

MEMORANDUM

DATE: February 28, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0146-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 27, 2017. 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

(507 S. Rolling Road)

1st Election District

1st Council District

Stewart & Anne B. Stack *Legal Owners*

David G. Schiavone, *Contract Purchaser*

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0146-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Stewart & Anne Stack, owners of the subject property and David G. Schiavone, contract purchaser ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a lot width of 86 ft. in lieu of the required 100 ft. and a lot area of 17,140 sq. ft. in lieu of the required 20,000 sq. ft. A site plan was marked as Petitioners' Exhibit 1.

David Schiavone and professional engineer Rick Richardson 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. No substantive Zoning Advisory Committee (ZAC) comments were received from County review agencies, although the State Highway Administration (SHA) indicated a residential entrance permit would be required.

The subject property is approximately 0.45 acres in size and is zoned D.R. 2. The unimproved lot is situated on Rolling Road in Catonsville. The contract purchaser proposes to construct a single-family dwelling on the lot although variances are required before he can do so.

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate

ORDER RECEIVED FOR FILING

Date 11/27/17

By Den

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 lot was created by deed recorded in 1954 (2454/527), before the adoption of the B.C.Z.R. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to construct a dwelling on the lot. Finally, I find that the parking 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 community opposition. In addition, this is a long-established community and most of the homes in the vicinity are on similarly sized lots. As such I believe the proposed dwelling will be compatible with the community.

THEREFORE, IT IS ORDERED, this 27th day of **January, 2017**, by the Administrative Law Judge for Baltimore County that the Petition to approve a lot width of 86 ft. in lieu of the required 100 ft. and a lot area of 17,140 sq. ft. in lieu of the required 20,000 sq. 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 issuance of permits Petitioners must obtain from the SHA a residential entrance permit.

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Date 1/27/17

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 1/27/17

By slh



PETITION FOR ZONING HEARING (3)

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 507 S. Rolling Road

which is presently zoned DR-2

Deed References: 23895/188

10 Digit Tax Account # 0120450021

Property Owner(s) Printed Name(s) Stewart and Anne B. Stack

(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. X a **Variance** from Section(s) 1B02.3.C.1 to approve A LOT WIDTH OF 86' IN LIEU OF THE REQUIRED 100' AND A LOT AREA OF 17,140 SF IN LIEU OF THE REQUIRED 20,000 SF

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 THE 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:

David G. Schiavone
Name- Type or Print

David G. Schiavone
Signature

752 White Oaks Avenue Catonsville MD
Mailing Address City State

21228 / 410-804-1149 / auntiebee2388@verizon.net
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):

Stewart Stack / Anne B. Stack
Name #1 - Type or Print Name #2 - Type or Print

Stewart Stack / Anne B. Stack
Signature #1 Signature #2

511 S. Rolling Road Catonsville MD
Mailing Address City State

21228 / 410-913-3113 / stewartstack@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

Richardson Engineering, LLC
Signature

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2017-0146-A Filing Date 11/30/2016

Do Not Schedule Dates: Reviewer W

**ZONING DESCRIPTION FOR
509 S. ROLLING ROAD
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side right-of-way of Rolling Road (60 feet in width) 237 feet south of where it intersects the south side right-of-way of Newbury Avenue (50 feet in width), thence binding on the east side right-of-way line of Rolling Road; (1) North 45 degrees East 197.50 feet, (2) South 45 degrees East 87.64 feet, thence (3) South 45 degrees West 196.50 feet to a point on the east side right-of-way of Rolling Road, thence binding on the east side Rolling Road; (4) North 45 degrees West 86.72 feet to the point of beginning;

Containing a net area of 17,140 square feet, or 0.39 acres of land, more or less.

2017-0146-A

CERTIFICATE OF POSTING

2017-0146-A

RE: Case No.: _____

Petitioner/Developer: _____

Stewart & Anne Stack
David Schiavone

January 26, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

507 S Rolling Road

January 6, 2016

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



Sincerely,

January 6, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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 4689143

Sold To:

David Schiavone - CU00544726
752 White Oaks Ave
Catonsville, MD 21228-5868

Bill To:

David Schiavone - CU00544726
752 White Oaks Ave
Catonsville, MD 21228-5868

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

Jan 05, 2017

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: # 2017-0146-A
507 S. Rolling Road
NE/4 South Rolling Road, 270 ft. SE of centerline of Newberg Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s) Stewart & Anne Stack
Contract Purchaser/Lessee: David Schiavone

Variance: to approve a lot width of 86 ft. in lieu of the required 100 ft. and a lot area of 17,140 sq. ft. in lieu of the required 20,000 sq. ft.

Hearing: Thursday, January 26, 2017 at 10:00 a.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.

1/033 Jan. 5 4689143

CERTIFICATE OF POSTING

2017-0146-A

RE: Case No.: _____

Petitioner/Developer: _____

Stewart & Anne Stack
David Schiavone

January 26, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

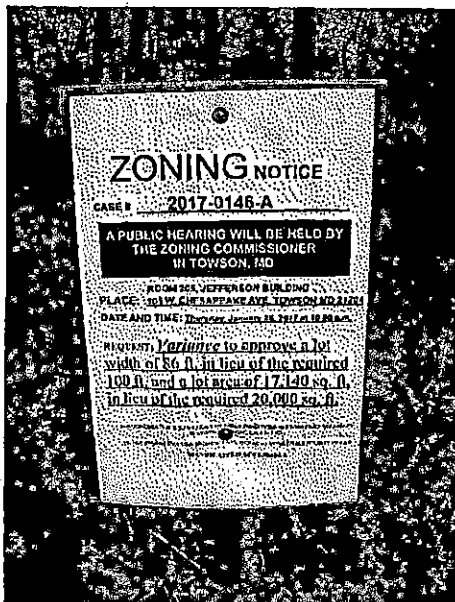
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507 S Rolling Road

January 6, 2016

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



Sincerely,

January 6, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

December 27, 2016

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

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: 2017-0146-A

507 S. Rolling Road

NE/s South Rolling Road, 270 ft. SE of centerline of Newberg Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Stewart & Anne Stack

Contract Purchaser/Lessee: David Schiavone

Variance to approve a lot width of 86 ft. in lieu of the required 100 ft. and a lot area of 17,140 sq. ft. in lieu of the required 20,000 sq. ft.

Hearing: Thursday, January 26, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Schiavone, 752 White Oaks Avenue, Catonsville 21228
Stewart & Anne Stack, 511 S. Rolling Road, Catonsville 21228
Richardson Engineering, 30 E. Padonia Rd., Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 6, 2017.**
- (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, January 5, 2017 Issue - Jeffersonian

Please forward billing to:
David Schiavone
752 White Oaks Avenue
Catonsville, MD 21228

410-804-1149

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: 2017-0146-A

507 S. Rolling Road

NE/s South Rolling Road, 270 ft. SE of centerline of Newberg Avenue

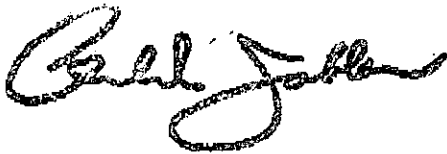
1st Election District – 1st Councilmanic District

Legal Owners: Stewart & Anne Stack

Contract Purchaser/Lessee: David Schiavone

Variance to approve a lot width of 86 ft. in lieu of the required 100 ft. and a lot area of 17,140 sq. ft. in lieu of the required 20,000 sq. ft.

Hearing: Thursday, January 26, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
507 South Rolling Road; NE/S of S. Rolling Rd,	*	OF ADMINSTRATIVE
270' SE of c/line of Newberg Avenue	*	HEARINGS FOR
1 st Election & 1 st Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Stewart & Anne Stack	*	
Contract Purchaser(s): David G. Schiavone	*	
Petitioner(s)	*	2017-146-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

DEC 07 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 7th day of December, 2016, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Timonium Maryland 21093, 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 twenty (20) 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: 2017-0146-A
Property Address: 5075 Rolling Road
Property Description: _____

Legal Owners (Petitioners): Stewart Stack
Contract Purchaser/Lessee: David Schiavone

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Schiavone
Company/Firm (if applicable): _____
Address: 752 White Oaks Ave
Cotonsville MD 21228
Telephone Number: 410-804-1149

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

No.

141437

Date:

11/30/16

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

11/30/2016 11/30/2016 09:39:17 1

REG 0501 WALKIN LJR

RECEIPT # 094545 11/30/2016 OFLN

Rept 5 526 ZONING VERIFICATION

NO. 141437

Recpt Tot \$75.00

\$75.00 CK \$0.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total:

75.00

Rec
From:

JORTS and Rico LLC

For:

David Schindler

507 Rolling Rd

2017-0146-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

January 19, 2017

Stewart & Anne B Stack
511 S Rolling Road
Catonsville MD 21228

RE: Case Number: 2017-0146 A, Address: 507 S Rolling Road

Dear Mr. & Ms. Stack:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 30, 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 G Schiavone, 752 White Oaks Avenue, Catonsville MD 21228
Richardson Engineering LLC, 30 E Padonia Road, Suite 500, Timonium MD 21093

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



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

Date: 12/5/16

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 12/5/16. A field inspection and internal review reveals that an entrance onto MD166 consistent with current State Highway Administration guidelines is required. As a condition of approval for Variance, Case Number 2017-0146-A

Stewart & Anne B. Stack
507 S. Rolling Road.
MD166

* residential

The applicant must contact the State Highway Administration to obtain an entrance permit. Should you have any questions regarding this matter feel free to contact 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,

Wendy Wolcott, PLA
Metropolitan District Engineer
Baltimore & Harford Counties

WW/RAZ

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

* Mr. Amir Khurram, Resident Maintenance Engineer, Owings Mills

My telephone number/toll-free number is

Maryland Relay Service for Impaired or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road * Hunt Valley, Maryland 21030 * Phone 410-229-2300 or 1-866-998-0367 * Fax 410-527-4690

www.roads.maryland.gov

410-365-4240

1-26

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 1/4/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-146

RECEIVED

JAN 06 2017

INFORMATION:

Property Address: 507 S Rolling Road
Petitioner: Stewart Stack, Anne B. Stack
Zoning: DR 2
Requested Action: Variance

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a variance to permit a proposed dwelling with a lot width of 86' in lieu of the required 100' and a lot area of 17,140 sq. in lieu of the required 20,000 sq.ft.

A site visit was conducted on December 12, 2016.

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

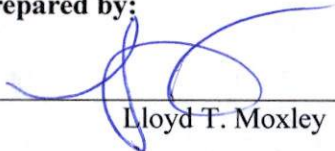
The subject property is subject to the requirements of BCZR § 304.2. At the time of building permit application the petitioner shall submit to the Department through the contact person listed below materials sufficient to allow the Department to make recommendation to the Director of Permits, Approvals and Inspections. The Department recommends that unless otherwise prohibited by other county regulation and/or safety factors and pursuant to BCZR § 304.2.B, that:

- The proposed dwelling be uniform with the two adjacent dwellings in its front setback.
- Tree removal be kept to a minimum.
- The design of the proposed dwelling be such that the garage is not the dominant feature of the dwelling.

The Department advises that the petitioners demonstrate to the satisfaction of the Administrative Law Judge that the requirements of BCZR § 304.1 are being met.

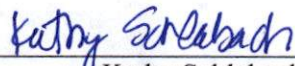
For further information concerning the matters stated herein, please contact Chris Davis at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Chris Davis
Patrick Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
DEC 02 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: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0146-A
Address 507 S. Rolling Road
(Stack Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

Reviewer: Steve Ford

Date: 12-2-2016

12/23/16
TO WORK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: December 19, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2016
Item No. 2017-0135, 0137, 0140, 0141, 0143, 0145 and 0146

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC12122016.doc

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: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0146-A
Address 507 S. Rolling Road
(Stack Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

Reviewer: Steve Ford Date: 12-2-2016

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 1/4/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-146

INFORMATION:

Property Address: 507 S Rolling Road
Petitioner: Stewart Stack, Anne B. Stack
Zoning: DR 2
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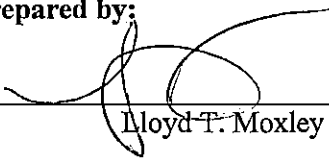
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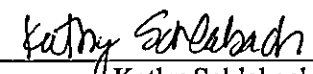
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Chris Davis
Patrick Richardson, Jr., Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 2017-0146-A
DATE 1-26-17

[illegible]

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment12/9DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO Comment12/2DEPS
(if not received, date e-mail sent _____)NO Comment

FIRE DEPARTMENT

1/4/17PLANNING
(if not received, date e-mail sent _____)NO obj
w/ conditions12/5

STATE HIGHWAY ADMINISTRATION

Comment

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

1/5/17

SIGN POSTING

Date:

1/6/17by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



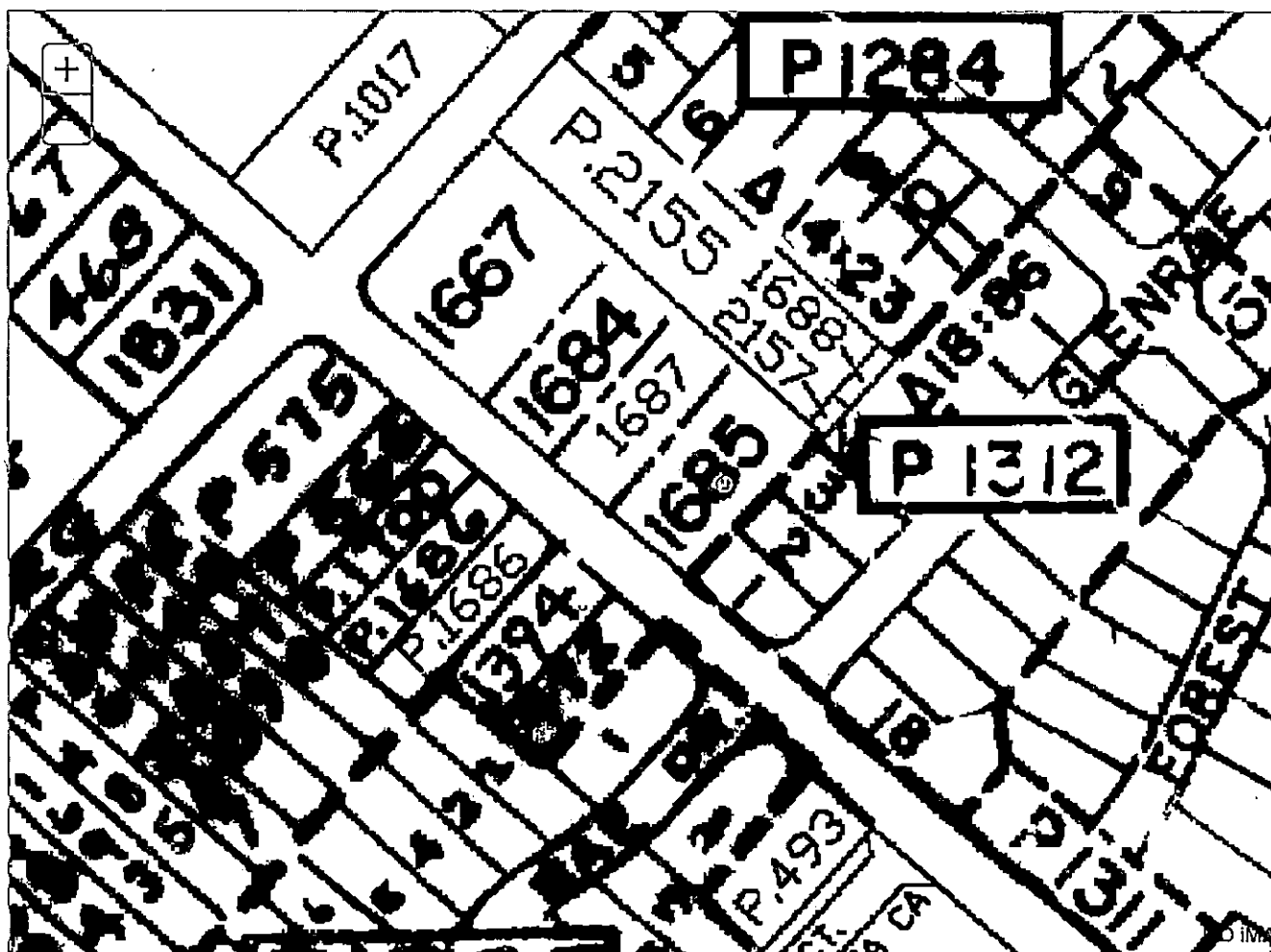
Comments, if any: _____

Real Property Data Search Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0120450020			
Owner Information					
Owner Name:	STACK STEWART STACK ANNE B		Use:	RESIDENTIAL	
Mailing Address:	511 S ROLLING RD BALTIMORE MD 21228-5857		Principal Residence:	YES	
			Deed Reference:	/22028/ 00430	
Location & Structure Information					
Premises Address:		511 ROLLING RD 0-0000		Legal Description:	LT NES ROLLING RD 421 SE OF NEWBURG AV
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0101	0013	1685		0000	
				Assessment Year:	Plat No: Plat Ref:
				2016	
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	1,625 SF			19,650 SF	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	STONE	2 full	1 Attached
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		103,900	103,900		
Improvements		196,400	208,500		
Total:		300,300	312,400	304,333	308,367
Preferential Land:		0			0
Transfer Information					
Seller: TIGHE FRANCIS E		Date: 06/14/2005		Price: \$375,000	
Type: ARMS LENGTH IMPROVED		Deed1: /22028/ 00430		Deed2:	
Seller: LEIMBACH JOHN W & ANNABELLE		Date: 03/14/1950		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /01818/ 00474		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: Approved 10/21/2010					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **01** Account Number: **0120450020**

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>).



DRS & ASSOCIATES
LAND DESIGN CONSULTANTS

2014 June 25

Mr. Dan Stack
3554 Poole Street
Baltimore, MD 21211

RE: South Rolling Road Property

Dear Mr. Stack:

I have reviewed all of the information for the above mentioned property. In speaking with Baltimore County I have found that the lot you are purchasing is considered an undersized lot of record that was created prior to March of 1955 which therefore entitles the lot to a building permit. I would strongly recommend that the purchase of the property in your name be finalized prior to submitting your building permit application. It is possible that if you apply for the permit before the sale is final that Baltimore County could see there is excess land available and stipulate that a small portion of your father's property be purchased in order to bring the lot into compliance with zoning codes. I know that your plans are to begin construction in the fall and while this request by the County would not cause a huge setback, it would be a setback none the less at a cost of additional time and money.

During my review I did notice that the deed for Parcel 1687 is incorrect. The original deed described a lot that included Parcel 1687 and Parcel 1684, later Parcel 1684 was conveyed from of the original deed of Parcel 1687. The current deed does not show this by way of "saving and excepting" Parcel 1684. I have included a sketch of the original deed, shown in pencil, with the red being the piece of land conveyed, leaving you with about 17,000 sq. ft.. I have also included documentation for obtaining a building permit. It seems as though the process will take approximately 30 days from the time we submit to complete. Because of your time line to start construction, I would recommend that we submit as soon as possible. While the process should take about 30 days, it is possible that it would go over.

Thank you for your attention in this matter. If you have any questions, require further information or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

Daniel Staley

DRS/kbe

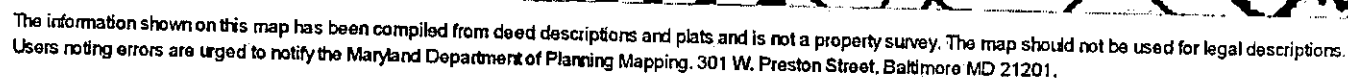
G:\WORD\DRS\Project\Correspondence\03183-97760c00.odt

52 WINTERS STREET • WESTMINSTER, MARYLAND 21157
410-848-4060 • 410-876-6040 • FAX 410-848-8818

Pet. 2

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

03183-97760



Property maps provided courtesy of the Maryland Department of Planning ©2011.

Order the **TAX MAP** [click here...](#)

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

2014 06 16

2011

Title History: Owners List

Project Name	Stack Property, ST, 0101-0013-1687	By	pjb
Project Number	03183-97760	Date	2014-06-20
Tax Map TaxAcct Premise Address	Owner Name Mailing Address	Title Reference Zoning	

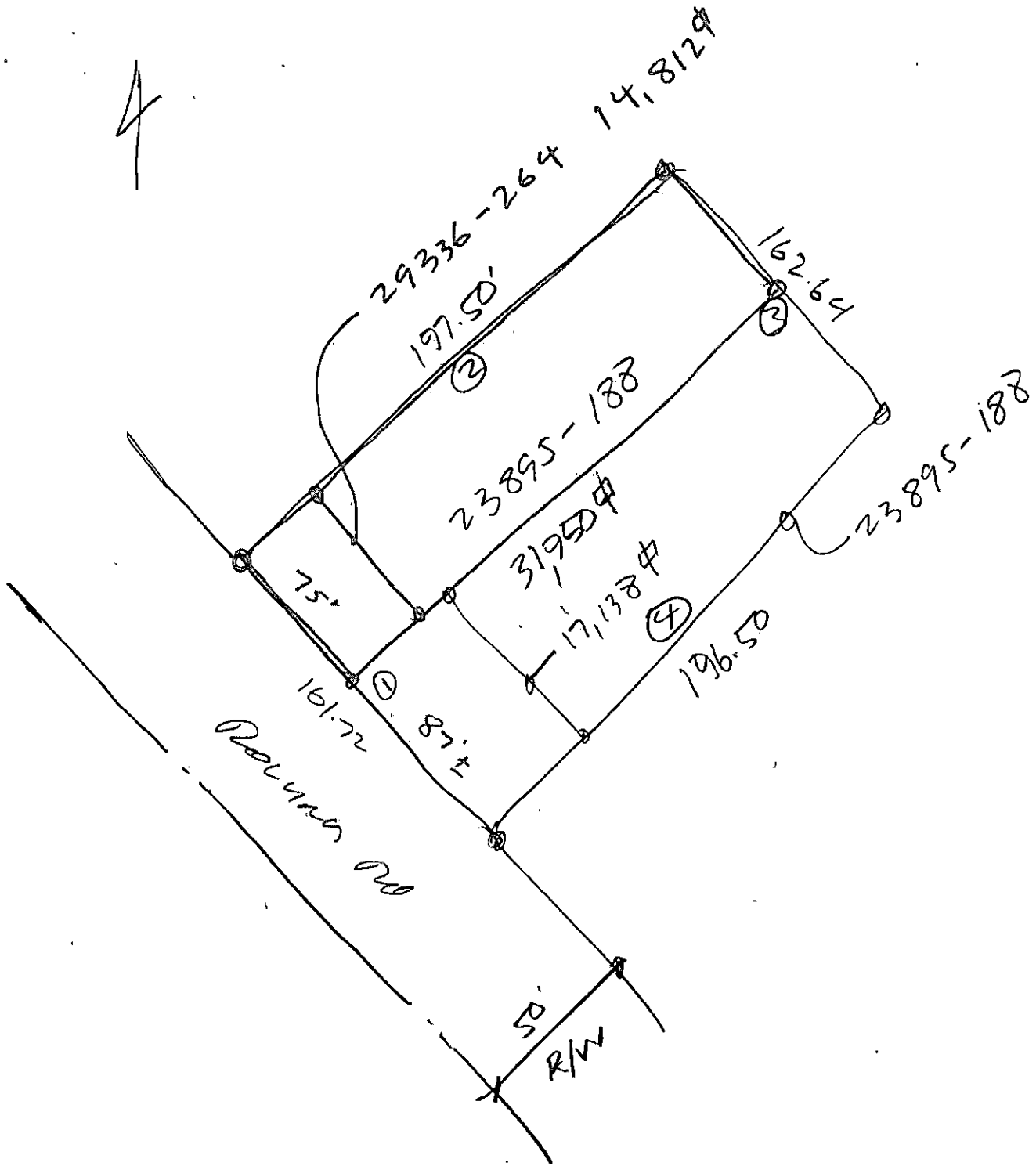
		Note - Bold style font is used to denote Title parcels, information of interest, or correction of erroneous references	
0101-____ - ____ Rolling Road (aka MD Rte 166)		SHA	
0101-0014-1312		Oak Springs Section B Plat 1	PB18 P86
0101-0013-1684 01-0102470620 505 S Rolling Rd		Eade Timothy 505 S Rolling Rd Baltimore MD 21228-5857	CLR29336 P264
0101-0013-1685 01-0120450020 511 Rolling Rd		Stack Stewart & Stack Anne B 511 S Rolling Rd Baltimore MD 21228-5857	CLR22028 P430
0101-0013-1687 01-0120450021 Rolling Rd		Stack Stewart & Stack Anne B 511 S Rolling Rd Baltimore MD 21228-5857	CLR23895 P188

Title History: By Reference			
Project Name	Stack Property, ST, 0101-0013-1687	By	pjb
Project Number	03183-97760	Date	2014-06-20
Tax Map	Title Reference		

[illegible]

20.11-06-20

4



03183-97760

Home First Title Group, LLC
 File No. HF-10-0134
 Tax ID # 01 01 0102470620

This Deed, made this 23rd day of March, 2010, by and between Evelyn F. Blackert, Surviving Tenant by the Entirety of Joseph R. Blackert, who died on or about 2/3/2009, GRANTOR, and Timothy Eade, GRANTEE.

Witnesseth --

That in consideration of the sum of THREE HUNDRED SEVENTY THOUSAND DOLLARS 00/100 (\$370,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, as sole owner, 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:

BEGINNING FOR THE SAME on the northeast side line of South Rolling Road fifty (50) feet wide at the distance of one hundred fifty-nine and twenty-eight one-hundredths (159.28) feet southeasterly from the southernmost side of Newbury Avenue fifty (50) feet wide which place of beginning is also at the end of the first lien of that lot of ground described in a Deed from Charles T. Leimbach to Jacob Einstein, Jr. and wife dated May 28, 1948 and recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. no. 1671, folio 21 and running thence binding on the northeast side of South Rolling Road aforesaid south forty-five (45) degrees west seventy-five (75) feet thence leaving said side of Rolling Road and for a new line of division north forty-five (45) degrees east one hundred ninety-six and five tenths (196.5) feet more or less to intersect the second line of the whole tract of land described in a Deed dated April 10, 1922 and recorded among the aforesaid Land Records in Liber W.P.C. No. 552, folio 487, from Gustav W. Lurman to Charles T. Leimbach and wife thence reversing said line and binding thereon and also on the southwest boundary line of Dr. Buchness residence lot north forty-five (45) degrees west seventy five (75) feet to the end of the second line of the aforesaid Deed from Leimbach to Einstein thence reversing said second line and binding thereon south forty-one (41) degrees fifty-seven (57) minutes west one hundred ninety-seven (97) and five tenths (197.5) feet to the place of beginning.

SAVINGS AND EXCEPTING therefrom, however, so much of the above described lot of ground as was or is about to be conveyed by the said parties of the first part unto the State Roads Commission of Maryland for the widening of Rolling Road.

BEING the fee simple property which, by Deed dated March 29, 1954 and recorded in the Land Records of Baltimore County, Maryland in Liber 2454 at folio 527, was granted and conveyed by Francis E. Tighe and Viola A. Tighe unto Joseph B. Blackert and Evelyn P. Blackert.

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 Timothy Eade, as sole owner, in fee simple.

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

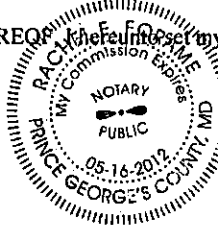
In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

Evelyn F. Blackert (SEAL)
Evelyn F. Blackert

STATE OF MARYLAND }
COUNTY OF PRINCE GEORGES } ss

I hereby certify that on this 23rd day of March, 2010, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Evelyn F. Blackert, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her 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 have hereunto set my hand and official seal.



Rachel E. Spence
Notary Public

My Commission Expires: 5-16-2012

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.

John M. Harrison
Attorney JOHN M. HARRISON

AFTER RECORDING, PLEASE RETURN TO:
Home First Title Group, LLC
4201 Northview Drive
Suite 405
Bowie MD 20716

Exhibit A

BEGINNING FOR THE SAME on the northeast side line of South Rolling Road fifty (50) feet wide at the distance of one hundred fifty-nine and twenty-eight one-hundredths (159.28) feet southeasterly from the southernmost side of Newbury Avenue fifty (50) feet wide which place of beginning is also at the end of the first lien of that lot of ground described in a Deed from Charles T. Leimbach to Jacob Einstein, Jr. and wife dated May 28, 1948 and recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. no. 1671, folio 21 and running thence binding on the northeast side of South Rolling Road aforesaid south forty-five (45) degrees west seventy-five (75) feet thence leaving said side of Rolling Road and for a new line of division north forty-five (45) degrees east one hundred ninety-six and five tenths (196.5) feet more or less to intersect the second line of the whole tract of land described in a Deed dated April 10, 1922 and recorded among the aforesaid Land Records in Liber W.P.C. No. 552, folio 487, from Gustav W. Lurman to Charles T. Leimbach and wife thence reversing said line and binding thereon and also on the southwest boundary line of Dr. Buchness residence lot north forty-five (45) degrees west seventy five (75) feet to the end of the second line of the aforesaid Deed from Leimbach to Einstein thence reversing said second line and binding thereon south forty-one (41) degrees fifty-seven (57) minutes west one hundred ninety-seven (97) and five tenths (197.5) feet to the place of beginning.

SAVINGS AND EXCEPTING therefrom, however, so much of the above described lot of ground as was or is about to be conveyed by the said parties of the first part unto the State Roads Commission of Maryland for the widening of Rolling Road.

BEING the fee simple property which, by Deed dated March 29, 1954 and recorded in the Land Records of Baltimore County, Maryland in Liber 2454 at folio 527, was granted and conveyed by Francis E. Tighe and Viola A. Tighe unto Joseph B. Blackert and Evelyn P. Blackert.

OWNER OCCUPANCY AFFIDAVIT

Timothy Eade, the Grantee 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 me.

WITNESS:

As to All

Timothy Eade

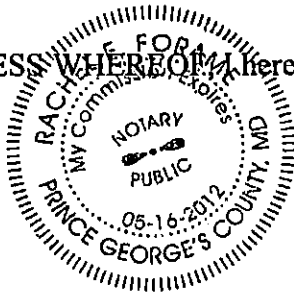
(SEAL)

(SEAL)

STATE OF MARYLAND, PRINCE GEORGES, to wit:

I HEREBY CERTIFY, that on this 23rd day of March, 2010, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Timothy Eade, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed the same.

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



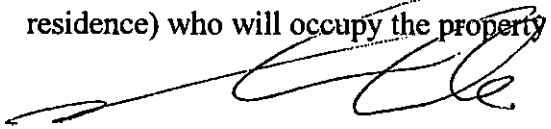
Rachel E. Torrance
Notary Public

My Commission Expires: 5-16-2012

**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. The undersigned is the Grantee of residentially improved real property located at 505 S Rolling Road, Catonsville, MD 21228, and being more particularly described as Tax ID Number 01 0102470620, Baltimore County, Maryland.
2. The undersigned is a first-time Maryland home buyer (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.



Timothy Eade

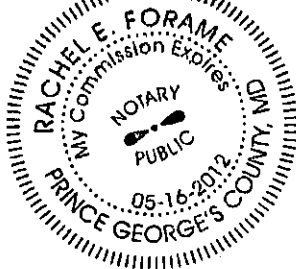
Grantee

The undersigned states under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. The undersigned is the Grantee of residentially improved real property located at 505 S Rolling Road, Catonsville, MD 21228, and being more particularly described as Tax ID Number 01 0102470620, Baltimore County, Maryland.
2. The undersigned is a co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

Guarantor/co-maker

The above oath or affirmation was given under the penalties of perjury before me, a Notary Public in and for the State of Maryland, County of Baltimore, this 23rd day of March, 2010.



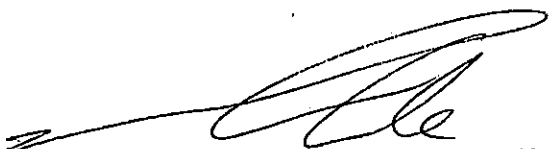

Notary Public

My Commission Expires: 5-16-2012

**AFFIDAVIT OF GRANTEE
PRIMARY RESIDENCE**

THE UNDERSIGNED STATES UNDER OATH AS FOLLOWS:

1. The undersigned is the Grantee of residentially improved real property located at 505 S Rolling Road, Catonsville, MD 21228 in Baltimore County, Maryland.
2. The undersigned state that the above referenced property will be his principal residence which he will occupy.

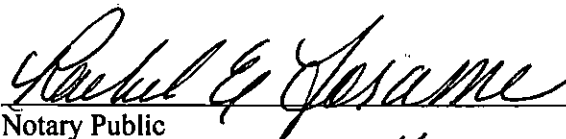


Timothy Eade {SEAL}

{SEAL}

STATE OF MARYLAND
COUNTY OF BALTIMORE

Subscribed and Sworn to before me, a Notary Public in and for the State of Maryland, County of Baltimore, this 23rd day of March, 2010.



Notary Public
My Commission Expires: 5-16-2012

Bb 270

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

THE FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL TAX STATE	325.00
TOTAL	365.00
Reg # BA04	Rec-t # 7053
Sta # JS	Blk # 176
Pr # 02, 2010	01:41 PM

HF-10-0134

DEED

File No. 069474

Tax Account No. 0120450021

THIS DEED, Made this 17th day of May, 2006, by and between Arnold R. Silbiger, Personal Representative of the Estate of Viola A. Tighe, party of the first part, and Stewart Stack and Anne B. Stack, parties of the second part.

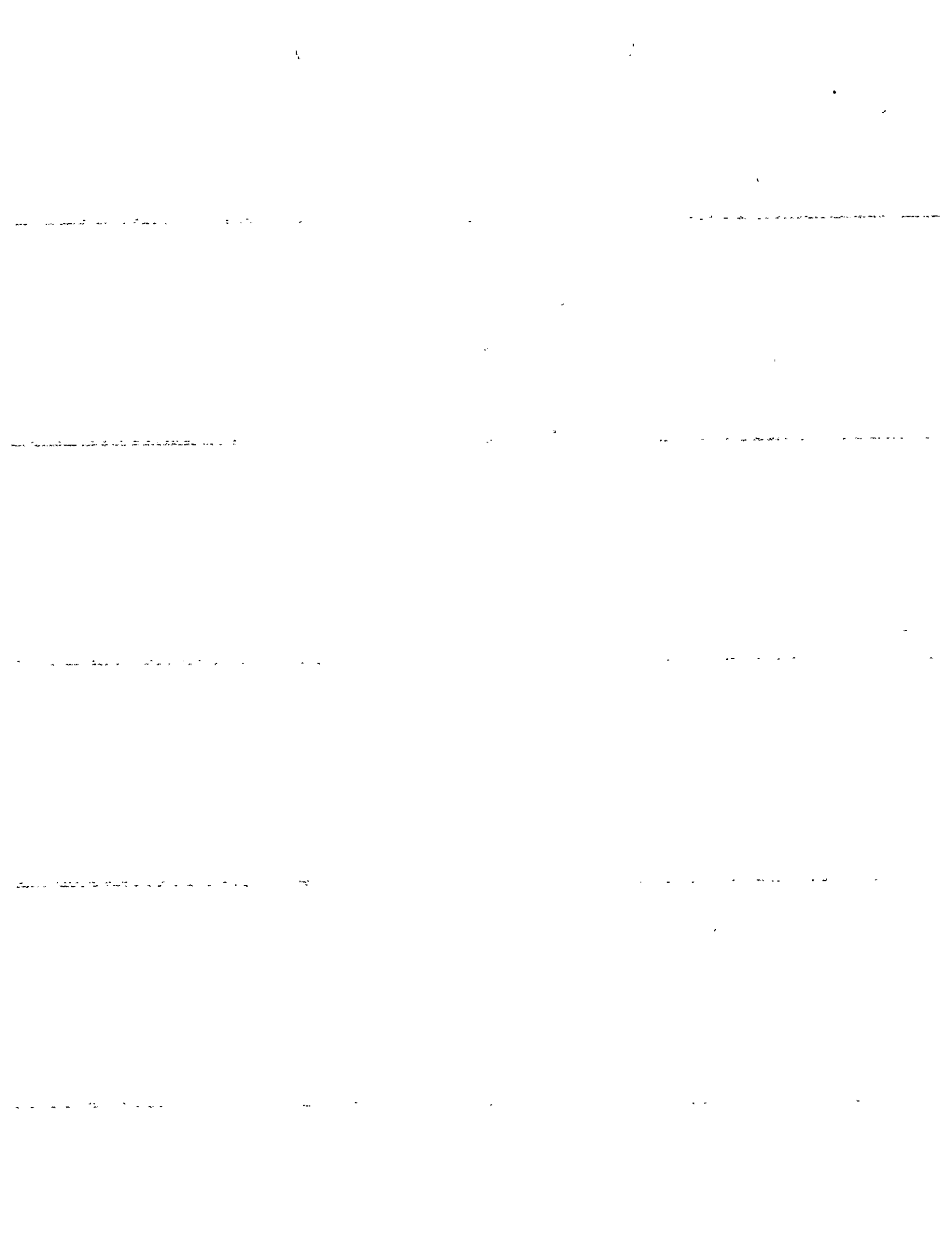
WITNESSETH, that in consideration of the sum of One Hundred Seven Thousand and 00/100 (\$107,000.00) DOLLARS; and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part, does grant and convey unto the parties of the second part as tenants by the entireties, their personal representatives and assigns in fee simple, all that property situate in Baltimore County, State of Maryland, described as follows, that is to say:

BEGINNING FOR THE SAME at a stone monument set in the northeasterly side line of South Rolling Road 50 feet wide at the distance of 321 feet southeasterly along said road line from its intersection with the southeasterly side line of Newburg Avenue 50 feet wide thence running along said line of South Rolling Road and part of the fourth line in a Deed from Gustav W. Lurman, widower, to Charles T. Leimbach and Emma K. Leimbach, his wife, dated April 10, 1922 and recorded among the Land Records of Baltimore County in Liber WPC No. 552, folio 487, etc., north 45 degrees west a distance of 161.72 feet more or less to a point thence along the division line between the property now being described and the property lying contiguous to and northwest thereof which was by Deed dated May 20, 1948 and recorded among the Land Records of Baltimore County in Liber TBS No. 1671, folio 21, was granted and conveyed by the within Grantors to Jacob Einstein, Jr. and wife, north 41 degrees 57 minutes east 197.5 feet to a point in the second line in the Deed aforesaid from Lurman to Leimbach thence along said second line south 45 degrees east with the southwesterly boundary of the Dr. Buchness residence lot in part 162.64 feet more or less to the rear and northeast corner and the end of the second line in a Deed dated March 1, 1950 from John W. Leimbach and Annella P. Leimbach, his wife to Francis E. Tighe and Viola A. Tighe, his wife, and recorded among the Land Records of Baltimore County in Liber TBS No. 1818 folio 474 thence reversely along said second line and to the beginning point thereof south 45 degrees west 196.5 feet and intersecting the easterly sideline of South Rolling Road, the place of beginning.

BEING THE SAME property which by Deed dated February 25, 1954 and recorded among the Land Records of Baltimore County in Liber GLB 2442 folio 322 was granted and conveyed by Charles T. Leimbach and Mabel B. Leimbach unto Francis E. Tighe and Viola A. Tighe.

The said Francis E. Tighe having since departed this life on or about the 18th day of August, 1971 thus leaving the fee simple estate unto Viola A. Tighe.

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

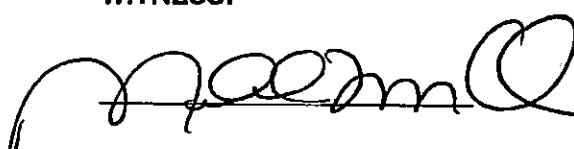


TO HAVE AND TO HOLD said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their personal representatives and assigns in fee simple.

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

WITNESS, the hands and seals of said Grantor.

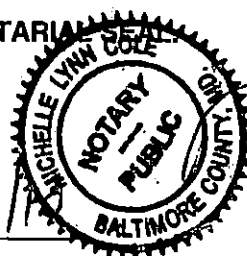
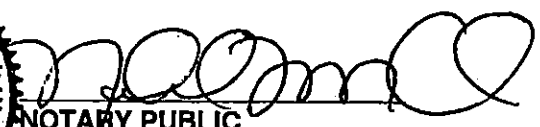
WITNESS:

 
Arnold R. Silbiger, Personal Representative of the Estate of Viola A. Tighe Grantor

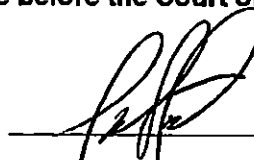
STATE OF MARYLAND
County of BALTO, TO WIT;

I Hereby Certify, That on this 5/17/06 day of May, 2006, before me, the subscriber, personally appeared Arnold R. Silbiger, Personal Representative of the Estate of Viola A. Tighe, known to me or satisfactorily proven to be the person whose name is/are set forth in the within deed, and did further acknowledge that he executed the foregoing deed for the purposes therein contained and in the capacity therein stated.

WITNESS MY HAND AND NOTARIAL SEAL

 
My Commission expires: 5/17/11 NOTARY PUBLIC

THIS IS TO CERTIFY that this instrument has been prepared under the supervision of Robert C. Brendel, an Attorney admitted to practice before the Court of Appeals of the State of Maryland.


Robert C. Brendel, Esq.

0023 15 1901

return to:

STONEGATE TITLE COMPANY
115 E. Joppa Road
Towson, MD 21204
(410) 583-7200

CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF MD REAL ESTATE AFFIDAVIT OF RESIDENCE OR PRINCIPLE RESIDENCE

Based on the certification below, Transferor claims exemption from the tax withholding requirements of 10-912 of the Tax-General Article, Annotated Code of Maryland Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instruments that effects a change in ownership of a real property is presented for recordation. 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 principle residence.

1. Transferor Information

Name of Transferor(s):

Estate of Vicki A. Tishe

2. Reason for Exemption

Resident Status	☐ 1. Transferor, am a resident of the State of Maryland ☒ 2. Transferor is a resident entity under 10-912 (A)(4) of the Tax General Article of the Annotated Code of Maryland, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principle Residence	☒ Although I am no longer a resident of the State of Maryland, the Property is my principle 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

Witness

Name

Signature

Name

Signature

3b. Entity Transferors

Witness

Name of Entity

By

Name

Title

Estate of Vicki A. Tishe

Paul Selby, P.R.

Alice D. Silber

P.R.

AFFIDAVIT AS TO TOTAL PAYMENTS

THE undersigned certify under the penalties of perjury, that the following is true to the best of my/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 I am/we are transferor(s), or (agent of the transferor(s) if so indicated), of that real property described in the accompany deed.
2. The amount of total payment of the purpose of the Withholding Law \$ *0*

DATED this *17th* day of *May*, 20*06*

WITNESS:

TRANSFEROR(S)

[Signature]

X Paul Selby, P.R.

State of Maryland
Baltimore City

Information provided is for 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)

069474

1 Type(s) of Instruments

2 Conveyance

3 Tax Exempt (if Applicable)

4 Consideration And Tax Calculations

5 Fees

6 Description of Property

7 Transferred From

8 Transferred To

9 Other Names to Be Indexed

10 Contact/Mail Information

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

Assessment Information

Assessment Use Only - Do Not Write Below This Line

12

IMP FD SURE \$	20.00
RECORDING FEE	20.00
TR TAX STATE	535.00
TOTAL	575.00
Rest# B806	Rcpt \$ 9724
SN RC	Rik \$ 4211

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 23895, p. 0192, MSA_CE62_23750. Date available 06/05/2006. Printed 05/16/2014.

~~Baltimore County, Maryland~~

CK \$2,140.00
\$5.00

450021

RECORDATION TAXES

5/24/2003

01-13-78 0003/43/

ACTUAL LIFE

483?

All.

14739Z 0104

507 S. Rolling Road 201 -0146-A



Publication Date: 11/30/2016

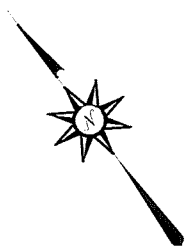


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

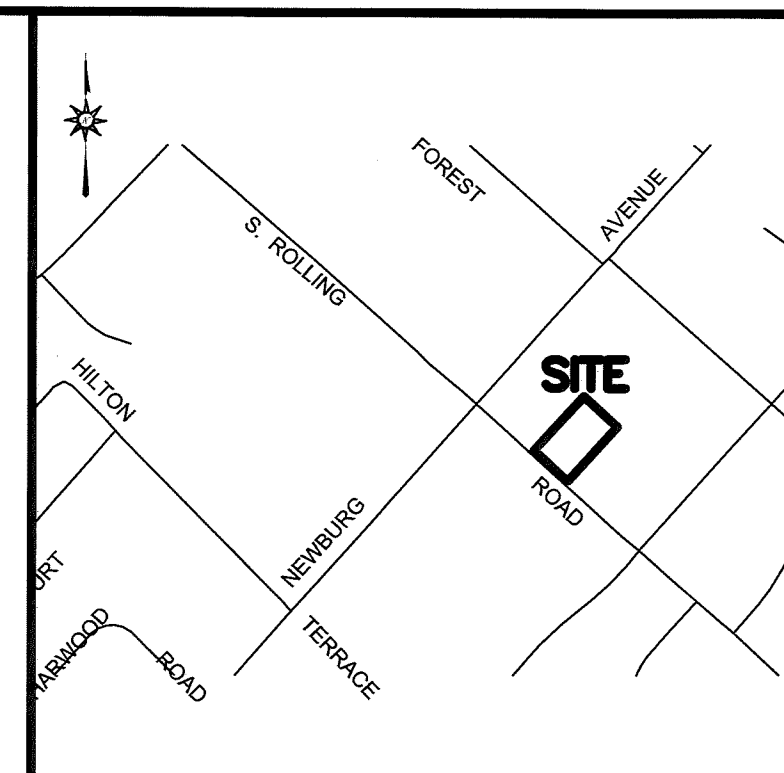
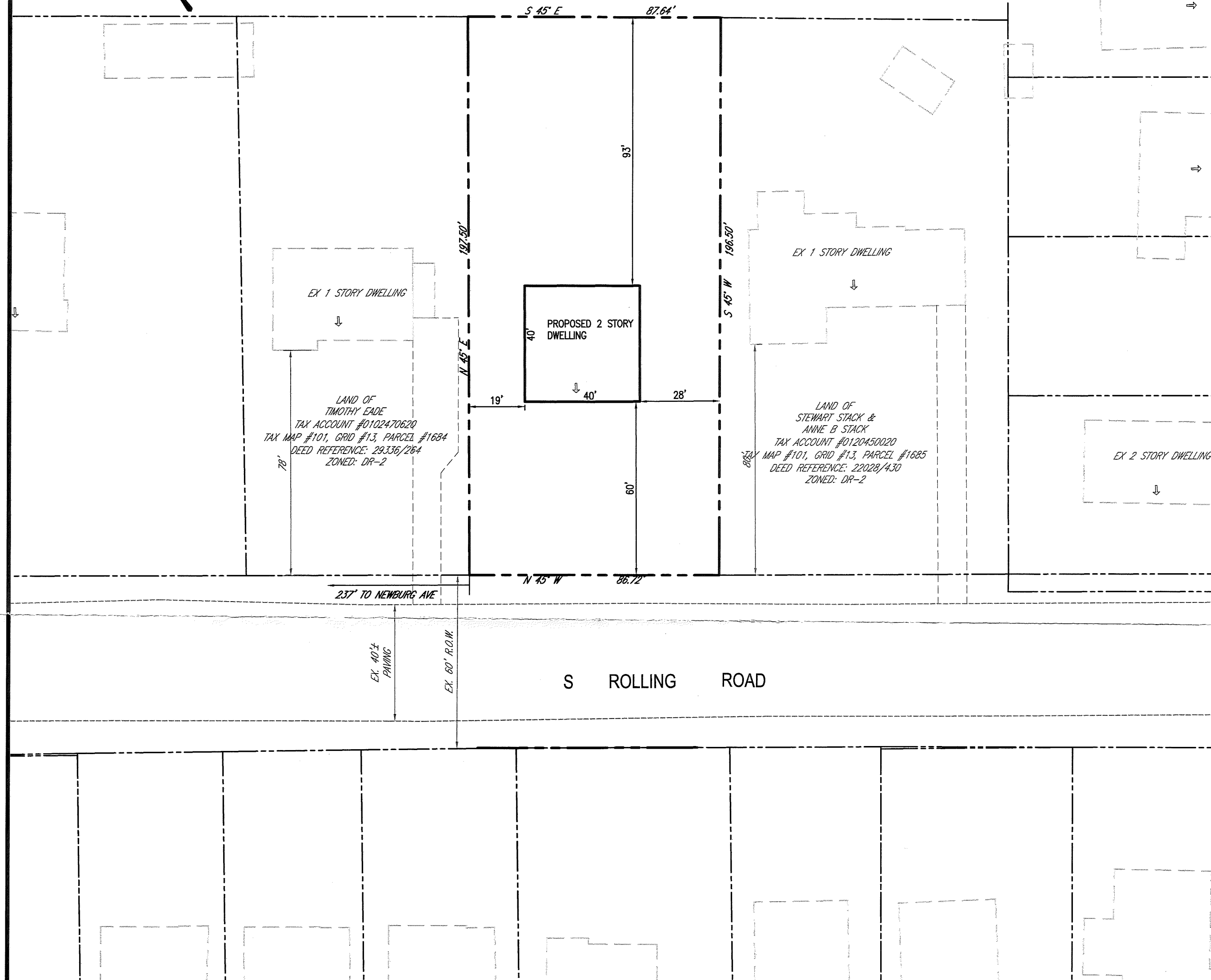


0 25 50 100 150 200 Feet

1 inch = 100 feet



LAND OF
VINCENT M. WESLEY
VALERIE F. WESLEY
TAX ACCOUNT #2300006529
TAX MAP #101, GRID #13, PARCEL #2155
DEED REFERENCE: 13596/599
ZONED: DR-2



LOCATION MAP

SCALE: 1" = 500'

GENERAL NOTES:

- OWNER:
STUART & ANNE STACK
511 S. ROLLING ROAD
BALTIMORE, MARYLAND 21228
CONTRACT PURCHASER:
DAVID G. SCHAIVONE
752 WHITE OAKS AVENUE
BALTIMORE, MARYLAND 21228
- SITE AREA:
GROSS: 19,741 SF or 0.45 Ac.±
NET: 17,140 SF OR 0.39 Ac.±
- USES:
EXISTING: VACANT LOT.
PROPOSED: 2 STORY SINGLE FAMILY DWELLING
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REF: 23895/188
- TAX ACCOUNT: #0120450021
- COUNCILMANIC DISTRICT: 1ST
- ZONING: DR 2
(PER 1"=200' ZONING MAP 101A2)
- TAX MAP #101, GRID #13, PARCEL #1687
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100388-F PANEL 388 OF 580 DATED SEPT. 26, 2008. ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
- NO PREVIOUS PERMITS ON FILE.
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY IS NOT HISTORIC.
- BUILDING COVERAGE:
PROPOSED HOUSE: 1600 SF
- WATERSHED: PATAPSCO RIVER

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

RESIDENCE

507S ROLLING ROAD
BALTIMORE, MARYLAND 21228

1ST ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CND	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 11-28-16	JOB NO.: 16132	SHEET NO.: 1 OF 1

2017-0146-A

Petitioner No. 1