

MEMORANDUM

DATE: September 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0320-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on September 1, 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: **PETITIONS FOR SPECIAL HEARING ***

AND VARIANCE

(226 Meadowvale Road) *

9th Election District *

3rd Council District *

Haxia Chen Diggs & Susan Zhou *

Legal Owners

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0320-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Haxia Chen Diggs and Susan Zhou, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a Class A Group Child Care Center for up to 12 children. In addition, a Petition for Variance seeks to permit a proposed 5 ft. high storage style fence with rear and side yard setbacks of 0 ft. in lieu of the required 20 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Haxia Chen Diggs and surveyor Bruce E. Doak appeared in support of the requests. Several neighbors opposed the request. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency opined a child care center with 12 children "may have an adverse impact on the neighborhood in terms of traffic."

SPECIAL HEARING

A group child care center (Class A) is permitted by right in the DR 3.5 zone, upon issuance of a use permit. B.C.Z.R. §424. The petition for special hearing in essence seeks to have the

ORDER RECEIVED FOR FILING

Date 8-2-17

By WJ

Administrative Law Judge authorize a use permit allowing Petitioners to operate at the subject property a child care center with a maximum of 12 children.

The zoning regulations contain "bulk standards" which must be satisfied before a group child care center is permitted in a D.R. zone. B.C.Z.R. §424.7. Among those requirements is a one acre "minimum lot size" and enhanced front (25 ft.) side (50 ft.) and rear (50 ft.) yard setbacks. The site plan and tax records indicate the subject property is 9,660 sq. ft. in area, which is less than one acre. Though the yard setbacks are not provided on the site plan, it would appear the side and rear yards are deficient. Given these deficiencies, the petition for special hearing must be denied.

THEREFORE, IT IS ORDERED this 2nd day of **August, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to approve a Class A Group Child Care Center for up to 12 children, be and is hereby DENIED.

IT IS FURTHER ORDERED that the petition for variance to permit a proposed 5 ft. high storage style fence with rear and side yard setbacks of 0 ft. in lieu of the required 20 ft., be and is hereby DISMISSED without prejudice as Moot.

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:slm

ORDER RECEIVED FOR FILING

Date 8-2-17

By lw



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 226 MEADOWVALE ROAD TIMONUM MD which is presently zoned DR 3.5
 Deed References: JLE 38855 / 441 10 Digit Tax Account # 0919910430
 Property Owner(s) Printed Name(s) HAIXIA CHEN DIGGS & SUSAN ZHOU

(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

... should approved a Class A Group Child Care Center for up to 12 children (Use Permit).

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

3. ☒ a **Variance** from Section(s) 424.1 of BCZR

Section 424.1 – to permit a proposed 5-foot high storage style fence with rear and side yard setbacks of 0 feet in lieu of the required 20 feet.

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

TO BE PRESENTED AT 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):

*HAIXIA CHEN DIGGS * SUSAN ZHOU

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

226 MEADOWVALE ROAD TIMONUM MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

21093

443-850-6150

HAIXIA.CHEN@HOTMAIL.COM

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREEBORN MD

Mailing Address

City

State

Zip Code

Telephone #

Email Address

21053 410-419-4961

BRUCE E. DOAK @ BRUCE E. DOAK CONSULTING.COM

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

ORDER RECEIVED FOR FILING
 8-2-17
 1205
 Date
 BY

CASE NUMBER 2017-0320-SPHA Filing Date 6/1/17

1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

2. The second part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

3. The third part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation



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 226 MEADOWVALE ROAD TIMonium MD which is presently zoned DR 3.5
 Deed References: JLE 38855/441 10 Digit Tax Account # 0919910430
 Property Owner(s) Printed Name(s) HAIXIA CHEN DIGGS & SUSAN ZHOU

(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
 ... should approved a Class A Group Child Care Center for up to 12 children (Use Permit).
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s) 424.10 + BCZR

Section 424.1 – to permit a proposed 5-foot high storage style fence with rear and side yard setbacks of 0 feet in lieu of the required 20 feet.

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

TO BE PRESENTED AT 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):

*HAIXIA CHEN DIGGS * SUSAN ZHOU

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

226 MEADOWVALE ROAD TIMONIUM MD

Mailing Address

City

State

21093 | 443-850-6150

Zip Code

Telephone #

Email Address

HAIXIA.CHEN@HOTMAIL.COM

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREEWIND MD

Mailing Address

City

State

21053 | 410-419-4961

Zip Code

Telephone #

Email Address

BRUCE E. DOAK @ BRUCE E. DOAK CONSULTING.COM

Do Not Schedule Dates:

Reviewer

CASE NUMBER 2017-0320-SPHA

Filing Date

6.1.17

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

226 Meadowvale Road
Ninth Election District Third Councilmanic District
Baltimore County, Maryland

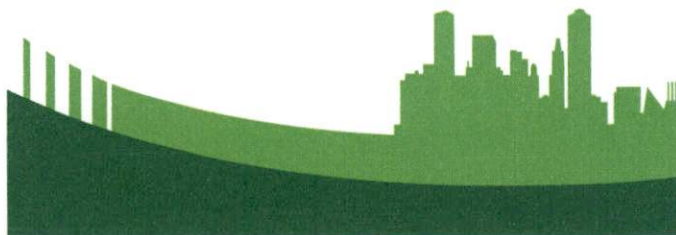
Beginning at a point on the north side of Meadowvale Road (50 feet wide), 192 feet
~~from the north side~~ of Rothwell Drive.

east

Being Lot #12 as shown on the plat entitled "Plat Two Dulaney Village" dated October 11, 1955 and recorded in the land records of Baltimore County in Plat Book GLB 22, page 55.

Containing 9,660 square feet of land, more or less.

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



Land Use Expert and Surveyor

CASE # 2017-0320-SP4A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: June 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0320-SPHA
Address 226 Meadowvale Road
(Diggs & Zhou Property)

Zoning Advisory Committee Meeting of **June 19, 2017**.

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

Reviewer: Steve Ford

Date: 6-15-2017



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 5050931

Sold To:

Haixia Chen Diggs - CU00607490
226 Meadowvale Rd
Lutherville Timonium, MD 21093-6314

Bill To:

Haixia Chen Diggs - CU00607490
226 Meadowvale Rd
Lutherville Timonium, MD 21093-6314

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

Jul 06, 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: # 2017-0320-SPHA
226 Meadowvale Road
N/s Meadowvale Road, 192 ft. E/of Rothwell Drive
9th Election District - 3rd Councilmanic District
Legal Owner(s) Haixia Chen Diggs, Susan Zhou

Special Hearing to determine whether or not the Administrative Law Judge should approve a Class A Group Child Care Center for up to 12 children (Use permit).
Variance to permit a proposed 5 ft. high storage style fence with rear and side yard setbacks of 0 ft. in lieu of the required 20 ft.

Hearing: Thursday, July 27, 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.

7/002 July 6 5050931

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

July 7, 2017

Re:

Zoning Case No. 2017-0320-SPHA

Petitioner: Haixia Chen Diggs & Susan Zhou

Hearing date: July 27, 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 necessary sign(s) required by law were posted conspicuously on the property located at **226 Meadowvale Road**.

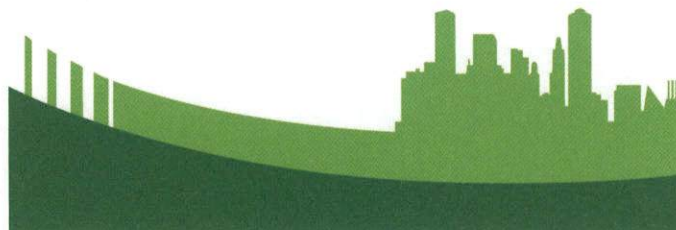
The sign was posted on July 06, 2017.

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. 2017-0320-SPHA

226 Meadowvale Road

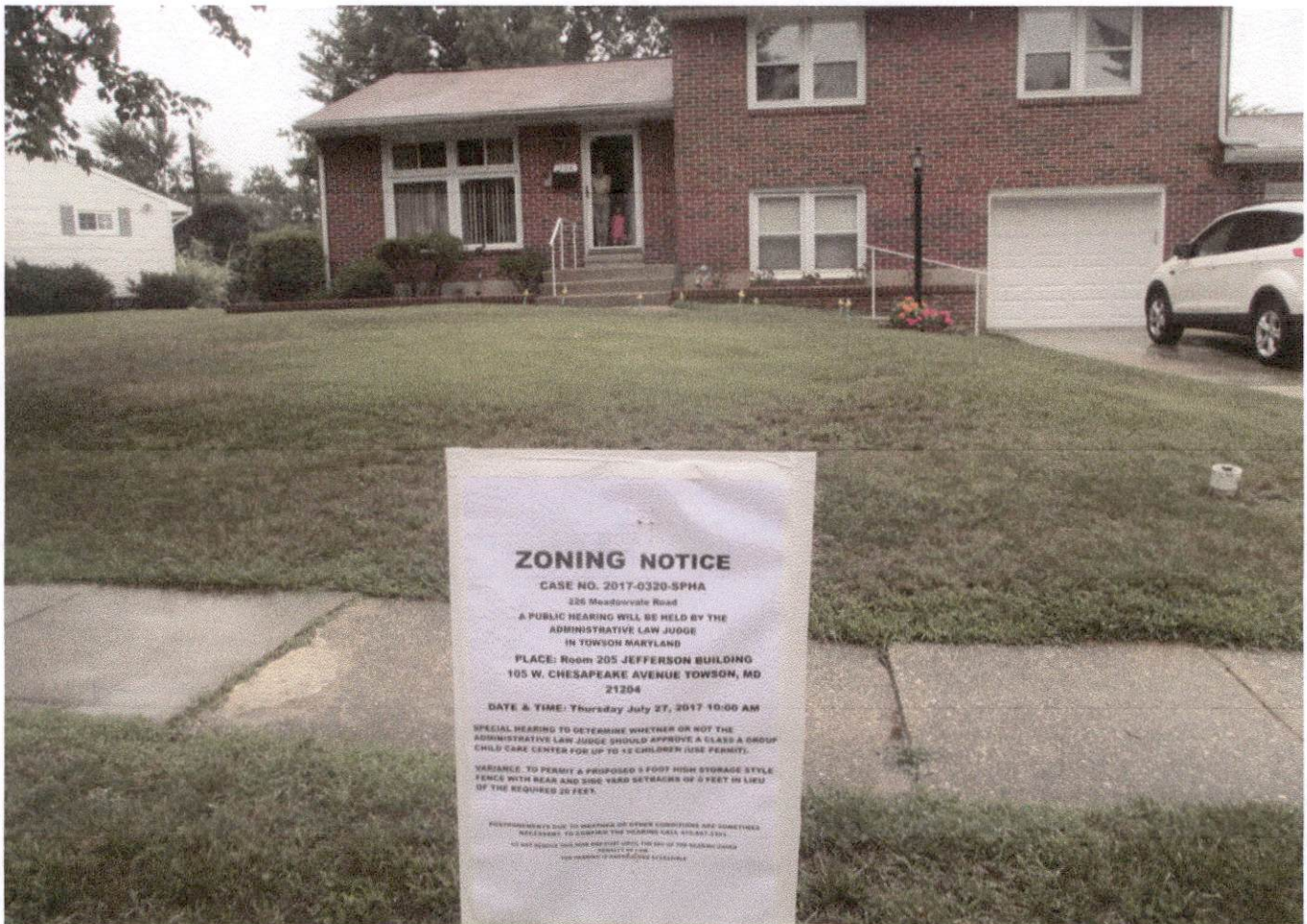
A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

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

DATE & TIME: Thursday July 27, 2017 10:00 AM

SPECIAL HEARING TO DETERMINE WHETHER OR NOT THE
ADMINISTRATIVE LAW JUDGE SHOULD APPROVE A CLASS A GROUP
CHILD CARE CENTER FOR UP TO 12 CHILDREN (USE PERMIT).

VARIANCE TO PERMIT A PROPOSED 5 FOOT HIGH STORAGE STYLE
FENCE WITH REAR AND SIDE YARD SETBACKS OF 0 FEET IN LIEU
OF THE REQUIRED 20 FEET.





KEVIN KAMENETZ
County Executive

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

June 20, 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: 2017-0320-SPHA

226 Meadowvale Road
N/s Meadowvale Road, 192 ft. E/of Rothwell Drive
9th Election District – 3rd Councilmanic District
Legal Owners: Haixia Chen Diggs, Susan Zhou

Special Hearing to determine whether or not the Administrative Law Judge should approve a Class A Group Child Care Center for up to 12 children (Use permit). Variance to permit a proposed 5 ft. high storage style fence with rear and side yard setbacks of 0 ft. in lieu of the required 20 ft.

Hearing: Thursday, July 27, 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: Haixia Chen Diggs, Susan Zhou, 226 Meadowvale Road, Timonium 21093
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 FRIDAY, JULY 7, 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, July 6, 2017 Issue - Jeffersonian

Please forward billing to:
Haixia Chen Diggs
226 Meadowvale Road
Timonium, MD 21093

443-850-6150

NOTICE OF ZONING HEARING

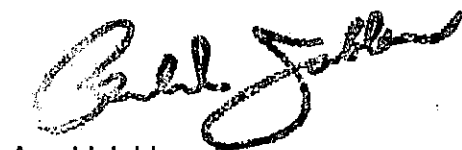
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0320-SPHA

226 Meadowvale Road
N/s Meadowvale Road, 192 ft. E/of Rothwell Drive
9th Election District – 3rd Councilmanic District
Legal Owners: Haixia Chen Diggs, Susan Zhou

Special Hearing to determine whether or not the Administrative Law Judge should approve a Class A Group Child Care Center for up to 12 children (Use permit). Variance to permit a proposed 5 ft. high storage style fence with rear and side yard setbacks of 0 ft. in lieu of the required 20 ft.

Hearing: Thursday, July 27, 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 SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
226 Meadowvale Road; N/S Meadowvale * OF ADMINISTRATIVE
Road, 192' E of Rothwell Drive *
9th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owners: Haxie Chen Diggs & Susan Zhou *
Petitioner(s) * BALTIMORE COUNTY
* 2017-320-SPHA

* * * * *

ENTRY OF APPEARANCE

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

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

JUN 15 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of June, 2017, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2017-0320-SP4A

Property Address: 226 MEADOWVALE ROAD TIMONIUM MD 21093

Property Description: LOT 12 BLOCK A PLAT TWO DULANEY VILLAGE
north and west of Meadowvale Rd, 192' east of Rothwell Dr

Legal Owners (Petitioners): HAIXIA CHEN DIGGS & SUSAN ZHOU

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: HAIXIA CHEN DIGGS

Company/Firm (if applicable): N/A

Address: 226 MEADOWVALE ROAD TIMONIUM MD 21093

Telephone Number: 443-850-6150

Revised 5/20/2014

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

№ 153082

Date: _____

Fund	Dept	Unit	Sub Unit	Rev		Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150	-				175

Total: 175

Rec
From:

For: use permit + zoning hearing

case # 2017-0320-SPHA

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/01/2017 6/01/2017 10:34:53 3
REG WS03 WALKIN CAM
>>RECEIPT # 727596 6/01/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 153082
Recpt Tot \$175.00
\$175.00 CK \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

July 20, 2017

Haixia Chen Diggs
Susan Zhou
226 Meadowvale Road
Timonium MD 21093

RE: Case Number: 2017-0320 SPHA, Address: 226 Meadowvale Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 1, 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, 3801 Baker Schoolhouse Road, Freeland MD 21053

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 6/14/17

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.

2017-0320-SPHA
Special Hearing Variance
Haxia Chen Diggins & Susan Zhou
226 Meadowdale Road.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



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

7-27-17
10 am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 7/3/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-320



INFORMATION:

Property Address: 226 Meadowvale Road
Petitioner: Haixia Chen Diggs, Susan Zhou
Zoning: DR 3.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a Class A Group Child Care Center and a variance to permit a 5 foot high storage style (stockade) fence with rear and side setbacks of 0 feet in lieu of the required 20 feet.

A site visit was conducted on June 22, 2017. The property is within the Towson Community Plan which was adopted into the Baltimore County Master Plan Council on February 3, 1992. The subject property is situated within the "Outer Neighborhoods" as established in said Plan which provides guidelines for their protection and enhancement. The relevant provisions include that the use will not tend to overcrowd the land and the use will be sited and operate so that the vehicular and pedestrian traffic generated by the use will not be hazardous or substantially conflict with existing traffic or parking in the neighborhood (pgs. 68 and 69).

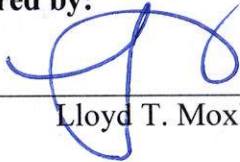
The Department has no objection to the concept of establishing the use of a Class A Group Child Care Center at this location but recommends the number of children be limited to 8 not including the petitioners' offspring. The Department recommends that a Center for 12 children may have an adverse impact on the neighborhood in terms of traffic. The Department finds that the unique configuration of the lot and the utilization of the existing driveway for required off street parking necessitates the act of picking up and /or dropping off children to occur in the public street which may present a safety hazard. The Department recommends a Center having at most 8 children would have less traffic impact, especially during those times of day when the majority of children are deposited and/or collected.

The Department does not support a 0' setback for the required fence, but instead recommends the petitioner situate the fence at a location sufficient to install and maintain it without trespass onto adjacent properties.

Date: 7/3/2017
Subject: ZAC #17-320
Page 2

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

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

7-27-17
10 Am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 15 2017

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: June 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0320-SPHA
Address 226 Meadowvale Road
(Diggs & Zhou Property)

Zoning Advisory Committee Meeting of **June 19, 2017**.

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

Reviewer: Steve Ford

Date: 6-15-2017

RECEIVED

ADMINISTRATIVE SERVICES
OFFICE OF

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: June 30, 2017

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 19, 2017
Item No. 2017-0319, 0320, 0321, 0323, 0325, 0326, 0328, 0329 and
0331

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

VKD:CE
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC06192017.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/3/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-320

INFORMATION:

Property Address: 226 Meadowvale Road

Petitioner: Haixia Chen Diggs, Susan Zhou

Zoning: DR 3.5

Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a Class A Group Child Care Center and a variance to permit a 5 foot high storage style (stockade) fence with rear and side setbacks of 0 feet in lieu of the required 20 feet.

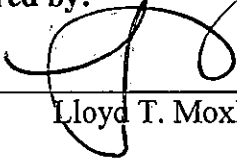
A site visit was conducted on June 22, 2017. The property is within the Towson Community Plan which was adopted into the Baltimore County Master Plan Council on February 3, 1992. The subject property is situated within the "Outer Neighborhoods" as established in said Plan which provides guidelines for their protection and enhancement. The relevant provisions include that the use will not tend to overcrowd the land and the use will be sited and operate so that the vehicular and pedestrian traffic generated by the use will not be hazardous or substantially conflict with existing traffic or parking in the neighborhood (pgs. 68 and 69).

The Department has no objection to the concept of establishing the use of a Class A Group Child Care Center at this location but recommends the number of children be limited to 8 not including the petitioners' offspring. The Department recommends that a Center for 12 children may have an adverse impact on the neighborhood in terms of traffic. The Department finds that the unique configuration of the lot and the utilization of the existing driveway for required off street parking necessitates the act of picking up and /or dropping off children to occur in the public street which may present a safety hazard. The Department recommends a Center having at most 8 children would have less traffic impact, especially during those times of day when the majority of children are deposited and/or collected.

The Department does not support a 0' setback for the required fence, but instead recommends the petitioner situate the fence at a location sufficient to install and maintain it without trespass onto adjacent properties.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

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

Case No.:

2017-0320-SPHA

Exhibit Sheet

Petitioner/Developer

9-6-17
DW

Protestants

DW
8-2-17

No. 1	site plan	Land Records
No. 2	My Neighborhood Map Aerial	Aerial photo
No. 3	3A-3P Key sheet map w/photos	Photos (1-10)
No. 4	Aerial photo showing fencing setback.	Traffic data
No. 5	Letter from Real News Network.	Resolution D.V.I.A
No. 6	Exhibits showing rear yard areas of neighboring properties.	"Rental Income Podcast"
No. 7		My Neighborhood 216 Meadowvale
No. 8		My Neighborhood 106 Ridgely
No. 9		My Neighborhood 220 Meadowvale
No. 10		My Neighborhood 201 Rothwell Dr.
No. 11		My Neighborhood 107 Ridgely
No. 12		Photos - taken by neighbor
No. 13		Petition signed by neighbors



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



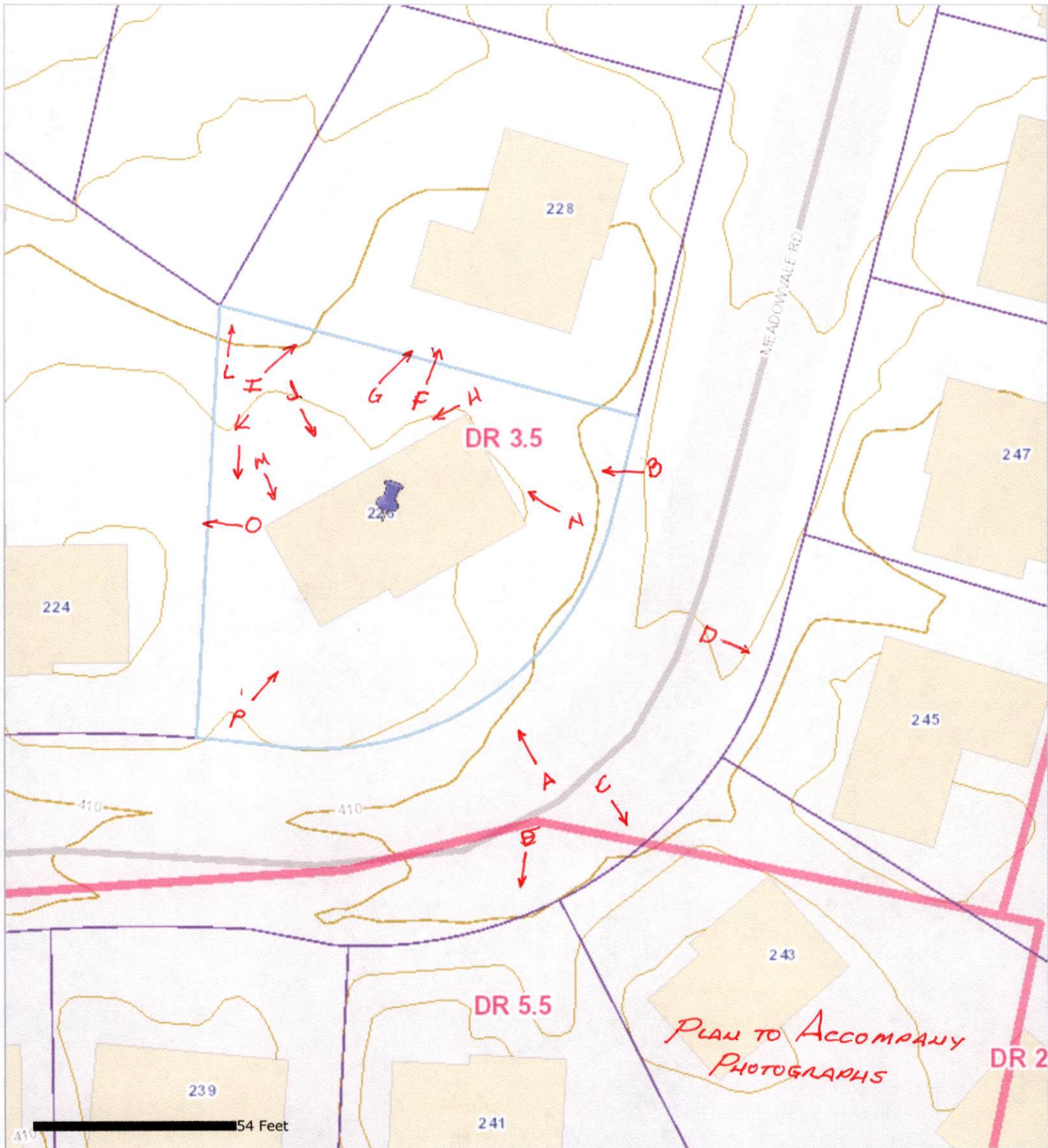
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties,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

Printed 5/11/17

PETITIONER' S

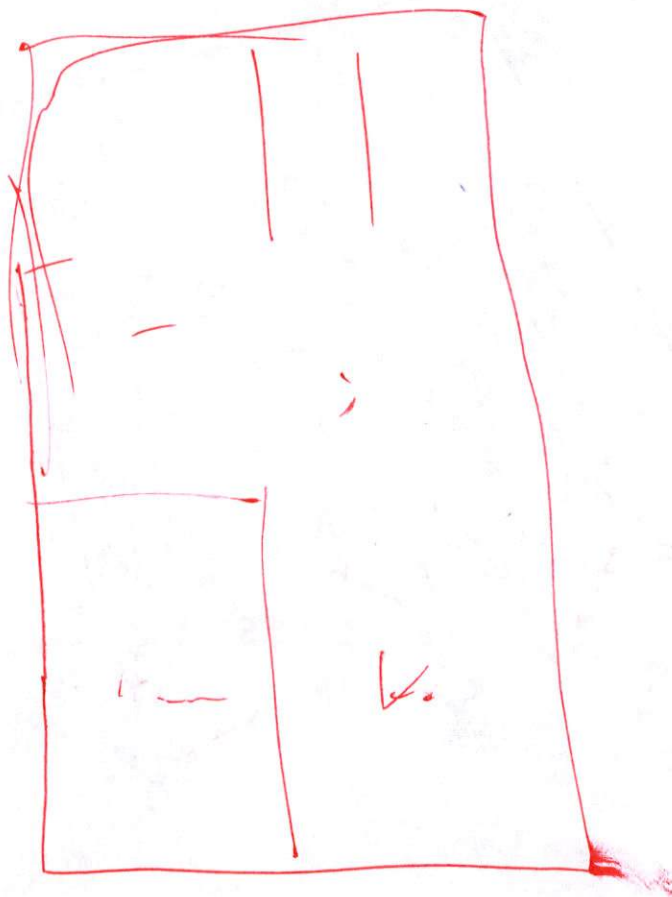
EXHIBIT NO.

2



 My Neighborhood Map	Created By Baltimore County My Neighborhood 	This data is only for general information purposes only. This data may be used for informational purposes only and should not be used for any legal, financial, or other purposes without the use or reliance upon this data. PETITIONER'S EXHIBIT NO. <u>34-P</u>
---	--	---

1ST FLOOR



A



B



C



D



E



F



G



H



I



J



K



L



M



N

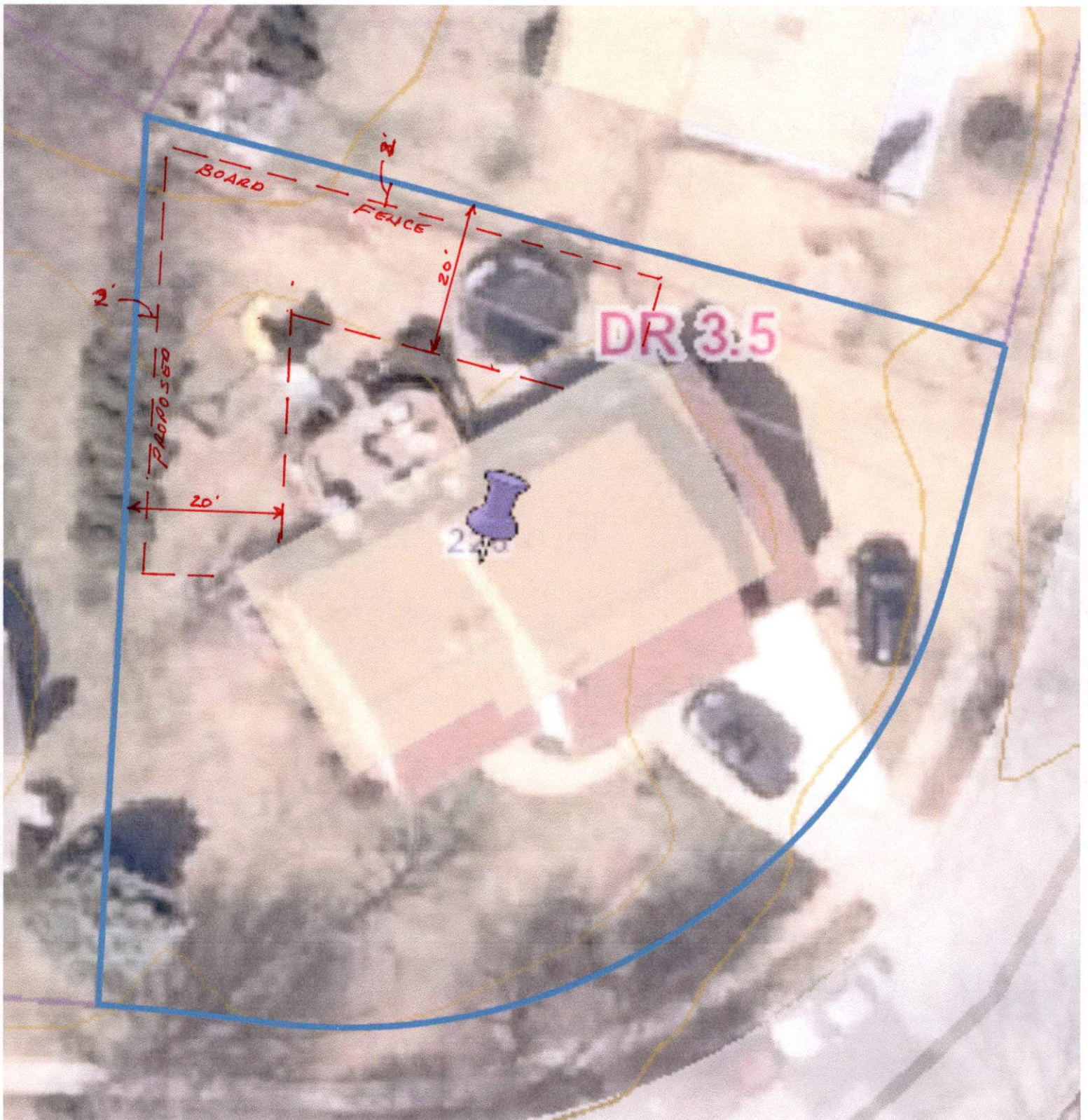


O



P





PETITIONER'S

EXHIBIT NO. 4

Sharmini Peries and Paul Jay
Journalist and Founders of The Real News Network
234 Holliday Street
Baltimore MD 21202

To: Home Day Care Licensing Board
Re: Haixia Chen Diggs

Haixia is a very suitable candidate for running a in home daycare. She has worked for us full-time for three years. She started working with us when our new born twins were just one month old. She took such tender loving care of them. She still takes care of them during their summer holidays.

My husband and I are journalist with The Real News Network here in Baltimore at 234 Holliday Street.

Broadly speaking, Haixia has the passion and the ability to engage children in constructive play and learning. She has the necessary organization skills to run a day care and to organize activities that are safe and infused with learning experiences.

She is young and full of energy and can fulfill the demands of caring for many children at the same time. She is great with parents and with adults. She will competently solve any issues or problems she may encounter. I have been very impressed with her ability to embrace any challenge with calmness.

Most importantly she is a good listener to the children.

She has developed a fine understanding child development and

has mastered the art of child care.

Credibility and authenticity are two qualities that stand out – obviously part of the ethos behind her output. She is a real professional.

If you have any further questions please do not hesitate to call me at [310 384 9947](tel:3103849947) or email me at sharmini@therealnews.com.

Sincerely,

Sharmini Peries

Sharmini Peries

ABSTRACT

EXPERIMENTAL

Materials

Acetic acid, benzene, and toluene

Acetic acid, benzene, and toluene were purified by standard methods and distilled before use.

Acetic acid, benzene, and toluene

Acetic acid, benzene, and toluene were purified by standard methods and distilled before use.

Acetic acid, benzene, and toluene were purified by standard methods and distilled before use.

Acetic acid, benzene, and toluene



Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 220 MEADOWVALE RD

Number of features found: 1

Owner Name	MCDONOUGH JOHN N MCDONOUGH CLARA A
Premise Address	220 MEADOWVALE RD
Tax Map	0061
Parcel	0264
Real Property Report	More info
StreetView	Click for StreetView

ZONING INFORMATION

Zoning	<u>DR 5.5</u>
Zoning	<u>DR 3.5</u>

SCHOOL DISTRICTS

Elementary School District	<u>Hampton ES</u>
Middle School District	<u>Ridgely MS</u>
High School District	<u>Towson HS</u>

CMC - GOVERNMENT

Police Precinct	<u>Cockeysville</u>
Councilmanic District	<u>3</u>
Congressional District	<u>2</u>
Legislative District	<u>42B</u>
Election District	<u>2</u>
Voting Precinct	<u>09-007</u>

ECONOMIC

Commercial Revitalization District	No Feature Found
------------------------------------	------------------

40ft
-76.603 39.415 Degrees

Pet. 6

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0906350540							
Owner Information									
Owner Name:		MCDONOUGH JOHN N MCDONOUGH CLARA A				Use:		RESIDENTIAL	
Mailing Address:		220 MEADOWVALE RD LUTHERVILLE MD 21093-6313				Principal Residence:		YES	
						Deed Reference:		/05722/ 00707	
Location & Structure Information									
Premises Address:		220 MEADOWVALE RD LUTHERVILLE 21093-6313				Legal Description:			
						DULANEY VILLAGE			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0061	0020	0264		0000		B	8	2017	2
									Plat Ref:
									0022/ 0055
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1957		1,980 SF				8,446 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation		
2	NO	SPLIT LEVEL	BRICK	2 full/ 1 half					
Value Information									
		Base Value	Value		Phase-in Assessments				
			As of		As of		As of		
			01/01/2017		07/01/2016		07/01/2017		
Land:		104,100	104,100						
Improvements		153,900	198,400						
Total:		258,000	302,500		258,000		272,833		
Preferential Land:		0					0		
Transfer Information									
Seller: FLYNN THOMAS S				Date: 02/04/1977		Price: \$58,500			
Type: ARMS LENGTH IMPROVED				Deed1: /05722/ 00707		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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 07/01/2008									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

1. This screen allows you to search the Real Property database and display property records.

2. Click [here](#) for a glossary of terms.

3. Deleted accounts can only be selected by Property Account Identifier.

4. The following pages are for informational purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

107 Ridgefield road

Search

Property Report - 107 RIDGEFIELD RD

Number of features found: 1

107 RIDGEFIELD RD

Tax Account Number 0919272350
Owner Name GANTER MELANIE G GANTER
MICHAEL F II
Premise Address 107 RIDGEFIELD RD
Tax Map 0061
Parcel 0354
Real Property Report [More info](#)
StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School [Hampton ES](#)
DistrictMiddle School [Ridgely MS](#)
DistrictHigh School District [Towson HS](#)

CIVIC - GOVERNMENT

Police Precinct [Cockeysville](#)Councilmanic District [3](#)Congressional District [2](#)Legislative District [42B](#)Election District [2](#)Voting Precinct [09-007](#)

ECONOMIC

Commercial No Feature Found

Basemap Gallery



60ft

-76.608 39.417 Degrees

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0919272350			
Owner Information					
Owner Name:	GANTER MELANIE G GANTER MICHAEL F II		Use:	RESIDENTIAL	
Mailing Address:	107 RIDGEFIELD RD LUTH-TIMONIUM MD 21093		Principal Residence:	YES	
			Deed Reference:	/37894/ 00233	
Location & Structure Information					
Premises Address:		107 RIDGEFIELD RD LUTH-TIMONIUM 21093-		Legal Description:	
				DULANEY VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0020	0354		0000	
					Block:
					G
					Lot:
					1
					Assessment Year:
					2017
					Plat No:
					1
					Plat Ref:
					0022/ 0054
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1956		1,971 SF			
				Property Land Area	
				10,561 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	BRICK	2 full	
Value Information					
		Base Value	Value	Phase-In Assessments	
			As of	As of	
			01/01/2017	07/01/2016	
				As of	
				07/01/2017	
Land:		104,600	104,600		
Improvements		139,100	213,700		
Total:		243,700	318,300	243,700	268,567
Preferential Land:		0			0
Transfer Information					
Seller: SELLS MARY M		Date: 08/19/2016		Price: \$330,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37894/ 00233		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /03055/ 00167		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					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

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Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 106 RIDGEFIELD RD

Number of features found: 1

106 RIDGEFIELD RD

Tax Account Number 0907473130

Owner Name CASTELLUCCI JED E
CASTELLUCCI KATE E

Premise Address 106 RIDGEFIELD RD

Tax Map 0061

Parcel 0354

Real Property Report [More info](#)

StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

Zoning [DR 3.5](#)

SCHOOL DISTRICTS

Elementary School District [Hampton ES](#)

Middle School District [Ridgely MS](#)

High School District [Towson HS](#)

CIVIC - GOVERNMENT

Police Precinct [Cockeysville](#)

Councilmanic District [3](#)

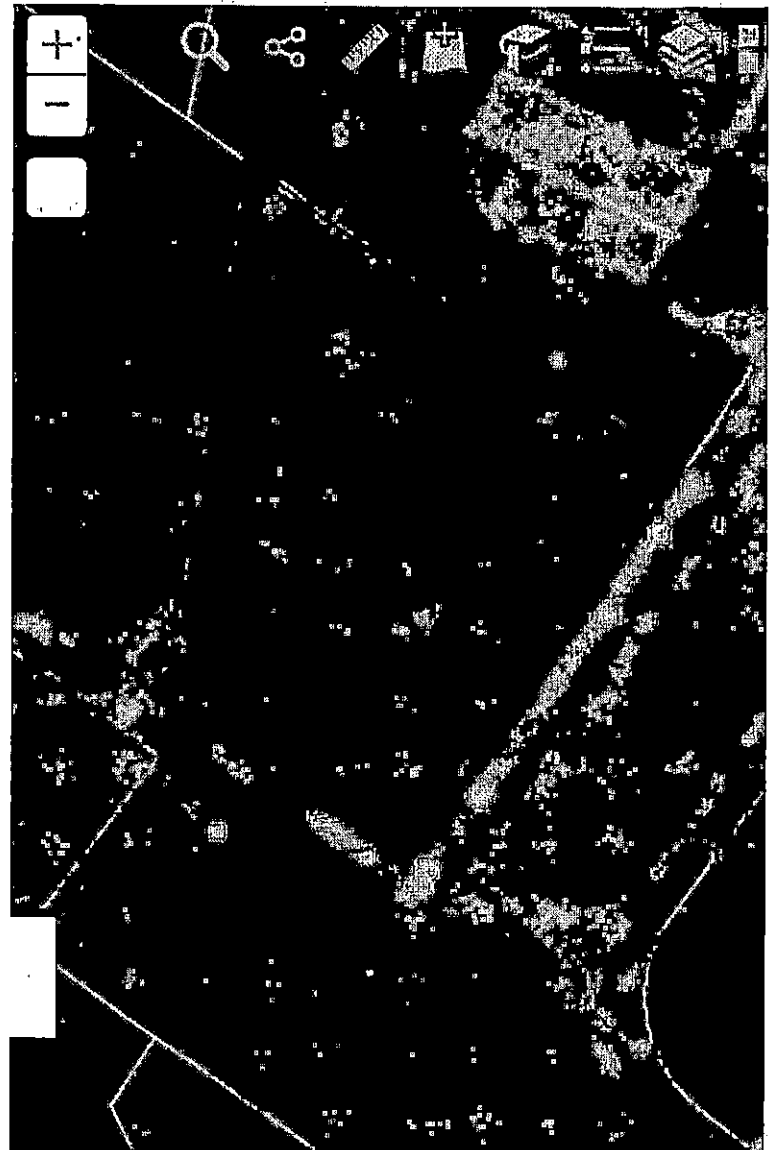
Congressional District [2](#)

Legislative District [42B](#)

Election District [9](#)

Voting Precinct [09-007](#)

ECONOMIC



40ft

-76.608 39.417 Degrees

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0907473130			
Owner Information					
Owner Name:	CASTELLUCCI JED E CASTELLUCCI KATE E			Use:	RESIDENTIAL
Mailing Address:	106 RIDGEFIELD RD LUTHERVILLE TIMONIUM MD 21093-6319			Principal Residence:	YES
				Deed Reference:	/23317/ 00590
Location & Structure Information					
Premises Address:		106 RIDGEFIELD RD 0-0000		Legal Description:	106 RIDGEFIELD RD DULANEY VILLAGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0020	0354		0000	
					Block:
					H
					Lot:
					20
					Assessment Year:
					2017
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1956		1,725 SF		260 SF	
				Property Land Area	
				9,270 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	BRICK	1 full/ 1 half	
Value Information					
		Base Value	Value	Phase-In Assessments	
			As of	As of	
			01/01/2017	07/01/2016	
Land:		104,300	104,300	As of	
Improvements		152,200	196,500	07/01/2017	
Total:		256,500	300,800	256,500	
Preferential Land:		0		271,267	
				0	
Transfer Information					
Seller: HENNESSEY ELLEN B		Date: 02/02/2006		Price: \$345,000	
Type: ARMS LENGTH IMPROVED		Deed1: /23317/ 00590		Deed2:	
Seller: ARTHUR ELLEN H		Date: 02/15/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /21432/ 00488		Deed2:	
Seller: ARTHUR MICHAEL A		Date: 08/16/2002		Price: \$25,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /16720/ 00433		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 05/20/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

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Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 201 ROTHWELL DR

Number of features found: 1

201 ROTHWELL DR

Tax Account Number 0903002940
Owner Name CARLS KATHRYN M TRUSTEE
CARLS GARY ALAN TRUSTEE
Premise Address 201 ROTHWELL DR
Tax Map 0061
Parcel 0264
Real Property Report [More info](#)
StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning [DR 5.5](#)
Zoning [DR 3.5](#)

SCHOOL DISTRICTS

Elementary School District [Hampton ES](#)
Middle School District [Ridgely MS](#)
High School District [Towson HS](#)

CIVIC - GOVERNMENT

Police Precinct [Cockeysville](#)
Councilmanic District [3](#)
Congressional District [2](#)
Legislative District [42B](#)
Election District [2](#)
Voting Precinct [09-007](#)

ECONOMIC

Basemap Gallery



40ft

-76.604 39.415 Degrees

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0903002940			
Owner Information					
Owner Name:	CARLS KATHRYN M TRUSTEE CARLS GARY ALAN TRUSTEE		Use:	RESIDENTIAL	
Mailing Address:	201 ROTHWELL DR LUTH-TIMONIUM MD 21093-6326		Principal Residence:	YES	
			Deed Reference:	/35248/ 00307	
Location & Structure Information					
Premises Address:		201 ROTHWELL DR 0-0000		Legal Description:	201 ROTHWELL DR DULANEY VILLAGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0020	0264		0000	
					Block:
					B
					Lot:
					1
					Assessment Year:
					2017
					Plat No:
					2
					Plat Ref:
					0022/ 0055
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1957		2,100 SF			
				Property Land Area	
				8,036 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	BRICK	1 full/ 1 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2017	07/01/2016	
Land:		104,000	104,000		
Improvements		159,700	205,700		
Total:		263,700	309,700	263,700	
Preferential Land:		0		279,033	
Transfer Information					
Seller: CARLS MARK D		Date: 08/11/2014		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /35248/ 00307		Deed2:	
Seller: CARLS MARK D		Date: 02/19/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /12673/ 00509		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 09/02/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

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Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 216 MEADOWVALE RD

Number of features found: 1

216 MEADOWVALE RD

Tax Account Number 0918472800
Owner Name ROPPELT MELVIN CHARLES JR
Premise Address 216 MEADOWVALE RD
Tax Map 0061
Parcel 0264
Real Property Report [More info](#)
StreetView [Click for StreetView](#)

ZONING INFORMATIONZoning [DR 5.5](#)**SCHOOL DISTRICTS**

Elementary School District [Hampton ES](#)
Middle School District [Ridgely MS](#)
High School District [Towson HS](#)

CIVIC - GOVERNMENT

Police Precinct [Cockeysville](#)
Councilmanic District [3](#)
Congressional District [2](#)
Legislative District [42B](#)
Election District [2](#)
Voting Precinct [09-007](#)

ECONOMIC

Commercial No Feature Found
Reutilization District

Basemap Gallery



40ft

-76.603 39.415 Degrees

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0918472800							
Owner Information									
Owner Name:		ROPPELT MELVIN CHARLES JR				Use:		RESIDENTIAL	
Mailing Address:		216 MEADOWVALE RD LUTHERVILLE MD 21093-6311				Principal Residence:		YES	
						Deed Reference:		/30468/ 00284	
Location & Structure Information									
Premises Address:		216 MEADOWVALE RD 0-0000				Legal Description:			
						DULANEY VILLAGE			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0061	0020	0264		0000		B	10	2017	2
									Plat Ref:
									0022/ 0055
Special Tax Areas:						Town:		NONE	
						Ad Valorem:			
						Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1957		1,767 SF				7,821 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	SPLIT LEVEL	BRICK	1 full/ 1 half	1 Attached				
Value Information									
		Base Value	Value		Phase-in Assessments				
			As of		As of		As of		
			01/01/2017		07/01/2016		07/01/2017		
Land:		103,800	103,800						
Improvements		141,700	182,600						
Total:		245,500	286,400		245,500		259,133		
Preferential Land:		0					0		
Transfer Information									
Seller: ROPPELT MELVIN C		Date: 02/04/2011		Price: \$0					
Type: NON-ARMS LENGTH OTHER		Deed1: /30468/ 00284		Deed2:					
Seller:		Date:		Price: \$0					
Type:		Deed1: /03274/ 00308		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 10/01/2013									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application									
Date:									

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

Case No.:

2017-0320-SPHA

Exhibit Sheet

Petitioner/Developer

9-16-17
PW
Protestants
10-8-2-17

No. 1	site plan	Land Records
No. 2	My Neighborhood Map Aerial	Aerial photo
No. 3	3A-3P Key sheet map w/photos	Photos (1-10)
No. 4	Aerial photo showing fencing setback.	Traffic data
No. 5	Letter from Real News Network.	Resolution D.V.I.A
No. 6	Exhibits showing rear yard areas of neighboring properties.	"Rental Income Podcast"
No. 7		My Neighborhood 216 Meadowvale
No. 8		My Neighborhood 106 Ridgfield
No. 9		My Neighborhood 220 Meadowvale
No. 10		My Neighborhood 201 Rothwell Dr.
No. 11		My Neighborhood 107 Ridgfield
No. 12		Photos - taken by neighbor
No. 13		Petition signed by neighbors

1/3

MARYLAND STATUTORY FORM LIMITED POWER OF ATTORNEY

PLEASE READ CAREFULLY

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). You need not give to your agent all the authorities listed below and may give the agent only those limited powers that you specifically indicate. This power of attorney gives your agent the right to make limited decisions for you. You should very carefully weigh your decision as to what powers you give your agent. Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

If you choose to make a grant of limited authority, you should check the boxes that identify the specific authorization you choose to give your agent.

This power of attorney does not authorize the agent to make health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is not entitled to compensation unless you indicate otherwise in the special instructions of this power of attorney. If you indicate that your agent is to receive compensation, your agent is entitled to reasonable compensation or compensation as specified in the Special Instructions.

This form provides for designation of one agent. If you wish to name more than one agent you may name a coagent in the Special Instructions. Coagents are not required to act together unless you include that requirement in the Special Instructions.

If your agent is unavailable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, Susan Zhou, name the following person as my agent:
(Name of Principal)

Name of Agent: Haixia Diggs

Agent's Address: 5627 Cadillac Ave, Baltimore, MD 21207

Agent's Telephone Number: 443 - 850 - 6150

PROTESTANT'S

EXHIBIT NO.

LR - PDA Recording Fee 20.00

Name: zhou

Ref:

Total: 1,911.00

04/18/2017 11:03

PAGE 1 OF 16

CC03-CR

#8195117 CC0301 -

Baltimore

County/0003-01-03

Register 03

DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: _____

Successor Agent's Address: _____

Successor Agent's Telephone
Number: _____

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of Second Successor
Agent: _____

Second Successor Agent's
Address: _____

Second Successor Agent's Telephone
Number: _____

GRANT OF GENERAL AUTHORITY

I ("the principal") grant my agent and any successor agent, with respect to each subject that I choose below, the authority to do all acts that I could do to:

(1) Demand, receive, and obtain by litigation or otherwise, money or another thing of value to which the principal is, may become, or claims to be entitled, and conserve, invest, disburse, or use anything so received or obtained for the purposes intended;

(2) Contract with another person, on terms agreeable to the agent, to accomplish a purpose of a transaction and perform, rescind, cancel, terminate, reform, restate, release, or modify the contract or another contract made by or on behalf of the principal;

(3) Execute, acknowledge, seal, deliver, file, or record any instrument or communication the agent considers desirable to accomplish a purpose of a transaction, including creating a schedule contemporaneously or at a later time listing some or all of the principal's property and attaching the schedule to this power of attorney;

(4) Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to a claim existing in favor of or against the principal or intervene in litigation relating to the claim;

(5) Seek on the principal's behalf the assistance of a court or other governmental agency to carry out an act authorized in this power of attorney;

(6) Engage, compensate, and discharge an attorney, accountant, discretionary investment manager, expert witness, or other advisor;

(7) Prepare, execute, and file a record, report, or other document to safeguard or promote the principal's interest under a statute or regulation;

(8) Communicate with representatives or employees of a government or governmental subdivision, agency, or instrumentality, on behalf of the principal;

(9) Access communications intended for, and communicate on behalf of the principal, whether by mail, electronic transmission, telephone, or other means; and

(10) Do lawful acts with respect to the subject and all property related to the subject.

(INITIAL each authority in any subject you want to include in the agent's general authority. Cross through each authority in any subject that you want to exclude. If you wish to grant general authority over an entire subject, you may initial "All of the above" instead of initialing each authority.)

SUBJECTS AND AUTHORITY

A. Real Property - With respect to this category, I authorize my agent to:

☐ Demand, buy, lease, receive, accept as a gift or as security for an extension of credit, or otherwise acquire or reject an interest in real property or a right incident to real property

☐ Sell, exchange, convey with or without covenants, representations, or warranties, quitclaim, release, surrender, retain title for security, encumber, partition, consent to partitioning, subject to an easement or covenant, subdivide, apply for zoning or other governmental permits, plat or consent to platting, develop, grant an option concerning, lease, sublease, contribute to an entity in exchange for an interest in that entity, or otherwise grant or dispose of an interest in real property or a right incident to real property

☐ Pledge or mortgage an interest in real property or right incident to real property as security to borrow money or pay, renew, or extend the time of payment of a debt of the principal or a debt guaranteed by the principal, including a reverse mortgage

☐ Release, assign, satisfy, or enforce by litigation or otherwise a mortgage, deed of trust, conditional sale contract, encumbrance, lien, or other claim to real property that exists or is asserted

☐ Manage or conserve an interest in real property or a right incident to real property owned or claimed to be owned by the principal, including:

(1) Insuring against liability or casualty or other loss;

(2) Obtaining or regaining possession of or protecting the interest or right by litigation or otherwise;

(3) Paying, assessing, compromising, or contesting taxes or assessments or applying for and receiving refunds in connection with them; and

(4) Purchasing supplies, hiring assistance or labor, and making repairs or alterations to the real property

☐ Use, develop, alter, replace, remove, erect, or install structures or other improvements on real property in or incident to which the principal has, or claims to have, an interest or right

- ☐ Participate in a reorganization with respect to real property or an entity that owns an interest in or a right incident to real property and receive, hold, and act with respect to stocks and bonds or other property received in a plan of reorganization, including:
- (1) Selling or otherwise disposing of the stocks and bonds or other property;
 - (2) Exercising or selling an option, a right of conversion, or a similar right with respect to the stocks and bonds or other property; and
 - (3) Exercising voting rights in person or by proxy
- ☐ Change the form of title of an interest in or a right incident to real property
- ☐ Dedicate to public use, with or without consideration, easements or other real property in which the principal has, or claims to have, an interest
- ☒ All of the above

B. Tangible Personal Property - With respect to this subject, I authorize my agent to:

- ☐ Demand, buy, receive, accept as a gift or as security for an extension of credit, or otherwise acquire or reject ownership or possession of tangible personal property or an interest in tangible personal property
- ☐ Sell, exchange, convey with or without covenants, representations, or warranties, quitclaim, release, surrender, create a security interest in, grant options concerning, lease, sublease, or otherwise dispose of tangible personal property or an interest in tangible personal property
- ☐ Grant a security interest in tangible personal property or an interest in tangible personal property as security to borrow money or pay, renew, or extend the time of payment of a debt of the principal or a debt guaranteed by the principal
- ☐ Release, assign, satisfy, or enforce by litigation or otherwise, a security interest, lien, or other claim on behalf of the principal, with respect to tangible personal property or an interest in tangible personal property
- ☐ Manage or conserve tangible personal property or an interest in tangible personal property on behalf of the principal, including:
- (1) Insuring against liability or casualty or other loss;
 - (2) Obtaining or regaining possession of or protecting the property or interest, by litigation or otherwise;
 - (3) Paying, assessing, compromising, or contesting taxes or assessments or applying for and receiving refunds in connection with taxes or assessments;
 - (4) Moving the property from place to place;
 - (5) Storing the property for hire or on a gratuitous bailment; and
 - (6) Using and making repairs, alterations, or improvements to the property
- ☐ Change the form of title of an interest in tangible personal property
- ☐ All of the above

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C. Stocks and Bonds - With respect to this subject, I authorize my agent to:

- ☐ Buy, sell, and exchange stocks and bonds
- ☐ Establish, continue, modify, or terminate an account with respect to stocks and bonds
- ☐ Pledge stocks and bonds as security to borrow, pay, renew, or extend the time of payment of a debt of the principal
- ☐ Receive certificates and other evidences of ownership with respect to stocks and bonds
- ☐ Exercise voting rights with respect to stocks and bonds in person or by proxy, enter into voting trusts, and consent to limitations on the right to vote
- ☐ All of the above

D. Commodities - With respect to this subject, I authorize my agent to:

- ☐ Buy, sell, exchange, assign, settle, and exercise commodity futures contracts and call or put options on stocks or stock indexes traded on a regulated option exchange
- ☐ Establish, continue, modify, and terminate option accounts
- ☐ All of the above

E. Banks and Other Financial Institutions - With respect to this subject, I authorize my agent to:

- ☐ Continue, modify, and terminate an account or other banking arrangement made by or on behalf of the principal
- ☐ Establish, modify, and terminate an account or other banking arrangement with a bank, trust company, savings and loan association, credit union, thrift company, brokerage firm, or other financial institution selected by the agent
- ☐ Contract for services available from a financial institution, including renting a safe deposit box or space in a vault
- ☐ Withdraw, by check, money order, electronic funds transfer, or otherwise, money or property of the principal deposited with or left in the custody of a financial institution
- ☐ Receive statements of account, vouchers, notices, and similar documents from a financial institution and act with respect to them
- ☐ Enter a safe deposit box or vault and withdraw or add to the contents
- ☐ Borrow money and pledge as security personal property of the principal necessary to borrow money or pay, renew, or extend the time of payment of a debt of the principal or a debt guaranteed by the principal
- ☐ Make, assign, draw, endorse, discount, guarantee, and negotiate promissory notes, checks, drafts, and other negotiable or nonnegotiable paper of the principal or payable to the principal or the principal's order, transfer money, receive the cash or other proceeds of those transactions, and accept a draft drawn by a person on the principal and pay the draft when due
- ☐ Receive for the principal and act on a sight draft, warehouse receipt, other document of title whether tangible or electronic, or other negotiable or nonnegotiable instrument

- ☐ Apply for, receive, and use letters of credit, credit cards and debit cards, electronic transaction authorizations, and traveler's checks from a financial institution and give an indemnity or other agreement in connection with letters of credit
- ☐ Consent to an extension of the time of payment with respect to commercial paper or a financial transaction with a financial institution
- ☐ All of the above

F. Operation of an Entity or a Business - With respect to this subject, I authorize my agent to:

- ☐ Operate, buy, sell, enlarge, reduce, or terminate an ownership interest
- ☐ Perform a duty or discharge a liability and exercise in person or by proxy a right, power, privilege, or an option that the principal has, may have, or claims to have
- ☐ Enforce the terms of an ownership agreement
- ☐ Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation to which the principal is a party because of an ownership interest
- ☐ Exercise in person or by proxy, or enforce by litigation or otherwise, a right, power, privilege, or an option the principal has or claims to have as the holder of stocks and bonds
- ☐ Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation to which the principal is a party concerning stocks and bonds
- ☐ With respect to an entity or business owned solely by the principal:
- (1) Continue, modify, renegotiate, extend, and terminate a contract made by or on behalf of the principal with respect to the entity or business before execution of this power of attorney;
 - (2) Determine:
 - (i) The location of the operation of the entity or business;
 - (ii) The nature and extent of the business of the entity or business;
 - (iii) The methods of manufacturing, selling, merchandising, financing, accounting, and advertising employed in the operation of the entity or business;
 - (iv) The amount and types of insurance carried by the entity or business; and
 - (v) The mode of engaging, compensating, and dealing with the employees and accountants, attorneys, or other advisors of the entity or business;
 - (3) Change the name or form of organization under which the entity or business is operated and enter into an ownership agreement with other persons to take over all or part of the operation of the entity or business; and
 - (4) Demand and receive money due or claimed by the principal or on the principal's behalf in the operation of the entity or business and control and disburse the money in the operation of the entity or business
- ☐ Put additional capital into an entity or a business in which the principal has an interest

- ☐ Join in a plan of reorganization, consolidation, conversion, domestication, or merger of the entity or business
- ☐ Sell or liquidate all or part of an entity or business
- ☐ Establish the value of an entity or a business under a buyout agreement to which the principal is a party
- ☐ Prepare, sign, file, and deliver reports, compilations of information, returns, or other papers with respect to an entity or business and make related payments
- ☐ Pay, compromise, or contest taxes, assessments, fines, or penalties and perform other acts to protect the principal from illegal or unnecessary taxation, assessments, fines, or penalties, with respect to an entity or a business, including attempts to recover, as permitted by law, money paid before or after the execution of this power of attorney
- ☐ All of the above

G. Insurance and Annuities - With respect to this subject, I authorize my agent to:

- ☐ Continue, pay the premium or make a contribution on, modify, exchange, rescind, release, or terminate a contract procured by or on behalf of the principal that insures or provides an annuity to either the principal or another person, whether or not the principal is a beneficiary under the contract
- ☐ Procure new, different, and additional contracts of insurance and annuities for the principal and the principal's spouse, children, and other dependents, and select the amount, type of insurance or annuity, and mode of payment
- ☐ Pay the premium or make a contribution on, modify, exchange, rescind, release, or terminate a contract of insurance or annuity procured by the agent
- ☐ Apply for and receive a loan secured by a contract of insurance or annuity
- ☐ Surrender and receive the cash surrender value on a contract of insurance or annuity
- ☐ Exercise an election
- ☐ Exercise investment powers available under a contract of insurance or annuity
- ☐ Change the manner of paying premiums on a contract of insurance or annuity
- ☐ Change or convert the type of insurance or annuity with respect to which the principal has or claims to have authority described in this section
- ☐ Apply for and procure a benefit or assistance under a statute or regulation to guarantee or pay premiums of a contract of insurance on the life of the principal
- ☐ Collect, sell, assign, hypothecate, borrow against, or pledge the interest of the principal in a contract of insurance or annuity
- ☐ Select the form and timing of the payment of proceeds from a contract of insurance or annuity
- ☐ Pay, from proceeds or otherwise, compromise or contest, and apply for refunds in connection with a tax or assessment levied by a taxing authority with respect to a contract of insurance or annuity or the proceeds or liability from the contract of insurance or annuity accruing by reason of the tax or assessment
- ☐ All of the above

H. Estates, Trusts, and Other Beneficial Interests (including trusts, probate estates, guardianships, conservatorships, escrows, or custodianships or funds from which the principal is, may become, or claims to be entitled to a share or payment) - With respect to this subject, I authorize my agent to:

- ☐ Accept, receive, receipt for, sell, assign, pledge, or exchange a share in or payment from the fund described above
- ☐ Demand or obtain money or another thing of value to which the principal is, may become, or claims to be entitled by reason of the fund described above, by litigation or otherwise
- ☐ Exercise for the benefit of the principal a presently exercisable general power of appointment held by the principal
- ☐ Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation to ascertain the meaning, validity, or effect of a deed, will, declaration of trust, or other instrument or transaction affecting the interest of the principal
- ☐ Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation to remove, substitute, or surcharge a fiduciary
- ☐ Conserve, invest, disburse, or use anything received for an authorized purpose
- ☐ Transfer an interest of the principal in real property, stocks and bonds, accounts with financial institutions or securities intermediaries, insurance, annuities, and other property to the trustee of a revocable trust created by the principal as settlor
- ☐ Reject, renounce, disclaim, release, or consent to a reduction in or modification of a share in or payment from the fund described above
- ☐ All of the above

I. Claims and Litigation - With respect to this subject, I authorize my agent to:

- ☐ Assert and maintain before a court or administrative agency a claim, claim for relief, cause of action, counterclaim, offset, recoupment, or defense, including an action to recover property or other thing of value, recover damages sustained by the principal, eliminate or modify tax liability, or seek an injunction, specific performance, or other relief
- ☐ Bring an action to determine adverse claims or intervene or otherwise participate in litigation
- ☐ Seek an attachment, garnishment, order of arrest, or other preliminary, provisional, or intermediate relief and use an available procedure to effect or satisfy a judgment, order, or decree
- ☐ Make or accept a tender, offer of judgment, or admission of facts, submit a controversy on an agreed statement of facts, consent to examination, and bind the principal in litigation
- ☐ Submit to alternative dispute resolution, settle, and propose or accept a compromise

- ☐ Waive the issuance and service of process on the principal, accept service of process, appear for the principal, designate persons on which process directed to the principal may be served, execute and file or deliver stipulations on the principal's behalf, verify pleadings, seek appellate review, procure and give surety and indemnity bonds, contract and pay for the preparation and printing of records and briefs, receive, execute, and file or deliver a consent, waiver, release, confession of judgment, satisfaction of judgment, notice, agreement, or other instrument in connection with the prosecution, settlement, or defense of a claim or litigation
- ☐ Act for the principal with respect to bankruptcy or insolvency, whether voluntary or involuntary, concerning the principal or some other person, or with respect to a reorganization, receivership, or application for the appointment of a receiver or trustee that affects an interest of the principal in property or other thing of value
- ☐ Pay a judgment, award, or order against the principal or a settlement made in connection with a claim or litigation
- ☐ Receive money or other thing of value paid in settlement of or as proceeds of a claim or litigation
- ☐ All of the above

J. Personal and Family Maintenance - With respect to this subject, I authorize my agent to:

- ☐ Perform the acts necessary to maintain the customary standard of living of the principal, the principal's spouse, and the following individuals, whether living when this power of attorney is executed or later born:
- (1) The principal's children;
 - (2) Other individuals legally entitled to be supported by the principal; and
 - (3) The individuals whom the principal has customarily supported or indicated the intent to support;
- ☐ Make periodic payments of child support and other family maintenance required by a court or governmental agency or an agreement to which the principal is a party
- ☐ Provide living quarters for the individuals described above by:
- (1) Purchase, lease, or other contract; or
 - (2) Paying the operating costs, including interest, amortization payments, repairs, improvements, and taxes, for premises owned by the principal or occupied by those individuals
- ☐ Provide normal domestic help, usual vacations and travel expenses, and funds for shelter, clothing, food, appropriate education, including postsecondary and vocational education, and other current living costs for the individuals described above
- ☐ Pay expenses for necessary health care and custodial care on behalf of the individuals described above
- ☐ Act as the principal's personal representative in accordance with the Health Insurance Portability and Accountability Act, §§ 1171 through 1179 of the Social Security Act, 42 U.S.C. § 1320D, and applicable regulations in making decisions related to the past, present, or future payment for the provision of health care consented to by the principal

or anyone authorized under the law of this State to consent to health care on behalf of the principal

- ☐ Continue provisions made by the principal for automobiles or other means of transportation, including registering, licensing, insuring, and replacing the means of transportation, for the individuals described above
- ☐ Maintain credit and debit accounts for the convenience of the individuals described above and open new accounts
- ☐ Continue payments incidental to the membership or affiliation of the principal in a religious institution, club, society, order, or other organization or to continue contributions to those organizations

(NOTE: Authority with respect to personal and family maintenance is neither dependent on, nor limited by, authority that an agent may or may not have with respect to gifts under this power of attorney.)

- ☐ All of the above

K. Benefits from Governmental Programs or Civil or Military Service (including any benefit, program, or assistance provided under a statute or regulation including Social Security, Medicare, and Medicaid) - With respect to this subject, I authorize my agent to:

- ☐ Execute vouchers in the name of the principal for allowances and reimbursements payable by the United States or a foreign government or by a state or subdivision of a state to the principal, including allowances and reimbursements for transportation of the individuals described in "J. Personal and Family Maintenance" above, and for shipment of the household effects of those individuals
- ☐ Take possession and order the removal and shipment of property of the principal from a post, warehouse, depot, dock, or other place of storage or safekeeping, either governmental or private, and execute and deliver a release, voucher, receipt, bill of lading, shipping ticket, certificate, or other instrument for that purpose
- ☐ Enroll in, apply for, select, reject, change, amend, or discontinue, on the principal's behalf, a benefit or program
- ☐ Prepare, file, and maintain a claim of the principal for a benefit or assistance, financial or otherwise, to which the principal may be entitled under a statute or regulation
- ☐ Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation concerning a benefit or assistance the principal may be entitled to receive under a statute or regulation
- ☐ Receive the financial proceeds of a claim described above and conserve, invest, disburse, or use for a lawful purpose anything so received
- ☐ All of the above

L. Retirement Plans (including a plan or account created by an employer, the principal, or another individual to provide retirement benefits or deferred compensation of which the principal is a participant, beneficiary, or owner, including a plan or account under the following sections of the Internal Revenue Code:

- (1) An individual retirement account under Internal Revenue Code Section 408, 26 U.S.C. § 408;
- (2) A Roth individual retirement account under Internal Revenue Code Section 408A, 26 U.S.C. § 408A;
- (3) A deemed individual retirement account under Internal Revenue Code Section 408(q), 26 U.S.C. § 408(q);
- (4) An annuity or mutual fund custodial account under Internal Revenue Code Section 403(b), 26 U.S.C. § 403(b);
- (5) A pension, profit-sharing, stock bonus, or other retirement plan qualified under Internal Revenue Code Section 401(a), 26 U.S.C. § 401(a);
- (6) A plan under Internal Revenue Code Section 457(b), 26 U.S.C. § 457(b); and
- (7) A nonqualified deferred compensation plan under Internal Revenue Code Section 409A, 26 U.S.C. § 409A) - With respect to this subject, I authorize my agent to:

- ☐ Select the form and timing of payments under a retirement plan and withdraw benefits from a plan
- ☐ Make a rollover, including a direct trustee-to-trustee rollover, of benefits from one retirement plan to another
- ☐ Establish a retirement plan in the principal's name
- ☐ Make contributions to a retirement plan
- ☐ Exercise investment powers available under a retirement plan
- ☐ Borrow from, sell assets to, or purchase assets from a retirement plan
- ☐ All of the above

M. Taxes - With respect to this subject, I authorize my agent to:

- ☐ Prepare, sign, and file federal, state, local, and foreign income, gift, payroll, property, Federal Insurance Contributions Act, and other tax returns, claims for refunds, requests for extension of time, petitions regarding tax matters, and other tax-related documents, including receipts, offers, waivers, consents, including consents and agreements under Internal Revenue Code Section 2032A, 26 U.S.C. § 2032A, closing agreements, and other powers of attorney required by the Internal Revenue Service or other taxing authority with respect to a tax year on which the statute of limitations has not run and the following 25 tax years
- ☐ Pay taxes due, collect refunds, post bonds, receive confidential information, and contest deficiencies determined by the Internal Revenue Service or other taxing authority
- ☐ Exercise elections available to the principal under federal, state, local, or foreign tax law
- ☐ Act for the principal in all tax matters for all periods before the Internal Revenue Service, or other taxing authority
- ☐ All of the above

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N. Gifts (including gifts to a trust, an account under the Uniform Transfers to Minors Act, and a tuition savings account or prepaid tuition plan as defined under Internal Revenue Code Section 529, 26 U.S.C. § 529) - With respect to this subject, I authorize my agent to:

- ☐ Make outright to, or for the benefit of, a person, a gift of part or all of the principal's property, including by the exercise of a presently exercisable general power of appointment held by the principal, in an amount for each donee not to exceed the annual dollar limits of the federal gift tax exclusion under Internal Revenue Code Section 2503(b), 26 U.S.C. § 2503(b), without regard to whether the federal gift tax exclusion applies to the gift, or if the principal's spouse agrees to consent to a split gift pursuant to Internal Revenue Code Section 2513, 26 U.S.C. § 2513, in an amount for each donee not to exceed twice the annual federal gift tax exclusion limit
- ☐ Consent, pursuant to Internal Revenue Code Section 2513, 26 U.S.C. § 2513, to the splitting of a gift made by the principal's spouse in an amount for each donee not to exceed the aggregate annual gift tax exclusions for both spouses

(NOTE: An agent may only make a gift of the principal's property as the agent determines is consistent with the principal's objectives if actually known by the agent and, if unknown, as the agent determines is consistent with the principal's best interest based on all relevant factors, including:

- (1) The value and nature of the principal's property;
 - (2) The principal's foreseeable obligations and need for maintenance;
 - (3) Minimization of taxes, including income, estate, inheritance, generation-skipping transfer, and gift taxes;
 - (4) Eligibility for a benefit, a program, or assistance under a statute or regulation; and
 - (5) The principal's personal history of making or joining in making gifts.)
- ☐ All of the above

GRANT OF SPECIFIC AUTHORITY (OPTIONAL)

My agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent.)

- ☐ Create an inter vivos trust, or amend, revoke, or terminate an existing inter vivos trust if the trust expressly authorizes that action by the agent
- ☐ Make a gift, subject to any special instructions in this power of attorney
- ☐ Create or change rights of survivorship
- ☐ Create or change a beneficiary designation
- ☐ Authorize another person to exercise the authority granted under this power of attorney
- ☐ Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan

- ☐ Exercise fiduciary powers that the principal has authority to delegate
- ☐ Disclaim or refuse an interest in property, including a power of appointment

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant MAY NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

SPECIAL INSTRUCTIONS (OPTIONAL)

You may give special instructions on the following lines:

The subject and authority specified in this
power of attorney will terminate on 4/30/2017.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

TERMINATION DATE (OPTIONAL)

This power of attorney shall terminate on 4/30/2017, 20____. (Use a specific calendar date)

NOMINATION OF GUARDIAN (OPTIONAL)

If it becomes necessary for a court to appoint a guardian of my property or guardian of my person, I nominate the following person(s) for appointment:

Name of Nominee for guardian of my property: _____

Nominee's Address: _____

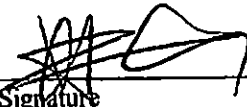
Nominee's Telephone Number: _____

Name of Nominee for guardian of my person: _____

Nominee's Address: _____

Nominee's Telephone Number: _____

SIGNATURE AND ACKNOWLEDGMENT


Your Signature

3/28/17

Date

Susan Zhou
Your Name Printed

6303 Barnesdale Path
Centreville, VA 20120
Your Address

703-926-1709
Your Telephone Number

STATE OF Virginia

COUNTY OF Fairfax

This document was acknowledged before me on Syhuon Joy (Date)
by Susan Zhou (Name of Principal).

(Seal, if any)


Signature of Notary
My commission expires: 1/31/2020



WITNESS ATTESTATION

The foregoing power of attorney was, on the date written above, published and declared by Susan Zhou (Name of Principal) in our presence to be his/her power of attorney. We, in his/her presence and at his/her request, and in the presence of each other, have attested to the same and have signed our names as attesting witnesses.

Hina Khan
Witness #1 Signature

HINA KHAN
Witness #1 Name Printed

5766 Union Mill Rd
Clifton, VA 20124
Witness #1 Address

703-584-3890
Witness #1 Telephone Number

Joanne Vims
Witness #2 Signature

Joanne Vims
Witness #2 Name Printed

5766 Union Mill Rd
Clifton, VA 20124
Witness #2 Address

703-584-3890
Witness #2 Telephone Number

This document prepared by:

MiCasa Title Group, LLC

1777 Reisterstown Road, Suite 240
Baltimore, MD 21208

IMPORTANT INFORMATION FOR AGENT

Agent's Duties

When you accept the authority granted under this power of attorney, a special legal relationship is created between you and the principal. This relationship imposes on you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must:

- (1) Do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest;
- (2) Act with care, competence, and diligence for the best interest of the principal;
- (3) Do nothing beyond the authority granted in this power of attorney; and

(4) Disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner:

(Principal's Name)

by

(Your Signature) as Agent

Unless the Special Instructions in this power of attorney state otherwise, you must also:

- (1) Act loyally for the principal's benefit;
- (2) Avoid conflicts that would impair your ability to act in the principal's best interest;
- (3) Keep a record of all receipts, disbursements, and transactions made on behalf of the principal;
- (4) Cooperate with any person that has authority to make health care decisions for the principal to do what you know the principal reasonably expects or, if you do not know the principal's expectations, to act in the principal's best interest; and
- (5) Attempt to preserve the principal's estate plan if you know the plan and preserving the plan is consistent with the principal's best interest.

Termination of Agent's Authority

You must stop acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney. Events that terminate a power of attorney or your authority to act under a power of attorney include:

- (1) Death of the principal;
- (2) The principal's revocation of the power of attorney or your authority;
- (3) The occurrence of a termination event stated in the power of attorney;
- (4) The purpose of the power of attorney is fully accomplished; or
- (5) If you are married to the principal, a legal action is filed with a court to end your marriage, or for your legal separation, unless the Special Instructions in this power of attorney state that such an action will not terminate your authority.

Liability of Agent

The meaning of the authority granted to you is defined in the Maryland Power of Attorney Act, Title 17 of the Estates and Trusts Article. If you violate the Maryland Power of Attorney Act, Title 17 of the Estates and Trusts Article, or act outside the authority granted, you may be liable for any damages caused by your violation.

If there is anything about this document or your duties that you do not understand, you should seek legal advice.

Prepared By:
MiCasa Title Group, LLC
1777 Reisterstown Road, Suite 240
Baltimore, MD 21208

File No. MD-100035
Property Address: 226 Meadowvale Road, Lutherville Timonium, MD 21093
Tax ID No. 09-09-19910430

2/ LR - Deed (w Taxes)
Recording only ST 20.00
Name: kallab
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 1,775.00
LR - NR Tax - 1kd 0.00

SubTotal: 1,835.00

Total: 1,915.00
04/18/2017 11:03
CC03-CR
#B195117 CC0301 -
Baltimore
County/CC03-01.03 -

This Deed, made this 31 day of March, 2017, by and between Maroun S Kallab and Yolla Kallab, Gantors and Haixia Chen Diggs as to a 56% undivided interest and Susan Zhou as to a 44% undivided interest, Grantees.

- Witnesseth -

That in consideration of the sum of Three Hundred Fifty Five Thousand (\$355,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Gantors, do hereby grant and convey to the said Grantees, Haixia Chen Diggs as to a 56% undivided interest and Susan Zhou as to a 44% undivided interest, as tenants in common, in FEE SIMPLE, all that lot of ground situate in in the State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 12, Block A, which is shown on
"Subdivision Plan,
Plat two, Dulaney Village", which Plat is recorded among the Land records of Baltimore
County in Plat
Book No. 22, folio 55.

For informational purposes only: The improvements thereon being known as 226
Meadowvale Road

Tax ID No.: 09-0919910430

Being the same property conveyed to Maroun S. Kallab and Yolla Kallab, by virtue of
Deed from Kongyan Pan, dated October 30, 2000, recorded November 14, 2000, among the Land
Records of Baltimore County, Maryland, in Liber 14808, folio 529.

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 Haixia
Chen Diggs as to a 56% undivided interest and Susan Zhou as to a 44% undivided interest, in FEE
SIMPLE.

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

[Signature]
Witness

[Signature]
Maroun S Kallab

[Signature]
Witness

[Signature]
Yolla Kallab

STATE OF Maryland
CITY/COUNTY OF Baltimore to wit:

I hereby certify that on this 31 day of MARCH, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Maroun S Kallab and Yolla Kallab, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

KENNETH J. BATTAGLIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Aug. 14, 2017

[Signature]
Notary Public
My Commission Expires: 8-14-2017

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.

[Signature]
Mark Gheiler, Attorney

AFTER RECORDING, PLEASE RETURN TO:
MiCasa Title Group, LLC
1777 Reisterstown Road, Ste 240

Baltimore, MD 21208

OWNER OCCUPANCY AFFIDAVIT

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

WITNESS:

[Signature]
As to All

[Signature]
Haixia Chen Diggs

(SEAL)

(SEAL)

[Signature]
Susan Zhou, by Haixia Chen Diggs her attorney in fact her attorney in fact

(SEAL)

(SEAL)

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, that on this 31 day of March, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Haixia Chen Diggs and Susan Zhou, the parties herein, known to me (or satisfactorily proven) to be the person whose name Are subscribed to the within instrument, and acknowledged the foregoing to be his/her act, and in my presence signed and sealed the same.

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

KENNETH J. BATTAGLIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires Aug. 14, 2017

[Signature]
Notary Public

My Commission Expires: 8/14/2017

**AFFIDAVIT OF GRANTEES
PRIMARY RESIDENCE**

THE UNDERSIGNED EACH STATES UNDER OATH AS FOLLOWS:

1. The undersigned Are the GranteeS of residentially improved real property located at 226 Meadowvale Road, Lutherville Timonium, MD 21093 in Baltimore County.
2. The undersigned states that the above referenced property will be his/her principal residence which he/she will occupy.

Haixia Chen Diggs
Haixia Chen Diggs

Address:

5627 CFadillac Rd

Gwynn Oak, MD 21207

Susan Zhou, by Haixia Chen Diggs her attorney in fact
Susan Zhou, by Haixia Chen Diggs her attorney in fact

Address:

State of: Maryland

County of Baltimore

Subscribed and Sworn to before me, a Notary Public in and for the state of Maryland, this
31 day of MARCH, 2017.

KENNETH J. BATTAGLIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Aug. 14, 2017

[Signature]
Notary Public
My Commission Expires: P. 14 2017

BALTIMORE COUNTY CLERK OF COURTS JLE 30033, P. 0444, W30A_C002_00112. Date available 04/20/2017. Filed 07/20/2017.

State of Maryland

Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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

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

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.)						
	1 Deed	Mortgage	Other	Other				
	2 Deed of Trust	Lease						
2	Conveyance Type Check Box	☒ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable)	Recordation						
	Cite or Explain Authority	State Transfer						
		County Transfer						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only			
		Purchase Price/Consideration	\$	355,000.00	Transfer and Recordation Tax Consideration			
		Any New Mortgage	\$	155,000.00	Transfer Tax Consideration	\$ 4,995.00		
		Balance of Existing Mortgage	\$		X () %	= \$		
		Other:	\$		Less Exemption Amount	= \$		
		Other:	\$		Total Transfer Tax	= \$		
		Full Cash Value:	\$		Recordation Tax Consideration	\$ 1,775.00		
				X () per \$500	= \$			
				TOTAL DUE	\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$	20.00	\$	60.00	Tax Bill:	
		Surcharge	\$	40.00	\$		C.B. Credit:	
		State Recordation Tax	\$	1,775.00	\$		Ag. Tax/Other:	
		State Transfer Tax	\$	1,775.00	\$			
		County Transfer Tax	\$	4,995.00	\$			
		Other	\$		\$			
		Other	\$		\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
			09-09-019910430				☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	Sq Ft/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		226 Meadowvale Road, Lutherville Timonium, MD 21093						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential ☒ or Non-Residential ☐		Fee Simple ☒ or Ground Rent ☐		Amount:	N/A 1,775.00	
		Partial Conveyance? ☐ Yes ☒ No		Description/Amt. of Sq Ft/Acreage Transferred: N/A				
	If Partial Conveyance, List Improvements Conveyed: N/A							
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		Maroun S. Kallab			Haixia Chen Diggs			
		Yolla Kallab			Susan Zhou			
		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)			
		Haixia Chen Diggs			A-Z Mortgage Inc.			
		Susan Zhou						
		New Owner's (Grantee) Mailing Address						
	226 Meadowvale Road, Lutherville Timonium, MD 21093							
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: Taresa Veney					☐ Hold for Pickup	
		Firm: Micasa Title Group, LLC					☒ Return Address Provided	
		Address: 1777 Reisterstown Road, Suite 240 (Commerce Centre-East Building) Baltimore, Maryland 21208 Phone: (410) 753-3500						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	☒ Yes	☐ No	Will the property being conveyed be the grantee's principal residence?				
		☐ Yes	☒ No	Does transfer include personal property? If yes, identify:				
		☒ Yes	☐ No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).				

Space Reserved for Circuit Court Clerk Recording Validation

3/3
 LR - DOT/MTG Recording Fee 20.00
 Name: zhou
 Ref:
 LR - Surcharge 40.00
 SubTotal: 60.00
 Total: 1,015.00
 04/18/2017 11:03
 CC03-CR
 #8195117 CC0301 -
 Baltimore
 County/CC03.01.03 -
 Register 03

[Space Above This Line For Recording Data]

PURCHASE MONEY DEED OF TRUST

DIGGS
 Loan #: 1517002927
 PIN: 09-09-19910430
 Serv. #: 0096012315
 MIN: 101325611703020006
 MERS Phone: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated MARCH 31, 2017, together with all Riders to this document.

(B) "Borrower" is HAIKIA CHEN DIGGS, A SINGLE WOMAN, AND SUSAN ZHOU, A MARRIED WOMAN. Borrower is the trustor under this Security Instrument

(C) "Lender" is A-Z MORTGAGE INC.. Lender is a CORPORATION organized and existing under the laws of MD. Lender's address is 751 ROCKVILLE PIKE SUITE 17-18B, ROCKVILLE, MD 20852.

(D) "Trustee" is JERRY S SOPHER, ESQ..

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated MARCH 31, 2017. The Note states that Borrower owes Lender ONE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 Dollars (U.S. \$155,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than APRIL 1, 2047.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

MARYLAND --Single Family-- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT
 329.64

Page 1 of 17

Form 3021 1/01



0096012315

1517002927

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Haixia Chen Diggs 3/31/17
- BORROWER - HAIXIA CHEN DIGGS - DATE -

Susan Zhou, by Haixia Diggs attorney in fact 3/31/17
- BORROWER - SUSAN ZHOU, BY HAIXIA DIGGS, ATTORNEY IN FACT - DATE -

[Space Below This Line For Acknowledgment]

STATE OF Maryland
COUNTY OF BALTIMORE

To wit: I Hereby Certify, that on this 31 day of March, in the year 2017, before the subscriber, a Notary Public of the State of Maryland, in and for the jurisdiction aforesaid, personally appeared HAIXIA CHEN DIGGS SUSAN ZHOU, and acknowledged the foregoing deed to be his/her/their act.

In testimony whereof I have affixed my official seal this 31 day of March, A.D. 2017.

KENNETH J. BATTAGLIA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Aug. 14, 2017

[Signature]
Notary Public

My Commission Expires:

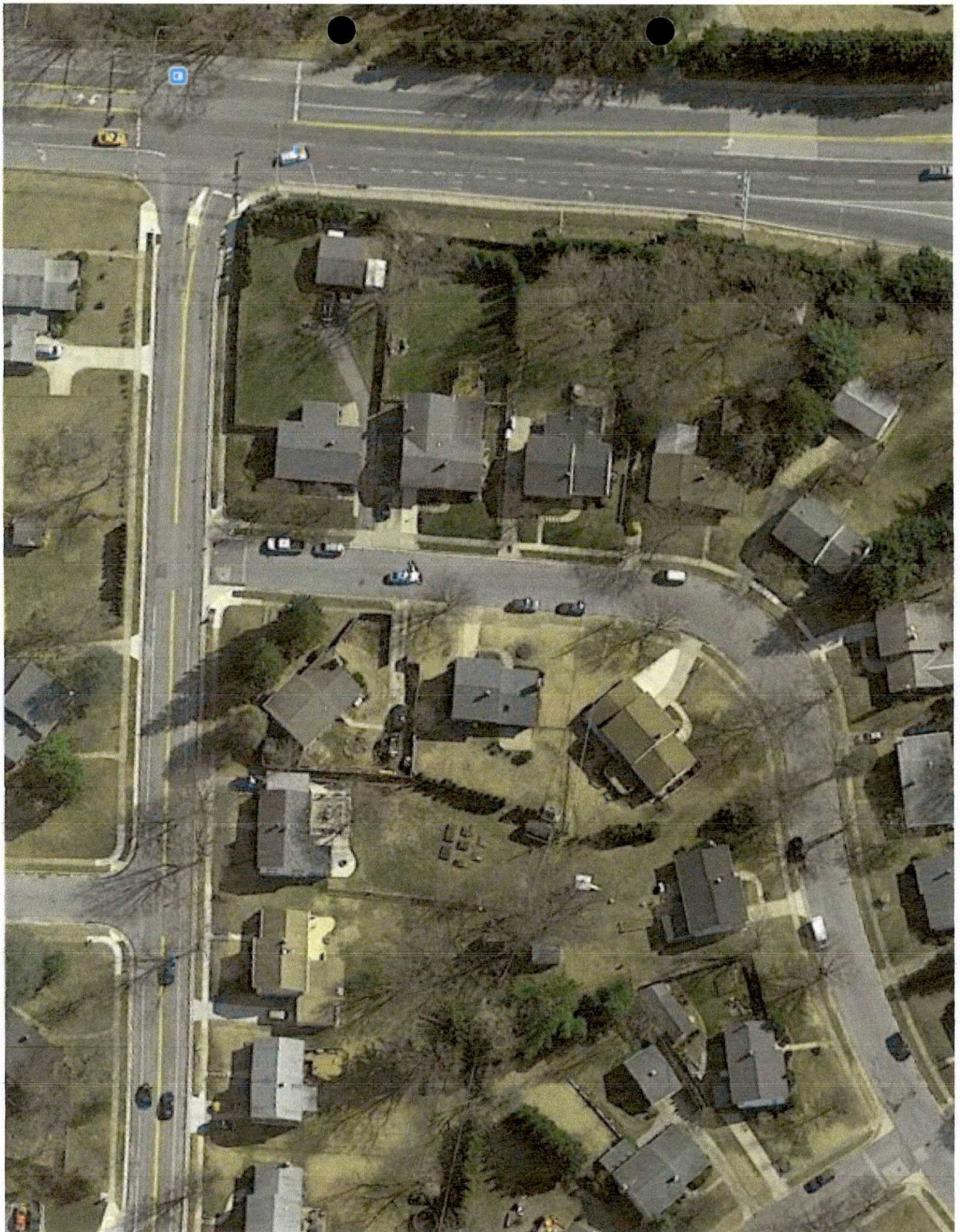
8-14-2017



Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0919910430			
Owner Information					
Owner Name:		DIGGS HAXIA CHEN ZHOU SUSAN		Use:	RESIDENTIAL
Mailing Address:		226 MEADOWVALE ROAD LUTHERVILLE TIMONIUM MD 21093-6314		Principal Residence:	YES
				Deed Reference:	/38855/ 00441
Location & Structure Information					
Premises Address:		226 MEADOWVALE RD LUTHERVILLE TIMONIUM 21093-6314		Legal Description:	226 MEADOWVALE RD DULANEY VILLAGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0020	0264		0000	
					Block:
					A
					Lot:
					12
					Assessment Year:
					2017
					Plat No:
					2
					Plat Ref:
					0022/0055
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1957		1,767 SF		9,660 SF	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	BRICK	1 full/ 1 half	2 Attached
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:		104,400	104,400		
Improvements		151,400	195,100		
Total:		255,800	299,500	255,800	270,367
Preferential Land:		0			0
Transfer Information					
Seller: KALLAB MAROUN S		Date: 04/18/2017		Price: \$355,000	
Type: ARMS LENGTH IMPROVED		Deed1: /38855/ 00441		Deed2:	
Seller: PAN KONGYAN		Date: 11/14/2000		Price: \$165,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14808/ 00529		Deed2:	
Seller: TUNG THOMAS J K TUNG DOROTHY M J		Date: 01/12/1995		Price: \$133,200	
Type: ARMS LENGTH IMPROVED		Deed1: /10903/ 00379		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					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	



Month	Citations	Speeders Max. Speed	Avg. Of Speeders	Cars Per Month	Percent of Violators
May, 2015	71		38		
Aug., '15	78	47	39	25,000	
Sept. '15	126	40	37-40	32,000	0.54%
Oct. '15	81	39	37-39	28,000	
Nov. '15	79	39	37-39	26,520	
Dec. '15	73	39	37-39	28,208	
Jan., 2016	31	46	37-38	19,173	
Feb. '16	60	47	37-42	22,421	0.35%
Mar. '16	68	55 (? police)	37-39	26,411	0.38%
April, '16	47	46	37-41	29,087	
May, '16	34	44	37-39	22,000	0.25%
June, '16	19	45	37-41	27,606	0.26%

Camera Removed about June 17, 2016. Returned August 10, 2016.

July, 16	3		38	6,013	
August, 16	1		38.2	5,752	
Sept., 16	0		39.3	4,511	
Oct., 16	6		38.4	13,474	
Nov., 16	3	44	38.5	9,663	
Dec., 16	9	44	39	20,596	

Note: Camera was not aligned properly for July through November, 2016 so the data are in error.

2017:

Jan, 2017	9	44	38	14,115	
Feb., 2017	4	39	37	13,806	
March, 2017	4	43	39	17,465	



**Dulaney
Valley
Improvement
Association, Inc.**

P.O. Box 102 · Lutherville, MD · 21094-0102

21 July 2017

RESOLVED: That the position of the Association as recommended by the unanimous vote of the Zoning Committee and adopted by the unanimous vote of the Board of Directors on the zoning matter known as

Case Number 17-320

Property Location: 226 Meadowvale Road, Timonium-Lutherville, MD 21093

Legal Owners: Haixia Chen Diggs and Susan Zhou

"A special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve a Class A Group Child Care Center for up to 12 children (Use Permit) and

A variance from Section 424.1 of BCZR to permit a proposed 5 foot high storage style fences with rear and side yard setbacks of zero (0) feet in lieu of the required twenty (20) feet."

is that the Petition for a Use Permit and Variance is **OPPOSED**.

AS WITNESS OUR HANDS AND SEAL THIS 21 day of July 2017.

ATTEST:

Dulaney Valley Improvement Association, Inc.

A handwritten signature in black ink, reading "Robert M. Cordes, MD".

Robert M. Cordes, MD
Acting Recording Secretary

A handwritten signature in black ink, reading "Susan Shaffer".

Susan Shaffer
Acting Corresponding Secretary

Prot. 5



Rental Income PODCAST

≡ Menu

How To Make \$6,000 A Month In Rental Income With Susan Zhou (Ep 28)

By Dan Lane



Rental Income Podcast

How To Make \$6,000 A Month In R



Susan Zhou has a really inspiring story about being a rental property owner. When she decided that she wanted to get started in real estate, she didn't know much about real estate, and didn't have a lot of money.

On this podcast episode, she tells us exactly how she got started and how she ended up paying off 3 rentals early, that today earn her \$6,000 a month in rental income.

Book Mentioned on the show:

[Retire Rich, Retire Young by Robert Kiyosaki](#)

Reach Susan:

PROTESTANT' S

EXHIBIT NO.

6

703-926-1709

realtorsusanzhou@gmail.com





Rental Income Podcast

How To Make \$6,000 A Month In R



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7 Things I Wish I knew Earlier

About Renting Properties

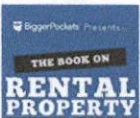
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(297)





[The Book on Rental Property Investing: How to Create Wealth and Passive Income Th...](#)

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(C) 2014 Piedmont Consulting, LLC

(C) 2015 Rental Income Podcast/Piedmont Consulting, LLC



Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 216 MEADOWVALE RD

Number of features found: 1

216 MEADOWVALE RD

Tax Account Number 0918472800
Owner Name ROPPELT MELVIN CHARLES JR
Premise Address 216 MEADOWVALE RD
Tax Map 0061
Parcel 0264
Real Property Report [More info](#)
StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

Elementary School District [Hampton ES](#)
Middle School District [Ridgely MS](#)
High School District [Towson HS](#)

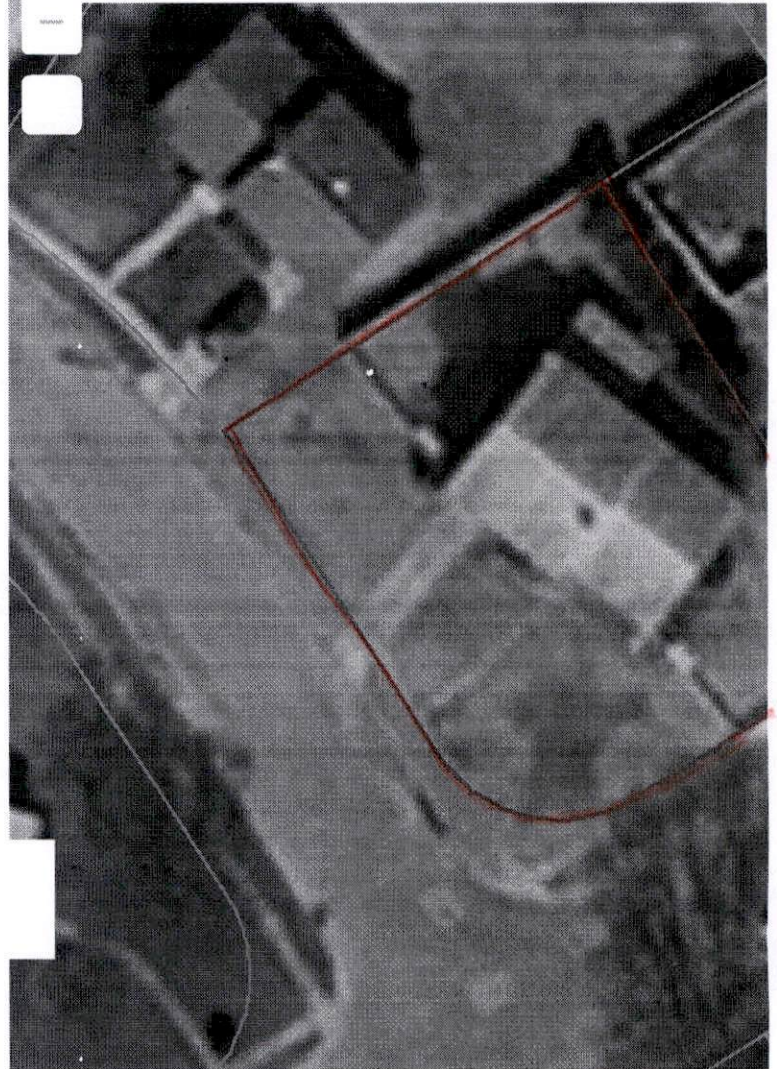
CIVIC - GOVERNMENT

Police Precinct [Cockeysville](#)
Councilmanic District [3](#)
Congressional District [2](#)
Legislative District [42B](#)
Election District [2](#)
Voting Precinct [09-007](#)

ECONOMIC

Commercial No Feature Found
Rehabilitation District

Basemap Gallery



40ft

-76.603 39.415 Degrees

Prot. 7

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0918472800			
Owner Information					
Owner Name:		ROPPELT MELVIN CHARLES JR		Use:	RESIDENTIAL
Mailing Address:		216 MEADOWVALE RD LUTHERVILLE MD 21093-6311		Principal Residence:	YES
				Deed Reference:	/30468/ 00284
Location & Structure Information					
Premises Address:		216 MEADOWVALE RD 0-0000		Legal Description:	
				DULANEY VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0020	0264		0000	B
		Block:	Lot:	Assessment Year:	Plat No:
		B	10	2017	2
				Plat Ref:	0022/ 0055
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1957		1,767 SF		7,821 SF	
				Property Land Area	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	BRICK	1 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-In Assessments	
			As of	As of	
			01/01/2017,	07/01/2016	
Land:		103,800	103,800		
Improvements		141,700	182,600		
Total:		245,500	286,400	245,500	259,133
Preferential Land:		0			0
Transfer Information					
Seller:		ROPPELT MELVIN C		Date: 02/04/2011	
Type:		NON-ARMS LENGTH OTHER		Deed1: /30468/ 00284	
				Deed2:	
Seller:				Date:	
Type:				Deed1: /03274/ 00308	
				Deed2:	
Seller:				Date:	
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 10/01/2013					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
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Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 106 RIDGEFIELD RD

Number of features found: 1

106 RIDGEFIELD RD

Tax Account Number 0907473130
Owner Name CASTELLUCCI JED E
CASTELLUCCI KATE E
Premise Address 106 RIDGEFIELD RD
Tax Map 0061
Parcel 0354
Real Property Report [More info](#)
StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning [DR 5.5](#)
Zoning [DR 3.5](#)

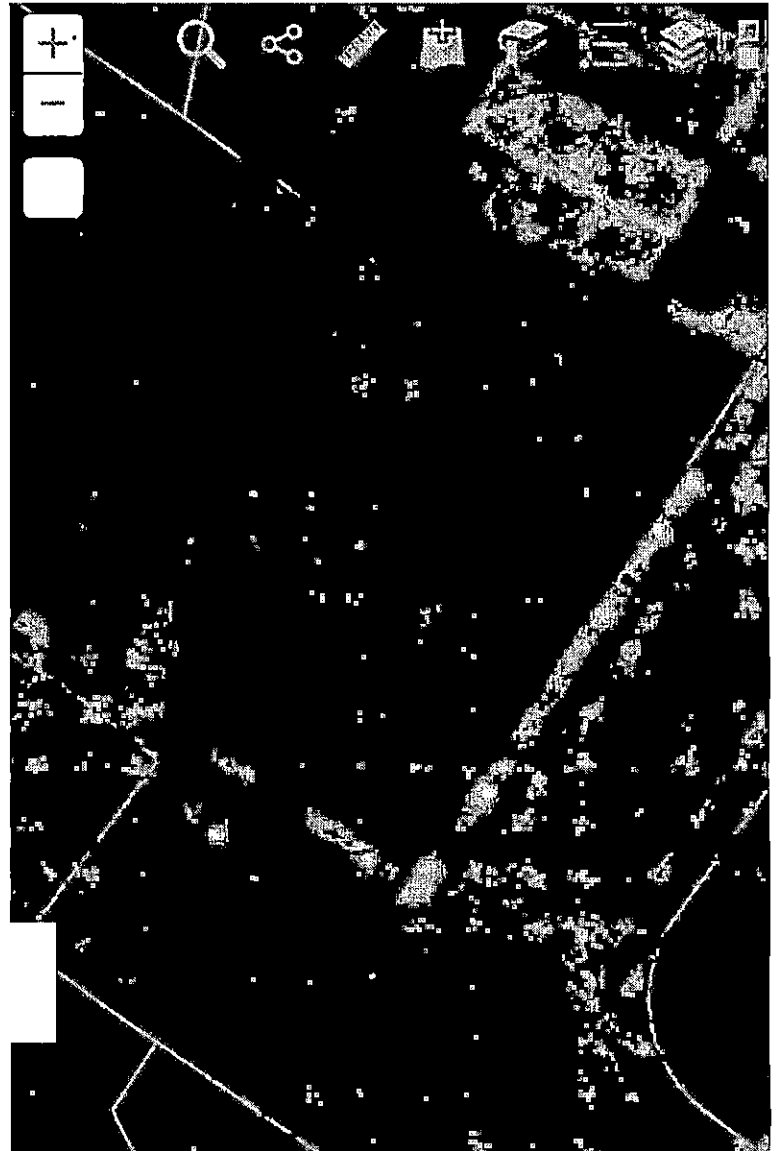
SCHOOL DISTRICTS

Elementary School District [Hampton ES](#)
Middle School District [Ridgely MS](#)
High School District [Towson HS](#)

CIVIC - GOVERNMENT

Police Precinct [Cockeysville](#)
Councilmanic District [3](#)
Congressional District [2](#)
Legislative District [42B](#)
Election District [9](#)
Voting Precinct [09-007](#)

ECONOMIC



40ft

-76.608 39.417 Degrees

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0907473130							
Owner Information									
Owner Name:		CASTELLUCCI JED E CASTELLUCCI KATE E				Use:		RESIDENTIAL	
Mailing Address:		106 RIDGEFIELD RD LUTHERVILLE TIMONIUM MD 21093-6319				Principal Residence:		YES	
						Deed Reference:		/23317/ 00590	
Location & Structure Information									
Premises Address:		106 RIDGEFIELD RD 0-0000				Legal Description:		106 RIDGEFIELD RD DULANEY VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0061	0020	0354		0000		H	20	2017	1
									Plat Ref:
									0022/ 0054
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1956		1,725 SF		260 SF		9,270 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation		
2	NO	SPLIT LEVEL	BRICK	1 full/ 1 half					
Value Information									
		Base Value		Value		Phase-In Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2016		07/01/2017	
Land:		104,300		104,300					
Improvements		152,200		196,500					
Total:		256,500		300,800		256,500		271,267	
Preferential Land:		0						0	
Transfer Information									
Seller: HENNESSEY ELLEN B				Date: 02/02/2006		Price: \$345,000			
Type: ARMS LENGTH IMPROVED				Deed1: /23317/ 00590		Deed2:			
Seller: ARTHUR ELLEN H				Date: 02/15/2005		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /21432/ 00488		Deed2:			
Seller: ARTHUR MICHAEL A				Date: 08/16/2002		Price: \$25,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /16720/ 00433		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 05/20/2008									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application									
Date:									

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Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 220 MEADOWVALE RD

Number of features found: 1

Owner Name	MCDONOUGH JOHN N MCDONOUGH CLARA A
Premise Address	220 MEADOWVALE RD
Tax Map	0061
Parcel	0264
Real Property Report	More info
StreetView	Click for StreetView

ZONING INFORMATION

Zoning	DR 5.5
Zoning	DR 3.5

SCHOOL DISTRICTS

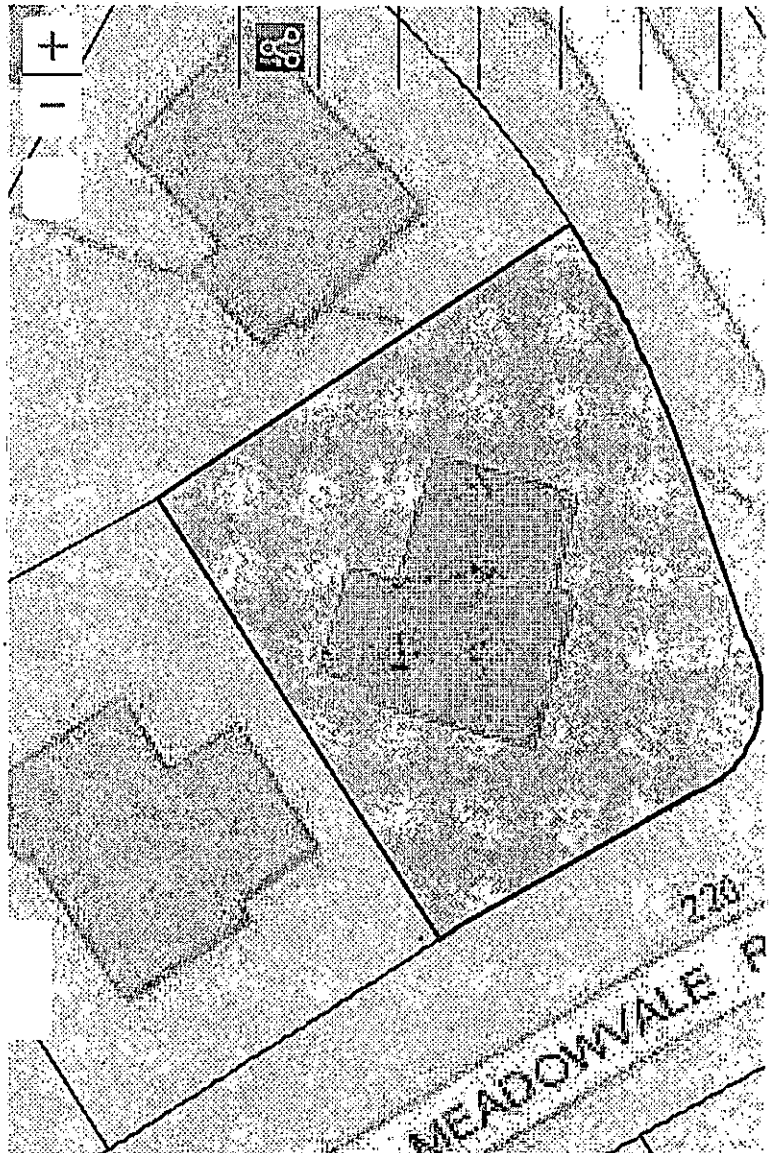
Elementary School District	Hampton ES
Middle School District	Ridgely MS
High School District	Towson HS

CIVIC - GOVERNMENT

Police Precinct	Cockeysville
Councilmanic District	3
Congressional District	2
Legislative District	42B
Election District	2
Voting Precinct	09-007

ECONOMIC

Commercial Revitalization District	No Feature Found
------------------------------------	------------------



40ft

-76.603 39.415 Degrees

Prot. 9

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0906350540							
Owner Information									
Owner Name:		MCDONOUGH JOHN N MCDONOUGH CLARA A				Use:		RESIDENTIAL	
Mailing Address:		220 MEADOWVALE RD LUTHERVILLE MD 21093-6313				Principal Residence:		YES	
						Deed Reference:		/05722/ 00707	
Location & Structure Information									
Premises Address:		220 MEADOWVALE RD LUTHERVILLE 21093-6313				Legal Description:			
						DULANEY VILLAGE			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0061	0020	0264		0000		B	8	2017	2
									Plat Ref: 0022/ 0055
Special Tax Areas:						Town:		NONE	
						Ad Valorem:			
						Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1957		1,980 SF				8,446 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation		
2	NO	SPLIT LEVEL	BRICK	2 full/ 1 half					
Value Information									
		Base Value	Value		Phase-in Assessments				
			As of		As of		As of		
			01/01/2017		07/01/2016		07/01/2017		
Land:		104,100	104,100						
Improvements		153,900	198,400						
Total:		258,000	302,500		258,000		272,833		
Preferential Land:		0					0		
Transfer Information									
Seller: FLYNN THOMAS S				Date: 02/04/1977		Price: \$58,500			
Type: ARMS LENGTH IMPROVED				Deed1: /05722/ 00707		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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 07/01/2008									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

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Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 201 ROTHWELL DR

Number of features found: 1

201 ROTHWELL DR

Tax Account Number 0903002940
Owner Name CARLS KATHRYN M TRUSTEE
CARLS GARY ALAN TRUSTEE
Premise Address 201 ROTHWELL DR
Tax Map 0061
Parcel 0264
Real Property Report [More info](#)
StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning [DR 5.5](#)
Zoning [DR 3.5](#)

SCHOOL DISTRICTS

Elementary School District [Hampton ES](#)
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High School District [Towson HS](#)

CIVIC - GOVERNMENT

Police Precinct [Cockeysville](#)
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Congressional District [2](#)
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Election District [2](#)
Voting Precinct [09-007](#)

ECONOMIC

Basemap Gallery



40ft

-76.604 39.415 Degrees

Prot. 10

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 0903002940							
Owner Information									
Owner Name:		CARLS KATHRYN M TRUSTEE CARLS GARY ALAN TRUSTEE				Use:		RESIDENTIAL	
Mailing Address:		201 ROTHWELL DR LUTH-TIMONIUM MD 21093-6326				Principal Residence:		YES	
						Deed Reference:		/35248/ 00307	
Location & Structure Information									
Premises Address:		201 ROTHWELL DR 0-0000				Legal Description:		201 ROTHWELL DR DULANEY VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0061	0020	0264		0000		8	1	2017	2
									Plat Ref: 0022/ 0055
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1957		2,100 SF				8,036 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	SPLIT LEVEL	BRICK	1 full/ 1 half					
Value Information									
		Base Value	Value	Phase-In Assessments					
			As of			As of		As of	
			01/01/2017			07/01/2016		07/01/2017	
Land:		104,000	104,000						
Improvements		159,700	205,700						
Total:		263,700	309,700			263,700		279,033	
Preferential Land:		0						0	
Transfer Information									
Seller: CARLS MARK D			Date: 08/11/2014			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /35248/ 00307			Deed2:			
Seller: CARLS MARK D			Date: 02/19/1998			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /12673/ 00509			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 09/02/2008									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

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Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

107 Ridgefield road

Search

Property Report - 107 RIDGEFIELD RD

Number of features found: 1

107 RIDGEFIELD RD

Tax Account Number 0919272350
Owner Name GANTER MELANIE G GANTER
MICHAEL F II
Premise Address 107 RIDGEFIELD RD
Tax Map 0061
Parcel 0354
Real Property Report [More info](#)
StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning [DR 5.5](#)

SCHOOL DISTRICTS

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Middle School District [Ridgely MS](#)
High School District [Towson HS](#)

CIVIC - GOVERNMENT

Police Precinct [Cockeysville](#)
Councilmanic District [3](#)
Congressional District [2](#)
Legislative District [42B](#)
Election District [2](#)
Voting Precinct [09-007](#)

ECONOMIC

Commercial No Feature Found

Basemap Gallery



60ft

-76.608 39.417 Degrees

Prot. # 11

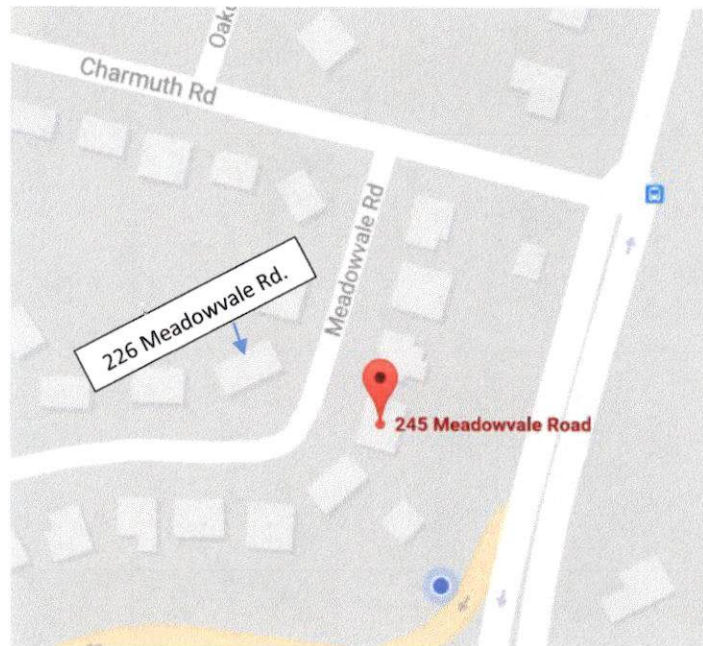
Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

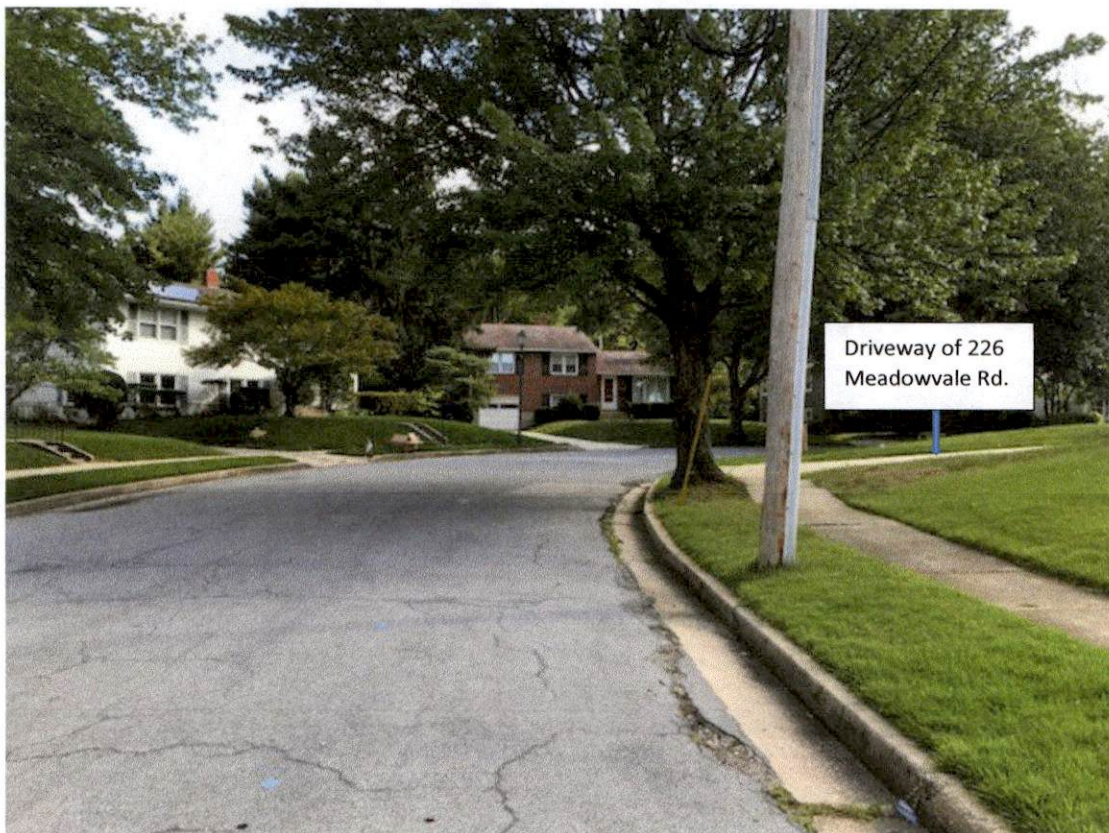
View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0919272350			
Owner Information					
Owner Name:	GANTER MELANIE G GANTER MICHAEL F II		Use:	RESIDENTIAL	
Mailing Address:	107 RIDGEFIELD RD LUTH-TIMONIUM MD 21093		Principal Residence:	YES	
			Deed Reference:	/37894/ 00233	
Location & Structure Information					
Premises Address:		107 RIDGEFIELD RD LUTH-TIMONIUM 21093-		Legal Description:	
				DULANEY VILLAGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0020	0354		0000	
					Block:
					G
					Lot:
					1
					Assessment Year:
					2017
					Plat No:
					1
					Plat Ref:
					0022/ 0054
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1956		1,971 SF		10,561 SF	
				Property Land Area	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	BRICK	2 full	
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2016	
Land:	104,600	104,600			
Improvements	139,100	213,700			
Total:	243,700	318,300		243,700	
Preferential Land:	0			268,567	
				0	
Transfer Information					
Seller: SELLS MARY M		Date: 08/19/2016		Price: \$330,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37894/ 00233		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /03055/ 00167		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					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

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Photos taken on 7.26.2017 by Anne Smith of 245 Meadowvale Road to represent potential issues with a proposed family daycare center of up to 12 children at 226 Meadowvale Road and fence variance.



Traveling SW on Meadowvale from Charmuth Rd. (bend)



Prot. # 12

Image to show bend and hill in front yard of 226 Meadowvale Road

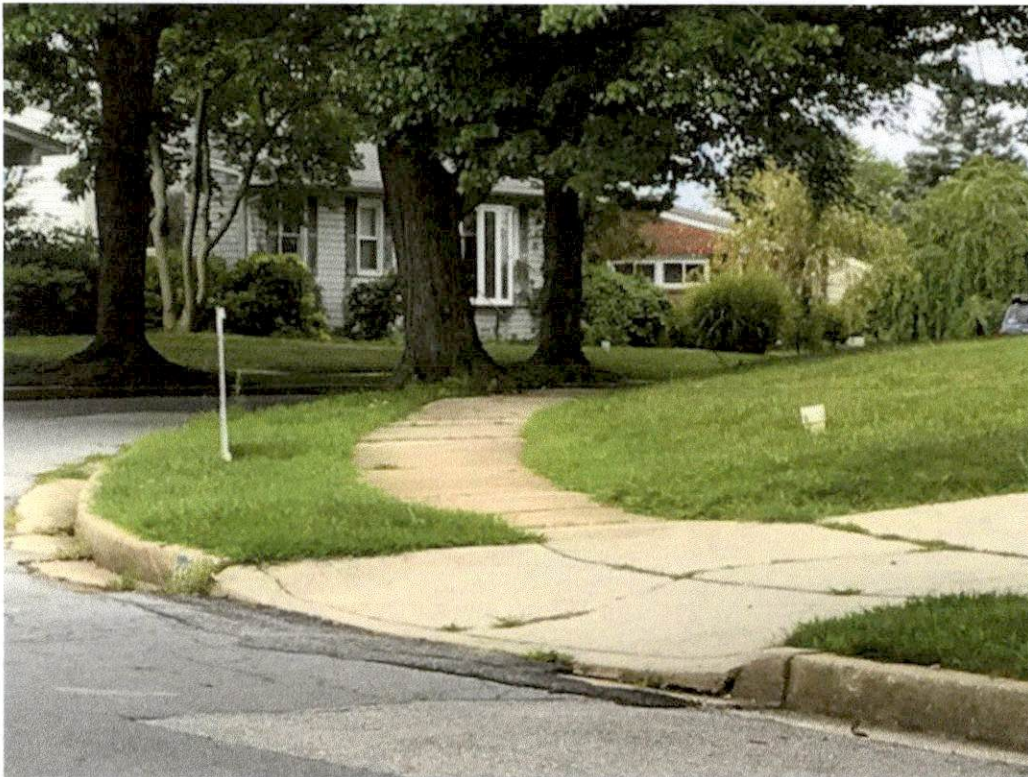


Image to show hill in front yard of 226 Meadowvale Road

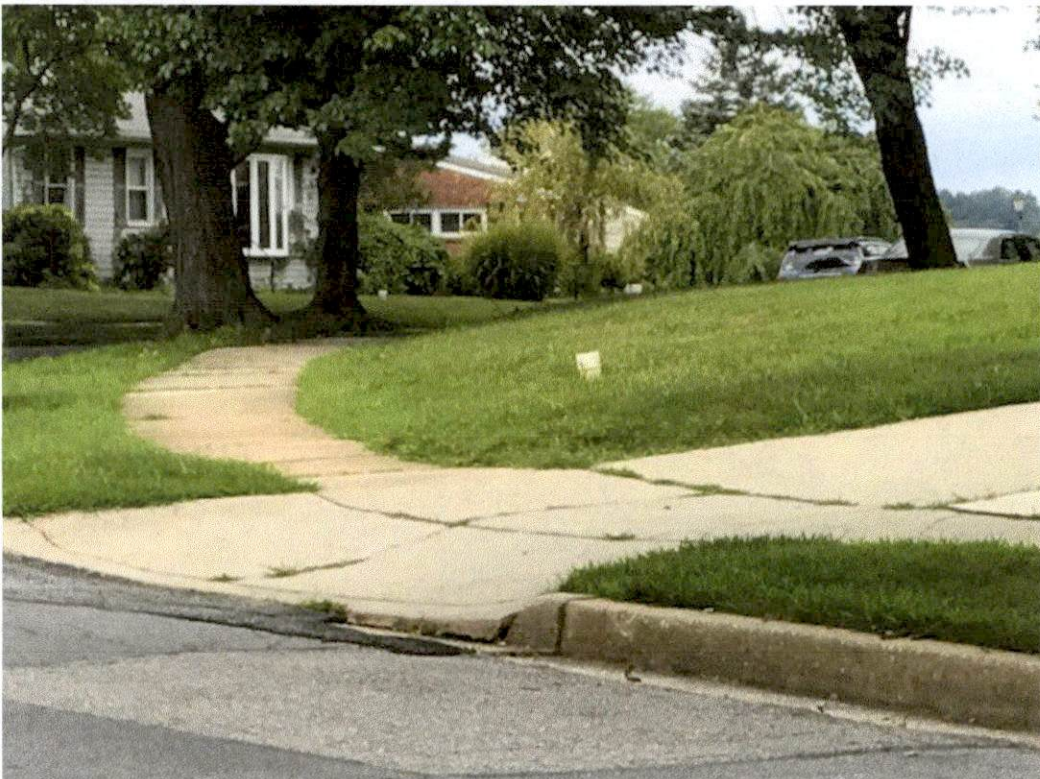


Image to show how cars parked along road leading to 226 Meadowvale Road obstruct view of bend

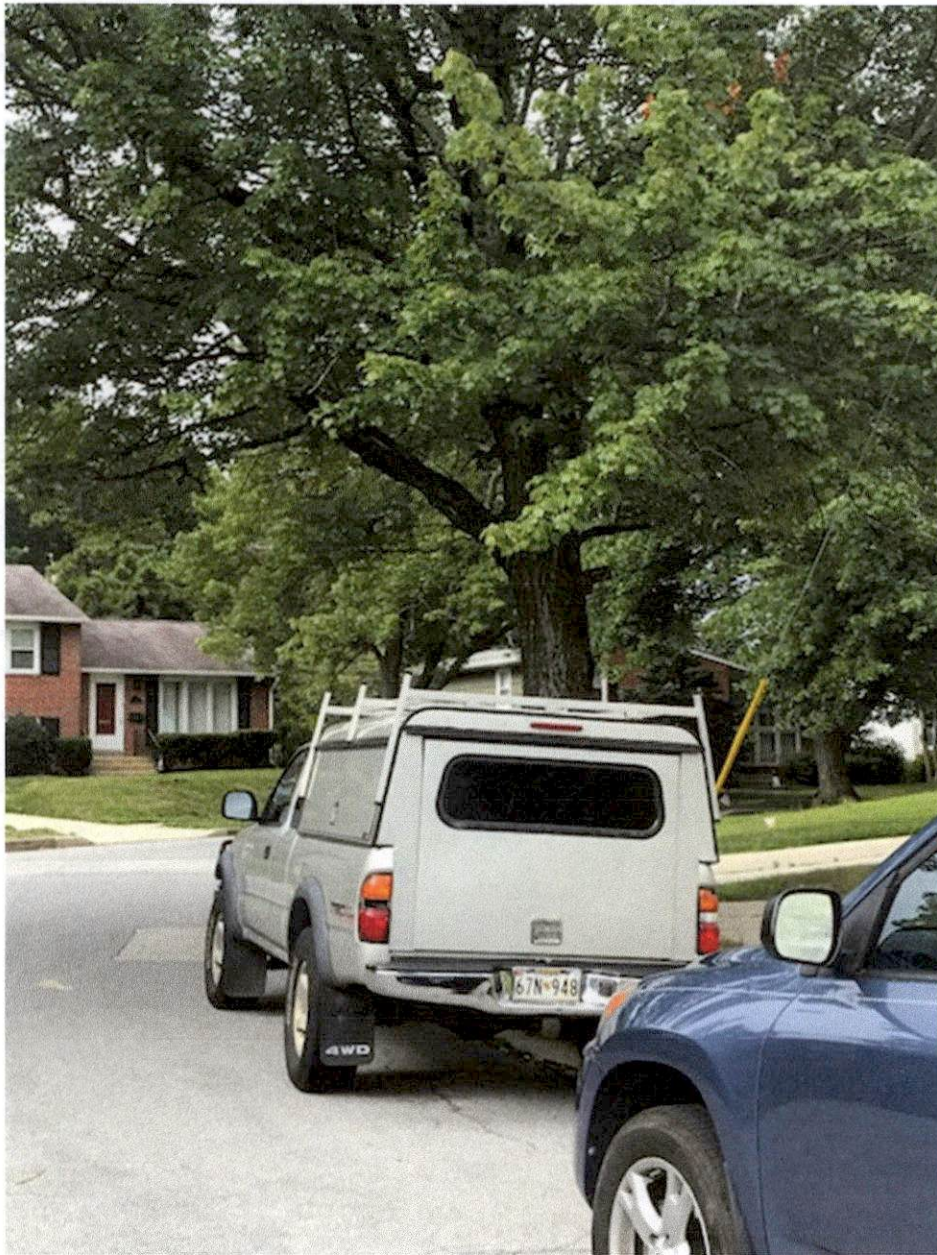


Image of bend from my backing up from my driveway at 245 Meadowvale Road



Case Number 17-320

The undersigned residents **OPPOSE** the following Petition and request the Administrative Law Judge deny the relief requested.

Case Number 17-320

Property location: 226 Meadowvale Road Lutherville, MD 21093

Legal Owners: Haixia Chen Diggs and Susan Zhou

A special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve a Class A Group Child Care Center for up to 12 Children (USE PERMIT) and a Variance from Section 424.1 of Baltimore County Zoning regulations (BCZR) to permit a proposed 5 foot high storage style fence with rear and side yard setbacks of zero (0) feet in lieu of the required twenty (20).

JOE WHELAN^x
#2
35

From: MRCII <collinsagas@aol.com>
Date: Wednesday, July 19, 2017
Subject: RE: CHILD CARE CENTER AT 226 MEADOWVALE
To: nickie.heslen <nickie.heslen@verizon.net>

Ms Heslen:

The undersigned residents OPPOSE the following Petition and request the Administrative Law Judge deny the relief requested.

Case Number 17-320

Property Location 226 Meadowvale Road, Timonium-Lutherville, MD 21093; Legal Owners: Haixia Chen Diggs and Susan Zhou

A special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve a Class A Group Child Care Center for up to 12 children (Use Permit) and A variance from Section 424.1 of BCZR to permit a proposed 5 foot high storage style fence with rear and side yard setbacks of zero (0) feet in lieu of the required twenty (20) feet.

Name Address Phone Email

1	JOE & MARGARET WHELAN	249 Meadowvale,	410-381-0750,	MWhelan3@aol.com
2	Margaret Whelan	249 Meadowvale Rd	Lutherville Md	21093 MN
3	DANIEL RAUSCHENBERG	251 MEADOWVALE RD	LUTHERVILLE MD	21093 410-823-1800
4	BARBARA RAUSCHENBERG	" " " "	" "	" "
5	Anne Smith	245 Meadowvale Rd	Lutherville, MD	21093
6	James Smith	245 Meadowvale Rd.	Lutherville, MD	21093 asmith21@bcs.com
7	Mr. & Mrs Charbel Khoury	243 Meadowvale Rd	Lutherville, MD	21093
8	Ridgely Wisnom	237 Meadowvale Rd	Lutherville MD	21093
9	Mr. & Mrs. Robert Tracey	1200 Dulaney Valley Road	Towson, MD	21286
10	DAVE McClelland	214 ROTHWELL DR	Lutherville md	21093
11	LORETTA Yeager	214 ROTHWELL DR	Lutherville md	21093
12	DONALD WHEELER	211 ROTHWELL DR,	LUTHERVILLE MD	21093
13	BETTY WHEELER	211 ROTHWELL DR.	LUTHERVILLE MD	21093
14	Mr. & Mrs Donald Watts	208 Strathdon Way,	Lutherville Md	21093
15	MR & MRS. DAVID RACOSKY	204 STRATHDON WAY	Lutherville, md	21093
16	Sandra Mahn	206 Rothwell Drive	Lutherville Md	21093 410-825-8546

JOE WHELAN
#1

From: MRCII <collinsagas@aol.com>
Date: Wednesday, July 19, 2017
Subject: RE: CHILD CARE CENTER AT 226 MEADOWVALE
To: nickie.heslen <nickie.heslen@verizon.net>

Ms Heslen:

The undersigned residents OPPOSE the following Petition and request the Administrative Law Judge deny the relief requested.

Case Number 17-320

Property Location 226 Meadowvale Road, Timonium-Lutherville, MD 21093; Legal Owners: Haixia Chen Diggs and Susan Zhou

A special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve a Class A Group Child Care Center for up to 12 children (Use Permit) and A variance from Section 424.1 of BCZR to permit a proposed 5 foot high storage style fence with rear and side yard setbacks of zero (0) feet in lieu of the required twenty (20) feet.

Name	Address	Phone	Email
------	---------	-------	-------

JOE & MARGARET WHELAN	249 Meadowvale	410-331-0750	mwhe@comcast.net
Margaret Whelan	249 Meadowvale Rd Lutherville Md	21093	MW
DANIEL RAUSCHENBERG	251 MEADOWVALE RD LUTHERVILLE	21093	410-823-1040
BARBARA RAUSCHENBERG	" " " "	" "	" "
Ann Smith	245 Meadowvale Rd Lutherville, MD	21093	asmith21@comcast.net
James Smith	245 Meadowvale Rd. Lutherville, MD	21093	
Mr. & Mrs Charbel Khoury	243 Meadowvale Rd Lutherville, MD	21093	
Ridgely Wisnom	237 Meadowvale Rd Lutherville MD	21093	
Mr. & Mrs. Robert Tracey	1200 Dulaney Valley Road	21286	Towson, MD
DAVE McClelland	214 Rothwell DR Lutherville md	21093	
LORETTA Yeager	214 Rothwell DR Lutherville md	21093	
DONALD WHEELER	211 ROTHWELL DR, LUTHERVILLE	21093	
BETTY WHEELER	211 ROTHWELL DR. LUTHERVILLE	MD	21093
Mr. & Mrs Donald Wilks	208 Strathdon Way, Lutherville, Md	21093	
MR & MRS. DAVID BACOSKY	204 STRATHDON WAY Lutherville, md	21093	
Sandra Mahn	206 Rothwell Drive Lutherville Md	21093	410-825-8551

Debra Wiley

From: Debra Wiley
Sent: Monday, August 07, 2017 1:41 PM
To: 'collinsagas@aol.com'
Subject: Case No. 2017-0320-SPHA - 226 Meadowvale Rd.
Attachments: 20170807135410862.pdf

Mr. Collins,

Per our telephone conversation, please find attached the Opinion and Order and Citizen's sign-in sheet regarding the above-referenced matter.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Monday, August 07, 2017 1:54 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 08.07.2017 13:54:10 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

PLEASE PRINT CLEARLY

CASE NAME 2017-320

CASE NUMBER _____

DATE 7-27-17

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Anne Smith	245 Meadowvale Rd.	Lutherville, MD 21093	annieepsmith@gmail.com
Sabina Smith	245 Meadowvale Rd.	Lutherville, MD 21093	sps111402@gmail.com
Kellie Heslen	239 Meadowvale Rd.	Lutherville, MD 21093	kellie.heslen@gmail.com
PO Connolly	1305 CHARMAL RD	LUTHERVILLE MD 21093	NANNY POWER WHEELER
Nickie Heslen	239 Meadowvale Rd	Lutherville MD 21093	heslen@verizon.net
JOE WHELAN	249 Meadowvale Rd	LUTHERVILLE MD 21093	JMWhelan32@MSN.com
Margaret Whelan	"	"	"
Margaret Taylor	249 Meadowvale Rd	Lutherville MD 21093	cmrtaylor21093@gmail.com
Virginia Salahvarzi	230 Meadowvale Road	Lutherville, MD 21093	virginias21093@yahoo.com
Timothy T. Giltinan	202 Ridgefield Rd	Lutherville, MD 21093	t.giltinan@verizon.net
Seyal A. Mohammad	205 Ridgefield Rd	Lutherville, MD 21093	Bagh1@Live.com
GEOFF OTT	203 MEADOWVALE RD	Lutherville, MD 21093	geoffott@yahoo.com
Jim Ruppalt	214 Felton Road	Lutherville, MD 21093	truppalt@gmail.com
Sandra Ott	203 Meadowvale Rd	Lutherville, MD 21093	sandyhott@son.umd.edu
Ann Giltinan	202 Ridgefield Rd.	Lutherville MD 21093	t.giltinan@verizon.net
DON WHEELER	211 RATHWELL DR	LUTHERVILLE 21093	
BETTY WHEELER	211 RATHWELL DR	LUTHERVILLE 21093	
Robert Cordes	1217 OAKCROFT DR	" "	CORDESRA@Comcast.net
Kenneth Brady	247 Meadowvale Rd	Lutherville, MD 21093	KRBRADEY247@gmail.com
Maxwell R. Cousins	11 KENNEDY RD	LUTHERVILLE, MD 21093	COLLEENAS@AOL.COM
Eric Procke	1610 RIDGEWOOD DR.	" "	Procke1@earthlink.net
IAN WILLIAMS	224 MEADOWVALE RD	LUTHERVILLE MD 21093	ianevan00@gmail.com



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

December 14, 1995

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, MD 21204

RE: Case No. 94-271-XA
Fatemeh Falahi, et al

Dear Mr. Tanczyn:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Charlotte E. Radcliffe for
Kathleen C. Bianco
Administrative Assistant

encl:

cc: Fatemeh Falahi and Mohammad Haerian
J. Carroll Holzer, Esquire
Ms. Carolyn London
Mr. Martin Pechter /Timonium Shopping
Center Assoc. Ltd. Partnership
Mr. Eric Rockel /Greater Timonium Community Council
Ms. Kathleen Beadell /Yorkshire Comm. Assn.
Mr. Louis Miller
Mr. Richard Jarvis Hoffman
People's Counsel for Baltimore County
Pat Keller, Planning Director
Lawrence S. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /PDM
Docket Clerk /PDM
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney



IN THE MATTER OF THE
THE APPLICATION OF
FATEMEH FALAHI AND MOHAMMAD
HAERIAN - PETITIONERS
FOR SPECIAL EXCEPTION AND
VARIANCES ON PROPERTY LOCATED
ON THE NORTHWEST SIDE
TIMONIUM ROAD, 90' SOUTHWEST
OF CENTERLINE OF EDMOND RD
(42 EAST TIMONIUM ROAD)
8TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
*
* CASE NO. 94-271-XA
*
* * * * *

O P I N I O N

This matter comes before the Board on appeal of an Order in which a Petition for Special Exception and Petition for Variances were DENIED by the Deputy Zoning Commissioner on September 30, 1994.

This case was initially scheduled for hearing on February 28, 1995, but was postponed due to the retirement of a member of the Board of Appeals. The case was re-scheduled and the hearing commenced on Wednesday, July 5; Wednesday, July 12; and was continued and concluded on October 4, 1995. A public deliberation by the Board was then scheduled and conducted on Thursday, October 26, 1995.

The Appellant, Fatemeh Falahi, appeared and testified, represented by Michael P. Tanczyn, Esquire. Representing the Protestants was J. Carroll Holzer, Esquire. Peter M. Zimmerman, People's Counsel for Baltimore County, also participated in these proceedings.

Protestants' objections to an expanded child care center were primarily based on concerns for increased traffic difficulties and dangers at the location of the children's drop-off, and an undersized property requiring too many variances to comply with the zoning standards.

Community Council, stressed that the community is a conservation area to be protected and enhanced by restricting encroachment and traffic. The Council objects because the use of the property for group child care of up to 20 children is inappropriate for the location.

The Petition for a Special Exception to conduct a Class B child care center at the subject site is very questionable because of the several variances needed to make the undersized property appropriate for an increased enrollment from 8 to 20 young children.

Bill 200-90 amended the existing child care law and established pursuant to Section 1B01.1B.1.g.(10a) (BCZR) that Class B centers may be permitted provided that during the special exception process the proposed improvements are planned in such a way that compliance with the bulk standards of Section 424.7 (BCZR) will be "maintained."

From evidence and testimony heard, the Board has to assume that improvements and additions to the residence were not made in consideration of the requirements to be met for a special exception under the applicable law. In Appellant's plan, the bulk standards are far beyond the dimensions of the property, such as lot size, setbacks and impervious surface requirements.

Appellant asserts that the lot was created in the 1950s as one of hundreds of similar properties (60' x 125'), but in three decades has singularly been harmed by commercial development on adjacent land. She further asserts that the location is thereby unique because the businesses have a negative effect on her residential property and have caused a hardship.

In Cromwell v. Ward, 102 Md.App. 691 (1995), it is clarified that a variance may be granted because of the unusual physical characteristics of a property existing at the time of the zoning ordinance and which would result in peculiar and exceptional practical difficulties. The hardship in this case now arises because Appellant has to apply the requirements of the law to an undersized lot. On this issue, the Board feels, even if there was uniqueness to the property itself, the hardships to Appellant were incurred when she purchased the small property in 1992, after the enactment of Bill 200-90, and thereby the hardship was self-created.

The Board is appreciative of the negative effects of the shopping and auto service center on the Falahi's residential property, but as cited by Protestants, the property itself is similar to others in the vicinity and there is nothing unusual about the land. Section 307.1 (BCZR) permits variances for unique sites where strict compliance with the zoning regulations would result in practical difficulty. It has always been occupied by a resident and today has a worthwhile use as a family day care center. Denial of the variances does not result in an undue hardship.

From all the testimony, the Board is persuaded that the inadequate setbacks and buffering of the day care center, and the community concerns over traffic hazards are of such dimensions and difficulty that the enlarged day care center will be detrimental to the health, safety and welfare of the community.

In consideration of variances for the subject property, the Board feels that the property existing in an RTA must meet the bulk

standards of Section 424.7 and cannot be varianced. This precludes the Board from granting the special exception.

O R D E R

THEREFORE, IT IS this 14th day of December, 1995 by the County Board of Appeals for Baltimore County

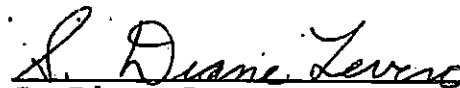
ORDERED that the Petition for Special Exception to permit a Class B Group Child Care Center on the subject property where there is an RTA be and is hereby DENIED; and it is further

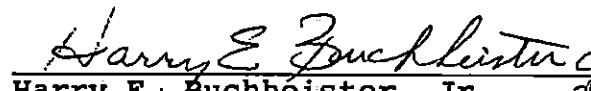
ORDERED that the requested variances seeking relief from the Baltimore County Zoning Regulations pertaining to setbacks, lot size and impervious surface area requirements be and are hereby DENIED.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


Kristine K. Howanski, Acting Chairman


S. Diane Levero


Harry E. Buchheister, Jr.

- (a) Another child in care;
 - (b) A health service consultant used by the facility operator pursuant to COMAR 13A.16.06.14C;
 - (c) The child's parent, guardian, or other individual to whom the child may be released pursuant to Regulation .05 of this chapter;
 - (d) An individual who is authorized by the child's parent or guardian, and whose identity is verified, to provide a health care, academic, or other service to the child;
 - (e) During an off-site activity, another child's parent or guardian, who is designated in writing by the facility operator to assist in transporting children to or from the center; or
 - (f) If the center is located at a school, an individual who for compensation is employed to work at the school; and
- (2) Unless documentation is on file at the center that an independent contractor performing a service at the center has successfully passed federal and State criminal background checks and a review of child abuse and neglect records, remain within sight and sound of the contractor whenever the contractor is in an area where children are present.
- E. Activity Not Conducted by a Staff Member.
- (1) An activity involving the participation of children that is not conducted or led by a staff member is not permitted unless:
- (a) An appropriately qualified staff member is present throughout the activity to supervise the children; or
 - (b) The center is located on the premises of a school and the activity is conducted under school auspices by an individual who for compensation is employed to work at the school.
- (2) A child may not participate in the activity unless the center has received prior written permission from the child's parent or guardian for the child's participation.

COMAR 13A.16.08 Child Supervision

.01 Individualized Attention and Care.

An operator shall ensure that:

- A. Each child receives:
 - (1) Attention to the child's individual needs, including but not limited to;
 - (a) Making reasonable accommodations for a child with special needs in accordance with applicable federal and State laws; and
 - (b) Allowing an adult who provides specialized services to a child with special needs access to provide those service on the facility premises as specified in the child's individualized education plan, individualized family service plan, or written behavioral plan; and
 - (2) Adequate supervision and care at all times which is:
 - (a) Provided only by individuals who are designated by the operator to provide supervision and care; and
 - (b) Appropriate to the individual age, needs, and capabilities of the child;
- B. Each staff member providing care to a child is:
 - (1) Oriented to the child's individual care needs; and
 - (2) Prepared to provide the appropriate individual care;
- C. Written information about the child's individual needs that was supplied by the parent by the time of the child's admission to care is used by the operator to meet the child's individual care needs;
- D. A child is under close and continuous supervision whenever using potentially dangerous activity materials or equipment such as scissors, sharp tools, or knives; and
- E. A child is allowed to travel to or from school or a school transportation site without adult supervision only if:
 - (1) The child is in the first or a higher grade; and
 - (2) The child's parent and the operator agree in writing that the child can travel safely without adult supervision.

.02 Supervision by Qualified Staff.

- A. At all times while in care, each child shall be assigned to a group of children that is supervised by an individual who:
 - (1) Meets the requirements of COMAR 13A.16.06.09 or .10, depending on the age composition of the group; or
 - (2) Has received a variance, issued by the Office, from the requirements of COMAR 13A.16.06.09 or .10 in order to serve as a teacher for the purpose of providing instruction to the group in a specific discipline such as, but not limited to, karate, dance, or music.
- B. The operator shall assign qualified child care teachers to each group of children as needed to meet the requirements for group size and staffing set forth at Regulation .03 of this chapter.
- C. An infant or toddler may be handled or fed only by an individual designated to do so by the center operator.
- D. Staff Availability.

(1) An operator shall designate a child care teacher to be present and in charge of the center in case of the director's temporary absence from the center.

(2) If a preschool child care teacher or a school age child care teacher, as applicable, is not available for assignment to a group of children, the center director may supervise the group until a child care teacher becomes available for assignment.

(3) If the only children in attendance at the center are:

(a) Younger than 2 years old and only one staff member is needed to meet staff/child ratio requirements, the operator shall ensure that an additional staff member or another adult, who has successfully passed a federal and State criminal background check and a review of child and adult abuse and neglect records, is available in the center; or

(b) 2 years old or older and only one staff member is needed to meet staff/child ratio requirements, the operator shall have a written, signed, and dated agreement from an adult who has successfully passed a federal and State criminal background check and a review of child and adult abuse and neglect records and is willing and able to be at the center within 15 minutes of notification.

.03 Group Size and Staffing.

A. Assignment of Staff. One or more child care teachers shall be assigned to each group of children as needed to meet the requirements for group size and staffing set forth at §§C—G of this regulation.

B. Age of a Child. For purposes of determining group size and staff required under this chapter, the age of a child is determined solely according to the date of the child's most recent birthday.

C. Same-Age Groups. In a group of children of the same age, the following staff/child ratio and maximum group size requirements apply:

Child Ages	Staff/Child Ratio	Maximum Group Size
2 years old	1 to 6	12
3 or 4 years old	1 to 10	20
5 years old and older	1 to 15	30

D. Mixed-Age Groups.

(1) A mixed age group with infants or toddlers, the following minimum staffing levels apply:

Group Composition	Maximum Group Size	Minimum Staffing Level
Group includes 1 or 2 infants	9	2 staff members
Group includes 3 or more infants	6	2 staff members
Group includes 1 or 2 toddlers	12	2 staff members
Group includes 3 toddlers	9	2 staff members
Group includes 4 or more toddlers	9	3 staff members
Group includes no infants, 1 or 2 toddlers, and 6 or more 2 year olds	12	3 staff members

(2) In a mixed-age group with preschool children:

(a) The group size may not exceed 20 children;

(b) If the group contains preschool children 3 years old or older, the staff-to-child ratio is 1 to 10;

(c) If the group size is 13 to 20 children, the group may not contain more than six 2-year-olds; and

(d) If the group contains children who are 2 years old and the group size varies, the following minimum staffing levels apply:

Group Composition	Group Size	Minimum Staffing Level
Group includes one to three 2 year old children	7 to 10	1 staff member
Group includes four or more 2 year old children	7 to 10	2 staff members
Group includes one to three 2 year old children	13 to 20	2 staff members
Group includes four to six 2 year old children	13 to 20	3 staff members

(3) School-Age Groups. In a group where 3-year-old and 4-year-old children, enrolled in a public or nonpublic school, are mixed with school-age children, the following minimum staffing levels and maximum group size requirements apply:

Group Composition	Maximum Group Size	Minimum Staffing Level
Group includes up to five children 3 or 4 years old	30	1 school-age teacher and 1 assistant or aide
Group includes 6 to 9 children 3 or 4	30	1 school-age teacher and 2

years old		assistants or 1 school-age teacher, 1 assistant and 1 aide
Group includes 6 to 9 children 3 or 4 years old	25	1 school-age teacher and 1 assistant or aide
Group includes 10 or more children 3 or 4 years old	20	1 preschool teacher and 1 assistant or aide

E. Group Size and Staffing in Approved Educational Programs.

(1) During a school day approved by the Department, a teacher shall be assigned to each class and the following requirements apply:

Child Age Group	Staff/Child Ratio	Maximum Group Size
2 years old	1 to 6	12
3 or 4 years old	1 to 12	24
5 years old or older	1 to 15	30

(2) A nursery school may not exceed a staff/child ratio or group size requirement set forth at §G(1) of this regulation, except that a Montessori school that has been approved by the Department may exceed a staff/child ratio or group size requirement by no more than 1/3.

(3) When children who are 2 years old, 3 years old, 4 years old, and 5 years old are grouped together, the average age of all the children in the group as of September 1 of that school year is used to determine the group's maximum size and staff/child ratio.

.04 Variations in Group Size.

A. Group sizes for all ages may vary during outdoor play and special activities such as field trips and assemblies, only if the operator maintains the staff/child ratios required by this chapter.

B. Groups containing only school age children may be of any size, pursuant to a plan approved by the office, if the staff/child ratios required by this chapter are maintained.

.05 Supervision During Water Activities.

A. An operator shall have prior written approval from a child's parent for the child's participation in a water activity.

B. If a wading or swimming area is 4 feet or less in depth, each child engaged in a water activity shall receive continuous supervision by a staff member.

C. If the water exceeds 4 feet in depth, there shall be a lifeguard present who:

(1) Holds a current certificate of approval for lifeguarding from the American Red Cross, YMCA, or other organization acceptable to the office or the local health department;

(2) Is present at waterside during the swimming activity; and

(3) Is not included in the required staff/child ratio.

D. Except during a swimming lesson conducted by a certified water safety organization, such as the American Red Cross, that is acceptable to the office or the local health department, whenever water is over the chest of a child who cannot swim, the child shall receive one-to-one supervision by a staff member who is in the water with the child.

.06 Supervision During Transportation.

When child transportation is conducted to or from:

A. The center by the center operator, there shall be at least one adult other than the driver present in the vehicle if:

(1) More than eight preschoolers are being transported as a group; or

(2) At least one child is being transported and the driver of the vehicle is not:

(a) A center employee; or

(b) The parent of a child in care who is authorized by the operator to assist in transporting children in care;

or

B. An off-site activity by an independent contractor or a local school district and at least one child in care is being transported, the center operator shall ensure that there is at least one adult other than the driver present in the vehicle.

.07 Playground Supervision.

When a group of children is engaged in a playground or outdoor activity, staff members assigned to the group shall:

A. Station themselves among the children so that immediate intervention can occur if necessary; and

B. If a child expresses or shows signs of discomfort due to over-activity, temperature or weather conditions, or other physical or environmental factors, take immediate and appropriate steps to alleviate the discomfort.

PLEASE PRINT CLEARLY

CASE NAME 2017-320

CASE NUMBER _____

DATE 7-27-17

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

Anne Smith	245 Meadowvale Rd.	Lutherville, MD 21093	annieepsmith@gmail.com
Sabina Smith	245 Meadowvale Rd.	Lutherville, MD 21093	sps111402@gmail.com
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JOE WHELAN	1305 CHARMIL RD	LUTHERVILLE MD 21093	NANNY POWER VERIZON.NET
Nickie Heslen	239 Meadowvale Rd	Lutherville MD 21093	heslens@verizon.net
JOE WHELAN	249 Meadowvale Rd	LUTHERVILLE MD 21093	JMWhelan32@msn.com
Margaret Whelan	"	"	"
Margaret Taylor	249 Meadowvale Rd	Lutherville MD 21093	cm.taylor21093@gmail.com
Virginia Salahvarzi	230 Meadowvale Road	Lutherville, MD 21093	virginias21093@yahoo.com
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ynn Giltinan	202 Ridgefield Rd.	Lutherville MD 21093	t.giltinan@verizon.net
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Maxwell R. Corwin	11 RIDGEWOOD RD	LUTHERVILLE, MD 21093	CORWINMAX@AOL.COM
Eric Rockel	1610 RIDGEWOOD DR.	" "	erockel@earthlink.net
IAN WILLIAMS	224 MEADOWVALE RD	LUTHERVILLE MD 21093	ianevan00@gmail.com

CASE NAME Diggs
CASE NUMBER 2017-0320-SP4A
DATE 7/27/17

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
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[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment6/30DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)No Comment6/15DEPS
(if not received, date e-mail sent _____)No Comment

FIRE DEPARTMENT

7/3PLANNING
(if not received, date e-mail sent _____)Comment6/14

STATE HIGHWAY ADMINISTRATION

No obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

7/25

ADJACENT PROPERTY OWNERS

Oppose
Cheryl Hilgartner

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 7-6-17

SIGN POSTING

Date: 7-6-17 by Booth

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

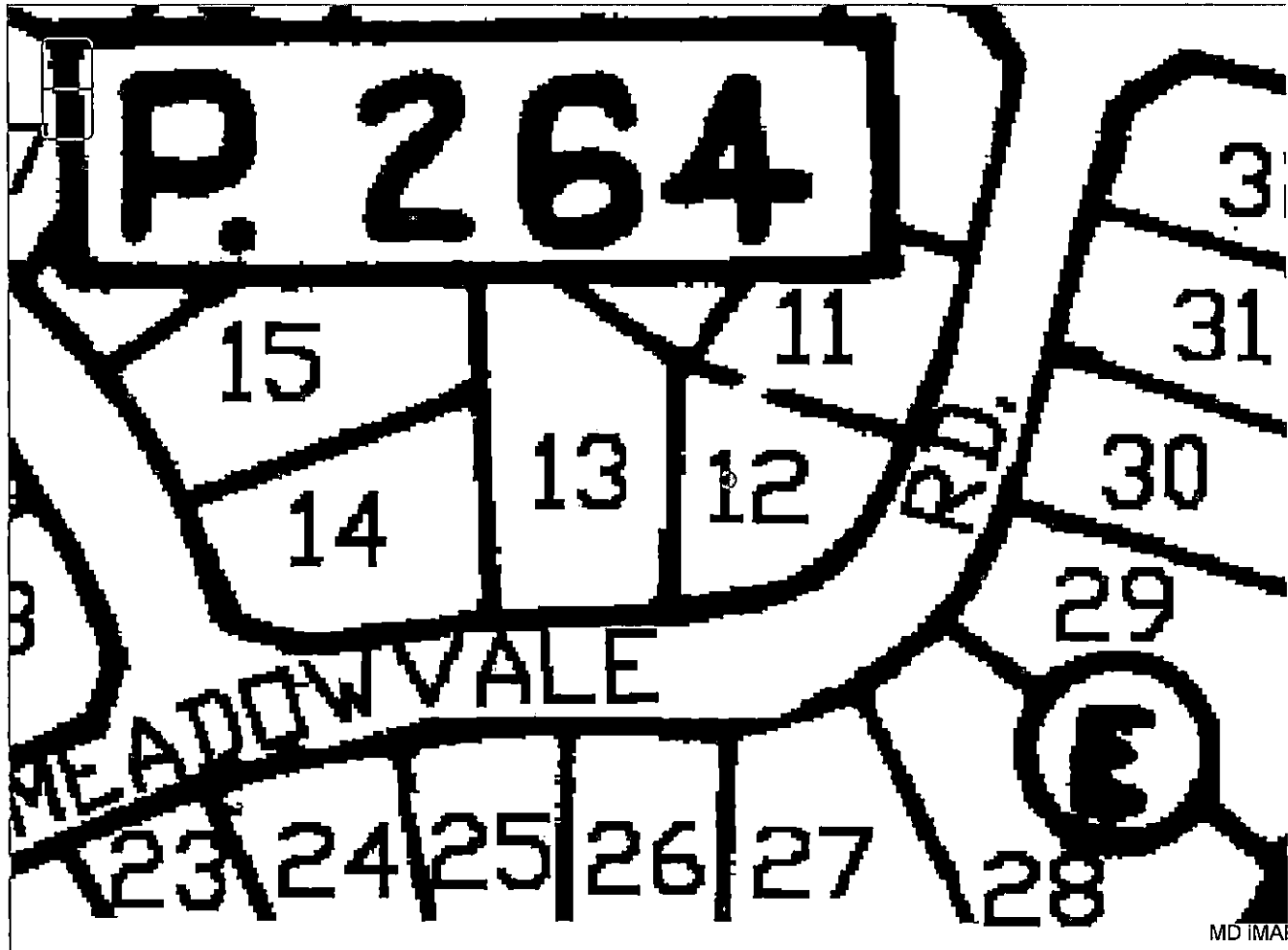
Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 09 Account Number - 0919910430							
Owner Information										
Owner Name:		DIGGS HAIXIA CHEN ZHOU SUSAN				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		226 MEADOWVALE ROAD LUTHERVILLE TIMONIUM MD 21093-6314				Deed Reference:		/38855/ 00441		
Location & Structure Information										
Premises Address:		226 MEADOWVALE RD LUTHERVILLE TIMONIUM 21093-6314				Legal Description:		226 MEADOWVALE RD DULANEY VILLAGE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0061	0020	0264		0000		A	12	2017	Plat Ref:	0022/0055
Special Tax Areas:				Town:			NONE			
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1957		1,767 SF				9,660 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	NO	SPLIT LEVEL	BRICK	1 full/ 1 half	2 Attached					
Value Information										
			Base Value	Value		Phase-in Assessments				
				As of 01/01/2017		As of 07/01/2016		As of 07/01/2017		
Land:			104,400	104,400						
Improvements			151,400	195,100						
Total:			255,800	299,500		255,800		270,367		
Preferential Land:			0					0		
Transfer Information										
Seller: KALLAB MAROUN S				Date: 04/18/2017			Price: \$355,000			
Type: ARMS LENGTH IMPROVED				Deed1: /38855/ 00441			Deed2:			
Seller: PAN KONGYAN				Date: 11/14/2000			Price: \$165,000			
Type: ARMS LENGTH IMPROVED				Deed1: /14808/ 00529			Deed2:			
Seller: TUNG THOMAS J K TUNG DOROTHY M J				Date: 01/12/1995			Price: \$133,200			
Type: ARMS LENGTH IMPROVED				Deed1: /10903/ 00379			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										
Homeowners' Tax Credit Application Information										

Baltimore County

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

District: 09 Account Number: 0919910430



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>).

Baltimore County of Maryland

Case No. 2017-0320-SPHA

AFFIDAVIT



I am Cheryl M. Hilgartner of 228 Meadowvale Road; neighbor next to 226 Meadowvale.

I have been residing at this property since 1997.

I am opposing the zero (0) variance exception of the backyard fence and I am opposing the size of the daycare of 12 children.

I am requesting to have a meeting with the Judge since I cannot be present to represent myself. I am available after August 1, 2017.

Here are the facts of why I am opposing the 12 children daycare:

- The street is not large enough to accommodate the parking that the daycare traffic would require since most residents park on the street.
- The curve in the road, along with the parked cars makes it unsafe. Most cars do not follow the 25 mph sign. Visibility is low around the curve in front of 226 Meadowvale.
- We see more traffic on our street because cars are trying to by-pass Charmuth Road to get to Dulaney Valley Road or York Road. At certain times in the morning and early evening, there is a backup of cars from Dulaney Valley Road past Hampton Elementary School. This is a problem in our neighborhood that the Baltimore County Traffic Unit has been working on with our home association (Dulaney Valley) for many years. Also, Meadowvale Road has become a feeder road for people who want to avoid the traffic backup.
- We see more traffic on our street since Hampton ES has increased their student volume due to recent housing developments and redistricting.

- On days of large snowfall, the snow plow will clear one lane. The piling up of the snow decreases the size of the street. Again with the traffic issues explained above, this is not a good situation especially around the curve in front of 226 Meadowvale.
- This day care center will be a detriment to the safety and general welfare of the street and the neighborhood.

I am opposing the zero (0) variance exception for the following reasons:

- This **special** exception will set precedence and allow others to do the same.
- This **special** exception is inconsistent with the purpose of the property's zoning classification and regulations. ARTICLE 4. SECTION 424.
- This will change the character of the neighborhood. We are a residential, beautiful neighborhood that should not be changed to allow for a **large** business.
- The fence will be right up on my property line and this could change the value and interest in my house when I decide to sell it. This **special** exception is not fair to me and the neighbors who have lived here for years. Ms. Diggs should follow the rules since she bought this house in mind to create a daycare center.

In closing, Ms. Diggs bought this house with the intention of creating a daycare center above and beyond what is allowed by right. She needs to follow the law that was written. I am asking that the zoning law be upheld for the required 20 foot variance and that the Class A Group Child Care (use permit) be refused. Ms. Diggs is allowed by right and law to care for up to 8 children without changing/making exceptions to the existing zoning laws.

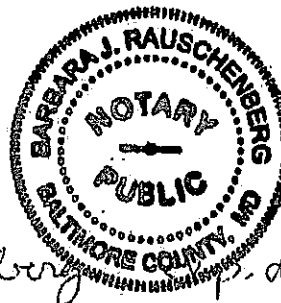
Respectfully yours,

Cheryl M. Hilgartner

Cheryl M. Hilgartner

July 23, 2017

Notary: *Barbara J. Rauschenberg* p. date: 1-8-19



Case number 17-320

[illegible]

Cars Own # Park on Str

Case number 17-320

#	Name	Address	Phone #	E-MAIL		
1	Virginia Salahvarzi	230 Meadowvale Road	410-375-6688	virginias21093@yahoo.com	1	0
2	MARIAM SALAHVARZI	230 MEADOWVALE RD	443-798-4200	mariamts21093@gmail.com	1	1
3	CATHERINE SALAHVARZI	230 MEADOWVALE ROAD	443/798/0375	catherines21093@gmail.com	0	0
4	Cyrus Selimyan	230 Meadowvale Road	410-375-2622	Sitouss21093@gmail.com	1	1
5	Donna L. M.	1112 CHARMUTH RD	410-583-1666	6 BONNIE7048@GMAIL.COM		
6	Bonnie L. M.	"	"	"		
7	Jonathan Manger	1120 Charmuth Rd.	443-465-9720	Jonathan.Manger@yahoo.com		
8	ROEL PILA	1110 CHARMUTH RD.	410-823-0134			
9	Virginia McCormack	230 Meadowvale Road	410-248-8879			
10	Charles Heslen	239 Meadowvale Rd.	410.332.7309	chesleneverizon.net	2	2
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						

No. Cars owned	No. Cars Park on street
0	1
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
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99	1

[illegible]

Case number 17-320

#	Name	Address	Phone #	E-MAIL
1	James L. Kookogey	212 Rothwell Dr.	410-821-8445	j.kookogey@verizon.com
2	William S. Cotter	209 Rothwell Dr.	410-982-2977	Will.Cotter68@gmail.com
3	Catherine Valenza	209 Rothwell Dr.		
4	L. V. 2050	213 Rothwell Dr.	410-321-4074	
5	Sherri Lisa Kookogey	212 Rothwell Drive	410-821-8445	Sherri Lisa Kookogey
6	Charity Brown	204 Rothwell Drive	410-459-7999	CharityKbrown@msn.com
7	Jonathan Meyers	204 Rothwell Drive	410 409-6736	jonathammeyers@yahoo.com
8	Dorothy W. Watts	208 STRATHDON WA	410-321-9322	cdwatts1@verizon.net
9	Mohammedi - Michelle	205 Ridgefield Rd	410-296-3716	m1mohammadi@msn.com
10	Sayed A. Mohammadi	205 Ridgefield Rd	410-296-3421	m1mohammadi@msn.com
11	CHERYL M. HILGARTNER	228 MEADOWVALE RD	410 828 0791	CHERIHL@COMCAST.NET
12	Dawn Boebel	1209 OAK CROFT DR.	410-583-8692	ravenridge01@comcast.net
13	Raymond Boebel	1209 OAK CROFT DR.	410-583-8692	ccmbet4@comcast.net
14	Bryan Erb	208 Rothwell Dr	443-799-9725	jbryanerb@msn.com
15	JAMES P. ALCARESE	225 MEADOWVALE RD	410-206-2753	
16	Gladie B. Alcarese	225 MEADOWVALE RD	410-296-4599	
17	Susan Bugge	101 Tenbury Rd. 21093	410-916-6539	shrssr1@comcast.net
18	STEPHEN H. BUGGE SR	101 Tenbury Rd 21093	410-332-5465	" " " "
19	Betty A. Gorton	207 Rothwell Dr. 21093	410-821-1967	
20	Dan E. Gorton	224 MEADOWVALE RD 21093	410-443-8445	ianevan@b@gmail.com
21		224 MEADOWVALE RD 21093	443-857-3843	dani_ernst@yahoo.com
22	Michael Helgert	228 Meadowvale Rd 21093	443-924-8220	mech.vale@yahoo.com
23	Jennifer May	1201 Oak Croft Dr 21093	443-912-2550	jmay14@jhu.edu
24	Barbara Rauschenberg	251 Meadowvale Rd 21093	410-812-3853	rauschenberg@verizon.net
25	Daniel Rauschenberg	251 Meadowvale Rd 21093	410-812-3853	rauschenberg@verizon.net

CARS OWNED

Age

3/1

1/1

1 0

4

5

2

2

2

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2

2

2

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2

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2

Case number 17-320

[illegible]





















1. Ownership: Haixin Chen Diggins & Susan Zhou
226 Meadowvale Road Timonium, MD 21093
443-850-6150
2. Address: 226 Meadowvale Road Timonium, MD 21093
3. Deed references: JLE 38855/ 441
Lot 12 Block A "Plat Two Dutaneye Village" Plat Book GLB 22/ 55
4. Area: 9,660 sq. ft. / 0.221 acre (per SDAT)
5. Tax Map / Parcel / Block/ Lot/ Tax account #s: 61 / 264 / A / 12/ 09-19-910430
6. Election District: 9 Councilmanic District: 3
ADC Map: 4579D4 GIS tile: 061A3 Position sheet: 43NE3
Census tract: 490200 Census block: 240054902001011
Schools: Hampton ES Ridgely MS Towson HS
7. The boundary shown hereon is from the subdivision plat recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 061A3 and the information provided by Baltimore County on the internet.
8. Improvements: Single family dwelling & driveway. The existing dwelling and the driveway will remain.

Zoning: DR 3.5 There are no previous zoning cases on the subject property.

Parking Calculations:

Required parking spaces: 2 (residence) 1 (day care employee/ teacher)
(1 space per employee on the largest shift per Section 409.6A.4 BCZR)
Parking spaces provided on site: 5 (3 in garage + 2 on driveway)

All parking uses shown existed prior to the date of this plan.

Existing conditions:

Existing floor areas:

Upper Levels: 872 sq. ft.
Lower Levels: 895 sq. ft.
Total = 1,767 sq. ft. (per SDAT)

Basement for Child Care Center Usage: 895 sq. ft.
There have been no exterior enlargements to this building in the past five years.

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwelling is currently serviced by public water & sewer.
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.

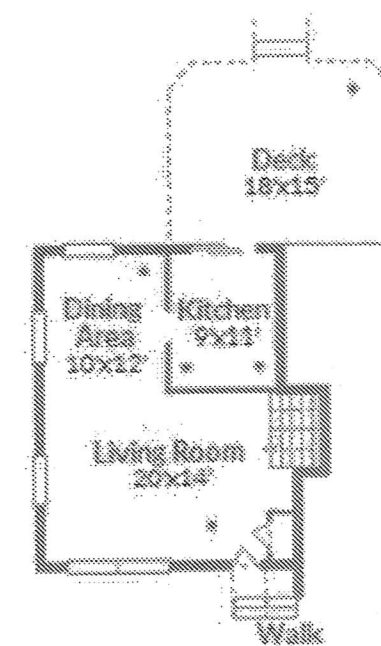
Regional Planning District: Lutherville District Code: 308

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

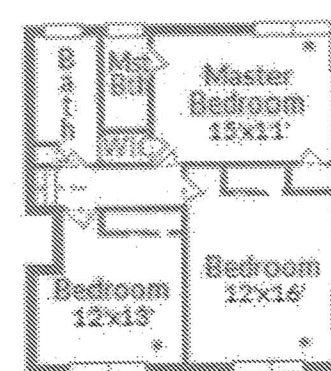
To permit a Class A Day Care for 12 children

Days & hours of operation: Monday through Friday 7am - 6:30am

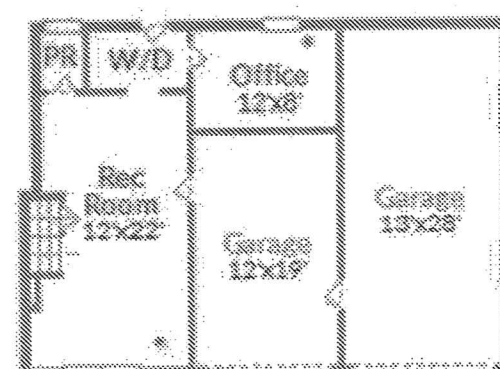
No signs are proposed. Any future signs will comply with Section 413.1 BCZR and Zoning sign policies or be variances.



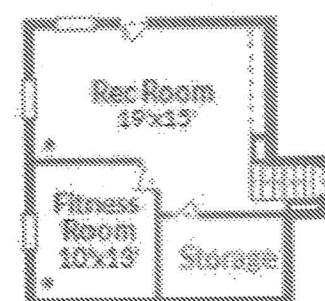
MAIN LEVEL



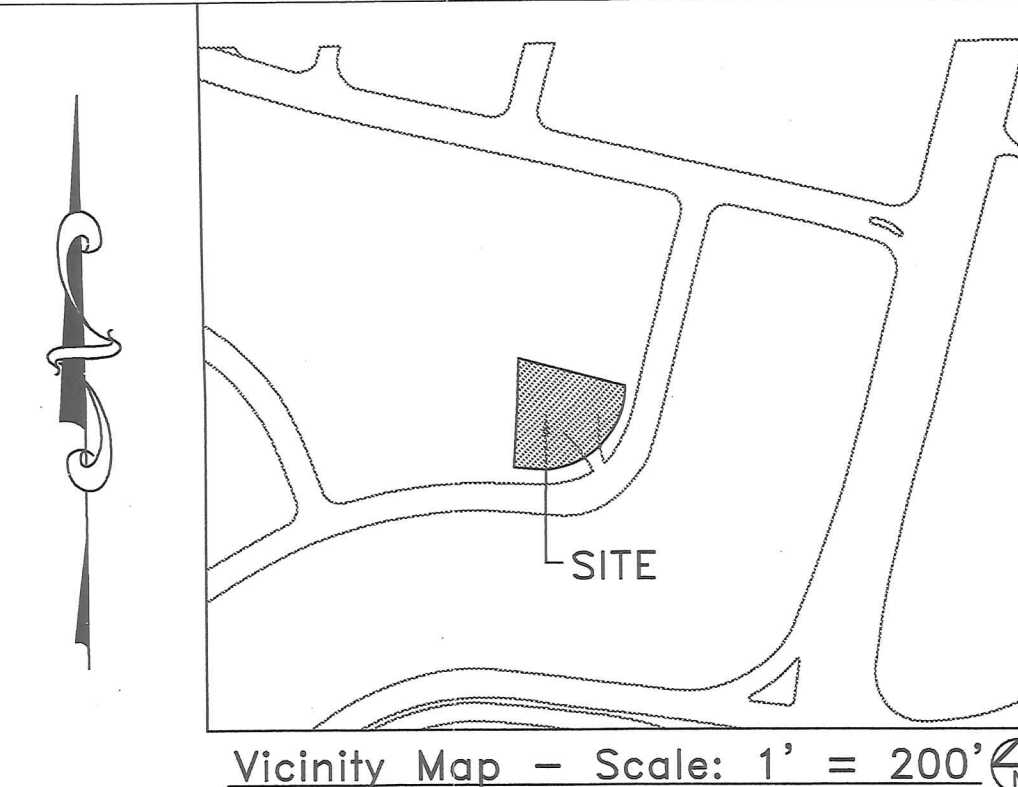
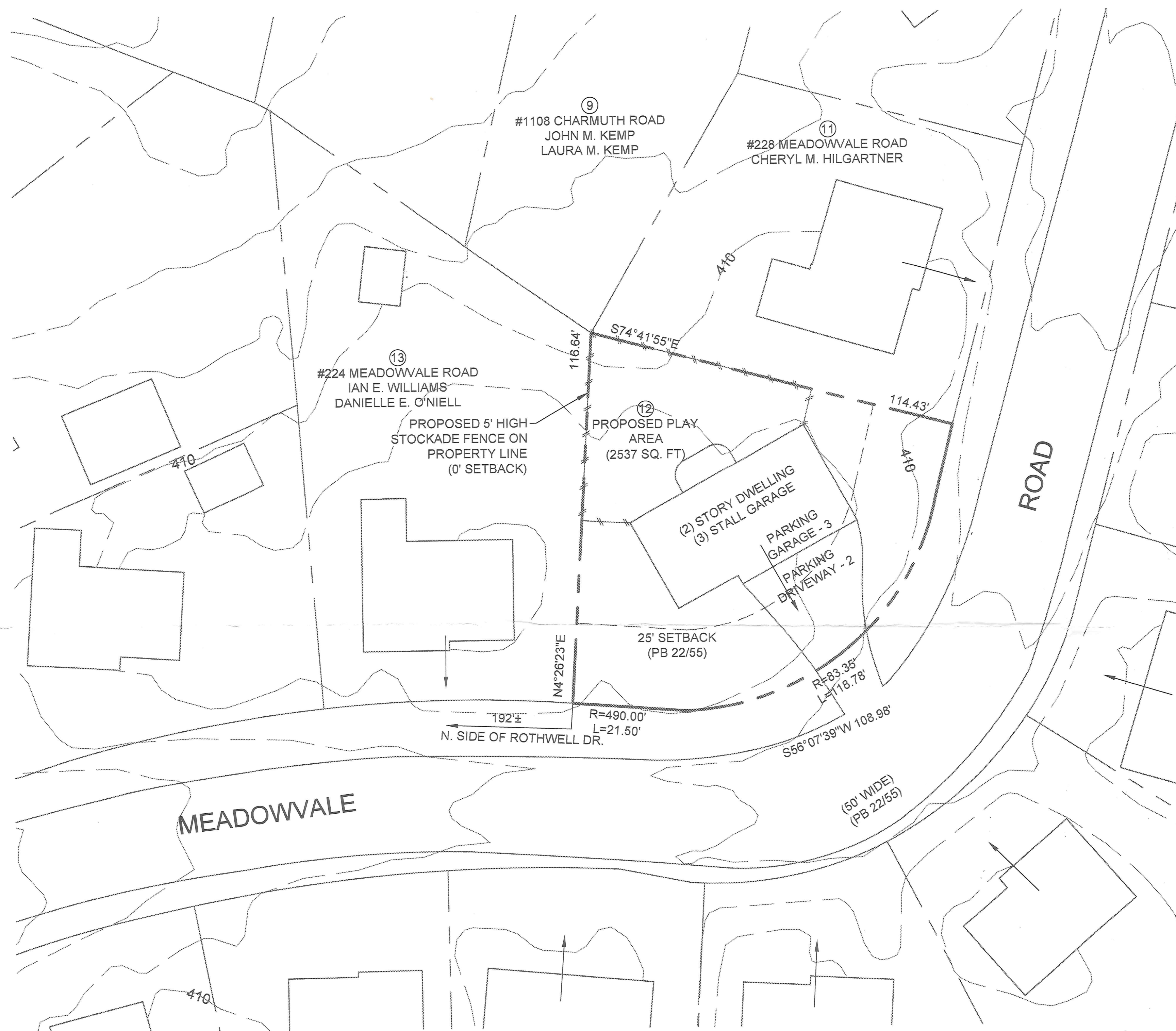
UPPER LEVEL



LOWER LEVEL 1



LOWER LEVEL 2



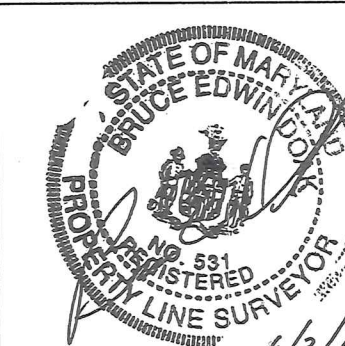
Vicinity Map - Scale: 1" = 200'

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

ZONING USE PERMIT PLAN FOR
CLASS A CHILD CARE CENTER
& PLAN TO ACCOMPANY ZONING PETITIONS
LOCATED AT
#226 MEADOWVALE ROAD
BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 5/22/2017

Scale: 1' = 20''



6/2/1

PETITIONER' S

EXHIBIT NO.

0' 20' 40' 60'

REVISIONS

#2017-0320-SPHA

RD