxes have been paid through June 30th or December 31st, first following the effective date of this policy, whichever of said dates is the first to occur.

2. Deed dated June 28, 1910, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 361 folio 451, from Anna Gebhardt and husband to Susquehanna Transmission Company of Maryland
3. Agreement dated April 11, 1955, and recorded as aforesaid in Liber G.L.B. No. 2694 folio 530, between Margaret E. Meise and husband and Baltimore Gas & Electric Company, as to poles, etc.
4. Agreement dated April 17, 1957, and recorded as aforesaid in Liber G.L.B. No. 3341 folio 249, between William D. Meise and wife and mayor and City Council of Baltimore, as to a water conduit, etc.
5. Agreement dated July 29, 1959, and recorded as aforesaid in Liber W.J.R. No. 3580 folio 119, between Margaret E. Meise and husband and Baltimore Gas & Electric Company, as to poles, etc.
6. Notwithstanding the recitation of acreage contained in Scheduled A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.
7. This policy does not insure against the effect of any matters or things not disclosed of record but which would be ordinarily ascertained by an accurate survey of the premises in question.

CONDITIONS (CONTINUED)

able to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance. To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations

to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

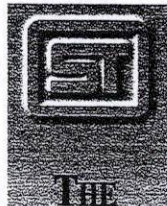
18. NOTICES, WHERE SENT

ANY NOTICE OF CLAIM AND ANY OTHER NOTICE OR STATEMENT IN WRITING REQUIRED TO BE GIVEN TO THE COMPANY UNDER THIS POLICY MUST BE GIVEN TO THE COMPANY AT SIX SOUTH CALVERT STREET, BALTIMORE, MARYLAND 21202; ATTN: CLAIMS DEPARTMENT, PHONE NO. 800-669-6063.

COVERED RISKS (CONTINUED)

- encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
 4. No right of access to and from the Land.
 5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
 6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
 9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
- The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

OWNER'S POLICY OF TITLE INSURANCE



THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE

Six South Calvert Street
Baltimore, Maryland 21202-1388
800-669-6063

PETITION IN SUPPORT OF ZONING PETITION BY
PASTOR AND MRS. MERRICK
110 GREENWOOD AVENUE, BALTIMORE, MARYLAND

The undersigned, who live and/or work in the area of 110 Greenwood Avenue, Baltimore, Maryland, sign this Petition to show our support for approval of the Petition for Special Hearing and, in the alternative, the Petition for Zoning Variance by Pastor and Mrs. Merrick in connection with their plans to construct and operate a church at 110 Greenwood Avenue, Baltimore, Maryland. By signing this Petition, we certify that we have reviewed the Merrick's Petitions, that we support the Merrick's proposal to construct and operate a church at the property and that we believe the proposed use will be a valuable and beneficial addition to the neighborhood.

Signature	Name (printed)	Address	Date
<u>David Shaw</u>	<u>DAVID SHAW</u>	<u>4722 DUNLIS AVE</u>	<u>6/19/16</u>
<u>Thomas Jordan</u>	<u>Thomas Jordan</u>	<u>15 ²¹²²⁹ Maryland Rd</u>	<u>6/19/16</u>
<u>Ashley Castle</u>	<u>Ashley Castle</u>	<u>417 ²¹²⁰⁶ Greenwood Ave</u>	<u>6-19-16</u>
<u>Kenia Cook</u>	<u>Kenia Cookwright</u>	<u>524 STAMFORD Rd</u>	<u>6/19/16</u>
<u>Steven Merrick</u>	<u>STEVEN MERRICK</u>	<u>41 GREENWOOD AVE</u>	<u>6/19/16</u>
<u>Monica Tyson</u>	<u>Monica Tyson</u>	<u>3406 Caelis Ave Baltimore MD 21216</u>	<u>6/19/16</u>
<u>Elizabeth Trussell</u>	<u>Elizabeth Trussell</u>	<u>47 Greenwood Ave 2820 Profit Path</u>	<u>6/19/16</u>
<u>Amber Cook</u>	<u>Amber Cook</u>	<u>Edgewood, MD 21040</u>	<u>6/19/16</u>
<u>Judith Cook</u>	<u>JUDITH COOK</u>	<u>2820 Profit Path Edgewood MD 21040</u>	<u>6/19/16</u>
<u>Edward Bucky</u>	<u>Edward Bucky</u>	<u>3332 ²¹²⁰⁶ Ravenwood</u>	<u>6/19/16</u>
<u>Pauline Burley</u>	<u>Pauline Burley</u>	<u>4226 Thorncliff Rd</u>	<u>6/19/16</u>
<u>Bryan Merrick</u>	<u>Bryan Merrick</u>	<u>47 Greenwood Ave</u>	<u>6/21/16</u>
<u>Mary Ramsburg</u>	<u>Mary Ramsburg</u>	<u>43 Greenwood Ave</u>	<u>6/22/16</u>
<u>Timothy Ramsburg</u>	<u>Timothy Ramsburg</u>	<u>43 Greenwood Ave</u>	<u>6/22/16</u>

<u>Signature</u>	<u>Name (printed)</u>	<u>Address</u>	<u>Date</u>
<u>Alice Burley</u>	<u>Alice Burley</u>	<u>4226 Thorncliff Rd</u>	<u>6-19-16</u>
<u>Elizabeth Thompson</u>	<u>Elizabeth Thompson</u>	<u>Cardinal Rd</u> <u>7 Center 21221</u>	<u>6/19/16</u>
<u>Kenae Moore</u>	<u>Kenae Moore</u>	<u>7 Cardinal Rd 21221</u>	<u>6/19/16</u>
<u>Paul Barton</u>	<u>Paul Barton</u>	<u>450 28th 21206</u>	<u>6-19-16</u>
<u>C. Merrick</u>	<u>C. Merrick</u>	<u>47 Greenwood Ave.</u>	<u>6/19/16</u>
<u>Taynor Moore</u>	<u>Taynor Moore</u>	<u>7 Cardinal Rd 21221</u>	<u>6/19/16</u>
<u>Raechele Fidd</u>	<u>Raechele Fidd</u>	<u>9897 Bon Haven Ln 21117</u>	<u>6/19/16</u>
<u>Kelly Mayfield</u>	<u>Kelly Mayfield</u>	<u>4122 Duncrest Ave 21206</u>	<u>6/19/16</u>
<u>Robert Sheppard</u>	<u>Robert Sheppard</u>	<u>2713 Greenmount Ave 21218</u>	<u>6/19/16</u>
<u>Donald A. Cook</u>	<u>Donald A. Cook</u>	<u>2820 Profit Path</u> <u>Edgewood, MD 21040</u>	<u>6/19/16</u>
<u>Teresa Richardson</u>	<u>Teresa Richardson</u>	<u>828 Olive Branch Ct.</u> <u>Edgewood MD 21040</u>	<u>6/19/16</u>
<u>Briana Williams</u>	<u>Briana Williams</u>	<u>828 Olive Branch Ct.</u> <u>Edgewood, MD 21040</u>	<u>6/19/2016</u>
<u>Shakara Buckner</u>	<u>Shakara Buckner</u>	<u>21206</u> <u>4722 duncrest Ave</u>	<u>6/19/2016</u>
<u>Kyasia Buckner</u>	<u>Kyasia Buckner</u>	<u>4722 Duncrest Ave.</u>	<u>6/19/2016</u>
<u>Parryl Hayman</u>	<u>Parryl Hayman</u>	<u>4226 Thorncliff Rd</u>	<u>6/19/16</u>
<u>James Groins</u>	<u>James Groins</u>	<u>3218 Dudley Ave 21213</u>	<u>6-19-16</u>
<u>Benjamin Shumaker</u>	<u>Benjamin Shumaker</u>	<u>49 Greenwood Ave 21206</u>	<u>6/21/16</u>

SignatureName (printed)AddressDate

Peytonette Jacobs Peytonette Jacobs 45 Humwood Ave 6/20/16

Vernon Shue 4715 Ridgeway Ave 6/20/16

Lydiah Stewart LYDIA D. STEWART 4735 MAWANI ROAD 6/20/16

Calvin Coley Calvin Coley 4713 Mawani 6/20/16

Pauline Robinson Pauline Robinson 4702 Mawani 6/20/16

Michael Thompson Michael Thompson 536 Dale Ave 6-20-16

~~Denise Orwig~~ Denise Orwig 4710 Meise Drive 6/20/16

Robert Schacke Robert Schacke 4712 Meise Dr. 6/20/16

Kevin Russell KEVIN RUSSELL 46 GREENWOOD AVE 6/20/16

Joe DiBennaro Joe DiBennaro 8 Greenwood Ave 6/20/16

Greg Pearson Greg Pearson 11 Greenwood Ave. 6/20/2016

Joan Wilson Joan Wilson 9 Greenwood 6/20/2016

Rev. Ronald J. Zurek Rev. Ronald J. Zurek 1 Greenwood Ave 6/20/2016

Michael Wurf Michael Wurf 4727 Mawani Rd 6/20/2016

SAKlingensmith SAKlingensmith 4733 Mawani 6-20-16

Bill Bisesi Bill Bisesi 13 Greenwood Ave. 6-20-16

SignatureName (printed)AddressDate

Anna Bessi Anna Bessi 13 Greenwood Ave 6/20/16

Eric Stewart Eric Stewart 537 Dale Ave 6/20/16

Jack Patterson JACK H PATTERSON 535 Dale Ave 6/20/2016

Devon Jackson Devon Jackson 516 Dale Ave 6/20/2016

Nicholas Hergert Nicholas Hergert 411 SAINT PATRICK AVE 6/20/2016

Mark Avril Mark Avril 4731 MAWANI RD 6/20/2016

BEA THOMAS BEA THOMAS 4728 Mawani Rd 6/20/2016

Artur Orpin ARTUR ORPIN 4719 Merse Drive 6/2/2016

Joe Thiess Joe Thiess 376 Greenwood Ave. 6/20/16

Paul Church Paul Church 4125 MAWANI RD 6/21/16

CAROL Prendergast CAROL Prendergast 19 Greenwood 6-21-16

Archie D. Prendergast Archie D. Prendergast 19 Greenwood Ave 6-21-16

Min. Dwight Daughton Min. Dwight Daughton 4726 Mawani Road 6/21/16

Florence Daughton Florence Daughton 4726 Mawani Road 6/21/16

James Brooks James Brooks 37 Greenwood Ave. 6/21/16

Gregory Cawthorn Gregory Cawthorn 45 Greenwood Ave 6/21/16

Rodillo Agbaya Rodillo Agbaya 44 GREENWOOD AVE. 6/21/16

Ruby Agbaya Ruby Agbaya 44 Greenwood Ave 6/21/16

089B1



Find Tile Map

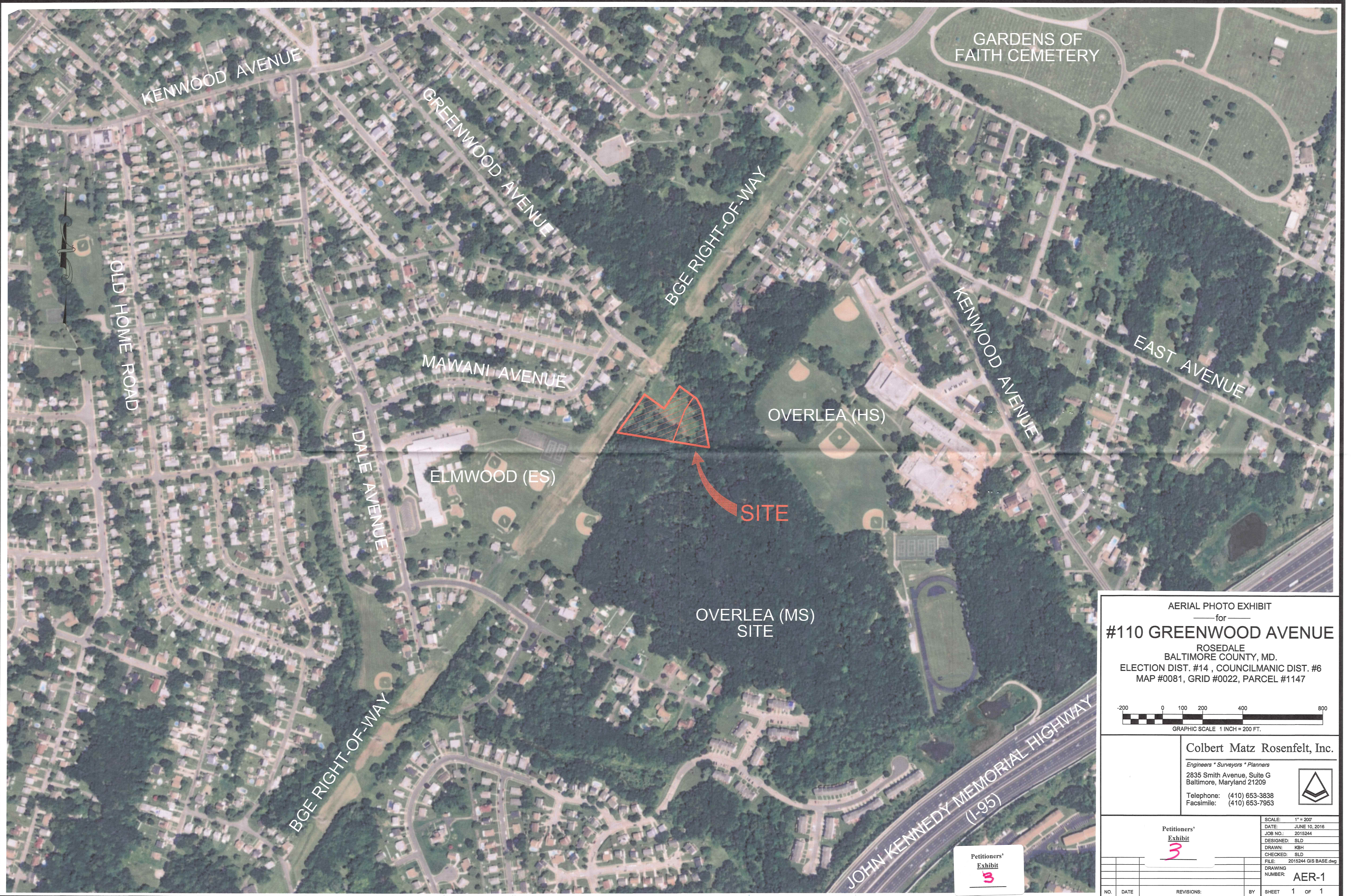
Created By
Baltimore County
My Neighborhood



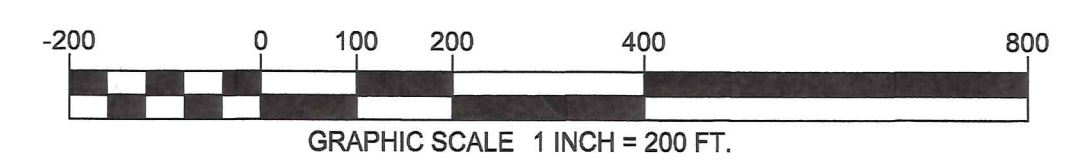
This data is only for general information purposes only. This data may be inaccurate or cor Maryland does not warrant the accuracy or reliability of the data and disclaims all warranti limited to, all warranties, express or implied, of merchantability and fitness for any particu disclaims all obligation and liability for damages, including but not limited to, actual, specia attorneys' and experts' fees, and court costs incurred as a result of, arising from or in corr data.

Petitioners'
Exhibit

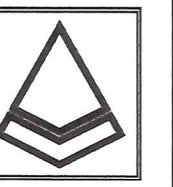
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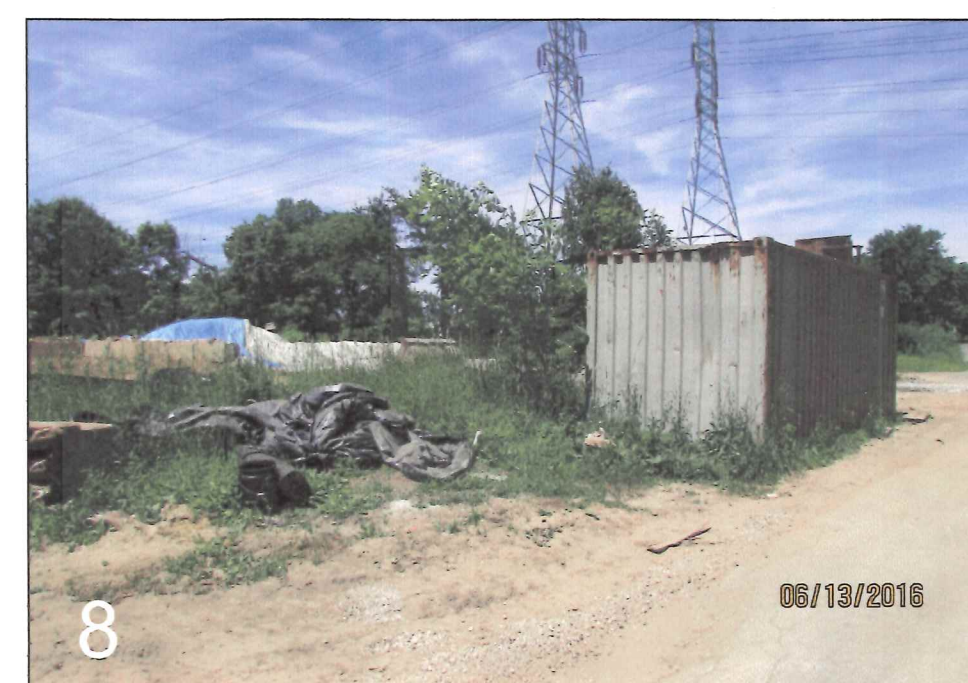
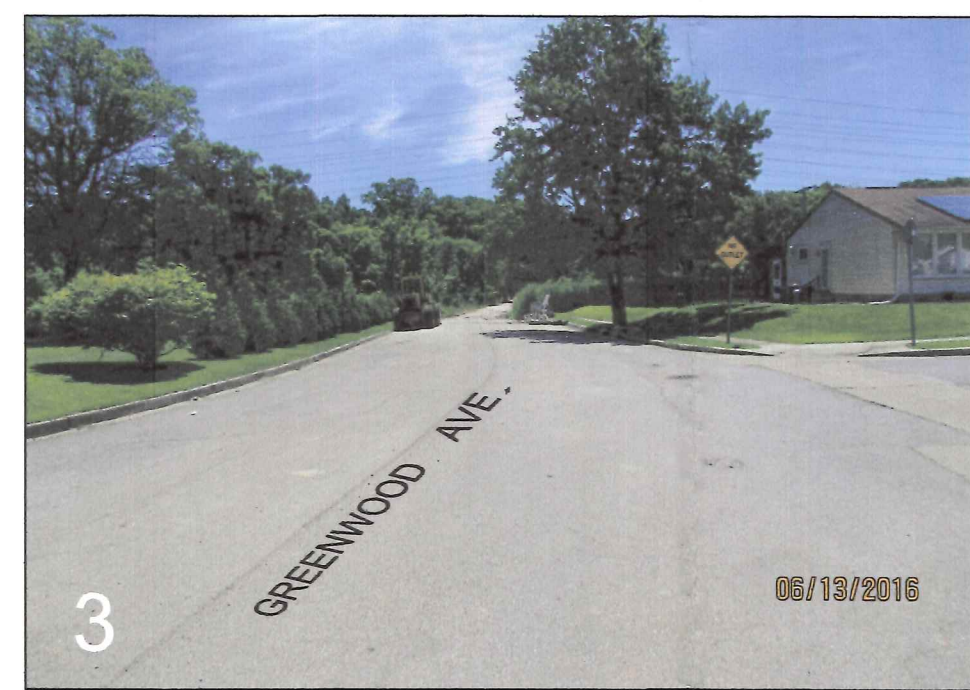
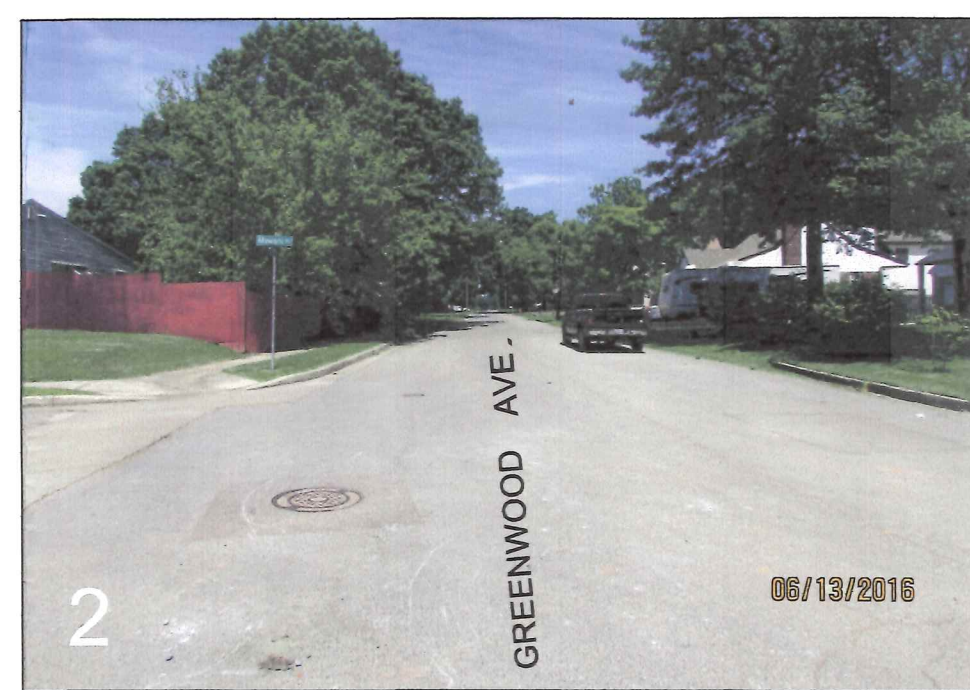
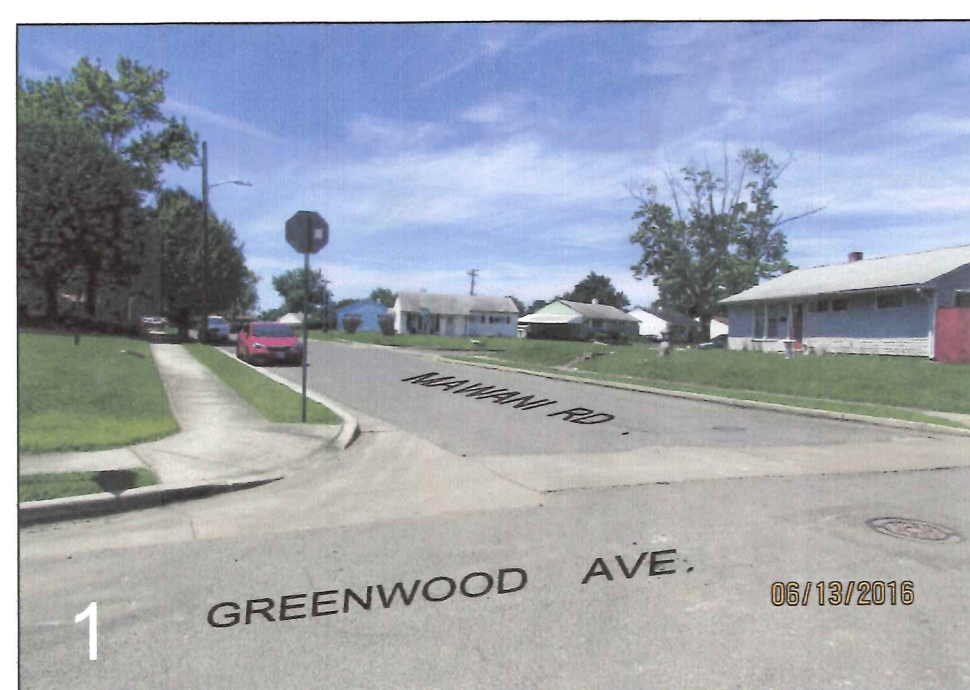
AERIAL PHOTO EXHIBIT
for
#110 GREENWOOD AVENUE
ROSEDALE
BALTIMORE COUNTY, MD.
ELECTION DIST. #14, COUNCILMANIC DIST. #6
MAP #0081, GRID #0022, PARCEL #1147



Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



Petitioners' Exhibit 3		SCALE: 1" = 200'	
		DATE: JUNE 10, 2016	
		JOB NO.: 2015244	
		DESIGNED: SLD	
		DRAWN: KBH	
		CHECKED: SLD	
		FILE: 2015244 GIS BASE.dwg	
		DRAWING NUMBER: AER-1	
NO.	DATE	REVISIONS:	BY SHEET 1 OF 1



PHOTOGRAPH EXHIBIT
— for —
#110 GREENWOOD AVENUE
ROSEDALE
BALTIMORE COUNTY, MD.
ELECTION DIST. #14 , COUNCILMANIC DIST. #6
MAP #0081, GRID #0022, PARCEL #1147



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2835 Smith Avenue, Suite G

Baltimore, Maryland 21209

Telephone: (410) 653-3835

Facsimile: (410) 653-7955

Petitioners
Exhibit
4

Professional Certification
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 9752 EXPIRATION DATE: 02/28/18

LICENCE NO. 0702		EXPIRATION DATE: 02/26/10	

SCALE: 1" = 30'

DATE:	MARCH 11, 2016
JOB NO.:	2015244

JOB NO.:	2013244
DESIGNED:	SLD

DRAWN:	KBH
CHECKED:	SLB

CHECKED:	SLD
FILE:	2015244 GIS BASE.dwg

DRAWING NUMBER **PLUGS 4**

NUMBER: PHOTO-1

SHEET 1 OF 1

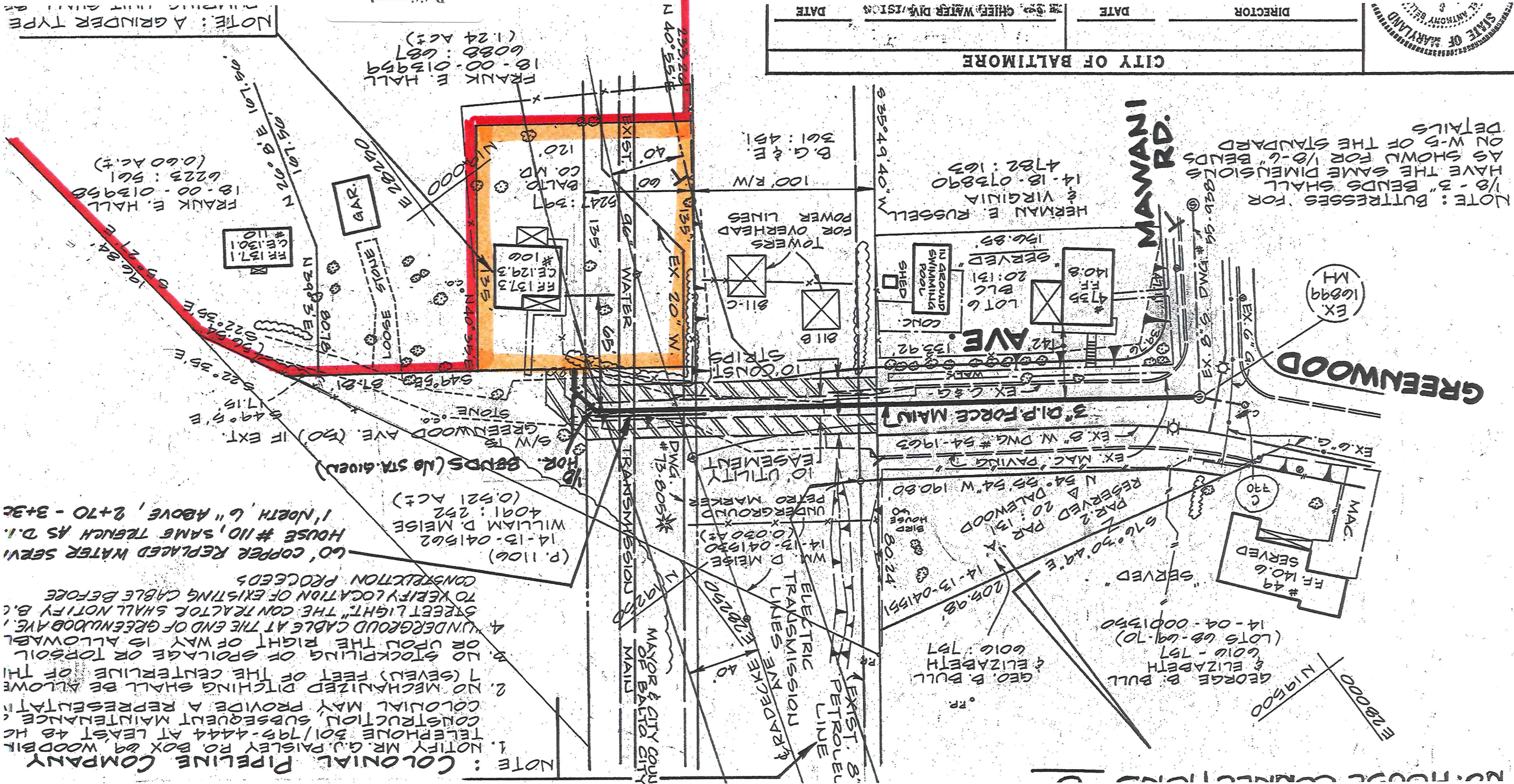
NO.	DATE	REVISIONS:
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NO.	DATE	REVISIONS:
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CITY OF BALTIMORE	
DIRECTOR	DATE
CHIEF, WATER DIVISION	DATE

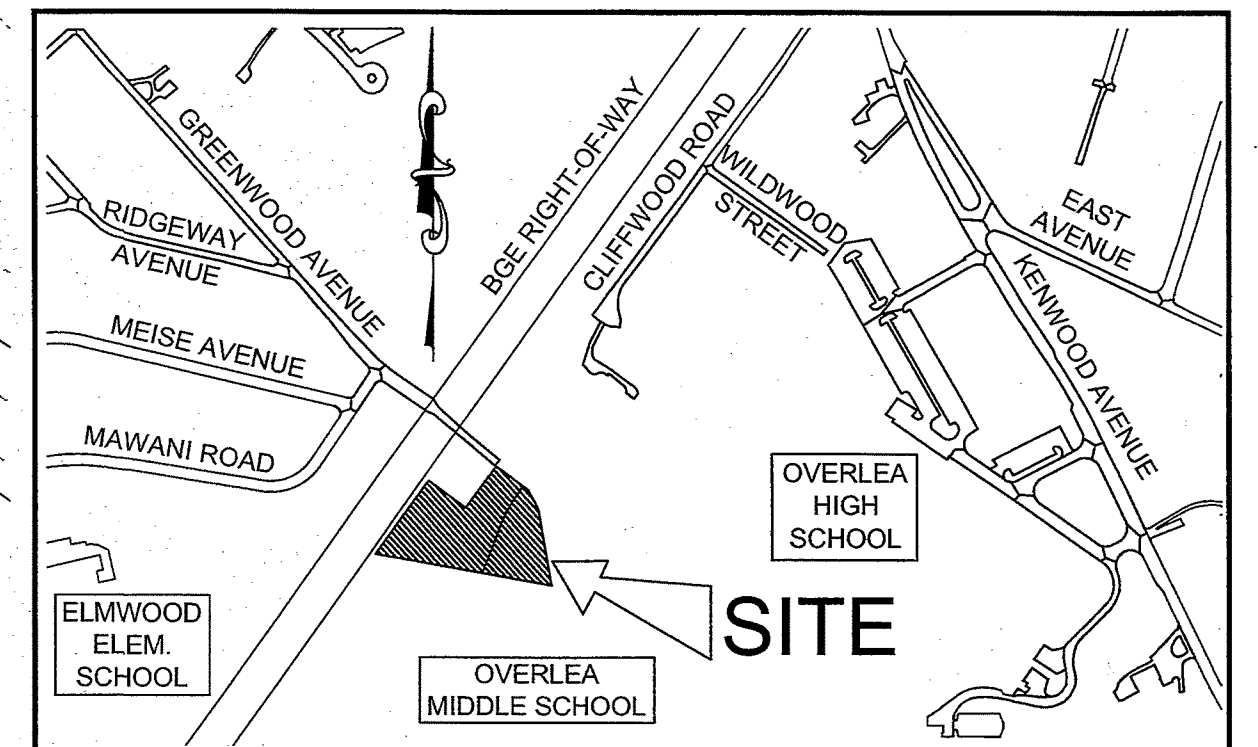
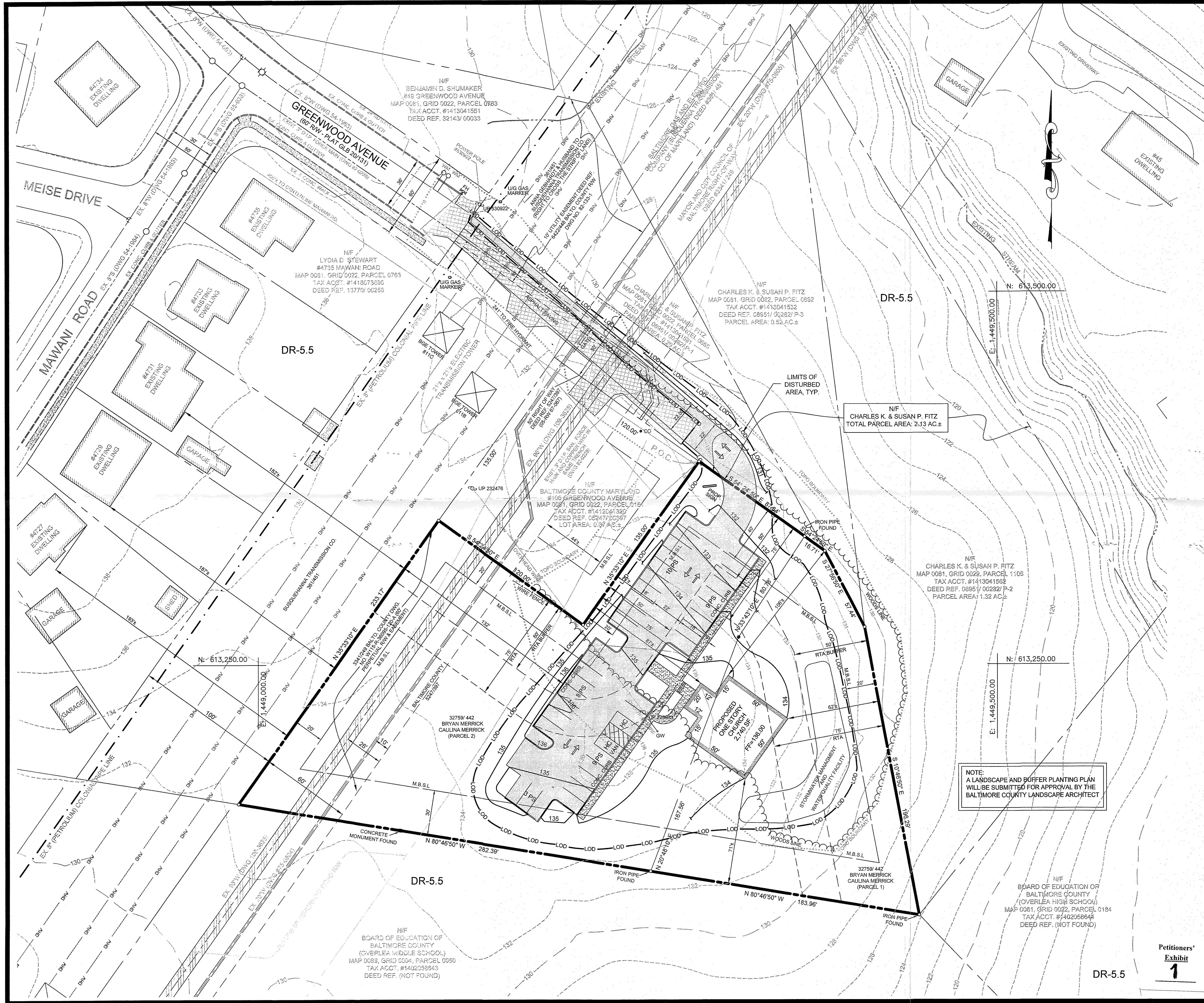
NOTE: BUTRESSES FOR 1/8 - 3" BENDS SHALL HAVE THE SAME DIMENSIONS AS SHOWN FOR 1/8 - 6" BENDS ON W-5 OF THE STANDARD DETAILS



NOTE: COLONIAL PIPELINE COMPANY
1. NOTIFY MR. G. J. PAISLEY, P.O. BOX 89, WOODBIE, MD. 21157, AT LEAST 48 HOURS BEFORE CONSTRUCTION SUBSEQUENT MAINTENANCE, REPAIRS OR REMOVAL OF THE PIPELINE.
2. NO MECHANIZED DITCHING SHALL BE ALLOWED WITHIN 7 (SEVEN) FEET OF THE CENTERLINE OF THE PIPELINE OR UPON THE RIGHT OF WAY IS ALLOWABLE.
3. NO STOCKPILING OF SPOILAGE OR TOPSOIL SHALL BE ALLOWED AT THE END OF GREENWOOD AVE. TO KEEP LIGHT THE CONTRACTOR SHALL NOTIFY B.C. TO VERIFY LOCATION OF EXISTING CABLE BEFORE CONSTRUCTION PROCEEDS.
4. UNDERGROUND CABLE AT THE END OF GREENWOOD AVE. SHALL BE REPLACED WATER SERVICE HOUSE #110, SAME TRENCH AS D.I. 1' NORTH, 6" ABOVE, 2+70 - 3+30

5
Exhibit
Petitioners'

NOTE: A GRINDER TYPE



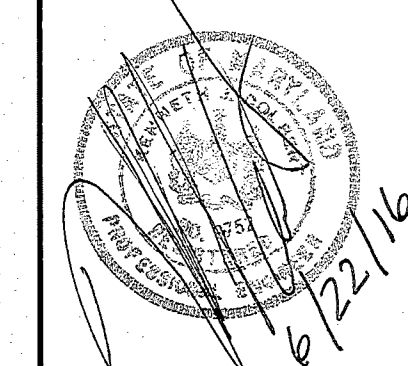
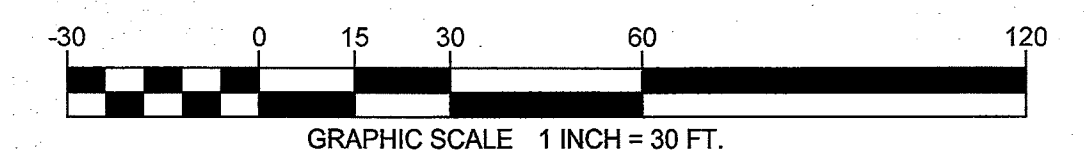
VICINITY MAP
SCALE: 1" = 500'

- GENERAL NOTES:**
- OWNER / DEVELOPER / APPLICANT:
BRYAN AND CAULINA MERRICK
47 GREENWOOD AVENUE
BALTIMORE, MARYLAND, 21206
 - SITE DATA: ADDRESS: 110 GREENWOOD AVENUE
DEED REF: 32759/00442
SITE AREA: 80,485 SF. = 1.848 AC±
WATERSHED: BACK RIVER
ZONING: DR-5.5, ZONING MAP #1183
SCHOOL DISTRICT: ELEMENTARY: ELMWOOD ES, MIDDLE: PARKVILLE MS, HIGH: OVERLEA HS
 - EXISTING USE: VACANT LAND
PROPOSED USE: CHURCH
 - BUILDING SETBACKS: (NON RESIDENTIAL PRINCIPAL STRUCTURE)

	REQUIRED	PROPOSED
FRONT	40 FEET	106'±
INTERIOR SIDE	20 FEET	62'±
STREET CORNER SIDE	35 FEET	N/A
REAR	30 FEET	71'±
 - PARKING TABULATION: REQUIRED: ONE PARKING SPACE PER 4 SEATS = 30 PS
PROVIDED: 39 PARKING SPACES
 - THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 - THIS SITE IS NOT IN A 100 YEAR FLOODPLAIN.
 - STORM WATER MANAGEMENT WILL BE REQUIRED FOR THIS DEVELOPMENT.
 - FOREST CONSERVATION WILL BE ADDRESSED FOR THIS DEVELOPMENT.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A COMBINATION OF A FIELD SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC. DATED 02/12/2016 AND AVAILABLE BALTIMORE COUNTY GIS.
 - EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON AVAILABLE BALTIMORE COUNTY RECORDS.
 - MAXIMUM BUILDING HEIGHT: 35'
 - MAXIMUM HEIGHT OF LIGHTING FIXTURES IN THE R.T.A. BUFFER SHALL BE 16'. MAXIMUM PHOTOMETRIC SHALL BE 0.2 CANDLES AT THE TRACT BOUNDARY.
 - TRASH PICKUP WILL BE BY BALTIMORE COUNTY.
 - THIS SITE IS NOT IN A FAILED BASIC SERVICE MAP AREA.
 - PREVIOUS COMMERCIAL PERMIT: N/A
 - ZONING HISTORY: R-1951-1924, 1953-2777-SPH
 - KEY SHEET: J-N-E, POSITION SHEET: ZONE 19, 19 NE 19

PLAN TO ACCOMPANY ZONING HEARING & VARIANCE

for
#110 GREENWOOD AVENUE
ROSEDALE
BALTIMORE COUNTY, MD.
ELECTION DIST. #14, COUNCILMANIC DIST. #6
MAP #0081, GRID #0022, PARCEL #1147



Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.		SCALE: 1" = 30'
LICENSE NO. 9752	EXPIRATION DATE: 02-28-18	DATE: MARCH 11, 2016
		JOB NO.: 2015244
		DESIGNED: SLD
		DRAWN: KBH
		CHECKED: SLD
		FILE: 2015244 GIS BASE.dwg
		DRAWING NUMBER: ZON-1
1	06/20/16	PLAN FOR HEARING
NO.	DATE	REVISIONS:
		BY
		SHEET 1 OF 1

Petitioners'
Exhibit
1

DR-5.5

NOTE:
A LANDSCAPE AND BUFFER PLANTING PLAN
WILL BE SUBMITTED FOR APPROVAL BY THE
BALTIMORE COUNTY LANDSCAPE ARCHITECT

N/F
BOARD OF EDUCATION OF
BALTIMORE COUNTY
(OVERLEA HIGH SCHOOL)
MAP 0081, GRID 0022, PARCEL 0184
TAX ACCT. #1402058644
DEED REF. (NOT FOUND)

N/F
CHARLES K. & SUSAN P. FITZ
MAP 0081, GRID 0082, PARCEL 0882
TAX ACCT. #1413041532
DEED REF. 08951/00282/P-3
PARCEL AREA: 0.52 AC±

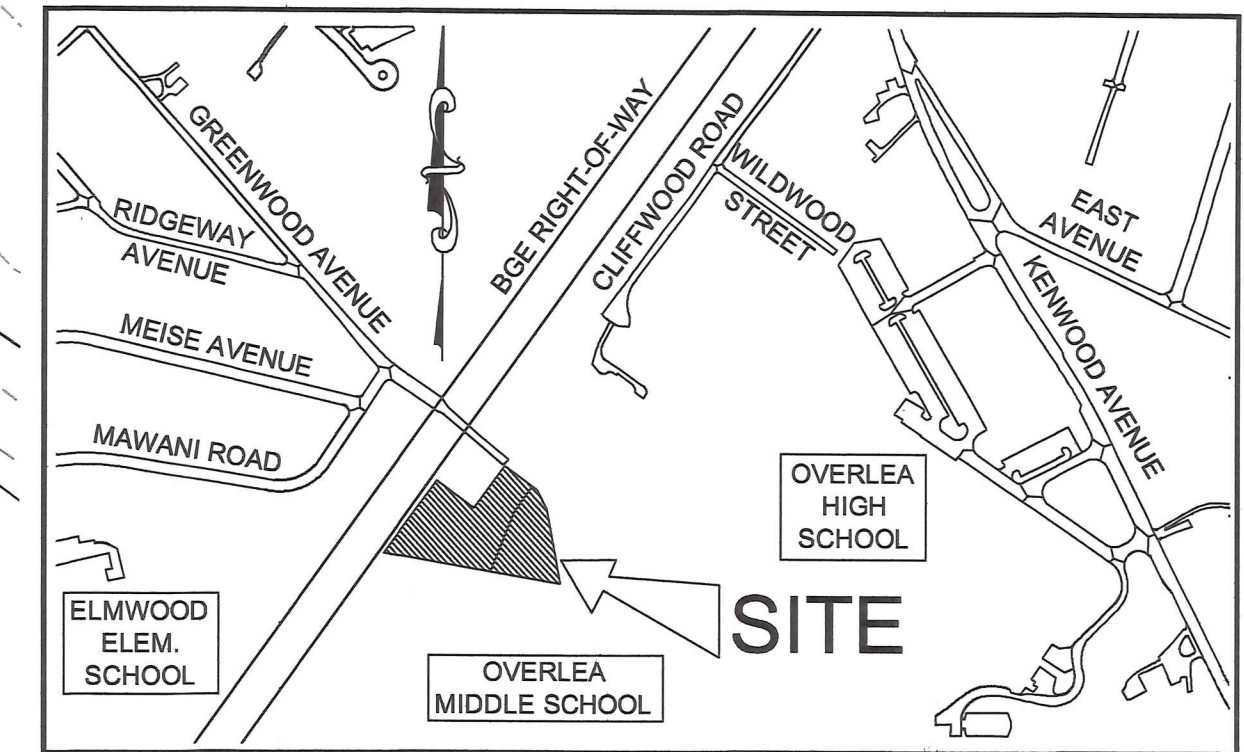
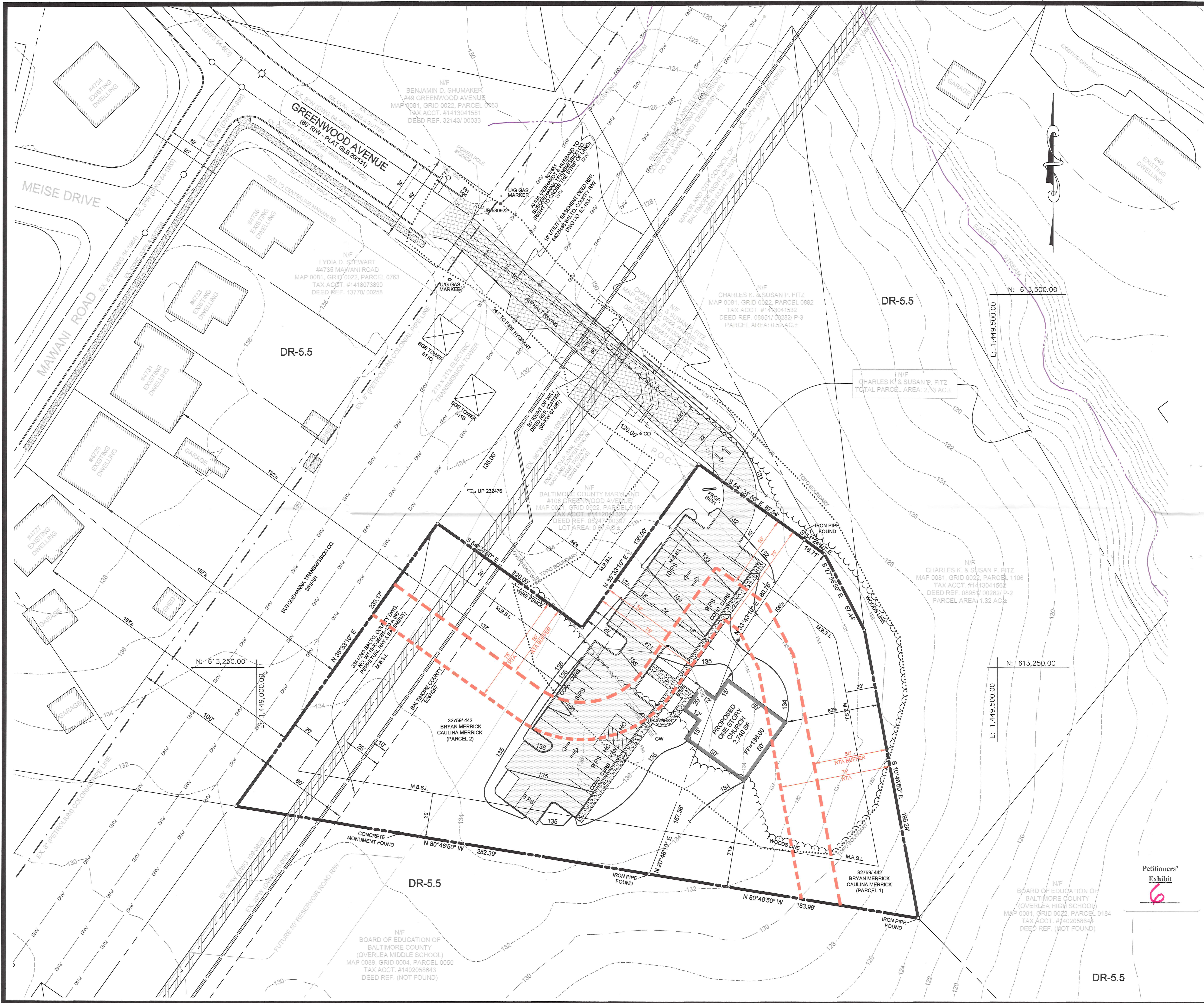
N/F
CHARLES K. & SUSAN P. FITZ
MAP 0081, GRID 0022, PARCEL 1106
TAX ACCT. #1413041562
DEED REF. 08951/00282/P-2
PARCEL AREA: 1.32 AC±

N/F
BALTIMORE COUNTY MARYLAND
#106 GREENWOOD AVENUE
MAP 0081, GRID 0022, PARCEL 0184
TAX ACCT. #1412041327
DEED REF. 08951/00282/P-2
LOT AREA: 0.97 AC±

N/F
BOARD OF EDUCATION OF
BALTIMORE COUNTY
(OVERLEA MIDDLE SCHOOL)
MAP 0083, GRID 0504, PARCEL 0050
TAX ACCT. #1402058643
DEED REF. (NOT FOUND)

N/F
BENJAMIN D. SHUMAKER
#49 GREENWOOD AVENUE
MAP 0081, GRID 0022, PARCEL 0883
TAX ACCT. #1413041551
DEED REF. 32143/00033

N/F
LYDIA D. STEWART
#1735 MAWANI ROAD
MAP 0081, GRID 0022, PARCEL 0753
TAX ACCT. #1413073950
DEED REF. 13770/00256

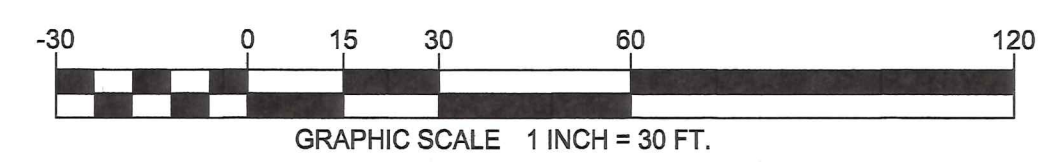


VICINITY MAP
SCALE : 1" = 500'

- GENERAL NOTES:**
- OWNER / DEVELOPER / APPLICANT:
BRYAN AND CAULINA MERRICK
47 GREENWOOD AVENUE
BALTIMORE, MARYLAND, 21206
 - SITE DATA: ADDRESS: 110 GREENWOOD AVENUE
DEED REF.: 32759/00442
SITE AREA: 80,465 SF = 1.848 AC±
WATERSHED: BACK RIVER
ZONING: DR-5.5, ZONING MAP #81B3
SCHOOL DISTRICT: ELEMENTARY: ELMWOOD ES, MIDDLE: PARKVILLE MS, HIGH: OVERLEA HS
 - EXISTING USE: VACANT LAND
PROPOSED USE: CHURCH
 - BUILDING SETBACKS: (NON RESIDENTIAL PRINCIPAL STRUCTURE)

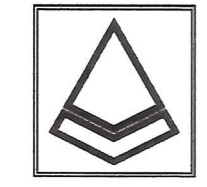
	REQUIRED	PROPOSED
FRONT	40 FEET	100'±
INTERIOR SIDE	20 FEET	62'±
STREET CORNER SIDE	35 FEET	N/A
REAR	30 FEET	71'±
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 - TRASH PICKUP WILL BE BY BALTIMORE COUNTY.
 - THIS SITE IS NOT IN A FAILED BASIC SERVICE MAP AREA.
 - PREVIOUS COMMERCIAL PERMIT: N/A
 - ZONING HISTORY: R-1951-1924, 1953-2777-SPH
 - KEY SHEET: J-NE, POSITION SHEET: ZONE 19, 19 NE 19

ZONING HEARING PLAN
— for —
#110 GREENWOOD AVENUE
ROSEDALE
BALTIMORE COUNTY, MD.
ELECTION DIST. #14, COUNCILMANIC DIST. #6
MAP #0081, GRID #0022, PARCEL #1147

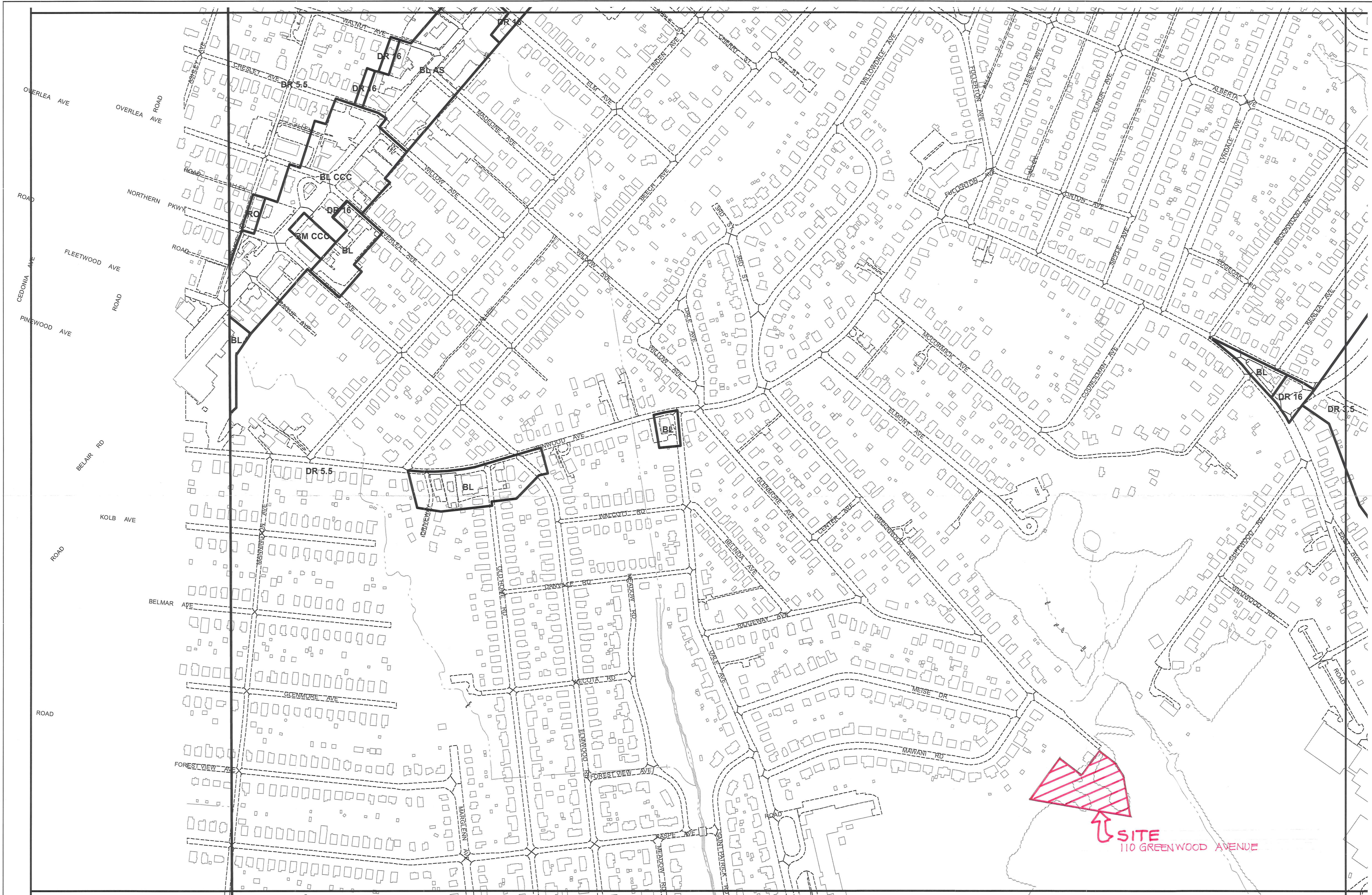


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Professional Certification I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.				SCALE: 1" = 30'
LICENSE NO. 9752	EXPIRATION DATE: 02-28-18	CHECKED: SLD	FILE: 2016244 GIS BASE.dwg	DATE: MARCH 11, 2016
1	06/20/16	PLAN FOR HEARING	CMR	JOB NO.: 2015244
NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1



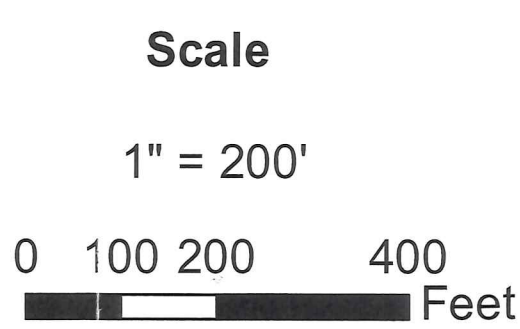
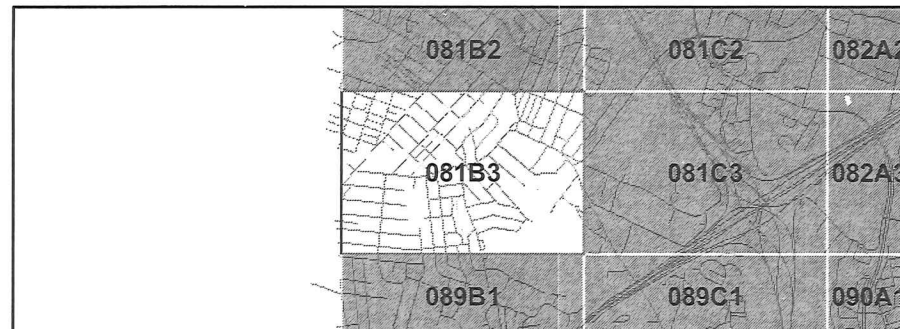
Plan Sheet: 081B3

Note:
The zoning depicted in this map incorporates the actions associated with 2012 Comprehensive Zoning Map Process and Baltimore County Board of Appeals actions through December 31, 2012.

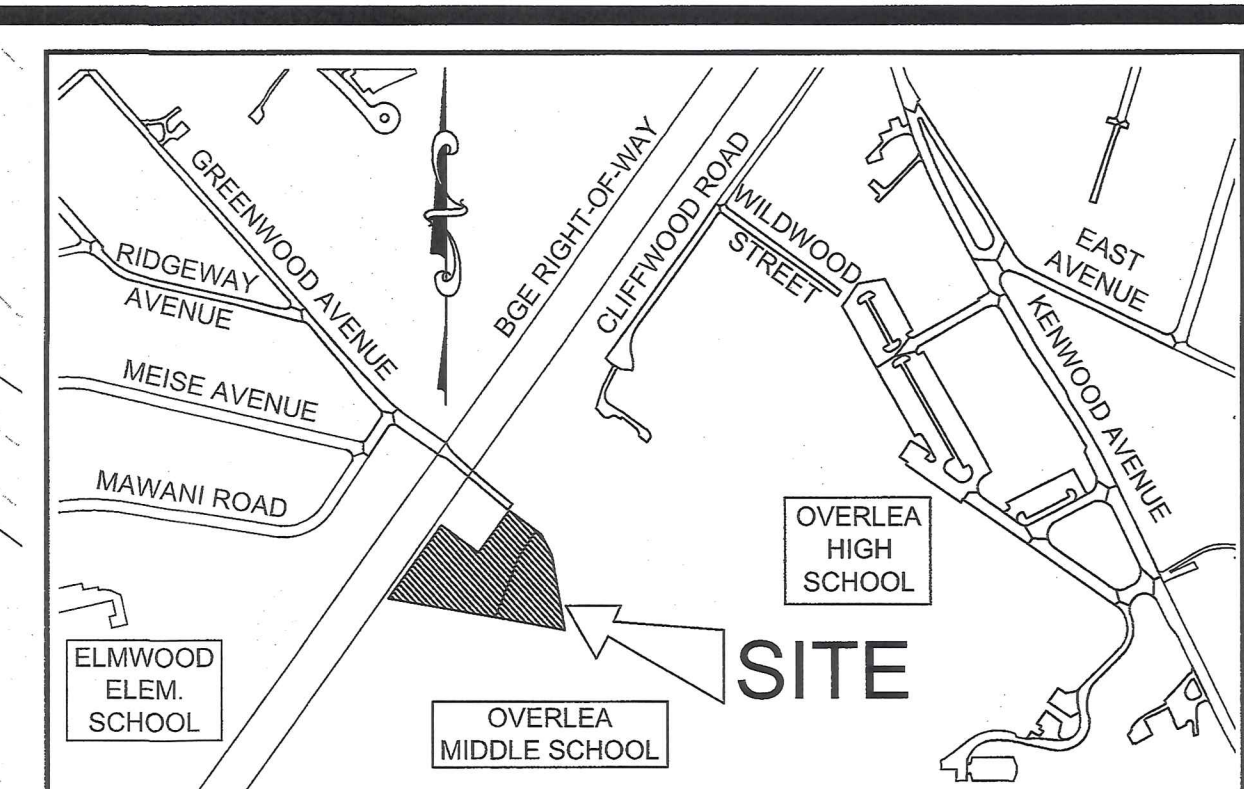
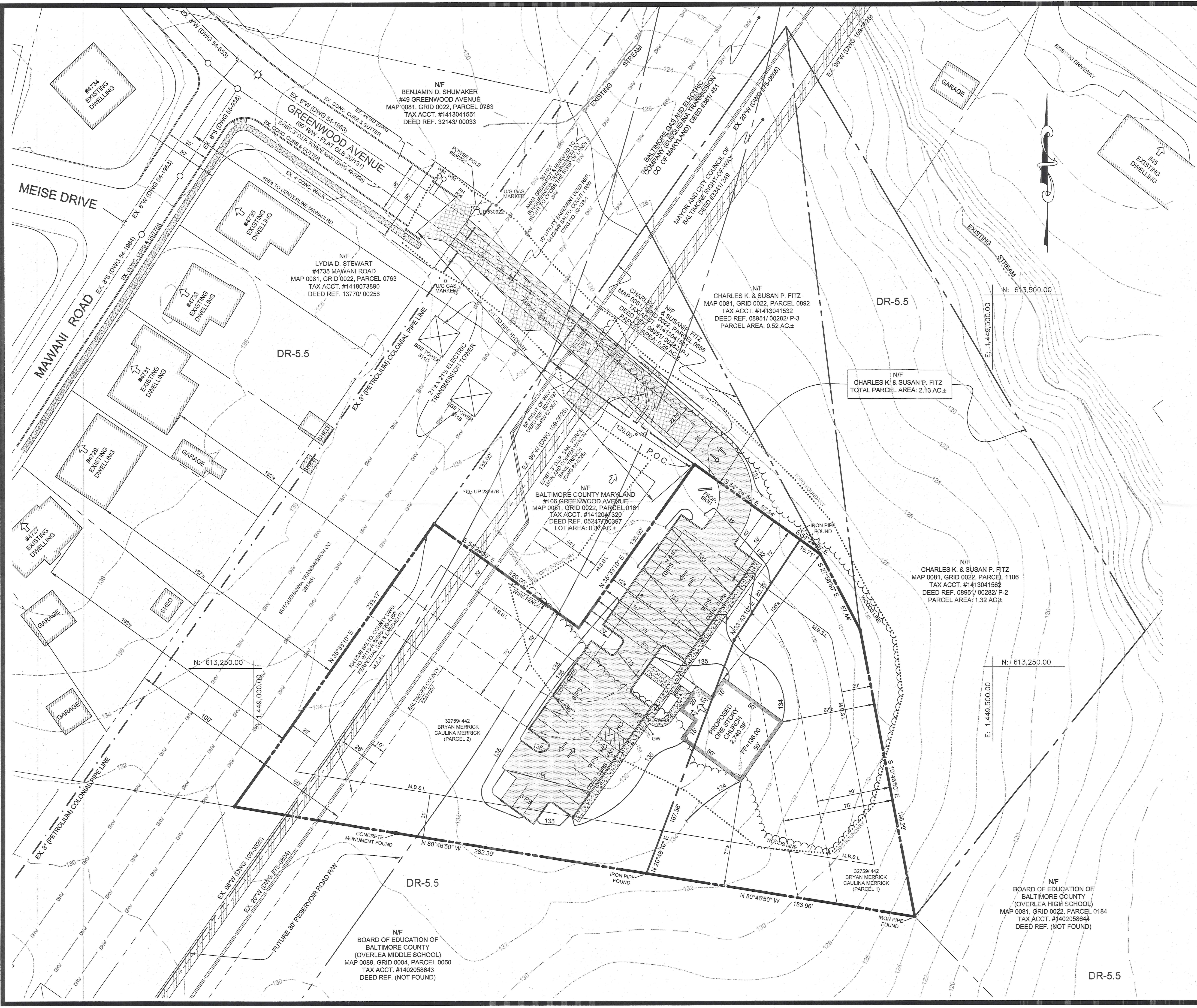
Legend

- Zoning
- Streams
- Rail Lines
- Buildings
- Roads
- Vegetation

**Baltimore County
Department of Planning
Official Zoning Map**



Data Sources:
Planimetric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 2008 photography
Zoning - Baltimore County Office of Planning
1:2400, 2012



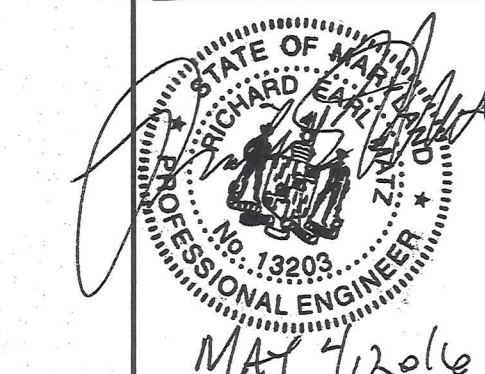
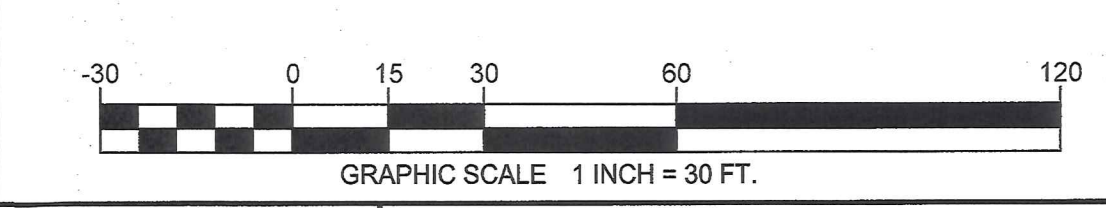
VICINITY MAP
SCALE: 1" = 500'

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BRYAN AND CAULINA MERRICK
47 GREENWOOD AVENUE
BALTIMORE, MARYLAND 21208
 - SITE DATA: ADDRESS: 110 GREENWOOD AVENUE
DEED REF: 32759/00442
SITE AREA: 80,485 SF. = 1.848 AC±
WATERSHED: BACK RIVER
ZONING: DR-5.5, ZONING MAP #8183
SCHOOL DISTRICT: ELEMENTARY: ELMWOOD ES, MIDDLE: PARKVILLE MS, HIGH: OVERLEA HS
 - EXISTING USE: VACANT LAND
PROPOSED USE: CHURCH
 - BUILDING SETBACKS: (NON RESIDENTIAL PRINCIPAL STRUCTURE)

	REQUIRED	PROPOSED
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 - KEY SHEET: J-NE, POSITION SHEET: ZONE 19, 19 NE 19

PLAN TO ACCOMPANY ZONING HEARING & VARIANCE
— for —

#110 GREENWOOD AVENUE
ROSDALE
BALTIMORE COUNTY, MD.
ELECTION DIST. #14, COUNCILMANIC DIST. #6
MAP #0081, GRID #0022, PARCEL #1147



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Professional Certification I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 13203 EXPIRATION DATE: 11/02/2016				SCALE: 1" = 30' DATE: MARCH 11, 2016 JOB NO.: 2015244 DESIGNED: SLD DRAWN: KBH CHECKED: SLD FILE: 2015244 GIS BASE.dwg DRAWING NUMBER: ZON-1	
NO.	DATE	REVISIONS:	BY	SHEET	1 OF 1