MEMORANDUM

DATE: September 9, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2016-0317-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 8, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(3108A River Drive Road)		
15th Election District	*	OF ADMINISTRATIVE
7th Council District		
Ryan and Laura Williams	*	HEARINGS FOR
Legal Owners		
Barry Koluch, *Contract Purchaser*	*	BALTIMORE COUNTY
Petitioners		
	*	**CASE NO. 2016-0317-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Ryan and Laura Williams, legal owners, and Barry Koluch, contract purchaser ("Petitioners"). This is a companion to Case No. 2016-0316-A and was consolidated for hearing. Petitioners request variance relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") § 1B02.3.C.1 to permit a proposed single family-dwelling on a lot 50 ft. wide in lieu of the required 55 ft. A site plan was marked as Petitioners' Exhibit 1.

Douglas L. Burgess, Esquire represented Petitioners. Barry Koluch and Bernadette Moskunas with Site Rite Surveying, the firm that prepared the plan, appeared in support of the Petition. No Protestants or interested citizens attended the hearing. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning (DOP), the Bureau of Development Plans Review (DPR) and the Department of Environmental Protection and Sustainability (DEPS). None of the agencies opposed the request.

The subject property is approximately 8,450 sq. ft. and is zoned DR 5.5. The property is unimproved, and was created by the plat of Lynch Point, recorded on April 26, 1926. It is shown on that plat as Lot 13, block "A." Ms. Moskunas testified there are no driveways, sheds or other

accessory buildings on the lot, and she stated the subject property was not used in conjunction with or in service of the adjoining lot (i.e., Lot 12, Block "A," also owned by Petitioners and the subject of Case No. 2016-0316-A). In an expert report submitted by Newton Williams, Esq. (Petitioners' Exhibit 10) the witness notes this is the only undeveloped 50 ft. wide lot on this stretch of River Drive Road, causing him to refer to it as an "orphan lot."

In these circumstances Petitioners are entitled to relief under B.C.Z.R. § 304 pertaining to undersized lots. That regulation does not require a showing of uniqueness as is required under B.C.Z.R. § 307. Mueller v. People's Counsel, 177 Md. App. 43 (2007). Instead, an owner may construct a dwelling on an undersized lot (i.e., lot area or lot width deficiency) if: (1) the lot was created prior to 1955; (2) all other bulk and area requirements are satisfied; and (3) owner does not own sufficient adjoining land to satisfy the regulations. In this case the only deficiency is lot width (50′ in lieu of the required 55′), and the Petitioners satisfy each of the three requirements above. As such, Petitioners will be granted relief under B.C.Z.R. § 304.

THEREFORE, IT IS ORDERED, this 9th day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") § 304 to permit a proposed single-family dwelling on a lot 50 ft. wide in lieu of the required 55 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

2. Prior to occupancy Petitioners must satisfy the Chesapeake Bay Critical Area (CBCA) and flood protection regulations.

ORDER RECEIVED FOR FILING

Date 8-9-16

By

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

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 8-9-16

By DW

OBCA

F1001)

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 3108A River Drive Road **which is presently zoned** D.R. 5.5

Deed References: 27452 / 178 10 Digit Tax Account # 1 5 2 2 0 0 0 1 2 0

Property Owner(s) Printed Name(s) Ryan and Laura Williams

(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.____ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3.✓ **a Variance** from Section(s)

Section 1B02.3.C.1 – to permit a proposed single family dwelling on a lot 50 feet wide in lieu of the required 55 feet.

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

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:

Barry Kolucb
Name- Type or Print

BK
Signature

6920 River Drive Rd Balto MD
Mailing Address City State

21219 , 443-865 2467, bkolucb@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Ryan Williams , Laura Williams
Name #1 – Type or Print Name #2 – Type or Print

Ryan Williams , Laura Williams
Signature #1 Signature # 2

3108 River Drive Road Baltimore, MD
Mailing Address City State

21219 , 410 952-0668 , Fernguilli@AOL.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

~~Doug Burgess~~
Name- Type or Print

Signature

Mailing Address City State

~~410 870 5200~~ , ~~Doug@burgesslawllc.com~~
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 8-9-16
BY (DW)

Representative to be contacted:

Bernadette Moskunas
Name – Type or Print

Bernadette Moskunas
Signature

200 E. Joppa Road, Rm 101 Towson, MD
Mailing Address City State

21286 , 410 828 9060 , sitente inc@aol.com
Zip Code Telephone # Email Address

CASE NUMBER 2016-0317-A **Filing Date** 6/9/16 **Do Not Schedule Dates:** _____ **Reviewer** RJ

REV. 10/4/11

ZONING PROPERTY DESCRIPTION
#3108A RIVER DRIVE ROAD

BEGINNING at a point on the west side of River Drive Road which is 40 feet wide at the distance of 443 feet northeast of North Point Road which is 50 feet wide. Being Lot No. 13, Block "A" in the subdivision of "LYNCH POINT" as recorded in Baltimore County Plat Book No. 8, folio No. 38, containing 8,000 square feet, more or less. Located in the 15th Election District, 7th Council District.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
NO. 21175
PROFESSIONAL LAND SURVEYOR

Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
(410) 828-9060

FILE: 3108 & 3108A RIVER DRIVE ROAD.DOC/2016 ZONING

Item #0317

THE BALTIMORE SUN MEDIA GROUP

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 4323826

Sold To:
Barry Koluch - CU00550276
6920 River Drive Rd
Sparrows Point,MD 21219-1130

Bill To:
Barry Koluch - CU00550276
6920 River Drive Rd
Sparrows Point,MD 21219-1130

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

Jul 19, 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: # 2016-0317-A
3108A River Drive Road
NW/s River Drive Road, 443 ft. NE of centerline of North Point Road
15th Election District - 7th Councilmanic District
Legal Owner(s) Ryan & Laura Williams
Contract Purchaser(s): Barry Koluch

Variance: to permit a proposed single family dwelling on a lot 50 ft. wide in lieu of the required 55 ft.

Hearing: Monday, August 8, 2016 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 7/730 July 19 4323826

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2016-0317-A

PETITIONER/DEVELOPER

SITE RITE SURVEYING INC

DATE OF HEARING/CLOSING:

8/8/2016

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING,ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERITFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY AT

3108 A RIVER DRIVE 2

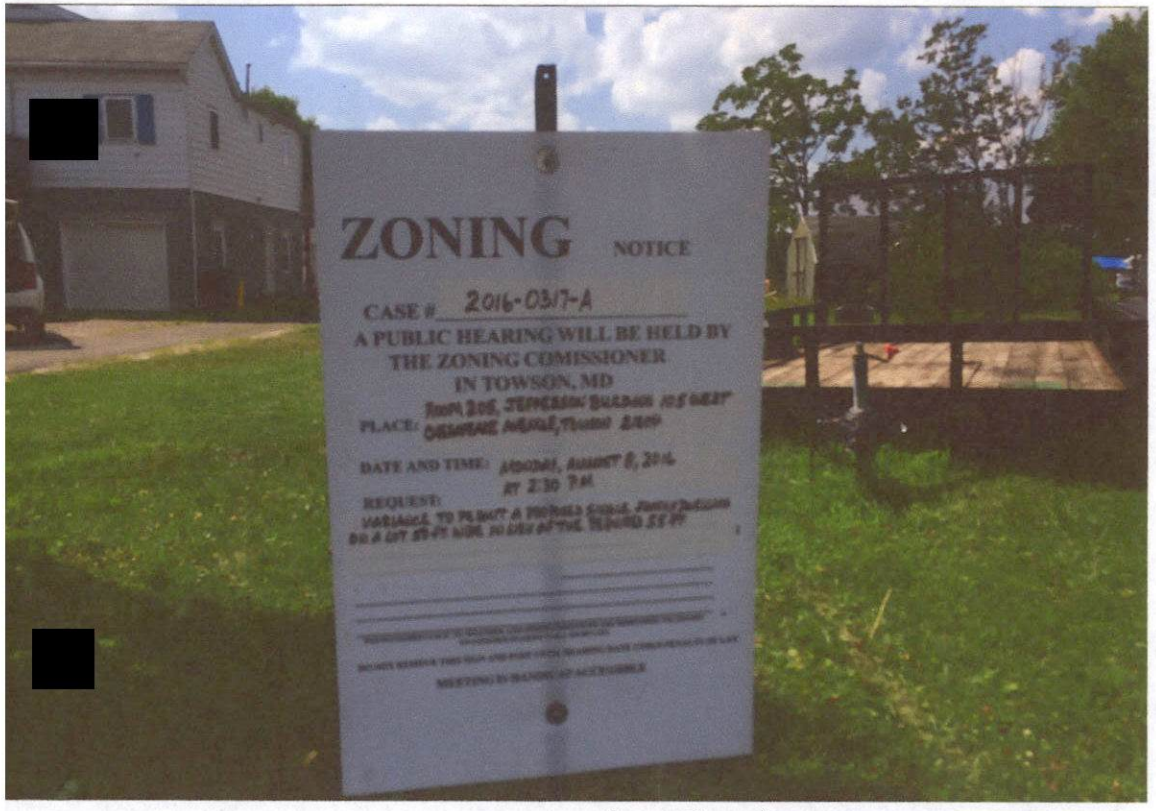
THIS SIGN(S)WERE POSTED ON July 19, 2016
(MONTH,DAY,YEAR)

SINCERELY,

7/19/16

SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE,MD 21220
(ADDRESS)
PHONE NUMBER:443-629-3411


ZONING NOTICE
CASE # 2016-0317-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMISSIONER
IN TOWSON, MD
PLACE:
DATE AND TIME:
REQUEST:

7/19/16

KEVIN KAMENETZ
County Executive

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

July 14, 2016

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: 2016-0317-A
3108A River Drive Road
NW/s River Drive Road, 443 ft. NE of centerline of North Point Road
15th Election District – 7th Councilmanic District
Legal Owners: Ryan & Laura Williams
Contract Purchaser: Barry Koluch

Variance to permit a proposed single family dwelling on a lot 50 ft. wide in lieu of the required 55 ft.

Hearing: Monday, August 8, 2016 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Barry Koluch, 6920 River Road, Baltimore 21219
Mr. & Mrs. Williams, 3108 River Drive Road, Baltimore 21219
Bernadette Moskunas, 200 E. Joppa Road, Rm. 101, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 19, 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
Tuesday, July 19, 2016 Issue - Jeffersonian

Please forward billing to:
Barry Koluch
6920 River Drive Road
Baltimore, MD 21219

443-865-2467

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: 2016-0317-A
3108A River Drive Road
NW/s River Drive Road, 443 ft. NE of centerline of North Point Road
15th Election District – 7th Councilmanic District
Legal Owners: Ryan & Laura Williams
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE 3108A River Drive Road; NW/S River Drive Rd, 443' NW of c/line of North Point Road 15th Election & 7th Councilmanic Districts Legal Owner(s): Ryan & Laura Williams Contract Purchaser(s): Barry Klouch Petitioner(s)	* * * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2016-317-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of June, 2016, a copy of the foregoing Entry of Appearance was mailed to Bernadette Moskunas, Site Rite Surveying, Inc, 200 E. Joppa Road, Room 101, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 2016-0317-A

Property Address: 3108A River Drive Road

Property Description: Lot 13 "Lynch Pt." 8/38
West side of River Drive Rd. northeast of North Pt. Rd.

Legal Owners (Petitioners): Ryan and Laura Williams

Contract Purchaser/Lessee: Barry Kolnch

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barry Kolnch

Company/Firm (if applicable): n/a

Address: 6920 River Drive Road
Balto. MD 21219

Telephone Number: 443-865-2467

Revised 5/20/2014

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

No. 139394

Date: 6/9/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$75.00

Total: $75.00

Rec From:

For: Zoning hearing case # 2016-0317-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/10/2016	6/09/2016	10:38:58	3

WS03 WALKIN CAJ
>>RECEIPT # 280409 6/09/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CS NO. 139394
Recpt Tot $75.00
$150.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

August 2, 2016

Ryan & Laura Williams
3108 River drive Road
Baltimore MD 21219

RE: Case Number: 2016-0317 A, Address: 3108 A River drive Road

Dear Mr. & Ms. Williams:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 9, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bernadette Moskunas, Site Rite Surverying, 200 E Joppa Road, Room 101, Towson MD 21286
Barry Koluch, 6920 River Drive Road, Baltimore MD 21219

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

State Highway Administration
Maryland Department of Transportation

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

Date: 6/20/16

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. 2016-0317-A
Variance
Ryan & Laura Williams
3108A River Drive Road.

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,

Richard A. Zeller

for 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: July 7, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED
JUL 12 2016
OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 16-317

INFORMATION:
Property Address: 3108A River Drive Road
Petitioner: Ryan Williams, Laura Williams
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed single family dwelling on a lot width of 50 feet in lieu of the required 55 feet.

A site visit was conducted on June 24, 2016.

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

- Any principal or detached accessory structure proposed to be located in the rear yard adjacent to River Drive Road must meet the 30' rear yard/street building line setback.

The Department recommends the petitioner address BCZR Section 304.1 to the satisfaction of the Administrative Law Judge.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Josephine Selvakumar
Bernadette Moskunas, Site Rite Surveying, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2016\16-317x.docx

8-8

RECEIVED

JUN 29 2016

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

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

DATE: June 29, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0317-A
Address 3108-A River Drive Road
(Williams Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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

   The subject property is located within an Intensely Developed Area (IDA) and Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area and, per the IDA regulations, is subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. In addition, any proposed impacts to the Critical Area buffer, on this property extending 100 feet landward of mean high water, would require compliance with the MBA regulations. The petitioner seeks to allow a proposed single family dwelling on a lot 50 feet wide in lieu of the required 55 feet. According to the petitioner's plan, a driveway, shed, and streetside porch are also proposed. The shed is proposed within the Critical Area buffer. By meeting the IDA pollutant reduction requirements and the MBA requirements, including addressing any mitigation, allowing the proposed dwelling, other residential features and the reduced lot size requested by the applicant will result in minimal impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is a waterfront property. There is a tidal buffer projected onto the property. By meeting the IDA pollutant reduction requirements and MBA Critical Area buffer requirements, including any mitigation for impacts, the petitioner's request, if granted, will have minimal impact on fish, wildlife and plant habitat, and will improve buffer functions and conserve fish and plant habitat in proximity to nearby Greenhill Cove and Back River.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

   The requested development activities and reduced lot size will be consistent with established land-use policies provided that the petitioner meets any applicable Critical Area IDA and MBA requirements.

Reviewer: Thomas Panzarella Date: June 29, 2016
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2016
Item No. 2016-0317

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

The petitioner should contact the office of the Director of Public Works to determine the lowest floor elevation.

* * * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0317-06272016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: July 7, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 16-317

INFORMATION:
Property Address: 3108A River Drive Road
Petitioner: Ryan Williams, Laura Williams
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed single family dwelling on a lot width of 50 feet in lieu of the required 55 feet.

A site visit was conducted on June 24, 2016.

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

- Any principal or detached accessory structure proposed to be located in the rear yard adjacent to River Drive Road must meet the 30' rear yard/street building line setback.

The Department recommends the petitioner address BCZR Section 304.1 to the satisfaction of the Administrative Law Judge.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Josephine Selvakumar
Bernadette Moskunas, Site Rite Surveying, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2016\16-317x.docx

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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

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

DATE: June 29, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0317-A
Address 3108-A River Drive Road
(Williams Property)

Zoning Advisory Committee Meeting of **June 27, 2016.**

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

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

   The subject property is located within an Intensely Developed Area (IDA) and Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area and, per the IDA regulations, is subject to practices that reduce water quality impacts associated with stormwater runoff, commonly referred to as the Critical Area 10% Rule. In addition, any proposed impacts to the Critical Area buffer, on this property extending 100 feet landward of mean high water, would require compliance with the MBA regulations. The petitioner seeks to allow a proposed single family dwelling on a lot 50 feet wide in lieu of the required 55 feet. According to the petitioner's plan, a driveway, shed, and streetside porch are also proposed. The shed is proposed within the Critical Area buffer. By meeting the IDA pollutant reduction requirements and the MBA requirements, including addressing any mitigation, allowing the proposed dwelling, other residential features and the reduced lot size requested by the applicant will result in minimal impacts to water quality.

2. Conserve fish, wildlife, and plant habitat; and

The subject property is a waterfront property. There is a tidal buffer projected onto the property. By meeting the IDA pollutant reduction requirements and MBA Critical Area buffer requirements, including any mitigation for impacts, the petitioner's request, if granted, will have minimal impact on fish, wildlife and plant habitat, and will improve buffer functions and conserve fish and plant habitat in proximity to nearby Greenhill Cove and Back River.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

   The requested development activities and reduced lot size will be consistent with established land-use policies provided that the petitioner meets any applicable Critical Area IDA and MBA requirements.

Reviewer: Thomas Panzarella Date: June 29, 2016
Environmental Impact Review

PLEASE PRINT CLEARLY

CASE NAME 3108 + [redacted]
CASE NUMBER 2016-0316-A &
DATE 08-08-2016

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
DOUGLAS L. BURGESS	8640 RIDGELY'S CHOICE DR. STE 201A, NOTTINGHAM MD 21236	NOTTINGHAM, MD 21236	DOUG@BURGESSLAWLLC.COM
Barry Koluch	6920 River Drive Rd	Balto, MD 21219	bKoluch@gmail.com
Newton Williams	2110 Rogers Ave. 21209	Balto, Md. 21209	none
Bernadette Moskunas	200 E. Joppa Road. Rm 101	Towson, MD 21286	sitevite inc@aol.com

CASE NO. 2016- 0317-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
7/5	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
7/29	DEPS (if not received, date e-mail sent _____)	C
	FIRE DEPARTMENT	
7/7	PLANNING (if not received, date e-mail sent _____)	no obj w/condition
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 7/19/16

SIGN POSTING Date: 7/19/16 by Cole

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 15 Account Number - 1507831150**

Owner Information

Owner Name:	WILLIAMS RYAN WILLIAMS LAURA	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3108 RIVER DRIVE RD BALTIMORE MD 21219-1106	Deed Reference:	/27452/ 00178

Location & Structure Information

Premises Address:	3108 RIVER DRIVE RD BALTIMORE 21219-1106 Waterfront	Legal Description:	3108 RIVER DRIVE RD LYNCH POINT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0111	0005	0141		0000		A	12	2015	Plat Ref:	0008/ 0038

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1950	1,236 SF		8,450 SF	34

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	200,400	200,400		
Improvements	110,400	119,100		
Total:	310,800	319,500	313,700	316,600
Preferential Land:	0			0

Transfer Information

Seller: HARMON ISETTA	Date: 11/13/2008	Price: $360,000
Type: ARMS LENGTH MULTIPLE	Deed1: /27452/ 00178	Deed2:
Seller: PUGH DAVID JACK	Date: 05/24/2004	Price: $318,800
Type: ARMS LENGTH MULTIPLE	Deed1: /20111/ 00615	Deed2:
Seller: GUIDI DIONISIS J	Date: 03/26/1970	Price: $5,300
Type: ARMS LENGTH IMPROVED	Deed1: /05080/ 00144	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

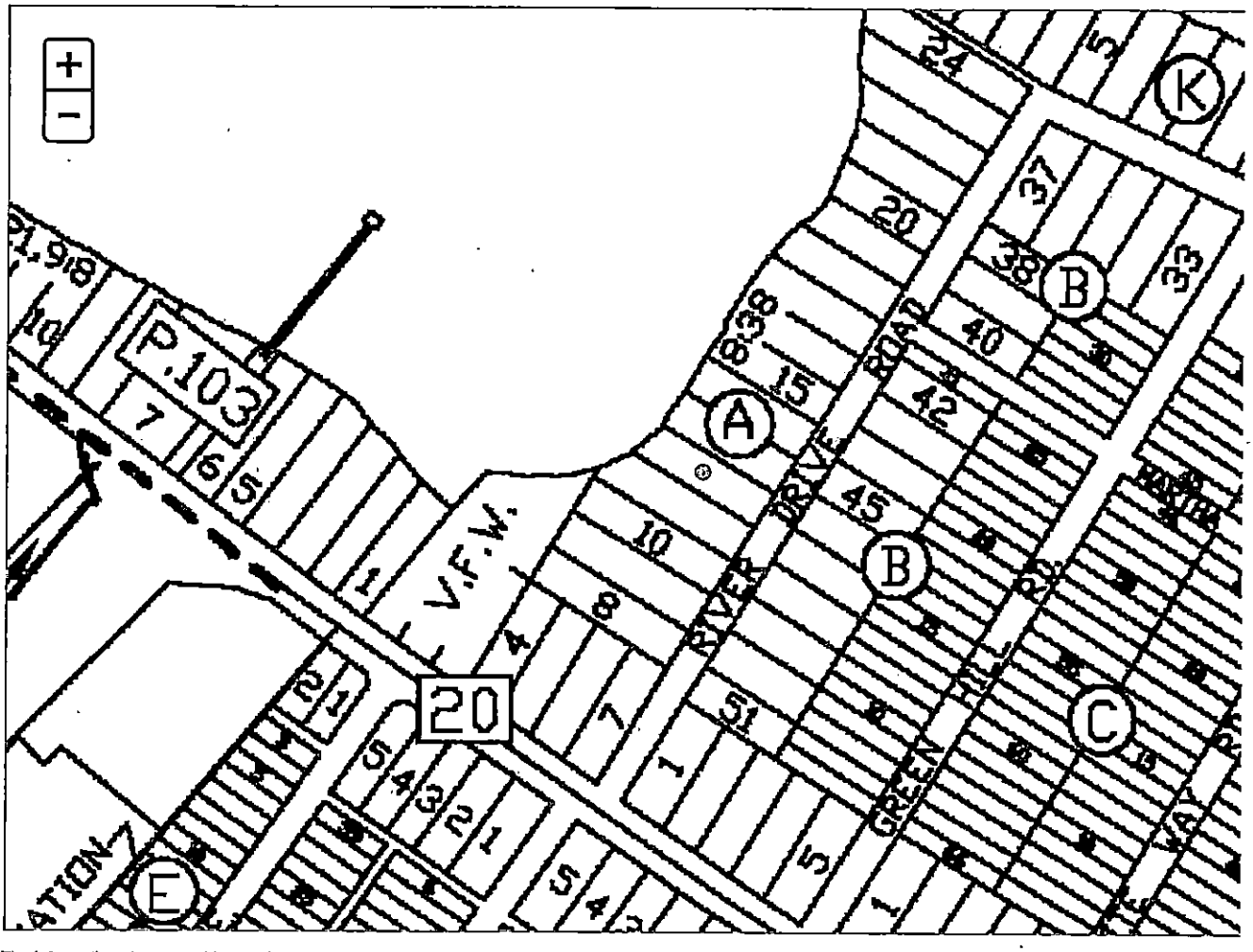
Homestead Application Information

Homestead Application Status: Approved 12/09/2008

Baltimore County

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

District: **15** Account Number: **1507831150**



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).

DW 9-9-16

CASE NO. 2016-0317-X

DW 8-9-16

3108 River Drive Road
Laura Williams, Owner

EXHIBIT LIST

Variance

Exhibit	**Number**
Site Plan (Site Rite Plan)	1
Resume- Expert Witness (Bernadette Moskunas)	2
Aerial Photos and Vicinity Maps	3
Photos - Subject Property	4
Photos - Neighboring Properties	5
ZAC Comments (Public Works, Environmental & Planning recommend approval)	6
Neighborhood Support Letter	7
Deeds, etc.	8
Resume-Expert Witness- (NAW)	9
Expert Report (NAW)	10

3108A River Drive Road
Barry Koluch, contract purchaser

EXHIBIT LIST

Variance

Exhibit	Number
Site Plan (Site Rite Plan)	1
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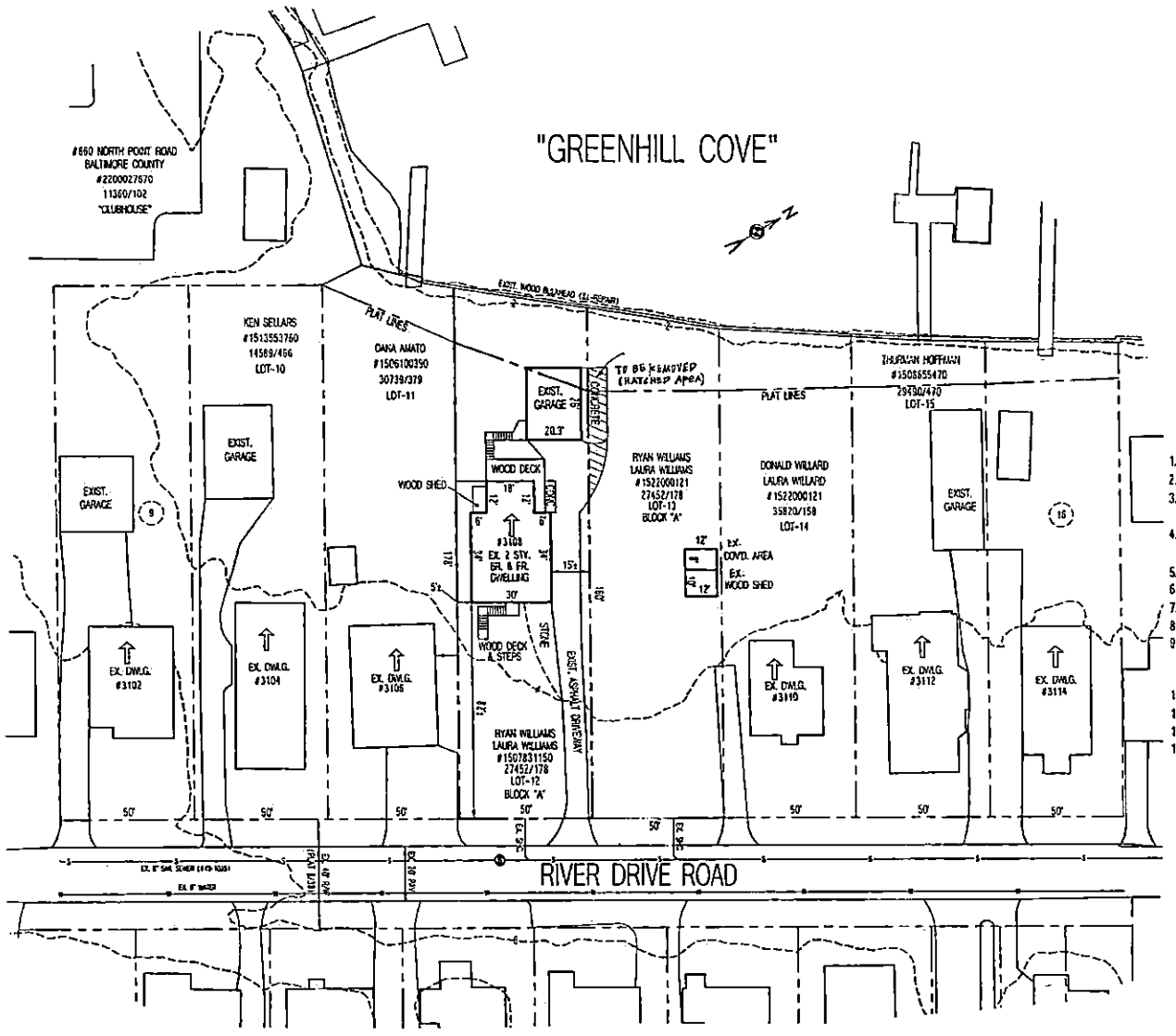
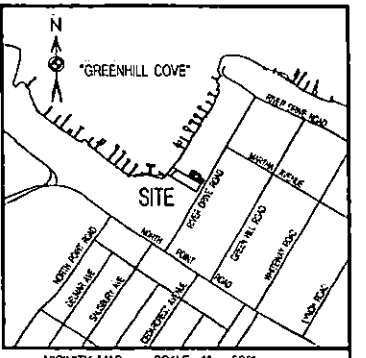
Expert Report (NAW)	10





VICINITY MAP SCALE: 1" = 500'

GENERAL NOTES

1. EXISTING ZONING: D.R.-5.5 (111B1)
2. LOT SIZE: 8450 S.F.± / 0.194 AC.± (SDAT)
3. EXISTING USE: SFD W/ ACCESSORY STRUCTURE
   PROPOSED USE: S.F.D. W/ ACCESSORY STRUCTURE TO REMAIN
4. THIS PROPERTY IS LOCATED IN THE CBCA (LDA) & 100 YR FLOODPLAIN - 2400100555G ZONE "AE" 05/05/2014
5. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC AREA.
6. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
7. THERE IS NO PRIOR ZONING HISTORY.
8. THERE ARE NO CURRENT OR OUTSTANDING ZONING VIOLATIONS.
9. THIS PLAN WAS PREPARED USING PUBLIC RECORDS: I.E., GIS PORTAL, PUBLIC WATER AND SEWER DRAWINGS, TITLE DEED. THE EXISTING CONDITIONS WERE FIELD MEASURED.
10. THERE IS CONTIGUOUS OWNERSHIP.
11. EXIST. LOT COVERAGE = 4021.8 S.F.± (46%)DOES NOT INCLUDE CONC. ON LOT 13
12. ALLOWABLE LOT COVERAGE = 2640 S.F.± (31.25%)
13. PROPOSED LOT COVERAGE: SAME AS EXISTING 4021.8 S.F.±

SITE RITE SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

GRAPHICAL SCALE: 1" = 30'
0 30 60 90

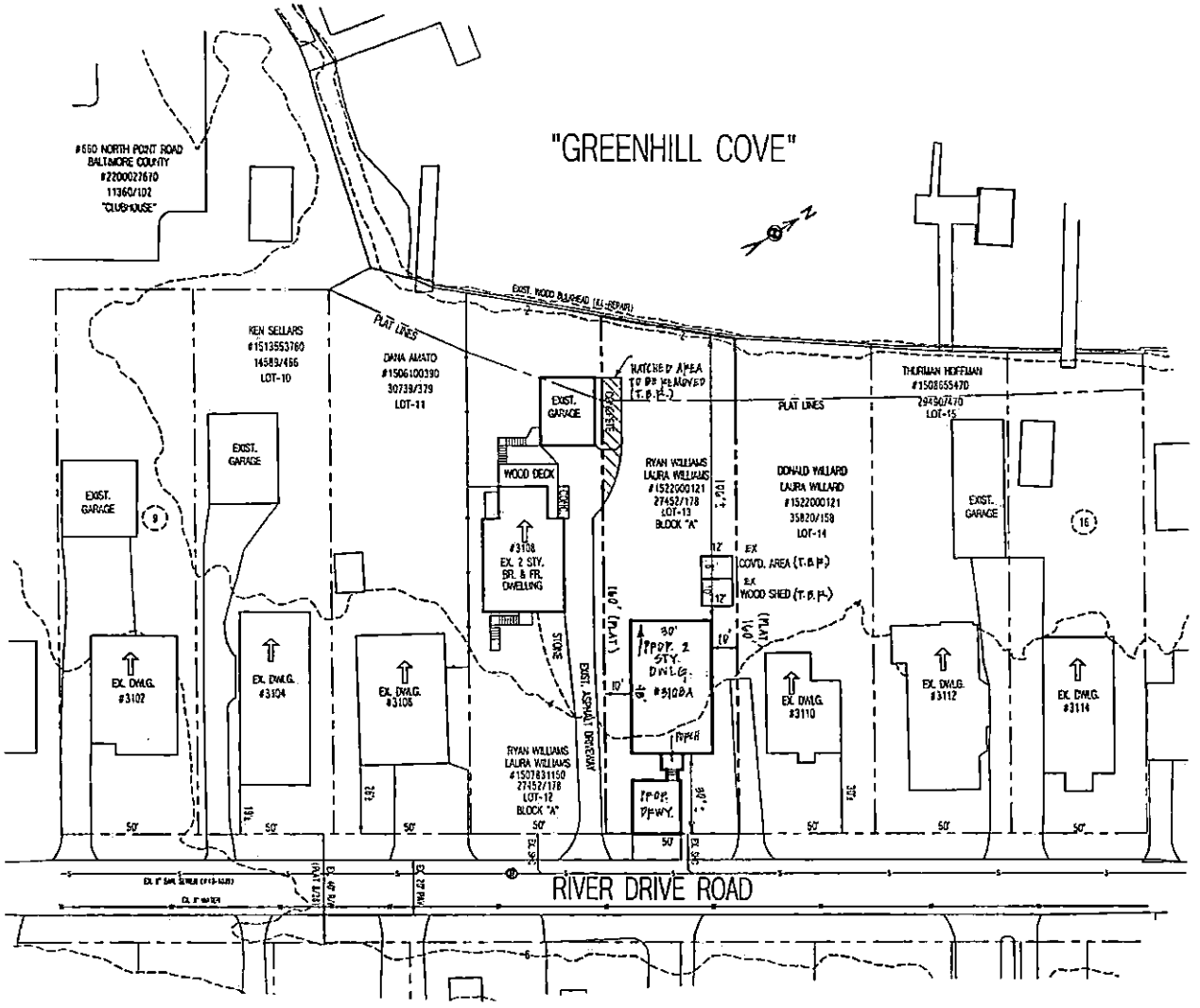
STATE OF MARYLAND
MICHAEL VINCENT MARCHESINI
No. 21115
PROFESSIONAL LAND SURVEYOR

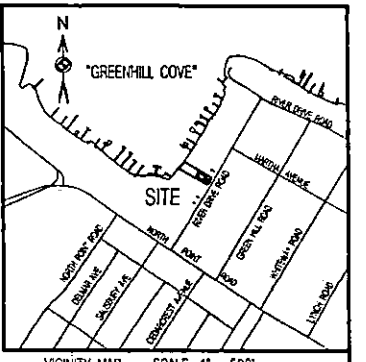
OWNER
RYAN AND LAURA WILLIAMS
(OWNER LOTS 12 AND 13)
3108 RIVER DRIVE ROAD
BALTIMORE, MD. 21219
CONTRACT PURCHASER: BARRY KOLUCH
(LOT 13 ONLY)
PHONE: 443-865-2467

PLAN TO ACCOMPANY PETITION FOR VARIANCE
#3108 RIVER DRIVE ROAD
LOT-12 BLOCK "A" - LYNCH POINT - PLAT 8/38
TAX MAP: 111 GRID: 05 PARCEL: 141
TAX ACCOUNT #1507831150
DEED REFERENCE: 27452/178
15TH ELECTION DISTRICT C7
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'	Date: 05/18/2016	JOB #10389
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW, JK

EXHIBIT 1





VICINITY MAP SCALE: 1" = 500'

GENERAL NOTES

1. EXISTING ZONING: D.R.-5.5 (111B1)
2. LOT SIZE: 8000 S.F.± / 0.184 AC.± (SDAT)
3. EXISTING USE: EX. ACCESSORY STRUCTURE (TO BE REMOVED)
   PROPOSED USE: SINGLE FAMILY DWELLING
4. THIS PROPERTY IS LOCATED IN THE CBCA (LDA) AND 100 YR FLOODPLAIN - 2400100555G ZONE "AE" 05/05/2014
5. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC AREA.
6. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
7. THERE IS NO PRIOR ZONING HISTORY.
8. THERE ARE NO CURRENT OR OUTSTANDING ZONING VIOLATIONS.
9. THIS PLAN WAS PREPARED USING PUBLIC RECORDS: I.E., GIS PORTAL, PUBLIC WATER AND SEWER DRAWINGS, TITLE DEED. THE EXISTING CONDITIONS WERE FIELD MEASURED.
10. THERE IS CONTIGUOUS OWNERSHIP.
11. EXIST. LOT COVERAGE = 434 S.F.± (5%) EX. SHED,COV'D AREA & CONCRETE
12. ALLOWABLE LOT COVERAGE = 2500 S.F.± (31.25%)
13. PROPOSED LOT COVERAGE: 1865 S.F.+/- PROP. DWLG, PORCH, DRWY.

SITE RITE SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

GRAPHICAL SCALE: 1" = 30'

0 30 60 90

STATE OF MARYLAND
MICHAEL VINCENT MURPHY
PROFESSIONAL LAND SURVEYOR
No. 21111

OWNER
RYAN AND LAURA WILLIAMS
(OWNER LOTS 12 AND 13)
3108 RIVER DRIVE ROAD
BALTIMORE, MD. 21219
CONTRACT PURCHASER: BARRY KOLUCH
(LOT 13 ONLY)
PHONE: 443-865-2467

PLAN TO ACCOMPANY PETITION FOR VARIANCE

#3108A RIVER DRIVE ROAD

LOT-13 BLOCK "A" - LYNCH POINT - PLAT 8/38
TAX MAP: 111 GRID: 05 PARCEL: 141
TAX ACCOUNT #1522000120
DEED REFERENCE: 27452/178
15TH ELECTION DISTRICT C7
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'	Date: 05/18/2016	JOB #10389
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW, JK

EXHIBIT 1

Bernadette L. Moskunas
256 Seneca Terrace
Pasadena, MD 21122
(410)360-3267

EDUCATION:

1/1992	**LOYOLA COLLEGE, BALTIMORE, MD** Masters Program Clinical Psychology
1986-1991	**TOWSON STATE UNIVERSITY, BALTIMORE, MD** Bachelor of Science in Psychology
1984-1986	**DUNDALK COMMUNITY COLLEGE, BALTIMORE, MD** Associate of Arts Degree, 1987 Emphasis in Physical Fitness Technology
1978-1982	**Institute of Notre Dame High School, Baltimore, MD**

Work History:

May 2000 – Present	**Site Rite Surveying, Inc.** Towson, MD ▪ Vice President
September '95-May 2000	**M&H Development Engineers, Inc.**
July '89 – 1995	**Maryland Center for Physical Therapy,** Owings Mill, MD
1986-1989	**Records Unlimited, Baltimore, MD** ▪ Assistant Manager

Experience: Duties include daily business operating activities; field and drafting experience for location surveys; preparation of permit ready site plans, Zoning Variance/Special Hearing/Special Exception Plans, Development Review Committee plans and applications, Minor Subdivision Plans, Major Subdivision Plans, Amendments and Refinements to Development Plans/Final Developments/Record Plats, Perc Test Applications and Plans, Grading Plans, Utility Construction Plans in compliance with Baltimore County regulations; qualified as an expert witness before the Administrative Law Judge and Board of Appeals

EXHIBIT 2

My Neighborhood Map

Created By
Baltimore County
My Neighborhood

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

Printed 7/21/2016

EXHIBIT 3

My Neighborhood Map

Created By
Baltimore County
My Neighborhood

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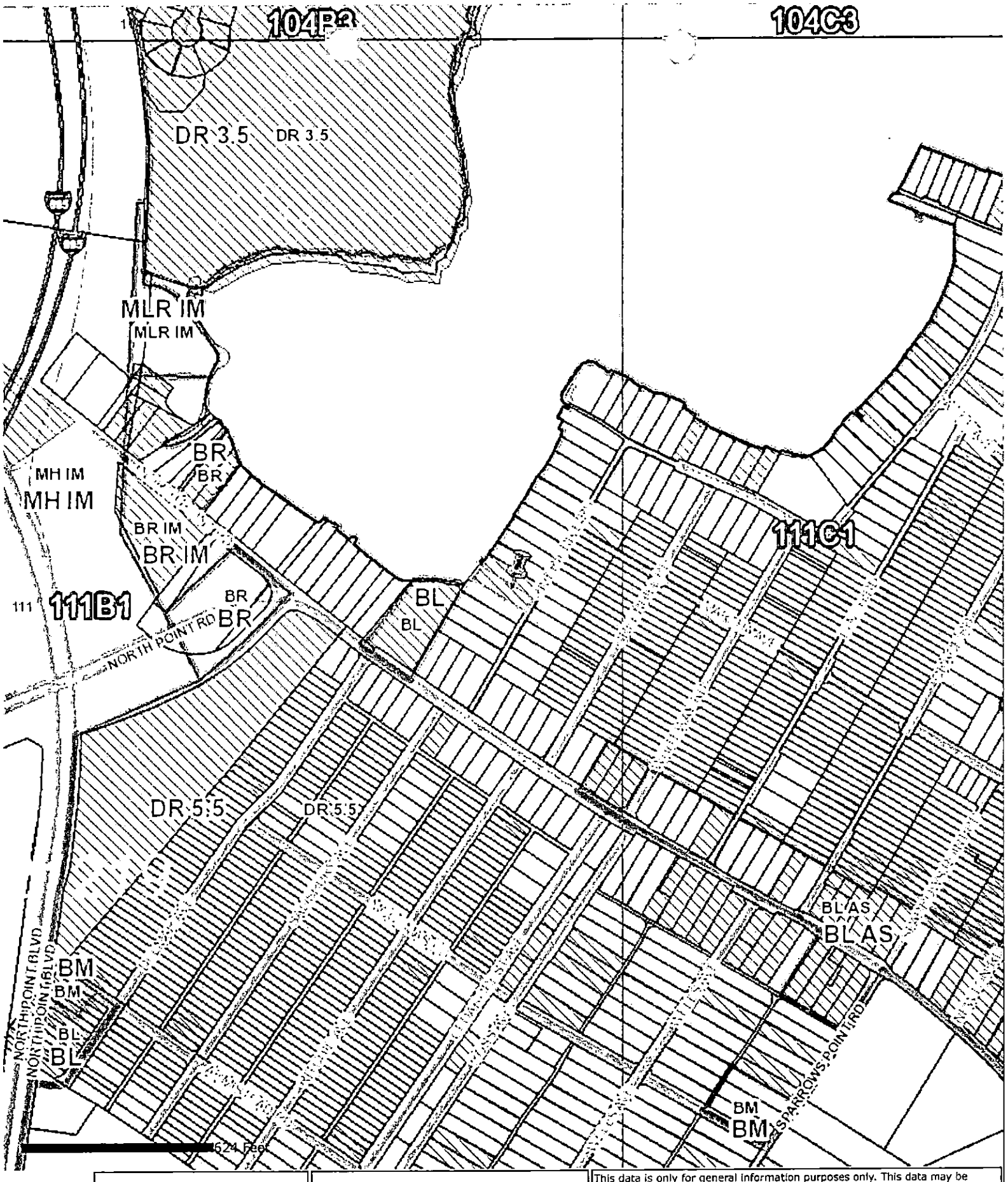
from or in connection with the use of or

Printed 7/21/2016

EXHIBIT 3



My Neighborhood Map

Created By
Baltimore County
My Neighborhood

N

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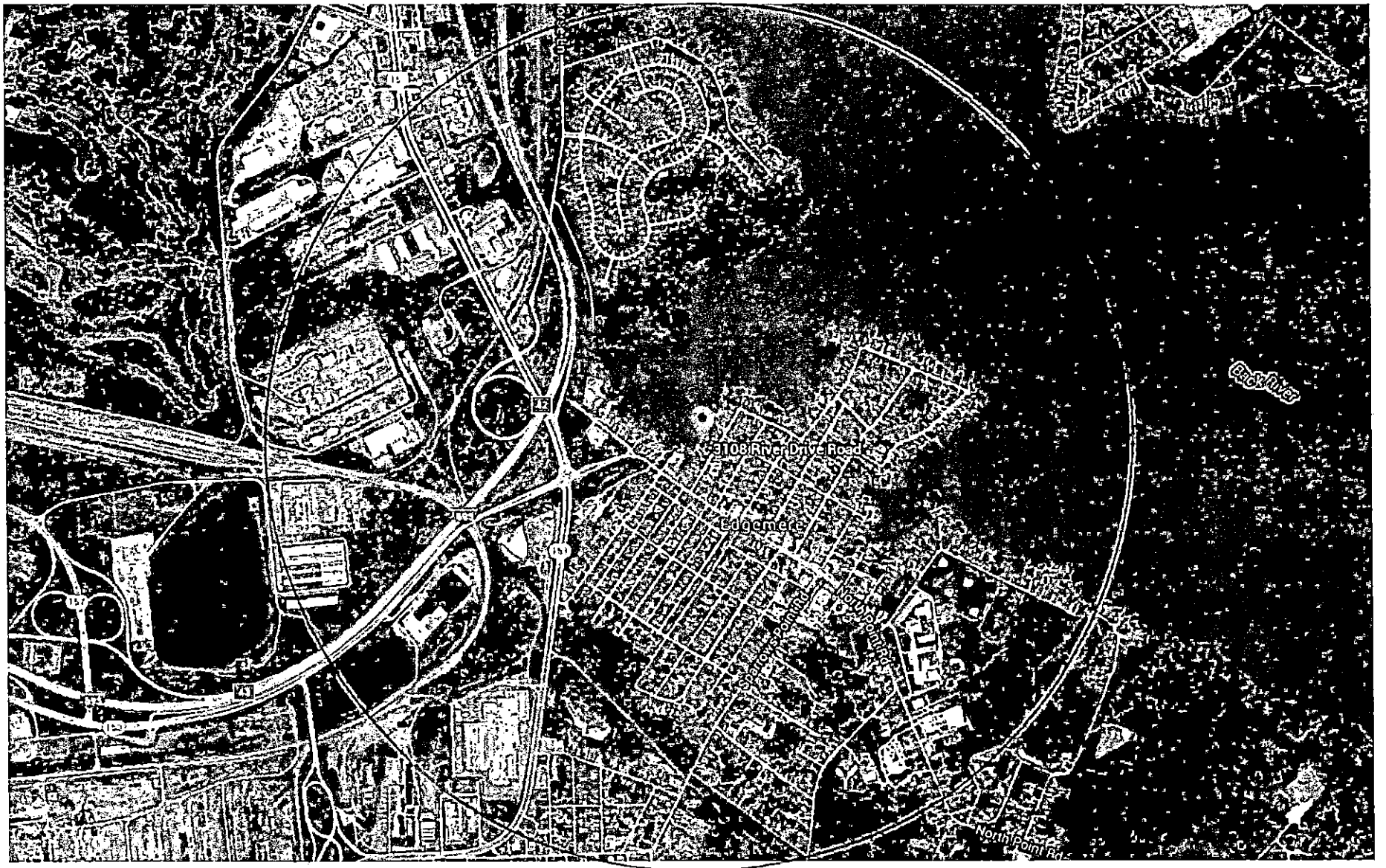
from or in connection with the use of o

Printed 7/21/2016

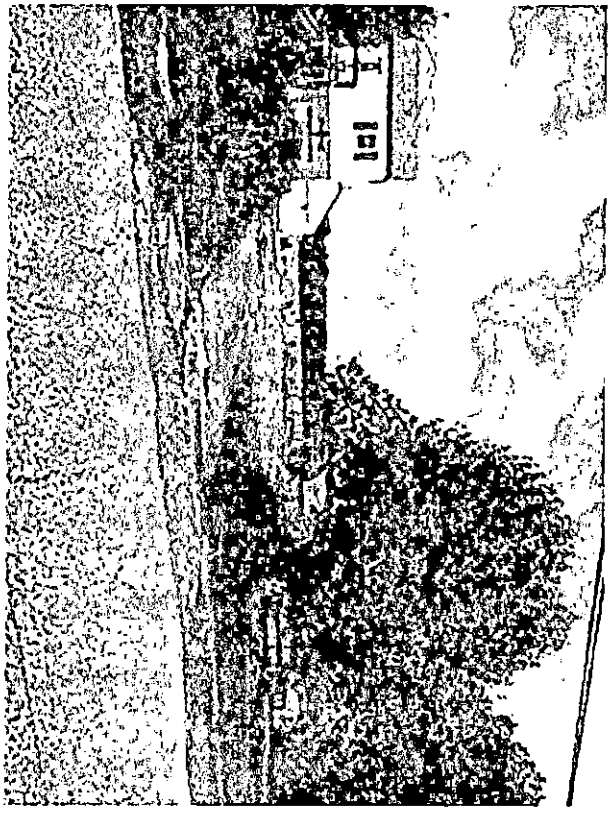
EXHIBIT 3

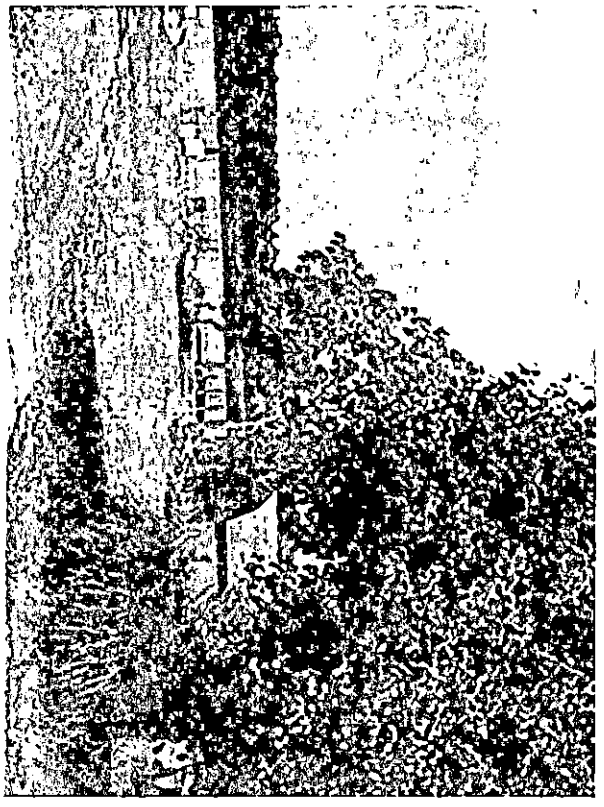
Google Maps 3108 River Drive Rd

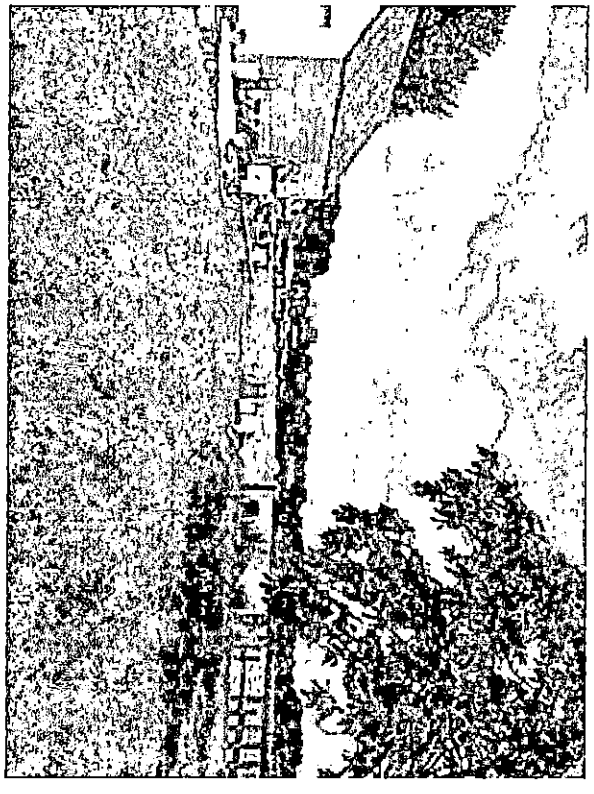


Approximately 1 mile radius

EXHIBIT 3







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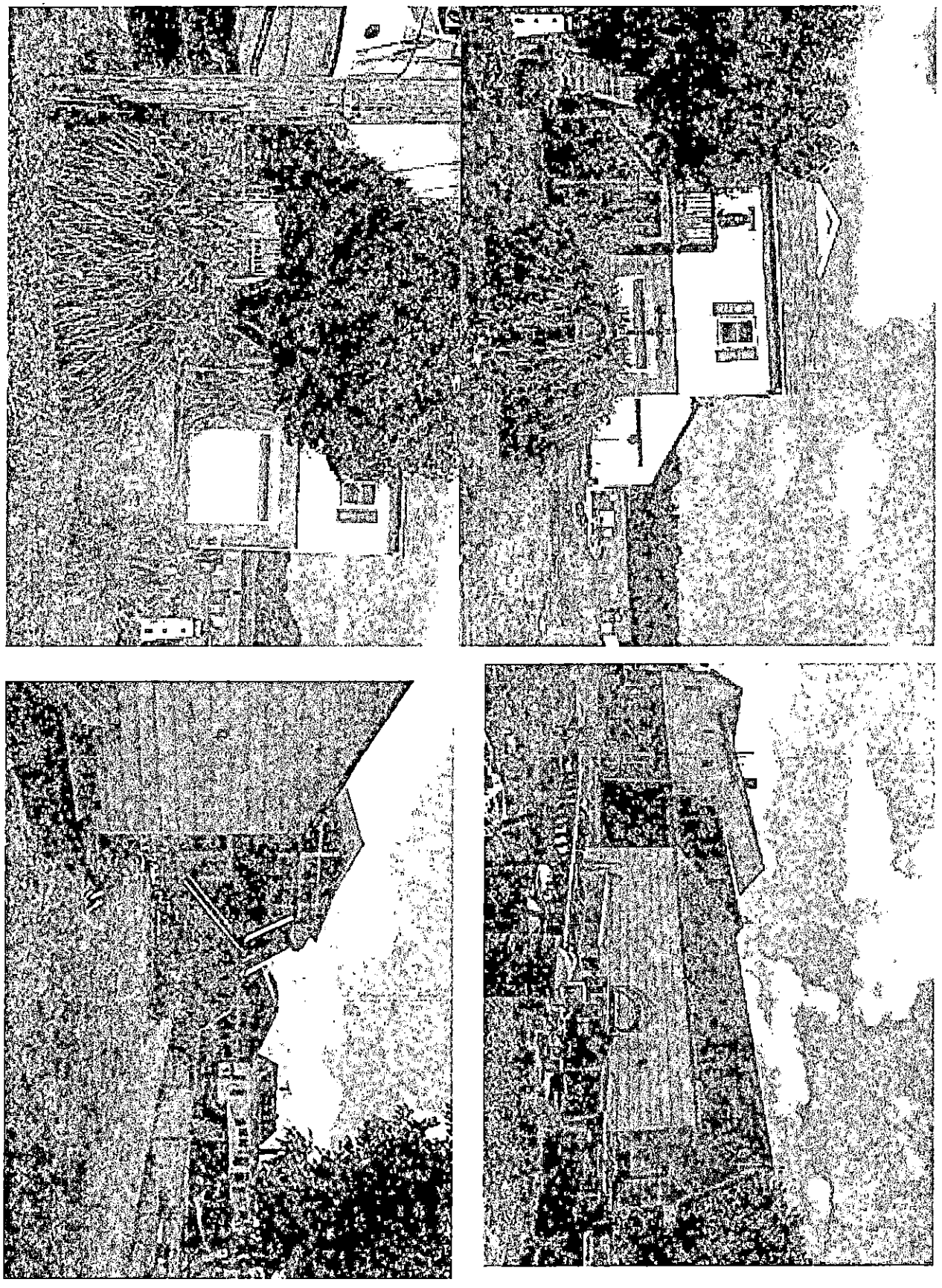
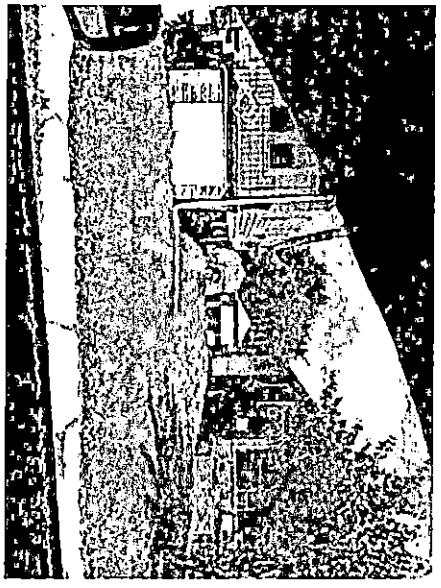
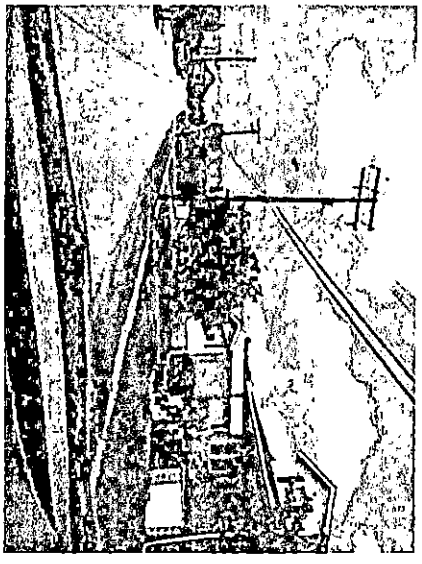
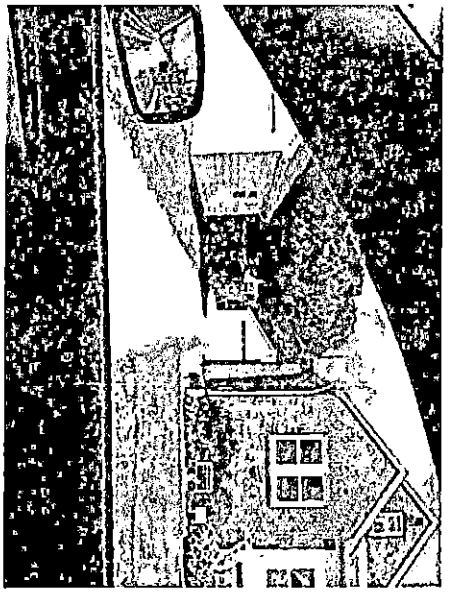


EXHIBIT 4







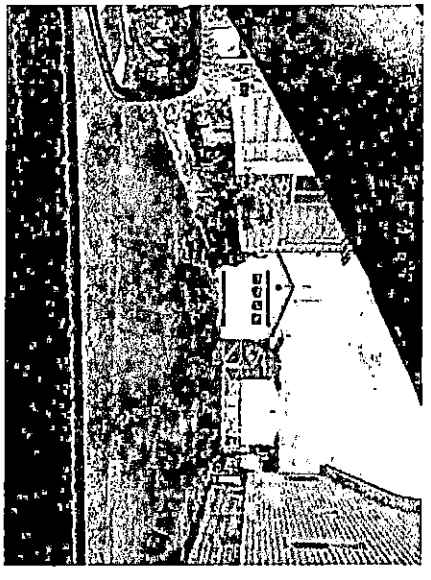


EXHIBIT 5

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: July 7, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-316

INFORMATION:
Property Address: 3108 River Drive Road
Petitioner: Ryan Williams, Laura Williams
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit an existing single family dwelling with a side yard setback of 5 feet and a lot width of 50 feet in lieu of the required 10 feet and 55 feet, respectively; and to permit an existing detached accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

A site visit was conducted on June 24, 2016.

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

- Any principal or detached accessory structure proposed to be located in the newly established rear yard adjacent to River Drive Road must meet the 30' rear yard/street building line setback.

The Department recommends the petitioner address BCZR Section 304.1 to the satisfaction of the Administrative Law Judge.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Josephine Selvakumar
Bernadette Moskunas, Site Rite Surveying, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

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EXHIBIT 6

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: July 7, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-317

INFORMATION:

Property Address: 3108A River Drive Road
Petitioner: Ryan Williams, Laura Williams
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed single family dwelling on a lot width of 50 feet in lieu of the required 55 feet.

A site visit was conducted on June 24, 2016.

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

- Any principal or detached accessory structure proposed to be located in the rear yard adjacent to River Drive Road must meet the 30' rear yard/street building line setback.

The Department recommends the petitioner address BCZR Section 304.1 to the satisfaction of the Administrative Law Judge.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Josephine Selvakumar
Bernadette Moskunas, Site Rite Surveying, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

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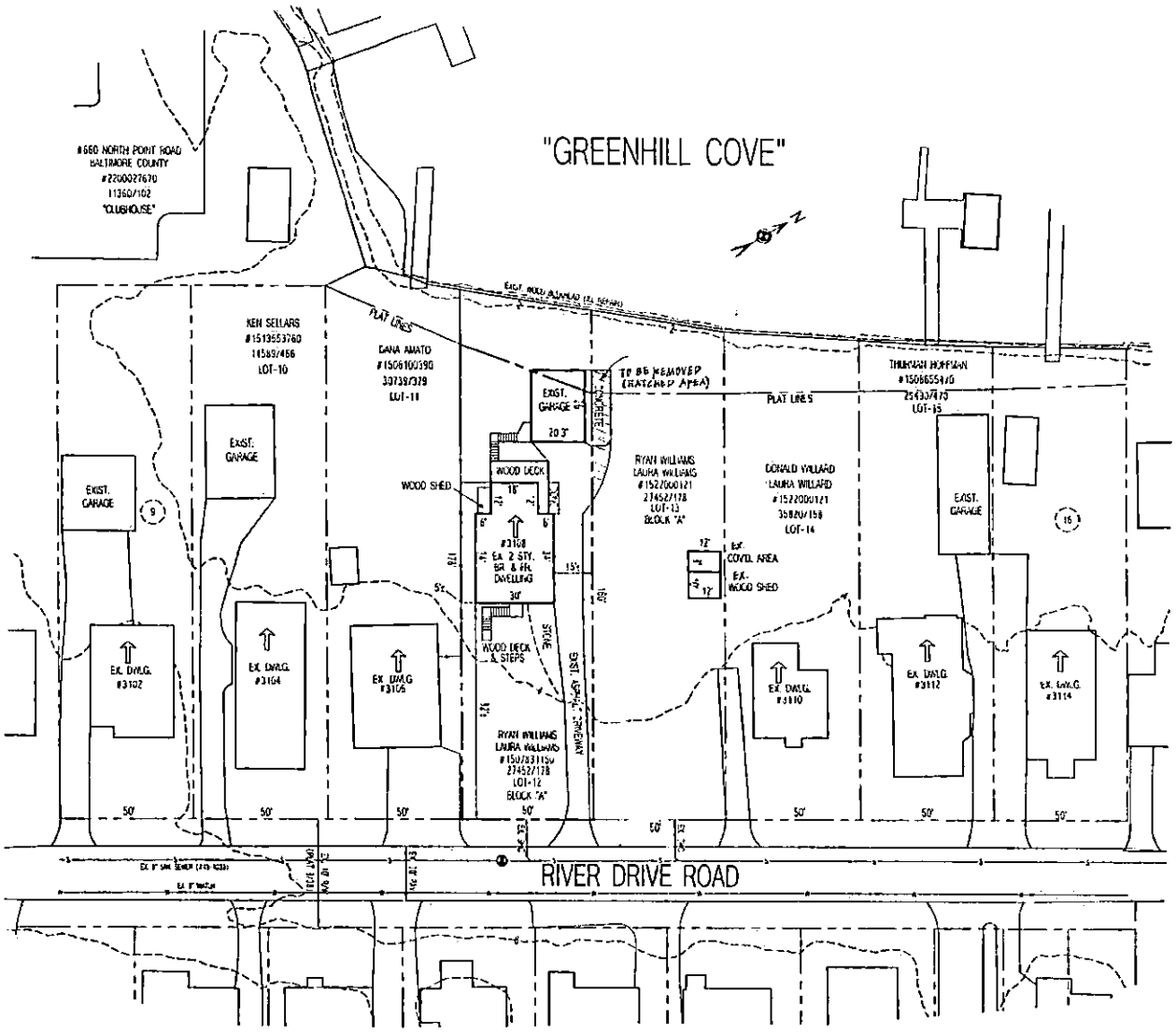
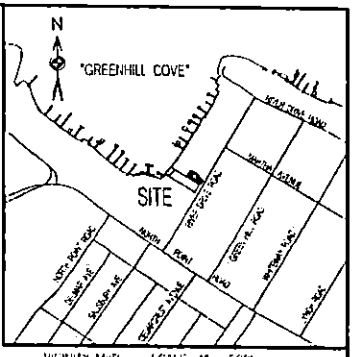
EXHIBIT 6





VICINITY MAP SCALE: 1" = 500'

GENERAL NOTES

1. EXISTING ZONING: D.R.-5.5 (111B1)
2. LOT SIZE: 8450 S.F.± / 0.194 AC.± (SDAT)
3. EXISTING USE: SFD W/ ACCESSORY STRUCTURE
   PROPOSED USE: S.F.D. W/ ACCESSORY STRUCTURE TO REMAIN
4. THIS PROPERTY IS LOCATED IN THE CBCA (LDA) & 100 YR FLOODPLAIN - 24001005556 ZONE "AE" 05/05/2014
5. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC AREA.
6. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
7. THERE IS NO PRIOR ZONING HISTORY.
8. THERE ARE NO CURRENT OR OUTSTANDING ZONING VIOLATIONS.
9. THIS PLAN WAS PREPARED USING PUBLIC RECORDS: I.E., GIS PORTAL, PUBLIC WATER AND SEWER DRAWINGS, TITLE DEED. THE EXISTING CONDITIONS WERE FIELD MEASURED.
10. THERE IS CONTIGUOUS OWNERSHIP.
11. EXIST. LOT COVERAGE - 4021.8 S.F.± (48%)DOES NOT INCLUDE CONC. ON LOT 13
12. ALLOWABLE LOT COVERAGE - 2640 S.F.± (31.25%)
13. PROPOSED LOT COVERAGE: SAME AS EXISTING 4021.8 S.F.±

SITE RITE SURVEYING LLC
200 E. JOPPA ROAD
SUITE BUILDING, SUITE 101
TOWSON, MD. 21286
410 828 9060

GRAPHICAL SCALE: 1" = 30'
0 30 60 90

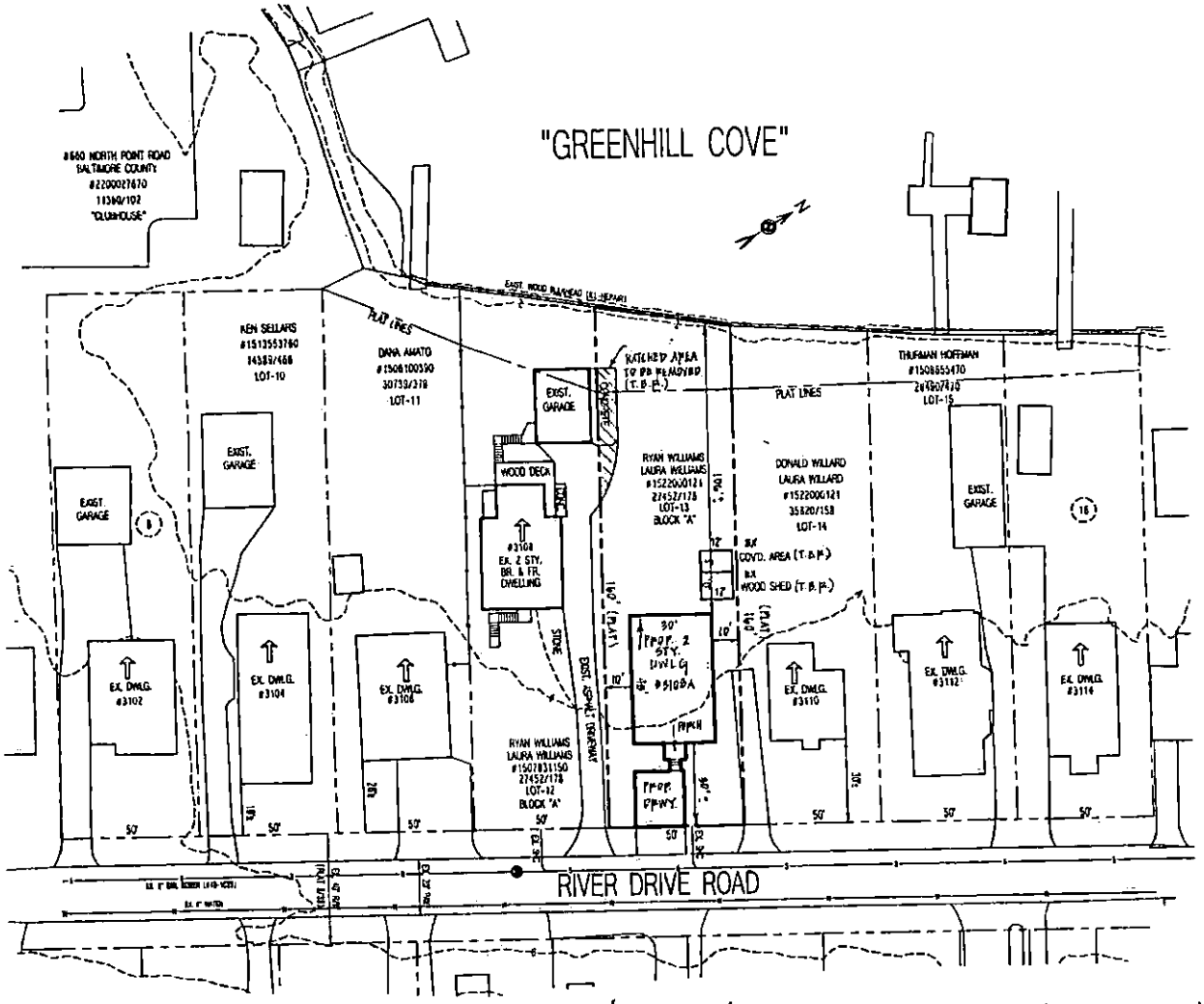
STATE OF MARYLAND
MICHAEL VINCENT MOLINARA
PROFESSIONAL LAND SURVEYOR

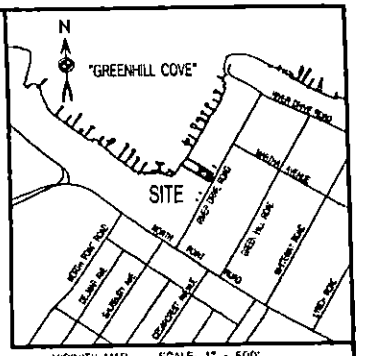
OWNER
RYAN AND LAURA WILLIAMS
(OWNER LOTS 12 AND 13)
3108 RIVER DRIVE ROAD
BALTIMORE, MD. 21219
CONTRACT PURCHASER: BARRY KOLUCH
(LOT 13 ONLY)
PHONE: 443-865-2467

PLAN TO ACCOMPANY PETITION FOR VARIANCE
#3108 RIVER DRIVE ROAD
LOT-12 BLOCK "A" - LYNCH POINT - PLAT 8/38
TAX MAP: 111 GRID: 05 PARCEL: 141
TAX ACCOUNT #1507831150
DEED REFERENCE: 27452/178
15TH ELECTION DISTRICT C7
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'	Date: 05/18/2016	JOB #10389
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW, JK

EXHIBIT 6





VICINITY MAP SCALE: 1" = 500'

GENERAL NOTES

1. EXISTING ZONING: D.R.-5.5 (111B1)
2. LOT SIZE: 8000 S.F.± / 0.184 AC.± (SDAT)
3. EXISTING USE: EX. ACCESSORY STRUCTURE (TO BE REMOVED)
   PROPOSED USE: SINGLE FAMILY DWELLING
4. THIS PROPERTY IS LOCATED IN THE CBCA (LDA) AND 100 YR FLOODPLAIN - 2400100555G ZONE "AE" 05/05/2014
5. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC AREA.
6. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
7. THERE IS NO PRIOR ZONING HISTORY.
8. THERE ARE NO CURRENT OR OUTSTANDING ZONING VIOLATIONS.
9. THIS PLAN WAS PREPARED USING PUBLIC RECORDS: I.E., GIS PORTAL, PUBLIC WATER AND SEWER DRAWINGS, TITLE DEED. THE EXISTING CONDITIONS WERE FIELD MEASURED.
10. THERE IS CONTIGUOUS OWNERSHIP.
11. EXIST. LOT COVERAGE = 434 S.F.± (5%) EX. SHED,COVD AREA & CONCRETE
12. ALLOWABLE LOT COVERAGE = 2500 S.F.± (31.25%)
13. PROPOSED LOT COVERAGE: 1885 S.F.+/- PROP. DWLG, PORCH, DRWY.

We have been provided a site plan and have no opposition to the Proposed conditions. We reside across the street at 3105 River Drive Rd.

x Lauren Lyons

x Steven Lyons

SITE RITE SURVEYING INC
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
410-828-9060

GRAPHICAL SCALE: 1" = 30'
0 30 60 90

OWNER
RYAN AND LAURA WILLIAMS
(OWNER LOTS 12 AND 13)
3108 RIVER DRIVE ROAD
BALTIMORE, MD. 21219
CONTRACT PURCHASER: BARRY KOLUCH
(LOT 13 ONLY)
PHONE: 443-865-2467

PLAN TO ACCOMPANY PETITION FOR VARIANCE
#3108A RIVER DRIVE ROAD
LOT-13 BLOCK "A" - LYNCH POINT - PLAT 8/38
TAX MAP: 111 GRID: 05 PARCEL: 141
TAX ACCOUNT #1522000120
DEED REFERENCE: 27452/178
15TH ELECTION DISTRICT C7
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'	Date: 05/18/2016	JOB #10389
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: DTW, JK

EXHIBIT 7

TITLE CHAIN

3108 and 3108A RIVER DRIVE ROAD

Plat of Lynch Point WPC 8 Page 38 April 26, 1926

Various separate owners of the vacant lots known as lots 12 and 13 of Block A of Plat of Lynch Point from 1926 on.....

Lot 12

1950 house built on lot 12 only see SDAT print out for 3108 River Drive Road

May 5, 1948
Matthew Keck and Ella May Keck, h/w to Robert F. Hoppe, Sr and Anna C. Hoppe, h/w
RFH died 11/16/1963 thus to ACH by operation of law. ACH having died March 5, 1963 and her LWT filed orphans court balto city LCS 309/ 414 where she devised the said prty to her son Robert F. Hoppe, Jr.

May 15, 1967.
Robert F. Hoppe, Jr. and his wife Dolores Mary Hoppe deeded the prty to Dionisis J. Guidi OTG L 4756 F 212 on May 15, 1967.

March 21, 1970
Dionisis J. Guidi and Jewell Guidi, h/w deeded to David J. Pugh and Ada Pugh, h/w L 5080 Page 144.

April 29, 2004 David J. Pugh et ux to Isetta Harmon and Martin Harmon, wife and husband L 20111 F. 615

Nov. 10, 2008 Isetta Harmon et ux to Ryan Williams and Laura Williams, h/s L27452 F 178
The Williams are the current owners

Lot 13

Nov. 1979 Frances E. Vaughn, widow of Austin W. Vaughn (died July 30, 1975) conveyed to David J. Pugh and Ada Pugh, his wife

Note: The Vaughns held this empty lot since Sept. 1947 as a part of separate chain of title, and David Pugh the neighbor living next door at 3108 River Drive Road acquired it from the widow Vaughn in 1979.

EXHIBIT 8

TITLE DEVOLUTION CHART

Lot 12, 3108 River Drive Road
Tax Acct. No. 151507831150

GRANTEE	DEED REFERENCE	NOTES
Ryan Williams & Laura Williams	First described lot 27452/178 11/13/2008	• 8,450 sf assessed for $200,400.00 • Separate tax id • Lot 12, block A, plat 008/38
Isetta Harmon	First described lot 20111/615 5/24/2004	
David Pugh	5080/144 3/21/1970	
Dionisis J. Guidi	4756/212 5/15/1967	

TITLE DEVOLUTION CHART

Lot 13, 3108A River Drive Road
Tax Acct. No. 1522000120

GRANTEE	DEED REFERENCE	NOTES
Ryan Williams & Laura Williams	Second described lot 27452/178 11/13/2008	• 8,000 sf assessed for $150,000.00 • Separate tax id • Lot 13, block A, plat 008/38
Isetta Harmon	Second described lot 20111/615 5/24/2004	
David Pugh	6100/573 11/08/1979	
Austin W. Vaughan	1599/548 9/15/1947	

Real Property Data Search (w2) Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 15 Account Number - 1507831150

Owner Information

Owner Name:	WILLIAMS RYAN WILLIAMS LAURA	Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:	3108 RIVER DRIVE RD BALTIMORE MD 21219-1106	Deed Reference:	/27452/ 00178

Location & Structure Information

Premises Address:	3108 RIVER DRIVE RD BALTIMORE 21219-1106 Waterfront	Legal Description:	3108 RIVER DRIVE RD LYNCH POINT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0111	0005	0141		0000		A	12	2015	Plat Ref:	0008/ 0038

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1950	1,236 SF		8,450 SF	34

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	200,400	200,400		
Improvements	110,400	119,100		
Total:	310,800	319,500	313,700	316,600
Preferential Land:	0			0

Transfer Information

Seller: HARMON ISETTA	Date: 11/13/2008	Price: $360,000
Type: ARMS LENGTH MULTIPLE	Deed1: /27452/ 00178	Deed2:
Seller: PUGH DAVID JACK	Date: 05/24/2004	Price: $318,800
Type: ARMS LENGTH MULTIPLE	Deed1: /20111/ 00615	Deed2:
Seller: GUIDI DIONISIS J	Date: 03/26/1970	Price: $5,300
Type: ARMS LENGTH IMPROVED	Deed1: /05080/ 00144	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 12/09/2008

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Account Identifier: District - 15 Account Number - 1522000120

Owner Information

Owner Name:	WILLIAMS RYAN WILLIAMS LAURA	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	3108 RIVER DRIVE RD BALTIMORE MD 21219-1106	Deed Reference:	/27452/ 00178

Location & Structure Information

Premises Address:	RIVER DRIVE RD BALTIMORE 21219-1106 Waterfront	Legal Description:	LYNCH POINT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0111	0005	0141		0000		A	13	2015	Plat Ref:	0008/ 0038

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			8,000 SF	34

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

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	150,000	150,000		
Improvements	0	0		
Total:	150,000	150,000	150,000	150,000
Preferential Land:	0			0

Transfer Information

Seller: HARMON ISETTA	Date: 11/13/2008	Price: $360,000
Type: ARMS LENGTH MULTIPLE	Deed1: /27452/ 00178	Deed2:
Seller: PUGH DAVID J	Date: 05/24/2004	Price: $318,800
Type: ARMS LENGTH MULTIPLE	Deed1: /20111/ 00615	Deed2:
Seller: VAUGHAN AUSTIN W	Date: 11/08/1979	Price: $14,000
Type: ARMS LENGTH IMPROVED	Deed1: /06100/ 00573	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: Denied

LOT 13

Real Property Data Search (v4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Account Identifier: District - 15 Account Number - 1522000120

Owner Information

Owner Name:	WILLIAMS RYAN WILLIAMS LAURA	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	3108 RIVER DRIVE RD BALTIMORE MD 21219-1106	Deed Reference:	/27452/ 00178

Location & Structure Information

Premises Address:	RIVER DRIVE RD BALTIMORE 21219-1106 Waterfront	Legal Description:	LYNCH POINT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0111	0005	0141		0000		A	13	2015	Plat Ref:	0008/ 0038

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			8,000 SF	34

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

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	150,000	150,000		
Improvements	0	0		
Total:	150,000	150,000	150,000	150,000
Preferential Land:	0			0

Transfer Information

Seller: HARMON ISETTA	Date: 11/13/2008	Price: $360,000
Type: ARMS LENGTH MULTIPLE	Deed1: /27452/ 00178	Deed2:
Seller: PUGH DAVID J	Date: 05/24/2004	Price: $318,800
Type: ARMS LENGTH MULTIPLE	Deed1: /20111/ 00615	Deed2:
Seller: VAUGHAN AUSTIN W	Date: 11/08/1979	Price: $14,000
Type: ARMS LENGTH IMPROVED	Deed1: /06100/ 00573	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		

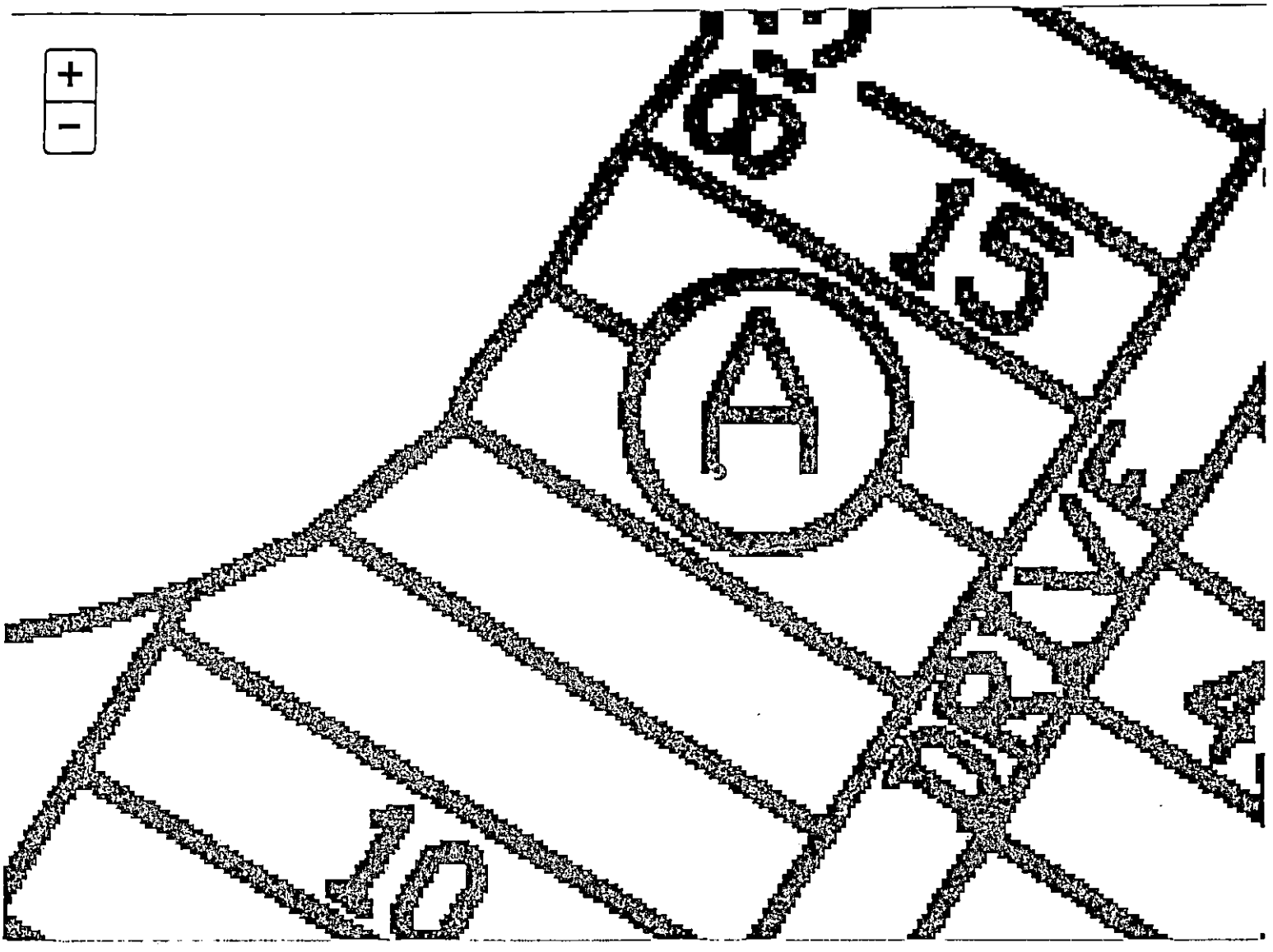
Homestead Application Information

Homestead Application Status: Denied

Baltimore County

District: 15 Account Number: 1522000120

New ch (http://sdat.dat.maryland.gov/RealProperty)



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).

0027452 178

First Mountain Title, LLC
File No. **08-3213**
Tax ID # **15-1507831150 & 1522000120**

This Deed, made this **10th** day of **November, 2008**, by and between **Isetta Harmon** and **Martin Harmon**, parties of the first part, Grantors; and **Ryan Williams** and **Laura Williams**, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Three Hundred Sixty Thousand Dollars 00/100 ($360,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Ryan Williams and Laura Williams, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot 12 in Block A as shown on the Plat entitled Lynch Point Land Company as per plat thereof recorded in Plat Book 8 at plat 38 among the Land Records of Baltimore County, Maryland.

The improvements thereon being known as No. 3108 River Drive Road.

Being known and designated as Lot 13 in Block A as shown on the Plat entitled Lynch Point Land Company as per plat thereof recorded in Plat Book 8 at plat 38 among the Land Records of Baltimore County, Maryland.

BEING the fee simple property which, by Deed dated April 29, 2004, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 20111, Folio 615, was granted and conveyed by David Jack Pugh and Ada Pugh unto Isetta Harmon and Martin Harmon.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Ryan Williams and Laura Williams, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

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

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

Donna Bertoni

Donna Bertoni

Isetta Harmon {Seal}
Isetta Harmon

{Seal}
Martin Harmon

Case No.: 08003962LCM-
Title Insurer: Lawyers Title Insurance Corporation
Tax Account No.: 151507831150 and 151522000120

THIS DEED

This Deed, made this 29th day of April, 2004, by and between **David Jack Pugh and Ada Pugh, his wife**, parties of the first part, and **Isetta Harmon and Martin Harmon, wife and husband**, party(ies) of the second part:

WITNESSETH, that in consideration of the sum of **$ 318,800.00**, receipt of which is hereby acknowledged, and which the party(ies) of the first part certify(ies) under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do/does grant and convey unto the party(ies) of the second part, in fee simple, **as tenants by the entirety** all that property situate in Baltimore County, Maryland, and **as described in Exhibit A attached hereto and made a part hereof**.

BEING all of the same property as described in a Deed from Dionisis J. Guidi and Jewell Guidi, his wife, unto David Jack Pugh and Ada Pugh, his wife, recorded March 26, 1970 among the Land Records of Baltimore County, MD, at Liber 5080, folio 144, and being that same property as described in a Deed from Frances E. Vaughan unto David Jack Pugh and Ada Pugh, his wife, recorded November 9, 1979 among the aforesaid Land Records at Liber 6100, folio 573 which have the address of 3108 River Drive Road, Sparrows Point, MD 21219.

AFFIDAVIT OF "TOTAL PAYMENT"

The undersigned Grantor(s) certify under penalties of perjury that the "Total Payment" for purposes of Section 10-912(b) of the Tax General Article of the Annotated Code of Maryland is $ 297,939.50 **.**

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said party(ies) of the second part in fee simple.

AND said party(ies) of the first part do/does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

RETURN TO AFTER RECORDING:
Universal Title, LLC
650 Ritchie Hwy., #106
Severna Park, MD 21146

WITNESS my/our hand(s) and seal(s) on the day and year first hereinbefore written.

Signed, sealed and delivered
in the presence of,

Witness

David Jack Pugh

Ada Pugh

STATE/DISTRICT OF MARYLAND :
COUNTY/CITY OF ANNE ARUNDEL to wit:

On this 29th day of April, 2004, before me, Kimberly A. Koebrugge Puller, a Notary for the State/District of Maryland, personally appeared David Jack Pugh and Ada Pugh, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing the date of 4/29, 2004, and acknowledged that he/she/they have executed the same for the purpose therein contained.

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

KIMBERLY A. KOEBRUGGE-PULLER
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
STATE OF MARYLAND
Com. Expires 02-01-05

KIMBERLY A. KOEBRUGGE-PULLER NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD

_____(SEAL)
Kimberly A. Koebrugge Puller, Notary Public
My Commission Expires: 02/01/05

ATTORNEY CERTIFICATION

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

James M. Griffin, Esquire

GRANTOR MAILING ADDRESS:
21 Glendale Lagoon Beach
Bay City, MI 48706

GRANTEE MAILING ADDRESS:
3108 River Drive Road
Sparrows Point, MD 21219

Case No. 08003962LCM-lm-/

EXHIBIT A
LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot No. 12, in Block A, as laid out and shown on the Plat of LYNCH POINT LAND COMPANY, which Plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 8, folio 38.
Tax I.D. No. 15-15-07831150

AND

BEING KNOWN AND DESIGNATED as Lot No. 13, in Block A, as laid out and shown on the Plat of LYNCH POINT LAND COMPANY, which Plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 8, folio 38.
Tax I.D. No. 15-15-22000120

The improvements thereon being known as 3108 River Drive Road, Sparrows Point, Maryland 21219.

0020111 621

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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

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

1 Type(s) of Instruments (☐ Check Box if Addendum Intake Form is Attached.)

☒ Deed ☐ Mortgage ☐ Other ____ ☐ Other ____

☐ Deed of Trust ☐ Lease

2 Conveyance Type Check Box: ☒ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable) Cite or Explain Authority

Recordation

State Transfer: 1st time md Home Buyer

County Transfer

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ 318,800.00	Transfer Tax Consideration	$
Any New Mortgage	$ 302,860.00	X ( ) % =	$
Balance of Existing Mortgage	$	Less Exemption Amount —	$
Other:	$	Total Transfer Tax =	$ 4452.00
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$ 1595.00
Full Cash Value	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 20.00	$
State Recordation Tax	$ 1,595.00	$
State Transfer Tax	$ 797.00	$
County Transfer Tax	$ 4,452.00	$
Other	$	$
Other	$	$

Agent: RCost

Tax Bill: 1Q 127.38

C.B. Credit: —

Ag. Tax/Other: N

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG ☐(5)
13	2073310	5030/144			

Subdivision Name	Lot (3a)	Block (3b)	Sect/Art(3c)	Plat Ref.	SqFt/Acreage (4)
15 Sparrows Point	12+13	A		WPC 8	

Location/Address of Property Being Conveyed (2): 3108 River Drive Rd Sparrows Pt MD 21219

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
David Jack Pugh	Tsetta Harmon
Ada Pugh	Martin Harmon
Doc. 1 Owner(s) of Record, if Different from Grantor(s)	Doc. 2 Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Tsetta Harmon	Universal Title, LLC
Martin Harmon	

New Owner's (Grantee) Mailing Address: Same as Above

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Post Dept

Firm: Universal Title

Address: 6 S Critchie Hwy #106

Severna Park 21146 Phone: (410) 647-2815

☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided

11 Assessment Information

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

☒ Yes ☐ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☒ No Does transfer include personal property? If yes, identify: ____

☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

	20	20	Geo.	Map	Sub	Block
			Zoning	Grid	Plat	Lot
			Use		Section	Occ. Cd.
					Ex. Cd.	

Total

Remarks:

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108

Occ. ☒ 3 4 5 6

Initial: cb

Date 5/18/04

Distribution: White - Clerk's Office, Canary - SDAT, Pink - Office of Finance, Goldenrod - Preparer

AOC-CC-300 (6/95)

Baltimore County, Maryland

Circuit Court Clerk Recording Validation

TRANS FD SURE $		20.00
RECORDING FEE		20.00
TRANS TAX STATE		797.00
TOTAL		837.00
Rec# 8A04	Rcpt # 54167	
SHP JLF	Blk # 3972	
May 24, 2004	02:58 PM	

PAID RECEIPT

ACTUAL	TIME	DRW
5/18/2004 14:13:06	2	
REG-ASGC MAIL JEDA JEE		
RECEIPT # 238640 5/18/2004		DCLK
RECORDATION TAXES		
REMARKS:		
ACCOUNT NO. 2580831150		
Total	$6,047.00	CA
Recd.		
Buildings		
Tax	$.00	CK
Total	$.00	CA

BALTIMORE COUNTY CIRCUIT COURT (Land Records) Sat 2011, p. 0621, MSA_CE62_19980. Date available 07/12/2004. Printed 04/15/2016

Fee Simple Deed
Individual

LIBER 6 1 0 0 PAGE 5 7 3

This Deed, Made this [illegible] day of [illegible], 19[illegible], by and between Frances E. Vaughan

Grantor, and
David J. Pugh and
Ada M. Pugh, his wife,

Grantee:

WITNESSETH, that in consideration of the sum of Ten Dollars and other good and valuable considerations, the said Grantor hereby grants and conveys unto the Grantee, in fee simple, as tenants by the entirety, their assigns,

15th Election District County of Baltimore, all that property situate in the State of Maryland,

described as:
on River Drive Road
BEING known and designated as Lot No. 13, Block A, as shown on the plat of Lynch Point, which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 8, page 38.

BEING the same property described in Book 1599 page 548
Austin W. Vaughan died July 30, 1975.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.
THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS $[illegible]
AND the said Grantor covenants that he will warrant specially the property hereby conveyed and that he will execute such further assurances of said land as may be requisite.

Use of the singular party herein includes the plural and use of one gender includes all.

WITNESS the hand and seal of said Grantor

Frances E. Vaughan (SEAL)
Frances E. Vaughan

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF MARYLAND, [illegible]

On this [illegible] day of [illegible], 19[illegible], before me, a Notary Public of said State, personally appeared Frances E. Vaughan

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My commission expires: 7/1/82

BARBARA A. O'BRIEN Notary Public

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

PATRICK A. NAUGHTON Attorney

LAW OFFICES
CALLAHAN,
CALWELL &
LAUDEMAN

Rec'd for record NOV 3 1979 at [illegible]
Per Elmer H. Kahline, Jr., Clerk
Mail to CALLAHAN & CALWELL
Receipt No. [illegible]

BARBARA A. O'BRIEN NOTARY PUBLIC BALTIMORE CO. MD.

20H5[illegible] 7-6-79 $[illegible]
20H5[illegible] 7-6-79 $[illegible]
20H5[illegible] 7-6-79 $[illegible]
20H5[illegible] 7-6-79 $[illegible]

AND the said Matthew Keck and Ella May Keck his wife do hereby covenant that they have not done nor suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed and that they will warrant specially the property hereby granted and that they will execute such other and further assurances of the same as may be requisite

WITNESS the hands and seals of the said grantors

WITNESS Matthew Keck (Seal)

(Mrs) Lottie D Moore Ella May Keck (Seal)

STATE OF MARYLAND COUNTY OF BALTIMORE TO WIT

I HEREBY CERTIFY that on this 15 day of September 1947 before me the subscriber a Notary Public of the State of Maryland in and for the County of Baltimore personally appeared Matthew Keck and Ella May Keck his wife and they each acknowledged the aforegoing deed to be their act

AS WITNESS my hand and notarial seal

Lewis W Moore

(Notarial Seal Notary Public

Recorded Sep 18 1947 at 12:15 P M & exd per

John W Bishop Clerk

Rec by HMD Exd by SG&MD

27560 : THIS DEED made this 15th day of September 1947 by and be-
Theodore N Miller et al : tween Theodore N Miller and Maida Miller his wife of Bal-
Deed to : timore County State of Maryland parties of the first part
Austin W Vaughan et al : grantors and Austin W Vaughan and Frances E Vaughan his
---------- : wife parties of the second part grantees

WITNESSETH that for and in consideration of the sum of five dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said Theodore N Miller and Maida Miller his wife do grant and convey unto the said Austin W Vaughan and Frances E Vaughan his wife as tenants by the entireties their assigns the survivor of them and the heirs and assigns of the survivor in fee simple all that lot of ground situate lying and being in the Fifteenth Election District of Baltimore County and described as follows

BEING known and designated as lot No 13 block A as shown on the plat of Lynch Point which plat is recorded among the plat records of Baltimore County in plat book liber WPC 8 folio 38

BEING one of the lots of ground which by deed of even date herewith and recorded or intended to be recorded among the land records of Baltimore County immediately prior hereto was conveyed by Matthew Keck and Ella May Keck his wife to Theodore N Miller and Maida Miller his wife

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

TO HAVE AND TO HOLD the said land and premises to the proper use and benefit of the said Austin W Vaughan and Frances E Vaughan his wife as tenants by the entireties their assigns the survivor of them and the heirs and assigns of the survivor in fee simple

AND the said Theodore N Miller and Maida Miller his wife do hereby covenant that they have not done nor suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed and that they will warrant specially the property hereby granted and that they will execute such other and further assurances of the same as may be requisite

WITNESS the hands and seals of the said grantors

WITNESS

Katherine R Bradley

Theodore N Miller (Seal)

Maida Miller (Seal)

STATE OF MARYLAND COUNTY OF BALTIMORE TO WIT

I HEREBY CERTIFY that on this 15th day of September 1947 before me the subscriber a notary public of the State and County aforesaid personally appeared Theodore N Miller and Maida Miller his wife and they each acknowledged the aforegoing deed to be their act

AS WITNESS my hand and notarial seal

Katherine R Bradley

(Notarial Seal)

Notary Public

Recorded Sep 18 1947 at 12:15 P M & exd per

John W Bishop Clerk

Rec by HMD

Exd by SG&MD

28344

James Clarke Murphy et al Trus Deed of Par Rel to Wm F Chew & Co Inc

: KNOW ALL MEN BY THESE PRESENTS

: THAT James Clarke Murphy and Richard D Biggs trustees acting under the powers granted to them by a certain deed of trust from William F Chew and Company Inc dated the 15th day of May 1947 and recorded among the land records of Baltimore County in liber JWB No 1563 folio 157 and in consideration of one dollar in hand paid by William F Chew and Company Inc do hereby grant convey and release unto the said William F Chew and Company Inc its successors and assigns the following described land and premises with the improvements easements and appurtenances thereunto belonging situate in Baltimore County and described as follows

Being lot No 7 block N as shown on the plat of Sudbrook Park which said plat is recorded in plat records of Baltimore County in plat book No 9 folio 7 and being part of the property in the deed of trust hereinabove referred to

It being the intention hereof that the above described property shall be and it is reconveyed and fully released and discharged from the effect and operation of the deed of trust hereinbefore referred to the sum of $6005.60 including interest having been paid on account of the indebtedness secured thereby the trustees reserving unimpaired the lien on the remaining property described in said deed of trust not hereby or heretofore released

WITNESS their hands and seals this 18th day of September AD 1947

Signed sealed and delivered in the presence of

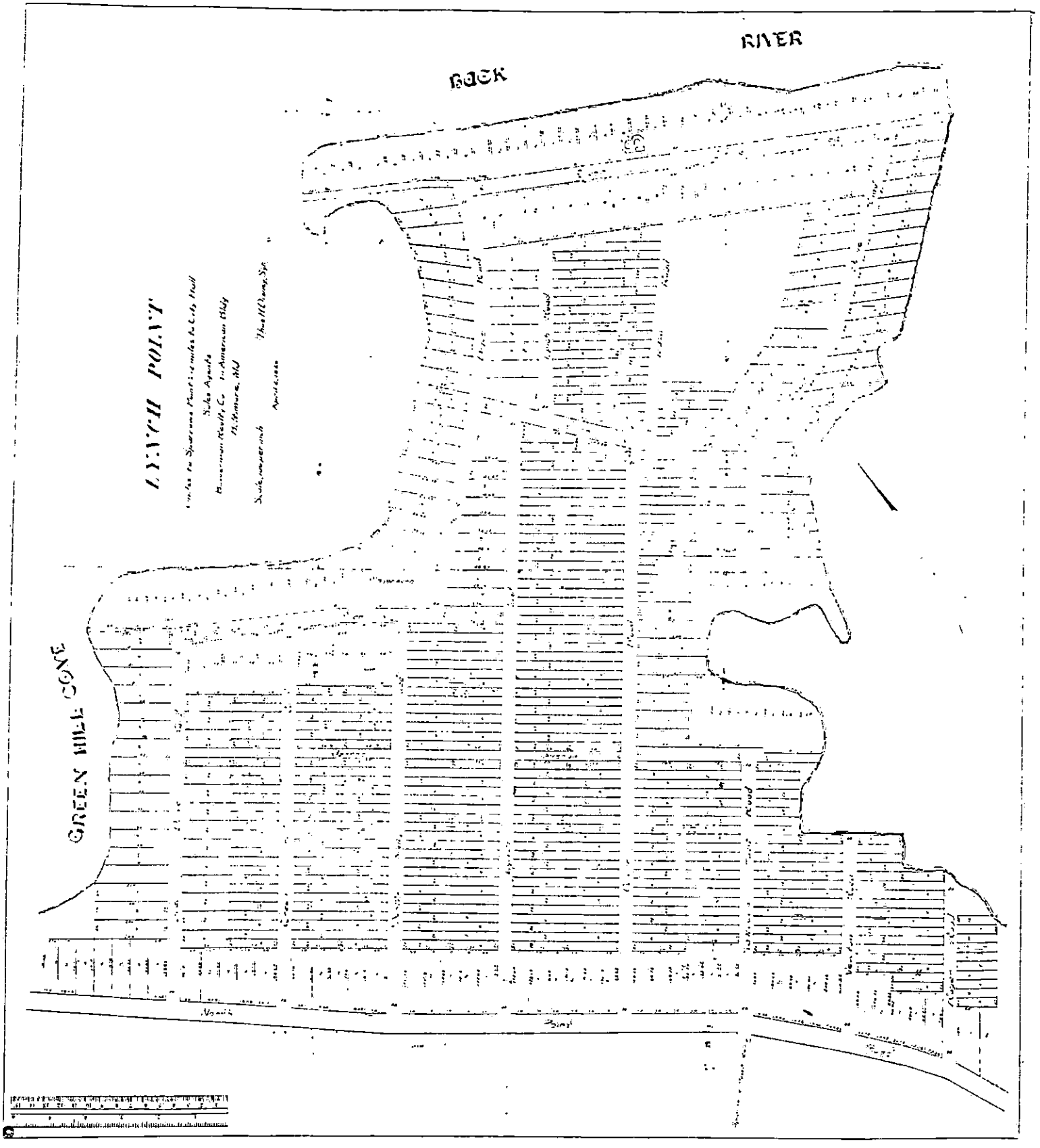
Regina Graham

James Clarke Murphy (Seal)
Trustee

Richard D Biggs (Seal)
Trustee

STATE OF MARYLAND BALTIMORE CITY TO WIT

I HEREBY CERTIFY that on this 18th day of September in the year one thousand nine


ROCK
RIVER
LYNCH POINT
GREEN HILL COVE

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Account Identifier: District - 15 Account Number - 1507831150

Owner Information

Owner Name:	WILLIAMS RYAN WILLIAMS LAURA	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3108 RIVER DRIVE RD BALTIMORE MD 21219-1106	Deed Reference:	/27452/ 00178

Location & Structure Information

Premises Address:	3108 RIVER DRIVE RD BALTIMORE 21219-1106 Waterfront	Legal Description:	3108 RIVER DRIVE RD LYNCH POINT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0005	0141		0000		A	12	2015	Plat Ref: 0008/ 0038

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1950	1,236 SF		8,450 SF	34

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	200,400	200,400		
Improvements	110,400	119,100		
Total:	310,800	319,500	313,700	316,600
Preferential Land:	0			0

Transfer Information

Seller: HARMON ISETTA	Date: 11/13/2008	Price: $360,000
Type: ARMS LENGTH MULTIPLE	Deed1: /27452/ 00178	Deed2:
Seller: PUGH DAVID JACK	Date: 05/24/2004	Price: $318,800
Type: ARMS LENGTH MULTIPLE	Deed1: /20111/ 00615	Deed2:
Seller: GUIDI DIONISIS J	Date: 03/26/1970	Price: $5,300
Type: ARMS LENGTH IMPROVED	Deed1: /05080/ 00144	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

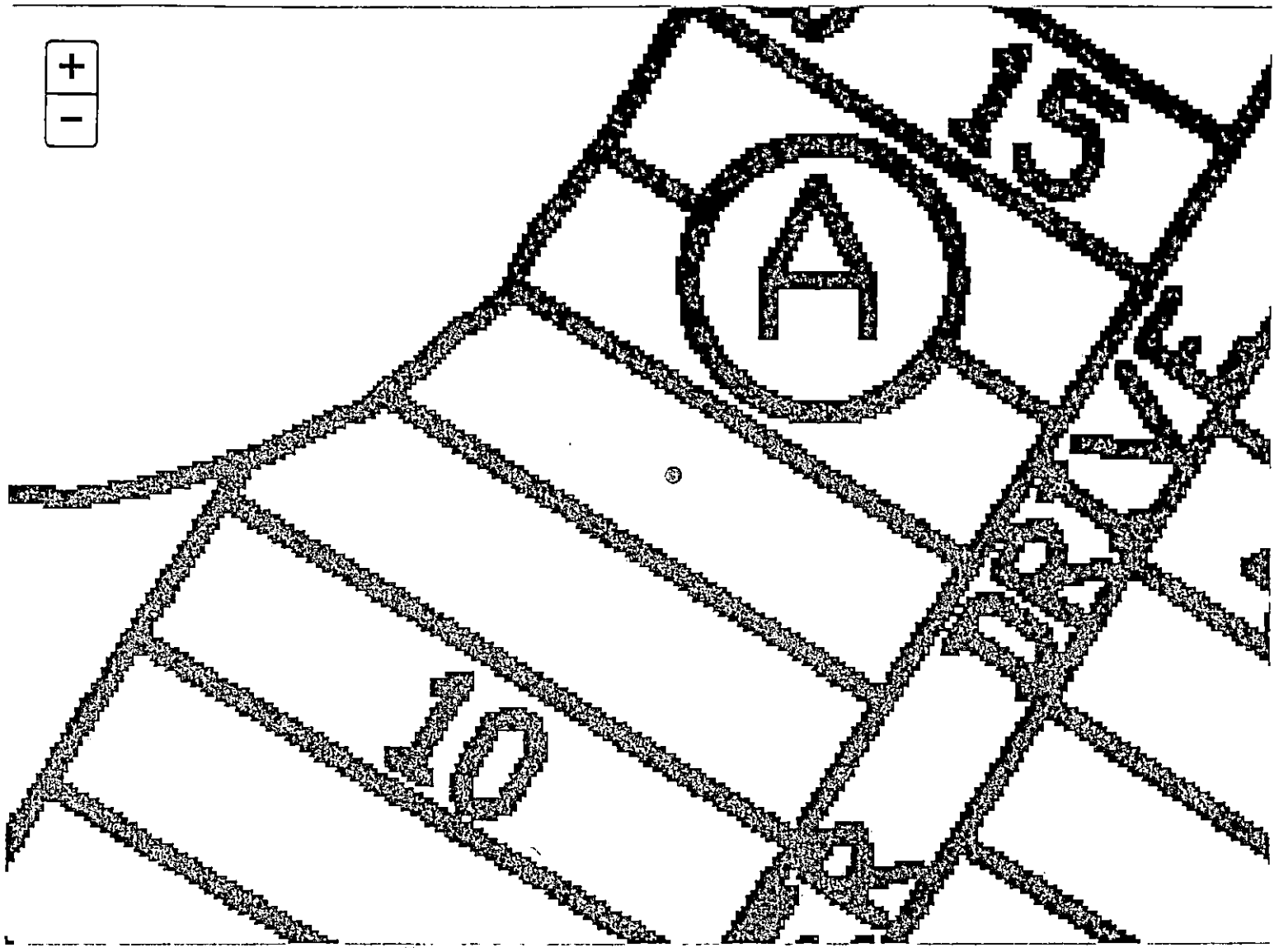
Homestead Application Information

Homestead Application Status: Approved 12/09/2008

Baltimore County

New S) (http://sdat.dat.maryland.gov/RealProperty)

District: 15 Account Number: 1507831150



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).

LIBER 5080 PAGE 144

T-2

[redacted]

[redacted] #976

This Deed, Made this 21st day of March, in the year one thousand nine hundred and seventy, by and between - DIONISIS J. GUIDI, and JEWEL GUIDI, his wife, of the State of Maryland, parties of the first part, Grantors; and DAVID JACK PUGH and ADA PUGH, his wife, of the State of Maryland, parties of the second part, Grantees.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs and assigns in fee simple, all ----------

---------- that ---------- lot(s) of ground situate in the Fifteenth Election District of Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot No. 12, in Block A, as laid out and shown on the Plat of Lynch Point Land Company, which Plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 3, folio 33.
The improvements thereon being known as NO. 3108 RIVER DRIVE ROAD.

BEING the same lot of ground described in a Deed dated May 15, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4750, folio 112 from Robert F. Hoppe, Jr. and Dolores Mary Hoppe, his wife, unto the said Dionisis J. Guidi, one of the within named parties of the first part.

TAX $ _____ REC. $ _____
STATE PROGRAM TAX _____

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

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple, forever.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

George Toda — Dionisis J. Guidi [Seal]

George Toda — Jewell Guidi [Seal]

State of Maryland, Baltimore County, TO WIT:

I HEREBY CERTIFY, that on this 21 day of March, 19 70 before me, a Notary Public of the State aforesaid, personally appeared - DIONISIS J. GUIDI and JEWELL GUIDI, his wife, parties of the first part, herein ----------

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

WITNESS my hand and Notarial Seal.

George Toda Notary Public

My commission expires: July 1, 1970

Rec'd for record MAR 26 1970 at 2 17 M

Pa[illegible] T. Connell, Clerk

Kul[illegible] Thomas C. Carlin

Receipt No. 2[illegible] [illegible]

T-2

[illegible]
(Individual Form)

App. IK [illegible]

LIBER 4756 PAGE 212

This Deed, Made this 15th day of May, in the year one thousand nine hundred and [illegible], by and between [illegible], of the State of Maryland, [illegible] [illegible], of the State of [illegible], [illegible]

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto [illegible], [illegible], [illegible]

lot(s) of ground situate in [illegible], in the State of Maryland, and described as follows, that is to say:

[illegible]

[illegible]

[illegible]

[illegible] 18 26.50

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

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s).

WITNESS

Thomas C. Carlin [illegible] [Seal]

Thomas C. Carlin [illegible] [Seal]

State of Maryland, , TO WIT:

I HEREBY CERTIFY, that on this 15th day of , 19 , before me, a Notary Public of the State aforesaid, personally appeared

shown to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Thomas C. Carlin
Notary Public

My commission expires:

THOMAS C. CARLIN NOTARY PUBLIC BALTIMORE COUNTY, MD.

Rec'd for record MAY 19 1967 at [illegible]
[illegible]
[illegible]
Receipt No. [illegible]

Real Property Data Search (w4)

Guide to searchi

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Reg

Account Identifier: **District - 15 Account Number - 1522000120**

Owner Information

Owner Name:	WILLIAMS RYAN WILLIAMS LAURA	Use:	
		Principal Residence:	
Mailing Address:	3108 RIVER DRIVE RD BALTIMORE MD 21219-1106	Deed Reference:	

Location & Structure Information

Premises Address:	RIVER DRIVE RD BALTIMORE 21219-1106 Waterfront	Legal Description:	

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:
0111	0005	0141		0000		A	13	2015

Special Tax Areas:		Town:	NOI
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area
			8,000 SF

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major F

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	A: 07
Land:	150,000	150,000		
Improvements	0	0		
Total:	150,000	150,000	150,000	15
Preferential Land:	0			0

Transfer Information

Seller: HARMON ISETTA	Date: 11/13/2008	Price: $360
Type: ARMS LENGTH MULTIPLE	Deed1: /27452/ 00178	Deed2:
Seller: PUGH DAVID J	Date: 05/24/2004	Price: $318
Type: ARMS LENGTH MULTIPLE	Deed1: /20111/ 00615	Deed2:
Seller: VAUGHAN AUSTIN W	Date: 11/08/1979	Price: $14,
Type: ARMS LENGTH IMPROVED	Deed1: /06100/ 00573	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00|0.00

Case No.: 08003962LCM-
Title Insurer: Lawyers Title Insurance Corporation
Tax Account No.: 151507831150 and 151522000120

THIS DEED

This Deed, made this 29th day of April, 2004, by and between **David Jack Pugh and Ada Pugh, his wife**, parties of the first part, and **Isetta Harmon and Martin Harmon, wife and husband**, party(ies) of the second part:

WITNESSETH, that in consideration of the sum of **$ 318,800.00**, receipt of which is hereby acknowledged, and which the party(ies) of the first part certify(ies) under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do/does grant and convey unto the party(ies) of the second part, in fee simple, **as tenants by the entirety** all that property situate in Baltimore County, Maryland, and **as described in Exhibit A attached hereto and made a part hereof.**

BEING all of the same property as described in a Deed from Dionisis J. Guidi and Jewell Guidi, his wife, unto David Jack Pugh and Ada Pugh, his wife, recorded March 26, 1970 among the Land Records of Baltimore County, MD, at Liber 5080, folio 144, and being that same property as described in a Deed from Frances E. Vaughan unto David Jack Pugh and Ada Pugh, his wife, recorded November 9, 1979 among the aforesaid Land Records at Liber 6100, folio 573 which have the address of 3108 River Drive Road, Sparrows Point, MD 21219.

AFFIDAVIT OF "TOTAL PAYMENT"

The undersigned Grantor(s) certify under penalties of perjury that the "Total Payment" for purposes of Section 10-912(b) of the Tax General Article of the Annotated Code of Maryland is $ 297,939.50 .

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said party(ies) of the second part in fee simple.

AND said party(ies) of the first part do/does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

RETURN TO AFTER RECORDING:
Universal Title, LLC
650 Ritchie Hwy., #106
Severna Park, MD 21146

WITNESS my/our hand(s) and seal(s) on the day and year first hereinbefore written.

Signed, sealed and delivered
in the presence of,

Witness

David Jack Pugh

Ada Pugh

STATE DISTRICT OF MARYLAND :
COUNTY/CITY OF ANNE ARUNDEL to wit:

On this 29th day of April, 2004, before me, Kimberly A. Koebrugge Puller, a Notary for the State District of Maryland, personally appeared David Jack Pugh and Ada Pugh, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing the date of 4/29, 2004, and acknowledged that he/she/they have executed the same for the purpose therein contained.

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

(SEAL)
Kimberly A. Koebrugge Puller, Notary Public
My Commission Expires: 02.01.05

KIMBERLY A. KOEBRUGGE-PULLER
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
STATE OF MARYLAND
Com. Expires 02-01-05

KIMBERLY A. KOEBRUGGE-PULLER NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD

ATTORNEY CERTIFICATION

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

James M. Griffin, Esquire

GRANTOR MAILING ADDRESS:
21 Glendale Lagoon Beach
Bay City, MI 48706

GRANTEE MAILING ADDRESS:
3108 River Drive Road
Sparrows Point, MD 21219

Case No. 08003962LCM-lm-/

EXHIBIT A
LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot No. 12, in Block A, as laid out and shown on the Plat of LYNCH POINT LAND COMPANY, which Plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 8, folio 38.
Tax I.D. No. 15-15-07831150

AND

BEING KNOWN AND DESIGNATED as Lot No. 13, in Block A, as laid out and shown on the Plat of LYNCH POINT LAND COMPANY, which Plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 8, folio 38.
Tax I.D. No. 15-15-22000120

The improvements thereon being known as 3108 River Drive Road, Sparrows Point, Maryland 21219.

002111 618

UNIVERSAL TITLE, LLC

Ridgway, Griffin, Kestner, Cogan, Stanton and Nalls
Chartered
GENERAL COUNSEL

FIRST-TIME MARYLAND HOME BUYER'S AFFIDAVIT

The undersigned, being one of the Grantees of that certain property known as Lot/Unit 12 and 13, Block A, in the subdivision known as LYNCH POINT, do hereby certify, under penalties of perjury:

1. That said property is improved by a residence and we do intend to personally occupy said residence as our principal residence.

2. That each of the undersigned is a first-time Maryland home buyer, defined as an individual who has never owned residential real property in the State that has been the individual's principal place of residence, who will occupy the property as Grantee's principal residence.

Witness:

Isetta Harmon

Martin Harmon

STATE/DISTRICT OF MARYLAND :
:ss:
COUNTY/CITY OF ANNE ARUNDEL :

Subscribed and Sworn to before me this 29th day of April, 2004.

KIMBERLY A. KOEBRUGGE-PULLER
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
STATE OF MARYLAND
Com. Expires 02-01-05

Kimberly A. Koebrugge Puller, Notary Public
My Comm. Exp: 02/01/2005

MD - BATCH - MD SALE WITH WORD INTAKE SHEET (Occupant)

650 Ritchie Hwy., #106, Severna Park, MD 21146
Phone: (410)647-0815 Fax: (410)647-1811

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information
Name of Transferor David Jack Pugh

2. Reason for Exemption	
Resident Status	☒ I, Transferor, am a resident of the State of Maryland. ☐ Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article. I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
	David Jack Pugh
Witness	Name
	Signature

3b. Entity Transferors	
Witness Attest	Name of Entity
	By:
	Name
	Title

Subscribed and sworn to before me this 29th day of April, 20 04

Notary Public

My commission expires: _____

KIMBERLY A. KOEBRUGGE-PULLER NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD

KIMBERLY A. KOEBRUGGE-PULLER
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
STATE OF MARYLAND
Com. Expires 02-01-05

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information
Name of Transferor Ada Pugh

2. Reason for Exemption	
Resident Status	☒ I, Transferor, am a resident of the State of Maryland. ☐ Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
	Ada Pugh
Witness	Name Signature

3b. Entity Transferors	
Witness/Attest	Name of Entity By: Name Title

Subscribed and sworn to before me this 29th day of April, 2007

Notary Public

My commission expires: _____

KIMBERLY A. KOEBRUGGE-PULLER
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
STATE OF MARYLAND
Com. Expires 02-01-05

.0020111 621

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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

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

1 Type(s) of Instruments (Check Box if Addendum Intake Form is Attached.)
☒ Deed ☐ Mortgage ☐ Other ☐ Other
☒ Deed of Trust ☐ Lease

2 Conveyance Type Check Box ☒ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale /9/
Arms-Length /1/ Arms-Length /2/ Arms-Length /3/

3 Tax Exemptions (if Applicable) Cite or Explain Authority
Recordation
State Transfer 1st time MD Home Buyer
County Transfer

4 Consideration and Tax Calculations

Consideration Amount
Purchase Price Consideration $ 318 800.00
Amt. New Mortgage $ 302 860.00
Balance of Existing Mortgage $
Other $
Other $
Full Cash Value $

Finance Office Use Only
Transfer and Recordation Tax Consideration
Transfer Tax Consideration $
Not Exempt = $
Less Exemption Amount = $
Total Transfer Tax = $ 4452.00
Recordation Tax Consideration $
Not Exempt Amt. = $ 1595.00
TOTAL DUE $

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 20.00	$
State Recordation Tax	$ 1,595.00	$
State Transfer Tax	$ 2,222.00	$
County Transfer Tax	$ 4,452.00	$
Other	$	$
Other	$	$

Agent RBost
Tax Bill: 1Q 127.38
CB Credit:
Ag. Tax Other: N

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104 g (3) (i)

District	Property Tax ID No. (1)	Grantor Liber Folio	Map	Parcel No.	Var. LOT
15	1502531036	5080/144			

Subdivision Name	Lot (Ar)	Block (Ab)	Sect (Ar) (3c)	Plat Ref.	SqFt/Acreage
1515260000	1215	K		WPC 8	

Location/Address of Property Being Conveyed (2)
306 River Drive Edgewood MD 21040
Other Property Identifiers (if applicable) Water Meter Account No.

Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:
Partial Conveyance? ☐ Yes ☐ No Description (Amt. of Sq/Ft Acreage Transferred)
If Partial Conveyance, List Improvements Conveyed

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
DAVID JACK PUGH	ISETTA HARMON
ANN DUCK	MARTIN HARMON

Doc. 1 Owner(s) of Record, if Different from Grantor(s) Doc. 2 Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
ISETTA HARMON	NAVY FEDERAL CREDIT, LLC
MARTIN HARMON	

New Owner's (Grantee) Mailing Address
3906 AS Above

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact Mail Information
Instrument Submitted By or Contact Person
Name Post Dept
Firm Lawyers Title
☒ Return to Contact Person
☐ Hold for Pickup

RECORDING FEE 20.00
TRANSFER TAX STATE 737.00
TOTAL 837.00
Rect # 54167
Blk # 3372

FEE-SIMPLE DEED — CODE — City or County — 19

This Deed, Made this 4B day of November

in the year one thousand nine hundred and sixty-four, by and between

AUSTIN W. VAUGHAN and FRANCES E. VAUGHAN, his wife,

of The County of Baltimore, in the State of Maryland, of the first part, and

KENNETH C. DODGE, SR. and MARIANN DODGE, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said AUSTIN W. VAUGHAN and FRANCES E. VAUGHAN, his wife,

[illegible] grant and convey unto the said KENNETH C. DODGE, SR. and MARIANN DODGE, his wife, as tenants by the entireties, their assigns and the survivor of them, his or her

heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the Fifth (5th) Election District of Baltimore County, Maryland, aforesaid, and described as follows, that is to say —

BEGINNING FOR THE

[illegible] lots of ground situate in the Fifth (5th) Election District of Baltimore County, being Lots Nos. 1, 2 and 3, Section F, on the Plat of North Point Terrace, recorded among the Plat Records of Baltimore County in Plat Book WPC No. 8, Folio 100.

BEING the same lot of ground which by Deed dated May 22, 1951, and recorded among the Land Records of Baltimore City in Liber [illegible] No. [illegible], Folio [illegible], was granted and conveyed by Theodore Nelson Miller and Mabel [illegible], his wife, to the within named grantors.

PLAT

Lot 1 [illegible] Plat [illegible]

Lot 2 [illegible] Plat [illegible]

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

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said KENNETH C. DODGE, SR. and MARYANN DODGE, his wife, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple.

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

Witness the hands and seals of said grantors.

TEST:

Robert S. Putterman

Austin W. Vaughan SEAL

Frances E. Vaughan, his wife SEAL

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 4th day of November in the year one thousand nine hundred and sixty-four before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, ~~aforesaid~~ personally appeared AUSTIN W. VAUGHAN and FRANCES E. VAUGHAN, his wife, the above named grantors, and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

Robert S. Putterman, Notary Public.

My Commission expires May 3, 1968.

Fee Simple Deed
Individual

LIBER 6100 PAGE 573

This Deed,

Made this [illegible] day of [illegible], 19[illegible], by and between Frances E. Vaughan

Grantor, and
David J. Pugh and
Ada M. Pugh, his wife,

Grantee:

WITNESSETH, that in consideration of the sum of Ten Dollars and other good and valuable considerations, the said Grantor hereby grants and conveys unto the Grantee, in fee simple, as tenants by the entirety, their assigns,

15th Election District County of Baltimore, all that property situate in the State of Maryland,

described as:
on River Drive Road
BEING known and designated as Lot No. 13, Block A, as shown on the plat of Lynch Point, which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 8, page 38.

BEING the same property described in Book 1599 page 548
Austin W. Vaughan died July 30, 1975.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.
THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS $[illegible]
AND the said Grantor covenants that he will warrant specially the property hereby conveyed and that he will execute such further assurances of said land as may be requisite.

Use of the singular party herein includes the plural and use of one gender includes all.

WITNESS the hand and seal of said Grantor

Frances E. Vaughan (SEAL)
Frances E. Vaughan

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF MARYLAND, [illegible]

On this [illegible] day of [illegible], 19[illegible], before me, a Notary Public of said State, personally appeared Frances E. Vaughan

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein

T-2

~~THIS TITLE CERTIFICATE COMPANY~~

(Individual Form)

App. ~~N~~- 752

This Deed, Made this day of

thousand nine hundred and sixty-six , by and betwee

[illegible] State of Maryland, part

[illegible]

Witnesseth, that in consideration of the sum of Five Dollars, and

receipt whereof is hereby acknowledged, the said Grantor does hereby g

[illegible]

situate in [illegible]

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

[illegible]

Together with the buildings and improvements thereupon; and the rights, alleys, ways, wat leges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot(s) of ground and premises, unto and to the use o Grantee, her heirs and assigns, in fee simple, forever.

And the said Grantor covenants to warrant specially the property hereby granted and convey execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

George Toda — Robert F. Hoppe, Jr.

George Toda — Dolores Mary Hoppe

State of Maryland, County of Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 4 day of November before me, a Notary Public of the State aforesaid, personally appeared

ROBERT F. HOPPE, JR. and DOLORES MARY HOPPE, his wi known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to t instrument, who signed the same in my presence, and acknowledged that they executed the same fo poses therein contained.

WITNESS my hand and Notarial Seal.

George Toda — Notary P

(Individual Form)

App. [illegible]

This Deed, Made this [illegible] day of [illegible], in the year one thousand nine hundred and [illegible], by and between ROBERT F. HOPPE, JR. and [illegible] HOPPE, [illegible] State of Maryland, parties of the first part, Grantor [illegible] State of Maryland, party of the second part, [illegible].

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the [illegible] all that [illegible]

lot(s) of ground

situate in [illegible] County,

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

[illegible] Block A, as laid out on the Plat [illegible] the Plat Records of Baltimore

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

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantee, her heirs and assigns, in fee simple, forever.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

George Toda

Robert L. Hoppe, Jr. [Seal]

George Toda

Dolores May Hoppe [Seal]

Together with the buildings and improvements thereupon; and the rights, alleys, ways, wat leges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot(s) of ground and premises, unto and to the use o Grantee, her heirs and assigns, in fee simple, forever.

And the said Grantor covenants to warrant specially the property hereby granted and convey execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the u gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

Pearce Toda

Pearce Toda

State of Maryland, County of Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 7 day of before me, a Notary Public of the State aforesaid, personally appeared

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to t instrument, who signed the same in my presence, and acknowledged that they executed the same fo poses therein contained.

WITNESS my hand and Notarial Seal.

Pearce Toda Notary P

First Mountain Title, LLC
File No. 08-3213
Tax ID # 15-1507831150 & 1522000120

00274521 8

This Deed, made this 10th day of November, 2008, by and between Isetta Harmon and Martin Harmon, parties of the first part, Grantors; and Ryan Williams and Laura Williams, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Three Hundred Sixty Thousand Dollars 00/100 ($360,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Ryan Williams and Laura Williams, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Being known and designated as Lot 12 in Block A as shown on the Plat entitled Lynch Point Land Company as per plat thereof recorded in Plat Book 8 at plat 38 among the Land Records of Baltimore County, Maryland.

The improvements thereon being known as No. 3108 River Drive Road.

Being known and designated as Lot 13 in Block A as shown on the Plat entitled Lynch Point Land Company as per plat thereof recorded in Plat Book 8 at plat 38 among the Land Records of Baltimore County, Maryland.

BEING the fee simple property which, by Deed dated April 29, 2004, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 20111, Folio 615, was granted and conveyed by David Jack Pugh and Ada Pugh unto Isetta Harmon and Martin Harmon.

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

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Ryan Williams and Laura Williams, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

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

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

Laura Barton

Laura Barton

Isetta Harmon {Seal}
Isetta Harmon

{Seal}
Martin Harmon

STATE OF MARYLAND, COUNTY OF Balto. , to wit:

I hereby certify that on this 10th day of November, 2008, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Isetta Harmon and Martin Harmon, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

DONNA BERTONI
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Sept. 1, 2010

Donna Bertoni
Notary Public
My commission expires 9-1-2010

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

Attorney

AFTER RECORDING, PLEASE RETURN TO:
First Mountain Title, LLC
11 E. Chesapeake Avenue
Towson, MD 21286

File No. 08-3213

0027452: 180

OWNER OCCUPANCY AFFIDAVIT

Ryan Williams and Laura Williams, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

WITNESS:

Donna Bertoni
As to All

Ryan Williams (SEAL)
Ryan Williams

Laura Williams (SEAL)
Laura Williams

STATE OF MARYLAND, Balto, to wit:

I HEREBY CERTIFY, that on this 10th day of November, 2008, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Ryan Williams and Laura Williams, the parties herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

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

Donna Bertoni
Notary Public

My Commission Expires: 9-1-2010

DONNA BERTONI
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Sept. 1, 2010

0027452 1

AFFIDAVIT AS TO TOTAL PAYMENT
INCLUDING ALLOCATION FOR COLLECTION AS TO NON-RESIDENT(S)

File Number: 08-3213

Property: 3108 River Drive Road, Sparrows Point, MD 21219

THE undersigned certify, under the penalties of perjury, that the following is true to the best of our knowledge, information and belief, in accordance with Section 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland (the "Withholding Law"):

1. That we are the transferors of that real property described in the accompanying deed (the "property").
2. The amount of total payment for the purpose of the Withholding Law is $ 50,114.24.
3. 2 (number of non-resident transferors) of the transferors is/are not a resident(s) of Maryland and is/are subject to collection of withholding on such transferor's allocated share of the total payment.
4. There are 2 (total number of transferors) transferors, and the total payment allocated for each is:

SHARE OF TOTAL PAYMENT	NON-RESIDENT (If yes, enter "Y")	TRANSFEROR
$ 25,057.12	Y	Isetta Harmon
$ 25,057.12	Y	Martin Harmon
$		
$		

5. The portion of the total payment subject to collection of withholding is $ 50,114.24.

DATED this 10th day of November, 2008.

Isetta Harmon

Isetta Harmon

Martin Harmon

Martin Harmon

STATE OF MARYLAND, COUNTY OF Balt., to wit:

Sworn and subscribed to before the undersigned this 10th day of November, 2008.

SEAL:

DONNA BERTONI
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Sept. 1, 2010

Donna Bertoni

Notary Public
My commission expires 9-1-2010

0027452 12

State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [X] County: Baltimore

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

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

1 Type(s) of Instruments ([ ] Check Box if Addendum Intake Form is Attached.)

1 Deed	Mortgage	Other	Other
2 Deed of Trust	Lease		

2 Conveyance Check Box

X Improved Sale Arms-Length /1/	Unimproved Sale Arms-Length /2/	Multiple Arms Length /3/	Not an Arms-Length Sale /4/

3 Tax Exemptions (if Applicable). Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration	Amount	Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price Consideration	$ 360,000.00		
Any New Mortgage	$ 329,670.00	Transfer Tax Consideration	$
Balance of Existing Mortgage	$	x (1% =	$
Other:	$	Less Exemption Amount	$
		Total Transfer Tax	$
Other:	$	Recordation Tax Consideration	$
		x ( ) per $500 =	$
Full Cash Value	$ 360,000.00	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	
Recording Charge	$ 20.00	$ 20.00	Agent:
Surcharge	$ 20.00	$ 20.00	Tax Bill:
State Recordation Tax	$ 1,800.00	$ 0.00	
State Transfer Tax	$ 1,800.00	$ 0.00	C.B. Credit:
County Transfer Tax	$ 5,170.00	$ 0.00	
Other	$	$	Ag. Tax Other:
Other	$	$	

6 Description of Property

District	Property Tax ID No.(1)	Grantor Liber Folio	Map	Parcel No.	Var. LOT
15	1507331150 &	20111613			(5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/Ar (3c)	Plat Ref.	Sq/Ft Acreage (4)
Lynch Point Land Company	12 and 13	A		8/33	

30 A/N letters submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

Location/Address of Property Being Conveyed (2): 7102 River Drive Road, Sparrows Point, MD 21219

Other Property Identifiers (if applicable): Water Meter Account No.

Residential [ ] X] or Non-Residential [ ] | Fee Simple [X] or Ground Rent [ ] | Amount of SF/GR

Partial Conveyance? [ ] Yes [X] No | Description/Amt. of Sq/Ft Acreage Transferred: N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Isetta Harmon	Ryan Williams
Martin Harmon	Laura Williams
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Ryan Williams	Richard H. Sapp
Laura Williams	

New Owner's (Grantee) Mailing Address: 7102 River Drive Road, Sparrows Point, MD 21219

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	NFM, Inc.

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: kate
Firm: First Mountain Title, LLC
Address: 11 E. Chesapeake Avenue, Towson, MD 21286
Phone: Telephone: 410-337-6750 Fax: 410-337-6703

[X] Return to Contact Person
[ ] Hold for Pickup
[ ] Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

[X] Yes [ ] No Will the property being conveyed be the grantee's principal residence?
[ ] Yes [X] No Does transfer include personal property? If yes, identify:
[X] Yes [ ] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)

Assessment Use Only - Do Not Write Below This Line

[ ] Ordinal Verification [ ] Agricultural Verification [ ] Whole [ ] Part [ ] Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.

Geo.	Map	Sub	Block		
Zoning	Grid	Parcel	Ex.		
Use					
Town Cd.					

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108

DOC # 2 3 4 5 6

Initials

Date

08-3213

T-2

[redacted]

[redacted] $ 9.76

This Deed, Made this 21st day of March, in the year one thousand nine hundred and seventy, by and between - DIONISIS J. GUIDI, and JENELL GUIDI, his wife, of the State of Maryland, parties of the first part, Grantors; and DAVID JACK PUGH and ADA PUGH, his wife, of the State of Maryland, parties of the second part, Grantees.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs and assigns in fee simple, all ----------

---------- that ---------- lot(s) of ground situate in the Fifteenth Election District of Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEING known and designated as Lot No. 12, in Block A, as laid out on the Plat of Lynch Point Land Company, which Plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 5, folio 35. The improvements thereon being known as NO. 3105 RIVER DRIVE ROAD.

BEING the same lot of ground described in a Deed dated May 15, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4334, folio 112 from Robert E. Lippe, Jr. and Dolores Mae Lippe, his wife, unto the said Dionisis J. Guidi, one of the within named parties of the first part.

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

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs and assigns, in fee simple, forever.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS: _____ George Toda

_____ Dionisis J. Guidi [Seal]

_____ George Toda

_____ Jewell Guidi [Seal]

State of Maryland, Baltimore County, TO WIT:

I HEREBY CERTIFY, that on this 21 day of March, 19 70 before me, a Notary Public of the State aforesaid, personally appeared - DIONISIS J. GUIDI and JEWELL GUIDI, his wife, parties of the first part, herein ----------

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

WITNESS my hand and Notarial Seal.

George Toda Notary Public

My commission expires: July 1, 1970

Recorded for record MAR 23 1970 at _____

Together with the buildings and improvements thereupon; and the
leges, appurtenances and advantages to the same belonging or in anywi

To have and to hold the said described lot(s) of ground and premis

And the said Grantor covenants to warrant specially the property he
[illegible] of said land as may be requisite.

[illegible] shall include the plural, the pe
[illegible] genders

W[illegible] of the said grantors

[illegible]

Thomas L. Carlin

[illegible]

Thomas L. Carlin

[illegible]

State of Maryland , TO WIT

I HEREBY CERTIFY that on this [illegible] day of
[illegible] State aforesaid personally ap[illegible]

[illegible] proven) to be the person(s) whose name
[illegible] in my presence, and acknowledged that
[illegible]

WITNESS my [illegible] Notarial Seal.

Thoma

T-2

THE TITLE GUARANTEE COMPANY

(Individual Form)

App. H

This Deed, Made this 15th day of , in th

thousand nine hundred and , by and between

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considera

receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign t

lot(s) o

situate in

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

Real Property Tax

Logout

Ownership and Address Information

Parcel ID:	15-07-831150
Tax Year:	2017
Owner Name:	Williams Ryan Williams Laura
Mailing Address:	3108 River Drive Rd, Baltimore, MD 21219
Parcel/Situs Address:	3108 River Drive Rd
District:	15
Property Class:	34 Waterfront/Residential
Semi-Annual Eligible:	Yes
Miscellaneous:	

Legal Description

3108 RIVER DRIVE RD

Assessment Information

Full Year 316,600

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

Tax Receivable Amounts

Bill Date: 07/01/2016

	Billed Amount	Paid	Outstanding	First SA	Second SA
Taxes/Charges	4,304.98	2,152.49	2,152.49	2,152.49	2,152.49
Fees	.00	.00	.00	.00	.00
Gross/Base	4,304.98	2,152.49	2,152.49	2,152.49	2,152.49
Discount Applied	(17.41)	(17.41)	.00	.00	.00
New Discount	.00	.00	.00	.00	.00
Interest Applied	.00	.00	.00	.00	.00
New Interest	.00	.00	.00	.00	.00
Total	4,287.57	2,135.08	2,152.49	2,152.49	2,152.49

Date to calculate interest amount owed (mm/dd/yyyy): 08.31.2016 Recalculate

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

Payments Received

Payment	Payment Type	Interest/Discount Calculation Date	Amount Paid
Partial	SA	07/27/2016	2,135.08

Detailed Breakdown of Receivable Amounts

Description	Amount	Tax Credits
County Tax	3,482.60	
State Tax	354.59	
Bay Res Fee	60.00	
Sewer Service	264.42	
Storm Water Remediation Fee	17.00	
Water Distribution	126.37	
Total	4,304.98	

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

Back | Return To Search Menu | Print Bill | Print Page

Real Property Tax

Logout

Account Information

Parcel ID:	15-07-831150
Owner Name:	Williams Ryan Williams Laura
Parcel/Situs Address:	3108 River Drive Rd

The balance due information is a valid payment amount through the end of the current month. Please note that only 30 bills can be displayed by this system.

Real Property Tax Search Results:

Instructions: Select Full Year or Semi Annual Total to Pay.

Fiscal Year	◉ Full Year Bal.	○ Semi-Annual Bal.	Bill Type		
2017 July 1, 2016 To June 30, 2017	$2,152.49	$0.00	Full Year	View Details	Print Bill
2016 July 1, 2015 To June 30, 2016	$0.00	$0.00	Full Year	View Details	Print Bill
2015 July 1, 2014 To June 30, 2015	$0.00	$0.00	Full Year	View Details	Print Bill
2014 July 1, 2013 To June 30, 2014	$0.00	$0.00	Full Year	View Details	Print Bill
2013 July 1, 2012 To June 30, 2013	$0.00	$0.00	Full Year	View Details	Print Bill
Total Tax Amount:	$2,152.49	$0.00			

Note: If paying by credit card, a convenience fee will be added to the total amount.

Pay with Credit Card | Pay with Electronic Check

Return To Search Menu

Real Property Tax

Logout

Ownership and Address Information

Parcel ID:	15-22-000120
Tax Year:	2017
Owner Name:	Williams Ryan Williams Laura
Mailing Address:	3108 River Drive Rd, Baltimore, MD 21219
Parcel/Situs Address:	River Drive Rd
District:	15
Property Class:	34 Waterfront/Residential
Semi-Annual Eligible:	No
Miscellaneous:	

Legal Description

Assessment Information

Full Year 150,000

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

Tax Receivable Amounts

Bill Date: 07/01/2016

	Billed Amount	Paid	Outstanding	First SA	Second SA
Taxes/Charges	1,944.37	.00	1,944.37	.00	.00
Fees	.00	.00	.00	.00	.00
Gross/Base	1,944.37	.00	1,944.37	.00	.00
Discount Applied	.00	.00	.00	.00	.00
New Discount	.00	.00	(8.25)	.00	.00
Interest Applied	.00	.00	.00	.00	.00
New Interest	.00	.00	.00	.00	.00
Total	1,944.37	.00	1,936.12	.00	.00

Date to calculate interest amount owed (mm/dd/yyyy): 08/31/2016 Recalculate

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

Payments Received

Payment	Payment Type	Interest/Discount Calculation Date	Amount Paid
		NO PAYMENTS RECEIVED	

Detailed Breakdown of Receivable Amounts

Description	Amount	Tax Credits
County Tax	1,650.00	
State Tax	168.00	
Water Distribution	126.37	
Total	1,944.37	

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

Back Return To Search Menu Print Bill Print Page

Real Property Data Search (w3) **Guide to searching the database**

Ground Rent Redemption Information for BALTIMORE COUNTY

There has been no attempt to redeem a ground rent on this property via this Department's Ground Rent Redemption Program.

County	Real Property Account Number	Real Property Address
BALTIMORE COUNTY	District - 15 Account Number - 1518001890	1200 OLD EASTERN AVE; 0-0000 ;

NEWTON A. WILLIAMS

SPRINGWELL, 319AL

2211 WEST ROGERS AVENUE

BALTIMORE, MD. 21209

410 382 6478

August 4, 2016

EXPERT CREDENTIALS

UNIVERSITY OF MARYLAND GRADUATE, BA IN 1962, WITH HONORS

UNIVERSITY OF MARYLAND LAW SCHOOL 1965

PRIZE IN CONTRACTS

LLB IN 1965

ADMITTED TO MARYLAND BAR, 1965

231 BAR SCORE, 210 PASSING, HIGHEST MARK IN 240'S

OUT OF 300

LAW CLERK TO JAMES D. NOLAN 1963 TO 1965

LAW ASSOCIATE TO JAMES D. NOLAN 1965 TO 1967

NOLAN, PLUMHOFF AND WILLIAMS

FORMED 1967

MY PRIMARY FOCUS BECAME ZONING AND LAND USE

IN EXCESS OF 1500 CASES, ZONING COMMISIONER, BOARD OF APPEALS, CIRCUIT COURT AND COURT OF SPECIAL APPEALS

COUNSEL FOR JAMES WARD AND WIFE, "CROMWELL V. WARD"102 Md. App, 691, 651 A2nd424 (1995)

ASKED BY JUDGE SMITH TO ADDRESS U OF M LAW SCHOOL CLASS

REAL ESTATE BROKER AT COLDWELL BANKER 2001 TO 2008

SUMMARY OF TESTIMONY

CASES 2016-0316-A AND 2016- 0317A

PROPERTIES INVOLVED

3108 RIVER VIEW DRIVE ROAD AND 3108A RIVER VIEW DRIVE ROAD

3108, LOT 12, VARIANCES TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH A SIDEYARD SETBACK OF 5 FEET FOR A REQUIRED 10 FEET, A LOT WIDTH OF 50 FEET FOR THE REQUIRED 55 FEET IN A DR 5.5 ZONE, AND TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURE, A GARAGE, TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD AT 3108 RIVER DRIVE ROAD, CASE NUMBER 2016-0316-A.

VARIANCE TO PERMIT A PROPOSED SINGLE FAMILY DWELLING ON A LOT 50 FT. WIDE IN LIEU OF THE REQUIRED 55FT AT 3108A, LOT 13 RIVER VIEW DRIVE ROAD, CASE NUMBER 2016- O317-A.

EDGEMERE AREA IN "LYNCH POINT" SUBDIVISION RECORDED IN APRIL, 1926, IN PLAT BOOK 8, FOLIO 38

EDGEMERE IN THE 7TH ELECTION DISTRICT

OF BALTIMORE COUNTY

BALTIMORE COUNTY HAS NO INCORPORATED TOWNS OR AREAS. IN 1955, IT CHANGED FROM A COUNTY COMMISSIONER FORM OF GOVERNMENT TO A CHARTER COUNTY WITH A COUNTY EXECUTIVE AND SEVEN COUNCIL MEMBERS; WE HAVE HAD MEN AND WOMEN COUNCIL MEMBERS AT PRESENT. **(2)**

THE NORTH POINT PENINSULA ON THE CHESAPEAKE BAY DATES TO PRE-DISCOVERY TIMES. ON THE EAST SIDE OF THE PENINSULA IS BACK RIVER AND ON THE WEST SIDE IS BEAR CREEK. THESE LOTS ARE ON BACK RIVER.

IN 1815, BRITISH TROOPS UNDER GENERAL ROSS WERE LANDED AND MET THE AMERICAN DEFENDERS TO THE NORTH AT THE SMALLEST WAIST OF THE PENISULA; GENERAL ROSS WAS MORTALLY WOUNDED BY WELLS AND MCCOMAS, WHO WERE ALSO KILLED AT THE **BATTLE OF NORTH POINT**.

THE TIP OF THE PENINSULA WAS DEVELOPED AS THE PENNSYLVANIA STEEL PLANT ABOUT 1885. IN 1918, **BETHLEHEM STEEL** TOOK IT OVER AND IT BECAME THE WORLD'S LARGEST STEEL PLANT, **KNOWN AS SPARROWS POINT**. IT HAS SINCE BEEN SOLD AND BECAME AN INDUSTRIAL AREA OF 3100 ACRES IN 2014.

THE SPINE OF THE EDGEMERE COMMUNITY IS **NORTH POINT ROAD**; IT LEADS WEST TO EAST THROUGH EDGEMERE TO END IN THE **FORT HOWARD PARK**. IT IS THE FORMER SITE OF THE FORT HOWARD VETERANS HOSPITAL.

SOME BALTIMORE COUNTY ZONING POINTS

BALTIMORE COUNTY HAS HAD ZONING REGULATIONS SINCE JANUARY 2, 1945.

FROM 1945 TO 1970, THE RESIDENTIAL ZONES WERE RA, RESIDENCE APARTMENT, RG, RESIDENCE GROUP, R6, R 1O, R20 AND TO R40, BASICALLY FROM 6000 PLUS LOTS IN R6 TO 1 ACRE LOTS AS TO R40.

. THE TWO SUBJECT PROPERTIES WERE R6, REQUIRING 50 FOOT LOT WIDTHS, 5 FOOT SIDE YARDS AND AT LEAST 6,000 SF LOT AREAS. <u>THE ENTIRE AREA WAS CHANGED TO DR5.5 ON THE 1971 COMPREHENSIVE ZONING MAPS.</u>

THE TWO PROPERTIES

3108 IS AT LEAST 8250 SF PLUS IN AREA, 50 FEET BY 165 FEET, AND 3108A, SLIGHTY LESS, SAY 160 FEET BY 50 FEET, 8000SF.

THE LYNCH POINT PLAT WITH 50 FOOT WATERFRONT LOTS PREDATED ZONING BY 19 YEARS, IE. 1926 AND 1945.

THE TWO LOTS IN QUESTION ARE LOTS 12 AND 13 ON THE PLAT OF LYNCH POINT, PLAT BOOK 8, FOLIO 38;, AS ARE ALL THE OTHER WATERFRONT LOTS IN LYNCH POINT ON BACK RIVER, PER THE TAX BILLS. 3108 WAS DEVELOPED WITH A SINGLE FAMILY HOUSE IN 1950. THERE IS A TWO CAR GARAGE. THE GARAGE IS CONSIDERED TO BE IN THE FRONT YARD BECAUSE THE FRONT DOOR MAY BE ON THE WATER, THE NORTH SIDE. THOUGH THAT FRONT DOOR ORIENTATION IS NOT CLEAR IN THE FIELD.

THIS ENTIRE AREA IS AN IDA AREA, AN INTENSELY DEVELOPED AREA FOR CRITICAL AREA PURPOSES. CRITICAL AREAS DATE FROM STATE WIDE LEGISLATION IN 1988, WHICH PROTECT S THE CHESAPEAKE BAY AND ITS TRIBUTARIES, INCLUDING BACK RIVER IN THESE CASES.

ALL PUBLIC UTILITIES ARE PRESENT WITH PUBLIC WATER AND SEWER IN THE RIGHT OF WAY OF RIVER VIEW DRIVE ROAD. THERE IS ALSO GAS IN THE ROADBED AND ELECTRICITY AND PHONE LINES. THIS FRONTAGE AREA WAS FINALLY PROVIDED WITH PUBLIC SEWER IN 1949. **THUS, 1949 TO 1971 WAS THE 22 YEAR WINDOW TO USE THE R6 ZONING ON RIVER VIEW DRIVE ROAD. EVERY LOT OWNER FROM 3100 TO 3210 DID EXCEPT 3108A, LOT 13.**

3108A IS THE LOT ORPHAN. IT HAS NEVER BEEN DEVELOPED. THE CONTRACT PURCHASER BARRY KOLUCH PROPOSES A TWO STORY 30 BY 48 FOOT HOUSE, ABOUT 2880 SF WITH A FRONT PARKING PAD AND THE REQUIRED 10 FOOT SIDE YARDS, CLOSER TO THE ROAD THAN 3108.

VARIANCE REQUESTS 3108 RIVER DRIVE ROAD

THERE ARE THREE VARIANCE REQUESTS FOR 3108:

1. A 50 FOOT LOT FOR A 55 FOOT LOT;
2. A 5 FIVE FOOT SIDE YARD ON THE WEST SIDE FOR THE REQUIRED 10 FEETAGAINST 3106, (I SCALE IT AT 7.5 FEET AS BUILT); AND
3. AN EXISTING GARAGE ON THE WATER SIDE IN THE FRONT YARD.**(4)**

SINGLE VARIANCE REQUEST FOR 3108A RIVER DRIVE ROAD

THE ONLY VARIANCE REQUEST FOR 3108A, IS A 50 FOOT LOT FOR THE REQUIRED 55 FOOT LOT WIDTH.

THE NEIGHBORHOOD FOR ZONING PURPOSES

THE NEIGHBORHOOD OF LYNCH POINT IN EDGEMERE IS ENTIRELY SINGLE FAMILY HOMES ON 50 FOOT LOTS, ALONG RIVER VIEW DRIVE ROAD FROM 3100 TO 3210, AND FOR THAT MATTER IN THE REST OF THE DEVELOPMENT.

THE NEIGHBORHOOD FOR ZONING PURPOSES, IN THIS WITNESSES' OPINION, IS THE ENTIRE NORTHWEST SIDE OF RIVER VIEW DRIVE ROAD, WITH SINGLE FAMILY WATERFRONT HOMES FROM 3100 TO 3210, INCLUDING 3108 AND THE VACANT 3108A.

3108 A IS THE ONLY UNDEVELEOPED LOT ON THIS NORHTWEST OF RIVER DRIVE ROAD. FROM 3100 TO 3210.

3108A IS AN ORPHAN IN EVERY WAY, IN BEING UNDEVELOPED, IN BEING VACANT, IN HAVING NO STREET NUMBERING, IN BEING BRANDED WITH THE MARK OF CAIN , AND THE ADJACEN T PROPERTIES ARE 3108 AND 3110.

THE ZONING ADVISORY COMMITTEE COMMENTS

THESE TWO PROPERTIES HAVE BEEN DIVIDED INTO TWO CASES, 2016-0316-A (1308) AND 2016-0317-A (1308A) REFLECTING THE SEPARATE NATURE OF THE TWO LOTS, THE ESSESENCE OF THE REQUESTED RELIEF.

AS TO 3108, THE ZAC COMMENTS OF JULY 7, 2016, ONLY SAY NO OBJECTION, WITH THE PROVISO THAT ANY NEW STRUCTURE IN THENEWLY ESTABLISHED REAR YARD, IE. ON THE STREET SIDE OF THE HOUSE MEET THE 30 FOOT REAR YARD/STREET BUILDING LINE SETBACK.

OF COURSE, THE PROVISIONS OF SECTION 304.1` MUST BE MET TO THE SATISFACTION OF THE ADMINISTRATIVE LAW JUDGE. (5)

BASED ON THE SAME COUNTY SITE VISIT OF JUNE 24TH, THE SAME PROVISO IS MADE AS **TO 3108 A**, MEET THE 30 FOOT REAR YARD REQUIREMENT, AND **SECTION 304.1 COMPLIANCE AS REVIEWED BY THE ADMINISTRATITVE LAW JUDGE.**

SECTION 304.1 OF THE BCZR

AS THE ZAC COMMENTS POINT OUT, SECTION 304.1 OF THE BCZR COVERSTHESE TWO CASES, AND IS THE PRIMARY CORE OF THE PETITIONER'S CASE.

SECTION 304.1 PROVIDES:

"EXCEPT AS PROVIDED IN SECTION 4A03, A ONE FAMILY DETACHED OR SEMIDETACHED DWELLING MAY BE ERECTED ON A LOT HAVING AN AREA OR WIDTH AT THE BUILDING LINE LESS THAT REQUIRED BY THE AREA REGULATIONS CONTAINED IN THESE REGULATIONS IF :

A. **SUCH LOT SHALL HAVE BEEN DULY RECORDED EITHER BY DEED OR IN A VALIDLY APPROVED SUBDIVISION PRIOR TO MARCH 30,1955;**
B. **ALL OTHER REQUIREMENTS OF THE HEIGHT AND AREA REGULATIONS ARE COMPLIED WITH ; AND**
C. **THE OWNER OF THE LOT DOES NOT OWN SUFFICIENT ADJOINING LAND TO CONFORM TO WIDTH AND AREA REQUIREMENTS CONTAINED IN THESE REGULATIONS."**

REASONS FAVORING GRANTING ZONING VARIANCES REQUESTED

FOR SOME UNKNOWN REASONS, 3108 A WAS NEVER BUILT UPON PRIOR TO THE CHANGE FROM R6 TO DR 5.5 ON THE 1971 ZONING MAPS, PURSUANT TO BILL 100 OF 1970.

CONSIDER THE FOLLOWING:

1. "A CITIZEN'S GUIDE TO PLANNING AND ZONING" SHOWS THE DENSITY RESIDENTIAL ZONES FROM DR 1 TO DR16. **(6)**

2. THE GUIDE NOTE STATES "DR 1, 2, 3.5, 5.5, 10.5&16- permit low, medium and high density urban residential development. Numeral in each classification indicated maximum number of units per acre. No standard unit lot size is required except for small tracts."
3. THE R6 ZONE AT 6000 SF REQUIRED LOT AREA PERMITTED A GREATER DENSITY, WITH 50 FOOT LOTS, NAMELY 43,560 DIVIDED BY 6000 PERMITTED, **SLIGHTLY OVER 7 UNITS TO THE ACRE.**
4. THE DR 5.5 ZONE PERMITS FEWER UNITS PER ACRE, 5.5 LOTS, HENCE, THIS IS ONE REASON BEHIND THE 55 FOOT LOT REQUIREMENT IN DR 5.5.

SECTION 304.1 REQUIREMENTS MET

IN THIS WITNESSES' VIEW, SECTION 304.I COMPLIANCE PERMITS 50 FOOT LOT WIDTHS IN LIEU OF THE REQUIRED 55 FEET IN BOTH OF THESE CASES, BECAUSE:

1. THE SUBDIVISION WAS RECORDED AND PLATTED 28 YEARS BEFORE MARCH 30, 1955, NAMELY IN APRIL, 1926, AND IS FOUND AT PLAT BOOK 8, FOLIO 38.

2. ALL OTHER REQUIREMENT OF THE HEIGHT AND AREA REQUIREMENTS ARE MET AS IN 3. BELOW, EXCEPT FOR 3108 BUILT IN 1950 IN AN R6 ZONE.

3. HERE PROPOSED LOT 3108A NEED S ONLY THE 50 FOOT LOT WIDTH VARIANCE. WHILE, 3108 NEEDS A 5 FOOT FOR 10 SIDEYARD VARIANCE AGAINST 3106 (AND THESE TWO HOUSES ARE OFFSET. 3106 IS MUCH CLOSER TO THE STREET) AND IT WOULD CONSTITUTE PRACTICAL DIFFUCULTY AND UNREASONABLE HARDSHIP TO MOVE THE 1950, 3108, HOUSE 5 FEET TO THE LOT CENTER ON 3108. ALSO REQUESTS FOR A 50 FOOT LOT WIDTH FOR 55 FEET IN THE DR 5.5 ZONE, AND AN ACCESORY BUILDING, THE GARAGE IN THE FRONT YARD, ARE REQUESTED.

4. IT IS UNCLEAR WHICH IS THE FRONT SIDE AT 3108, THE STREET SIDE OR THE WATER SIDE, VARIANCE ASKED FOR AS A PRECAUTION.

5. IT IS A TOSSUP WHETHER **3108** HAS A FRONT TOWARD THE WATER OR TOWARD THE STREET; HENCE THE TWO CAR GARAGE MAY BE IN THE REAR YARD AS REQUIRED PER FIELD INSPECTION. WHILE ON **3108A** (THE LEGAL OWNERS THE WILLIAMS'OWN 3108A, WITH THE CONTRACT PURCHASER, MR, KOLUCH), IT WOULD REQUIRE A MINOR SUBDIVISON TO MOVE THE LOT LINE 5 FEET CLOSER ON THAT SIDE, MAKING 3108A FURTHER DEFICIENT, AGAIN PRACTICAL DIFFICULTY AND UNREASONABLE HARDSHIP. ROBBING PETER TO PAY PAUL. THE ONLY VARIANCE REQUEST IS FOR A 50 FOOT LOT WIDTH, OLD R6, FOR THE 55 FOOT LOT WIDTH REQUIRED BY DR 5.5.

6. THIS IS NOT SELF CREATED HARDSHIP FORBIDDEN AND CONDEMNED BY MANY MARYLAND CASES INCLUDING" **CROMWELL V. WARD"102 Md. App. 691, AND 651 A2d 424 (1995)**, AND OTHERS BECAUSE:

7. BOTH LOTS WERE RECORDED IN 1926,"LYNCH POINT" IN PLAT BOOK 8, FOLIO 38. THIS COMPLIES WITH SECTION 304.1 A, YEARS BEFORE MARCH OF 1955. **ON 3108** THERE IS AN EXISTING HOUSE BUILT IN 1950, AND SITED PER THE R6 REQUIREMENTS. **ON 3108A,** A TWO STORY, 30 BY 48 FOOT HOUSE IS PROPOSED, BY MR.KOLUCH, CLOSER TO THE STREET THAN 3108, WITH THE ONLY VARIANCE NEEDED OR REQUESTED A 50 FOOT LOT WIDTH FOR THE DR 5.5 55 FOOT WIDE LOT WIDTH REQUESTED.

9, AS FOR AREAS, **3108** IS SHOWN ON THE SITE PLAN BY SITE RITE,DATED MAY 18,2016, AS 50 FEET WIDE BY 169 , 8450SF, .194 ACRES; WHILE **3108A** IS 50 FEET WIDE BY 151, THAT IS 7550SF, .174 ACRES. THESE AREAS ARE WELL OVER 6000SF REQUIRED IN R6 AND DR 5.5, THUS, 304.1B. IS MET, EXCEPT FOR THE 5 FOOT, OLD R6, SIDEYARD ON 3108 AND THE GARAGE QUESTION ON 3108. **(8)**

10. THE LOT AT 3108A MAY HAVE NOT PASSED PERC TESTS BEFORE PUBLIC SEWER CAME TO THESE WATERFRONT AREAS, USUALLY AFTER PUBLIC WATER. SANITARY SEWER CAME IN 1949, AND PUBLIC WATER WAS ALREADY THERE. SEE THE SITE PLAN.

11. THE **3108A** LOT IS THE ONLY UNDEVELOPED WATER FRONT LOT ON RIVER VIEW DRIVE ROAD ALONG THIS STRETCH OF BACK RIVER; THAT IS ON THE EVEN SIDE, FROM 3100 TO 3210, MY DEFINITION OF THE ZONING NEIGHBORHOOD.

12. **3108A** IS PRIVATELY OWNED AND IT SKOULD NOT BE USED FOR PUBLIC OPEN SPACE, RECREATION OR WATER ACCESS, NOR IT HAS BEEN USED BY THE WILLIAMS' FOR ANY APPROVED PURPOSE, UNLIKE SOME OF THE MERGER CASES, INCLUDING." **MUELLER V. PEOPLE(S) COUNSEL FOR BALTIMORE COUNTY"177 Md. App. 41 (2007). THE LOTS HAVE NOT BEEN MERGED.**

13. TO DENY THE VARIANCES IS COUNTER TO THE RULES FAVORING AT LEAST ONE REASONABLE USE FOR ALL LAND, PREFERABLY A SINGLE FAMILY DWELLING, THE FAVORED USE IN RESIDENTIAL ZONES, SUCH AS THE DR 5.5 HERE AS TO 3108A, AND COUNTER TO THE RULE FAVORING THE ALIENABILITY OF LAND, AS TO BOTH 3108 AND 3108A. **SEE CROMWELL V. WARD, 102 Md, App. 691, 651 A2ND 424 (1995), MUELLER V. PEOPLES COUNSEL, 177 Md. App. 43 (2007), AND OTHER CASES.**

14. IN **CASE 96-51 –A,** THEN COMMISIONER SCHMIDT GRANTED AN ADMINISTRATIVE VARIANCE OF A 6 FOOT SIDE YARD FOR 10 FEET REQUIRED, AT 7008 RIVER DRIVE ROAD. **(9)**

15. IN CASE **95-81-A,** AGAIN, COMMISSIONER SCHMIDT GRANTED A REAR YARD VARIANCE OF 2.5 FEET FOR THE REQUIRED 30 FEET IN ANOTHER ADMINISTRATIVE VARIANCE FOR 7118 RIVER DRIVE ROAD.

THE VARIANCE REQUIREMENTS OF SECTION 307.1 ARE MET

SECTION 307.1 OF THE BCZR SETS OUT THE ONLY AUTHORITY TO GRANT VARIANCES.

AS TO 3108, 3108 IS THE ONLY LOT FROM 3100 TO 3210 WHICH HAS A CONTIGUOUS LOT IN DIFFUCUCULTY DUE TO THE CHANGE TO DR 5.5 IN 1971.

IT IS HIGHLY UNLIKELY THAT THE VAUGHANS IN 1971 MADE A CONSCIOUS DECISION TO LET LOT 13, 1308A, BE SUBJECTED TO ITS DETRIMENT TO THE NEW, MORE STRINGENT REQUIREMENTS OF THE DR 5.5 ZONE.

FOR SOME UNKNOWN REASONS, NONE OF THE OWNERS OF LOT 13 DECIDED AFTER 1949 TO BUILD ON IT.

IN **1949, NO ONE COULD HAVE PREDICTED THAT BILL 100 IN 1970 WOULD COMPLETELY CHANGE ALL OF THE R ZONES, AND DO AWAY WITH THEM.**

TO ERR ON THE SIDE OF CAUTION, THE PETITIONERS ARE ALSO SHOW ING HOW THE REQUIREMENTS OF SECTION 307.1 ARE MET IN BOTH OF THESE CASES, 3108 AND 3108A ARE UNIQUE.

TO LET THEM REMAIN IN THEIR UNIQUENESS IS CONTRARY TO FOSTERING OWNER SHIP AND COMPLETION OF THE STRIP FROM 3100 TO 3210, PARTICULARLU LOT 13, and 3108A IS SUBMERGED BY PRACITICAL DIFFUCULTY AND UNREASONABLE HARDSHIP. <u>IT HAS THE MARK OF CAIN ON IT.</u>

ALLOWING MR. KOLUCH TO DEVELOP LOT 13, 3108A WIL LIFT THIS HEAVY AND DISABLING MARK OF CAIN.

ALLOWING DEVELOPMENT ON LOT 13, 1308A IS IN STRICT HARMONY WITH THE SPIRIT AND INTENT OF THE REGULATIONS, NAMELY AREA, FORMERLY

A 50 FOOT R6 LOT NOW IN DR 5.5 REQUIRING A 55 FOOT LOT WIDTH. IF SO REQUIRED, 3108A WOULD BE THE ONLY ONE IN FRONTAGE LOTS FROM 3100 TO 3210 TO BE SO REQUIRED.

RELIEF CAN BE GRANTED IN THIS ADVERTISED AND POSTED PUBLIC HEARING.

THE PUBLIC HEALTH, SAFETY AND PUBLIC WELFARE OF THIS EEDGEMERE COMMUNITY WILL IN NO WAY BE IMPAIRED BY THIS RELIEF, IT WILL ONLY COMPLETE3100 TO 3210. MR. KOLUCH REDEVELOPED HIS OWN PROPERTY ON RIVER ROAD, AND HE ASKS THE SAME RELEIF ON 3108A.

MUELLER V.PEOPLE(S) COUNSEL 177 Md. App. 43 (2007) A VIRTUAL PRIMER ON BALTIMORE COUNTY ZONNING AND SMALL LOTS

IN 2007, **THE" MUELLER CASE"** SUPRA, WAS REVIEWED BY THE COURT OF SPECIAL APPEALS, AND LIKE **CROMWELL V. WARD**, SUPRA, IS A VIRTUAL PRIMER FOR OLDER SUDIVISIONS ON THE WATER IMPACTED BY THE NEW DR ZONES OF 1971.

MUELLER INVOLVED LOTS 66 AND 67 IN BAUERNSCHMIDT MANOR. IN 1948, THE ELDER MUELLERS HAD BUILT A SINGLE SUMMER HOME ON LOT 66. SUBSEQUENTLY, IN 1960, THE MUELLERS BOUGHT AN ADJOINING UNDEVELOPED LOT AT LOT 67.

IN 1971 THE ENTIRE AREA WAS PLACED IN A DR 3.5 ZONE, REQUIRING A MINIMUM LOT WIDTH OF 70 FEET AND AN AREA OF 10,000 SF,

IN 1979, A YOUNGER MUELLER ACQUIRED BOTH LOTS FROM HIS PARENTS. IN 2004, THE YOUNGER MUELLER SOUGHT A LOT WIDTH VARIANCE AND AN AREA VARIANCE FOR LOT 67.

ONE OF THE PRIMARY ISSUES WAS, HAD THE ELDER MUELLERS OR THE YOUNGER MUELLER MERGED THE 2 LOTS BY CERTAIN USES OF LOT 67 IN SERVICE OF LOT 66.

THE BOARD OF APPEALS GRANTED THE VARIANCES, WHICH WAS REVERSED ON APPEAL TO THE CIRCUIT COURT, AND THEN REVIEWED BY THE COURT OF SPECIAL APPEALS. **IN JUDGE HOLLANDER'S COMPREHENSIVE OPINION, THE COURT SENT THE CASE BACK TO THE BOARD; WITH JUDGE HOLLANDER WRITING A VIRTUAL TREATISE ON MERGER AND OTHER ISSUES, AS HAD JUDGE CATHELL IN CROMWELL V. WARD, SUPRA.**

IN FOOTNOTE 22, IN THE MUELLER CASE, JUDGE HOLLANDER INDICATES THAT THE BOARD ACTED UNDER SECTION 304.1, AND, THUS, THE COURT NEED NOT ADDRESS THE UNIQUENESS REQUIREMENT OF SECTION 307. THIS MAY NOT BE SO.

IN ANY CASE, IN THESE CASES, WE HAVE SHOWN THAT IN THE ZONING NEIGHBORHOOD, LOT 3108A IS THE ONLY UNDEVELOPED LOT FROM 3100 TO 3210 RIVER VIEW DRIVE ROAD, WHICH SURELY MAKES IT UNIQUE FOR THE PURPOSE OF SECTION 307.1 OF THE REGULATIONS.

IN SUMMARY, ON NOVEMBER 10, 2008, RYAN AND LAURA WILLIAMS ACQUIRED LOTS 12 AND 13 BY DEED FROM MARTIN AND ISETTA HARMON, WHICH DEED IS IN EVIDENCE.

THE DEED MADE NO REFERENCE TO STREET ADRESSES OR AS TO ANY IMPROVEMENTS OR LACK THEREOF. THE DEED IDENTIFIED LOTS 12 AND 13 AS SEPARATE LOTS ON THE PLAT OF LYNCH POINT. THIS DEED IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 274521 AT FOLIO 178

THESE LOTS HAVE GONE THROUGH A NUMBER OF OWNERS IN SUCESSION **AS TO LOT 12, 3108:**

1948, MATTHEW KECK AND WIFE, BY WILL TO:

1967 ROBERT F. HOOPE, WHO ADDED HIS WIFE, DEEDED ON

MARCH 21, 1970, TO DIOONISIS J. GUIDI AND WIFE; DEEDED IN TURN IN **MARCH OF 1979** TO DAVID J. PUGH AND WIFE.

IN APRIL 2004, THE PUGHS DEEDED TO MARTIN HARMON AND WIFE; WHO IN TURN IN **NOVEMBER, 2008,** DEEDED TO THE WILLIAMS, RYAN AND LAURA, THE LEGAL OWNERS, WITH MR. KOLUCH NOW THE CONTRACT PURCHASER OF 1308A.

AS TO LOT 13, 3108A, FRANCES E. VAUGHAN, WIDOW, DEEDED IT TO DAVID J, PUGH AND WIFE, **IN NOVEMBER, 1979.**

WE CAN FAIRLY DRAW AN INFERENCE THAT THE VAUGHANS OWNED LOT 13, IN 1971, WHEN THE ZONING CHANGED FROM R6 TO DR 5.5. THE HUSBAND AUSTIN W. VAUGHAN DIED JULY 30.1975. THE VAUGHANS MISSED THE BOAT IN 1971, AND, PROBABLY, DID NOT EVEN KNOW THE R6 LOT WAS PROPOSED TO BE CHANGED TO DR 5.5; THIS WAS THE FIRST OF NEW QUADRENNIAL MAP CYCLES.

DURING THE EVERY FOUR YEAR, COMPRHENSIVE MAPPING PROCESS, IT IS A FULLY PUBLIC PROCESS. **THE WORLD AT LARGE IS CHARGED TO KNOW THAT EACH AND EVERY PROPERTY IN BALTIMORE COUNTY IS SUBJECT TO REVIEW BY THE PLANNING STAFF, THE PLANNING BOARD AND, ULTIMATELY, BY THE COUNTY COUNCIL, WHICH MAKES THE FINAL DECISIONS.**

THERE ARE MANY MAP ISSUES IN EACH CYCLE, AND PUBLIC HEARINGS ARE HELD IN EACH OF THE SEVEN COUNCIL DISTRICTS. AT THIS VERY MOMENT, THE PRESENT COUNCIL IS IN THE PROCESS OF COMPLETING THE 2016 MAPPING CYCLE.

IN 1971, THE NEW ZONING SCHEMES AND ZONES OF BILL 100 1970 WERE REVIEWED. **PREVIOUSLY, ONLY LIMITED COUNTY AREAS HAD BEEN PERIODICALLY REVIEWED AND ZONED BY EARLIER COUNCILS, BUT NEVER THE ENTIRE COUNTY AT ONE TIME,**

A RECLASSIFICATION CASE BEFOR QUARENNIAL ZONING

THIS WITNESS AND JIM NOLAN SUCCESSFULLY REZONED BY A RECLASSIFICATION CASE, THE NORTHEAST CORNER OF YORK AND RIDGELY ROADS, PRIOR TO 1971.

THE CASE WAS A SUCCESSFUL EFFORT TO PLACE A FORD MOTOR COMPANY DEALERSHIP ON THE SITE. THAT CASE WAS SUCCESSFUL, IN LARGE PART, BECAUSE THE ENTIRE STRETCH OF YORK ROAD HAD CHANGED SINCE THE AREA WAS LAST ZONED A NUMBER OF YEARS BEFORE. WE WERE ABLE TO SHOW NUMEROUS CHANGES ALONG BOTH SIDES OF YORK ROAD IN THIS AREA.

CHANGE IN THE NEIGHBOR HOOD IS ONE GROUND FOR PIECEMEAL ZONING CHANGES IN MARYLAND AND THE OTHER IS ERROR IN THE ORIGINAL ZONING PLACEMENT BY THE COMPETENT ZONING ENTITY.

WITH QUADRENNIAL ZONING IN BALTIMORE COUNTY, CHANGE IN THE NEIGHBORHOOD IS GREATLY REDUCED, IN THE SHORT PERIOD OF FOUR YEARS NOT MUCH HAPPENS; AND MISTAKE IS HARDER TO SHOW BECAUSE PROPERTIES ARE CLOSELY REVIEWED BY THE PLANNING STAFF, PLANNING BOARD AND COUNTY COUNCIL IN A YEAR LONG PUBLIC PROCESS EVERY FOUR YEARS.

BILL 100 IN 1970 AND THE NEW ZONES

BILL 100 WAS THE SOURCE OF THE THEN NEW, DR ZONES IN 1971, REPLACING THE 1945, RA, RG, R6, R10, R20 AND R40 RESIDENTIAL ZONES.

THIS WITNESS WAS A PARTICIPANT IN THE 1971 MAPPING PROCESS, HAVING BEEN ADMIITED TO THE MARYLAND BAR IN 1965. AS THE NEW TESTAMENT SAYS THERE WAS "MUCH GRINDING AND GNASHING OF TEETH" THROUGHOUT AND, PARTICULARLY' AFTER THE PROCESS IN 1971.

THE COUCIL IN 1971 HAD A SOMEWHAT BLANK SLATE, WITH NEW DR ZONES PARTICULARLY IN THE RESIDENTIAL AREAS, AND EVEN MORE SO IN WATERFRONT COMMUNITIES, PRIMARLY IN THE SIXTH AND SEVENTH COUNCIL DISTRICTS.

THE LARGER BAY ESTUARIES IN PLAY WERE BEAR CREEK IN DUNDALK, BACK RIVER UP ITS ENTIRE LENGTH TO PULASKI HIGHWAY AND MIDDLE RIVER FROM MARTINS TO THE BAY. **(14)**

BACK RIVER AND EDGEMERE NINETY YEARS AGO

BACK RIVER IN 1926 WAS A MUCH DIFFERENT WATERWAY THAN IT IS TODAY. AFTER WORLD WAR I, ABEL WOLMAN, A WORLD FAMED SANITARIAN, (FOR WHOM THE CITY PUBLIC WORKS BUILDING IS NAMED) WAS STRIVING TO SEWER BALTIMORE CITY. ONE OF THESE EFFORTS REQUIRED THE BACK RIVER SEWERABGE TREATMENT PLANT ON EASTERN AVENUE IN ESSEX. IT WAS SUSTAINED BY THE COURT OF APPEALS IN 1921 OR SO.

IN 1918, BALTIMORE CITY REDREW ITS BOUNDARIES TO THE WEST, NORTH AND EAST, MOVING OUT FREDERICK ROAD, TAKING IN MOST OF MOUNT WASHINGTON(WHERE THIS WITNESS LIVES)AND GENERALLY EXPANDING THE CITY AS IT HAD GROWN FROM COLONIAL TIMES TO POST WORLD WAR I

IN 1952, WHEN THIS WTNESS MOVED TO THE BALTIMORE AREA, THE CITY WAS IN THE ASCENDANT WITH ABOUT 930,000 RESIDENTS, AS COMPARED TO ABOUT 630,000 TODAY.

THE CITY HAS DISPERSED MANY OF ITS RESIDENTS TO HOWARD COUNTY, CARROL COUNTY, YORK COUNTY, HARFORD COUNTY AND ANN ARUNDEL COUNTY, AND EVEN FURTHER. TODAY BALTIMORE COUNTY IS ALMOST 100 YEARS FROM THE 1918 CITY EXPANSION; AND THE COUNTY HAS ABSORBED MUCH OF THE DIASPORA FROM BALTIMORE CITY.

EDGEMERE IN 1926

IN 1926, MANY SPARROWS POINT WORKERS COMMUTED TO WORK VIA A STREETCAR LINE FROM THE CITY. THE POINT WAS ALSO SERVED BY NORTH POINT ROAD. OF COURSE, THERE WAS NO BELTWAY, KEY BRIDGE AND OTHER MEANS OF HIGHWAY TRANSIT UNTIL WELL INTO THE 1970'S. AUTOMOBILES WERE JUST BEGINNING TO CHANGE TRAVEL TO WORK AND OTHER DESTINATIONS IN THE 1920'S. THE STATE ROADS COMMISION DATES FROM 1901 OR SO.

HENRY FORD AND OTHERS CHANGED AMERICA AND THE WORLD FOREVER.

IN 1926, EDGEMERE WAS JUST UNFOLDING, HENCE THE LYNCH POINT PLAT WITH 50 FOOT AND 25 FOOT LOTS ON THE INTERIOR WHICH REQUIRED AS TO 25

FOOT LOTS ASSEMBLY INTO BUILDING LOTS. THERE ARE 75 FOOT LOTS, NOW COMMERCIAL LOTS ALONG NORTH POINT ROAD ON THE LYNCH POINT PLAT.

PER ONE SOURCE, THE SPINE OF EDGEMERE, NORTH POINT ROAD IS AT ABOUT ELEVATION 20 ABOVE SEA LEVEL, IN MARYLAND LINE, THE MASON DIXIE LINE, MARYLAND/ PENNSYLVANIA BORDER, THE ELEVATION IS ON THE ORDER OF 800 FEET ELEVATION ABOVE SEA LEVEL.

DURING THE 22 YEAR WINDOW FOR R6 DEVELOPMENT FROM PUBLIC SEWER IN 1949 TO THE NEW DR 5.5 ZONE ON THE 1971 MAPS, UNDOUBTEDLY MOST OF THE RIVER VIEW DRIVE ROAD 50 FOOT, R6 LOTS WERE DEVELOPED WITH SINGLE FAMILY HOMES, INCLUDING 3108 IN 1950.

UNFORTUNATELY, THE VAUGHANS MISSED THE BOAT ON LOT 13, 3108A, IN 1971. "MANY ARE CALLED, BUT FEW ARE CHOSEN." EVERYONE ELSE FROM 3100 TO 3210 MADE THE CUT, **IN THIS CASE, ONLY THE VAUGHANS REALLY LOST OUT AS TO LOT 13, 3108A.**

WE WILL NEVER KNOW WHAT, IF ANYTHING, THE PUGHS DID AS TO 3108A DURING THEIR OWNERSHIP, BUT THERE ARE NO OTHER ZONING CASES SHOWN FROM 3100 TO 3210 IN THE COUNTY RECORDS.

UNLIKE **MUELLER**, SUPRA, WHERE SOME LOT OWNERS HAD MERGED TWO LOTS INTO ONE, IT DOES NOT APPEAR THAT SUCH MERGERS HAVE PLAYED ANY PART HERE ALONG RIVER VIEW DRIVE ROAD. COUNSEL AND THIS WITNESS INSPECTED THIS AREA IN THE FIELD ON JULY 29TH AND NO SUCH STRADDLING OF LOTS WAS NOTED, NOR TO BE SEEN. NOR DO THE STREET ADDRESSES INDICATE SUCH LOT MERGER. SEE THE SITE PLANS.

SOME OTHER CASES

AS TO MERGER, JUDGE CATHEL AND THE COURT OF SPECIAL APPEALS, FOUND LOT MERGER IN A MONTGOMERY COUNTY SITUATION WHERE THE LOT OWNER HAD BUILT AN IN GROUND SWIMMING POOL ON THE DEPENDENT LOT. **"REMES V. MONTGOMERY COUNTY," 387 MD. 52. (2005).** **(16)**

AGAIN AS TO MERGER OR INCLUSION, SEE "**FRIENDS OF THE RIDGE V. BG&E CO." 352 MD. 645, 724 A 2ND 34 (1999),** INVOLVING THE INCORPORATION OF ADDITIONAL PARCELS INTO SUBSTATION USE NEAR MAYS CHAPEL.

ON THE ISSUE OF UNIQENESS, SEE **RIFFIN 137 Md. App. 922, (1999)**;AND **TRINITY ASSEMBLY OF GOD, 178 Md. App. 232, (2008),** WHERIN THE CHURCH ON *JOPPA ROAD AT THE BELTWAY SOUGHT A SIGN VARIANCE UNDER THE NEW* EXPANDED SIGN REGULATIONS. THE VARIANCE WAS SOUGHT A NEW, LARGE ELECTRONIC CHANGING TEXT SIGN; AND THE COURT FOUND THE CHURCH PROPERTY ON JOPPA ROAD AT THE BELTWAY WAS **NOT UNIQUE**, SO AS TO MEET THE REQUIREMENTS UNDER SECTION307.1 OF THE REGULATIONS.

THIS WITNESS FORMELY VOTED THERE AT TRINITY ASSEMBLY OF GOD, WHILE LIVING IN SEMINARY RIDGE.

IN THE" **UMERLY CASE", 108 Md. App 232 (1996**), AGAIN, THE COURT FOUND THE PROPERTY ON PHILADELPHIA ROAD WAS NOT UNIQUE.

AS FOR **"CROMWELL V WARD",** SUPRA, THE MAIN CASE FAILED ON THE INABILITY OF THE ZONING OFFICE UNDER THE BCZR SIGNING A PERMIT WHICH WAS INADVERTENTLY LATER FOUND TO BE ERRONEOUS. A CLERK AT THE ZONING DESK HAD INCORRECTLY ISSUED THE BUILDING PERMIT, WHEN HE HAD NO SUCH POWER.IT WAS INEFFECTIVE AND" ULTRA VIRES", DESPITE THE FACT THAT THE BUILDING, A TWO BAY GARAGE, WITH A WINE CELLAR BENEATH AND A STORAGE AREA UNDER THE ROOF, HAD BEEN FULLY COMPLETED FOR A YEAR, NOR WAS THERE ANY DEFENSE OF ESTOPPEL AVAILABLE.

THE CASE COULD HAVE BEEN SETTLED BY A CASH PAYMENT TO THE CROMWELLS!

NOW THE WILLIAMS' AND THE CONTRACT PURCHASER BARRY KOLUCH FOR 3108A, ASK TO BUILD THE LAST HOUSE ON ANY LAND AVAILABLE FROM 3100 TO 3210 RIVER VIEW DRIVE ROAD. **(17)**

THE WILLIAMS REQUESTS FOR 3108 WOULD MAKE THE LOT AND HOUSE CONFORMING, UNLIKE ALL OF THE 50 FOOT PLATTED AND DEVELOPED, UNDER THE PREVIOUS R6, NOW DR 5.5 DEVELOPED LOTS ON RIVER VIEW DRIVE ROAD FROM 3100 TO 3210.

BARRY KOLUCH HAS SUCCESSFULLY DONE SUCH DEVELOPMENT ON HIS OWN LOT AT 6920 RIVER ROAD, AND SEEKS TO REPEAT HERE AT 3108A.

IF DEVELOPMENT AS REQUESTED IS PERMITTED PURSUANT TO THE REQUESTED VARIANCES, CRITICAL AREA COMPLIANCE WILL BE ADDRESED AS A PART OF THE PERMIT PROCESS. FOR INSTANCE, RAIN BARRELS CAN BE USED ON THE NEW DOWNSPOUTS ON 3108A.

THIS PART OF LYNCH POINT WILL BE COMPETED BY DEVELOPMENT OF 3108A, AND NO ONE WILL SUFFER ANY HARM FROM THIS RELIEF, ON THE CONTRARY 1308A WILL BE DEVELOPED AS ARE ALL OF THE OTHERS FROM 3100 TO 3210.

ON THE OTHER HAND, IF RELIEF IS NOT GRANTED, 3108A WILL REMAIN AN UNDEVELOPED ORPHAN LOT TO THE DETRIMENT OF THE WILLIAMS, THE KOLUCHS, AND THE ENTIRE NEIGHBORHOOD.

THE SPECIAL EXCEPTIONS, SUCH AS SHELLFISH OPERATIONS WOULD NOT BE APPROPRIATE HERE IN THIS PURELY RESIDENTIAL STRETCH ON A 50 FOOT LOT WHICH CANNOT PROVIDE THE NECESSARY PROTECTION TO EITHER 3108 OR 3110 RIVER VIEW DRIVE ROAD.

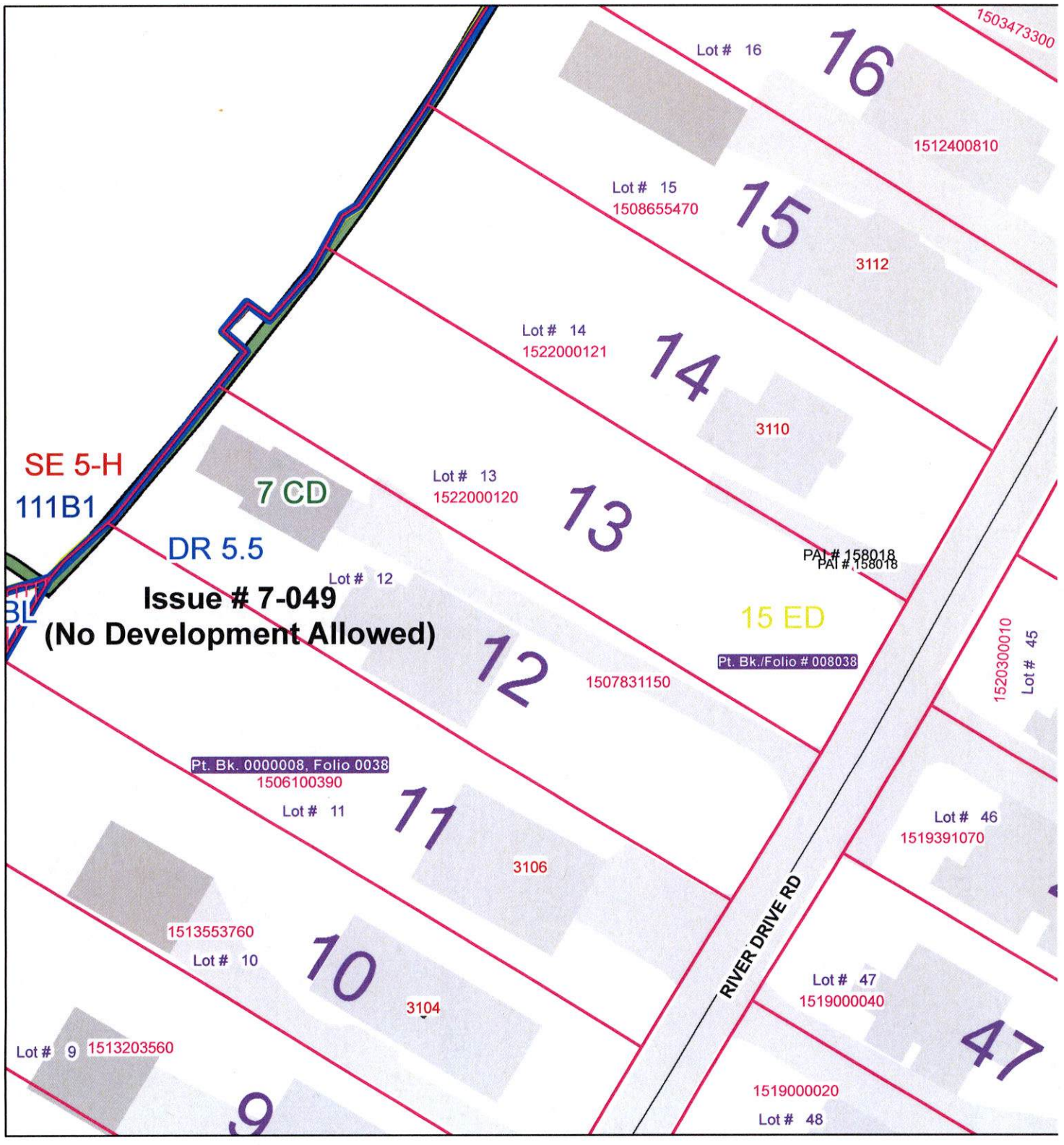
RESPECTFULLY SUBMITTED,

Newton A. Williams

NEWTON A. WILLIAMS

(4670 WORDS)

3108A River Drive Road, Lot #13



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Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

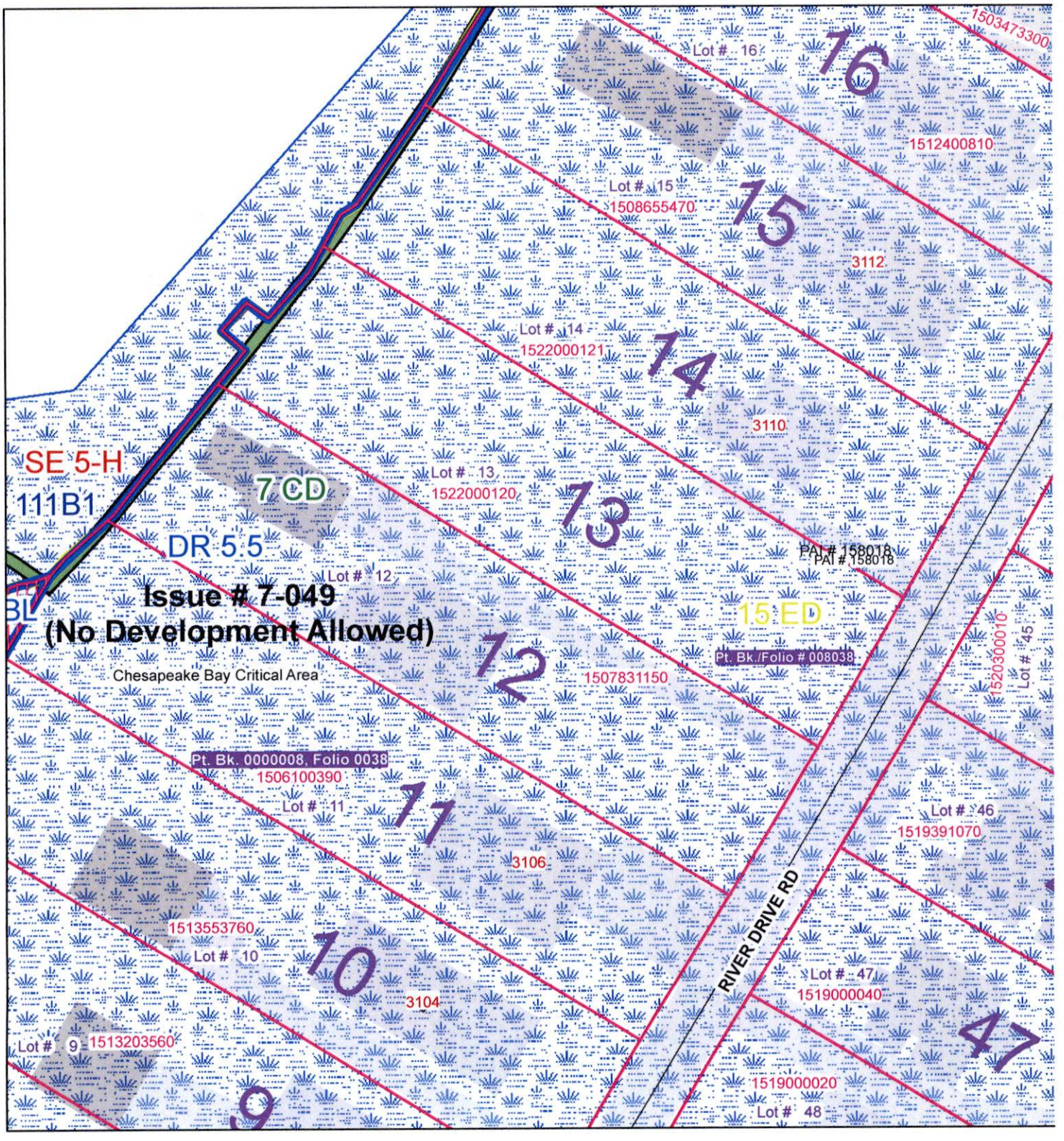
N W E S

0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0317

Chesapeake Bay Critical Area



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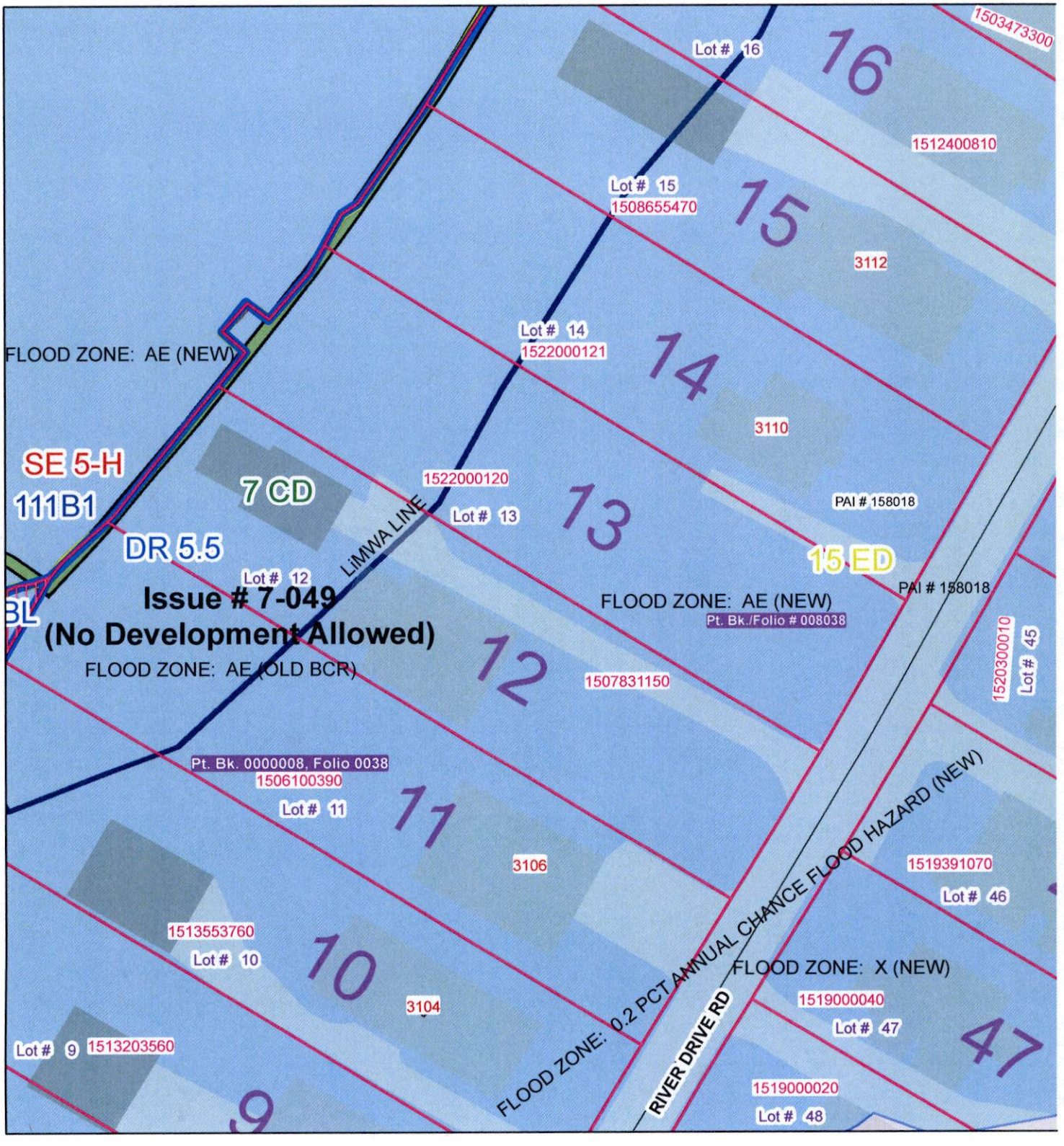
Item #0317

Flood Hazard Area (FEMA)



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