

M E M O R A N D U M

DATE: December 16, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0074-A- Appeal Period Expired

The appeal period for the above-referenced case expired on December 15, 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

(1041-1043 Chester Road)
15th Election District
6th Council District
Jeremy E. & Kimberly M. Lauer
Legal Owners

Petitioners

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0074-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Jeremy & Kimberly Lauer, owners of the subject property ("Petitioners"). The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) to permit a proposed replacement single-family dwelling to have side yard setbacks of 10 ft. and 10 ft. with a sum of 20 ft., in lieu of 10 ft. and 15 ft. with a sum of 25 ft. A site plan was marked as Petitioners' Exhibit 1.

Jeremy Lauer and Dave Billingsley appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Environmental Protection and Sustainability (DEPS).

The property is approximately 0.456 acres in size and is zoned DR 3.5. The property is improved with two single-family dwellings, known as 1041 and 1043 Chester Road, and is shown on the plat of Long Beach Estates. Petitioners propose to raze both of these dwellings and construct one new single-family dwelling on the property. To do so zoning relief is required.

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

ORDER RECEIVED FOR FILING

Date

11/15/16

By

sen

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

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

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

THEREFORE, IT IS ORDERED, this 15th day of November, **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.") to permit a proposed replacement single-family dwelling to have side yard setbacks of 10 ft. and 10 ft. with a sum of 20 ft., in lieu of the required 10 ft. and 15 ft. with a sum of 25 ft., be and is hereby GRANTED.

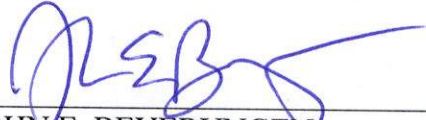
The relief granted herein shall be subject to the following:

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. Petitioners must prior to obtaining permits contact the Department of Public Works to determine the flood protection elevation for the property.
3. Petitioners must prior to obtaining permits comply with the Critical Area Regulations.

ORDER RECEIVED FOR FILING

Date 11/15/16
By Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 11/15/16
By slh



CBCA

PETITION FOR ZONING HEARING(S)

A1001

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 1041-1043 CHESTER ROAD which is presently zoned DR 3.5Deed References: 37529/493 & 34844/351 10 Digit Tax Account # 1506571300Property Owner(s) Printed Name(s) JEREMY E. LAUER 1518475410KIMBERLY M. LAUER(SELECT THE HEARING(S) BY MARKING ☒ 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 replacement single family dwelling to have side yard setbacks of 10 feet and 10 feet, with a summation of 20 feet, in lieu of the required 10 feet and 15 feet, summation of 25 feet.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

JEREMY E. LAUER

KIMBERLY M. LAUER

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

9404 GEORGIA BELL DR. PERRY HALL, MD

Mailing Address

City

State

21128 410-530-0362

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name – Type or Print

Signature

601 CHARWOOD ST EDGEWOOD, MD.

Mailing Address

City

State

21040 410-679-8713 dwh0209@yahoo.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2017-0074-A

Filing Date 9/14/16

Do Not Schedule Dates:

Reviewer R.D.

REV. 10/4/11

100A

Copy

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 12-14-2000 BY 60322 UCBAW

ZONING DESCRIPTION

1041 – 1043 CHESTER ROAD

Beginning for the same at a point on the northeast side of Chester Road (30 feet wide) distant 945 feet northeasterly from its intersection with the center of Chesapeake Avenue, thence:

1. 90 feet northeasterly along the east side of Chester Road
2. S 69° 09' E 223 feet to Cold Spring Cove
3. 90 feet southwesterly along Cold Spring Cove and
4. N 69° 09' W 218 feet to the place of beginning.

Containing 19,845 square feet or 0.456 acre of land, more or less

Being known as 1041 and 1043 Chester Road. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Md.

Being part of lot 245, lot 246, and part of lot 247 of Long Beach Estates as recorded in Baltimore County Plat Book 3, Folio 178.

Item #0074



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 4525969

Sold To:

Jeremy Lauer - CU00347844
9404 Georgia Belle Dr
Perry Hall, MD 21128

Bill To:

Jeremy Lauer - CU00347844
9404 Georgia Belle Dr
Perry Hall, MD 21128

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

Oct 20, 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 # 2017-0074-A
10411043 Chester Road
E/s Chester Road, 945 ft. NE of Chesapeake Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s) Jeremy & Kimberly Lauer

Variance: to permit a proposed replacement single family dwelling to have side yard setbacks of 10 feet and 10 feet, with a summation of 20 feet, in lieu of the required 10 feet and 15 feet, summation of 25 feet.

Hearing Thursday, November 10, 2016 at 11:00 a.m. in Room 105, 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 Hearing Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

10/083 Oct. 20 4525969

CERTIFICATE OF POSTING

Date: OCTOBER 20, 2016

RE: Project Name: 1041 - 1043 CHESTER ROAD
Case Number /PAI Number: 2017-0074-A
Petitioner/Developer: JEREMY LAUER
Date of Hearing/Closing: NOVEMBER 10, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 10410-1043 CHESTER ROAD

The sign(s) were posted on OCTOBER 20, 2016
(Month, Day, Year)

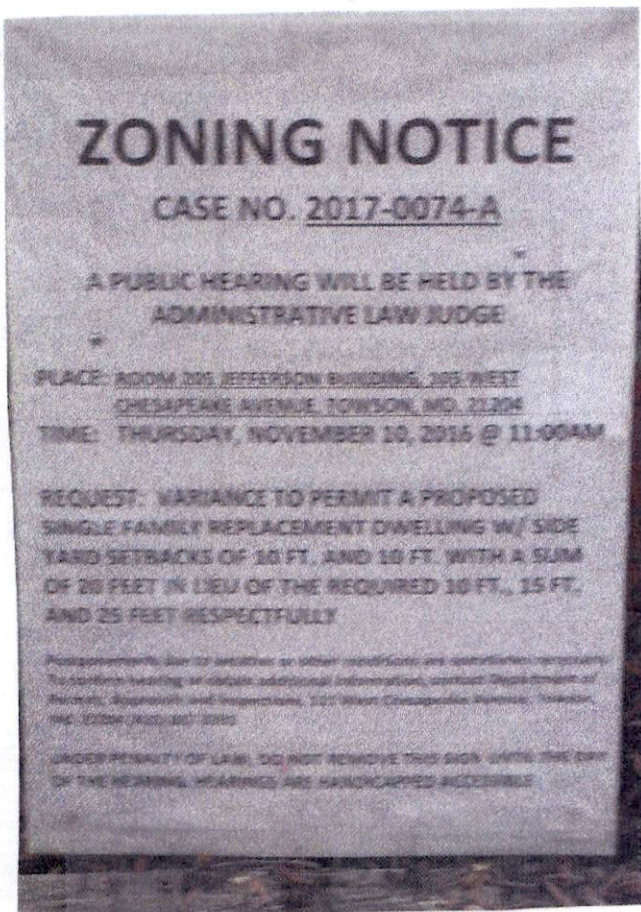
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)





KEVIN KAMENETZ
County Executive

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

October 3, 2016

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1041-1043 Chester Road
E/s Chester Road, 945 ft. NE of Chesapeake Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Jeremy & Kimberly Lauer

Variance to permit a proposed replacement single family dwelling to have side yard setbacks of 10 feet and 10 feet, with a summation of 20 feet, in lieu of the required 10 feet and 15 feet, summation of 25 feet.

Hearing: Thursday, November 10, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Lauer, 9404 Georgia Bell Drive, Perry Hall 21128
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 21, 2016.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 20, 2016 Issue - Jeffersonian

Please forward billing to:
Jeremy Lauer
9404 Georgia Bell Drive
Baltimore, MD 21128

410-679-8719

NOTICE OF ZONING HEARING

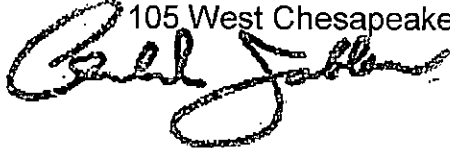
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1041-1043 Chester Road; E/S Chester Road, *
945' NE of Chesapeake Avenue * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Jeremy & Kimberly Lauer * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-074-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
SEP 19 2016

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 19th day of September, 2016, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, MD 21040, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

Revised 7/9/2015

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

NO 144013

Date: 9/14/16

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

Total: \$ 75.00

Rec From: T + K Lauer

For: Zoning Hearing - case # 2017-0074-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME INM
 9/14/2016 9/14/2016 09:20:03 1

REG USD1 WALKIN LJR
 RECEIPT # 680541 9/14/2016 OFLN
 Dept S 528 ZONING VERIFICATION
 CR NO. 144013

Recpt Tot \$75.00
 \$75.00 CR \$0.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

November 3, 2016

Jeremy E & Kimberly M Lauer
9404 Georgia Bell Drive
Perry Hall MD 21128

RE: Case Number: 2017-0074 A, Address: 1041-1043 Chester Road

Dear Mr. & Ms. Lauer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 14, 2016. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

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



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

Date: 9/19/16

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. 2017-0074-A

Variance
Jeremy E. & Kimberly M. Laner
1041-1043 Chester 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,

A handwritten signature in black ink, appearing to read "Richard Zeller".

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: October 18, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-074

RECEIVED

OCT 19 2016

INFORMATION:

Property Address: 1041 – 1043 Chester Road
Petitioner: Jeremy E. Lauer, Kimberly M. Lauer
Zoning: DR 3.5
Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for variance to permit a single family dwelling to have side yard setbacks of 10 feet, with a sum of side yards of 20 feet in lieu of the required 10 feet, 15 feet and a sum of side yards of 25 feet respectively.

A site visit was conducted on September 28, 2016.

The Department of Planning has no objections to granting the petitioned zoning relief.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

11-10-16

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

SEP 26 2016



OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: September 26, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0074-A
Address 1041-1043 Chester Road
(Lauer Property)

Zoning Advisory Committee Meeting of September 26, 2016

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

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

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The applicant is proposing to construct a new dwelling with less side yard setbacks than permitted. The proposed dwelling is not within the 100-foot buffer. The lot is waterfront, and the proposed addition must meet all LDA requirements, including lot coverage limits and afforestation. Existing and proposed lot coverage information was not provided, but based on the lot acreage provided, the maximum lot coverage limit will be 31.25% (6,201.5 square feet), with mitigation required for the amount between 25% (4,961 square feet) and 31.25%. 6 trees are required to meet the afforestation requirement. If the lot coverage and afforestation requirements can be met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront. If the lot coverage and afforestation requirements will be met, then that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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;

If the lot coverage and afforestation requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: September 26, 2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For September 26, 2016
Item No. 2017-0074

DATE: September 28, 2016

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

Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0074-09262016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: October 18, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-074

INFORMATION:

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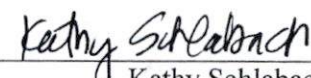
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: September 26, 2016

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Address 1041-1043 Chester Road
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If the lot coverage and afforestation requirements can be met, then the relief requested will be consistent with established land-use policies.

Reviewer: Regina Esslinger

Date: September 26, 2016

CASE NAME 1041-1043 CHESTER
CASE NUMBER 2017-0074-A
DATE 11/10/16

[illegible]

CASE NO. 2017-0074-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

9/28

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

C

9/26

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

C

10/18

FIRE DEPARTMENT

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

N/c

9/19

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/20/16

SIGN POSTING

Date:

10/20/16

by

Beelingsley

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

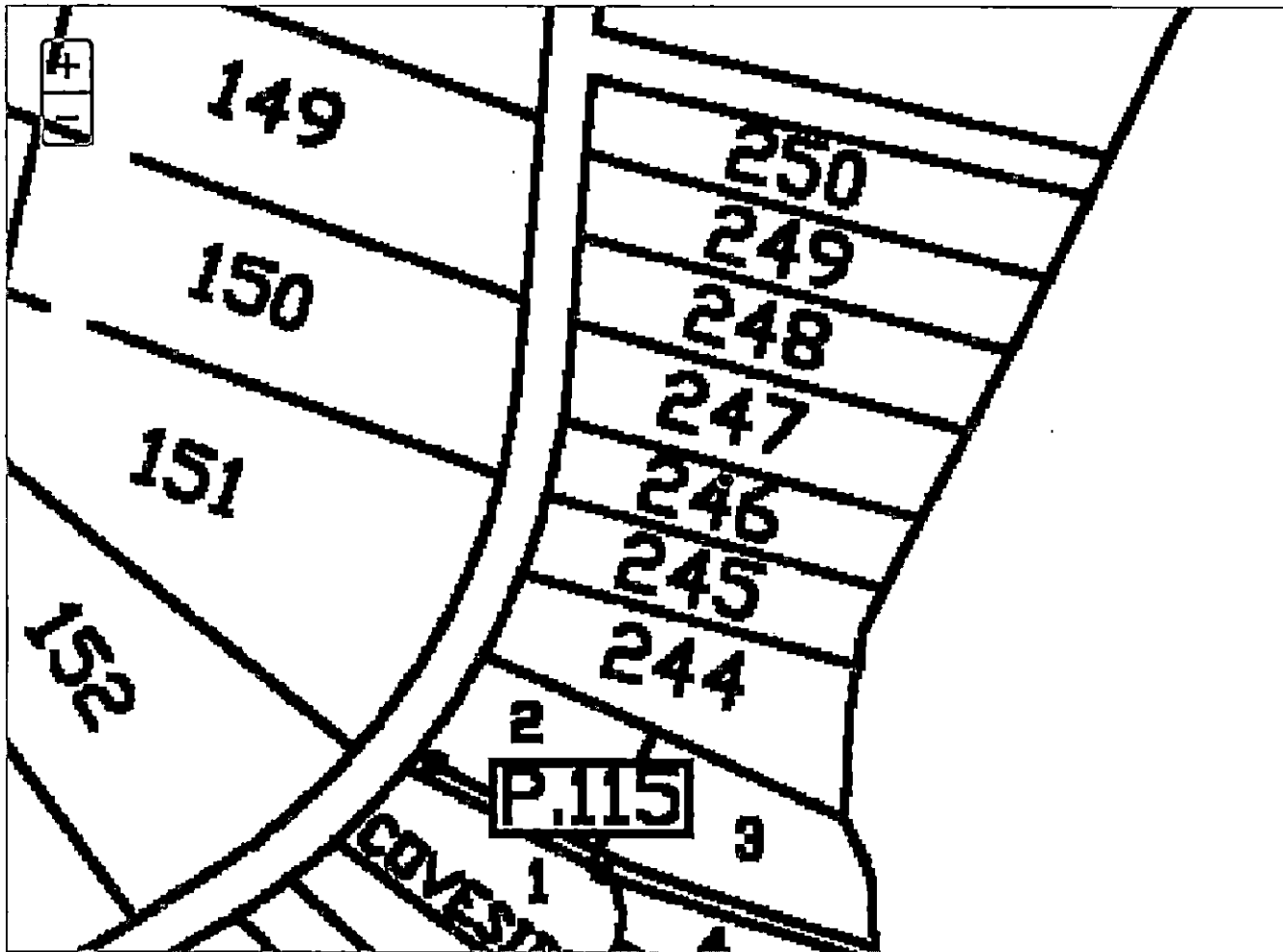
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1506571300			
Owner Information					
Owner Name:	LAUER JEREMY EARL LAUER KIMBERLY MARIE		Use:	RESIDENTIAL	
Mailing Address:	9404 GEORGIA BELL DR PERRY HALL MD 21128-0000		Principal Residence:	NO	
			Deed Reference:	/37259/ 00493	
Location & Structure Information					
Premises Address:		1041 CHESTER RD 0-0000 Waterfront		Legal Description:	PT LT 246,247 1041 CHESTER RD LONG BEACH ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0004	0203		0000	246
					Assessment Year:
					2015
					Plat No:
					Plat Ref: 0003/0178
Special Tax Areas:			Town:		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1949		600 SF			9,640 SF
					County Use
					34
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments	
				As of 07/01/2016	As of 07/01/2017
Land:		259,500	259,500		
Improvements		23,300	28,100		
Total:		282,800	287,600	286,000	287,600
Preferential Land:		0			0
Transfer Information					
Seller: KEPNER MARGARET		Date: 03/08/2016		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37259/ 00493		Deed2:	
Seller: KEPNER CHARLES E		Date: 08/28/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27289/ 00387		Deed2:	
Seller: FROST THOMAS		Date: 05/28/1980		Price: \$40,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06168/ 00558		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1506571300**

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.

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Property maps provided courtesy of the Maryland Department of Planning.

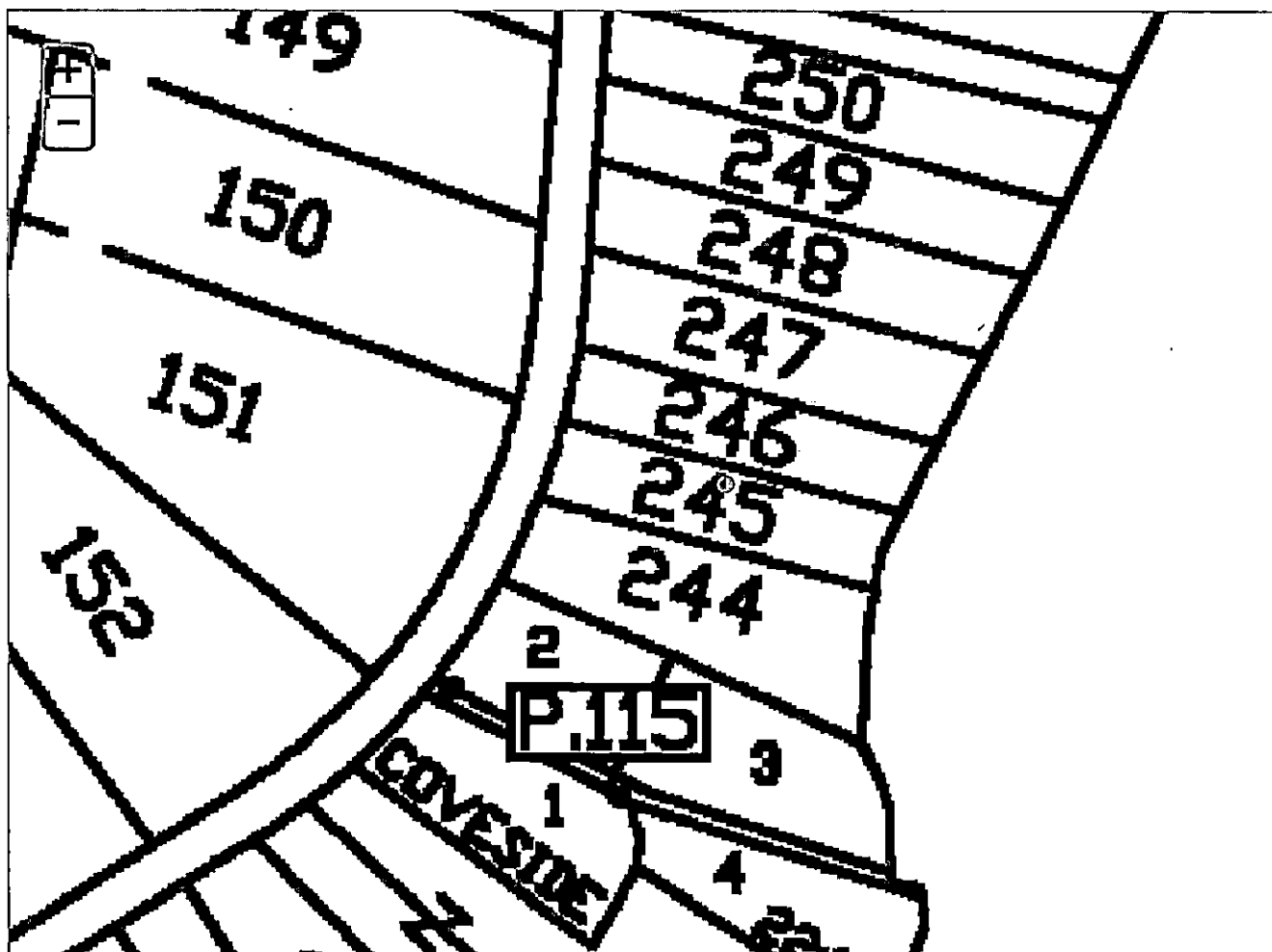
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

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 - 1518475410			
Owner Information					
Owner Name:		LAUER JEREMY		Use:	RESIDENTIAL
Mailing Address:		9404 GEORGIA BELL DR PERRY HALL MD 21128-		Principal Residence:	NO
				Deed Reference:	/34844/ 00351
Location & Structure Information					
Premises Address:		1043 CHESTER RD BALTIMORE 21220- Waterfront		Legal Description:	PT LT 245-246 WS COLD SPRING COVE LONG BEACH ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 3
0098	0004	0203		0000	245 2015 Plat Ref: 0004/ 0131
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1952		1,292 SF		Property Land Area 12,050 SF	
				County Use 34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		262,000	262,000		
Improvements		68,900	67,600		
Total:		330,900	329,600	329,600	329,600
Preferential Land:		0			0
Transfer Information					
Seller: LAUER BRUCE		Date: 04/09/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /34844/ 00351		Deed2:	
Seller: LAUER STANLEY		Date: 02/28/1991		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08722/ 00458		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2016	07/01/2017	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore CountyNew Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **15** Account Number: **1518475410**

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PETITIONER'S EXHIBITS

Sen
11-15-16
12-16-16

**1041 – 1043 CHESTER ROAD
CASE NO. 2017-0074-A**

1. PLAT TO ACCOMPANY PETITION DATED JULY 9, 2016 (NO CHANGES)
2. SDAT REAL PROPERTY DATA SEARCH FOR 1043 CHESTER ROAD
3. SDAT REAL PROPERTY DATA SEARCH FOR 1041 CHESTER ROAD
4. PORTION OF TAX MAP 0098
5. DEED OF RECORD FOR 1043 CHESTER ROAD L.34844 F.351 FEBRUARY 4, 2014
6. DEED OF RECORD FOR 1041 CHESTER ROAD L.37259 F.493 MARCH 1, 2016
7. AERIAL PHOTO
- 8a – 8f. PHOTOS
9. BUILDING ELEVATIONS

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1518475410			
Owner Information					
Owner Name:		LAUER LILLIAN M		Use: RESIDENTIAL	
Mailing Address:		10406 BIRD RIVER RD BALTIMORE MD 21220-1508		Principal Residence: NO Deed Reference: /34844/ 00351	
Location & Structure Information					
Premises Address:		1043 CHESTER RD BALTIMORE 21220- Waterfront		Legal Description: PT LT 245-246 WS COLD SPRING COVE LONG BEACH ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 3
0098	0004	0203		0000	245 2015 Plat 0004/0131
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1952		1,292 SF		12,050 SF	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	SIDING	1 full	
Value Information					
		Base Value		Phase-in Assessments	
		Value As of 01/01/2015		Value As of 07/01/2015	
Land:		262,000		262,000	
Improvements		68,900		67,600	
Total:		330,900		329,600	
Preferential Land:		0		0	
Transfer Information					
Seller: LAUER BRUCE		Date: 04/09/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /34844/ 00351		Deed2:	
Seller: LAUER STANLEY		Date: 02/28/1991		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08722/ 00458		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2015 07/01/2016	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00 0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

PETITIONER'S
EXHIBIT NO. 2

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1506571300			
Owner Information					
Owner Name:		LAUER JEREMY EARL LAUER KIMBERLY MARIE		Use: RESIDENTIAL Principal Residence: NO	
Mailing Address:		9404 GEORGIA BELL DR PERRY HALL MD 21128-0000		Deed Reference: /37259/ 00493	
Location & Structure Information					
Premises Address:		1041 CHESTER RD 0-0000 Waterfront		Legal Description: PT LT 246,247 1041 CHESTER RD LONG BEACH ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0004	0203		0000	246
				Assessment Year:	Plat No:
				2015	0003/0178
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1949	600 SF				9,640 SF
County Use	34				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		259,500	259,500		
Improvements		23,300	28,100		
Total:		282,800	287,600	284,400	286,000
Preferential Land:		0		0	
Transfer Information					
Seller: KEPNER MARGARET		Date: 03/08/2016		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37259/ 00493		Deed2:	
Seller: KEPNER CHARLES E		Date: 08/28/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27289/ 00387		Deed2:	
Seller: FROST THOMAS		Date: 05/28/1980		Price: \$40,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06168/ 00558		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

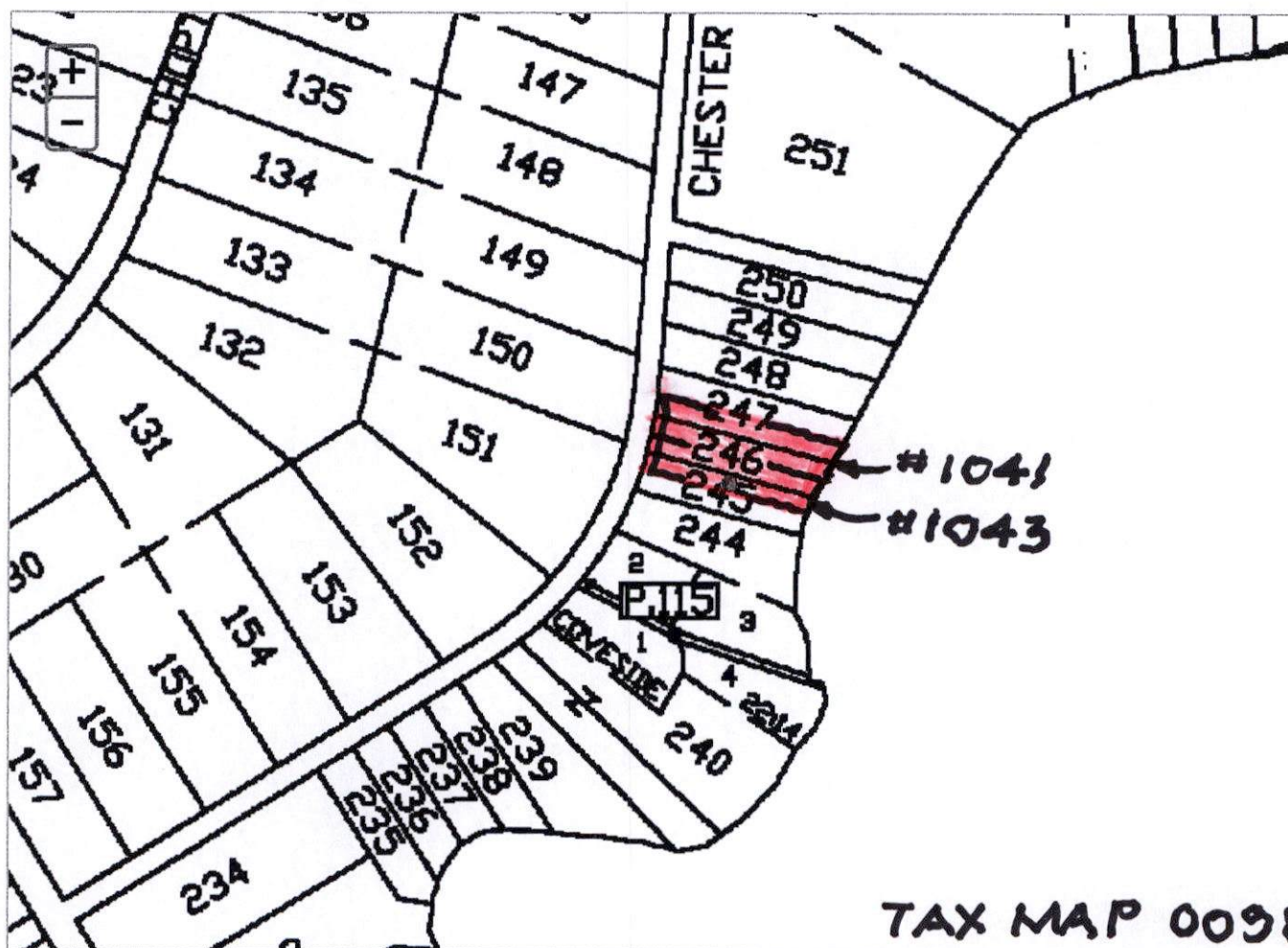
**PETITIONER'S
EXHIBIT NO. 3**

MAP 0038 P. 0203

Baltimore County

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

District: **15** Account Number: **1518475410**



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

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PETITIONER'S
EXHIBIT NO. **4**

PERSONAL REPRESENTATIVES DEED
 NO TITLE SEARCH, NO TITLE EXAMINATION
 NO CONSIDERATION
 LIFE ESTATE RETAINED WITH ~~THE~~ POWERS
 REMAINDER TO GRANDSON

Acct #: 15-18475410

DEED

THIS DEED, dated this 4TH day of FEBRUARY, 2014, from **LILLIAN M. LAUER**, Personal Representative of the Estate of Bruce Frederick Lauer, Grantor, to **LILLIAN M. LAUER, LIFE TENANT WITH FULL POWERS**, and upon her death to **JEREMY LAUER**, Remainderman.

Bruce F. Lauer, late of Baltimore County, Maryland, died on March 1, 2012, leaving a Will, which was admitted to probate by the Register of Wills for Baltimore County. The Will, devised the property described below to the Grantee.

Lillian M. Lauer, the Personal Representative of the Estate of Bruce F. Lauer, deceased, (Estate Docket No. 167625), has distributed the real property described below to the Grantee pursuant to the Second & Final Administration Account of the Estate filed by the Personal Representative and approved by the Orphans' Court of Baltimore County on October 16, 2013, and is executing this Deed of testamentary distribution to evidence the title of the Grantee.

The Grantor, for no consideration, grants, conveys and assigns, in fee simple, the herein described property unto **LILLIAN M. LAUER, LIFE TENANT WITH FULL POWERS**, her assigns, and upon her death to **JEREMY LAUER**, remainderman, his personal representative heirs and assigns, the property located in Baltimore County, Maryland, and described as follows:

BEGINNING for the same on the southeast side of Chester Road at the division line between Lot Nos. 245 and 246 on the Plat of Long Beach Estates recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3 folio 178 and running thence northeasterly binding on the southeast side of Chester Road, 30 feet to the end of the first line of a lot of ground secondly described in a deed from Helen M. Lyons and husband to James Adam Winterstein and wife, dated March 10, 1945, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1379, folio 214, and thence south 69 degrees 9 minutes east binding on the second line of said lot about 241 feet to the waters of Cold Spring Cove, thence southwesterly binding thereon about 50 feet to intersect a line drawn parallel with and 20 feet southerly at right angles from the aforesaid division line between Lots Nos. 245 and 246, and thence north 69 degrees 9 minutes west binding on said line so drawn about 248 feet to the southeast side of Chester Road, and thence northeasterly binding thereon, 20 feet to the place of beginning.

BEING and comprising a strip of land 30 feet wide part of and extending along the southern line of Lot No. 246 from the southeast side of Chester Road to Cold Spring Cove and

**PETITIONER'S
 EXHIBIT NO. 5**

another strip of land 20 feet wide part of and extending along the northern most outline of Lot No. 245 from the southeast side of Chester Road to Cold Spring Cove.

BEING the same lot of ground described in a Deed, dated December 18, 1990, and recorded among the Land Records of Baltimore County in Liber 8722, folio 458, was granted and conveyed by Stanley Lauer to Bruce Lauer.

SAVING AND EXCEPTING that lot of ground, which by Deed, dated March 12, 2003, and recorded among the Land Records of Baltimore County in Liber 17917, folio 672, wherein a utility easement was granted to Baltimore County.

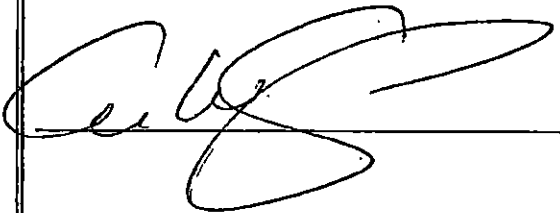
Together with all improvements thereon and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

To have and to hold the property hereby conveyed unto **LILLIAN M. LAUER**, life tenant, in fee simple, reserving unto **LILLIAN M. LAUER** a life estate in the property, with full powers, without liability for waste. The Grantor also reserves for the life of the life tenant, the right of the life tenant to mortgage the entire fee simple estate in the property, including the remainder granted herein, and to retain absolutely as her own all of the proceeds thereof.

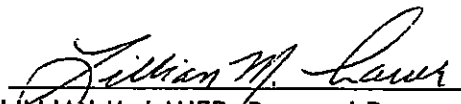
AND the Grantor covenants to warrant specially the property and to execute such further assurances of the property as may be requisite.

WITNESS the hand and seal of the Grantor.

WITNESS:



THE ESTATE OF BRUCE FREDERICK LAUER

 (SEAL)
LILLIAN M. LAUER, Personal Representative

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 4TH day of FEBRUARY, 2014, before me, a Notary Public of the aforesaid County and State, personally appeared **LILLIAN M. LAUER**, Personal Representative of The Estate of Bruce Frederick Lauer, known to me (or satisfactorily proven) to be the person who subscribed the within instrument for the purposes therein contained, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

File# 4016-00480

WHEN RECORDED RETURN TO:

Jeremy Earl Lauer and Kimberly Marie Lauer
9404 Georgia Bell Drive
Perry Hall, MD 21128

Parcel ID# 15-1506571300

Title Insurer: Title Resources Guaranty Company

LR - Deed (w Taxes)
Recording only \$120.00
Grantor/Grantee Name:
KEPNER/LAUER
Reference/Control #:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 825.00
LR - Non-Resident Tax
- linked 6,174
SubTotal: 7,059.00
Total: 7,059.38
03/08/2016 03:54 CC03-LL
#5721281 CC0301 -
Baltimore
County/CC03.01.06 -
Register 06

THIS DEED, Made this 1st day of March, 2016, by and between **Mary Beth Kepner and Kandice Ann Kepner**, parties of the first part, Grantors, and **Jeremy Earl Lauer and Kimberly Marie Lauer**, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of **One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00)** and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said parties of the second part, **as tenants by the entireties**, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate in **Baltimore County**, State of Maryland, and described as follows:

Beginning for the same on the east side of Chester Road at the distance of thirty feet northerly from the northwest corner of Lot No. 245 and running thence northerly along the east side of Chester Road forty feet to a point distant thirty feet southerly from the southwest corner of Lot No. 248 and running thence easterly of even width and irregular depth two hundred and seventy feet more or less to the waters of Cold Spring Cove a branch of Middle River, being the south twenty feet of Lot No. 247 and the north twenty feet of Lot No. 248 as laid out on a plat of Long Beach Estates recorded among the land records of Baltimore County in Plat Book Liber W.P.C. No. 3, folio 178.

FOR INFORMATIONAL PURPOSES ONLY: The improvements thereon are known as **No. 1041 Chester Road**.

BEING the same property which by Deed dated **January 7, 2008** and recorded among the Land Records of Baltimore County in **Liber 27289, folio 387**, was granted and conveyed by **Margaret Kepner also known as Margaret E. Kepner** unto **Margaret E. Kepner for life without powers, remainder to Mary Beth Kepner and Kandice Ann Kepner**. The said **Margaret E. Kepner** departed this life on or about **September 25, 2015**, thereby vesting title in **Mary Beth Kepne and Kandice Ann Kepner**, the Grantors herein.

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

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, **as tenants by the entireties**, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple.

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

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.

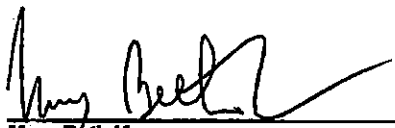
Lee M. Snyder, Esq.

**PETITIONER'S
EXHIBIT NO. 6**

WITNESS the hands and seals of the within Grantor:

WITNESS:


Monica Sian

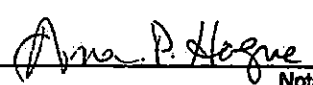


Mary Beth Kepner (SEAL)

STATE OF Alaska, CITY/COUNTY OF Anchorage, District 3, to wit:

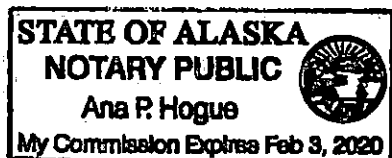
I HEREBY CERTIFY, That on this 26 day of February, 2016, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Mary Beth Kepner, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed the same in my presence, and acknowledged that she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.



Notary Public

My Commission Expires: February 3, 2020



Prepared by:
Mid-Atlantic Settlement Services LLC
10 North Park Drive, Suite 100
Hunt Valley, MD 21030
410-252-1208
File# 4016-00480



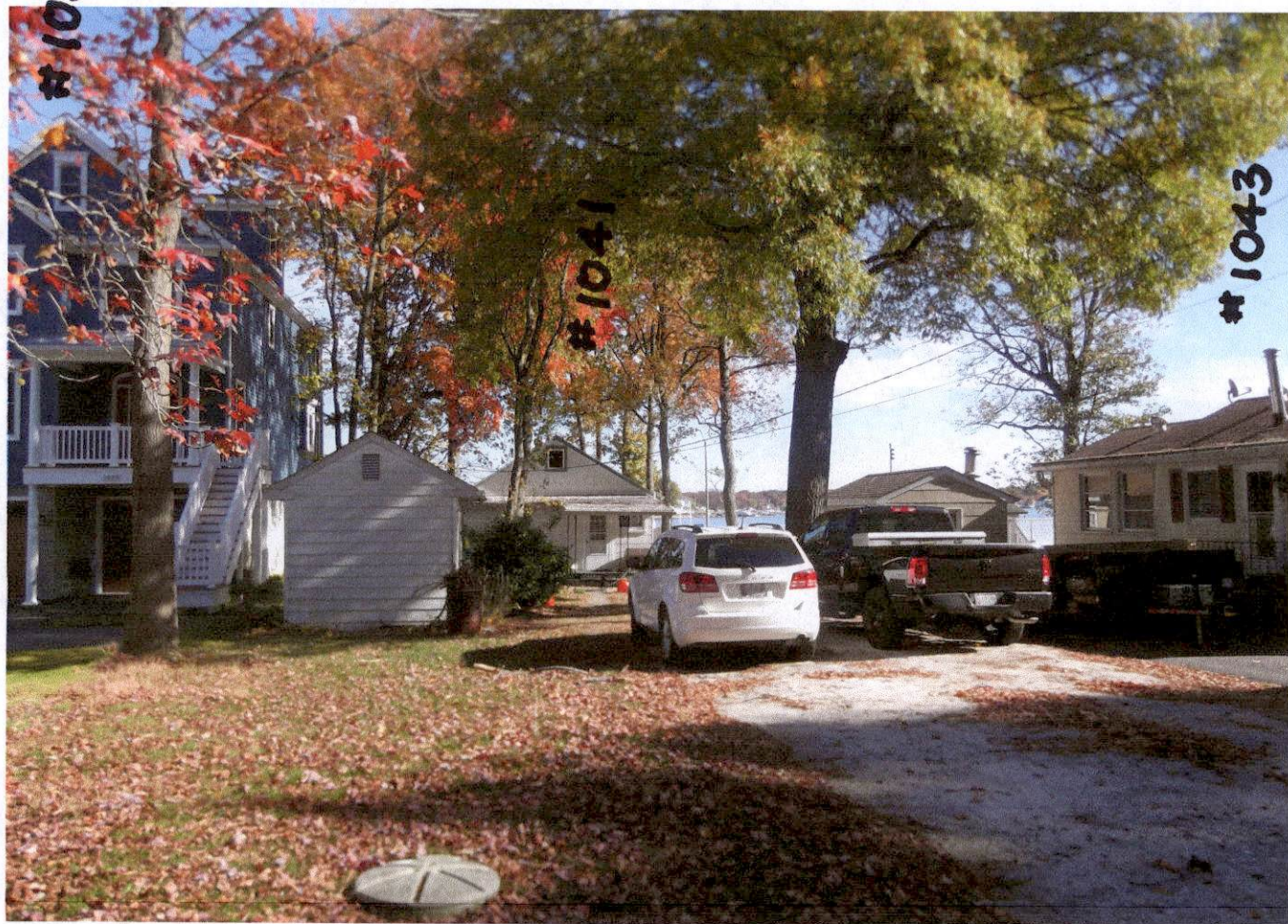
PETITIONER'S
EXHIBIT NO. 7

W1043 W1041

~~W1043 W1041~~



a



b

2001

2001

2001

2001

2001

2001

Q

Q



c



d

34014-4

34014-4

34014-4

34014-4

C

5



F



Q

2401 7

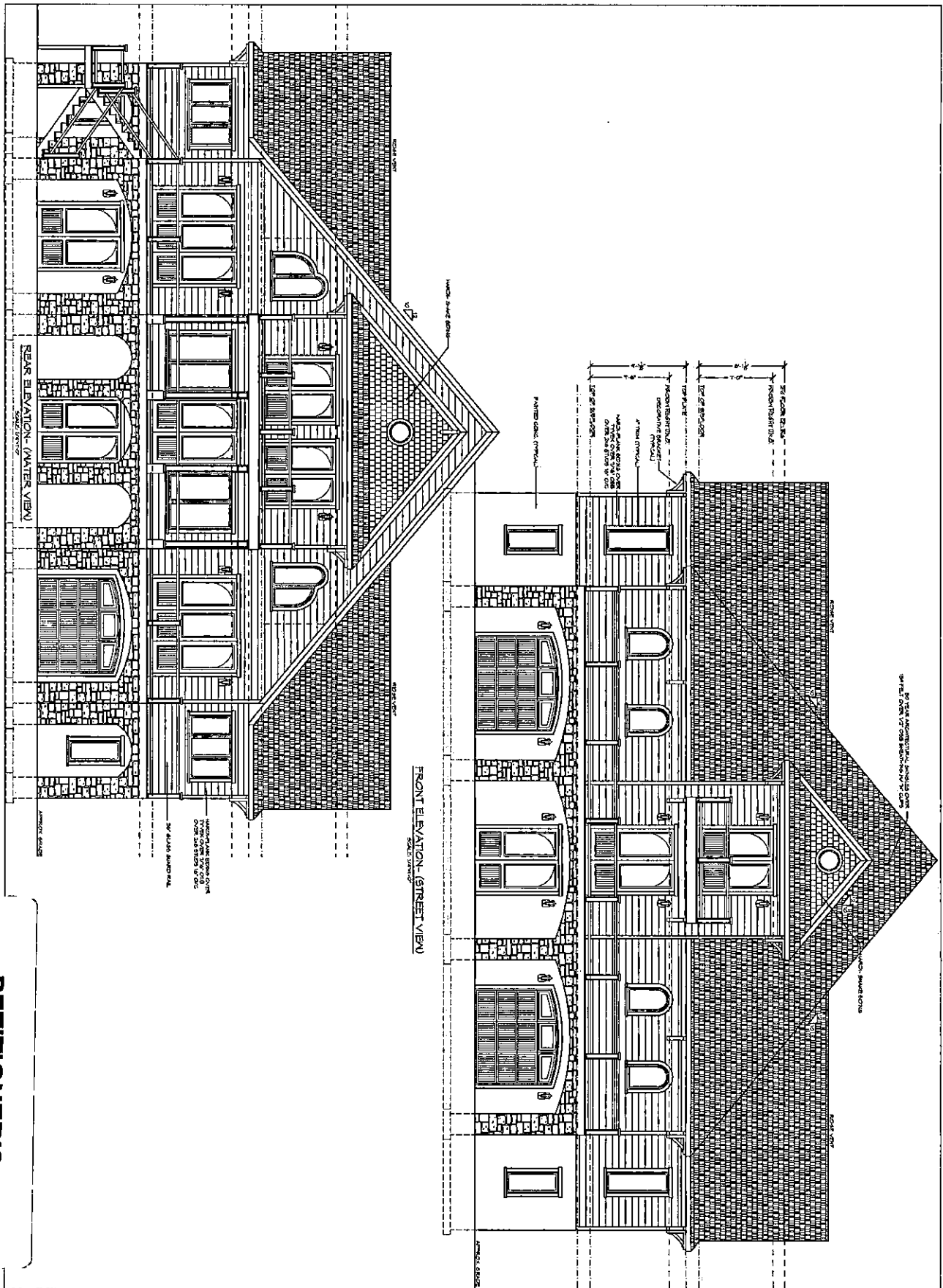
2401 7

2401 7

2401 7

2

7



THE LAUER RESIDENCE

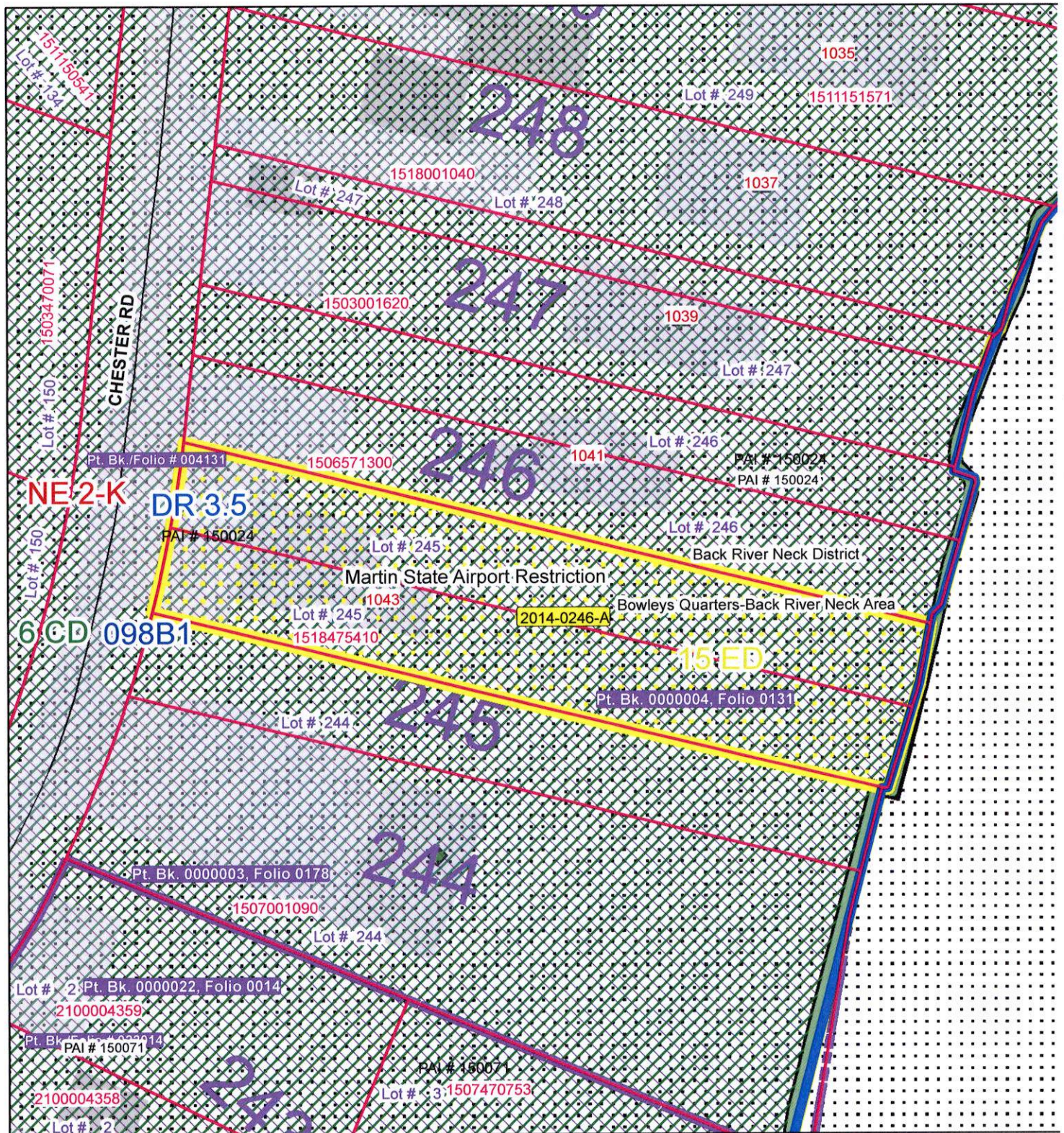
FILED LAUER RES.

SCALE AS NOTED
DATE: 05/2016
SHEET NO.: 34

GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FRANKSBURG, MD 21048
PHONE: 410-633-8329

PETITIONER'S
EXHIBIT NO. **9**

1011 & 1043 Chester Road



Publication Date: 9/14/2016



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

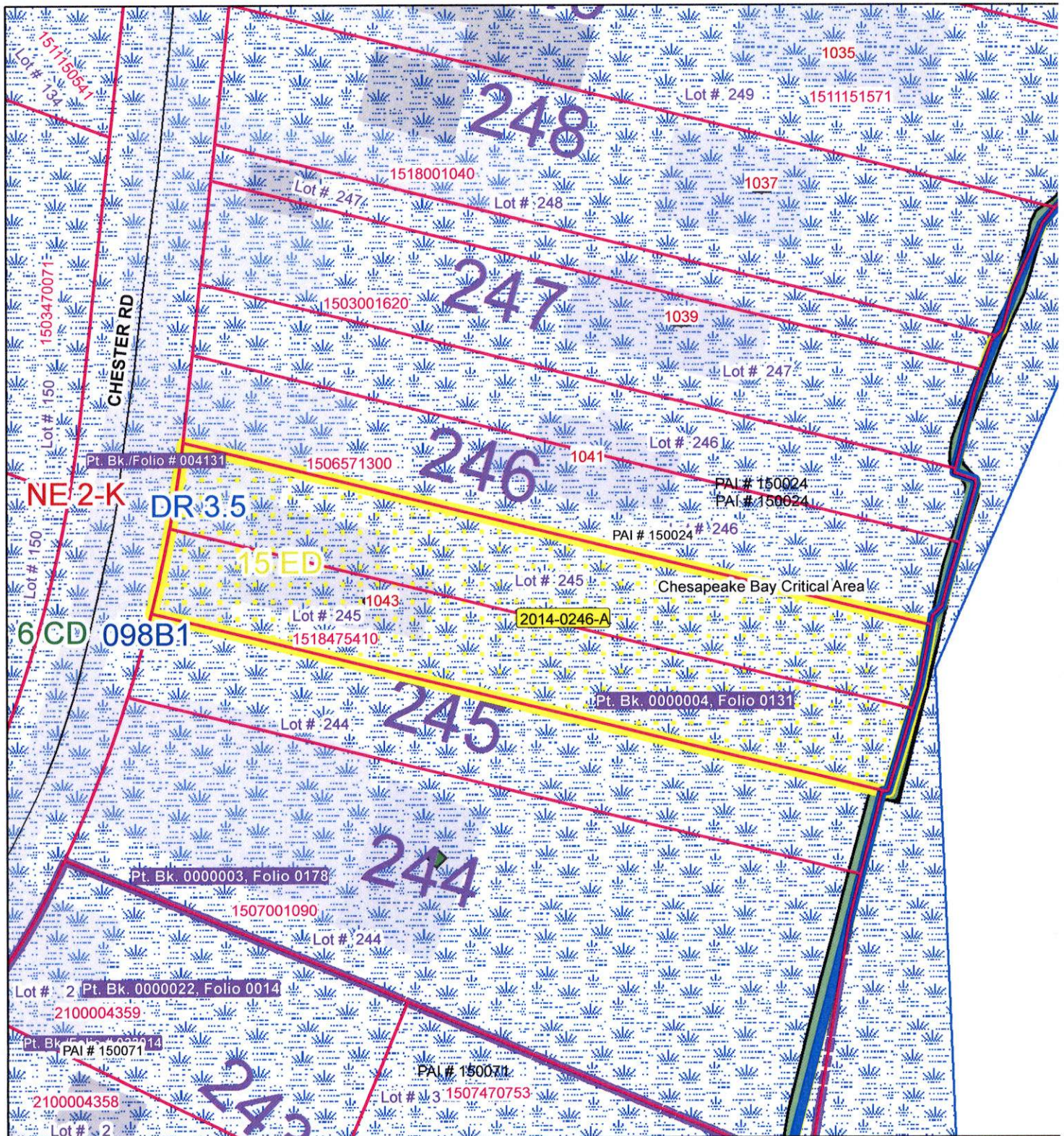


0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0074

Chesapeake Bay Critical Area



Publication Date: 9/14/2016



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

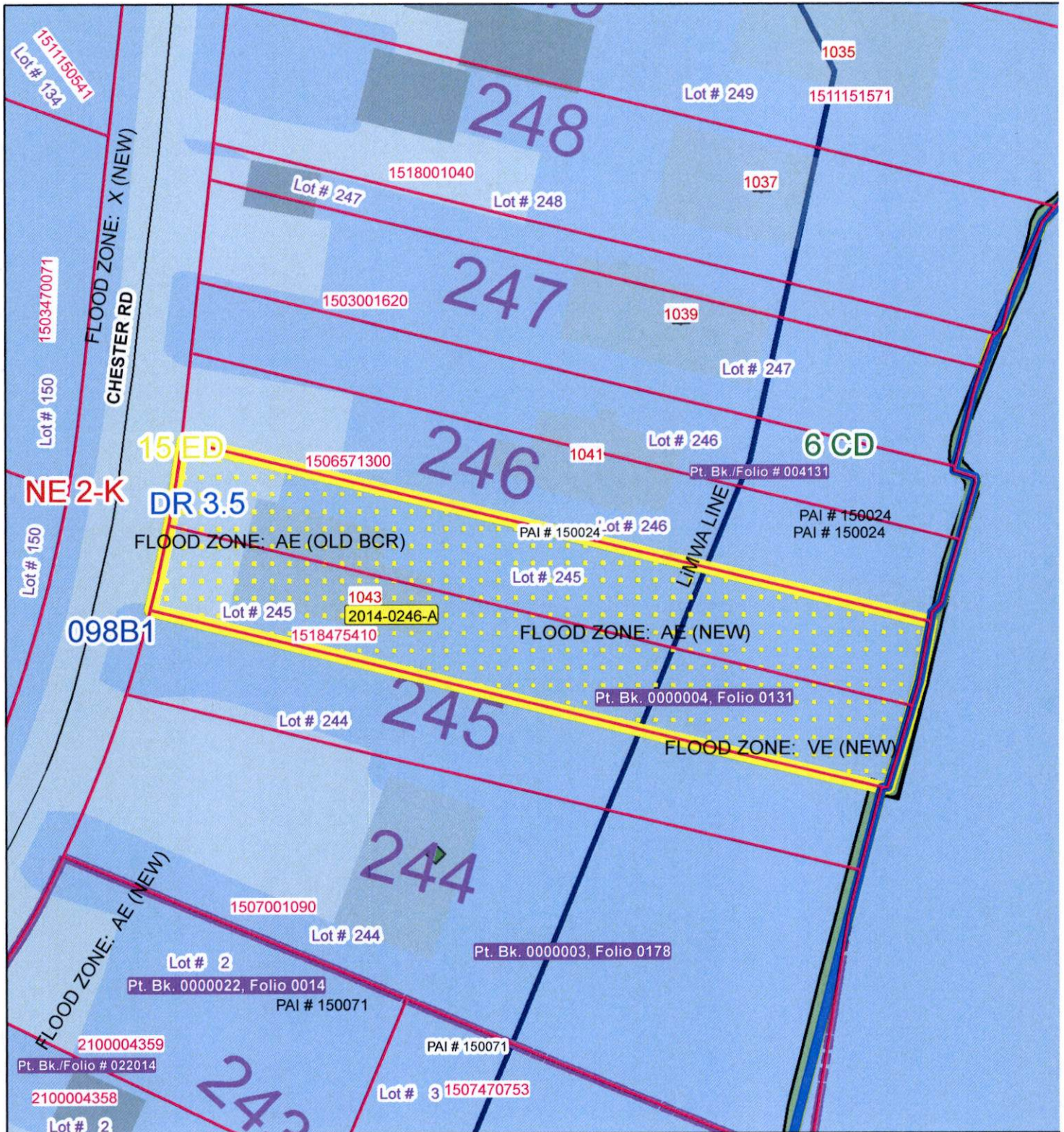


0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0074

Flood Hazard Area



Publication Date: 9/14/2016



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

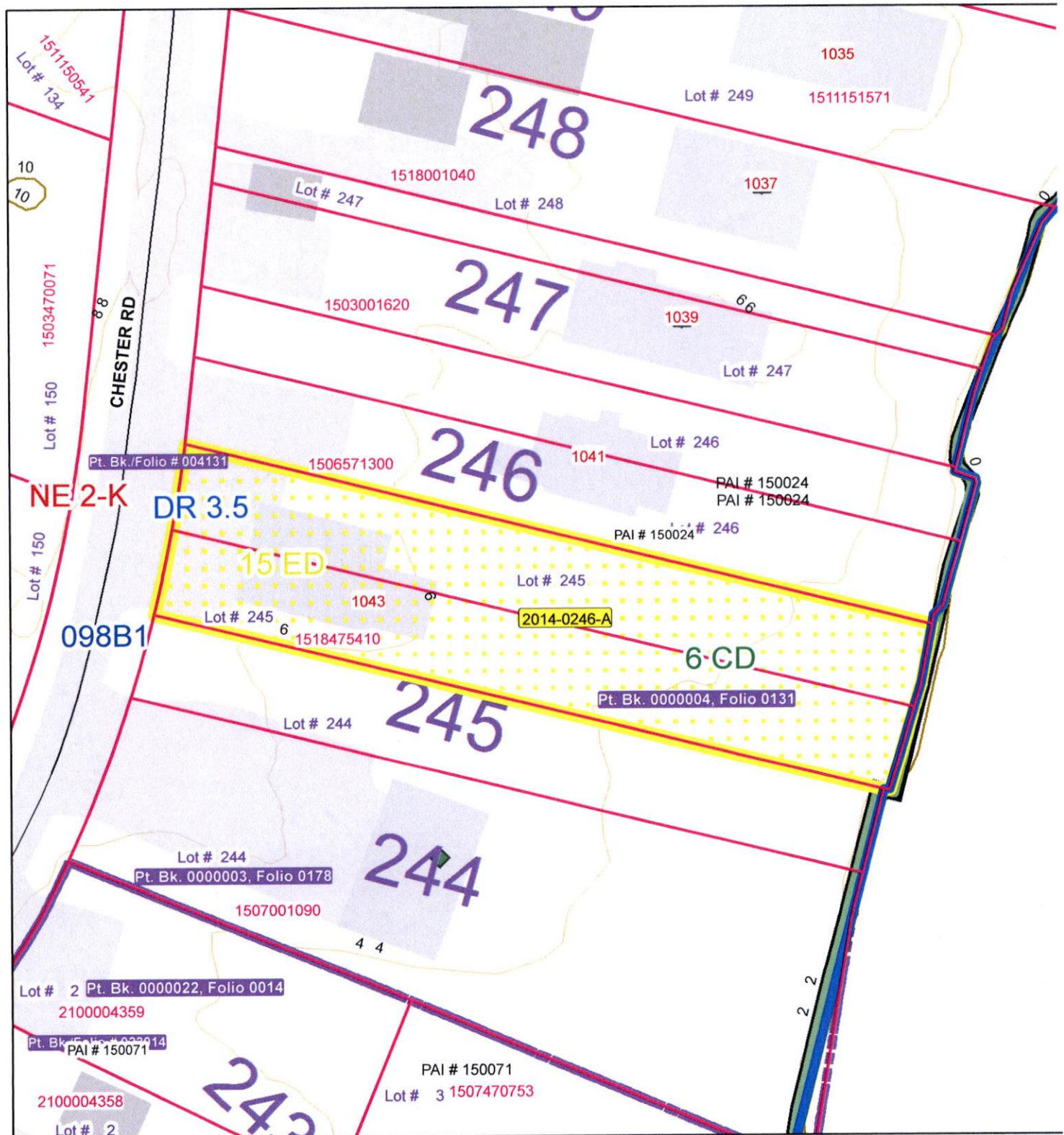


0 10 20 40 60 80 Feet

1 inch = 40 feet

Item # 0074

Elevations



Publication Date: 9/14/2016



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0074

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 - 1518475410			
Owner Information					
Owner Name:		LAUER JEREMY		Use:	RESIDENTIAL
Mailing Address:		9404 GEORGIA BELL DR PERRY HALL MD 21128-		Principal Residence:	NO
				Deed Reference:	/34844/ 00351
Location & Structure Information					
Premises Address:		1043 CHESTER RD BALTIMORE 21220- Waterfront		Legal Description:	PT LT 245-246 WS COLD SPRING COVE LONG BEACH ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0098	0004	0203		0000	245
				Assessment Year:	Plat No:
				2015	3
					Plat Ref:
					0004/ 0131
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1952		1,292 SF			12,050 SF
					County Use
					34
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	SIDING	1 full	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2015	07/01/2016	07/01/2017
Land:		262,000	262,000		
Improvements		68,900	67,600		
Total:		330,900	329,600	329,600	329,600
Preferential Land:		0			0
Transfer Information					
Seller: LAUER BRUCE		Date: 04/09/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /34844/ 00351		Deed2:	
Seller: LAUER STANLEY		Date: 02/28/1991		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08722/ 00458		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

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

Item #0074

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 - 1506571300			
Owner Information					
Owner Name:		LAUER JEREMY EARL LAUER KIMBERLY MARIE		Use:	RESIDENTIAL
Mailing Address:		9404 GEORGIA BELL DR PERRY HALL MD 21128-0000		Principal Residence:	NO
				Deed Reference:	/37259/ 00493
Location & Structure Information					
Premises Address:		1041 CHESTER RD 0-0000 Waterfront		Legal Description:	PT LT 246.247 1041 CHESTER RD LONG BEACH ESTATES
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0098	0004	0203		0000	246 2015 0003/0178
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1949		600 SF			9,640 SF
County Use	34				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	ASBESTOS SHINGLE	1 full	
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		259,500	259,500		
Improvements		23,300	28,100		
Total:		282,800	287,600	286,000	287,600
Preferential Land:		0			0
Transfer Information					
Seller: KEPNER MARGARET		Date: 03/08/2016		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37259/ 00493		Deed2:	
Seller: KEPNER CHARLES E		Date: 08/28/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27289/ 00387		Deed2:	
Seller: FROST THOMAS		Date: 05/28/1980		Price: \$40,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06168/ 00558		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

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