

4/27/17

IN RE: PETITION FOR SPECIAL HEARING *
(619 Northern Lane) *
9th Election District *
3rd Council District *
Regina Kidd *
Legal Owner *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2017-0236-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Regina Kidd, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) To determine if the doctrine of merger is applicable in the context of this case; and (2) To permit a one family detached dwelling to be erected on a lot having an area or width at the building line less than that required by the area regulations contained in the Baltimore County Zoning Regulations, pursuant to B.C.Z.R. §304.

Regina Kidd and Bruce Doak appeared in support of the petition. Curtis C. Coon, Esq. appeared on behalf of several neighbors opposing the request. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

Petitioner filed with the OAH on the day of the hearing a request for postponement. Petitioner indicated a mistake was made when the subject property was conveyed recently, and that a corrective deed would be required to correct the chain of title. The ALJ is not authorized to resolve a dispute concerning the ownership of or title to property, and that issue is generally irrelevant in a zoning case. *See, e.g., Richard Roeser Prof. Builder, Inc. v. Anne Arundel County*, 368 Md. 294, 305 (2001) ("ownership is normally irrelevant to zoning"). As such, the

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Date

4/27/17

By

slh

postponement request was denied, and the undersigned indicated the hearing could proceed on the assumption Petitioner was in fact the lawful owner of the property.

At the outset of the hearing Mr. Coon made a preliminary motion to dismiss, contending the case was barred by the doctrine of *res judicata*. Counsel noted a prior case concerning the same property was heard by the OAH earlier this year. See Case No. 2017-0131-SPHA. Petitions for variance and special hearing were denied in that case, which was not appealed to the board of appeals. In these circumstances I agree *res judicata* is applicable, and this case will be dismissed.

Under Maryland law, an agency determination in a quasi-judicial proceeding is entitled to preclusive effect, a doctrine known as *res judicata*. *Seminary Galleria, LLC v. Dulaney Valley Improv. Ass'n. Inc.*, 192 Md. App. 719, 736 (2010); *Esslinger v. Balto. City*, 95 Md. App. 607, 621 (1993). *Res judicata* will operate as a bar to a subsequent case based on the same or similar facts as an earlier proceeding, unless there is a significant change in circumstances between the earlier and subsequent action. *See, e.g., Alvey v. Hedin*, 243 Md. 334, 340 (1966). This case involves the same parcel of property, the parties are the same, as are the facts and circumstances considered in the prior action. As such, I believe *res judicata* is applicable.

THEREFORE, IT IS ORDERED this 27th day of April, 2017 by this Administrative Law Judge, that the Petition for Special Hearing as follows: (1) To determine if the doctrine of merger is applicable in this case; and (2) To permit a one family detached dwelling to be erected on a lot having an area or width at the building line less than that required by the area regulations contained in the Baltimore County Zoning Regulations, pursuant to B.C.Z.R. §304, be and is hereby DISMISSED with prejudice.

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Date 4/27/17
By SLH

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm

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Date

4/24/17

By

slm



KEVIN KAMENETZ
County Executive

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

April 27, 2017

Regina Kidd
4405 Darleigh Road
Baltimore, Maryland 21236

RE: Petitions for Special Hearing
Case No. 2017-0236-SPH
Property: 619 Northern Lane

Dear Mrs. Kidd:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Curtis C. Coon, Esq., Coon & Cole, LLC, 401 Washington Avenue, Suite 501,
Towson, MD 21204
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, MD 21053

4/24/17

RE: PETITION FOR SPECIAL HEARING
619 Northern Lane; SW/S of Northern Lane,
150' NE of c/line Park Avenue
9th Election & 3rd Councilmanic Districts
Legal Owner(s): Regina Kidd



Petitioner(s)

*** BEFORE THE OFFICE**
*** OF ADMINISTRATIVE**
*** HEARINGS FOR**
*** BALTIMORE COUNTY**
*** 2017-236-SPH**

* * * * *

PRE-HEARING BRIEF

Interested parties John Strappelli, Therese Strappelli, and David McKibbin, by and through their undersigned counsel, hereby submit this brief in advance of the hearing scheduled to be held on April 25, 2017 in the above-referenced matter and, in support thereof, state the following:

Summary of Arguments

Petitioner requests a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County ("B.C.Z.R.") in order to determine whether the Zoning Commissioner should approve the construction of a one-family detached dwelling on 619 Northern Lane (the "Lot"), and specifically requests the Office of Administrative Hearings to determine if the doctrine of merger exists with the subject lot and the adjoining lot and whether construction of a one-family dwelling may be permitted on an undersized lot under B.C.Z.R. §304.1. Petitioner's request must be denied for a number of reasons: 1) Petitioner is not the owner of the Lot and therefore has no standing to make this request; 2) Petitioner's request is barred by *res judicata*; 3) the Doctrine of Merger is applicable – the Lot and its adjoining lot have merged for zoning purposes; and 4) Petitioner's request does not meet the requirements for construction on an undersized lot pursuant to B.C.Z.R. §304.1.

I. Petitioner is not the owner of the Lot and has no standing to request relief.

By deed dated March 16, 2017, and recorded in the Land Records of Baltimore County, Maryland in Liber 38802, Folio 403 (the "Deed"), the Estate of Michael Anthony Cozzubo, by Petitioner Regina F. Kidd, Personal Representative, conveyed to West Read, LLC the parcel known as 619 Northern Lane, the Lot at issue. A true and accurate copy of said deed is attached hereto and incorporated by reference herein as **Exhibit A-1**. An examination of the legal description of the Lot attached to the Deed and incorporated as Exhibit A-1, indicates that the Lot conveyed is, in fact, 619 Northern Lane¹. This Deed references the lot described in a deed dated March 12, 2013, and recorded in the Land Records of Baltimore County, Maryland in Liber 33403, Folio 124, which is the Lot (attached hereto and incorporated by reference herein as **Exhibit A-2**). The owner of the Lot, therefore, is Grantee West Read, LLC – not Petitioner. Petitioner has no standing to make her request.

II. Assuming, *arguendo*, that Petitioner has standing to request relief, Petitioner's request is barred by *res judicata*.

Petitioner has previously requested the same relief in the form of a Petition for Special Hearing and Variance, which Administrative Law Judge Beverungen denied (Case No. 2017-0131-SPHA, the "Prior Case"). Assuming, *arguendo*, that Petitioner has standing to request relief, the request is barred by *res judicata*. The doctrine of *res judicata* provides that "a judgment on the merits in a previous suit between the same parties or their privies precludes a second suit predicated upon the same cause of action." *Parklane Hosiery Co. v. Shore*, 439 U.S. 322, 326 n. 5, 99 S.Ct. 645, 58 L.Ed.2d 552 (1979).

¹ See also deed dated July 9, 1952 and recorded in the Land Records of Baltimore County, Maryland in Liber 2160, Folio 334, a true and accurate copy of which is attached hereto as **Exhibit B** (also Northern Lane).

Maryland Courts have made clear that, when an administrative agency is performing a quasi-judicial function, res judicata is applicable. *Seminary Galleria, LLC v. Dulaney Valley Improvement Ass'n, Inc.*, 192 Md. 719, 995 A.2d 1068, 1078 (2010) (citing *Stavely v. State Farm Mut. Auto. Ins. Co.*, 376 Md. 108, 116, 829 A.2d 265 (2003); *Sugarloaf v. Waste Disposal*, 323 Md. 641, 658-59, 594 A.2d 1115 (1991); *Cicala v. Disability Review Bd.*, 288 Md. 254, 263-64, 418 A.2d 205 (1980)). The general rule is that a zoning appeals board may consider and act upon a new application for a special permit previously denied only if there has been a substantial change in conditions. *Whittle v. Bd. of Zoning Appeals*, 211 Md. 36 (1956). In the case at bar, the Petitioner has not demonstrated any substantial change in conditions that would merit relief – the parties are the same as the Prior Case, the Lot is the same, the facts and the requested relief are the same. *Res judicata* bars the Petitioner from a second bite at the apple when she has not demonstrated any substantive change in the facts or the law that would support a different result from that in the Prior Case.

III. Assuming, *arguendo*, that Petitioner has standing to request relief, Under the doctrine of merger, the Lot and the adjoining lot have merged to a single parcel for zoning purposes.

The Court of Appeals recognized the doctrine of merger in *Friends of Ridge v. BG&E*, 352 Md. 645, 724 A.2d 34, 40 (1999), holding:

“...a landowner who clearly desires to combine or merge several parcels or lots of land into one larger parcel may do so. One way he or she may do so is to integrate or utilize the contiguous lots in the service of a single structure or project.... For title purposes, the platted lot lines may remain, but by operation of law a single parcel emerges for zoning purposes.”

The Lot at issue has been merged with the adjoining Lot located at 506 Park Ave., Towson, Maryland 21204, Tax Account No.: 09-0908000600 (“Residence”) by the owners’ utilization, for

more than 60 years, of both lots in the service of a single structure – the residence at Residence. Petitioner may not now separate the Lot (zoned D.R. 2) from Residence Lot in order to construct a single-family residence. The undisputed facts are that for a period of more than 60 years, the same family owned and occupied Park Ave and the Lot. The Lot contained several serviant uses to Park Ave, and functioned as one. Uses included ingress and egress, parking, two large sheds, lighting, gardening and recreational uses. When acquired, the Lot was clearly not a Lot intended for a dwelling, as the same was not part of a platted subdivision, as were other lots in the area; instead, this Lot was created for the use of Baltimore City for its use, as was the Lane itself, by deed. Only when the City declared the Lot to no loonger be needed for its public purpose was it sold to Haulpipe, the father of Mrs. Cozzutto, wife of the deceased whose estate is not distribut4ed to the Petitioner or its affiliates.

The Court of Appeals in *Remes v. Montgomery County*, 387 Md. 52 (2005), concluded that two adjacent lots (purchased in 1951 and 1954, respectively) had merged when it was clear the owners had used one lot (Lot 11 – the undeveloped lot) in service of the other (Lot 12 – the residence). The Court noted that the owners had constructed a driveway over and through both lots to reach the residence on Lot 12. The owners also constructed a swimming pool on Lot 11 as an accessory use to their home on Lot 12; the pool violated the prescribed setbacks from the street and Lot 12, unless it was dedicated for zoning purposes to Lot 12. Further, the owners had constructed an addition on the residence that encroached into the setbacks on Lot 11. The Court cited to *Ridge* for the proposition that “...most [merger cases] require that the intent of the owner to merge the parcels be expressed, though little evidence of that intent is required. *Ridge*, 352 Md. at 653. The Court determined that there was ample evidence that the owners in *Remes* intended to use their lots as one Lot for zoning purposes, and thus had merged the two lots.

The facts in the instant case are quite similar to those in *Remes* –

- The Lot was purchased by Mrs. Cuzzutto's father, Henry Haulpipe in 1952 wherein the the Lane was retained in fee by the City of Baltimore (*see* Exhibit B), subsequent to his purchase of Residence in 1945. *See* Deed dated November 15, 1945, recorded in the Land Records of Baltimore County, Maryland on Liber 1419, Folio 322, at true and accurate copy of which is attached hereto as Exhibit C.
- Since Haulpipe's purchase of the Lot, it has supported the use of the Residence for:
 - Gardening a large garden near the center of the Lot;
 - erection of two large sheds for gardening tools and storage of items to support the residence;
 - parking of vehicles owned by Mr. and Mrs. Haulpipe and Mr. and Mrs. Cuzzutto, at the Lane and on the Lot near the Lane, as there was no parking on the north side of Park Avenue, and as the Residence did not have a driveway fronting on Park Avenue;
 - Access to the Residence, for tasks such as delivery of groceries and other bulky items, for which at times, the vehicles would be driven across the Lot, to the rear of the Residence, for easy access to the Residence.

Two generations of owners clearly demonstrated intent to treat the two parcels as one, utilizing two contiguous lots on a daily basis, in the service of a single residence. Petitioner should not now be permitted an exception in order to segregate the Lot from Residence and build a single-family dwelling on the remaining nonconforming lot.

IV. Assuming, *arguendo*, that Petitioner has standing to request relief, The Lot does not qualify for relief/exception under B.C.Z.R. §304.1.

Petitioner also requests, pursuant to B.C.Z.R. §304.1, that erection of a single-family dwelling be permitted on the Lot. Pursuant to Administrative Law Judge Beverungen's Opinion and Order in the Prior Case, should a building permit be sought for the Lot, the preliminary requirements set forth at B.C.Z.R. §304.1 shall be deemed satisfied. Relief under B.C.Z.R. §304, however, also requires that the proposed dwelling shall be "appropriate" for the community (§304.4). As of the filing of this brief, it does not appear that Petitioner has submitted any application for a building permit for the Lot, nor has Petitioner presented any detailed site layout or drawing that would permit the judge to make the requisite determination regarding appropriateness.

Section 304.2 provides guidance for evaluating whether a building is appropriate in the context of the neighborhood in which it is proposed to be located, including consideration of "building size, lot coverage, building orientation and location on the lot or tract." Again, while none of these factors can be fully evaluated in the absence of detailed plans and drawings, it is clear that construction of a single family dwelling on the Lot is not likely to be appropriate in the context of the surrounding neighborhood. The Lot does not sit on a main road, but rather behind the surrounding houses. The location of the Lot is such that it touches multiple surrounding yards, and is accessible currently only by a "paper road". No other property in the vicinity fronts on a Lane, and Northern Lane, a dead-end road owned by Baltimore City (not County) is suspect in terms of safety considerations such as snow removal, maintenance and emergency access. It is not clear which segment of the Lot should be treated as the Front, side or rear yard. Creating appropriate access to any dwelling on the Lot would significantly impact the surrounding houses with increased construction, traffic, and noise. The Lot is a long and relatively narrow lot, which would necessitate that any dwelling be positioned very close to the surrounding houses. (See In

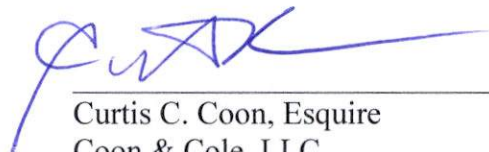
re C.G. Homes, Inc. (206 Morris Avenue), Case No. 2016-0201-SPH, in which the ALJ determined that a proposed dwelling on an undersized lot was not appropriate when, *inter alia*, it would be positioned quite close to existing homes). Any dwelling proposed to be constructed on the Lot would negatively impact the surrounding properties and the neighborhood as a whole.

The circumstances present are also in large part the making of the Petitioner or former owner. Having had both lots used as one, which gave an area sufficient for an R-2 zone, Petitioner sold one parcel without any regard to the eventual use of the other.

Conclusion

Petitioner is not entitled to relief under B.C.Z.R. §304. Petitioner lacks standing to request relief; the request is barred by *res judicata*; the doctrine of merger is applicable, such that the two parcels have merged for zoning purposes; and development on an undersized lot is clearly inappropriate in the context of the surrounding neighborhood. Further, granting the relief requested would serve to seriously undermine the authority of the Baltimore County to rezone residential Lot, as it did when the Lot was rezoned to D.R. 2 in 2016. Zoning regulations are not intended to permit every use, or to maximize the owner's profits, but to allow some use of the Lot. For the foregoing reasons, Petitioner's request must be denied.

Respectfully submitted,



Curtis C. Coon, Esquire
Coon & Cole, LLC
401 Washington Avenue, Suite 501
Towson, Maryland 21204
Direct: 410-630-4425
Firm: 410-244-8800

Fax: 410-825-5941
ccc@cooncolelaw.com
*Counsel for Interested Parties David
McKibbin, John Strappelli and Therese
Strappelli*

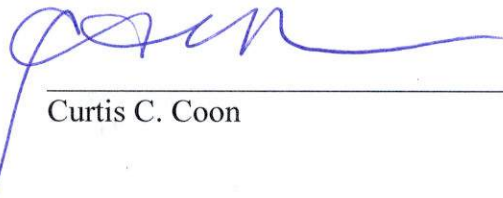
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of April 2017 a copy of the foregoing **Pre-Hearing Brief** was served, via first-class U.S. mail, postage prepaid, and via electronic mail, upon:

Bruce E. Doak
3801 Baker Schoolhouse Road
Freeland, Maryland 21053
bdoak@bruceedoakconsulting.com
Representative for Petitioner(s)

Peter Max Zimmerman
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, Maryland 21204
peoplescounsel@baltimorecountymd.gov
People's Counsel for Baltimore County

Carole S. Demilio
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, Maryland 21204
csdemil@aol.com
Deputy People's Counsel



Curtis C. Coon

File No.: 15685-17-01452-MD

Prepared by:
 North American Title Company
 1104 Kenilworth Drive, Suite 401
 Towson, MD 21204
 (410)321-0800

THIS DEED, made this 16th day of MARCH, 2017, by and between The Estate of Michael Anthony Cozzubo, aka Michael A. Cozzubo, party(ies) of the first part ["GRANTOR(S)"]; and West Read, LLC, Maryland Limited Liability Company, party(ies) of the second part ["GRANTEE(S)"];

WHEREAS, on July 30, 2015, the Orphan's Court of Baltimore County Circuit Court, Maryland (the "Court") granted administration of the Estate of the Decedent to Seller in Estate No. 184608.

WHEREAS, Grantor(s) in his/her/their capacity as Personal Representative(s) in the Estate of the Decedent has complete and full power and authority by law, to grant and convey the entire fee simple interest in the hereinafter described property; and

WHEREAS, as part of the administration of the Estate of the Decedent, Grantor(s) desire(s) to convey the entire fee simple estate in the hereinafter described property to the Grantee(s).

- Witnesseth -

THAT IN CONSIDERATION of the sum of THREE HUNDRED NINETY-ONE THOUSAND TWO HUNDRED FIFTY-TWO AND NO/100 DOLLARS (\$391,252.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor(s) as Personal Representative(s) of the Estate of the Decedent, does/do grant and convey to West Read, LLC, Maryland Limited Liability Company, in fee simple, , AS SOLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, all that lot of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Which has a mailing address of: 506 Park Ave
 Towson, MD 21204

Title Insurer: Chicago Title Insurance Company
 Tax Account No.: 09-0908000600

Being the same lot of ground which by deed dated March 12, 2013 and recorded April 3, 2013 among the Land Records of Baltimore County, Maryland in Liber 33403 folio 124 was granted and conveyed by Genevieve Ann Cozzubo unto Genevieve Ann Cozzubo and Michael A. Cozzubo, her husband, as tenants by the entireties. The late Genevieve Ann Cozzubo having predeceased her husband on or about November 19, 2013. The late Michael Anthony Cozzubo, aka Michael A. Cozzubo having departed this life on July 13, 2015.

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. Subject to covenants, easements and restrictions of record.

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 Grantee(s).

AND Grantor(s) does/do hereby covenant to execute such further assurances of the same as may be requisite.

Deed (MD-Estate).

LR - Deed (w/ Taxes)
 Recording only \$124.00
 Name: COZZUBO/NEST
 READ LLC
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 1,956.26
 LR - NK Tax - 1ld 0.00
 SubTotal: 2,016.26
 Total: 2,016.26
 04/03/2017 11:29 CC03-LL
 #8076371 CC0301 -
 Baltimore
 County/CC03.01.06 -
 Register 06

15685-17-01452-MD

EXHIBIT

A-1

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38802, p. 0403, MSA_CE62_38659, Date available 04/10/2017, Printed 04/19/2017.



LIBER 2160 PAGE 334

THIS DEED, Made this 9th day of July, 1952, by and between the MAYOR AND CITY COUNCIL OF BALTIMORE, a municipal corporation of the State of Maryland, party of the first part, and HENRY W. HAULPLIFE and ELIZABETH HAULPLIFE, his wife, of Baltimore City, State of Maryland, parties of the second part.

WHEREAS, the City Comptroller, acting by virtue of the authority conferred upon him by Ordinance No. 412, approved March 16, 1933, has sold to the parties of the second part the property hereinafter described, which sale was approved and duly entered upon the minutes of the Board of Estimates of Baltimore City; and

WHEREAS, the purchase price has been paid and satisfied unto the City, the receipt whereof is hereby acknowledged.

NOW, THEREFORE, THIS DEED WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, the party of the first part does hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point on the southeast side of Northern Lane, 30 feet wide, at the distance of 223.35 feet southwesterly from the corner formed by the southwest side of Joppa Road and the southeast side of said Northern Lane, said point being at the end of 98.35 feet in the second line of the second parcel of land described in a deed from Beatrice R. Bonley and Marguerite H. Bonley to William Clarke and Mary A. Clarke, his wife, dated December 31st, 1923, and recorded among the Land Records of Baltimore County in Liber W.F.C. No. 587, folio 210; and thence thence binding on the southeast side of said Northern Lane and on the second line of said parcel southwesterly 100.0 feet to the end of said second line; thence southeasterly, parallel with the north-east side of Park Avenue, 172.5 feet, more or less, to a point which shall be 150 feet westerly at right angles from the west side of Highland Avenue; thence northerly and parallel with Highland Avenue 103.0 feet more or less, to intersect a line drawn from the place of beginning parallel with the second line of this description, and thence reversing said line so drawn and binding thereon northwesterly 150.0 feet, more or less, to the place of beginning.

Said lot of ground being unimproved and no longer needed for public use.

described in the above referred to deed from J William Harrower and wife to Lee J Stebbins and wife

The said Alexander D S Harrower departed this life intestate and without issue on or about the 9th day of July 1927 leaving as his sole heirs at law his widow the said Elizabeth P Harrower and his mother Mary Catherine Harrower each of whom inherited a one-half interest in said lot

To Have and To Hold said undivided one-half interest in said lot of ground and premises unto the said second party her heirs and assigns forever in fee simple

And the first party covenants to warrant specially her one-half interest in the lot of ground and premises intended hereby to be conveyed and to execute such other or further assurances thereof as may be requisite

As Witness the hand and seal of the Grantor

Witness:

Elizabeth P Harrower (Seal)

Robert D Cardwell

State of Maryland Baltimore City to wit:

I Hereby Certify that on this 12th day of November 1945 before me the subscriber a Notary Public of the State of Maryland in and for the City aforesaid personally appeared Elizabeth P Harrower Widow and acknowledged the foregoing Deed to be her act

As Witness my hand and Notarial Seal

(Notarial Seal)

Robert D Cardwell

Notary Public

Recorded Nov 15 1945 at 11:40 A M & Exd per

Robert J Spittel - Clerk

(Examiners J&P)

(Rec MF)

93311

Genevieve Haulplipe

Deed to

Emma Burdette & Daughter et al

This Deed Made this 15th day of November 1945 by Genevieve Haulplipe widow party of the first part Grantor to Emma Burdette her daughter and Henry William Haulplipe her son parties of the second part Grantees of

Baltimore County State of Maryland

Witnesseth that in consideration of Love and Affection and the sum of One Dollar the said first party reserving unto herself and estate for life therein coupled with the power to sell or mortgage the same at any time during her life without the consent or joinder of the second parties does hereby grant and convey unto the said second parties their heirs and assigns as tenants in common the remainder estate in and to all that lot of ground situated in Baltimore County Maryland and described in accordance with a

BALTIMORE COUNTY CIRCUIT COURT (Land Records) RUS 1419, P. 1322, INST. DEED, 12-1-45

EXHIBIT

C



PETITION FOR ZONING HEARING(S)

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

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

Address 619 NORTHERN LAKE which is presently zoned DR2
Deed References: SM 33403/124 10 Digit Tax Account # 0908002980
Property Owner(s) Printed Name(s) MICHAEL A. COZZUBO & GENEVIEVE A. COZZUBO

(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

SEE ATTACHED SHEET

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

3. ☐ a **Variance** from Section(s)

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:

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):

REGINA KIDD /

Name #1 - Type or Print

Name #2 - Type or Print

Regina Kidd, PERS. REP.

Signature #1

Signature #2

9905 DARLEIGH ROAD BALTIMORE MD

Mailing Address

City

State

21236 /

410-256-5938 /

Zip Code

Telephone #

Email Address

CLIFFORD.J. KIDD@USACE.ARMY.MIL

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREEBORN MO

Mailing Address

City

State

21053 /

410-419-9906 /

Zip Code

Telephone #

Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2017-0236-SPH Filing Date 3/7/2017

Do Not Schedule Dates: Reviewer WV

Requests for 619 Northern Lane:

Special Hearing

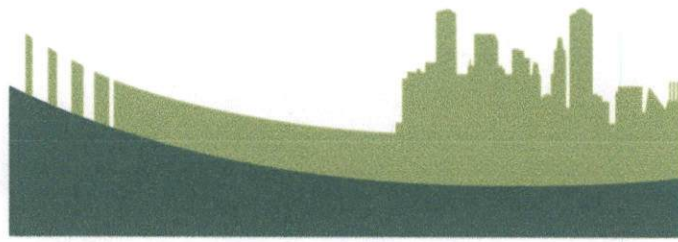
1) To determine if the Doctrine of Merger exists with the subject lot and the adjoining lot which has the same ownership since 2012.

2) Per Section 304.1 BCZR

To permit a one family detached dwelling to be erected on a lot having an area or width at the building line less than that required by the area regulations contained in the Baltimore County Zoning Regulations, when

- A. the lot has been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955
- B. all other requirements of the height and area regulations are complied with, and
- C. the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations.

3) To permit any additional requirements deemed necessary by the Administrative Law Judge to erect a one family detached dwelling.



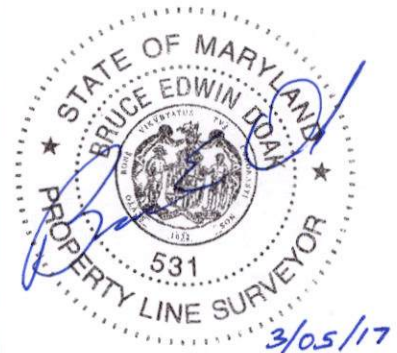
Zoning Description

619 Northern Lane
9th Election District 3rd Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southeast side of Northern Lane (30 feet wide), approximately 223 feet northeasterly of the northeast corner of the intersection of Park Avenue and Northern Lane, thence binding on the southeast side of said road and running with and binding on the outlines of the subject property, the following course and distance, viz. 1) Southwesterly 100 feet, thence leaving Northern Lane and continuing to run and bind on the outlines of the subject property, the three following courses and distances, viz. 2) Southeasterly 172.5 feet, 3) Northerly 103.0 feet, and 4) Northwesterly 150.0 feet to the point of beginning.

Containing 16,261 square feet or 0.373 of an acre of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2017-0236-SP14

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

NO 148668

Date: 3/7/17

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

Total: 75.00

Rec From: BRUCE E DONK DBA

For: 619 NORTHERN LANE

2017-0236-SP#

1739

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
3/07/2017 3/07/2017 10:25:28 3

REG WSO3 WALKIN CAM

>>RECEIPT # 718281 3/07/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 148668

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

CASHIER'S
VALIDATION

Bruce E. Doak Consulting, LLC

301 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

April 5, 2017

Re:

Zoning Case No. 2017-0236-SPH

Legal Owner: Regina Kidd

Hearing date: April 25, 2017

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **619 Northern Lane**.

The sign was posted on **April 4, 2017**.

Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2017-0236-SPH

619 Northern Lane

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

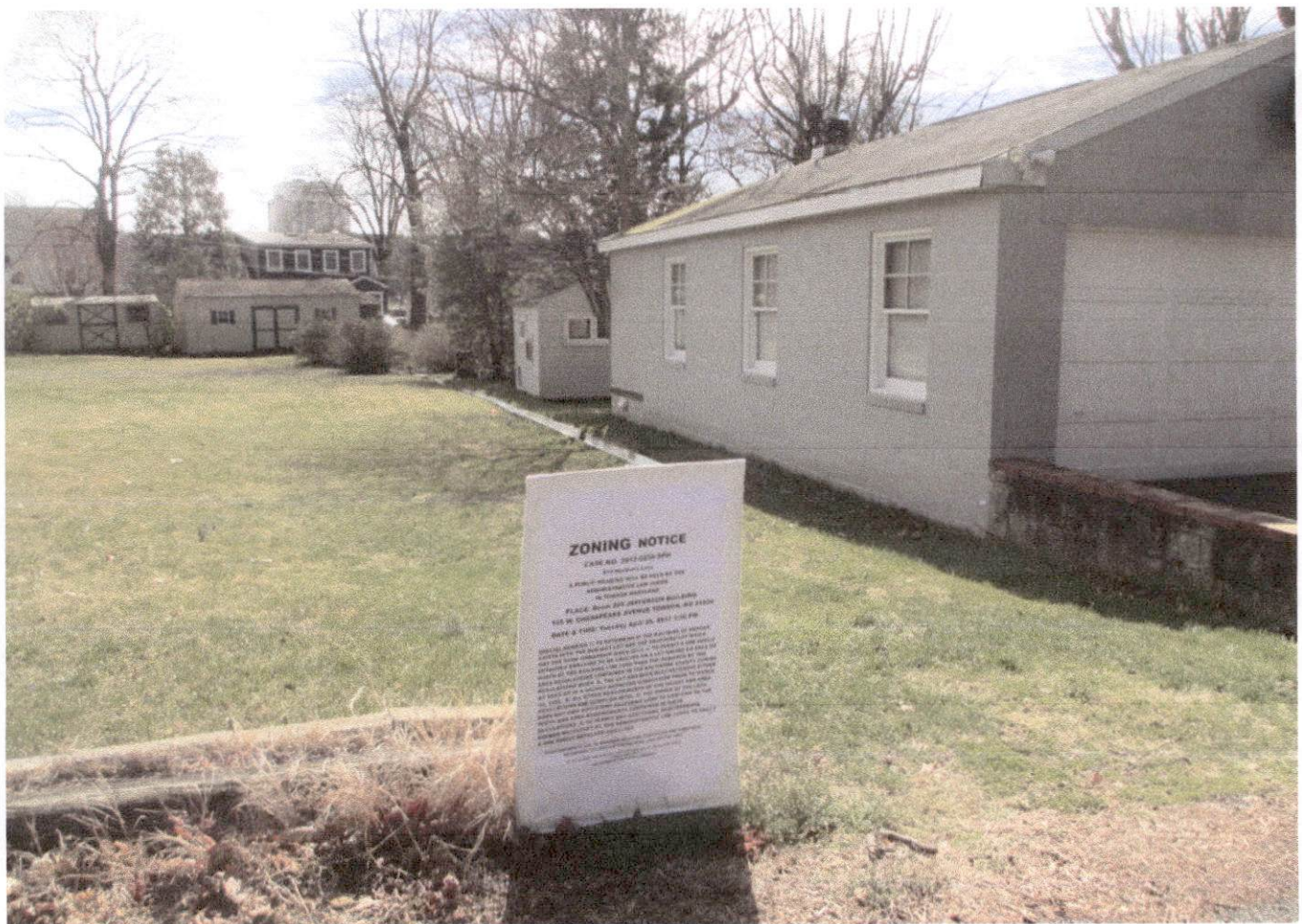
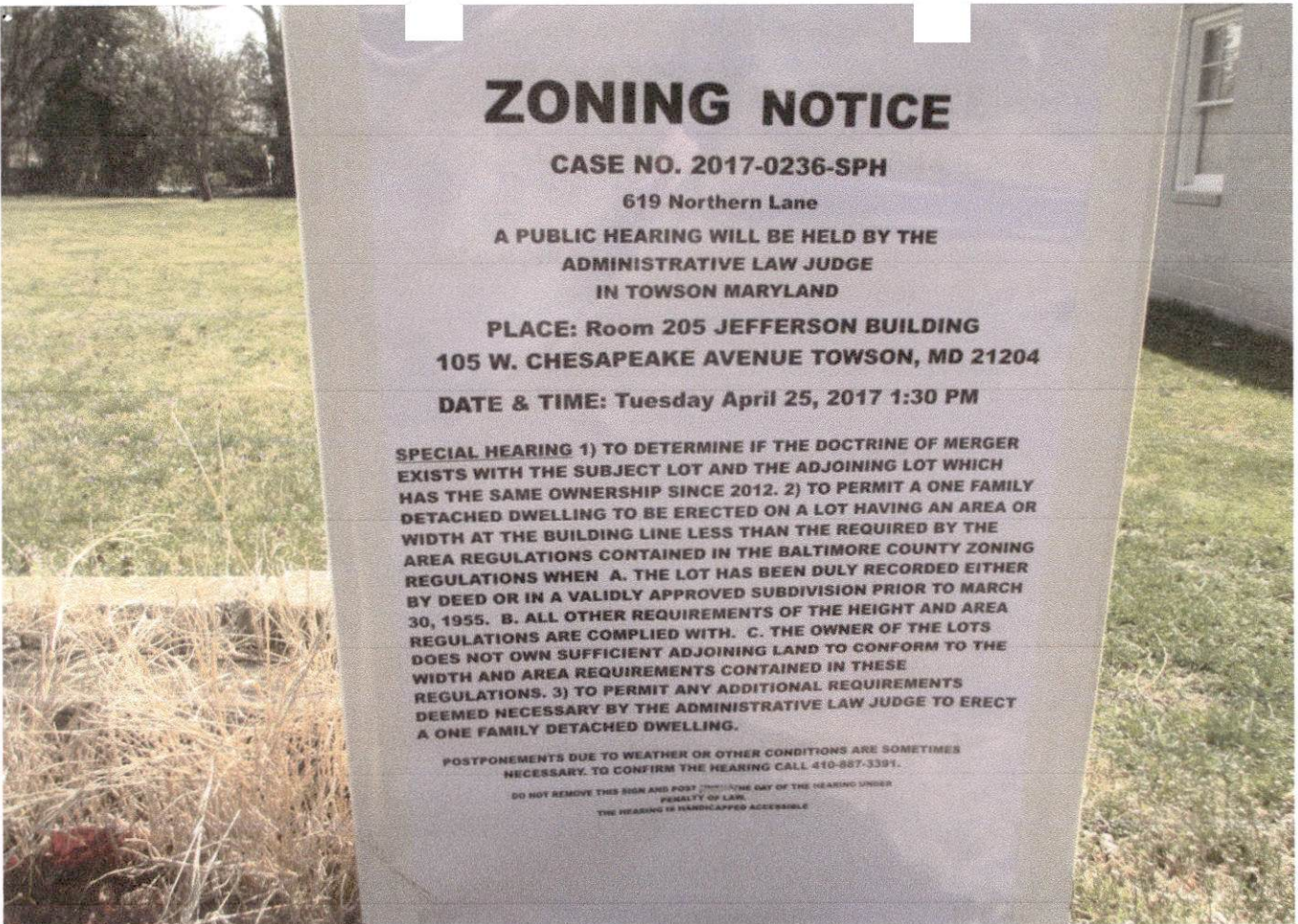
PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Tuesday April 25, 2017 1:30 PM

SPECIAL HEARING 1) TO DETERMINE IF THE DOCTRINE OF MERGER EXISTS WITH THE SUBJECT LOT AND THE ADJOINING LOT WHICH HAS THE SAME OWNERSHIP SINCE 2012. 2) TO PERMIT A ONE FAMILY DETACHED DWELLING TO BE ERECTED ON A LOT HAVING AN AREA OR WIDTH AT THE BUILDING LINE LESS THAN THE REQUIRED BY THE AREA REGULATIONS CONTAINED IN THE BALTIMORE COUNTY ZONING REGULATIONS WHEN A. THE LOT HAS BEEN DULY RECORDED EITHER BY DEED OR IN A VALIDLY APPROVED SUBDIVISION PRIOR TO MARCH 30, 1955. B. ALL OTHER REQUIREMENTS OF THE HEIGHT AND AREA REGULATIONS ARE COMPLIED WITH. C. THE OWNER OF THE LOTS DOES NOT OWN SUFFICIENT ADJOINING LAND TO CONFORM TO THE WIDTH AND AREA REQUIREMENTS CONTAINED IN THESE REGULATIONS. 3) TO PERMIT ANY ADDITIONAL REQUIREMENTS DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE TO ERECT A ONE FAMILY DETACHED DWELLING.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE





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 4873108

Sold To:

Regina Kidd - CU00577369
4405 Darleigh Rd
Nottingham, MD 21236-2113

Bill To:

Regina Kidd - CU00577369
4405 Darleigh Rd
Nottingham, MD 21236-2113

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

Apr 04, 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: # 2017-0236-SPH
619 Northern Lane
SW's Northern Lane, 150 NE of Park Avenue
9th Election District - 3rd Councilmanic District
Legal Owner(s) Regina Kidd

SPECIAL HEARING: to if the Doctrine Merger exists with the subject lot and the adjoining lot which has the same ownership since 2012. To permit a one family detached dwelling to be erected on a lot having an area or width at the building line less than that required by the area regulations contained in the Baltimore County Zoning Regulations when A, the lot has been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955 B, all other requirements of the height and area conform to the width and area requirements contained in these regulations. To permit any additional requirements deemed necessary by the Administrative Law Judge to erect a one family detached dwelling.

Hearing, Tuesday, April 25, 2017 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

JT 4/6/15 April 4 4873108

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 4, 2017 Issue - Jeffersonian

Please forward billing to:
Regina Kidd
4405 Darleigh Road
Baltimore, MD 21236

410-256-5938

NOTICE OF ZONING HEARING

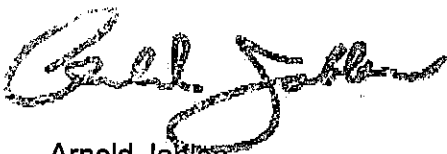
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619 Northern Lane
SW/s Northern Lane, 150 NE of Park Avenue
9th Election District – 3rd Councilmanic District
Legal Owners: Regina Kidd

Special Hearing to if the Doctrine Merger exists with the subject lot and the adjoining lot which has the same ownership since 2012. To permit a one family detached dwelling to be erected on a lot having an area or width at the building line less than that required by the area regulations contained in the Baltimore County Zoning Regulations when A. the lot has been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955. B. all other requirements of the height and area regulations are complied with, and C. the owner of the lots does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations. To permit any additional requirements deemed necessary by the Administrative Law Judge to erect a one family detached dwelling.

Hearing: Tuesday, April 25, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

March 22, 2017

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: 2017-0236-SPH

619 Northern Lane
SW/s Northern Lane, 150 NE of Park Avenue
9th Election District – 3rd Councilmanic District
Legal Owners: Regina Kidd

Special Hearing to if the Doctrine Merger exists with the subject lot and the adjoining lot which has the same ownership since 2012. To permit a one family detached dwelling to be erected on a lot having an area or width at the building line less than that required by the area regulations contained in the Baltimore County Zoning Regulations when A. the lot has been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955. B. all other requirements of the height and area regulations are complied with, and C. the owner of the lots does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations. To permit any additional requirements deemed necessary by the Administrative Law Judge to erect a one family detached dwelling.

Hearing: Tuesday, April 25, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Regina Kidd, 4405 Darleigh Road, Baltimore 21236
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 5, 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.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Case Number: 2017-0236-SPH

Property Address: 619 NORTHERN LANE

Property Description: 150' E NORTHEAST OF INTERSECTION OF PARK
AVE. AND NORTHERN LANE

Legal Owners (Petitioners): REGINA KIDD, PERSONAL REPRESENTATIVE FOR ESTATE

Contract Purchaser/Lessee: OF MICHAEL A. COZZUBO & GENEVIEVE A. COZZUBO

PLEASE FORWARD ADVERTISING BILL TO:

Name: REGINA KIDD

Company/Firm (if applicable): NA

Address: 9405 DARLEIGH ROAD
BALTIMORE MD 21236

Telephone Number: 410-256-5938

Revised 5/20/2014



KEVIN KAMENETZ
County Executive

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

April 18, 2017

Regina Kidd
4405 Darleigh Road
Baltimore MD 21236

RE: Case Number: 2017-0236 SPH, Address: 619 Northern Lane

Dear Ms. Kidd:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 7, 2017. 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
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/5/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-236

INFORMATION:

Property Address: 619 Northern Lane
Petitioner: Regina Kidd
Zoning: DR 2
Requested Action: Special Hearing

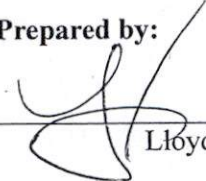
The Department of Planning has reviewed the petition for a special hearing for the Administrative Law Judge to determine if the lots under a single ownership have been merged for the purposes of Baltimore County zoning (doctrine of merger) and to approve a single family detached dwelling on a lot having an area or width at the building line less than that required by the area regulations contained in the BCZR.

A site visit was conducted on March 23, 2017. The uninhabited subject property was the subject of CZMP 2016 Issue # 5-013 wherein it was rezoned from DR 5.5 to DR 2.

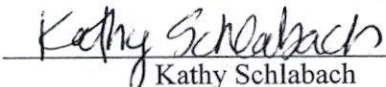
The Department will concur with the decision of the Administrative Law Judge as to the merged status of the properties in question. If subsequent to the hearing it is determined the uninhabited lot is buildable, it is the recommendation of the Department that the construction of a single family dwelling meeting all other zoning requirements with the exception of area and width at the front building line is appropriate.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Bruce E. Doak, Bruce E. Doak Consulting LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED

MAY 01 2017



Larry Hogan, **Governor**
Boyd K. Rutherford, **Lt. Governor**
Pete K. Rahn, **Secretary**
Gregory C. Johnson, P.E., **Administrator**

Date: 3/20/17

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. 2017-0236-SPH

*Special Hearing
Regina Kidd
614 Northern Lane*

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,


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

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030
410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-236

DATE: 4/5/2017



INFORMATION:

Property Address: 619 Northern Lane
Petitioner: Regina Kidd
Zoning: DR 2
Requested Action: Special Hearing

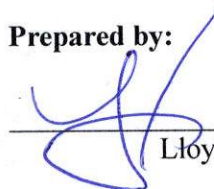
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The Department will concur with the decision of the Administrative Law Judge as to the merged status of the properties in question. If subsequent to the hearing it is determined the uninhabited lot is buildable, it is the recommendation of the Department that the construction of a single family dwelling meeting all other zoning requirements with the exception of area and width at the front building line is appropriate.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
Bruce E. Doak, Bruce E. Doak Consulting LLC
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: March 17, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0236-SPH
Address 619 Northern Lane
(Kidd Property)

Zoning Advisory Committee Meeting of **March 20, 2017**.

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

Reviewer: Steve Ford

Date: 3-17-17

RECEIVED

MAR 28 2017

20BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For March 20, 2017
Item No. 2017- 0202, 0223, 0232, 0233, 0235, 0236, 0237, 0238, 0239
and 0240

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\ZAC03202017.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
619 Northern Lane; SW/S of Northern Lane, * OF ADMINISTRATIVE
150' NE of c/line Park Avenue * HEARINGS FOR
9th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Regina Kidd *
Petitioner(s) * 2017-236-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED
MAR 20 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of March, 2017, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: May 31, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0236-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on May 30, 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

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

Re: Case 2017-0236-SPH



Dear Judge Beverungen,

As the Personal Representative of the Estate which owns the lot with the address of 619 Northern Lane, I would like to request a postponement of the zoning hearing scheduled for April 25, 2017.

It was discovered that when the estate conveyed the house at 506 Park Avenue, the title company preparing the deed used the metes and bounds description and the being clause from the vacant lot, which is the subject of the hearing, instead of the correct information for 506 Park Avenue. I have enclosed a copy of the recorded deed for 506 Park Avenue and also a copy of the deed for the subject 619 Northern Lane lot.

Because of this title issue, we feel that a corrective deed should be recorded before a zoning hearing is held.

Thank you for the consideration of my request.

With regards,


Regine Kidd, Personal Representative

Prepared by:
North American Title Company
1104 Kenilworth Drive, Suite 401
Towson, MD 21204
(410)321-0800

THIS DEED, made this 16th day of March, 2017, by and between The Estate of Michael Anthony Cozzubo, aka Michael A. Cozzubo, party(ies) of the first part ["GRANTOR(S)"]; and West Read, LLC, Maryland Limited Liability Company, party(ies) of the second part ["GRANTEE(S)"].

WHEREAS, on July 30, 2015, the Orphan's Court of Baltimore County Circuit Court, Maryland (the "Court") granted administration of the Estate of the Decedent to Seller in Estate No. 184608.

WHEREAS, Grantor(s) in his/her/their capacity as Personal Representative(s) in the Estate of the Decedent has complete and full power and authority by law, to grant and convey the entire fee simple interest in the hereinafter described property; and

WHEREAS, as part of the administration of the Estate of the Decedent, Grantor(s) desire(s) to convey the entire fee simple estate in the hereinafter described property to the Grantee(s).

- Witnesseth -

THAT IN CONSIDERATION of the sum of THREE HUNDRED NINETY-ONE THOUSAND TWO HUNDRED FIFTY-TWO AND NO/100 DOLLARS (\$391,252.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor(s) as Personal Representative(s) of the Estate of the Decedent, does/do grant and convey to West Read, LLC, Maryland Limited Liability Company, in fee simple, , AS SOLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, all that lot of ground situate in Baltimore County, Maryland, and described as follows, that is to say:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Which has a mailing address of: 506 Park Ave
Towson, MD 21204

Title Insurer: Chicago Title Insurance Company
Tax Account No.: 09-0908000600

Being the same lot of ground which by deed dated March 12, 2013 and recorded April 3, 2013 among the Land Records of Baltimore County, Maryland in Liber 33403 folio 124 was granted and conveyed by Genevieve Ann Cozzubo unto Genevieve Ann Cozzubo and Michael A. Cozzubo, her husband, as tenants by the entireties. The late Genevieve Ann Cozzubo having predeceased her husband on or about November 19, 2013. The late Michael Anthony Cozzubo, aka Michael A. Cozzubo having departed this life on July 13, 2015.

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. Subject to covenants, easements and restrictions of record.

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 Grantee(s).

AND Grantor(s) does/do hereby covenant to execute such further assurances of the same as may be requisite.

LR - Deed (w
Recording on
Name: COZZUB
READ LLC
Ref:
LR - Deed (w
Surcharge
LR - Deed St
Transfer Tax
LR - MR Tax
SubTotal:
Total:
04/03/2017
#8076371 C00
Baltimore
County/C003-
Register 06

WITNESS the hand(s) and _____ (s) of the said Grantor(s) the day and year first _____ written.

In Presence Of:

The Estate of Michael Anthony Cozzubo

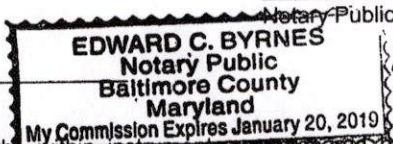
BY: Regina F. Kidd
Regina F. Kidd
Personal Representative

STATE OF MD, COUNTY OF BALT, to wit:

I HEREBY CERTIFY that on this 16 day of MARCH, 2017 before me, the subscriber, a Notary Public of the aforesaid jurisdiction, personally appeared Regina F. Kidd, the Personal Representative of The Estate of Michael A. Cozzubo, the Grantor(s) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her/their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

My Commission Expires: _____



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

Attorney

After recording, please return to:

West Read, LLC
21 Ivy Reach Court
Cockeysville, MD 21030
File No.: 15685-17-01452-MD

This is to certify that the within instrument was prepared by
or under the supervision of the undersigned, an Attorney duly
admitted to practice before the court of Appeals of Maryland.

Derrick Quick
Derrick Quick, Esquire

EXHIBIT A

All that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

Beginning for the same at a point on the southeast side of Northern Lane, 30 feet wide, at the distance of 223.35 feet southwesterly from the corner formed by the southwest side of Joppa Road and the southeast side of Joppa Road and the southeast side of said Northern Lane, said point being at the end of 98.35 feet in the second line of the second parcel of land described in a deed from Beatrice R. Bosley and Marguerite M. Bosley to William Clarke and Mary A. Clarke, his wife, dated December 31st, 1923, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 587, folio 210; and running thence binding on the southeast side of said Northern Lane and on the second line of said parcel southwesterly 100.0 feet to the end of said second line; thence southeasterly, parallel with the northeast side of Park Avenue, 172.5 feet, more or less, to a point which shall be 150 feet westerly at right angles from the west side of Highland Avenue' thence northerly and parallel with Highland Avenue 103.0 feet, more or less, to intersect a line drawn from the place of beginning parallel with the second line of this description, and thence reversing said line so drawn and binding thereon northwesterly 150.0 feet, more or less, to the place of beginning.

MARYLAND **Disposition of Maryland Real Estate**
FORM **Affidavit** **Residence or Principal 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 instrument that effects a change in

ownership of 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 principal residence.

1. Transferor Information

Name of Transferor

The Estate of Michael A. Cozzubo

2. Reasons for Exemption

Resident Status

☐ I, Transferor, am a resident of the State of Maryland.

☒ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B9(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

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

3b. Entity Transferors

Witness/Attest



The Estate of Michael A. Cozzubo

BY:

Regina F. Kidd
Regina F. Kidd

Personal Representative

Information provided by the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Ink Only-All Copies Must Be Legible)

1	Type(s) of Instruments	(Check box if addendum Intake Form is Attached.)					
		X Deed	Mortgage	Other	Other		
		Deed of Trust	Lease				
2	Conveyance Type Check Box	X Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	Not an Arms-Length Sale [9]		
3	Tax Exemptions (if applicable)	Recordation					
	Cite or Explain Authority	State Transfer					
		County Transfer					
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only			
		Purchase Price/Consideration	\$391,252.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$0.00	Transfer Tax Consideration	\$ 5868.78		
		Balance of Existing Mortgage	\$0.00	X () % =			
		Other:	\$	Less Exemption Amount -	\$		
		Other:	\$	Total Transfer Tax =	\$		
		Full Cash Value:	\$	Recordation Tax Consideration	\$		
				X () per \$500 =	\$ 1957.50		
				TOTAL DUE	\$		
5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$20.00	\$0.00	Tax Bill:		
		Surcharge	\$40.00	\$0.00	C.B. Credit:		
		State Recordation Tax	\$1,957.50	\$0.00	Ag. Tax/Other:		
		State Transfer Tax	\$1,956.26	\$0.00			
		County Transfer Tax	\$5,868.78	\$0.00			
		Other	\$	\$			
		Other	\$	\$			
6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).		09-0908000600	Liber 33403, Folio 124			☐ (5)
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq Ft/Acreage (4)
		Location/Address of Property Being Conveyed (2)					
		506 Park Ave., Towson, MD 21204					
		Other Property Identifiers (if applicable)					Water Meter Account No.
		Residential ☒ or Non Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount:					
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of Sq Ft/Acreage Transferred: Lot(s), Section, Phase, , Baltimore County, MD					
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
		The Estate of Michael Anthony Cozzubo, aka Michael A. Cozzubo					
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)		
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)		
		West Read, LLC, Maryland Limited Liability Company					
		New Owner's (Grantee) Mailing Address					
		21 Ivy Reach Court, Cockeysville, MD 21030					
9	Other Names To Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)		
10	Contact/Mail Information	Instrument Submitted By or Contact Person				☐ Return to Contact Person	
		Name: Colleen Fitzgibbons				☐ Hold for Pickup	
		Firm: North American Title Company				☒ Return Address Provided	
		Address: 1104 Kenilworth Drive, Suite 401, Towson, MD 21204					
		Phone: 410-321-0800					
11	IMPORTANT: BOTH THE ORIGINAL AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
	Assessment Information	Yes	X	No	Will the property being conveyed be the grantee's principal residence?		
		Yes	X	No	Does the transfer include personal property? If yes, identify:		
		Yes	X	No	Was property surveyed? If yes, attach a copy of survey (if recorded, no copy required).		
Assessment Use Only - Do Not Write Below This Line							
Terminal Verification		Agricultural Verification		Whole		Part	
Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:	
Year	20	20	Geo.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	Section	Occ. Cd.	
Total			Town Cd.	Ex. St.	Ex. Cd.		
MARKS:							
RECEIVED							
ACCOUNT NO. 0908000600							
Dept 7							
RECORDATION TAXES							
3/31/2017							

Space Reserved for Circuit Court Clerk Reason

RE COUNTY CIRCUIT COURT (Land Records) JLE 38802, p. 0407, MSA_CE62_38659, Date available 04/10/2017. Printed 04/25/2017.

033403 124

No Title Examination
No Consideration Involved

THIS DEED, Made this 12 day of March 2013, by and between GENEVIEVE ANN COZZUBO, party of the first part, GRANTOR, and GENEVIEVE ANN COZZUBO and MICHAEL A. COZZUBO, her husband, parties of the second part, GRANTEES.

WITNESSETH,

That for and in consideration of the premises and other good and valuable considerations, the said party of the first part, GENEVIEVE ANN COZZUBO, GRANTOR, does hereby grant and convey unto the said GRANTEES, GENEVIEVE ANN COZZUBO and MICHAEL A. COZZUBO, her husband, as tenants by the entireties, their heirs and assigns, forever in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point on the southeast side of Northern Lane, 30 feet wide, at the distance of 223.35 feet southwesterly from the corner formed by the southwest side of Joppa Road and the southeast side of Joppa Road and the southeast side of said Northern Lane, said point being at the end of 98.35 feet in the second line of the second parcel of land described in a deed from Beatrice R. Bosley and Marguerite M. Bosley to William Clarke and Mary A. Clarke, his wife, dated December 31st, 1923, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 587, folio 210; and running thence binding on the southeast side of said Northern Lane and on the second line of said parcel southwesterly 100.0 feet to the end of said second line; thence southeasterly, parallel with the northeast side of Park Avenue, 172.5 feet, more or less, to a point which shall be 150 feet westerly at right angles from the west side of Highland Avenue' thence northerly and parallel with Highland Avenue 103.0 feet, more or less, to intersect a line drawn from the place of beginning parallel with the second line of this description, and thence reversing said line so drawn and binding thereon northwesterly 150.0 feet, more or less, to the place of beginning.

BEING the same lot or parcel of ground which by Deed dated June 22, 1979, and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6040, Folio 406, was granted and conveyed by Elizabeth Haulplipe unto Elizabeth Haulplipe and Genevieve Ann Cozzubo. The said Elizabeth Haulplipe departed this life on April 4, 1993, thereby vesting absolute title in Genevieve Ann Cozzubo, the herein named Grantor.

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

033403 125

TO HAVE AND TO HOLD the land 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 GENEVIEVE ANN COZZUBO and MICHAEL A. COZZUBO, her husband, as tenants by the entireties, and unto the survivor of them, his or her heirs and assigns, forever in fee simple.

AND the said party of the first part 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 granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor.

TEST:

Linda A. List Genevieve Ann Cozzubo
GENEVIEVE ANN COZZUBO, Grantor (SEAL)

STATE OF MARYLAND,
COUNTY OF BALTIMORE,

TO WIT:

I HEREBY CERTIFY, That on this 12 day of March 2013, before me the subscriber, a Notary Public in and for the County and State aforesaid, personally appeared GENEVIEVE ANN COZZUBO, the herein named Grantor, and she acknowledged the foregoing Deed to be her own act and deed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal.

Linda A. List
Notary Public
My Commission Expires: May 20, 2013

THE UNDERSIGNED ATTORNEY CERTIFIES THAT THE WITHIN INSTRUMENT WAS PREPARED BY OR UNDER HIS SUPERVISION, AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

BLM
Attorney

033403 126

AFTER RECORDING MAIL TO: Genevieve Ann Cozzubo and Michael A. Cozzubo
506 Park Avenue
Towson, Maryland 21204

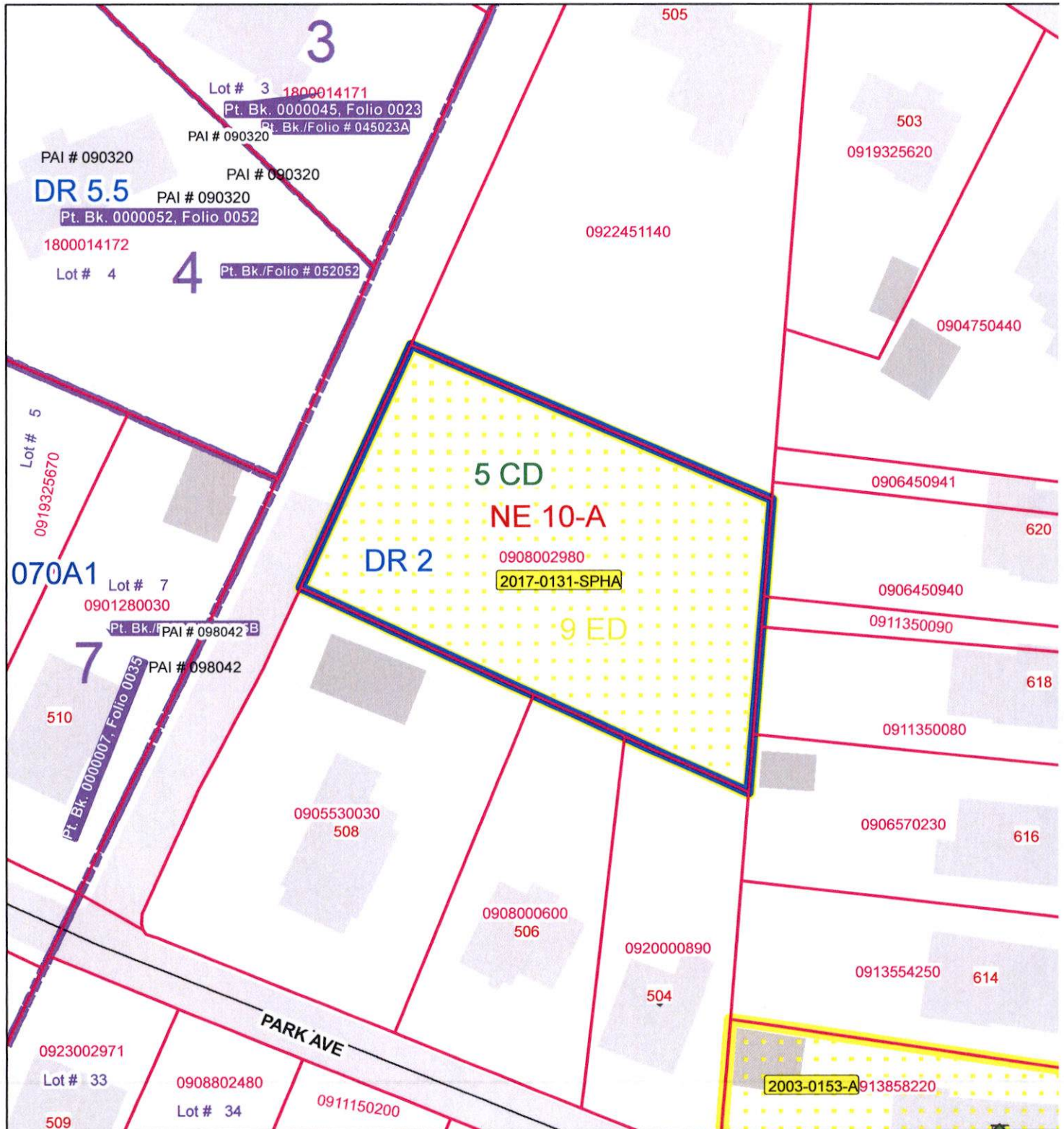
(Type or Print in Black Ink Only—All Copies Must Be Legible)

RECORDING FEE 29.00
TOL 66.00
RCPT # 85706
BIL # 821
03/03/2013 03:52 PM

1	Type(s) of Instruments	☒ Check Box if addendum Intake Form is Attached.) ☐ Deed ☐ Mortgage ☐ Other ☐ Other						
2	Conveyance Type Check Box	☐ Improved Sale ☐ Arms-Length [1/]	☐ Unimproved Sale ☐ Arms-Length [2/]	☐ Multiple Accounts ☐ Arms-Length [3/]	☐ Not an Arms-Length Sale [9/]			
3	Tax Exemptions (if Applicable)	Recordation <i>family transfer - wife to wife husband</i> State Transfer County Transfer						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration				
5	Fees	Amount of Fees		Doc. 1	Doc. 2			
		Recording Charge		\$	\$			
		Surcharge		\$	\$			
		State Recordation Tax		\$	\$			
		State Transfer Tax		\$	\$			
		County Transfer Tax		\$	\$			
Other		\$	\$	\$				
Other		\$	\$	\$				
6	Description of Property	District	Property Tax ID No. (1)	Grantor Lib./Folio	Map	Parcel No.	Var. LOG	
7	Transferred From	09	09-08-06600	05711/0224	70	628	☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)		506 Park Ave. Towson, MD 21204				
		Other Property Identifiers (if applicable)		Water Meter Account No.				
		Residential ☒ or Non-Residential ☐		Fee Simple ☒ or Ground Rent ☐		Amount:		
		Partial Conveyance? ☐ Yes ☐ No		Description/Amt. of SqFt/Acreage Transferred:				
If Partial Conveyance, List Improvements Conveyed:								
8	Transferred To	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)				
9	Other Names to Be Indexed	Genevieve Ann Cozzubo						
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)				
		Elizabeth Haulpape						
10	Contact/Mail Information	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)				
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Genevieve Ann Cozzubo and Michael A. Cozzubo t/e						
		New Owner's (Grantee) Mailing Address						
		Same						
Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)						
Instrument Submitted By or Contact Person						☐ Return to Contact Person		
Name: Barbara Poklis Lewis Esquire						☐ Hold for Pickup		
Firm						☐ Return Address Provided		
Address: 606 Baltimore Ave. Sk 206								
Towson, MD 21204		Phone: (410) 821-5222						
Date Received:		Deed Reference:				Assigned Property No.:		
Year: 20		TAX NOT REQUIRED				Director of Budget and Finance		
Land		BALTIMORE COUNTY, MARYLAND				REMARKS		
Buildings								
Total								
REMARKS								

COUNTY CIRCUIT COURT (Land Records) JLE 33403, p. 0127, MSA_CE62_33259, Date available 04/15/2013. Printed 03/04/2017.

619 Northern Lane 2017-0236-SPH



Publication Date: 3/7/2017



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



0 12.525 50 75 100 Feet

1 inch = 50 feet

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0908002980							
Owner Information									
Owner Name:		COZZUBO GENEVIEVE A COZZUBO MICHAEL A				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:		4405 DARLEIGH RD NOTTINGHAM MD 21236-2113				Deed Reference:		/33403/ 00120	
Location & Structure Information									
Premises Address:		NORTHERN LN BALTIMORE 21204-				Legal Description:		LOT SES NORTHERN LA 223 SW JOPPA RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0007	0380		0000				2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
						16,261 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation		
Value Information									
			Base Value	Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2016		07/01/2017	
Land:			34,000	34,000					
Improvements			0	0					
Total:			34,000	34,000		34,000		34,000	
Preferential Land:			0					0	
Transfer Information									
Seller: HAULPLIPE ELIZABETH				Date: 04/03/2013		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /33403/ 00120		Deed2:			
Seller: HAULPLIPE HENRY W				Date: 06/27/1979		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /06040/ 00406		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									

CASE NAME K100
CASE NUMBER 2017-0236-SP4
DATE 4/25/17

Petitioners
~~CITIZEN'S~~ SIGN - IN SHEET

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NAME 2017-0236-SPH
CASE NUMBER _____
DATE April 25, 2017

[illegible]

GENERAL SITE INFORMATION

1. Ownership: Michael A. Cozzubo & Genevieve A. Cozzubo
2. Address: 619 Northern Lane, Baltimore, MD 21204
3. Deed references: SM 33403/128 120A
4. Area: 16,261 sq. ft. / 0.373 acre (per SDAT)
5. Tax Map / Parcel / Tax account #: 70 / 380 / 09-08-002980
6. Election District: 9 Councilmanic District: 5
ADC Map: 4579C6 GIS tile: 070A1 Position sheets: 39NE1 & 40NE1
Census tract: 490703 Census block: 240054907031007
Schools: West Towson ES Dumbarton MS Towson HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 070A1 and the information provided by Baltimore County on the internet.
8. Improvements: Vacant

OFFICE OF ZONING

Zoning: D.R. 2 per the 2016 CZMP

Previous Zoning Case: 2017-0131-5PHA

D.R. 2 Setbacks per 1B02.Z.C.1

Lot width: 100 feet
Front depth: 40 feet
Side min.: 15 feet
Side total: 40 feet
Rear depth: 40 feet

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL Land type: 0

1. The subject property will be serviced by public water and sewer system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

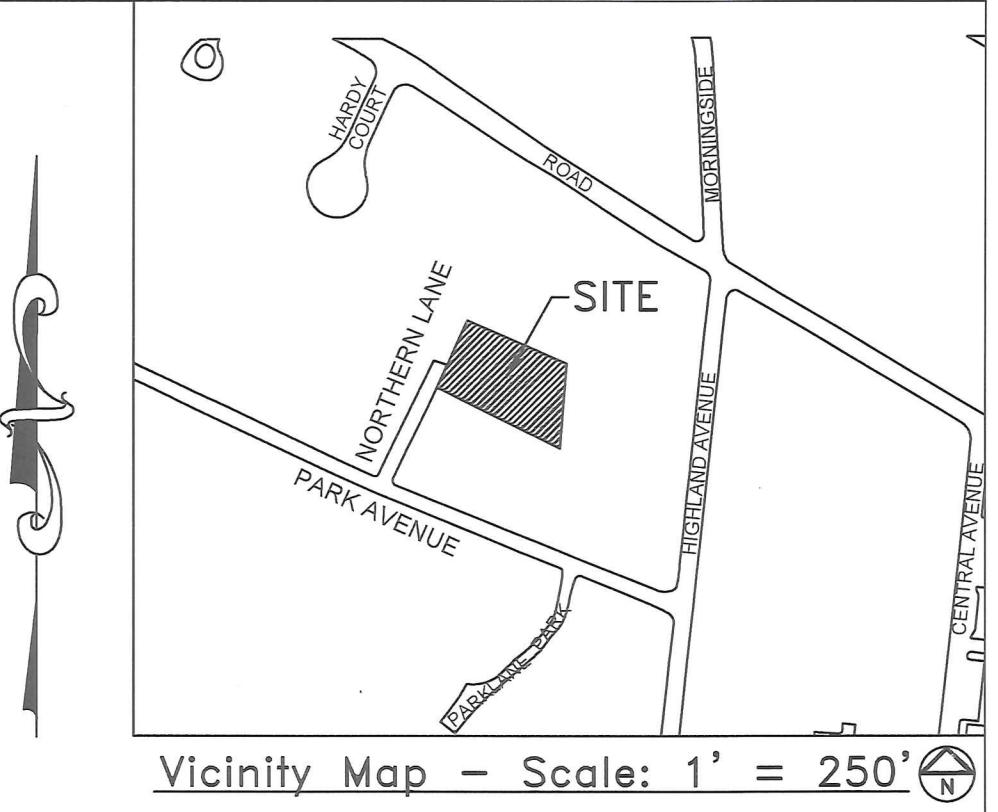
OFFICE OF PLANNING

Regional Planning District: Towson District Code: 315

1. The subject property is not located in a historic district.

2016 CZMP

1. The zoning for the subject property was changed from D.R.5.5 to D.R.2. The change caused the need for a zoning hearing.



CHAIN OF TITLES:

LOT:
JLE 33403/ 124 3/12/2013 Current Deed
Genevieve Ann Cozzubo to Genevieve Ann Cozzubo & Michael A. Cozzubo

EHK Jr 6040/ 406 6/22/1979
Elizabeth Haulpipe to Elizabeth Haulpipe & Genevieve Ann Cozzubo

GLB 2160/ 334 7/09/1952
Mayor and City Council of Baltimore to Henry W. Haulpipe & Elizabeth Haulpipe

LMcM 873/ 320 3/30/1931 Original Deed
James E. Clarke & Sylvia Clarke to Mayor and City Council of Baltimore

HOUSE:
JLE 33403/ 120 3/12/2013 Current Deed
Genevieve Ann Cozzubo to Genevieve Ann Cozzubo & Michael A. Cozzubo

Will conveyance to Genevieve Ann Cozzubo

EHK Jr 5711/ 224 11/30/1976
Henry William Haulpipe to Henry William Haulpipe & Elizabeth Haulpipe

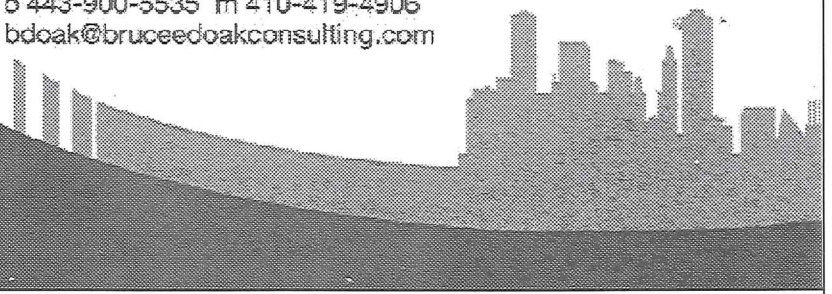
EHK Jr 5696/ 483 11/01/1976
Ema Koller (fka Emma Burdett) to Henry William Haulpipe

RJS 1419/ 322 11/15/1945
Genevieve Haulpipe to Emma Burdette

CHK 1178/ 12 6/24/1941 Original Deed
Beatrice R. Bosley to William A. Haulpipe & Genevieve Haulpipe

NOTE: There was no common ownership until 3/12/2013.

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
p 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com



PLAN TO ACCOMPANY
A ZONING PETITION
FOR

#619 NORTHERN LANE
BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT

Date: 3/6/17
Scale: 1"=20'

STATE OF MARYLAND
BRUCE E. DOAK
30-ES-1
PLATY LINE SURVIVOR
3/07/17



REVISION