

M E M O R A N D U M

DATE: July 31, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0330-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 30, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

| | | |
|--|---|-------------------------------|
| IN RE: PETITION FOR SPECIAL HEARING | * | BEFORE THE |
| (5800-5806 Windsor Mill Road) | | |
| 1 st Election District | * | OFFICE OF |
| 1 st Council District | | |
| Lorraine-Windsor, LLC | * | ADMINISTRATIVE HEARINGS |
| <i>Legal Owner</i> | | |
| Petitioner | * | FOR BALTIMORE COUNTY |
| | * | Case No. 2018-0289-SPH |

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Lorraine-Windsor, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") seeking confirmation of lawful nonconforming use status for a cemetery monument works, display and sales business on the subject property. A site plan was marked and admitted as Petitioner's Exhibit 1.

Walter Tegeler, III and Craig Rodgers (who prepared the site plan) appeared in support of the petition. Michael P. Tanczyn, Esq., represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP") and the Bureau of Development Plans Review ("DPR"). Neither agency opposed the request.

As noted above this special hearing case concerns the Tegeler Monument Company operated on Windsor Mill Road in the Woodlawn area of Baltimore County. Petitioner contends the business has been in operation at this location since 1897, which was of course long before the adoption of zoning regulations in Baltimore County. Generally speaking, a nonconforming use is

ORDER RECEIVED FOR FILING

Date 6/29/18

By ALH

one that was operating lawfully as of the date zoning regulations were first adopted which rendered the use non-permitted. *Howard County v. Meyer*, 207 Md. 389 (1955). The BCZR defines a nonconforming use as “[a] legal use that does not conform to a use regulation for the zone in which it is located or to a special regulation applicable to such a use.” BCZR §101.1.

The subject property (approximately one acre in size) is split-zoned BL and DR 5.5, and Petitioner’s business cannot be operated lawfully in either of those zones under the current regulations. A “stone or monument works” business is permitted only in the BR zone. BCZR §236.1.C. Hence the need for a special hearing to determine whether the operation qualifies as a lawful nonconforming use. To the extent Petitioner can establish the monument company has been in operation since at least 1945 (the date zoning regulations were first adopted in Baltimore County) the Regulations permit the continuation of the business unless the use has been changed or discontinued for a period of one year or more. BCZR §104.1.

Petitioner presented an abundance of evidence in the form of testimony, affidavits, photographs, genealogy records and other documents which establish the Tegeler Monument Company has been in operation at this site since at least 1945. State tax records (Exhibit 2A) indicate the original commercial structure on the site was built in 1912. Census records from 1910 (Exhibit 7) show that William Borgmann (the Great-Great-Grandfather of Walter Tegeler, III, whose family now runs the business) owned a business at this location and was a “tombstone cutter.” A death certificate for that same individual (William Borgmann) dated November 29, 1940 listed his address at “Windsor Mill Road and Lorraine Avenue” (i.e., the subject property) and occupation as “memorial dealer.” (Exhibit 7). His son died in 1949, and Milton Borgmann, Sr.’s death certificate notes he resided on Lorraine Avenue in Woodlawn and was employed as a “monuments-stone cutter.”

ORDER RECEIVED FOR FILING

Date 6/29/18

By sln

In addition, an article published in the "Woodlawn Villager" newspaper dated June 1997 (Exhibit 9) recounts in some detail the "100-year history of the monument company" located at the subject property. The article included an historical photograph showing William Borgmann with his son Milton in front of the original commercial building with monuments displayed for sale immediately adjacent thereto, a practice which has continued to the present day.

This evidence (which is only a distillation of the voluminous exhibits and testimony presented at the hearing) establishes in a clear and convincing fashion that the monument business has been operated at this property since at least 1945, and it may continue to operate in this fashion subject to the conditions and restrictions set forth in B.C.Z.R. §104. There is no evidence in the record to suggest the nature of the business has been changed over the years or that such use has been abandoned or discontinued for one year or more. As such the petition for special hearing will be granted.

The DOP suggested that certain conditions be included in the final order and those appear below. The DPR suggested a landscape and lighting plan was required, although I respectfully disagree. As an initial matter, this special hearing in essence sought a declaration rather than a variance, special exception or other substantive zoning relief. As indicated above the business has been operated at this location for 100+ years, and Petitioner is not at the present time proposing any new structures or improvements to the site. Finally, as an aerial photograph of the site (Exhibit 3) reveals, the business is bordered on two sides by cemeteries, and Petitioner has erected stockade fencing on the other sides of the site to screen the view from adjacent homes. Thus I do not believe a landscape or lighting plan should be required.

ORDER RECEIVED FOR FILING

Date 6/29/18

By Sen

THEREFORE, IT IS ORDERED this 29th day of **June, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to confirm that the cemetery monument works, display and sales operation conducted at the subject property qualifies as a lawful nonconforming use, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. No used tires or damaged and/or disabled motor vehicles may be stored on the subject property.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 6/29/18
By slh



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 5800-5806 WINDSOR MILL RD., BALTIMORE, MD. 21207 which is presently zoned BL & DR 515

Deed References: SEE ATTACHED SHEET 10 Digit Tax Account # SEE ATTACHED SHEET

Property Owner(s) Printed Name(s) LORRAINE-WINDSOR, LLC; WALTER S. TEGELER III, DEBORAH ANN TEGELER

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

SEE ATTACHMENT

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

3. a **Variance** from Section(s)

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

To Be Presented AT 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

Zip Code / Telephone # / Email Address

Legal Owners (Petitioners):

LORRAINE-WINDSOR, LLC / WALTER S. TEGELER III

Name #1 - Type or Print / Name #2 - Type or Print

Signature #1 / Signature #2

5804 WINDSOR MILL RD BALTIMORE, MD

Mailing Address / City / State

21207 / 410 984 2434

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

MICHAEL P. TANCZYN, ESQ.

Name- Type or Print

Signature

9 OLD BOXWOOD LANE LUTHERVILLE, MD.

Mailing Address / City / State

21093 / 410 303 3663 / MICHAEL.TANCZYN@

Zip Code / Telephone # / Gmail.com

Representative to be contacted:

CRAIG RODGERS

Name - Type or Print

Signature

7024 GREENBANK RD. BALTIMORE, MD.

Mailing Address / City / State

21220 / 443 677 2007 / CRAIGRODGERS200@

Zip Code / Telephone # / Gmail.com

CASE NUMBER 2018-0289-SPH Filing Date 4/25/18

Do Not Schedule Dates: _____ Reviewer gh

SPECIAL HEARING TO FIND A LEGAL NONCONFORMING USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE, MD. 21207 PER BCZR 104 GENERALLY AND S104.1 FOR A CEMETERY MONUMENT WORKS , DISPLAY, AND SALES SINCE 1897

ATTACHMENT SHEET PER SDAT REAL PROPERTY

5800 WINDSOR MILL RD ACCT #01-0104500760 DEED 18272/748
COMMERCIAL PART OF LOT 1 DWBORGSMANN PLAT 4/37 1912
OWNER:LORRAINE-WINDSOR, LLC .6223 ACRES ZONING BL/ DR5.5

5804 WINDSOR MILL RD ACCT#01-2200002180 DEED 8446/763
COMMERCIAL PART OF LOT 1 DWBORGSMANN PLAT 4/37 1912
OWNERS:WALTER S.TEGLER III & .0077 ACRES ZONING BL/DR5.5
DEBORAH ANN TEGELER

5804 WINDSOR MILL RD ACCT301-0120200080 DEED 7028/217
COMMERCIAL .25ACRE (10,763SF) ZONING BL/DR 5.5
OWNERS:WALTER S. TEGELER, III & DEBORAH ANN TEGELER

5806 WINDSOR MILL RD ACCT# 01-0120200070 DEED 12312/364
COMMERCIAL 10,712 SF ZONING BL/DR5.5
OWNERS: WALTER S. TEGELER III & DEBORAH ANN TEGELER

- 1) ALJ SHOULD APPROVE AND FIND A LEGAL NONCONFORMING USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE, MD. 21207 PER BCZR 104 GENERALLY AND S 104.1 FOR A CEMETERY MONUMENT WORKS, DISPLAY, STORAGE AND SALES CONTINUOUSLY SINCE 1897 THROUGH THE PRESENT TIME.

ZONING PROPERTY DESCRIPTION FOR
5800, 5804, 5806 WINDSOR MILL ROAD

Beginning at a point on the northeast corner of the intersection of the northside of Windsor Mill Road which said road has a right of way width that varies and the east side of Streamway Court which is 50 feet wide at a distance of 25 feet from the centerline of said Streamway Court, thence the following courses and distances: N41°34'40"E 219.81', S51°19'05"E 104.48', N41°33'40"E 68.12', S51°14'44"E 82.34', S41°33'40"W 217.41', N48°26'20"W 12.00', S41°33'40" 56.50', S86°57'30"W 22.04', thence for a line curving to the north with a radius of 20,799.26' and an arc length of 54.69', thence N51°19'05"W 104.48' back to the point of beginning as recorded in Deed Liber 18272, Folio 748; Deed Liber 7028, Folio 217; Deed Liber 8446, Folio 763; Deed Liber 12312, Folio 364, containing 1.018 acres, more or less, or 44,344 square feet. Located in the First Election District and First Council District.

2018-0289-SPH

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

No. **168027**
 Date: **4/25/18**

PAID RECEIPT
 BUSINESS ACTIVITY TIME 04/25/18
 4/25/18 4/25/18 00:00:00 2
 RECEIPT # 000000 4/25/2018
 BALTIMORE COUNTY, MARYLAND
 BALTIMORE COUNTY, Maryland

| Fund | Dept | Unit | Sub Unit | Obj | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|----------|---------|--------|
| 001 | 806 | 0000 | | 6150 | | | | 500.00 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Total: 500.00

Rec From: W.S. Tegeler Monument Co.

For: Special Hearing

2018-0289 SD11

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!



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 5622877

Sold To:

Michael Tanczyn - CU00657568
9 Old Boxwood Ln
Lutherville Timonium, MD 21093-4750

Bill To:

Michael Tanczyn - CU00657568
9 Old Boxwood Ln
Lutherville Timonium, MD 21093-4750

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

May 31, 2018

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: # 2018-0289-SPH
5800-5806 Windsor Mill Road

1st Election District - 1st Councilmanic District
Legal Owner(s) Lorraine-Windsor, LLC, Walter & Deborah Tegeler

Special Hearing to find a legal non-conforming use for 5800-5806 Windsor Mill Road, Baltimore, 21207 per BCZR 104 generally and S104.1 for a cemetery monument works, display and sales since 1897.

Hearing: Friday, June 22, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

05/31/18 5622877

The Baltimore Sun Media Group

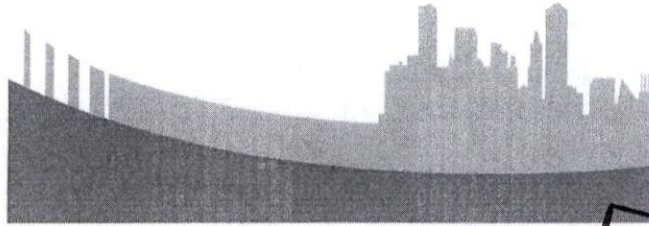
By S. Wilkinson
Legal Advertising

Sherry Nuffer

From: Bruce Doak <doakfarm@gmail.com>
Sent: Saturday, June 23, 2018 8:00 PM
To: Sherry Nuffer
Cc: Michael Tanczyn
Subject: Case #2018-0289-SPH
Attachments: Tegeler posting cert 6 23 18.pdf; ATT00001.htm

I have enclosed the second inspection of the zoning signs.





CERTIFICATE OF POSTING



June 5, 2018
June 23, 2018 amended for second inspection

Re:
Zoning Case No. 2018-0289-SPH
Legal Owner: Lorraine -Windsor, LLC Walter & Deborah Tegeler
Hearing date: June 28, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **5800-5806 Windsor Mill Road**.

The signs were initially posted on **June 5, 2018**.

The subject property was also inspected on **June 23, 2018**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

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

1001

ZONING NOTICE

CASE NO. 2018-0289-SPH

5800- 5806 Windsor Mill 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, NOV 22, 2018 10:00 AM

**REQUEST: SPECIAL HEARING TO FIND A LEGAL NON-CONFORMING
USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE 21207 PER
BCZR 104 GENERALLY AND S104.1 FOR A CEMETERY MONUMENT
WORKS, DISPLAY AND SALES SINCE 1897.**

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE

0 2
10317

ZONING NOTICE

CASE NO. 2018-0289-SPH

5800- 5806 Windsor Mill 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

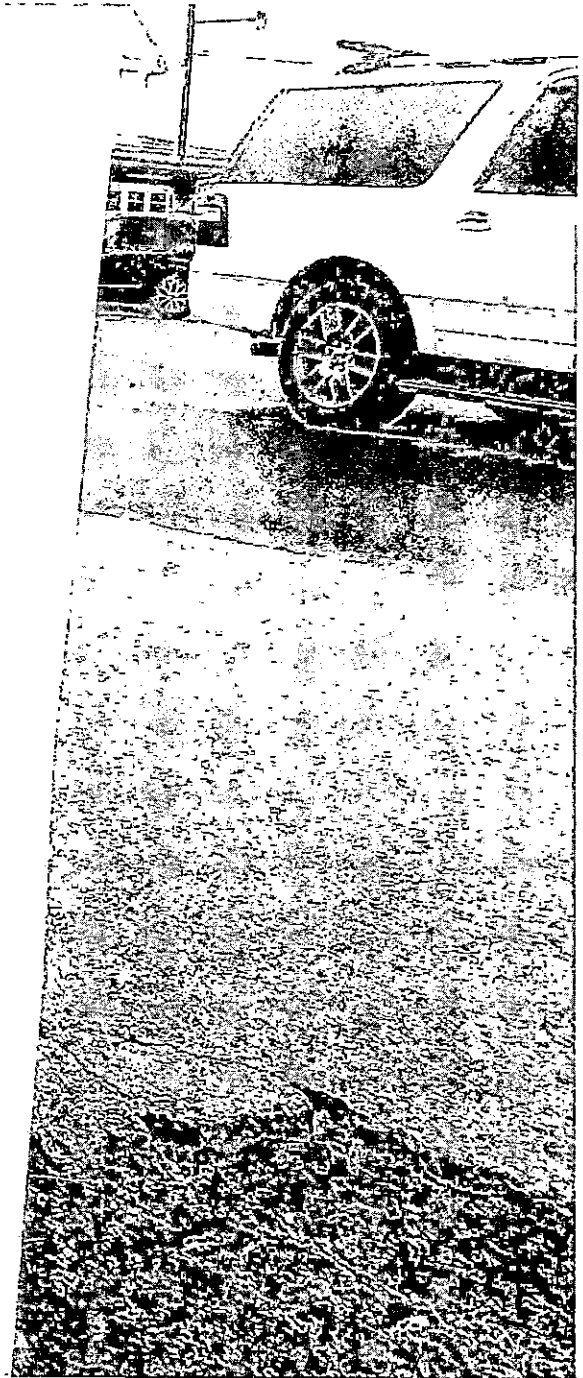
DATE & TIME: THURSDAY, NOVEMBER 15, 4:00 PM

REQUEST: SPECIAL HEARING TO FIND A LEGAL NON-CONFORMING
USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE 21207 PER
BCZR 104 GENERALLY AND S104.1 FOR A CEMETERY MONUMENT
WORKS, DISPLAY AND SALES SINCE 1897.

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE





CERTIFICATE OF POSTING

June 4, 2018

_____ amended for second inspection

Re:

Zoning Case No. 2018-0289-SPH

Legal Owner: Lorraine -Windsor, LLC Walter & Deborah Tegeler

Hearing date: June 22, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **5800-5806 Windsor Mill Road**.

The signs were initially posted on **June 2, 2018**, but reposted at 9am on **June 4, 2018** due to **sign wording mistakes**.

The subject property was also inspected on _____.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak". The signature is stylized and cursive.

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

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

ZONING NOTICE

CASE NO. 2018-0289-SPH

5800- 5806 Windsor Mill 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: Friday June 22, 2018 1:30 PM

**REQUEST: SPECIAL HEARING TO FIND A LEGAL NON-CONFORMING
USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE 21207 PER
BCZR 104 GENERALLY AND S104.1 FOR A CEMETERY MONUMENT
WORKS, DISPLAY AND SALES SINCE 1897.**

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE



ZONING NOTICE

CASE NO. 2018-0289-SPH

5800- 5806 Windsor Mill 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: Friday June 22, 2018 1:30 PM

**REQUEST: SPECIAL HEARING TO FIND A LEGAL NON-CONFORMING
USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE 21207 PER
BCZR 104 GENERALLY AND §104.1 FOR A CEMETERY MONUMENT
WORKS, DISPLAY AND SALES SINCE 1897.**

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2018-0289-SPH

5800- 5806 Windsor Mill 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: Friday June 22, 2018 1:30 PM

**REQUEST: SPECIAL HEARING TO FIND A LEGAL NON-CONFORMING
USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE 21207 PER
BCZR 104 GENERALLY AND S104.1 FOR A CEMETERY MONUMENT
WORKS, DISPLAY AND SALES SINCE 1897.**

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE



ZONING NOTICE

CASE NO. 2018-0289-SPH

5800- 5806 Windsor Mill Road

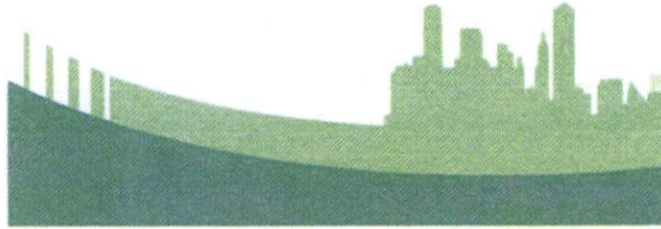
**A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND**

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

DATE & TIME: Friday June 22, 2018 1:30 PM

**REQUEST: SPECIAL HEARING TO FIND A LEGAL NON-CONFORMING
USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE 21207 PER
BCZR 104 GENERALLY AND §104.1 FOR A CEMETERY MONUMENT
WORKS, DISPLAY AND SALES SINCE 1897.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-336-3300**



CERTIFICATE OF POSTING

June 5, 2018
_____ amended for second inspection

Re:
Zoning Case No. 2018-0289-SPH
Legal Owner: Lorraine -Windsor, LLC Walter & Deborah Tegeler
Hearing date: June 28, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **5800-5806 Windsor Mill Road**.

The signs were initially posted on **June 5, 2018**.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

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

SIGN 1

ZONING NOTICE

CASE NO. 2018-0289-SPH

5800- 5806 Windsor Mill 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 JUNE 28, 2018 10:00 AM

**REQUEST: SPECIAL HEARING TO FIND A LEGAL NON-CONFORMING
USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE 21207 PER
BCZR 104 GENERALLY AND S104.1 FOR A CEMETERY MONUMENT
WORKS, DISPLAY AND SALES SINCE 1897.**

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE



Sign 1

ZONING NOTICE

CASE NO. 2018-0289-SPH
5800- 5806 Windsor Mill 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 JUNE 28, 7:00 AM TO 10:00 AM

REQUEST: SPECIAL HEARING TO FIND A LEGAL NON-CONFORMING
USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE 21207 PER
BCZR 104 GENERALLY AND §104.1 FOR A CEMETERY MONUMENT
WORKS, DISPLAY AND SALES SINCE 1897.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONVENIENCE THE HEARING CALL 410-487-7331.

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

THE HEARING IS HANDICAPPED ACCESSIBLE.

SIGN 2

ZONING NOTICE

CASE NO. 2018-0289-SPH

5800- 5806 Windsor Mill 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**

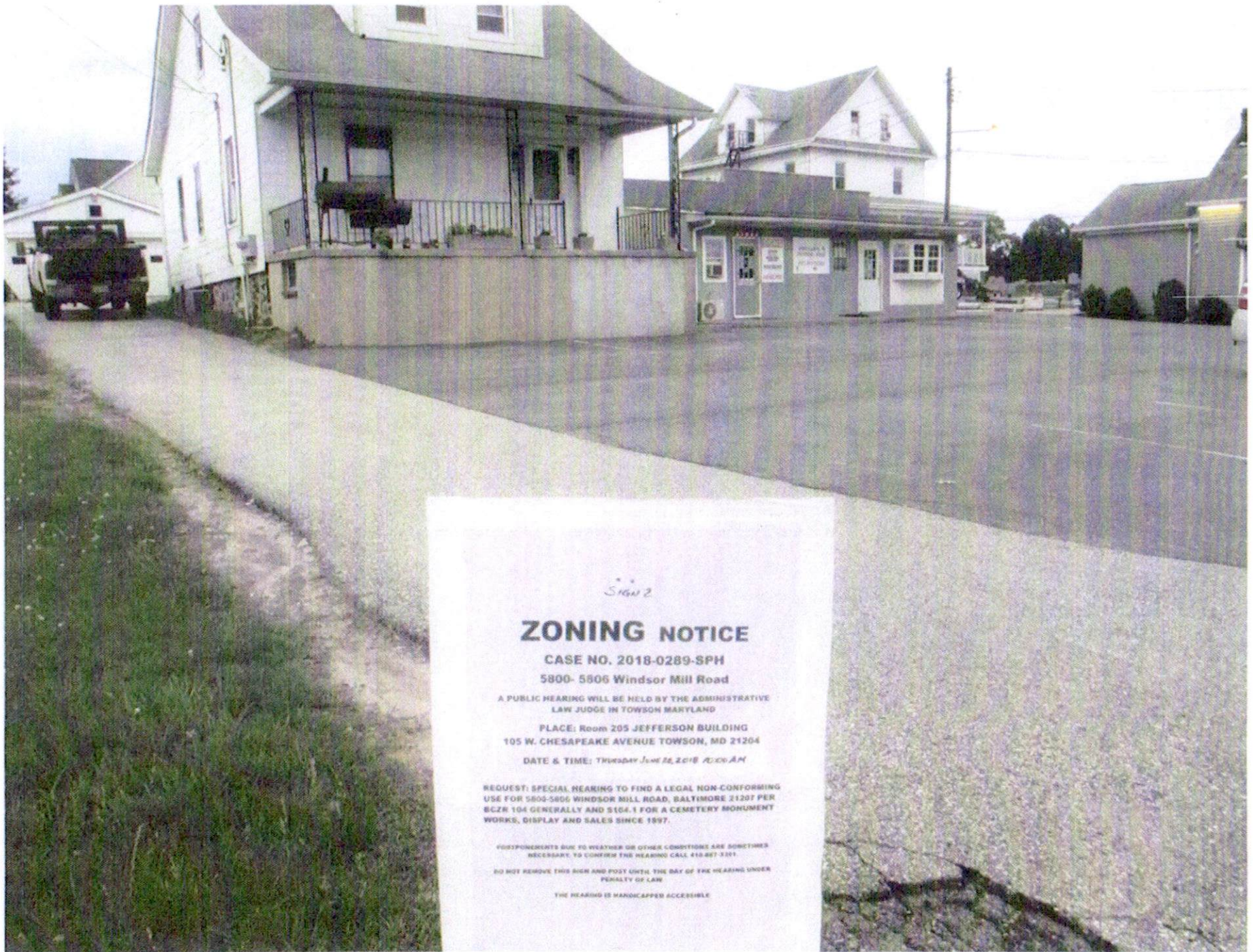
DATE & TIME: THURSDAY JUNE 28, 2018 10:00 AM

**REQUEST: SPECIAL HEARING TO FIND A LEGAL NON-CONFORMING
USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE 21207 PER
BCZR 104 GENERALLY AND S104.1 FOR A CEMETERY MONUMENT
WORKS, DISPLAY AND SALES SINCE 1897.**

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE



Sign 2

ZONING NOTICE

CASE NO. 2018-0289-SPH

5800- 5806 Windsor Mill 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 June 14, 2018 10:00 AM

REQUEST: SPECIAL HEARING TO FIND A LEGAL NON-CONFORMING
USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE 21207 PER
BCZR 104 GENERALLY AND S104.1 FOR A CEMETERY MONUMENT
WORKS, DISPLAY AND SALES SINCE 1997.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-867-1311.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW

THE HEARING IS HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ
June 5, 2018
County Executive

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

NEW 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: 2018-0289-SPH

5800-5806 Windsor Mill Road

1st Election District – 1st Councilmanic District

Legal Owners: Lorraine-Windsor, LLC, Walter & Deborah Tegeler

Special hearing to find a legal non-conforming use for 5800-5806 Windsor Mill Road, Baltimore, 21207 per BCZR 104 generally and S104.1 for a cemetery monument works, display and sales since 1897.

Hearing: Thursday, June 28, 2018 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: Michael Tanczyn, 9 Old Boxwood Lane, Lutherville 21093
Mr. & Mrs. Tegeler, 5804 Windsor Mill Road, Baltimore 21207
Craig Rodgers, 7024 Greenbank Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 8, 2018.**
- (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.



KEVIN KAMENETZ
May 18, 2018
Grantative

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0289-SPH

5800-5806 Windsor Mill Road

1st Election District – 1st Councilmanic District

Legal Owners: Lorraine-Windsor, LLC, Walter & Deborah Tegeler

Special hearing to find a legal non-conforming use for 5800-5806 Windsor Mill Road, Baltimore, 21207 per BCZR 104 generally and S104.1 for a cemetery monument works, display and sales since 1897.

Hearing: Friday, June 22, 2018 at 1:30 p.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: Michael Tanczyn, 9 Old Boxwood Lane, Lutherville 21093
Mr. & Mrs. Tegeler, 5804 Windsor Mill Road, Baltimore 21207
Craig Rodgers, 7024 Greenbank Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 2, 2018.**
- (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, May 31, 2018 Issue - Jeffersonian

Please forward billing to:
Michael Tanczyn
9 Old Boxwood Lane
Lutherville, MD 21093

410-303-3663

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: 2018-0289-SPH

5800-5806 Windsor Mill Road

1st Election District – 1st Councilmanic District

Legal Owners: Lorraine-Windsor, LLC, Walter & Deborah Tegeler

Special hearing to find a legal non-conforming use for 5800-5806 Windsor Mill Road, Baltimore, 21207 per BCZR 104 generally and S104.1 for a cemetery monument works, display and sales since 1897.

Hearing: Friday, June 22, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
 5800-5806 Windsor Mill Road; N corner *
 Of Windsor Mill Road, E of Streamway Court * OF ADMINISTRATIVE
 1st Election & 1st Councilmanic Districts *
 Legal Owner(s): Lorraine-Windsor, LLC & * HEARINGS FOR
 Deborah & Walter Tegeler *
 Petitioner(s) * BALTIMORE COUNTY
 * 2018-289-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

RECEIVED
MAY 03 2018

Carole S Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to Craig Rodgers, 7024 Greenbank Road, Baltimore, Maryland 21220 and Michael Tanczyn, Esquire, 9 Old Boxwood Lane, Lutherville, Maryland 21093, Attorney for Petitioner(s).

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2018-0289-SP4
Property Address: 5800-5806 Windsor Mill Rd
Property Description: _____
Legal Owners (Petitioners): LOARAIPE WINDSOR LLC
Contract Purchaser/Lessee: TEGELER MONUMENT CO INC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael P. TANCZYK CEO
Company/Firm (if applicable): _____
Address: 9 OLD BOXWOOD LANE
LUTHERVILLE MD 21093
Telephone Number: 410 303 3663



DONALD I. MOHLER III
County Executive

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

June 21, 2018

Lorraine-Windsor LLC
Deborah Ann Tegeler
Walter S Tegeler III
5804 Windsor Mill Road
Baltimore MD 21207

RE: Case Number: 2018-0289 SPH, Address: 5800-5806 Windsor Mill 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 April 25, 2018. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Michael P Tanczyn, Esquire, 9 Old Boxwood Lane, Lutherville MD 21093
Craig Rodgers, 7024 Greenbank Road, Baltimore MD 21220

Date: 4/30/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0289-SPH.

*Special Hearing
Lorraine-Windsor, LLC, Walter & Deborah Ann Tegeter
5800-5806 Windsor Mill 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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-289

DATE: 5/23/2018
RECEIVED
MAY 24 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 5800 – 5804 and 5806 Windsor Mill Road
Petitioner: Lorraine-Windsor, LLC, Walter S. Tegler, III, Deborah Ann Tegeler
Zoning: BL, DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should confirm the legal nonconforming use of the property for a cemetery monument works, display, storage, and sales.

A site visit was conducted on May 2, 2018. The site is split-zoned with BL zoning along the Windsor Mill Road frontage extending 110 feet , more or less into the site with the remainder zoned DR-5.5. The site is improved with several buildings. The buildings associated with the cemetery monument works include a sales office, two garages, and a small shed. Three additional buildings on site include an office, a retail store and an apartment building. Surrounding land uses are: Beth Tfiloh Cemetery to the east, the Lorraine Park Cemetery to the south, and single-family detached housing to the west and the north.

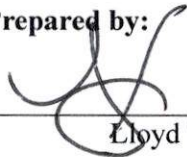
The Baltimore County Master Plan 2020 identifies local-serving businesses as being central to the County’s quality of life by providing goods and services to residents who need and want them while also employing county citizens. (MP2020 pg. 135)

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

- No storage of unlicensed, damaged or disabled road vehicles.
- No outside storage of used tires.

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Dennis Wertz
Michael P. Tanczyn, Esquire
Office of the Administrative Hearings
People’s Counsel for Baltimore County

RECEIVED
OFFICE OF THE
ATTORNEY GENERAL
STATE OF TEXAS

6-28

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAY 04 2018
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: May 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0289-SPH
Address 5800-5806 Windsor Mill Road
(Tegeler Property)

Zoning Advisory Committee Meeting of **May 7, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 07, 2018
Item No. 2018-0289-SPH

DATE: June 4, 2018

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

If Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

* * * * *

VKD: cen
cc: file

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 5/23/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-289

INFORMATION:

Property Address: 5800 – 5804 and 5806 Windsor Mill Road
Petitioner: Lorraine-Windsor, LLC, Walter S. Tegler, III, Deborah Ann Tegeler
Zoning: BL, DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should confirm the legal nonconforming use of the property for a cemetery monument works, display, storage, and sales.

A site visit was conducted on May 2, 2018. The site is split-zoned with BL zoning along the Windsor Mill Road frontage extending 110 feet , more or less into the site with the remainder zoned DR-5.5. The site is improved with several buildings. The buildings associated with the cemetery monument works include a sales office, two garages, and a small shed. Three additional buildings on site include an office, a retail store and an apartment building. Surrounding land uses are: Beth Tfiloh Cemetery to the east, the Lorraine Park Cemetery to the south, and single-family detached housing to the west and the north.

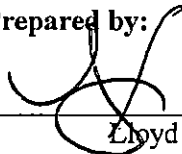
The Baltimore County Master Plan 2020 identifies local-serving businesses as being central to the County's quality of life by providing goods and services to residents who need and want them while also employing county citizens. (MP2020 pg. 135)

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

- No storage of unlicensed, damaged or disabled road vehicles.
- No outside storage of used tires.

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Dennis Wertz
Michael P. Tanczyn, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: May 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0289-SPH
Address 5800-5806 Windsor Mill Road
(Tegeler Property)

Zoning Advisory Committee Meeting of **May 7, 2018**.

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

Reviewer: Steve Ford

Case No.: 2018-0289-SPH 5800-5806
Windsor Mill Rd

Exhibit Sheet

Petitioner/Developer

192
7-31-18

Protestants

Sen
6/29/18

| | | |
|--------|---|--|
| No. 1 | Site plan | |
| No. 2 | SDAT records | |
| No. 3 | Aerial photo | |
| No. 4 | Site photos | |
| No. 5 | Site photos | |
| No. 6 | Brochures from other local monument companies | |
| No. 7 | Ancestry records | |
| No. 8 | Google Books printout | |
| No. 9 | Woodlawn Villager story | |
| No. 10 | Invoice from 1936 | |
| No. 11 | Obit. June Zepp | |
| No. 12 | | |

Account Identifier: District - 01 Account Number - 0104500760

Owner Name: LORRAINE-WINDSOR LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 5804 WINDSOR MILL RD Deed Reference: /18272/ 00748
 BALTIMORE MD 21207-5932

Premises Address: 5800 WINDSOR MILL RD Legal Description: PT LT 1 .6223 AC
 BALTIMORE 21207-0000 5800 WINDSOR MILL RD
 D W BORGMAN PLAT

Map: 0088 Grid: 0021 Parcel: 0417 Sub District: Subdivision: 0000 Section: Block: 1 Lot: 1 Assessment Year: 2018 Plat No: 0004/ 0037
 Plat Ref: NONE
 Special Tax Areas: Town: Ad Valorem: Tax Class:

Primary Structure Built: 1912 Above Grade Living Area: 2232 Finished Basement Area: Property Land Area: 27,106 SF County Use: 06
 Stories: Basement: Type: RETAIL STORE Exterior: Full/Half Bath: Garage: Last Major Renovation:

| | Base Value | Value As of 01/01/2018 | Phase-in Assessments As of 07/01/2017 | As of 07/01/2018 |
|--------------------|------------|------------------------|---------------------------------------|------------------|
| Land: | 167,100 | 167,100 | | |
| Improvements | 85,800 | 90,300 | | |
| Total: | 252,900 | 257,400 | 252,900 | 254,400 |
| Preferential Land: | 0 | | | 0 |

Seller: TEGELER WALTER S,3RD Date: 06/25/2003 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: /18272/ 00748 Deed2:
 Seller: TEGELER WALTER S,SR Date: 03/04/2003 Price: \$100,000
 Type: ARMS LENGTH IMPROVED Deed1: /17614/ 00347 Deed2:
 Seller: HOOK SOPHIA M Date: 02/28/1980 Price: \$50,000
 Type: ARMS LENGTH IMPROVED Deed1: /06170/ 00115 Deed2:

| Partial Exempt Assessments: | Class | 07/01/2017 | 07/01/2018 |
|-----------------------------|-------|------------------------|------------|
| 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 Status: No Application

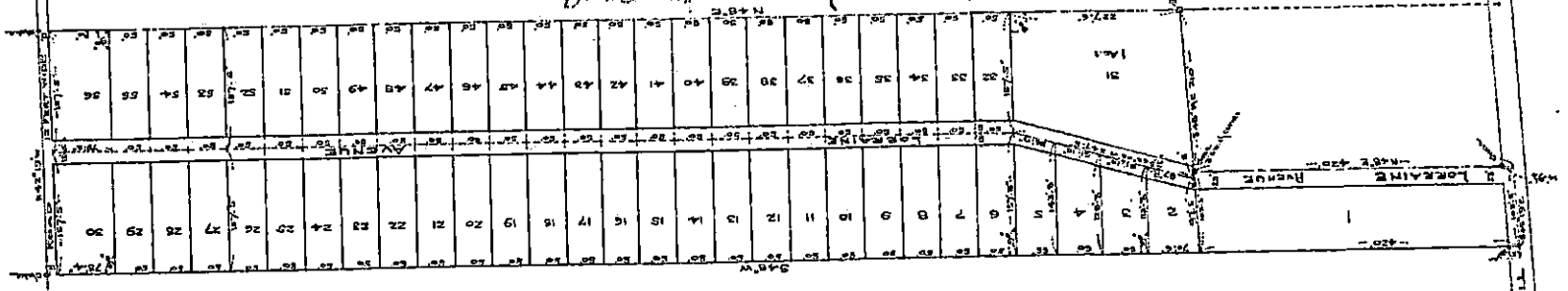
Homeowners' Tax Credit Application Status: No Application Date:

Handwritten signature/initials

175A 650478-17

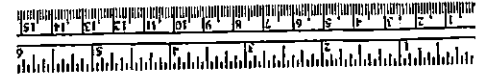
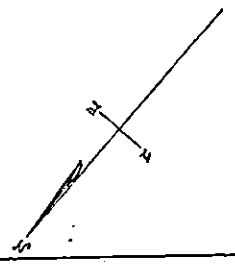
SCALE = 100 FEET TO ONE INCH.
Surveyed by William D. Borrmann
and George W. Woodruff
June 25, 1912

11:17:22 (1) former
to George W. Woodruff
to George W. Woodruff
to George W. Woodruff
to George W. Woodruff



PROPERTY
OF
WILLIAM BORRMANN
1st DIST BALTO. CO. MD

4/37



leased by Midwood Land Company Inc. unto The Dundalk Building Company, the Grantor herein.

SEE ALSO Confirmatory Lease, dated October 20, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1900, folio 205, from Midwood Land Company Inc. unto The Dundalk Building Company, the Grantor herein.

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

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her personal representatives and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever; subject to the payment of the annual rent of Ninety-six Dollars (\$96.00), payable in equal semi-annual installments on the first days of February and August, in each and every year.

AND the said Grantor hereby covenants that it has not done nor suffered to be done, any act, matter or thing whatsoever, to encumber the property hereby granted; that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of the same as may be requisite.

WITNESS the signature of said body corporate, by the hand of Joseph Meyerhoff its President, and its corporate seal hereto affixed.

TEST: THE DUNDALK BUILDING COMPANY
BY: Joseph Meyerhoff (Corporate Seal)
Marie E. Bornhorn
Marie E. Bornhorn Joseph Meyerhoff President

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, that on this 27th March in the year one thousand nine hundred and fifty-one before me, the subscriber, a Notary Public, of the State of Maryland, in and for Baltimore City, aforesaid, personally appeared Joseph Meyerhoff the President of The Dundalk Building Company, the Grantor herein, and he acknowledged the foregoing Assignment to be the act of said body corporate.

IN TESTIMONY WHEREOF I hereunto set my hand and Notarial Seal.

(Notarial Seal)

Marie E. Bornhorn Notary Public.

Marie E. Bornhorn

Recorded Mar 28 1951 at 2:00 PM & exd per George L Byerly Clerk (red by MEM)
Exd By RB&V

14401 Francis T Peach Tr etal : THIS DEED, Made this 13th day of March, in the year
Deed to Walter S Tegeler et al : nineteen hundred and fifty-one, by and between
USS \$4.40 SS \$4.40 : Francis T. Peach, Trustee as hereinafter mentioned,
of Baltimore County, State of Maryland, party of
the first part, Michael J. Wheeler and Katherine Wheeler, his wife, of Baltimore City, State
of Maryland, parties of the second part, and Walter S. Tegeler and Talitha M. Tegeler, his
wife, of Baltimore County, State of Maryland, parties of the third part.

WHEREAS, by a decree of the Circuit Court for Baltimore County passed on January 5, 1951, in a cause therein pending entitled Milton W. Borgmann, Jr., et al. vs. Audrey E. Grapes, et al., the contract of sale filed in said proceeding to Michael J. Wheeler, purchaser, covering the property hereinafter described, was ratified and confirmed, and Francis T. Peach was appointed Trustee to convey said property to the said Michael J. Wheeler, free, clear and discharged from all claims of parties Plaintiff and Defendant to said proceeding; and

WHEREAS, the said Francis T. Peach has filed his duly approved bond in accordance with

BALTIMORE COUNTY CIRCUIT COURT (Land Records) GLB 1945, p. 0322, MSA, CE62 1800. Date available 02/17/2006. Printed 06/21/2018.

REL PER TICKET MAR 9 1960

leased by Midwood Land Company Inc. unto The Dundalk Building Company, the Grantor herein.

SEE ALSO Confirmatory Lease, dated October 20, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1900, folio 205, from Midwood Land Company Inc. unto The Dundalk Building Company, the Grantor herein.

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

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her personal representatives and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever; subject to the payment of the annual rent of Ninety-six Dollars (\$96.00), payable in equal semi-annual installments on the first days of February and August, in each and every year.

AND the said Grantor hereby covenants that it has not done nor suffered to be done, any act, matter or thing whatsoever, to encumber the property hereby granted; that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of the same as may be requisite.

WITNESS the signature of said body corporate, by the hand of Joseph Meyerhoff its President, and its corporate seal hereto affixed.

TEST: THE DUNDALK BUILDING COMPANY
BY: Joseph Meyerhoff (Corporate Seal)
Marie E. Bornhorn
Joseph Meyerhoff President

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, that on this 27th March in the year one thousand nine hundred and fifty-one before me, the subscriber, a Notary Public, of the State of Maryland, in and for Baltimore City, aforesaid, personally appeared Joseph Meyerhoff the President of The Dundalk Building Company, the Grantor herein, and he acknowledged the foregoing Assignment to be the act of said body corporate.

IN TESTIMONY WHEREOF I hereunto set my hand and Notarial Seal.

(Notarial Seal) Marie E. Bornhorn Notary Public.
Marie E. Bornhorn

Recorded Mar 28 1951 at 2:00 PM & exd per George L Byerly Clerk (red by MEM)
Exd By RB&V

14401 Francis T Peach Tr etal : THIS DEED, Made this 13th day of March, in the year
Deed to Walter S Tegeler et al : nineteen hundred and fifty-one, by and between
USS \$4.40 SS \$4.40 : Francis T. Peach, Trustee as hereinafter mentioned,
: of Baltimore County, State of Maryland, party of
the first part, Michael J. Wheeler and Katherine Wheeler, his wife, of Baltimore City, State
of Maryland, parties of the second part, and Walter S. Tegeler and Talitha M. Tegeler, his
wife, of Baltimore County, State of Maryland, parties of the third part.

WHEREAS, by a decree of the Circuit Court for Baltimore County passed on January 5, 1951, in a cause therein pending entitled Milton W. Borgmann, Jr., et al. vs. Audrey E. Grapes, et al., the contract of sale filed in said proceeding to Michael J. Wheeler, purchaser, covering the property hereinafter described, was ratified and confirmed, and Francis T. Peach was appointed Trustee to convey said property to the said Michael J. Wheeler, free, clear and discharged from all claims of parties Plaintiff and Defendant to said proceeding; and WHEREAS, the said Francis T. Peach has filed his duly approved bond in accordance with

BALTIMORE COUNTY CIRCUIT COURT (Land Records) GLB 1945, p. 0322, MSA_CE62, 1800 Date available 02/17/2008. Printed 06/25/2018

DEL. PER TICKET MAR 9 1960

FEE-SIMPLE DEED-CODE--City or County

This Deed, Made this ---5th--- day of February

in the year one thousand nine hundred and Eighty , by and between
SOPHIA MARIE DOERING , also known as SOPHIA M. HOOK,

of THE County of Baltimore ----- in the State of Maryland, of the first part, and
WALTER S. TEGELER, SR. and TALITHA M. TEGELER, his wife

of the second part.

Witnesseth, That in consideration of the sum of Fifty Thousand Dollars (\$50,000.00)
and other good and valuable considerations, the receipt of which is herein acknowledged,

the said party of the first part -----

do th grant and convey unto the said Walter S. Tegeler and Talitha M. Tegeler, his wife,
as Tenants by the entireties, their assigns, the survivor of them, his or her
personal representative, -----

heirs and assigns, in fee simple, all that lot and parcel ----- of ground, situate, lying and being in
County of Baltimore, State of Maryland , aforesaid, and described as follows, that is to say:--

Beginning-Description

BEING part of Lot 1 as shown on the Plat of "Property of William Borgmann, 1st
District, Baltimore County, Maryland" said Plat being Recorded among the Land Records
of Baltimore County in Plat Book WPC No. 4 folio 37.

SUBJECT to Restrictions set forth in the Deed of John S. Mahle et. al., Trustees,
to Sophia Marie Doering dated March 22, 1951 and recorded among the land records of
Baltimore County in Liber GLB No. 1938 folio 576.

SUBJECT ALSO to Right-of-Way Agreement Dated July 23, 1963 from Sophia Marie
Doering et al. to Baltimore County, Maryland and recorded among the land records
of Baltimore County in Liber RRG No. 4193 folio 287.

BEING part of the same lot and parcel of ground which by Deed dated December 3, 1951
and recorded among the land records of Baltimore County in Liber GLB No. 2050 folio
44 was granted and conveyed by Dorothy M. Keigler to Sophia Marie Doering, life tenant,
with full powers unto the said Grantor, Sophia Marie Doering, to dispose of said
property during her lifetime, the exercise of which powers the Grantor does herein
execute to convey all of the remaining interest she may have in said property known as
Lot 1 as shown on the Plat of "Property of William Borgmann, 1st District, Baltimore,
County, Maryland, unto the Grantees herein.

00000000 000000 000000
00000000 000000 000000
00000000 000000 000000
00000000 000000 000000

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6140, p. 0170, MSA_CEE2_5995. Date available 11/29/2005. Printed 02/26/2018.

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

To Have and To Hold the said lot of ground ----- and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Walter S. Tegler, Sr. and Talitha M. Tegler, his wife, as Tenants by the entireties, their assigns, the survivor of them, his or her personal Representative, -----

----- heirs and assigns, in fee simple.

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

Witness the hand and seal of said grantor.

TEST:

[Signature]
Witness Lee S. Gillis

[Signature] (SEAL)
Sophia Marie Doering
ALSO KNOWN AS Sophia M. Hook

(SEAL)

STATE OF MARYLAND, TALBOT, to wit:

I HEREBY CERTIFY, That on this 5th day of February in the year one thousand nine hundred and Eighty before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Talbot aforesaid, personally appeared Sophia Marie Doering, also known as Sophia M. Hook

the above named grantor and she acknowledged the foregoing Deed to be her own free and voluntary act and deed.

As Witness my hand and Notarial Seal.

Rec'd for record FEB 29 1980 at 8:30
for [Signature], Clerk
Mail to [Signature]
Receipt No. 10-00

My Comm. Exp. 7/1/82



Florence Marie Gillis Notary Public.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHJ Jr. 6140, p. 0171, MSA_CE62_5995. Date available 11/29/2005. Printed 02/26/2018.

THIS DEED, made this 6th day of February, in the year two thousand and three, by and between WALTER S. TEGELER, SR and TALITHA M. TEGELER, his wife, of the County of Baltimore, State of Maryland, parties of the first part, Grantors, and WALTER S. TEGELER, III, and Lorraine-Windsor, L.L.C., a Maryland Limited Liability Company, parties of the second part; Grantees.

W.S.T. SR
Lorraine-Windsor
T.M.T.
W.S.T. III
W.S.T. SR
T.M.T.

WITNESSETH, that in consideration of the sum of One Hundred Thousand Dollars and no cents (\$100,000.00) and other good and valuable considerations, the receipt of which is herein acknowledged, the said Grantors do hereby grant and convey unto Walter S. Tegeler, III, & Lorraine-Windsor, L.L.C. heirs, and assigns, in Fee Simple, all of that lot and parcel of ground situate, lying and being in the County of Baltimore, State of Maryland, aforesaid, and described as follows, that is to say:-

BEING part of Lot 1 as shown on the plat of "Property of William Borgmann, 1st District, Baltimore County, Maryland", said Plat being recorded among the Land Records of Baltimore County in Plat Book WPC No. 4 folio 37. The improvements thereon being known as 5800 Windsor Mill Road.

BEING the same lot and parcel of ground which by Deed dated April 18, 1980 and recorded among the land records of Baltimore County in Liber EHK Jr.No. 6170 folio 115 was granted and conveyed by Walter S. Tegeler, Sr. and Talitha M. Tegeler, his wife to Walter S. Tegeler, Sr. and Talitha M. Tegeler, his wife, as life tenants, with full powers during their lifetime to sell and convey said property, and which powers said Grantors do herein exercise.

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

To have and to hold the said Lot of Ground and premises, above described and mentioned, and hereby intend 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 Walter S. Tegeler, III, his personal representatives, heirs and assigns, and Lorraine-Windsor, L.L.C., in Fee Simple.

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

WITNESS the hands and seals of said Grantors

Walter S. Tegeler Sr. (SEAL)
Walter S. Tegeler, Sr.

Test:

Larry E. Lockhart
Larry E. Lockhart

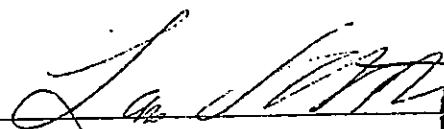
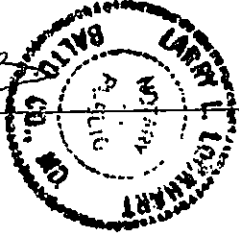
Mrs Talitha M. Tegeler (SEAL)
Talitha M. Tegeler

W.S.T. SR
Lorraine-Windsor
T.M.T.

STATE OF MARYLAND, County of Baltimore: to wit

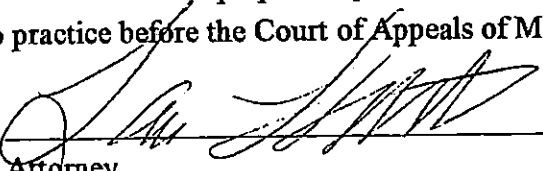
I HEREBY CERTIFY, that on the 6 day of February, 2003, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared Walter S. Tegeler, Sr. and Talitha M. Tegeler, his wife, the above Grantors, and they acknowledged the foregoing Deed to be their Act.

As Witness my hand and notarial seal.


Notary Public 

My. Comm Exp. 9-1-05

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


Attorney

001784 349
17614 349

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: BALTIMORE

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

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

FD SURE \$ 5.00
RECORDING FEE 20.00
TAX STATE 500.00
TOTAL 525.00
Res# B494 Rct# 19521
S# RC BIK # 684
Sp# 04, 2003 11:11 aa

1. Type(s) of Instruments: Deed Mortgage Other _____

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

3. Tax Exemptions (if Applicable): Recordation State Transfer County Transfer

4. Cite or Explain Authority: _____

| Consideration and Tax Calculations | Consideration Amount | | Finance Office Use Only | |
|------------------------------------|------------------------------|---------------|--|------------|
| | Purchase Price/Consideration | Amount | Transfer and Recordation Tax Consideration | Amount |
| | \$ 100,000.00 | | Transfer Tax Consideration | \$ |
| | Any New Mortgage | \$ | X () % = | \$ |
| | Balance of Existing Mortgage | \$ | Less Exemption Amount | \$ |
| | Other: | \$ | Total Transfer Tax | \$ 1500.00 |
| | Other: | \$ | Recordation Tax Consideration | \$ |
| | Full Cash Value | \$ 100,000.00 | X () per \$500 = | \$ 500.00 |
| | | | TOTAL DUE | \$ |

| Fees | Amount of Fees | | Agent |
|------|-----------------------|--------|---|
| | Doc. 1 | Doc. 2 | |
| | Recording Charge | \$ | Agent: <u>TMG</u> Tax Bill: <u>pd</u> C.B. Credit: <u>pd</u> Ag. Tax/Other: <u>N</u> |
| | Surcharge | \$ | |
| | State Recordation Tax | \$ | |
| | State Transfer Tax | \$ | |
| | County Transfer Tax | \$ | |
| | Other | \$ | |
| | Other | \$ | |

5. 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).

6. District: 01 Property Tax ID No. (1): 01-04-500760 Grantor/Libet/Rolio: _____ Map: _____ Parcel No.: _____ Var. LOG: (5)

Subdivision Name: D.W. Bongman Plat Lot (3a): _____ Block (3b): _____ Section (3c): _____ Plat Ref.: _____ Sq Ft/Acreage (4): _____

Location/Address of Property Being Conveyed (2): 3800 WINDSOR MILL ROAD

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

Residential or Non-Residential Fee Simple or Ground Rent Amount: _____

Partial Conveyance? Yes No Description/Amt. of Sq Ft/Acreage Transferred: _____

If Partial Conveyance, List Improvements Conveyed: _____

7. Transferred From: Doc. 1 - Grantor(s) Name(s): WALTER S. TEGGLER SR.
TALITHA M. TEGGLER
Doc. 2 - Owner(s) of Record, if Different from Grantor(s): _____

8. Transferred To: Doc. 1 - Grantee(s) Name(s): WALTER S. TEGGLER III
LODDAINE - WINDSOR, LLC
New Owner's (Grantee) Mailing Address: 144 HILLS MILL ROAD, SYKEVILLE, MD 21784
Doc. 2 - Grantee(s) Name(s): _____

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
 Hold for Pickup
 Return Address Provided

Name: LARRY L. LUCHSAT
Firm: ATTORNEY
Address: 757 FRANKLIN ROAD, SUITE 102
CATONSVILLE, MD 21228 Phone: (410) 788-7722

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).

Assessment Use Only Do Not Write Below This Line

Terminal Verification Agricultural Verification Whole Part Tran: Process Verification

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

| | | | |
|-------------|---------|-----------|-----------|
| Geo. Zoning | Map | Sub: Plat | Block |
| Use | Grid | Section | Lot |
| Town Cd. | Parcel | Ex. Cd. | Occs. Cd. |
| Ex. St. | Ex. Cd. | | |

REMARKS: SEE ART 12-100

Distribution: 3/4/03
White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

THIS DEED, made this 20th day of February, in the year two thousand and three, by and between WALTER S. TEGELER, III of the County of Baltimore, State of Maryland, party of the first part, Grantor, and LORRAINE-WINDSOR, L.L.C., A Maryland Limited Liability Company, party of the second part, Grantee.

WITNESSETH, that in consideration of ~~No Consideration~~ and other good and valuable considerations, the receipt of which is herein acknowledged, the said Grantor does hereby grant and conveys unto LORRAINE-WINDSOR, L.L.C., their successors. and assigns, in Fee Simple, all of that lot and parcel of ground situate, lying and being in the County of Baltimore, State of Maryland, aforesaid, and described as follows, that is to say:-

BEING part of Lot 1 as shown on the plat of "Property of William Borgmann, 1st District, Baltimore County, Maryland", said Plat being recorded among the Land Records of Baltimore County in Plat Book WPC No. 4 folio 37. The improvements thereon being known as 5800 Windsor Mill Road.

BEING the same lot and parcel of ground which by Deed dated February 6, 2003 and recorded among the land records of Baltimore County immediately prior hereto was granted and conveyed by Walter S. Tegeler, Sr. and Talitha M. Tegeler, his wife to Walter S. Tegeler, III and Lorraine-Windsor, L.L.C. *By Deed in Liber 17614 Folio 347*

LI

BEING subject to the legal operation and effect of a Mortgage dated February 6, 2003, from Walter S. Tegeler, III and Lorraine-Windsor, L.L.C. to Walter S. Tegeler, Sr. and wife, and recorded or intended to be recorded in the land records of Baltimore County immediately prior hereto. *By Deed in Liber 17614 Folio 347.*

LD

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

To have and to hold the said Lot of Ground and premises, above described and mentioned, and hereby intend 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 Lorraine-Windsor, L.L.C., a Maryland Limited Liability Company, its successors and assigns, in Fee Simple.

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

WITNESS the hands and seals of said Grantor.

Walter S. Tegeler III (SEAL)

Walter S. Tegeler, III

Test:

[Signature]

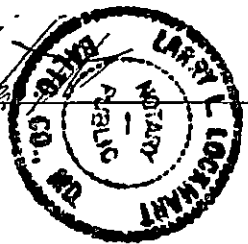
REVIEWED SDAT
[Signature] 6/25/03
BY DATE

STATE OF MARYLAND, County of Baltimore: to wit

I HEREBY CERTIFY, that on the 20 day of February, 2003, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared Walter S. Tegeler, III, the above Grantor, and he acknowledged the foregoing Deed to be his Act.

As Witness my hand and notarial seal.

[Handwritten Signature]
Notary Public



My. Comm Exp. 9-1-05

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

[Handwritten Signature]
Attorney LARRY L. LOCKHART

State of Maryland Land Instrument Intake Sheet
Baltimore City County: BALTIMORE
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

Clerk Recording Validation

FD SURE \$ 20.00
RECORDING FEE 20.00
TAX STATE 317.75
TOTAL 357.75
Rpt # 29333
Blk # 8635
01:30 PM

1. Type(s) of Instruments: Deed, Mortgage, Other
2. Conveyance Type Check Box: Improved Sale, Arms-Length [1], Unimproved Sale, Arms-Length [2], Multiple Accounts, Arms-Length [3], Not an Arms-Length Sale [9]
3. Tax Exemptions (if Applicable): Recordation, State Transfer, County Transfer

Table with 2 columns: Consideration and Tax Calculations, Finance Office Use Only. Rows include Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, Other, Full Cash Value, Transfer Tax Consideration, Loss Exemption Amount, Total Transfer Tax, Recordation Tax Consideration, TOTAL DUE.

1/2 interest reviewed SDAT

Table with 2 columns: Amount of Fees, Doc. 1, Doc. 2. Rows include Recording Charge, Surcharge, State Recordation Tax, State Transfer Tax, County Transfer Tax, Other.

5. 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: 01, Property Tax ID No: 01-04-50076, Grantor Liber/Folio: D.W. BOGGMAN, Map: , Parcel No: , Var. LOG:
Subdivision Name: D.W. BOGGMAN, Lot (3a): , Block (3b): , Sec/AR (3c): , Plat Ref: , SqFt/Acreage (4):
Location/Address of Property Being Conveyed (2): 5800 WINDSOR MILL ROAD
Other Property Identifiers (if applicable): , Water Meter Account No.:

7. Transferred From: Doc. 1 - Grantor(s) Name(s): WALTER S. TEGELER III, Doc. 2 - Grantor(s) Name(s):

8. Transferred To: Doc. 1 - Grantee(s) Name(s): LORRAINE-WINDSOR LLC, Doc. 2 - Grantee(s) Name(s):
New Owner's (Grantee) Mailing Address: 5800 WINDSOR MILL RD, BALTO. MD. 21207

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

10. Contact/Mail Information: Instrument Submitted By or Contact Person: Name: LARRY L. LOCKHART, Firm: 757 FAEDENICK ROAD, Address: CATONSVILLE, MD. 21228, Phone: (410) 788-7922
Return to Contact Person [X], Hold for Pickup [], Return Address Provided []

11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information: Yes [X] No Will the property being conveyed be the grantee's principal residence? If yes, identify:
Yes [X] No Does transfer include personal property? If yes, identify:
Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, n/copy required).

Table with columns: Year, Land, Buildings, Total, Geo. Zoning, Map Grid, Parcel, Use, Ex. St., Assessor's Property No., Block, Lot, Loc. Cd. Includes Transfer Number, Date Received, Deed Reference, Assessor's Property No.

Real Property Data Search

Search Result for BALTIMORE COUNTY

Account Identifier: District - 01 Account Number - 0120200080

Owner Information

Owner Name: TEGELER WALTER S 3RD
 TEGELER DEBORAH ANN
 Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 519 OAK TREE RD
 WESTMINSTER MD 21157-8127
 Deed Reference: /07028/ 00217

Location & Structure Information

Premises Address: 5804 WINDSOR MILL RD
 0-0000
 Legal Description: NS WINDSOR MILL RD
 .25 AC
 90 W LORRAINE AV

| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|----------|
| 0088 | 0021 | 0491 | | 0000 | | | | 2018 | |

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

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| | 2460 | | 10,763 SF | 06 |

| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation |
|---------|----------|----------------|----------|----------------|--------|-----------------------|
| | | STORAGE GARAGE | | | | |

Value Information

| | Base Value | Value | Phase-in Assessments |
|--------------------|------------|------------|----------------------|
| | | As of | As of |
| | | 01/01/2018 | 07/01/2017 |
| Land: | 152,700 | 152,700 | |
| Improvements | 99,500 | 103,700 | |
| Total: | 252,200 | 256,400 | 252,200 |
| Preferential Land: | 0 | | 253,600 |
| | | | 0 |

Transfer Information

| Seller: | Date: | Price: |
|----------------------------|----------------------|----------|
| TEGELER WALTER S | 11/05/1985 | \$35,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /07028/ 00217 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2017 | 07/01/2018 |
|-----------------------------|-------|------------|------------|
| 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:

Red
2 B

leased by Midwood Land Company Inc. unto The Dundalk Building Company, the Grantor herein.

SEE ALSO Confirmatory Lease, dated October 20, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1900, folio 205, from Midwood Land Company Inc. unto The Dundalk Building Company, the Grantor herein.

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

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her personal representatives and assigns, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal forever; subject to the payment of the annual rent of Ninety-six Dollars (\$96.00), payable in equal semi-annual installments on the first days of February and August, in each and every year.

AND the said Grantor hereby covenants that it has not done nor suffered to be done, any act, matter or thing whatsoever, to encumber the property hereby granted; that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of the same as may be requisite.

WITNESS the signature of said body corporate, by the hand of Joseph Meyerhoff its President, and its corporate seal hereto affixed.

TEST: THE DUNDALK BUILDING COMPANY
Marie E. Bornhorn BY: Joseph Meyerhoff (Corporate Seal)
Marie E. Bornhorn Joseph Meyerhoff President

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

I HEREBY CERTIFY, that on this 27th March in the year one thousand nine hundred and fifty-one before me, the subscriber, a Notary Public, of the State of Maryland, in and for Baltimore City, aforesaid, personally appeared Joseph Meyerhoff the President of The Dundalk Building Company, the Grantor herein, and he acknowledged the foregoing Assignment to be the act of said body corporate.

IN TESTIMONY WHEREOF I hereunto set my hand and Notarial Seal.

(Notarial Seal) Marie E. Bornhorn Notary Public.
Marie E. Bornhorn

Recorded Mar 28 1951 at 2:00 PM & exd per George L Byerly Clerk (red by MEM)
Exd By RB&V

14401 Francis T Peach Tr etal : THIS DEED, Made this 13th day of March, in the year
Deed to Walter S Tegeler et al : nineteen hundred and fifty-one, by and between
USS \$4.40 SS \$4.40 : Francis T. Peach, Trustee as hereinafter mentioned,
: of Baltimore County, State of Maryland, party of
the first part, Michael J. Wheeler and Katherine Wheeler, his wife, of Baltimore City, State
of Maryland, parties of the second part, and Walter S. Tegeler and Talitha M. Tegeler, his
wife, of Baltimore County, State of Maryland, parties of the third part.

WHEREAS, by a decree of the Circuit Court for Baltimore County passed on January 5, 1951, in a cause therein pending entitled Milton W. Borgmann, Jr., et al. vs. Audrey E. Grapes, et al., the contract of sale filed in said proceeding to Michael J. Wheeler, purchaser, covering the property hereinafter described, was ratified and confirmed, and Francis T. Peach was appointed Trustee to convey said property to the said Michael J. Wheeler, free, clear and discharged from all claims of parties Plaintiff and Defendant to said proceeding; and

WHEREAS, the said Francis T. Peach has filed his duly approved bond in accordance with

BALTIMORE COUNTY CIRCUIT COURT (Land Records) GLB 1945, p. 0322, MSA_CE62_1800, Date available 02/17/2006, Printed 06/28/2018.

DEL PER TICKET MAR 9 1960

days of May and November in each and every year

Together with and including as part of the buildings and improvements erected on the aforesaid lot or parcel of ground all bathroom fixtures equipment and accessories breakfast nook furniture which are attached to or affixed to the dwelling house all kitchen cabinets hot water heaters gas and electric ranges laundry tubs built in medicine cabinets lighting fixtures heating plant piping tubing radiators oil burner units piping tubing and motors used in connection therewith all of which accessories and equipment are herewith declared to be by the said mortgagors fixtures and permanent additions to the realty and intended to be included as part of the security for this mortgage

Together with the buildings and improvements thereon and the rights roads alleys ways waters privileges appurtenances and advantages thereto belonging or in anywise appertaining

To have and to hold the said lot of ground and improvements unto the said mortgagee its successors and assigns for all the residue of the term of years yet to come and unexpired therein with the benefit of renewal forever subject to the payment of an annual ground rent of Ninety Dollars as aforesaid

Provided that this conveyance shall be null and void upon the performance of all conditions and stipulations mentioned herein and upon the full payment of the principal debt secured hereby and the interest thereon and all moneys advanced or expended and all other proper costs charges commissions and expenses as herein provided When this mortgage shall have been fully paid off in accordance with its terms and tenor it will be duly released by the mortgagee at the request and expense of the mortgagor but in the event of default in the payment of any installment of principal or interest as above provided (it being agreed that the default shall exist only if not made good prior to the due date of the next such installment) or if there be a default in any of the conditions stipulations or covenants of this mortgage then the mortgagee may exercise the option of treating the remainder of the mortgage debt hereby secured due and payable Failure to exercise this option shall not constitute a waiver of the right to exercise it at any other time

And the mortgagor in order more fully to protect the security of this mortgage covenants and agrees as follows

1- That together with and in addition to the monthly payments of principal and interest payable under the terms of the mortgage debt hereby secured the mortgagor will pay to the mortgagee on the first day of each month until the said debt is fully paid the following sum

(a)- If this mortgage and the mortgage debt hereby secured are insured under the provisions of the National Housing Act and so long as they continue to be so insured one-twelfth (1/12) of the annual mortgage insurance premium for the purpose of putting the mortgagee in funds with which to discharge the said mortgagee's obligation to the Federal Housing Administrator for mortgage insurance premiums pursuant to the provisions of Title II of the National Housing Act as amended and Regulations thereunder The mortgagee shall on the termination of its obligation to pay mortgage insurance premiums credit to the account of the mortgagor all payments made under the provisions of this subsection which the mortgagee has not become obligated to pay to the Federal Housing Administrator

(b)- A sum equal to the ground rents if any next due plus the premiums that will next become due and payable on policies of fire and other hazards insurance covering the mortgaged property plus taxes and assessments next due on the mortgaged property (all as estimated by the mortgagee) less all sums already paid therefor divided by the number of months to elapse before such date prior to the date when such ground rents premiums taxes and assessments

FEE-SIMPLE DEED-CODE-City or County

This Deed, Made this 2nd day of November
 in the year one thousand nine hundred and eighty-five, by and between
WALTER S. TEGELER and TALITHA M. TEGELER, his wife, Grantors,
 of the County of Baltimore, in the State of Maryland, of the first part, and
WALTER S. TEGELER, III and DEBORAH ANN TEGELER, his wife, Grantees,
 of the second part.

Witnesseth, That in consideration of the sum of Thirty-five Thousand Dollars (\$35,000.00)
 the said parties of the first part do grant and convey unto the said WALTER S. TEGELER III and DEBORAH ANN TEGELER, his
wife, as tenants by the entireties, their assigns, the survivor of them, his
or her Personal Representatives

C RC/F 14.00
 C T TX 175.00
 C DOCS 175.00
 DEED 0 W
 EHK JR T 364.00
 #87171, COOL R02-708-27
 11/06/85

heirs and assigns, in fee simple, all that lot and parcel of ground, situate, lying and being in
 the County of Baltimore, State of Maryland, aforesaid, and described as follows, that is to say:—

Beginning for the same on the northeasternmost side of the Windsor Mill Road at the beginning
 of the whole parcel of land described in the Deed from Mary E. Smith, Trustee,
 et. al. to George Rittler dated February 9, 1917, and recorded among the Land
 Records of Baltimore County in Liber W.P.C. No. 477, Folio 10, etc., and running
 thence along the northeastern side of said road and with said first line of said
 whole parcel north 45 degrees 19 minutes west 52 feet 3 inches, thence reversing
 the third line of that part of said whole parcel which by Deed dated October 21,
 1924, and recorded among the aforesaid Land Records in Liber W.P.C. No. 600,
 Folio 473, was conveyed by said George Rittler and wife to Adele Parlett, et. al.
 north 48 degrees east 214 feet to the third line of said whole parcel thence with
 said third line south 45 degrees 19 minutes east 52 feet 3 inches to the end
 thereof and thence with the last line of said whole parcel and binding on the land
 of said William Borgmann conveyed to him in the Deed from John J. Timanus, Trustee,
 dated October 16, 1912, south 48 degrees west 214 feet to the place of beginning.
 Containing 1/4 acre more or less. Said improvements thereon being known as
 5804 Windsor Mill Road.

BEING the same lot and parcel of ground which by Deed dated March 13, 1951, and
 recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1945,
 Folio 322, was granted and conveyed by Francis T. Peach, Trustee, et. al., unto the
 Grantors, herein.

SAVING and excepting that parcel of ground which by Deed dated January 4, 1956, and
 recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2939,
 Folio 29, was granted by the Grantors to Baltimore County, Maryland, for a right-
 of-way for the widening of Windsor Mill Road.

STATE DEPARTMENT OF
 ASSESSMENTS & TAXATION
 11-5-85
 CLERK DATE

AGRICULTURAL TRANSFER TAX
 NOT APPLICABLE
 SIGNATURE [Signature] DATE 11-5-85 170****56090Da F05

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 7028, p. 0217, MSA_CEG2_6883. Date available 11/04/2005, Printed 02/26/2018.

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

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said

WALTER S. TEGELER, III and DEBORAH ANN TEGELER, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her Personal Representatives heirs and assigns, in fee simple.

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

Witness the hands and seals of said grantors.

TEST:

Larry L. Lockhart
Larry L. Lockhart

Walter S. Tegeler (SEAL)
WALTER S. TEGELER

Talitha M. Tegeler (SEAL)
TALITHA M. TEGELER

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

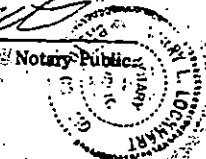
I HEREBY CERTIFY, That on this 2nd day of November in the year one thousand nine hundred and eight-five, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared WALTER S. TEGELER and TALITHA M. TEGELER, his wife,

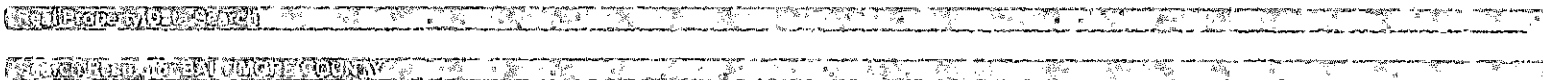
the above named grantors and they acknowledged the foregoing Deed to be their act.

As Witness my hand and Notarial Seal.

My Commission Expires: 7-1-86

Mail to *Larry Lockhart*
Address *440 Security Blvd*
21207





Account Identifier: District - 01 Account Number - 2200002180

Owner Name: TEGELER WALTER S 3RD
 TEGELER DEBORAH ANN
Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 519 OAK TREE RD
 WESTMINSTER MD 21157-8127
Deed Reference: /08446/ 00763

Premises Address: 5804 WINDSOR MILL RD
 0-0000
Legal Description: PT LT 1 .0077 AC
 87 NW LORRAINE AV
 D W BORGMAN PLAT

| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|------|-------|---------|---------------|--------------|----------|--------|------|------------------|----------------------|
| 0088 | 0021 | 0491 | | 0000 | | | | 2018 | |
| | | | | | | | | | Plat Ref: 0004/ 0037 |

Special Tax Areas:

| | |
|--------------------|------|
| Town: | NONE |
| Ad Valorem: | |
| Tax Class: | |

| | | | | |
|--------------------------------|--------------------------------|-------------------------------|---------------------------|-------------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| | | | 336 SF | 06 |

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

| | Base Value | Value | Phase-in Assessments | |
|--------------------|------------|------------|----------------------|------------|
| | | As of | As of | As of |
| | | 01/01/2018 | 07/01/2017 | 07/01/2018 |
| Land: | 300 | 300 | | |
| Improvements | 0 | 0 | | |
| Total: | 300 | 300 | 300 | 300 |
| Preferential Land: | 0 | | | 0 |

| | | |
|-------------------------------------|-----------------------------|-------------------|
| Seller: TEGELER WALTER S ,SR | Date: 04/05/1990 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /08446/ 00763 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

| | | | |
|------------------------------------|--------------|-------------------|-------------------|
| Partial Exempt Assessments: | Class | 07/01/2017 | 07/01/2018 |
| 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 Status: No Application

Homeowners' Tax Credit Application Status: No Application **Date:**

This Deed, Made this 25th day of September

in the year one thousand nine hundred and eighty-seven, by and between

MADELINE BETTY HENNESSIE, now known as MADELINE B. WALLACE, Grantor

of Baltimore County

in the State of Maryland, of the first part, and

WALTER S. TEGELER, JR., and DONNA J. TEGELER, his wife, Grantees

of the second part.

Witnesseth, That in consideration of the sum of Seventeen Thousand Five Hundred Dollars (\$17,500.00)

the said MADELINE BETTY HENNESSIE now known as MADELINE B. WALLACE

does grant and convey unto the said WALTER S. TEGELER, JR., and DONNA J. TEGELER, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her personal representatives,

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

9-28-87
CLERK DATE

SIGNATURE [Signature] DATE [Date]

heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in

Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:-

Beginning for the same in the center of Lorraine Avenue at a point distant 61.86 feet from the beginning of the first line described in a deed from Augusta Kintop, widow, to Michael J. Hennessie and Agnes B. Hennessie, his wife, dated July 6, 1931, and recorded among the Land Records of Baltimore County in Liber L. McL. M. No. 884, folio 299, etc., said point of beginning being also the end of the third or North 42 degrees west 186.27 foot line of the deed from Agnes B. Hennessie, widow, to Ruth Nancy Gise and Edgar Leo Gise, her husband, dated February 11, 1950, and recorded among the Land Records aforesaid in Liber T.B.S. No. 1821, folio 150 etc., and running thence reversely and binding along said third line south 42 degrees east 186.27 feet to intersect the first line of the deed from William Borgmann and wife to Carl J. Kintop and wife, dated July 23, 1913, and recorded among the Land Records aforesaid in Liber W.P.C. No. 414, folio 450, etc., and running thence with said line north 48 degrees east 60 feet to a pipe set in the ground, thence for a line of division and binding along the division line between lots nos. 31-C and 31-D on the plat aforesaid north 42 degrees west 171.22 feet to the center of Lorraine Avenue and to the beginning of the first line of the aforesaid deed from Augusta Kintop, widow, to Michael J. Hennessie and wife, and thence running with said line and along the center of Lorraine Avenue south 62 degrees 05 minutes and 20 seconds west 61.86 feet to the place of beginning. Containing 246/1000 of an acre of land, more or less.

BEING the same lot and parcel of ground which by deed dated February 3, 1951, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1930, folio 258, was granted and conveyed by Agnes B. Hennessie, widow, unto the Grantor herein.

BEING subject to the covenants and restrictions set forth in a deed from William Borgmann and wife to George L. Subock and wife dated October 16, 1912, and recorded among the aforesaid Land Records in Liber W.P.C. No. 403, folio 263.

and comprising lot Number 31-C as laid down on Plat marked M.J. Hennessee, made by J.L. Barnes, Surveyor June 4, 1928 and recorded among the land records of Baltimore County in Plat Book WHM No. 9 folio 15, said Barnes plat being sub-division of the whole lot number 31 as laid down on the plat of the property of William Borgmann and recorded among the land records in Plat Book WPC No. 4 folio 37. Being known as 2115 Lorraine Avenue.

*Lucy Lockhart
(1660) Secretary
2107*

To Have and To Hold said lot of ground remises, 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

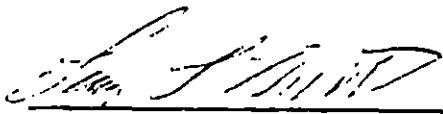
WALTER S. TEGELER, JR., and DONNA J. TEGELER, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her personal representatives,

heirs and assigns, in fee simple.

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

Witness the hand and seal of said grantor.

TEST:


Larry I. Lockhart

 (SEAL)
MADELINE BETTY HENNESSIE, now known as MADELINE B. WALLACE, Grantor

_____ (SEAL)



STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 25th day of September in the year one thousand nine hundred and eighty-seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared MADELINE BETTY HENNESSIE, now known as MADELINE B. WALLACE

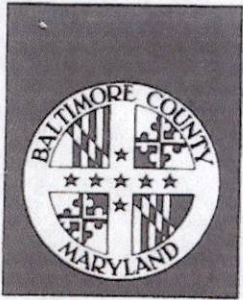
the above named grantor, and she acknowledged the foregoing Deed to be her

As Witness my hand and Notarial Seal.

My Commission Expires:

DP 3
1/79



Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER LICENSED IN BALTIMORE COUNTY.

County Executive

Dennis F. Rasmussen

| | | | | | | | | |
|--------------------|------|--------|-------|--------|------|-----|--------------|--|
| CONSTR. PLANS | PLAT | RECORD | PLANS | LETTER | DATA | AFF | SUPERVISION | |
| | | | | | | | WAIVER | |
| TAX ACCOUNT NUMBER | | | | | | | 01-20-200080 | |

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204 JRN

| | | | | | |
|---------------|-------|------|----|----------|----|
| CENSUS | | ELEC | | PLUMBING | |
| TRACT | BLOCK | YES | NO | YES | NO |
| | | | X | X | |
| BY <i>JLR</i> | | | | JAB/SAS | |

| | | | | | | | |
|---|--|---------|------|-------|-----|----------|---------|
| BUILDING ADDRESS | 5804 WINDSOR MILL RD. | | | | | | |
| OWNER'S NAME | WALTER & DEBORAH TEGELOR | | | | | | |
| MAILING ADDRESS OF OWNER | 5804 WINDSOR MILL RD. BALTO. 21207 | | | | | | |
| IDENTIFICATION | NAME | ADDRESS | CITY | STATE | ZIP | PHONE NO | LICENSE |
| TENANT | | | | | | | |
| BUILDING CONTRACTOR | OWNER | | | | | | |
| ENGINEER OR ARCHITECT | | | | | | | |
| IF UNDER CONTRACT OF SALES GIVE SELLER'S NAME AND ADDRESS | | | | | | | |
| TRANSFER DESCRIPTION | NS WINDOR MILL RD. 90 W. LORRAINE AVE. | | | | | | |

DATE ISSUED: 9/16/88

| | | |
|--------------------|----------|----------|
| BUILDING PERMIT NO | DISTRICT | PRECINCT |
| 104553 | | |
| CONTROL NO | | |
| C-1820-88 | 1 | 1 |

THIS PERMIT
EXPIRES
YEAR

A. TYPE OF IMPROVEMENT

- 1 NEW BUILDING CONSTRUCTION
- 2 ADDITION
- 3 ALTERATION
- 4 REPAIR
- 5 WRECKING (ENTER NO. UNITS DEDUCTED _____)
- 6 MOVING
- 7 OTHER _____

RESIDENTIAL

- 01 ONE FAMILY
- 02 TWO FAMILY
- 03 THREE AND FOUR FAMILY
- 04 FIVE OR MORE FAMILY (ENTER NO. UNITS _____)
- 05 SWIMMING POOL
- 06 GARAGE
- 07 OTHER _____

C. TYPE OF USE

NON-RESIDENTIAL

- 08 AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- 09 CHURCH, OTHER RELIGIOUS BUILDING
- 10 FENCE (LENGTH _____ HEIGHT _____)
- 11 INDUSTRIAL, STORAGE BUILDING
- 12 PARKING GARAGE
- 13 SERVICE STATION, REPAIR GARAGE
- 14 HOSPITAL, INSTITUTIONAL, NURSING HOME
- 15 OFFICE, BANK, PROFESSIONAL
- 16 PUBLIC UTILITY
- 17 SCHOOL, COLLEGE, OTHER EDUCATIONAL
- 18 SIGN
- 19 STORE MERCANTILE RESTAURANT
- SPECIFY TYPE _____
- 20 SWIMMING POOL (MD HEALTH DEPT APPR REQ)
- 21 TANK, TOWER
- 22 TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
- 23 OTHER **STORAGE GARAGE**

DESCRIBE PROPOSED WORK 1 AND 2 FAM CODE

1984

| |
|-----------------|
| TYPE FOUNDATION |
| SLAB |
| BLOCK |
| CONCRETE |
| BASEMENT |
| FULL |
| PARTIAL |
| NONE |

CONSTRUCT GARAGE ON REAR OF PROPERTY FOR USE AS STORAGE. PERMIT CANCELS 94375/C-208-87. CHANGE IN CONST. PLANS. REFER TO CORRECTION NOTICE H-002327. REFER BACK FOR PLOT PLANS.

CHECK APPROPRIATE CATEGORIES FOR RESIDENTIAL ONLY

| | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | |
| | | | | | | | | | | | | | | | | | | | | | | | |

B. OWNERSHIP

- 1 PRIVATELY OWNED
- 2 PUBLICLY OWNED

ESTIMATED COST OF MATERIAL & LABOR \$2,500.00

24 PROPOSED USE(S) **SAME & GARAGE**
EXISTING USE(S) **MONUMENT MFG.**

THIS PERMIT MUST BE POSTED

SEE OTHER SIDE FOR INSPECTIONS

Handwritten initials

Real Property Data Search

Search Result for BALTIMORE COUNTY

Account Identifier: District - 01 Account Number - 0120200070

Owner Information

Owner Name: TEGELER WALTER S 3RD
TEGELER DEBORAH A
Use: RESIDENTIAL
NO
Mailing Address: 519 OAK TREE RD
WESTMINSTER MD 21157-8127
Principal Residence:
Deed Reference: /12312/ 00364

Location & Structure Information

Premises Address: 5806 WINDSOR MILL RD
BALTIMORE 21207-0000
Legal Description: LT NES WINDSOR MILL
5806 WINDSOR MILL RD
NW OF LORRAINE AVE

| | | | | | | | | | | |
|--|------------------------|--|-------------------------------------|-------------------------------|---------------------------------|--|-----------------------------|------------------------------|-----------------|------------------|
| Map: 0088 | Grid: 0021 | Parcel: 0491 | Sub District: | Subdivision: 0000 | Section: | Block: | Lot: | Assessment Year: 2016 | Plat No: | Plat Ref: |
| Special Tax Areas: | | | | | Town: | NONE | | | | |
| | | | | | Ad Valorem: | | | | | |
| | | | | | Tax Class: | | | | | |
| Primary Structure Built 1929 | | Above Grade Living Area 1,086 SF | | Finished Basement Area | | Property Land Area 10,712 SF | | County Use 04 | | |
| Stories 1 1/2 | Basement YES | Type STANDARD UNIT | Exterior ASBESTOS SHINGLE | | Full/Half Bath 1 full | | Garage 1 Detached | Last Major Renovation | | |

Value Information

| | Base Value | Value As of 01/01/2016 | Phase-in Assessments As of 07/01/2017 | As of 07/01/2018 |
|---------------------------|------------|------------------------------|---|---------------------|
| Land: | 59,100 | 59,100 | | |
| Improvements | 72,100 | 77,400 | | |
| Total: | 131,200 | 136,500 | 134,733 | 136,500 |
| Preferential Land: | 0 | | | 0 |

Transfer Information

| | | |
|------------------------------------|-----------------------------|------------------------|
| Seller: TEGELER WALTER S | Date: 08/05/1997 | Price: \$70,000 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /12312/ 00364 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| | | | |
|------------------------------------|-------------------------------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2017 | 07/01/2018 |
| 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:**

THIS DEED, Made this 23rd day of September, in the year nineteen hundred and seventy-six, by and between THE WESLEY HOME, INC., a body corporate of the State of Maryland, formerly The Home for the Aged of the Methodist Church of Baltimore City, party of the first part, and WALTER S. TEGELER and TALITHA M. TEGELER, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said WALTER S. TEGELER and TALITHA M. TEGELER, his wife, as tenants by the entireties, their assigns, the survivor of them and the heirs and assigns of the survivor in fee simple, all that parcel of ground situate, lying, and being in the First Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same on the Northeasternmost side of Windsor Mill Road in the First District of Baltimore County, Maryland, and at the distance North 45 degrees 19 minutes West 157 feet 8 inches from a stone and iron pipe at the intersection point between the Southwesternmost side of what is now Lorraine Avenue 23 feet wide and the Northeasternmost side of Windsor Mill Road, said point being the beginning of the division line between Franklin and Borgmann and running thence with a line parallel to the Northeasternmost line of the William Borgmann property and at the equal distance of 52 feet 3 inches Northwesterly therefrom, thence North 48 degrees East 214 feet to an iron pipe, thence with a line parallel to Windsor Mill Road North 45 degrees 19 minutes West 52 feet 3 inches, thence with a line parallel to the first mentioned line in this description South 48 degrees West 214 feet more or less to meet the Northernmost side of Windsor Mill Road, thence binding along said Northeasternmost line of said Windsor Mill Road South 45 degrees 19 minutes East 52 feet 3 inches to the point of beginning. The improvements thereon being known as No. 5806 Windsor Mill Road.

BEING all and the same property which by Lease dated May 14, 1926 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 632, folio 465 was demised and leased by The Boulevard Building and Loan Association of Baltimore City to George E. Walters for the renewable term of 99 years at and under the annual ground rent of \$60.00, payable in equal half yearly installments on the 14th days of May and November in each and every year.

MADE 4 10 SEP 26
JACO

1125 MSC

The reversion in fee and annual ground rent aforesaid being all and the same property which by Deed dated January 2, 1936 and recorded among the Land Records aforesaid in Liber C.W.B.Jr. No. 963, folio 429 was granted and conveyed by Sarah Fainberg and Harry Fainberg, her husband, unto Harvey W. North and Evva S. North, his wife, in fee simple, subject to the term of years aforesaid. The said Evva S. North predeceased the said Harvey W. North, thereby vesting the absolute estate in him. The said Harvey W. North departed this life testate on or about May 24, 1950, and by Item XI, of his Last Will and Testament, duly recorded among the Records of the Office of Register of Wills for Baltimore City in Wills Liber J.H.B. No. 236, folio 81, he did devise and bequeath the said property unto The Home for the Aged of the Methodist Church of Baltimore City, now known as The Wesley Home, Inc.


The leasehold interest therein being all and the same property which by Deed dated May 17, 1941 and recorded among the Land Records aforesaid in Liber C.W.B.Jr. No. 1167, folio 109 was granted and assigned by Home Owners Loan Corporation unto Walter S. Tegeler and Talitha M. Tegeler, his wife, subject to the payment of the annual ground rent aforesaid.

TOGETHER with the improvements thereon, and the rights and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the above granted property, and particularly the aforesaid rent payable out of said lot and the reversion thereto, unto the said WALTER S. TEGELER and TALITHA M. TEGELER, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of the survivor, in fee simple, to the end and intent that the aforesaid reversion in fee and annual ground rent shall be forever merged and extinguished.

AND the said party of the first part hereby covenants that it will warrant specially the property hereby conveyed, and that it will execute such further assurances as may be requisite.

AS WITNESS the signature of Robert W. Schaefer President of The Wesley Home, Inc., and the corporate seal of said body corporate duly attested.

ATTEST:

Robert W. Schaefer
Secretary

THE WESLEY HOME, INC.
BY: *Robert W. Schaefer* (SEAL)
ROBERT W. SCHAEFER
President

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK 5680, p. 0481, MSA CE62_5535. Date available 11/29/2005. Printed 02/26/2018.

STATE OF MARYLAND, BALTIMORE *City*, TO WIT:

I HEREBY CERTIFY, That on this *23rd* day of *September*,

1976, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared *Robert W. Schaefer*, who acknowledged himself to be the President of the Grantor Corporation, and that he, as such President, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as President, and he did further certify that the conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of said Grantor Corporation.

AS WITNESS my hand and Notarial Seal.



John L. Pfeiffer
Notary Public

SEP 28-76 259698d *****1925
SEP 28-76 259698c8 *****4.00
SEP 28-76 259697c7 *****3.75
SEP 28-76 259696c6 *****1150

Rec'd for record SEP 23 1976 at *pp*
Per *Kimer H. Kahline, Jr.* Clerk
Mail to *Cook, Murray et al*
Receipt No. *1150*



FEE-SIMPLE DEED - CODE - City or County

NO CONSIDERATION

This Deed, Made this 2nd day of May

in the year one thousand nine hundred and Eighty by and between WALTER S. TEGELER, SR. and TALITHA M. TEGELER, his wife

of County of Baltimore, State of Maryland, in the State of Maryland, of the first part, and WALTER S. TEGELER, SR. and TALITHA M. TEGELER, his wife, life tenants,

of the second part.

JUN -3-80 1-0522E ****10.00 JUN -3-80 1-0522E ****10.00

Witnesseth, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is herein acknowledged, the said Grantors do hereby grant and convey unto WALTER S. TEGELER, SR. and TALITHA M. TEGELER, as tenants by the entireties, the survivor of them, for and during the term hereinafter of their natural life and no longer, with full power to them, the said Grantees, to sell, lease, mortgage, or encumber in any manner, the absolute estate, including both the life estate and the remainder therein, absolutely and without the joinder or consent of any person whatsoever, for a consideration or otherwise, but in the event the said Grantees, or survivor of them, should die without having disposed of all the property hereafter described, then whatsoever remains in them and undisposed of at the time of their death, or death of the survivor of them, shall immediately vest in and become the property of their daughter, BETTY LOU BEAHM, and their son, WALTER S. TEGELER, JR., as tenants in common, and not as joint tenants, their Personal Representatives,

heirs and assigns, in fee simple, all that lot and parcel of ground, situate, lying and being in County of Baltimore, State of Maryland, aforesaid, and described as follows, that is to say:-

Beginning for the same on the Northeasternmost side of Windsor Mill Road in the First District of Baltimore County, Maryland, and at the distance North 45 degrees 19 minutes West 157 feet 8 inches from a stone and iron pipe at the intersection point between the Southwesternmost side of what is now Lorraine Avenue 23 feet wide and the Northeasternmost side of Windsor Mill Road, said point being the beginning of the division line between Franklin and Borgmann and running thence with a line parallel to the Northeasternmost line of the William Borgmann property and at the equal distance of 52 feet 3 inches Northwesterly therefrom, thence North 48 degrees East 214 feet to an iron pipe, thence with a line parallel to Windsor Mill Road North 45 degrees 19 minutes West 52 feet 3 inches, thence with a line parallel to the first mentioned line in this description South 48 degrees West 214 feet more or less to meet the Northernmost side of Windsor Mill Road, thence binding along said Northeasternmost line of said Windsor Mill Road South 45 degrees 19 minutes East 52 feet 3 inches to the point of beginning. The improvements thereon being known as No. 5806 Windsor Mill Road.

BEING the same lot of ground which by Deed dated September 23, 1976 and recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 3680 folio 480 was granted and conveyed by The Wesley Home, Inc. unto the grantors herein.

BEING ALSO the same lot and parcel of ground which by Deed of Assignment dated May 17, 1941 and recorded among the Land Records of Baltimore County in Liber CHB Jr. No. 1167 folio 109 was granted and assigned by Home Owners Loan Corporation unto the Grantors herein.

TRANSFER TAX NOT REQUIRED RANDOLPH B. ROSENKRANTZ DIRECTOR OF TAXES BALTIMORE COUNTY, MARYLAND

Per: AUTHORIZED SIGNATURE

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

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said WALTER S. TEGELER, SR. and TALITHA M. TEGELER, his wife, as tenants by the entirety, the survivor of them, for and during the term of their natural life and no longer, with full power to them, the said Grantees, to sell, lease, mortgage or encumber in any manner the absolute estate including both the life estate and the remainder therein absolutely and without the joinder or consent of any person whatsoever, for a consideration or otherwise, but in the event the said Grantees or the survivor of them should die without having disposed of all the property herein described, then whatsoever remains in them and undisposed of at the time of their death, or the death of the survivor of them, shall immediately vest in, and become the property of their daughter, BETTY LOU BEAHM, and their son, WALTER S. TEGELER, JR., as tenants in common, and not as joint tenants, their Personal Representatives, heirs, and assigns, in fee simple.

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

Witness the hand and seal of said grantor

TEST:

Larry L. Lockhart
LARRY L. LOCKHART

Walter S. Tegeler Sr. (SEAL)
WALTER S. TEGELER, SR.

Talitha M. Tegeler (SEAL)
TALITHA M. TEGELER

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 2nd day of MAY in the year one thousand nine hundred and Eighty before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared WALTER S. TEGELER, SR. and TALITHA M. TEGELER

the above named grantors and they acknowledged the foregoing Deed to be their

As Witness my hand and Notarial Seal.

My Commission Expires:

July 1st 1982 at 12:13 P.M.

Larry L. Lockhart
LARRY L. LOCKHART
10.00



BALTIMORE COUNTY CIRCUIT COURT (Land Records) (EHK Jr. 6170, p. 0114, MSA_CE62_6025, Date available 11/16/2005, Printed 02/26/2018.

FEE-SIMPLE DEED-CODE-City or County

This Deed, Made this 18th day of April

in the year one thousand nine hundred and Eighty by and between

WALTER S. TEGELER, SR. and TALITHA M. TEGELER, his wife

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

WALTER S. TEGELER, SR. and TALITHA M. TEGELER, his wife, Life tenants,

of the second part.

JUN -3-80 1:0524PM ****10.00
JUN -3-80 1:0524PM ****10.00

Witnesseth, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is herein acknowledged, the said Grantors do hereby grant and convey unto Walter S. Tegeler, Sr. and Talitha M. Tegeler, as tenants by the entireties, the survivor of them, for and during the term of their natural life and thereafter no longer, with full power to them, the said Grantees, to sell, lease, mortgage, or encumber in any manner, the absolute estate, including both the life estate and the remainder therein, absolutely and without the joinder or consent of any person whatsoever, for a consideration or otherwise, but in the event the said Grantees, or survivor of them, should die without having disposed of all the property hereafter described, then whatsoever remains in them and undisposed of at the time of their death, or death of the survivor of them, shall immediately vest in, and become the property of their daughter, Betty Lou Beahn, and their son, Walter S. Tegeler, Jr., as tenants in common, and not as joint tenants, their Personal Representatives,

heirs and assigns, in fee simple, all that lot and parcel of ground, situate, lying and being in County of Baltimore, State of Maryland aforesaid, and described as follows, that is to say:-

BEING part of Lot 1 as shown on the Plat of "Property of William Borgmann, 1st District, Baltimore County, Maryland," said Plat being recorded among the Land Records of Baltimore County in Plat Book WPC No. 4 folio 37.
BEING the same lot and parcel of ground which by deed dated February 5, 1980 and recorded among the land records of Baltimore County in Liber EHK Jr. No. 6140 folio 170 was granted and conveyed by Sophia Marie Doering unto the Grantors herein.

TRANSFER TAX NOT REQUIRED
RANDOLPH B. ROSENKRANTZ
DIRECTOR OF FINANCE
BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6170, p. 0115, MSA_CE62_6025, Date available 11/16/2005, Printed 02/26/2018.

6-170-116

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

To Have and To Hold the said lot of ground ----- and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Walter S. Tegeler, Sr. and Talitha M. Tegeler, his wife, as tenants by the entireties, the survivor of them, for and during the term of their natural life and no longer, with full power to them, the said Grantees, to sell, lease, mortgage or encumber in any manner, the absolute estate, including both the life estate and the remainder therein, absolutely and without the joinder or consent of any person whatsoever, for a consideration or otherwise, but in the event the said Grantees, or the survivor of them, should die without having disposed of all the property herein described, then whatsoever ~~interest therein~~ remains in them and undisposed of at the time of their death, or the death of the survivor of them, shall immediately vest in, and become the property of their daughter, BETTY LOU BEAHM, and their son, WALTER S. TEGELER, JR., as tenants in common, and not as joint tenants, their Personal Representatives, heirs, and assigns, in fee simple.

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

Witness the hands and seals of said grantors.

TEST:

Larry L. Lockhart
Larry L. Lockhart

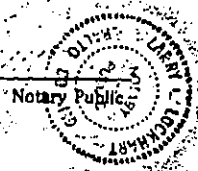
Walter S. Tegeler, Sr. (SEAL)
Walter S. Tegeler, Sr.

Talitha M. Tegeler (SEAL)
Talitha M. Tegeler

STATE OF MARYLAND, County of Baltimore, to wit:
I HEREBY CERTIFY, That on this 18th day of April
in the year one thousand nine hundred and Eighty before me, the subscriber,
a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid,
personally appeared Walter S. Tegeler, Sr. and Talitha M. Tegeler

the above named grantors and they acknowledged the foregoing Deed to be their act.
As Witness my hand and Notarial Seal.

Rec'd for record
Per Elmer J. ...
My. Comm. Exp. 7-1-82
Mail to Larry L. Lockhart
Receipt \$10.00



an irrevocable, perpetual and non-exclusive easement (hereinafter referred to as "the Easement"), in, under and through all of that portion of the Grantors' property which is described in Exhibit E (hereinafter referred to as "the Easement Area"), for construction, connection, installation, maintenance, repair, replacement and use of any underground sanitary sewer line and related facilities serving or to serve the dwelling or other buildings located on the Benefited Property.

2. The burden of the Easement shall run with and bind upon the title to the Easement Area and upon each person from time to time hereafter holding such title of record.

3. The benefit of the Easement shall run with and only with the title to the Benefited Property and each person from time to time holding such title of record, but shall not run with the title to any land other than the Benefited Property.

4. If the Grantor property owners construct or install any improvements within the Easement Area, it shall do so in a manner which does not interrupt the Benefited Property's use and enjoyment of the Easement Facilities and shall bear the expense of repairing any damage caused to the Easement Facilities in the course of such construction or installation.

5. Any construction, installation, maintenance, repair, replacement or use of, or connection to, the Easement Facilities shall be done by the Benefited Owners, only in accordance with (a) all applicable law, ordinances, rules and regulations of each governmental entity having jurisdiction over such activities, and (b) plans therefor which are (i) prepared by the Benefited Owners at its sole expense, and (ii) submitted to and approved in writing by the Grantor Owners, which approval shall not unreasonably be withheld.

6 The cost of the installation of all or any portion of the Easement Facilities (including any extension thereof) shall be borne by the Benefited Owners.

7. After such installation, the Benefited Owners shall at its expense from time to time perform all necessary maintenance and repair of, and replacements to, the Easement Facilities, and the Easement Area and any other land or improvements damaged by the Benefited Owners' exercise of the Easement or use of the Easement Area in any manner, to the end that the Easement Facilities and the Easement Area are maintained at all times in good order and repair, and promptly restore the Easement Area, any improvements thereon and any other land or improvements which are damaged by any such exercise or use to its condition immediately before such installation or other exercise or use (including, by way of example rather than of limitation, (a) restoring any paving, landscaping or other improvements which may be disturbed by such work, and (b) stabilizing any ground areas affected thereby with adequate seeding and mulch or sod, if necessary).

8. This Agreement shall become effective upon and only upon its execution and delivery by each party hereto.

9. This Agreement represents the complete understanding between the parties hereto as to the subject matter hereof, and supersedes all prior negotiations, representations, guaranties, warranties, promises, statements or agreements, either written or oral, between the parties hereto as to the same.

10. This Agreement may be amended by and only by an instrument executed and delivered by each party hereto.

11. This Agreement shall be given effect and construed by application of the law of Maryland, and any action or proceeding brought hereunder shall be brought in the courts of Maryland.

... writing or plat referred to herein as being attached hereto as an exhibit or otherwise designated herein as an exhibit hereto is hereby made a part hereof.

13. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, each party hereto has executed and ensealed this Agreement or caused it to be executed and ensealed on its behalf by its duly authorized representatives, the day and year first above written.

Larry L. ...
Witness as to all

Walter S. Tegeler Sr.
WALTER S. TEGELER, SR., Grantor

Talitha M. Tegeler
TALITHA M. TEGELER, Grantor

Walter S. Tegeler III
WALTER S. TEGELER, III, Grantee

Deborah Ann Tegeler
DEBORAH ANN TEGELER, Grantee

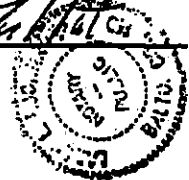
C REC/F 24 00
AGENT 24 00
SH CLERK 24 00
#60145 0001 R02 714:31
04/05/90

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 30th day of March, 1990, before me, a Notary Public for the State and County aforesaid, personally appeared WALTER S. TEGELER, SR., and TALITHA M. TEGELER, his wife, and that they duly authorize and execute said instrument for the Grantors and also at the same time personally appeared WALTER S. TEGELER, III, and DEBORAH ANN TEGELER, his wife, and executed this Agreement on behalf of the Grantees and that the same is their act.

Larry L. ...
Notary Public

My commission expires:
7-1-90





S 51° 14' 44" E

52.34'

N 41° 33' 40" E 288.95'

Walter S. Tegeler, III & Deborah A. Tegeler

Libar 7028, Folio 217.

Walter S. Tegeler, Sr. & Talitha M. Tegeler

Libar 6140, Folio 170.

Part of Lot 1 Property of William Borgmann R.D. 4-37

12.00' N 48° 26' 20" W

S 41° 33' 40" W

56.50' S 41° 33' 40" W

22.04' S 86° 57' 30" W

LORRAINE AVENUE

NOTE: The bearings and distances shown hereon are from a boundary survey by H. Malmud & Asso. dated Jan 2, 1990.

R = 20,799.26'
A = 94.64'
C = N 51° 47' 52" W 5464'

WINDSOR MILL ROAD

OUTLINE 10 FOOT SEWER EASEMENT



- ① S 41° 33' 40" W 10.00'
- ② N 48° 26' 20" W 13.34'
- ③ S 87° 51' 54" W 09.29'
- ④ N 41° 33' 40" E 13.95'
- ⑤ N 87° 51' 54" E 32.75'
- ⑥ S 48° 26' 20" W 17.95'

PLAT TO ACCOMPANY DEED FOR 10 FOOT SEWER EASEMENT TO SERVE WALTER S. TEGELER, III & WIFE, L. 7028, L. 17.

Election District No. 1 Baltimore County, MD.

Scale: 1" = 40' Date: Feb. 8, 1990

Prepared by: H. MALMUD & ASSOCIATES, INC. 100 Church Lane Baltimore, Maryland 21208 Telephone (301) 552-9811

AREA = 1,079 S.F. or 0.025 Acs

0012312 364

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE HK DATE 8/5/97

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

NO TITLE SEARCH OR EXAMINATION PERFORMED.

DEED

HK 8/5/97

THIS DEED, made this 29th day of July, in the year nineteen hundred and ninety-seven, by WALTER S. TEGELER and TALITHA M. TEGELER, husband and wife, life tenants, of Baltimore County, State of Maryland, Grantors herein.

NOW THEREFORE WITNESSETH, that for and in consideration of the sum of SEVENTY THOUSAND DOLLARS (\$70,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the said WALTER S. TEGELER and TALITHA M. TEGELER do hereby grant and convey unto WALTER S. TEGELER, III and DEBORAH A. TEGELER, husband and wife, of Carroll County, State of Maryland, Grantees, as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of the survivor of them, forever, in fee simple:

ALL THAT LOT OR PARCEL OF LAND situate, lying and being in the First Election District of Baltimore County, Maryland, and particularly described as follows:

BEING ALL and the same tract or parcel of land described in a Deed, dated May 17, 1941, of Home Owners' Loan Corporation, subject to a reversion in fee and an annual ground rent, and which leasehold interest was conveyed to Walter S. Tegeler and Talitha M. Tegeler, husband and wife, and recorded among the Land Records of Baltimore County, Maryland, in Liber C.W.B. Jr. No. 1167, Folio 109 et seq.; ALSO BEING the same tract or parcel of land described in a Deed of The Wesley Home, Inc., dated September 23, 1976, merging and extinguishing said reversion in fee and said annual ground rent and conveying said property in fee simple, to the same Walter S. Tegeler and Talitha M. Tegeler, husband and wife, and recorded among the aforesaid Land Records in Liber No. 5680, Folio 480 et seq.; AND ALSO BEING the same tract or parcel of land described in a Deed, dated May 2, 1980, of Walter S. Tegeler and Talitha M. Tegeler, husband and wife, as tenants by the entireties, to the same Walter S. Tegeler and Talitha M. Tegeler, as life tenants, with full power to sell, lease or otherwise convey both the life estate and the remainder therein, and recorded among the aforesaid Land Records in Liber E.H.K. Jr. No. 6170, Folio 113 et seq.

BEING MORE PARTICULARLY described as follows:

BEGINNING for the same on the Northeasternmost side of Windsor Mill Road in the First District of Baltimore County, Maryland and at the distance North 45 degrees 19 minutes West 157 feet 8 inches from a stone and iron pipe at the intersection point between the Southwesternmost side of what is now Lorraine Avenue 23 feet wide and the Northeasternmost side of Windsor Mill Road, said point being the beginning of the division line between Franklin and Borgmann and running thence with a line parallel to

0012312 365

the Northeasternmost line of the William Borgmann property and at the equal distance of 52 feet 3 inches Northwesterly therefrom, thence North 48 degrees East 214 feet to an iron pipe, thence with a line parallel to Windsor Mill Road North 45 degrees 19 minutes West 52 feet 3 inches, thence with a line parallel to the first mentioned line in this description South 48 degrees West 214 feet more or less to meet the Northernmost side of Windsor Mill Road, thence binding along said Northeasternmost line of said Windsor Mill Road South 45 degrees 19 minutes East 52 feet 3 inches to the point of beginning. The improvements thereon being known as 5806 Windsor Mill Road.

SAVING AND EXCEPTING THAT PORCELL OR TRACT OF LAND CONVEYED BY DEED DATED JANUARY 4, 1956 TO THE COUNTY COMMISSIONERS OF BALT. COUNTY AND RELIANCE UPON THE ABSTRACTS, PLATS AND RECORDS IN VOLUME C.L.S. NO. 2134, PAGE 29 ET SEQ.

SUBJECT to any easements, restrictions or covenants of record.

TOGETHER with the buildings and improvements thereon and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto WALTER S. TEGELER, III and DEBORAH A. TEGELER, husband and wife, as tenants by the entireties, their assigns, the survivor of them, and the personal representatives and assigns of the survivor of them, forever in fee simple.

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

AS witness the hand and seal of the Grantors herein.

WITNESS:

[Signature]

Walter S. Tegeler (SEAL)
Walter S. Tegeler

[Signature]

Talitha M. Tegeler (SEAL)
Talitha M. Tegeler

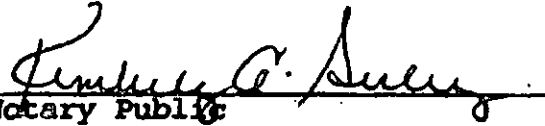
STATE OF MARYLAND, CARROLL COUNTY, to wit:

I HEREBY CERTIFY that on July 29, 1997, before me, a Notary Public of the jurisdiction aforesaid, personally appeared WALTER S. TEGELER and TALITHA M. TEGELER, known to me (or satisfactorily proven) to be the persons whose names are

0012312 366

subscribed to the within Deed, and who acknowledged that they executed the same, for the purposes therein contained, as their free act and deed and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.


Notary Public

My Commission Expires: 8-6-2000

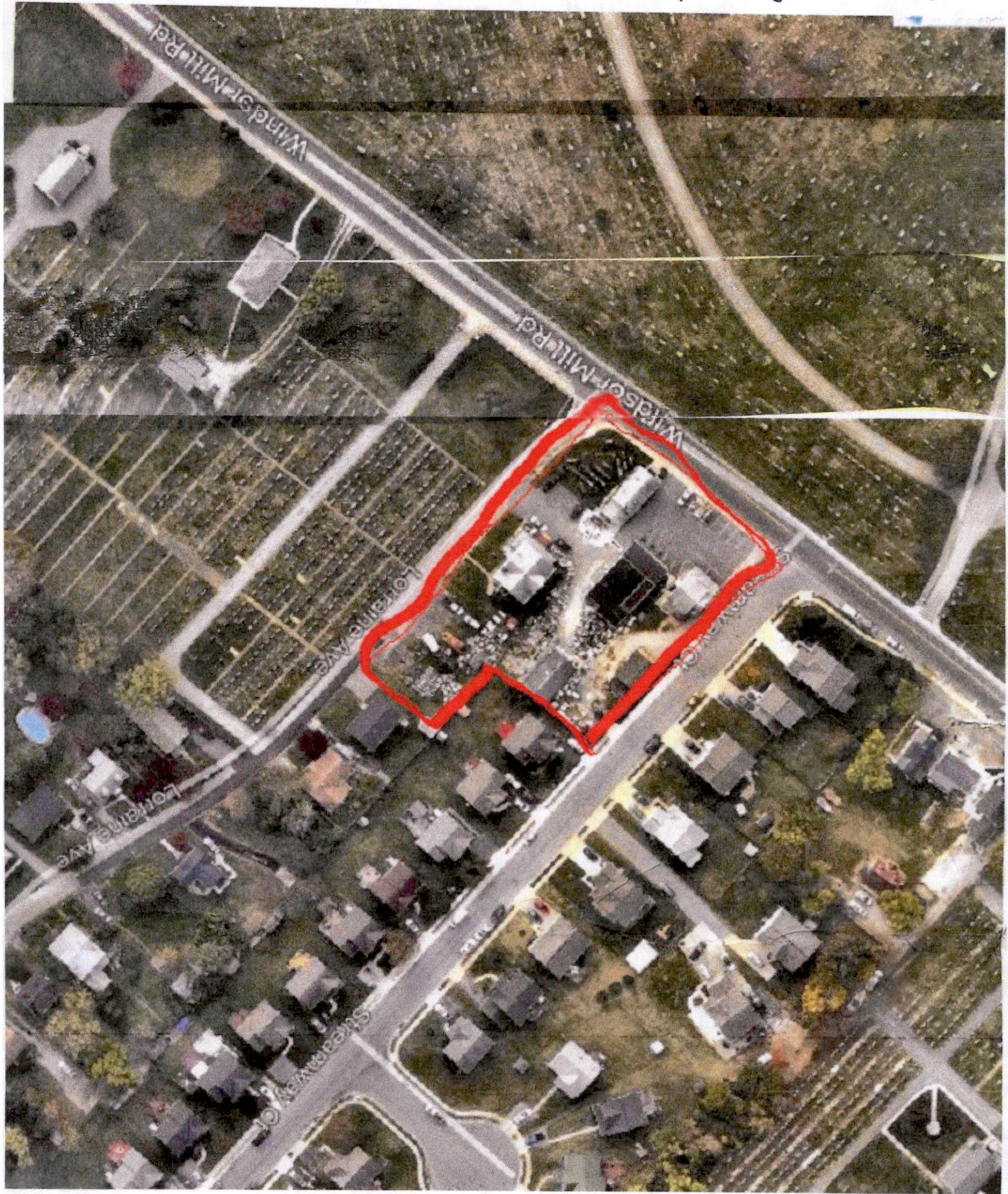
This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


Edward M. Miller

AFTER RECORDING RETURN TO:

Edward M. Miller, Esq.
Miller & Miller, LLP
135 East Main Street
Suite 205
Westminster, MD 21157

Handwritten signature and "No. 3"





A

B

PETITIONER'S

EXHIBIT NO.

4

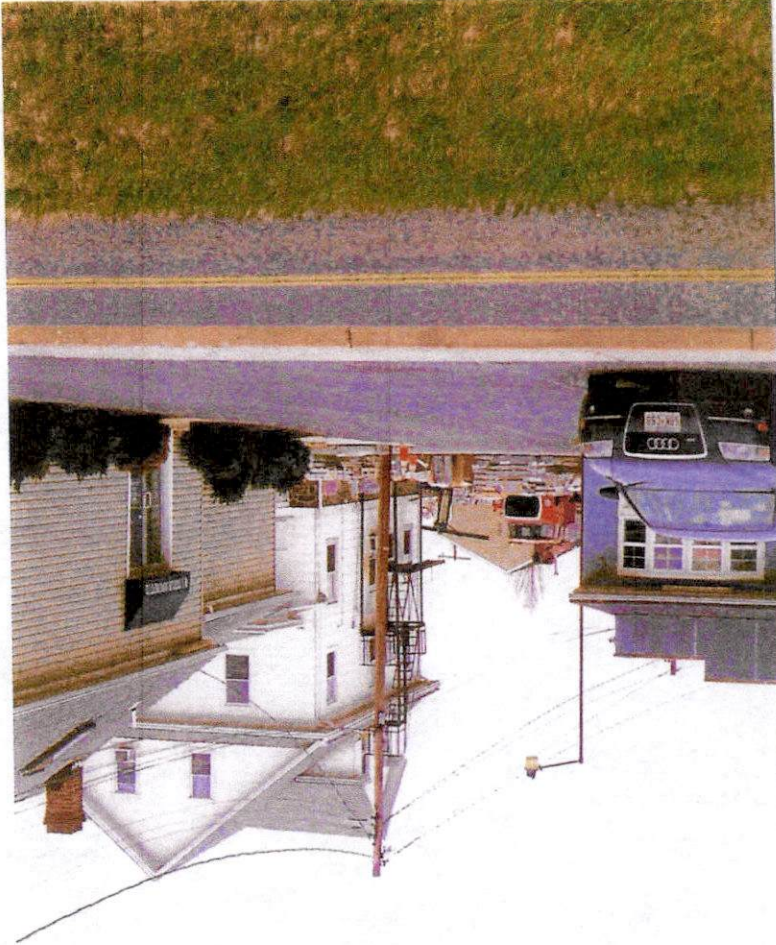
C





Page 3

F



E



D



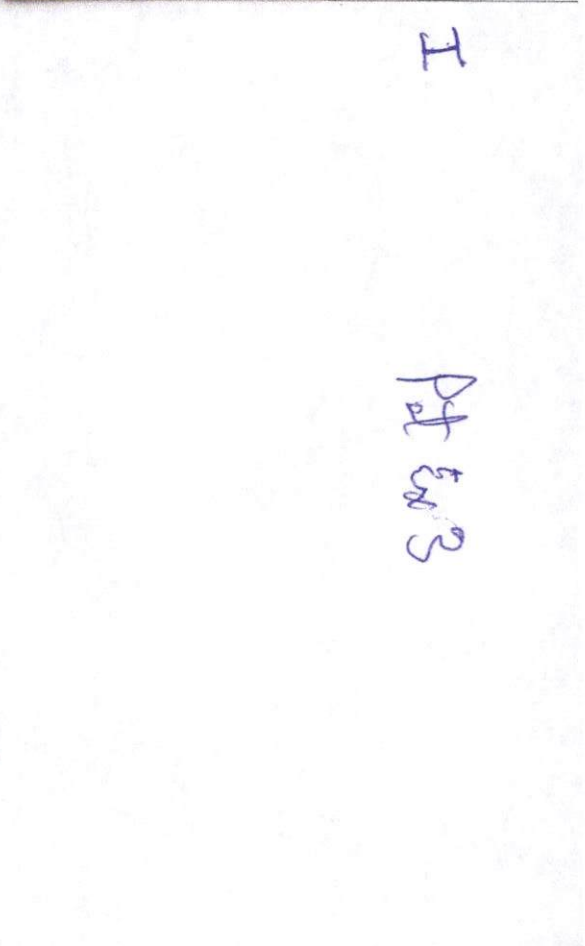
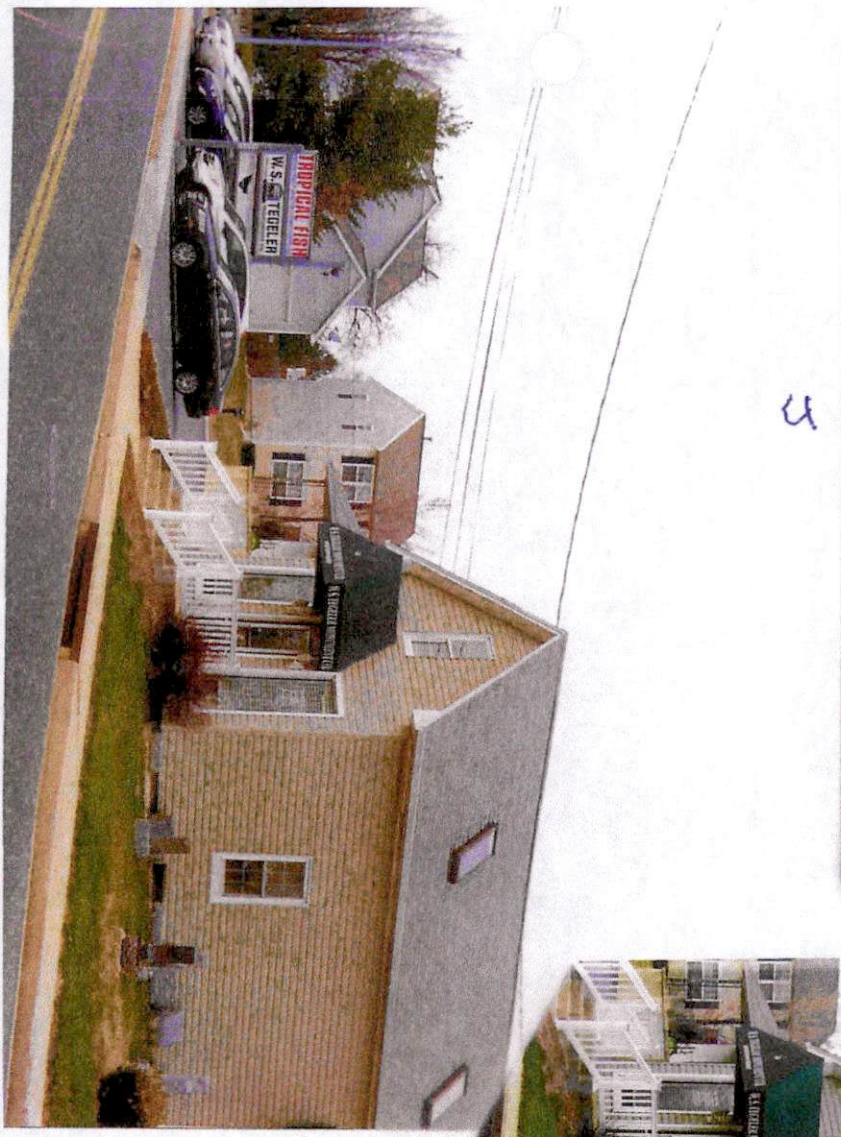
Pat Ex 3

G



H

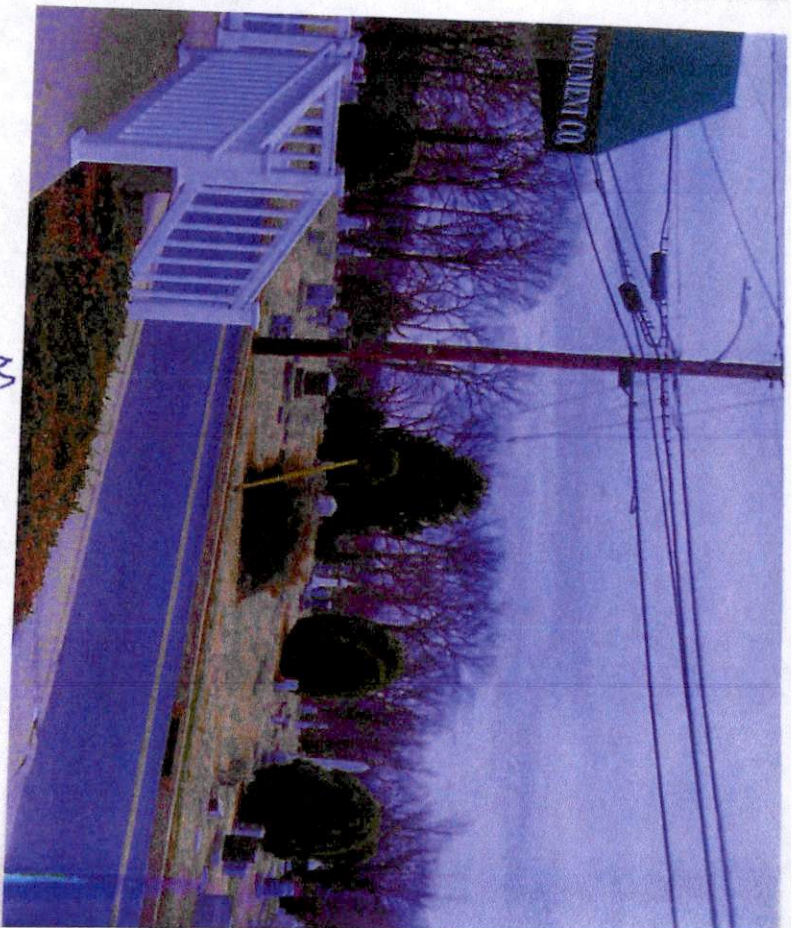




Pat 5/23



L



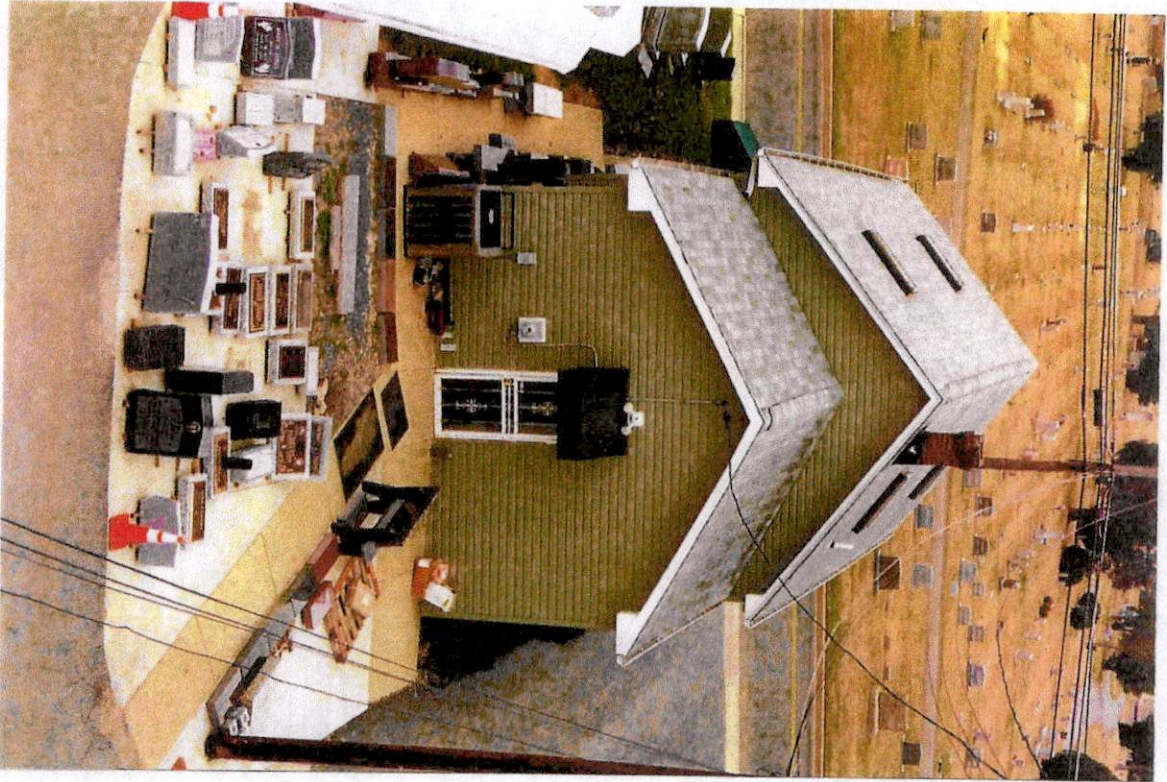
M

Pat 843

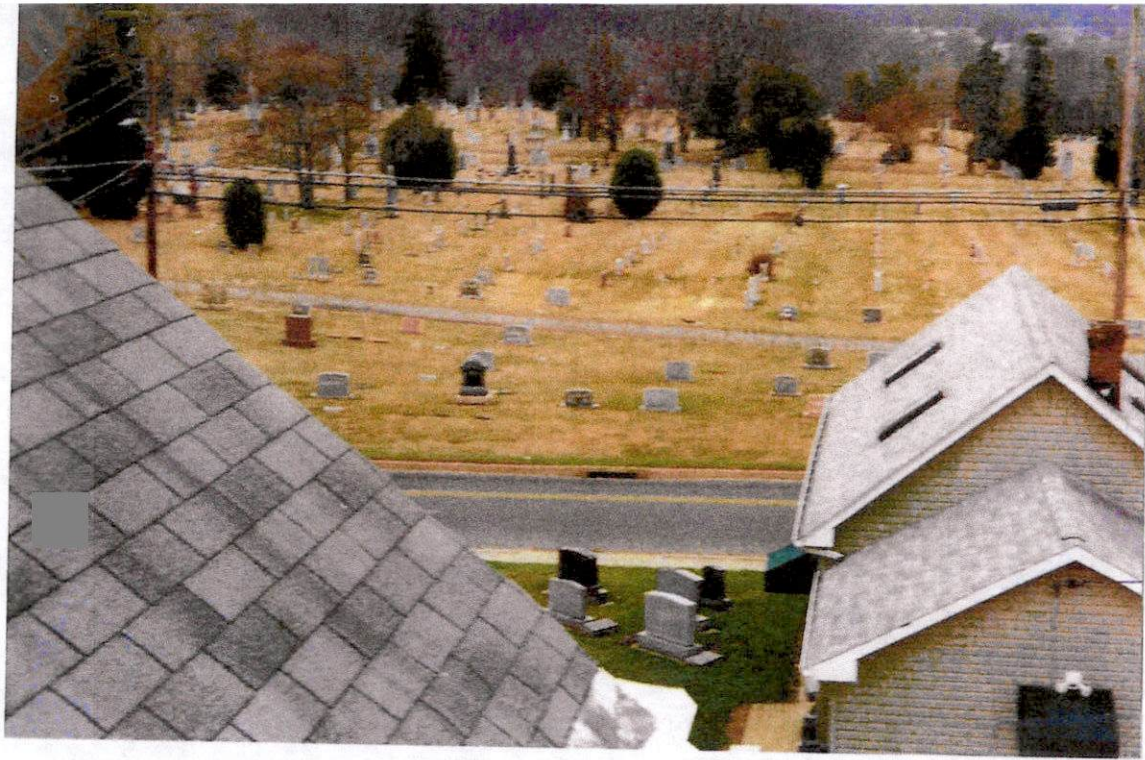
N



Pat 8/13



0



P

Pst Ex 3

Q



Pat 2/23

R



S



Pat Ex 3

T



U



V



Pat 8x3



W

X



W

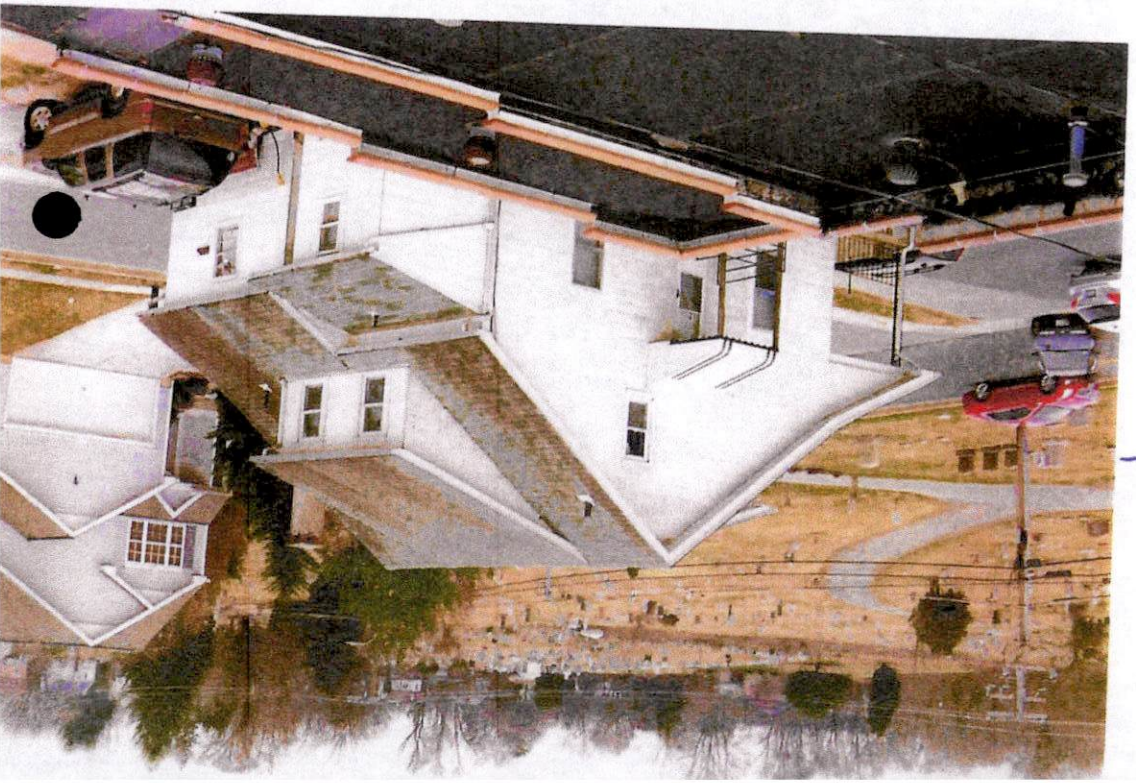




B B



AA



Z

PT 2x3



A

PETITIONER'S
EXHIBIT NO. 5

B



Post 4

C



D



E





R

Pat 3x4

G

H





H

Pat 5/24



2



3



2

Plat 34 H

2



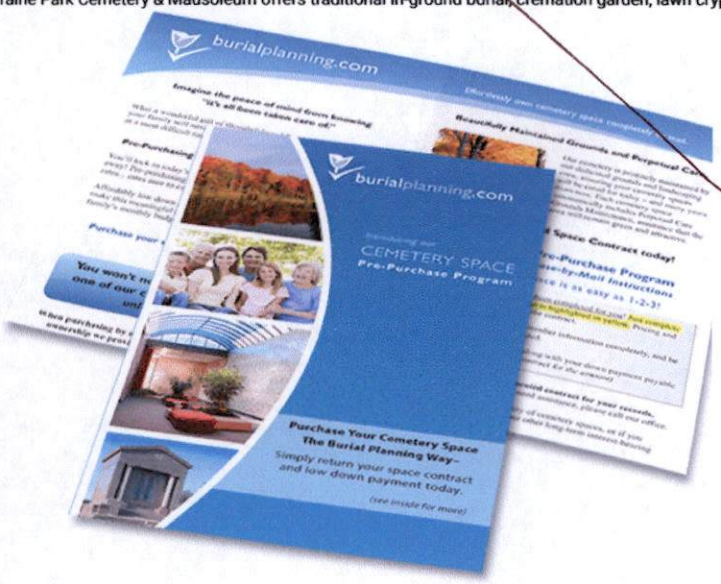
3



[Directions & Hours](#)

Established in 1872, Lorraine Park Cemetery & Mausoleum in Baltimore, Maryland is located next to Gwynn Oak Park and Falls. The grounds feature many unique granite and marble statues and monuments as well as distinctive petrified trees that people travel to in order to photograph. The offices are housed in an 1884 Queen Anne style stone and frame Victorian-style house listed on the national registry of historical homes.

Lorraine Park Cemetery & Mausoleum offers traditional in-ground burial, cremation garden, lawn crypts, indoor and outdoor mausoleums, indoor and outdoor columbarium, and a pet cemetery.



*LORRAINE PARK
CEMETERY + MEMORIALS*

*OUT DOOR
DISPLAY
DR 5.5
ZONE*

Download a Free Burial Planning Guide Instantly

How should your story be told? This free guide includes valuable and helpful information such as:

- What is burial planning
- Cemetery information
- A complete guide to planning your arrangements
- An in-depth explanation of burial options
- Valuable information regarding end of life decision making
- How planning now protects your family's memories forever
- And much more to help lead you through the process

Access Your FREE Cemetery Space Planning Guide Now!

Learn how you and your family can save money and avoid additional grief by planning your burial in Lorraine Park Cemetery & Mausoleum.

First Name

Last Name

Zip Code

PETITIONER'S

EXHIBIT NO. 6

Headstones and Grave Markers – Two Unique Types of Burial Monuments

Burial monuments are customizable grave markers that memorialize you or your loved one.



Most people typically think of a tombstone, but this is far from the only type of burial monument available. For instance, many people who plan their funeral opt for a flat grave marker rather than an upright gravestone.

If you choose to have an in-ground burial, depending on the cemetery location, you will need a memorial such as a flat grave marker or upright monument. When you plan your monument you can select exactly what you want your memorization to say.

As with many aspects of burial planning, choosing and customizing your ideal burial monument is likely foreign to you. That's why BurialPlanning.com has outlined the many different monument options available, as well as information like price, benefits, and more.

What is the difference between Headstones & Grave Markers?

There are two main types of burial monuments: A flat grave marker and a raised headstone.

Grave markers are flat bronze plaques installed on a granite stone base for the purpose of identifying the deceased. Burial headstones are upright granite monuments for the same identification purpose. There are many different styles and types of gravestones and markers available, with different design and personalization options and different average costs of each. Read on to learn more about these specific burial monument types, and to decide which is best for your funeral plan.

Why Choose a Tombstone?

The stone form of a tombstone (sometimes called a "gravestone") burial monument is typically what we imagine when envisioning a cemetery resting place. This type of identification is a proud and elegant way to demonstrate that the deceased was loved and continues to be remembered.

The memorial headstone can be personalized in terms of shape, size, and inscription. The messaging typically inscribed on a burial monument includes:

- Name of the deceased
- Words of loving identification such as father, daughter, sibling, friend
- Date of birth and death
- Philosophical or religious sayings

What Are the Different Types of Gravestones?

While there are many different, specific types of gravestones, these are three of the most general styles of gravestones:

Upright Tombstones



Undoubtedly the most common burial monument used, the upright gravestone is a simple stone placed at the head of the grave. While tombstones can be simple, there are many different options and designs available.

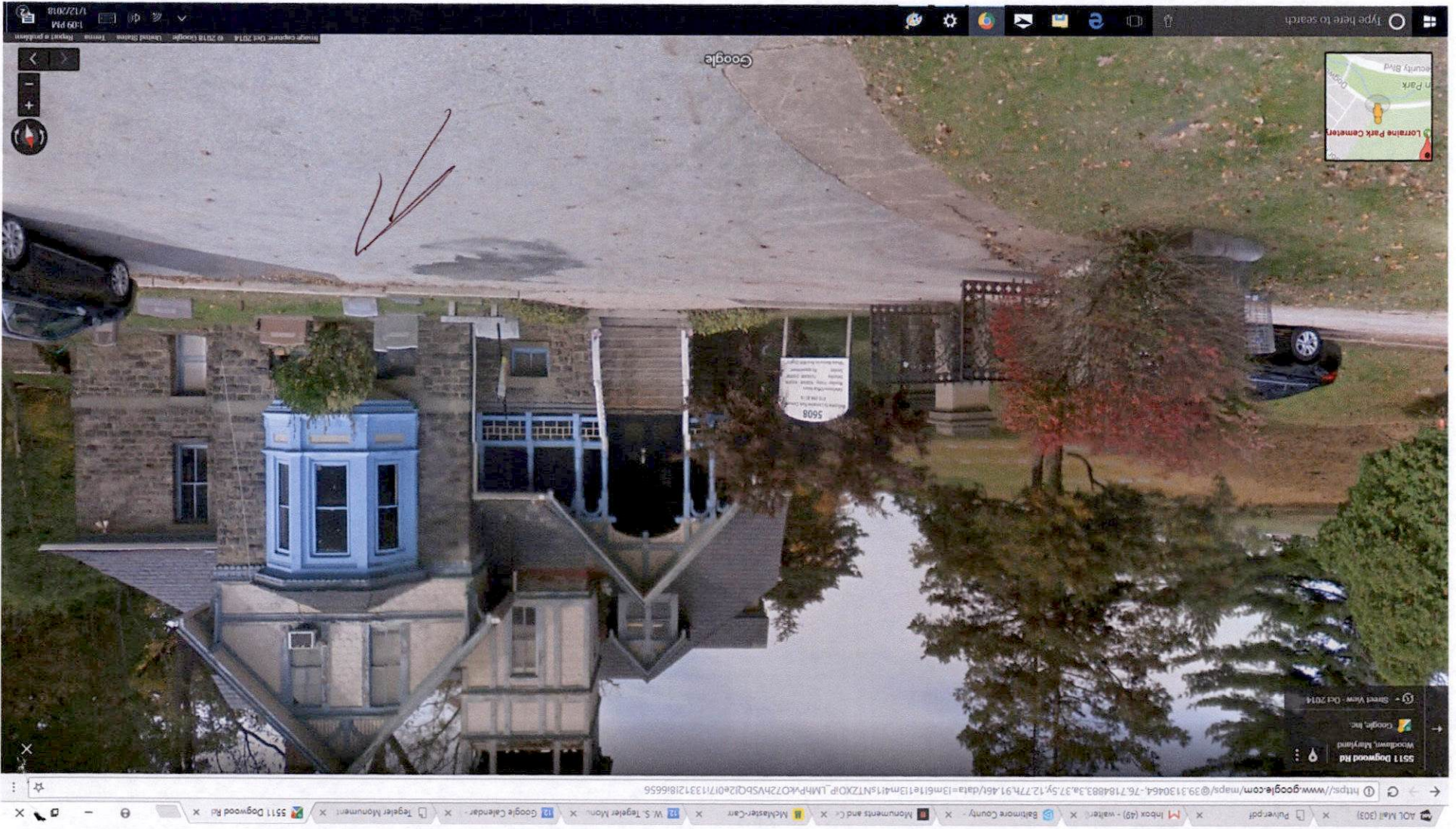
Obelisk Burial Monument

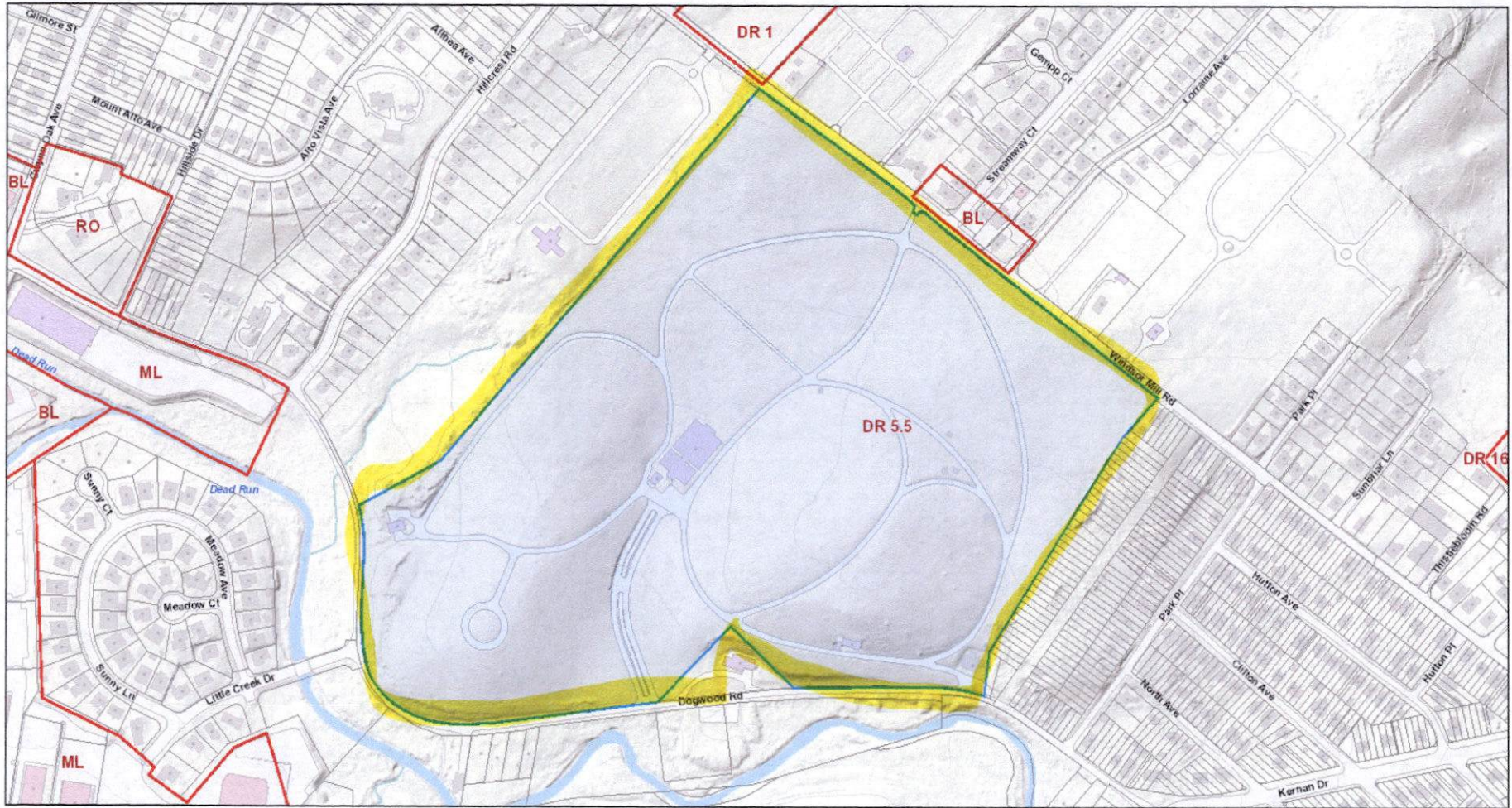


These tall stone pillars actually originated in Ancient Egypt. While they are much less common than a traditional upright monument, obelisks are sometimes used to memorialize those who pass.

Slanted Headstones

LORRAINE PARK CENTER + MEMORIALS.
BUT DOOR DISPLAY DR 5.5 ZONE

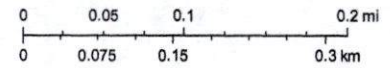




January 12, 2018

- House Numbers
- Zoning
- Property
- County Boundary

1:4,514

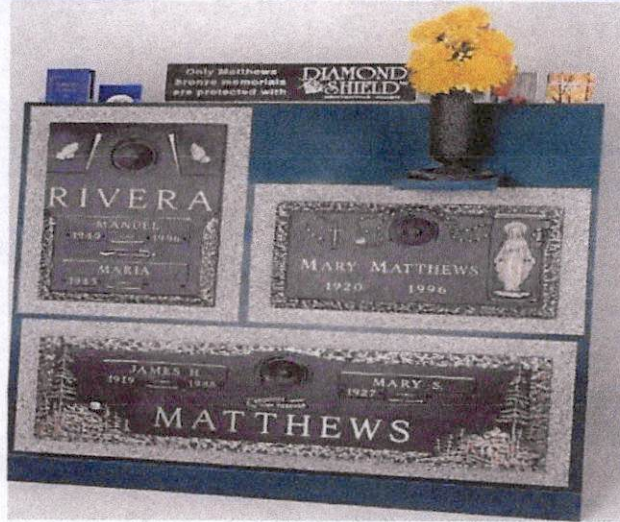


*LORRAINE PARK
DR 5.5
ZONE*

HARRISON MEMORIAL ACCESSORIES

2133 Gwynn Oak Ave
Baltimore, MD 21207
(410)-281-0003

- Home
- About Us
- Contact Us
- Our Products
- Our Location



BL ZONE

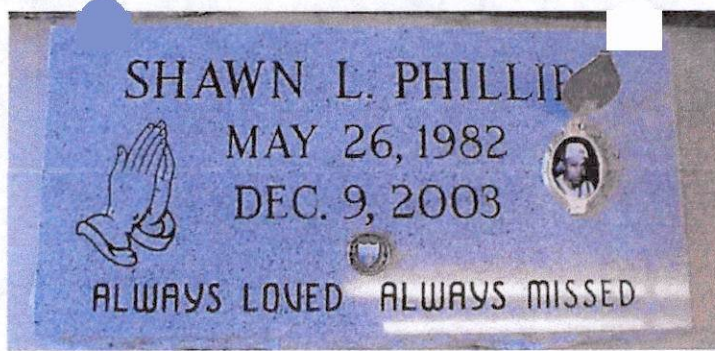
- Your alternative to the high cost markers and monuments.
- Harrison Memorial Accessories provides full services to you and your family for memorial markers. We give that personal touch for your love one
- We provide quality merchandise. We are license to install anywhere in the state of Maryland.
- Each

Since ABOUT 1997 OR 2000



6

PROVIDING PROFESSIONAL CARE



HARRISON MEMORIAL ACCESSORIES
2133 GWYNN OAK AVE
BALTIMORE, MARYLAND 21207

Phone: 410-281-0003
Fax: 410-281-1034
E-mail: hma2133@yahoo.com

Web Site and Programs Copyright © Harrison Memorial Accessories, LLC 2007. All Rights Reserved.



Our Location

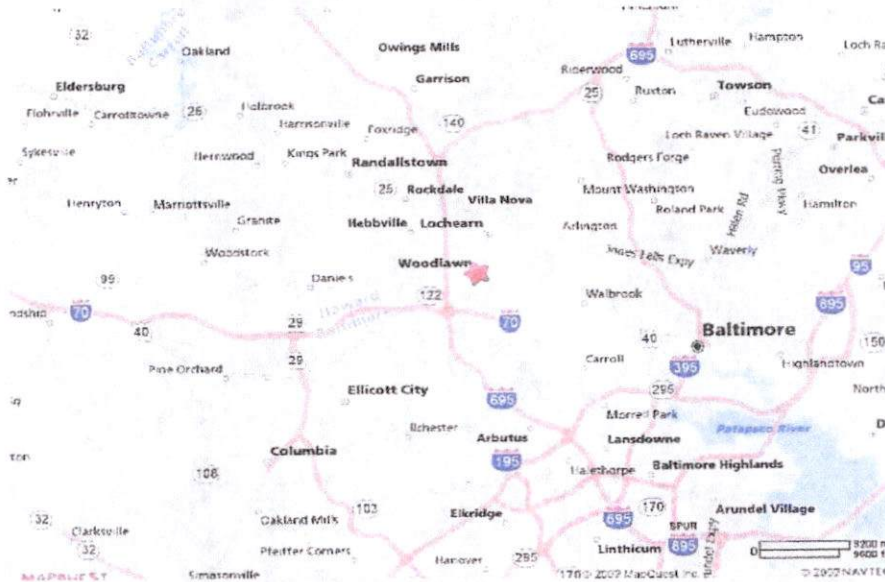
- Home
- About Us
- Contact Us
- Our Products
- Our Location

HARRISON MEMORIAL ACCESSORIES
 2133 GWYNN OAK AVE
 BALTIMORE, MARYLAND 21207

Phone: 410-281-0003
 Fax: 410-281-1034
 E-mail: hma2133@yahoo.com



HOURS: Monday - Saturday
 10 am - 5 pm



Get Directions

Enter starting street address:

City, State or Zipcode:

Show me the way

YAHOO! MAPS

HARRISON MEMORIAL ACCESSORIES
 2133 GWYNN OAK AVE
 BALTIMORE, MARYLAND 21207

Phone: 410-281-0003
 Fax: 410-281-1034
 E-mail: hma2133@yahoo.com

OFFICE SPACES ARE AVAILABLE FOR RENT



HARRISON
MEMORIALS.

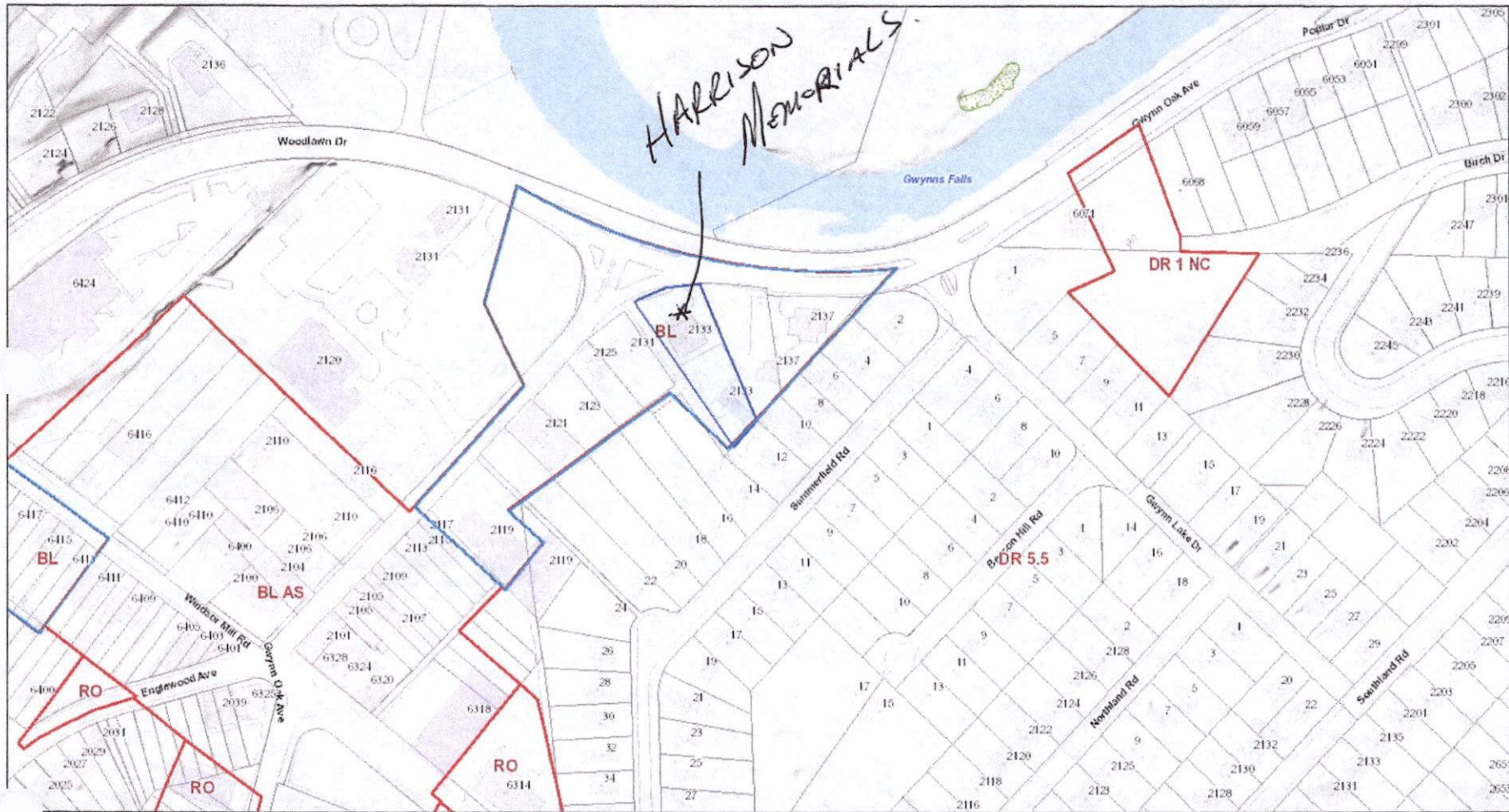
MONUMENTS IN FRONT AND BACK

SEE BY DUMPSTER

BL ZONE.

HARRISON MEMORIALS
BL ZONE

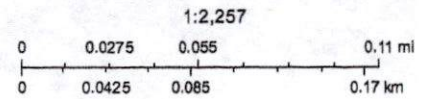




HARRISON MEMORIALS

January 12, 2018

- House Numbers
- Zoning
- Property
- County Boundary



HARRISON MEMORIALS

BL
ZONE



MERKLE MONUMENTS IS A PROUD DEALER OF ROCK OF AGES MEMORIALS.

LIBERTY ROAD (410) 922-4200 TAYLOR AVE (410) 444-4900 (800) 875-0594 (800) 875-0321

HOME HISTORY MEMORIALS & MARKERS CEMETERIES TESTIMONIALS CONTACT

The History of Merkle Monuments

OFFERING MEMORIALS, URNS, AND MAUSOLEUMS IN MARYLAND

In 1931 Raymond G. Merkle and Edward Zepp stonecutters from Granite, Maryland, became partners. They started with a very small display and shop on Liberty Road in Rockdale.



In 1933 Raymond Merkle purchased Edward Zepp's part of the company. He ran the business selling during the day and doing shop work in the evenings. May Merkle did the clerical work for the small business in their home located on the property.

An office was built from an old temporary school building bought from Randallstown in the late 1930's.

A new shop (still being used) was built after the War in the 1940's. At about the same time a branch office and display was opened in Woodlawn, across from Woodlawn Cemetery. In the 1950's J.C. Taylor Monuments sold their business and property on Taylor Avenue next to Parkwood Cemetery to Mr. Merkle and another Merkle branch office was established. The business was incorporated around this time with Raymond and May Merkle being the stock holders.

In 1956 Raymond and May's son Raymond Vernon Merkle joined the family business.

Another branch office was opened in Laurel in the early 1960's

In 1965 George M. Irwin, Son-in-Law of the Raymond and May joined the business.

In the 70's another branch office was opened in Frederick. We were honored that the Watts family, owners of U.A. Lough Monuments, chose the Merkle to carry on the business and name in Frederick.

Due to the change in commercial cemeteries wishing to monopolize the monument business it became necessary to move away from new competition to more rural areas where the business would be in the community and church type cemeteries.

In 1989 the 82 year old Joseph L. Mathias Monuments Company was acquired. Due to the passing of key active members the Mathias family granted Merkle the privilege of carrying on their business and name in Westminster.

Also at this time Geoffery Irwin, Grandson of Raymond G. Merkle and Jay Parson, Son-in-Law of Raymond V. Merkle joined the business taking it to the third generation.

The Main office is still located at the original location on Liberty Road, but has moved to the rear of the property allowing other commercial business to be located on Liberty Road.



Merkle Monuments provides [memorials](#), [monuments](#), [bevel markers](#), [mausoleums](#), and [more to Maryland](#). Our service areas include [Baltimore County](#), [Frederick County](#), [Montgomery County](#), [Howard County](#), [Anne Arundel County](#), [Carroll County](#), [Washington County](#), [Charles County](#), Prince George's County, Kent County, Cecil County, Calvert County, St. Mary's County, and more.

Contact Merkle Monuments

Name _____
Email Address _____
Phone _____
Comments _____

I'd like to request an in-home appointment.

I'm not a robot

reCAPTCHA

[Privacy](#) - [Terms](#)

Submit

Client Testimonials

"Thank you very much for completing the work for the cemetery lettering, placing the cameo vases and leveling the tombstone for Cecilia Janoske. It looks very nice. Thank you."

- Judy C., St. Mary's, Laurel, MD

BR CCC ZONE

Visit our Locations

MERKLE MONUMENTS - LIBERTY ROAD

2742 Liberty Road
Baltimore, MD 21244

(410) 922-4200

HOURS

MERKLE MONUMENTS - TAYLOR AVENUE

3700 Taylor Avenue
Baltimore, MD 21235

(410) 444-4900

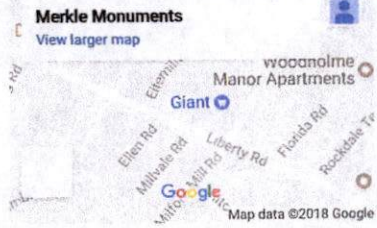
Memorial and Marker Options

- Bronze Memorials
- Slant Memorials
- Bevel and Grass Markers
- Traditional Memorials
- Columbarium and Benches
- Vases, Urns, and More

Mon - Fri 9:00am - 5:00pm
Sat 9:00am - 1:00pm
Sun & Evenings are by appointment only.

HOURS
Mon - Fri 10:00am - 6:00pm
Sat 9:00am - 2:00pm Bi-weekly
Sun & Evenings are by appointment only.

Metal Plaques, Letters, and Signs
Signs and Window Lettering



Menu

- Home
- History
- Memorials & Markers
- Cemeteries
- Testimonials
- Contact

© 2018 Raymond G. Merkle - Merkle Monuments
All Rights Reserved | Sitemap | Home

Offering Plaque Letters, Memorial Designs, Markers Repair, Mausoleums, Memorials Urns and More in Maryland.
Website Design & Hosting by 270-net Technologies, Inc.

Merkle Monuments

Eric B

MAR 2016



MARK'S MONUMENTS

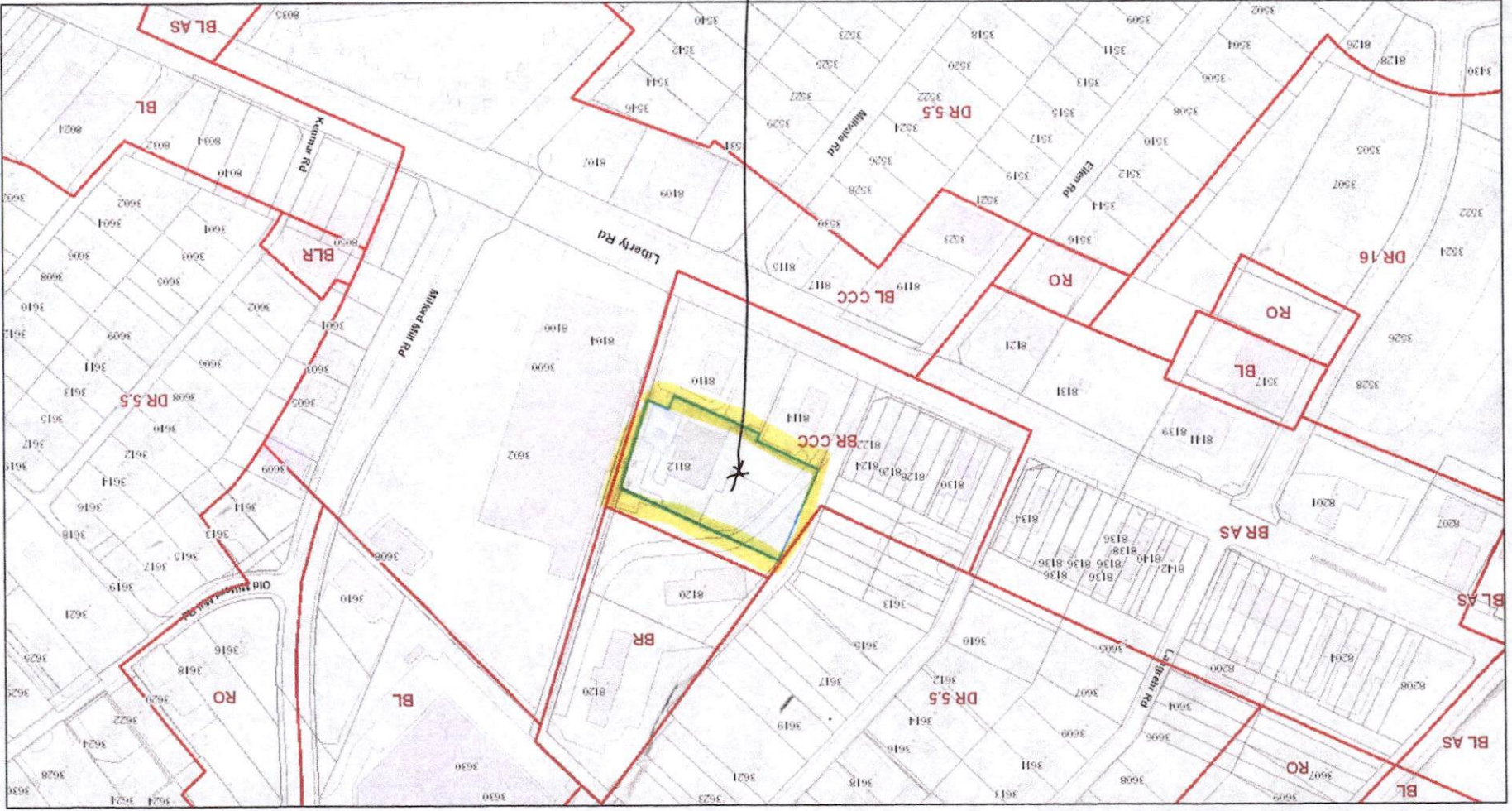
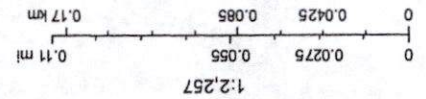


- County Boundary
- Property
- Zoning
- House Numbers

January 12, 2018

BR CC Zone

MARKLE / HOWMAN
SINCE 1931



11417 Reisterstown Rd. Owings Mills, Maryland 21117 Phone: 410-581-3707

About us

Chesapeake Monuments create a beautiful and efficient way of memorializing multiple loved ones. These memorials are centered over multiple graves, and symbolize a family presence in the area. Headstones can include lettering and emblems to match footstones or benches, and can be color matched as well. Before purchasing, Chesapeake Monuments will confirm whether your cemetery allows upright monuments, and if so, which styles, colors, sizes, and placements of monuments are acceptable. Below are just a few samples to give you an idea of the possibilities. For other styles and sizes, please feel free to contact us, and one of our representatives will help to design the perfect double or family cemetery memorial.

We serve the Baltimore community, cemeteries, business ventures and non-profit organizations providing headstones, grave markers and monuments of all kinds. We can provide for all memorialization needs of loved ones including custom engraved grave markers, beautiful monuments, one-of-a-kind headstones with photos, and customer designed memorials; and we can ship throughout the United States when required.

We pride ourselves on the quality of our grave markers and monuments, and attention to customer requested details.

Getting Ready to Purchase Your Memorial purchasing a memorial is not something that we do every day and most of us do not know where to begin the processes. The term "memorial" refers to the stone that is erected for your loved one and the cemetery controls what you are able to install...a marker, upright monument, bronze etc. Your choice is in color, design, wording of inscription.

The following information should prove helpful to you:

Contact the cemetery (Family Services Counselor if you have one) and ask them this question: "what is the minimum and maximum size memorial I can have on the grave".

You should be aware of what is around the

CHESAPEAKE MONUMENTS
SINCE ABOUT 1990 ish

BV ZONE

g site and if you see bronze, an additional question should be asked if they don't offer the information: "is bronze required and if so, must it be on a granite base?" Please ask for the information in writing to prevent an issue in the future.

So that there are no surprises for you, ask them as well the cost of marker installation or upright foundation whichever applies to your grave. These costs are generally referred to as cemetery fees.

Once you know what you can have on your grave site, you should begin a discussion with other family members involved to determine what you would like to have on the grave as a stone. You should also discuss what you would like to have as an inscription.

When you know the type of memorial you are able to put on the grave, marker or upright monument, come into the office and we will take you through the rest of the steps which will include selecting a stone color, the design, inscription, and will you want a photo or a flower vase. Please bring with you the document your Family Services Counselor gives you indicating what you are able to erect on the grave.

Chesapeake Monuments is known for the depth of their engraving as well as being able to work with a customer's creative design. If you have a design in mind or one you have drawn, a poem you have written, please bring that with you when you come in to meet with us. We are always happy to do custom work.

While the cemetery or outside funeral home may offer to sell you a memorial, please keep in mind that you have the right to purchase the memorial from any monument maker you choose to work with.

Here at Chesapeake Monuments we strive to give the very highest in quality and service by providing to you our monuments which are creatively designed and artistically carved. We like to visit with our clients, listen to their sentiments about their loved ones, and like friends help them in their time of bereavement. We can work with your vision of an ideal memorial for your loved one and combine it with our artistic creativity and imagination, hone it with our experience to provide you with a monument that is most fitting and unique. We can personalize our designs so that the monument will serve as a living memory.

Owings Mills, Maryland

Google, Inc.
OCT 2016



Chesapeake Monuments



Chesapeake Monuments

SEP 2016







Rent A Car 4 Less

Chesapeake Granite

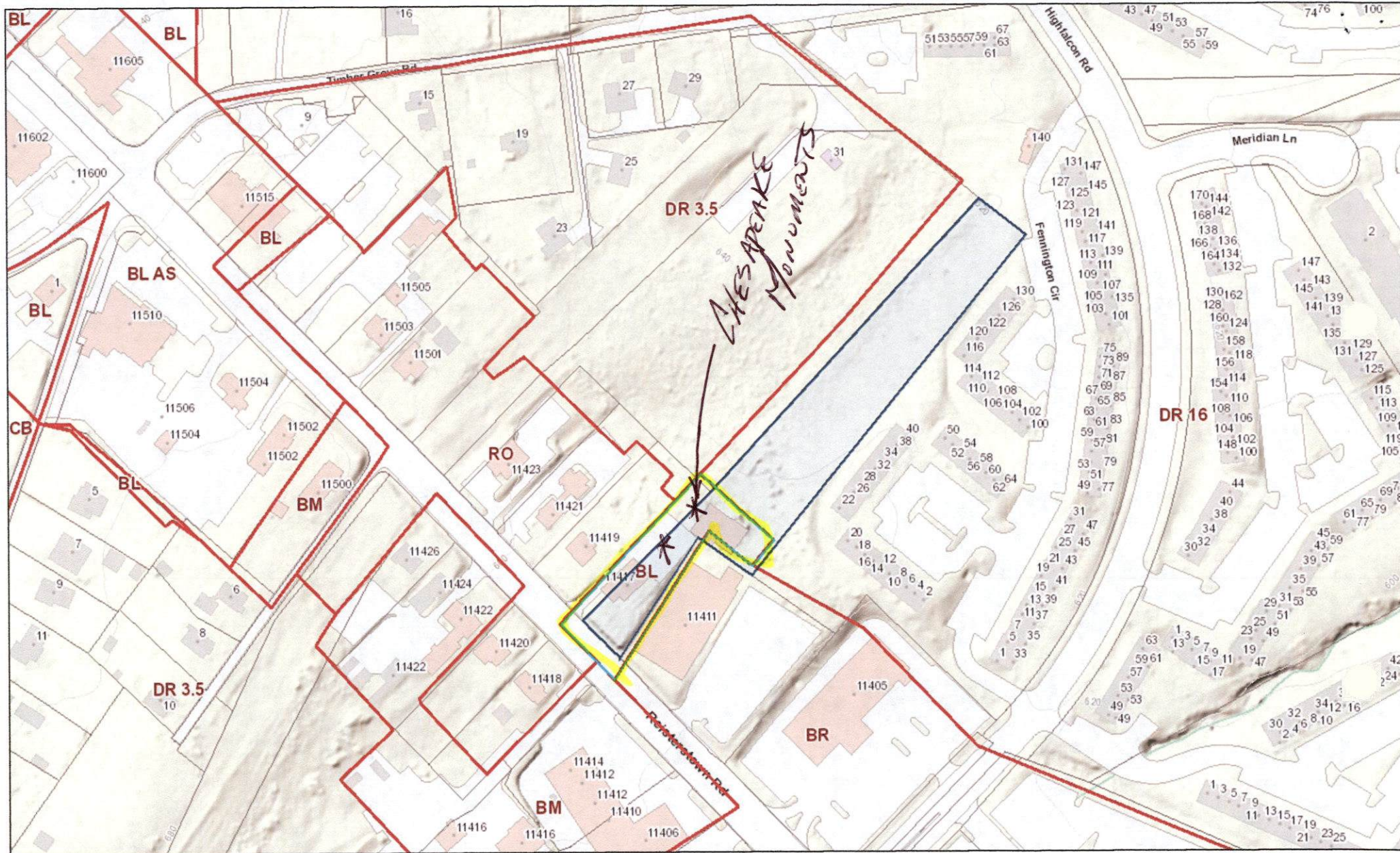
Chesapeake Monuments

Goodwill Industries of the Chesapeake, Inc

Map

Google

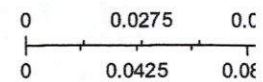
Imagery ©2018 Google, Map data ©2018 Google, United St



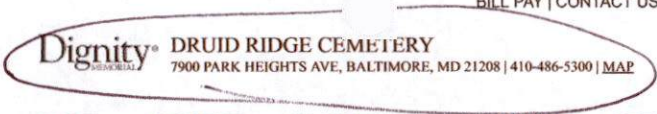
January 12, 2018

- House Numbers
- Zoning
- Property
- County Boundary

BL ZONE



1:



Send Flowers >

HOME ABOUT US PLAN NOW OBITUARIES VETERANS COMMUNITY LIBRARY

PLANNING - CEMETERY



OVERVIEW WHY PLAN HOW TO PLAN FUNERAL SERVICE BURIAL CREMATION CEMETERY START THE CONVERSATION



Cemetery Property Completes Your Plan

In addition to funeral services and the choice of burial or cremation, cemetery property, or "interment rights," is another consideration when you're making final arrangements, either for yourself in advance, or for a loved one.

A common misconception that people often have when they purchase the right of interment in a cemetery is that they have purchased the land itself, when in fact what they have really purchased is the right to be interred (also referred to as buried, entombed, enriched or placed) on or in that particular piece of property.

The caring professionals at Dignity Memorial® cemeteries will gladly give you a tour of the cemetery so you can select the type and location of cemetery property that is right for you and your loved ones. Regardless of whether your choice is burial or cremation, permanent memorialization of your life and legacy is a lasting heritage for your descendants.

Burial

Most people are familiar with the concept of burial, or "interment," but may not be aware of the variety of options that are often available. Many cemeteries offer one or more of the following:

- Ground Burial: burial of the casket below ground. A "vault" or "outer burial container" is required at many cemeteries.
- Mausoleum, or Community Mausoleum: a large building that provides above-ground entombments
- Private Family Mausoleum: a small structure that provides above-ground entombment of, on average, two to 12 decedents
- Companion Crypt: permits two interments or entombments side-by-side
- Private Family Estate: a small section of a cemetery, usually bordered by gates, shrubbery, or other dividers, that allow for ground burial of several members of the same family.

Cremation

Many people overlook the importance of cemetery property for those who choose cremation, but permanent placement, or "final disposition," of the ashes or "cremated remains" is an important part of final arrangements. Just consider:

- A permanent site gives loved ones a physical place for visitation and reflection.
- The ceremony accompanying the placement of an urn in a cremation niche or a cremation garden in a cemetery provides family and friends with closure after the loss of a loved one.
- When ashes of a loved one are kept with relatives, they can easily become misplaced or discarded through the years, as future generations may not feel a connection to the deceased
- A permanent placement provides future generations with a location to visit when researching heritage

Some common methods of final disposition of cremated remains are:

- Cremation Niche: an above-ground space to accommodate a cremation urn.
- Columbarium: Often located within a mausoleum or chapel and constructed of numerous niches designed to hold urns
- Cremation Garden: a dedicated section of a cemetery designed for the burial, scattering or other permanent placement of ashes
- Memorial Benches: benches that either simply memorialize a loved one scattered or buried in a cremation garden, or actually contain the remains within

Headstones

Some cemeteries allow upright headstones, called "monuments," to be used with ground burials. Headstones that are flat against the ground are called "markers." In some cemeteries, or sections of cemeteries, only flat markers are used to preserve the natural appearance of the landscape.

Dignity Memorial Benefits

When you purchase cemetery property with a Dignity Memorial provider for yourself or your loved one, you'll receive many exclusive benefits.

- Bereavement Travel Services



Make Your Plan Today

Preplanning your funeral or cemetery arrangements gives you and your loved ones peace of mind. Don't wait. Make your plan online today.

PLAN ONLINE NOW

*DRUID RIDGE
CEMETERY + MEMORIALS
OUTDOOR DISPLAY
DR 2
ZONE*

We provide the best available travel throughout the U.S. and Canada and to many international destinations. On a moment's notice, our travel specialists will seek the best available airfares as well as hotel accommodations and car rentals for all family and friends to attend a funeral, cremation, memorial or graveside service. There is a nominal fee associated with the issuance of an airline ticket.

- **National Transferability**
Should you move more than 75 miles from where your original arrangements were made, your prearranged cemetery plan will be honored by any Dignity Memorial cemetery provider throughout North America.
- **Child / Grandchild Protection Plan**
Acknowledging that nothing can ease the pain of losing a child or grandchild, we will provide an interment right plus cemetery services, at no cost, at any Dignity Memorial provider, up to the level of the plan you have selected. Subject to certain conditions and restrictions. The child or grandchild must be less than 21 years of age and unmarried. Not available in Maryland.
- **100% Service Guarantee**
Each Dignity Memorial provider is committed to service beyond expectation before, during and after the service. To that end, we offer this guarantee: if there is anything we can do to meet your individual needs, please let us know and we will take care of it immediately.
- **Dignity Memorial Guidance Series**
Dignity Memorial providers understand that the loss of a loved one is extremely difficult, as is the accompanying grief. Our bereavement materials were developed to support and comfort those coping with these complex emotions. An extensive collection of booklets, DVDs and CDs offers professional advice and compassionate insight.
- **Personal Planning Guide**
This helpful guide gives you everything you need to organize vital information like personal affairs, family heritage, military history, estate information and so much more. The Personal Planning Guide also makes your wishes known. It's a great benefit to your family and relieves them of having to make many difficult decisions.

This site is provided as a service of SCI Shared Resources, LLC. The Dignity Memorial brand name is used to identify a network of licensed funeral, cremation and cemetery providers that include affiliates of Service Corporation International, 1929 Allen Parkway, Houston, Texas. With over 2,000 locations, Dignity Memorial providers proudly serve over 300,000 families a year.

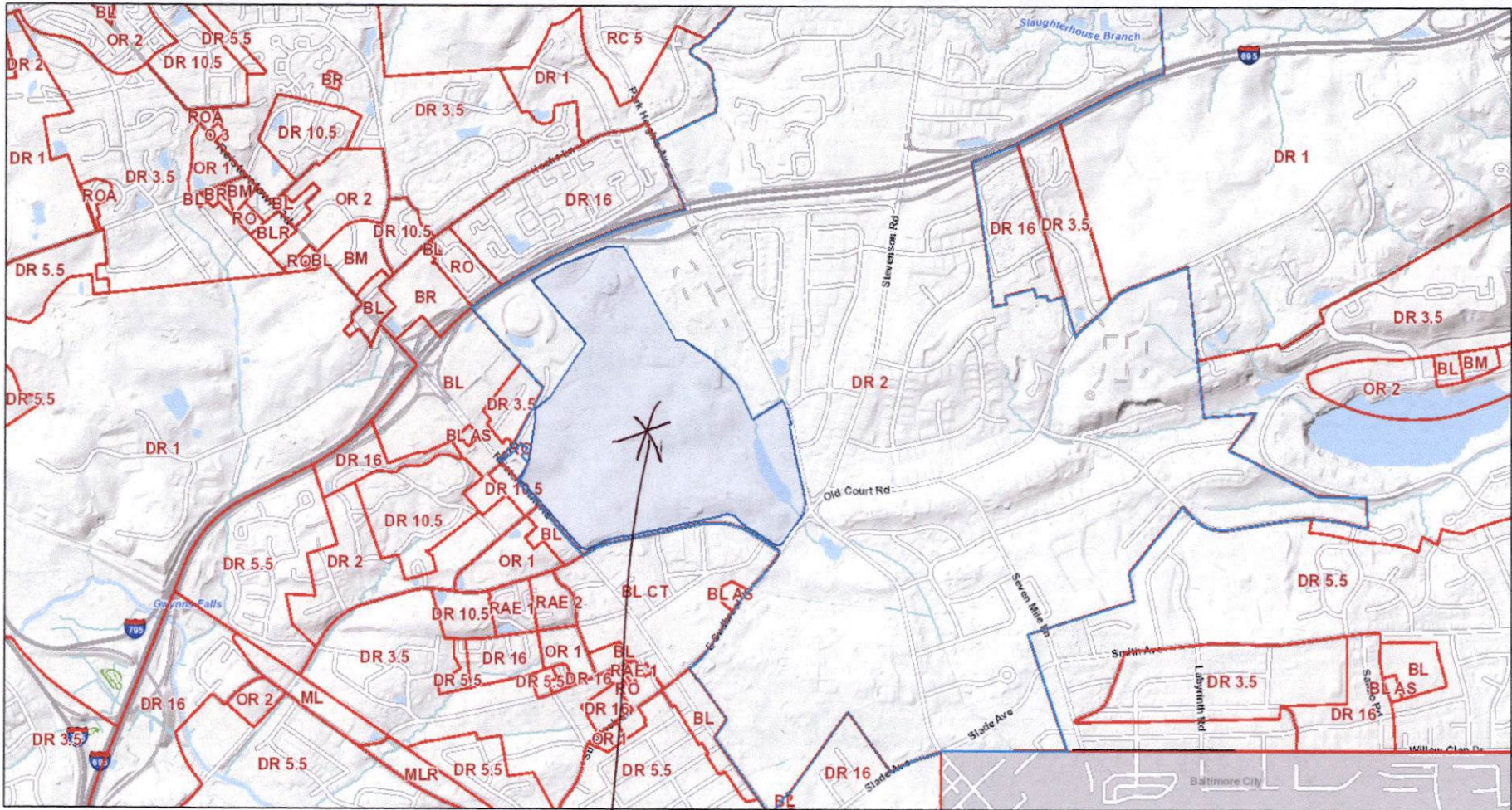
[About Us](#) | [Contact Us](#) | [Press Room](#) | [Privacy Policy](#) | [Terms of Service](#) | [Accessibility](#)
© 2018 SCI Shared Resources, LLC. All Rights Reserved

Lc:#9711



DRUID RIDGE
CEMETERY
DR 2
ZONE

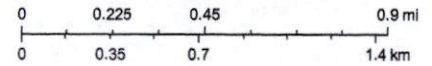
OUT DOOR
DISPLAY



January 12, 2018

- Zoning
- County Boundary

1:18,056



DRUID RIDGE
DR 2
ZONE



Memorializing your loved ones since 1922



Fully Completed Memorial Installed at Your Cemetery

Don't buy online and be left with installation issues, Fram Monument fully installs every memorial directly at your cemetery!

[Learn more](#)

** NOT AT THIS LOCATION, SINCE 1922*

Serving the Maryland, Washington DC and Virginia population since 1922

It is our goal to make sure that our customers receive everlasting memorials at quality prices. Whether it is a headstone, footstone, bronze marker, bench, or any other cemetery memorial, our representatives will guide you through the difficult process of making memorial arrangements. In order to better serve you, Fram Monument Company has multiple showroom locations for you to choose from, covering residents of Maryland, Washington DC, and Virginia. Please choose from your closest location, so that we can appropriately serve you.

Appointment

Tired of searching online? Make an appointment and see our memorials in person instead.

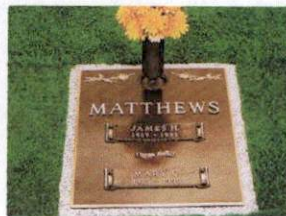
[Book Appointment](#)

Monuments



Double & Family Cemetery Headstones create a beautiful and efficient way of memorializing multiple loved ones. These memorials are centered over multiple graves, and symbolize a family presence in the area.

Flat Memorials



Some cemeteries in Maryland, Washington DC, and Virginia require flat bronze memorials and headstones instead of upright granite monuments. View our galleries to learn more about different options available.

Your Cemetery's Rules



Cemeteries have different rules and regulations. We have gathered information about what types of memorials are used in various cemeteries. Contact us and we can answer any questions and assist you further.

BU ZONES

Please choose your closest location, so that we can appropriately serve you.

[Showrooms](#)

Baltimore

Greater Washington

(410) 486-8666

(301) 605-8081

Fram Monument Co.

Showroom Details

Showroom Details

**ABOUT FRAM
MONUMENT**



Serving the Maryland,
Washington DC and Virginia
population since 1922.

FOLLOW US!



TESTIMONIALS

Great service. They helped
family immensely during a ve
difficult time. Would highly
recommend with no hesitatio

David

SHOWROOMS

Baltimore
7020 Reisterstown Road
Baltimore, MD, 21215
Tel: (410) 486-8666
Fax: (410) 486-8667

Greater Washington
822-D Rockville Pike
Rockville, MD, 20852
Tel: (301) 605-8081
Fax: (301) 605-8084

LATEST POSTS



**Cemetery Gives Back
to Local Community**
December 3, 2014 - 11:08
am



**Real Estate Prices
Affecting Cemetery
Plots**
August 22, 2014 - 10:44
am

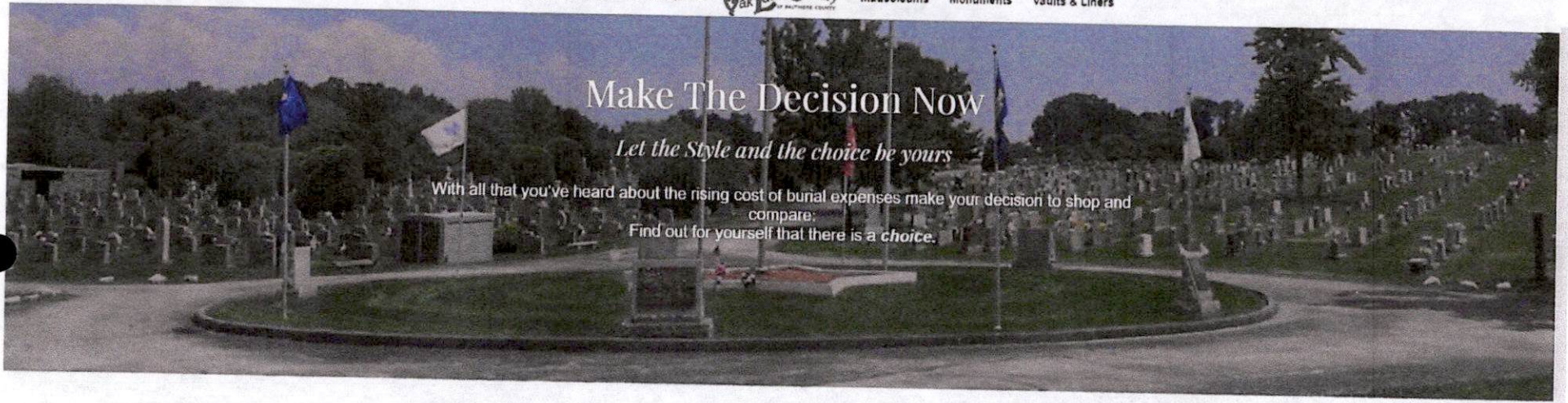


**Monument Company
Gives Back to Local
Community – A True
Kindness**
October 28, 2013 - 8:24
pm

1970 -
Location only since about 1980 ish
~~I think~~ ^{was} Liberty Road
Landfillstead before that.

At This

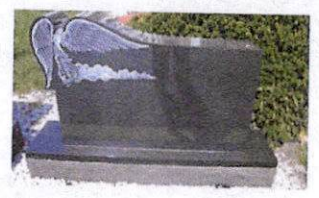




Lots & Grave Spaces



Mausoleums

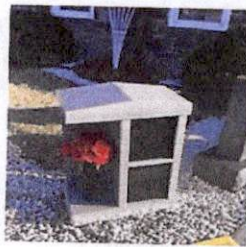


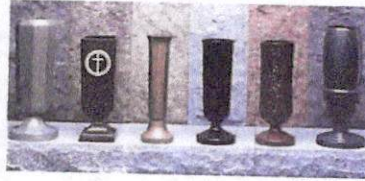
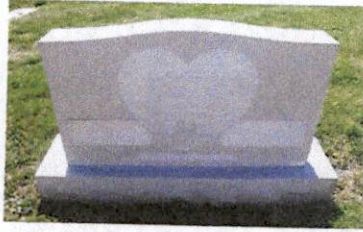
Monuments and Markers

OAKLAWN
CEMETERY
MONUMENTS
AND MARKERS
DR 5.5
ZONE

Select Page

These are but a few of the hundreds of Monuments, Markers and Vases available from Oak Lawn Cemetery.





VISITING HOURS
Spring & Summer: 8:00 am 'til 7:00 pm
Fall & Winter: 8:00 am 'til 5:00 pm
Hours subject to change

OAK LAWN CEMETERY
7225 Eastern Avenue

Monuments, Markers and Vases | Oak Lawn Cemetery

Baltimore, MD 21224-1998
Telephone: (410) 285-4144
Fax: (410) 285-3677

OFFICE HOURS
Monday - Friday 9:00 am - 4:00 pm
Saturday 9:00 am - 1:00 pm
Closed Sunday

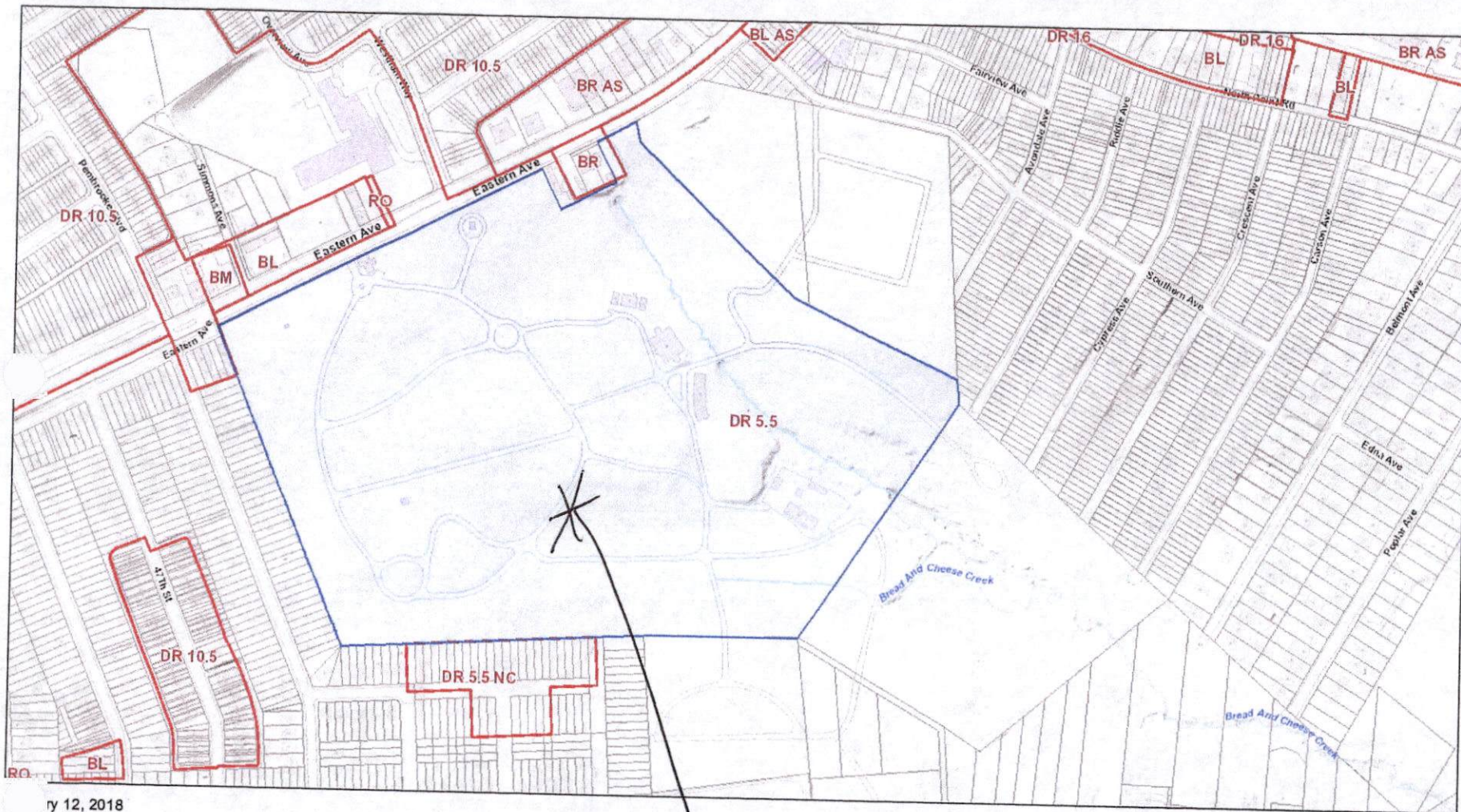


Copyright © 1989-2018 Oak Lawn Cemetery of Baltimore County. All Rights Reserved. | Website by www.oaklawn.org



OAK LAWN
CEMETERY

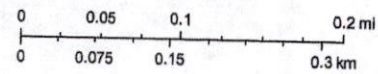
OUTDOOR
DISPLAY
DR 5.5
ZONE



ry 12, 2018

- House Numbers
- Zoning
- Property
- County Boundary

1:4,514



DR 5.5 ZONE

*OAKLAWN
CEMETERY &
MONUMENTS*



Preserving Your Family's Legacy Since 1898

- 🏠 LEGACY
- MEMORIALIZATION
- CREMATION SOLUTIONS
- SERVICES
- RESOURCES

CONTACT



Legacy

Home > Legacy

John Tyrie & Son

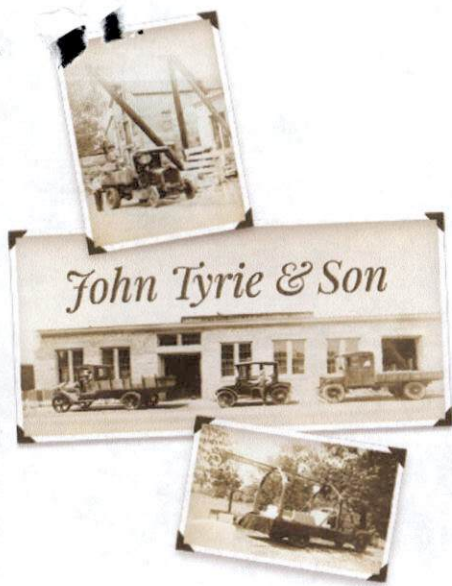
John Tyrie & Son offers an extensive selection of memorialization options for families in the Greater Baltimore area and surrounding communities in Maryland, D.C., Virginia and Pennsylvania. Traditional offerings include premium granite monuments, bronze and granite memorials, mausoleum and benches. Our cremation solutions include columbarium, benches, pedestals, urns, keepsakes, cremation jewelry and art glass.

Additionally, we offer services including sandblast lettering, monument and memorial restoration, custom architectural signage and cremation garden design to local cemeteries, religious organizations and commercial clients.



February 1, 2017, Dulaney Valley Memorial Gardens, family-owned since 1958, purchased John Tyrie & Son as a separate entity. The Tyrie name, synonymous with personalized service, remains the same while continuing the legacy of commitment to families in the greater Baltimore area and beyond.

"our family's monument company"



DULANEY VALLEY MEMORIAL

*ONLY SINCE 1958
PURCHASE TYRIE MON.
IN 2017 AS
SEPARATE ENTITY*

Founded in 1898 by John Tyrie, a native Scotchman from Perth, Scotland, John Tyrie & Son stood in the same location for 118 years and had been run by three generations of the Tyrie family - making it the oldest, family owned monument business in Baltimore County and Baltimore City. The monument company was a staple in Cockeysville having endured floods, road widening, and changes in neighborhood industries. Walking into the display showroom took you back to a time when you could park out front on the gravel roadway and the rushing of traffic on York Road was seeing a maximum of five cars at one time!

Over the years, John Tyrie & Son has designed, manufactured, and erected quality marble, bronze, and granite monuments and markers for families throughout various local cemeteries. The Tyrie family has served many generations whereby children and grandchildren return just like their parents and grandparents.

Customers refer to John Tyrie & Son as "our family's monument company". Many clients would never think to use another monument company...they always go back to Tyrie for their memorial needs.

The Tyrie family understood the heritage that John Tyrie began and realized the need to continue its service to the surrounding cemetery communities. G. Walter Tyrie joined his father in the business in 1910 and was the administrator for many years.

Upon the death of John Tyrie in 1944, G. Walter Tyrie became owner of the business and managed operations for many years until his death in 1970. The business was then taken over in its entirety by his son, G. Walter Tyrie, Jr. always known as "Jack", thereby issuing in the third generation of the Tyrie family. For over 45 years, Jack met with customers to help design and demonstrate monument options to satisfy their needs. At 87, Jack decided it was time to retire and enjoy some rest and relaxation.

*FORMALLY LOCATED
ON YORK ROAD (11004) STILL A MANUFACTURE
OF MONUMENTS IN DR 3.5*



of Dulaney Valley Memorial Gardens

(410) 527-0670
(443) 886-4435 Cell
200 East Padonia Road
Timonium, Maryland 21093
johntyriemonuments@dulaneyvalley.com



Memorialization

- Monuments
- Memorials
- Mausoleum
- Benches

Cremation Solutions

- Columbarium
- Benches & Pedestals
- Urns & Keepsakes
- Statues

Services

- Inscriptions
- Restoration & Cleaning
- Commercial Signage
- Cremation Garden Design

Resources

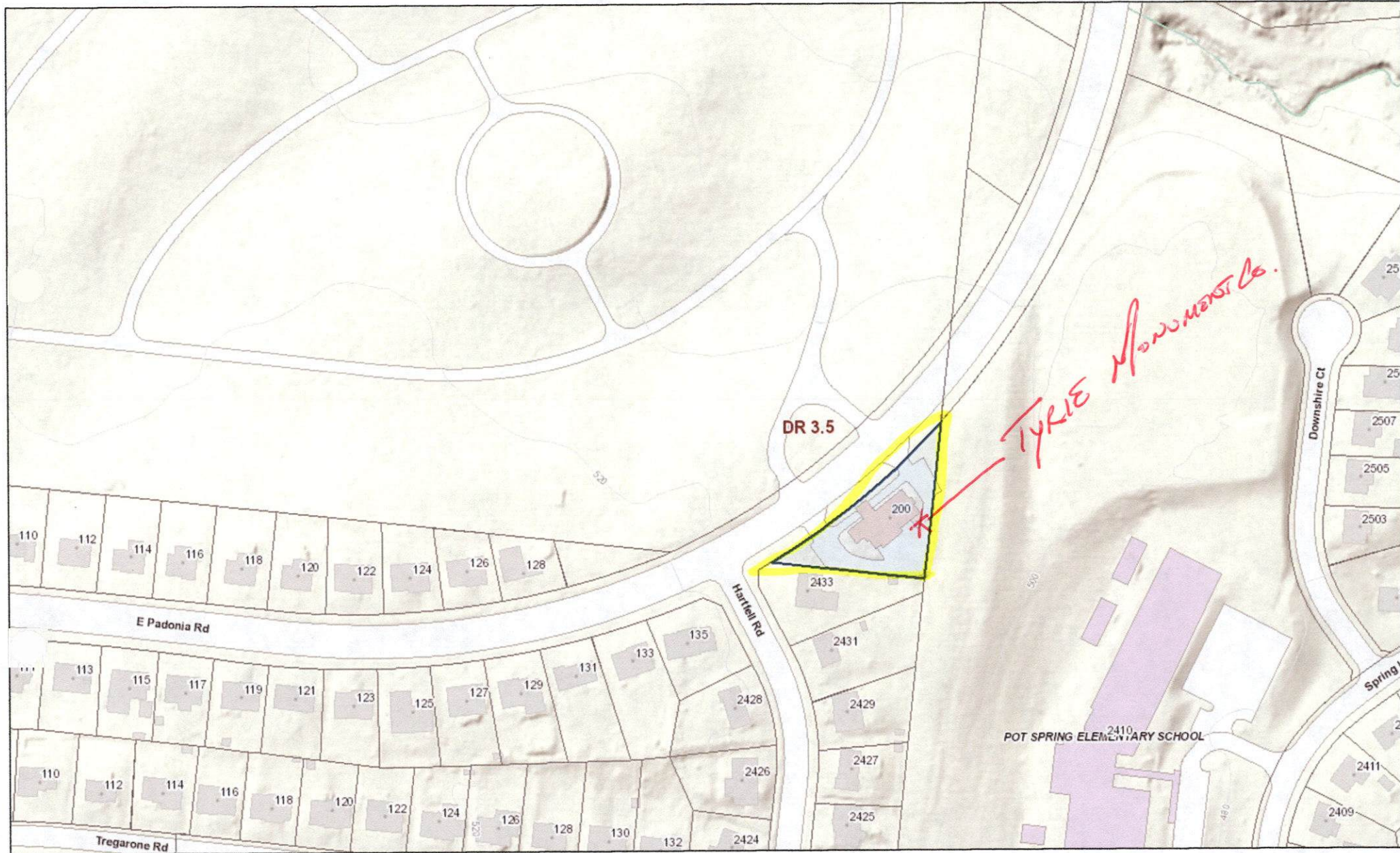
- Monument Designer
- Memorialization 101
- FAQs
- Glossary



Associate Member

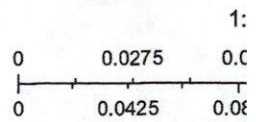


Baltimore County - My Neighborhood

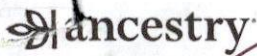


January 12, 2018

- House Numbers
- Zoning
- Property
- County Boundary



1:



GREAT GREAT GRAND FATHER ORIG OWNER M. Wm. Borgmann Generation 1

Generation 1

Christian Friedrich Wilhelm Borgmann

BIRTH 13 MAY 1868 • #81 Kutenhausen, District of Minden, North Rhine - Westphalia, Germany

DEATH 29 NOV 1940 • Baltimore County, Maryland, USA

Facts

Age 0 — Birth
13 May 1868 • #81 Kutenhausen, District of Minden, North Rhine - Westphalia, Germany

Birth (Alternate)
Germany

Baptism
31 May 1868 • Sankt Marien Evangelisch, Minden Stadt, Westfalen, Prussia

Age: 0

Age 14 — Arrival
on or about 1882

Age: 18

Age 15 — Arrival
1883

Age: 15

Age 23 — Marriage
05 August 1891 • Baltimore City, Maryland, USA (2 Media)

Record of Marriage

Johanna Talitha (Lena) Bartling (1872–1948)

Age 23 — Birth of Daughter Sophia Marie Borgmann (1892–1983)
May 1892 • Maryland

Age 26 — Birth of Son Milton William Borgmann Sr. (1894–1949)
14 Jul 1894 • Baltimore, Maryland, USA

Age 26 — Birth of Daughter Minnie C Borgmann (1895–1896)
1895

Age 28 — Death of Daughter Minnie C Borgmann (1895–1896)
1896

Age 29 — Birth of Daughter Helen T. Borgmann (1897–1985)
9 Jun 1897 • Baltimore, Maryland

Age 31 — Birth of Daughter Marie K. Borgmann (1900–1927)
1900 • Maryland

Age 32 — Residence
1900 • Baltimore Ward 9, Baltimore City (Independent City), Maryland, USA

Age: 32; Marital Status: Married; Relation to Head of House: Head

Age 33 — Birth of Daughter Ella Anna Borgmann (1901–1974)
30 June 1901 • Baltimore, Md

Age 34 — Birth of Son Wilmer R. "Whitey" Borgmann Sr. (1902–1973)
29 Dec 1902 • Maryland

Age 38 — Birth of Daughter Adaline "Kidder" Mildred Borgmann (1906–1970)
11 June 1906 • Maryland

Family

Parents

Heinrich Borgmann

Christine Danziger

Spouse & Children

Johanna Talitha (Lena) Bartling
1872–1948

Sophia Marie Borgmann 1892–1983

Milton William Borgmann Sr.
1894–1949

Minnie C Borgmann 1895–1896

Helen T. Borgmann 1897–1985

Marie K. Borgmann 1900–1927

Ella Anna Borgmann 1901–1974

Wilmer R. "Whitey" Borgmann Sr.
1902–1973

Adaline "Kidder" Mildred Borgmann
1906–1970

Evelyn R. Borgmann 1909–1910

Sources

Ancestry Sources

- 1900 United States Federal Census
- 1910 United States Federal Census
- 1920 United States Federal Census
- 1930 United States Federal Census
- 1940 United States Federal Census
- Germany, Select Births and Baptisms, 1558-1898
- New York, Passenger Lists, 1820-1957
- Passenger Ships and Images

Other Sources

- Record Of Marriages By Banns.

GREAT GRAND FATHER Generation 2

Ad
Ex 7

Age 0 — Birth of Daughter Evelyn R. Borgmann (1909-1909) • Baltimore Maryland USA

Age 42 — Residence
1910 • Baltimore Ward 7, Baltimore (Independent City), Maryland, USA

Age: 42; Marital Status: Married; Relation to Head of House: Head

Age 42 — Death of Daughter Evelyn R. Borgmann (1909-1910)
1910 • Baltimore Maryland USA

Age 52 — Residence
1920 • Election District 1, Baltimore, Maryland, USA

Age: 51; Marital Status: Married; Relation to Head of House: Head

Age 59 — Death of Daughter Marie K. Borgmann (1900-1927)
1927

Age 62 — Residence
1930 • Election District 1, Baltimore, Maryland, USA

Age: 62; Marital Status: Married; Relation to Head of House: Head

Age 63 — Arrival
7 October 1931 • New York, New York

Age: 63

Age 67 — Residence
1935 • Woodlawn-Larchmont-Windsor Terrace, Baltimore, Maryland

Age 69 — Death of Brother Heinrich Christian Friedrich Gottlieb Borgmann (1864-1937)
abt 1937 • Washington DC

Age 71 — Residence
1 Apr 1940 • Woodlawn-Larchmont-Windsor Terrace, Baltimore, Maryland, United States

Marital Status: Married; Relation to Head of House: Head



Age 72 — Death
29 Nov 1940 • Baltimore County, Maryland, USA

Death (*Alternate*)
Germany

Departure
Bremen, Germany

Left side of Borgmann-Bartling Record of Marriage August 5, 1891

RECORD OF MARRIAGES BY BANNS.

| | MALE. | FEMALE. |
|--------------|------------------------|--------------------------|
| Apr 12 1891 | Bartholmes John August | Anna J Brueggemann |
| June 17 1891 | Burke William J | Mary Chaney |
| Aug 19 1891 | Brückmeyer Michael | Emma C. McGinnis |
| Aug 12 1891 | Brotko Joseph W | Flora B. Crouch |
| Jan 20 1890 | Bennett Harry | Kate Aburn |
| Jan 27 1891 | Boschert Adam | Mary Gungelmann |
| Jan 12 1891 | Banaszeweki Andreas | Johana Pais |
| Jan 14 1891 | Benedrikowski Frank | Maria Kasin |
| Sept 6 1891 | Bozerowski John | Sophia Trezandt |
| Oct 5 1891 | Boerschmidt Peter | Mary Anna Despisich |
| Jan 25 1890 | Biemiller John A | Anna Elis Becker |
| July 7 1891 | Bodgar August | Anna Henrietta Warburger |
| Feb 27 1890 | Blieske Gottfried Emil | Auguste Fahrke |
| Feb 16 1890 | Boehm Michael | Margaretha Borlong |
| Mar 16 1890 | Behulein George | Mary Hemil |
| Mar 27 1890 | Baggin Hugh | Maggie Clarke |
| Nov 19 1890 | Balmer John C | Elizabeth C Frankenberg |
| Apr 27 1890 | Banenschub John | Maria Kolb |
| Aug 24 1890 | Byrne Daniel | Annie Reineg |
| Jan 20 1890 | Bauke Frederic | Josephine Abendaleon |
| Jan 6 1891 | Bredehoft Henry | Elizabeth Westermann |
| Aug 6 1891 | Brunner Charles | Agnes Summers |
| July 12 1891 | Beyer John | Mary Ann Schroll |
| Jan 25 1891 | B... | Elizabeth Lind... |

| | | |
|------------------------|----------------------|-------------------------|
| 1891 Borgmann Simon | Johanna Katharina | Bartling * (Kutcher) |
|------------------------|----------------------|-------------------------|

ORIG
OWNER
AND SPOUSE.

GENERATION
①

My (WALTER TEGELER III)
WAS NAMED AFTER HER
GRANDMOTHER
GRANDMOTHER

Milton W Borgmann Sr

STATE Maryland

COUNTY X

TOWNSHIP OR OTHER DIVISION OF COUNTY X

NAME OF INSTITUTION X

DEPARTMENT OF COMMERCE AND LABOR-BUREAU OF THE CENSUS
THIRTEENTH CENSUS OF THE UNITED STATES: 1910-POPULATION

NAME OF INCORPORATED PLACE

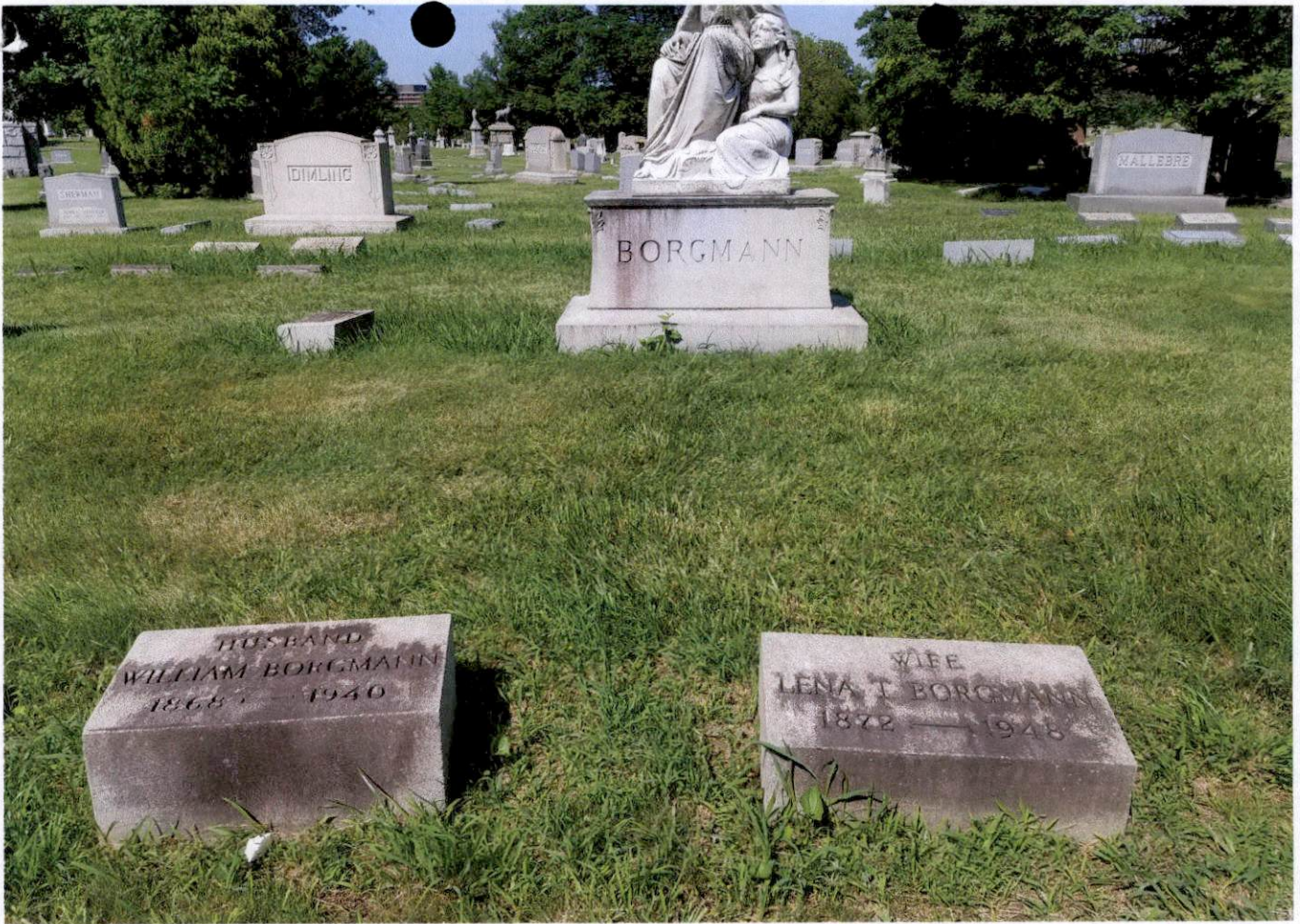
Baltimore city (Part of)

184

SUPERVISOR'S DISTRICT NO. 6
ENUMERATION DISTRICT NO. 88
WARD OF CITY 7 (Part of) 4001
HENRY B SINGLE
ENUMERATOR

Table with columns: LOCATION, NAME, SEX, BIRTH, RELATION, PERSONAL DESCRIPTION, NATIVITY, OCCUPATION, EDUCATION, etc. Includes handwritten entries and checkmarks.

Handwritten notes: '1910', 'To STONE', 'COTTON' with arrows pointing to specific rows in the census table.



Generation (1)

GEN. ①

William F. Borgmann Death Certificate

VALID ONLY WITH IMPRESSED SEAL I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE COPY OF A RECORD ON FILE IN THE DIVISION OF VITAL RECORDS.

DATE ISSUED: OCT 28 1981

James Jean Watters
STATE REGISTRAR OF VITAL RECORDS

WARNING: It is illegal to duplicate this copy by photostat or photograph.

MARYLAND STATE DEPARTMENT OF HEALTH

2411 N. Charles St., Baltimore

11375

CERTIFICATE OF DEATH

Reg. Dist. No. 30

1. PLACE OF DEATH: *Baltimore Woodlawn*
 (If outside city or town limits, write RURAL NEAR and give town)
 Address, hospital, or institution: *Windsor Mill Road & Lorraine Ave.*
 Date of death or last (yrs., or mos., or days)
 Date of time accurately (yrs., or mos., or days) *F*

2. USUAL RESIDENCE (HOME) OF DECEASED:
 (For newborn infants give residence of mother)
 State: *Maryland* County: *Baltimore*
 City or town: *Woodlawn* Ward No.
 (If outside city or town limits, write RURAL NEAR and give town)
 Street No.: *Windsor Mill Rd & Lorraine Ave.*
 (If rural give LOCATION)
 2(c) IF VETERAN, NAME WAR

3. FULL NAME: *William F. Borgmann*
 3. (b) Social Security Number: *52-025-1490*

4. Sex: *Male*
 5. Color or race: *White*
 6. (a) Single, married, widowed, or divorced: *Married*
 Name of husband or wife: *Lena T. Borgmann*
 6. (c) If alive, give age: *69* years
 Date of birth (inc. day, yr.): *May 13, 1868*
 Age at death: *72* years, *6* months, *16* days

MEDICAL CERTIFICATION
 20. DATE OF DEATH: *Nov. 29* 19*40* at *4:50* P.M.
 21. I CERTIFY that death occurred on the date above stated; that I attended deceased from *Nov 23* 19*40* to *Nov 29* 19*40* and that I last saw him alive on *19*

Immediate cause of death: *Coronary Thrombosis*
 Due to: *General Atherosclerosis Sclerosis*
 Due to:
 Other conditions:
 (Include pregnancy within 3 months of death)

Place of birth: *Germany*
 Memorial Seal:
 Name of father: *Henry Borgmann*
 Name of mother: *Minnie Dantz*
 Name of father: *Mr. Lena T. Borgmann*
 Name of mother: *Windsor Mill Road*

Major findings:
 Of operations:
 Of autopsy:
 PHYSICIAN: Please underline the cause to which death should be charged statistically.

Date of death: *Nov 3, 1940*
 Place of death: *Lorraine Park Woodlawn Md*
 Name of physician: *H. Howard Strong*
 Address: *715 Light St*
 Date of signature: *1940*
 Signature: *H. Howard Strong*
 Registrar

22. VIOLENCE: If death was due to external causes, fill in the following:
 Accident, suicide, or homicide: _____ Date of: _____
 Where did injury occur? (City or town) (County) (State)
 Injured at home, farm, industry, public place (where?)
 Means of injury: _____ Injured at work?
 23. SIGNATURE: *H. Howard Strong* M. D. or other
 Address: *4229 Shady Grove* Date signed: *30*



Generation I

 **Description:** Father is William Frederick Borgmann, Mother is Lena Bartling, Informant is Milton W. Borgmann Jr.

 **Transcription:** Death Certificate

VALID ONLY WITH IMPRESSED SEAL I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE COPY OF A RECORD ON FILE IN THE DIVISION OF VITAL RECORDS.

DATE ISSUED: OCT 28 1981

James J. Watters
STATE REGISTRAR OF VITAL RECORDS

WARNING: It is illegal to duplicate this copy by photostat or photograph.

679195
BALTIMORE CITY HEALTH DEPARTMENT
CERTIFICATE OF DEATH
Registered No. 679195

1. NAME OF DECEASED (Type or Print) **Milton W. Borgman, Sr.**

2. DATE OF DEATH **November 16, 1949**

3. PLACE OF DEATH **Baltimore City, Maryland**

4. USUAL RESIDENCE (Where deceased lived, if institution, before admission) **MARYLAND**

5. FULL NAME OF HOSPITAL OR INSTITUTION **MERCY HOSPITAL**

6. CITY OR TOWN **BALTIMORE**

7. STREET ADDRESS **2139 Lorraine Ave**

8. LENGTH OF STAY IN BALTIMORE **Life**

9. SEX **MALE**

10. COLOR OR RACE **WHITE**

11. SINGLE, MARRIED, WIDOWED, DIVORCED (Specify) **WIDOWED**

12. DATE OF BIRTH **July 14, 1894**

13. AGE (In years, months, days) **55**

14. USUAL OCCUPATION (Give kind of work done during most of work life, even if retired) **Store-Clerk**

15. KIND OF BUSINESS OR INDUSTRY **groceries**

16. BIRTHPLACE (State or foreign country) **BALTIMORE Maryland**

17. CITIZENSHIP **U.S.**

18. FATHER'S NAME **William Frederick BORGMAN**

19. MOTHER'S MAIDEN NAME **Lena BARTLINS**

20. WAS DECEASED EVER IN U.S. ARMED FORCES? (If yes, give year or dates of service) **NO**

21. SOCIAL SECURITY NO. **NO**

22. INFORMANT **Milton W Borgman, Jr 2139 Lorraine Ave**

18. CAUSE OF DEATH

I DISEASE OR CONDITION DIRECTLY LEADING TO DEATH (This does not mean the mode of death, e.g., heart failure, asthma, etc. It means the disease, injury or complication which caused death.) **(A) Cardio-respiratory Failure**

II ANTECEDENT CAUSES

DISEASES OR CONDITIONS, IF ANY, GIVING RISE TO THE ABOVE CAUSE (A) STATING THE UNDERLYING CONDITION LAST.

III OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO THE DEATH, BUT NOT RELATED TO THE DISEASE OR CONDITION CAUSING IT.

19. DATE OF OPERATION **November 13, 1949**

20. MAJOR FINDINGS OF OPERATION **Hypernephroma - Right KIDNEY**

21A. ACCIDENT, SUICIDE, HOMICIDE (Specify)

21B. PLACE OF INJURY (e.g., in or about home, farm, factory, street, office bldg., etc.)

21C. WHERE DID INJURY OCCUR?

21D. TIME (Month) (Day) (Year) (Hour) OF INJURY

21E. INJURY OCCURRED WHILE AT WORK NOT WHILE AT WORK

21F. HOW DID INJURY OCCUR?

22. I hereby certify that I attended the deceased from **November 6, 1949** to **November 16, 1949** and that death occurred at **2:55 A.M.**

23A. SIGNATURE **John A. Spittel Jr**

23B. ADDRESS **M.D. Mercy Hospital**

24A. BURIAL CREMATION, REMOVAL (Specify) **Burial**

24B. DATE **11-19-1949**

24C. NAME OF CEMETERY OR CREMATORY

DATE RECEIVED BY LOCAL REGISTRAR **NOV 16 1949**

REGISTRAR'S SIGNATURE

25. FUNERAL DIRECTOR



SEE
LAST
PAGE

FORUM ARTICLES SEARCH

Home > User Trees > Mark-E-Zepp

USER HOME PAGE GENEALOGY REPORT: BORGMANN (VON BEHREND) DESCENDANTS


[\[Home Page | First Page | Previous Page | Next Page | Last Page \]](#)

BORGMANN (VON BEHREND) DESCENDANTS

Generation No. 8

23. June Adaline⁸ Gettman (Adaline Mildred⁷ Borgmann, Wilhelm Frederick⁶, Wilhelm Christian Heinrich⁵, Albert Wilhelm⁴, Johan Friedrich Caspar³, Johan Henrich² von Behrend, Johan Henrich¹) was born November 30, 1926 in Baltimore, Md. She married **Edgar Franklin Zepp, Jr** August 12, 1944 in Messiah Evangelical Luthern Church, Woodlawn, Md, son of Edgar Zepp and Marie Booker.

Children of June Gettman and Edgar Zepp are:

- + 42 i. Mark Edward⁹ Zepp, born August 31, 1953 in Baltimore, Md.
- 43 ii. Edgar Franklin Zepp III, born January 23, 1946 in Baltimore, Md. He married (1) Darlene Joyce Beacraft June 06, 1966 in Howard Park Methodist Church, Baltimore, Md. He married (2) Linda 1980. He married (3) Darlene Joyce Beacraft Abt. 1985. He married (4) Donna Rae Cummings Weiss October 03, 1998 in Easton Maryland.

27. Vernetta June⁸ Hissey (Ella⁷ Borgmann, Wilhelm Frederick⁶, Wilhelm Christian Heinrich⁵, Albert Wilhelm⁴, Johan Friedrich Caspar³, Johan Henrich² von Behrend, Johan Henrich¹) was born August 06, 1942. She married **Ronald Irvine Meyers** June 01, 1962 in Woodlawn, Md.

Children of Vernetta Hissey and Ronald Meyers are:

- 44 i. Ronald Irvine⁹ Meyers, Jr, born November 20, 1966.
- 45 ii. Deborah June Meyers, born November 05, 1968.

28. Wilbur August⁸ Luers (Helen Talitha⁷ Borgmann, Wilhelm Frederick⁶, Wilhelm Christian Heinrich⁵, Albert Wilhelm⁴, Johan Friedrich Caspar³, Johan Henrich² von Behrend, Johan Henrich¹) was born April 22, 1919 in Baltimore Co, Md, and died January 18. He married **Elizabeth Smiley** December 23, 1939.

Child of Wilbur Luers and Elizabeth Smiley is:

+ 46 i. Robert⁹ Luers, born # . '04, 1947.

29. **Violet Ella Helen⁸ Luers** (Helen Talitha⁷ Borgmann, Wilhelm Frederick⁶, Wilhelm Christian Heinrich⁵, Albert Wilhelm⁴, Johan Friedrich Caspar³, Johan Henrich² von Behrend, Johan Henrich¹) was born July 27, 1920 in Woodlawn, Md. She married **William Gawel** September 10, 1938 in Winchester, Va.

Child of Violet Luers and William Gawel is:

47 i. William⁹ Gawel, Jr, born December 16, 1944.

30. **Clinton Lawrence⁸ Luers** (Helen Talitha⁷ Borgmann, Wilhelm Frederick⁶, Wilhelm Christian Heinrich⁵, Albert Wilhelm⁴, Johan Friedrich Caspar³, Johan Henrich² von Behrend, Johan Henrich¹) was born October 03, 1922. He married **Eileen Monahan**.

Children of Clinton Luers and Eileen Monahan are:

48 i. Sandra⁹ Luers. She married Brooks Sparrow.
49 ii. Lawrence Luers.
50 iii. Barbara Luers.

31. **Thelma Vernet⁸ Luers** (Helen Talitha⁷ Borgmann, Wilhelm Frederick⁶, Wilhelm Christian Heinrich⁵, Albert Wilhelm⁴, Johan Friedrich Caspar³, Johan Henrich² von Behrend, Johan Henrich¹) was born February 15, 1932, and died January 27, 1993 in Nesbitt, Maryland. She married **Robert Becker**.

Children of Thelma Luers and Robert Becker are:

51 i. Susan⁹ Becker.
52 ii. Roger Becker.
53 iii. Pamela Becker.

32. **Preston⁸ Mullineaux** (Marie⁷ Borgmann, Wilhelm Frederick⁶, Wilhelm Christian Heinrich⁵, Albert Wilhelm⁴, Johan Friedrich Caspar³, Johan Henrich² von Behrend, Johan Henrich¹). He married **Marie**.

Children of Preston Mullineaux and Marie are:

54 i. Thomas⁹ Mullineaux.
55 ii. Dixie Mullineaux.

34. **Evelyn Talitha⁸ Mullineaux** (Marie⁷ Borgmann, Wilhelm Frederick⁶, Wilhelm Christian Heinrich⁵, Albert Wilhelm⁴, Johan Friedrich Caspar³, Johan Henrich² von Behrend, Johan Henrich¹) was born April 10, 1927 in Baltimore, Md. She married **Robert Torr** in All Saints Catholic Church, Baltimore, Md.

Children of Evelyn Mullineaux and Robert Torr are:

56 i. Rudolf⁹ Torr.
57 ii. Barbara Torr.
58 iii. Gregory Torr.
59 iv. Michael Torr.
60 v. David Torr.

36. **Thelma Annette⁸ Kollinger** (Sophia⁷ Borgmann, Wilhelm Frederick⁶, Wilhelm Christian Heinrich⁵, Albert Wilhelm⁴, Johan Friedrich Caspar³, Johan Henrich² von Behrend, Johan Henrich¹). She married **Ralph Roe**.

Children of Thelma Kollinger and Ralph Roe are:

- 61 i. Darlene Joyce⁹ Roe, born December 1945.
- 62 ii. Joye Roe, born January 1946.

38. Talitha Marie⁸ Borgmann (Milton⁷, Wilhelm Frederick⁶, Wilhelm Christian Heinrich⁵, Albert Wilhelm⁴, Johan Friedrich Caspar³, Johan Henrich² von Behrend, Johan Henrich¹). She married **Walter S Tegeler Sr.**

Child of Talitha Borgmann and Walter Sr is:

- + 63 i. Walter S Tegeler⁹ Jr.

[[Home Page](#) | [First Page](#) | [Previous Page](#) | [Next Page](#) | [Last Page](#)]

[Sitemap](#) [Terms](#) [Privacy](#) [FAQ](#)

© 2018 Genealogy.com

GENERATION 3

This is a reproduction of a library book that was digitized by Google as part of an ongoing effort to preserve the information in books and make it universally accessible.

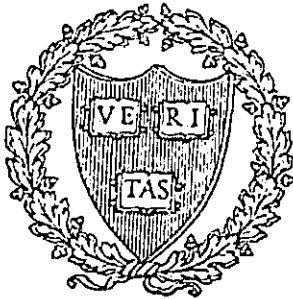
Google™ books

<https://books.google.com>



pet 218

~~Ex 8290~~



HARVARD
COLLEGE
LIBRARY

Complete Set Deposited
in Littauer Center

APR 9 1947

Complete Set Deposited
in Littauer Center
APR 9 1941

~~Box 8290.1~~
(Broomfield)

TWENTY-SECOND ANNUAL REPORT
OF THE
BUREAU OF
STATISTICS AND INFORMATION
OF MARYLAND

lett.



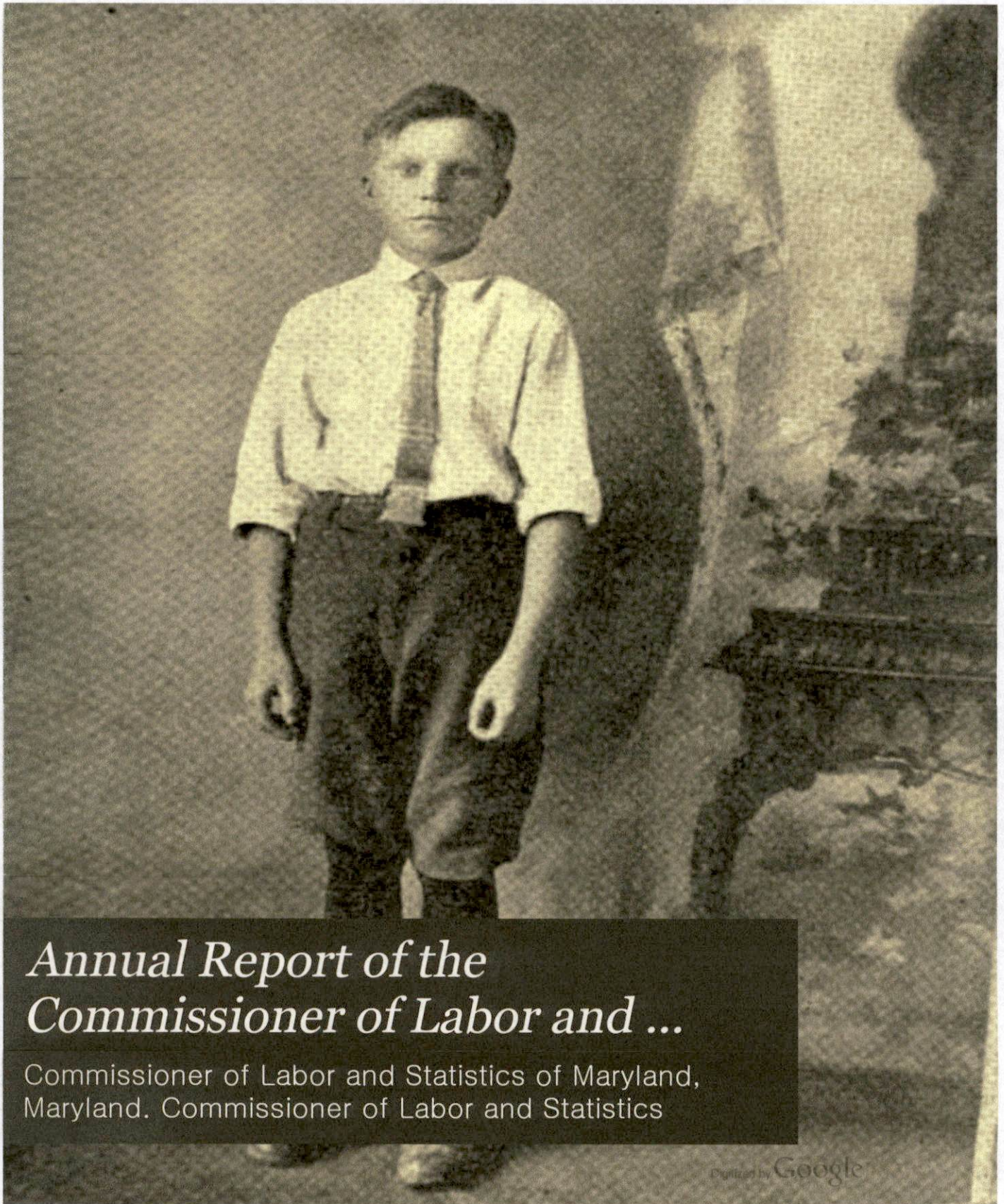
1913

FRANK A. WHITE, Chief

ANNA HERKNER, Assistant



OUR LISTING
IN 1913
2ND PAGE



*Annual Report of the
Commissioner of Labor and ...*

Commissioner of Labor and Statistics of Maryland,
Maryland. Commissioner of Labor and Statistics

| Name of Firms and Goods Made. | Location or Post-Office. |
|--|---------------------------------------|
| LIQUORS (DISTILLED AND MALT)— | |
| Brehm, Geo., & Son..... | Brehm's Lane, Baltimore County |
| Canton Distilleries Co..... | Clinton Street and 4th Avenue, Canton |
| Federal Distilling Co..... | Colgate Station |
| Frensdorf & Brown..... | Colgate Station |
| Gunther, Geo., Jr., Brewing Co..... | Canton |
| Gwynbrook Distilling Co..... | Gwynbrook |
| Melvale Distilling Co. of Baltimore County | Melvale |
| McGinnis Bros. Co..... | Highlandtown |
| Monumental Brewing Co..... | Highlandtown |
| Pikesville Distillery..... | Roselyn |
| Sherwood Distilling Co..... | Cockeysville |
| Stuart Distillery..... | Highlandtown |
| LUMBER AND TIMBER PRODUCTS— | |
| Billingsley, S. M..... | Monkton |
| Bull, Tego T..... | Monkton |
| Carter, Dennis..... | Towson |
| Martin, Lewis, Mill..... | Hampstead |
| Roach, C. H..... | Gwynbrook |
| Sparks, A. A..... | Parkton |
| Willingham, Jas. H..... | Fullerton |
| MARBLE AND STONE WORK— | |
| Borgmann, Wm | Woodlawn |
| Fenny & Atherton..... | Granite |
| Guliford & Walterville Granite Co..... | Granite |
| Miller, Wm. H. , & Bros., Inc..266 South Highland Avenue, | Highlandtown |
| Woodstock Granite Co..... | Woodstock |
| MILLINERY AND LACE GOODS— | |
| Maciel Neckwear Co., The..... | Govans |
| MINERAL AND SODA WATERS— | |
| Canton Spring Water Co..... | Catonsville |

WOODLAWN VILLAGER



Journal of the City of Woodlawn
 1957 and 1997
 Woodlawn's community voice

June 1997

Vol. 2, No. 6

The magic of Woodlawn...
 blending old with the new



W.S. Tegeler Monuments...100-year old firm is still operating from original building on Windsor Mill Rd. (See page 2)

The Naval Junior ROTC debuts at Woodlawn High School in September 1995, attracting both boys and girls.



Espey's feed store...on the edge of Woodlawn in Hebbville, stands in same location since 1969 founding.



County Executive Dutch Ruppenberger cuts the ribbon to the new Super Fresh market's headquarters on Woodlawn Dr. in Feb. 1997.



Former Congressperson Helen Bentley leads successful battle to keep HCFA in Woodlawn.



Woodlawn's newest food store, Food King Supermarket, makes local debut in Meadows Park Shopping Center on Security Blvd. in fall of 1996.

Ad 2x 4

A monumental Woodlawn business is now 100-years old!

Tegeler Monuments is being directed by a fifth generation

The year was 1897, and young William Borgmann decided to utilize his artistic leanings, designing headstones for graveyards. He was recently married, ambitious, talented, and searching for a business that promised a steady clientele.

In just three years, he realized he had laid the cornerstone of what could be a thriving business, and moved his operation from Baltimore City to Dogwood and Colonial Roads. In 1902, William purchased ground from the Smith family of Woodlawn at Windsor Mill Rd. and Lorraine Ave. and set about building a house, barn and stable on the premises.

William sold, designed and carved the stones, and delivered them by horse and wagon. His wife, Lena Talitha, ran the office, and soon sons Milton and Wilbur were employed at "Borgmann's Monuments."

Milton followed in his father's footsteps, and when William died in 1939, Milton and his mother were the company. Lena Talitha passed away in 1947, and Milton carried on the family tradition alone.

His daughter, Talitha Marie, wed Walter S. Tegeler, Sr., and when Milton died in November 1949, Walter Sr. assumed control of the business, and once again there was a Talitha managing the office.

The Tegeler Sr.s. tried to interest son Walter Jr. in the monument-making business, but after just a short while Jr. decided the business was not for him.

Not so with Jr's son, Walter III, and in 1978 the grandson worked side by side with granddad, learning the business from the ground up. He learned to sell, to design and to engrave.

When Walter Sr. decided to retire in 1980, he told his hard-working grandson, "I'll sit in the office and answer the phones, you do the work."

And work Walt III did. But the business today is not anything like it was in William Borgmann's day. The day of the Fred Flintstone hammer and chisel art has gone on-line.

Today, when a family decides to purchase a stone, they call Walt III and he comes to visit in the home. He brings his computer. He calls up pictures of different stones until one is selected.

"How do you want it inscribed?" he asks, then inscribes the stone on the screen. "Would you like a

See Tegeler on pg. 4



Founder William Borgmann sits in front of his Woodlawn building, circa 1903, flanked by son Milton (left) and an employee



Tegeler Monuments shares the premises with the Woodlawn Tropical Fish & Pet Supplies store at 5804 Windsor Mill Rd.



Grandson and grandfather, Walter Tegeler III and Sr., now manage the 100-year old business.

HOME OWNERS

PUT YOUR HOME TO WORK FOR YOU!!

**125% of your home's value
2nd Trust**

No appraisal needed to \$35,000

Home Improvements • Debt Consolidation

We offer the following:

- 100% First and Second Mortgages
- 48-Hr. Pre-Approval Guarantee
- 1st, 2nd and 3rd Mortgages
- No Income Verification Loans

Slow Credit Specialists • No Application Fee

CALL TODAY for FREE CONSULTATION



Jamie Tucker

(410) 715-0440

...or TOLL-FREE

888-215-8561

Tegeler family still makes monuments from pg. 3

design...a flower, an angel, a religious symbol?" The picture is embellished.

The final copy is printed out and the family has an exact picture of the finished monument. The granite has been ordered; from Vermont, or Georgia, or Minnesota, or maybe a special imported granite from Africa. The granite shipped from the quarries has been highly polished, and in the back of the Tegeler Monument shop the designing takes place.

A mask is placed on the granite, the piece is hoisted onto a chain track by a pulley, and it's moved into the sand-blasting room where automated equipment does the work.

There are now four full-time employees working with Walters Sr. and III. And the woman in the office is now named Debbie Tegeler, Walt III's wife.

Not all business is local, although most of it is. Some markers are shipped to nearby states, but not by horse and wagon anymore.

Tegeler's Monuments are in abundance today in Catholic and

Protestant cemeteries, in Jewish and Greek Orthodox cemeteries, and in any cemetery where granite monuments are allowed.

If you think nothing is the same today as it was then, think again. The building, built in 1902, is still being used. The house William Borgmann had built, is still lived in. The Woodlawn flavor is everywhere.

Walt III is the product of Featherbed Elementary, Woodlawn Junior and Senior Highs. Most of the monuments done by Tegeler are in Woodlawn in all of the many area cemeteries.

Of course, the prices have changed through the years. Tegeler monuments today cost \$1500 to \$1700, at or just below the area average. Larger and more expensive stones can be ordered, the most costly one lately costing \$8,000, Walt III remembers.

As the Walter Tegeler, granddad and grandson, reflect on the 100-year history of the monument company, the question arises "where does it go from here?"

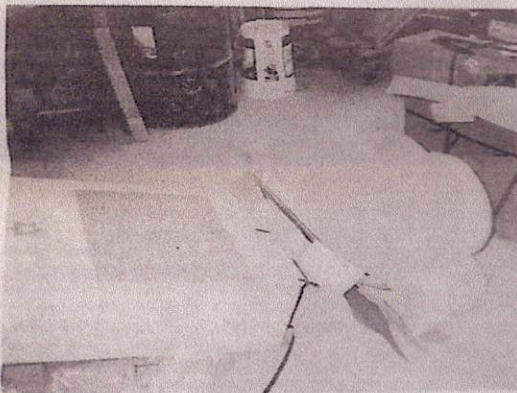
"Well," says Walt III, "my son Walter Tegeler IV is now five



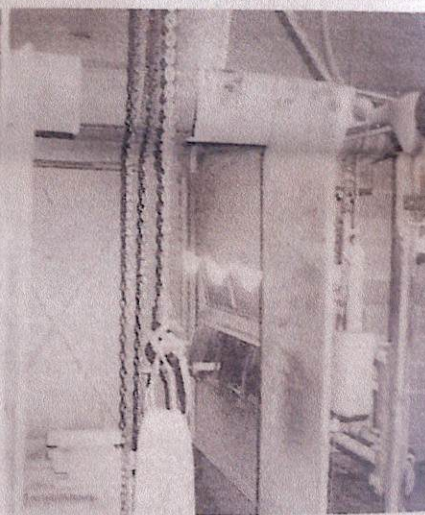
An angel in the lap of a teddy bear marks this youngster's grave.

years old. He just graduated pre-kindergarten, and he tells me 'I'm going to be a cemetery man'."

If he does, it will make generation number six in the business.



Polished granite stones, one in the shape of a heart, are being prepared to be placed in the sand-blasting room (at right) where the inscribing will be done.



Woodlawn Business Assn. told of local crime reduction

Auto Thefts Down 27%

The news keeps getting better in the area, as the Security Woodlawn Business Association

Crafters, vendors are sought by Rec Dept.

For Fundraiser

Crafters and vendors are sought by Rec Dept.

WM. B. BORGMANN & SON

Marble and Granite Works

OFFICE AND SHOW ROOMS

OPP. LORRAINE CEMETERY

Windsor Mill Road

WOODLAWN, MARYLAND

Mrs. H. F. Brown

4314 Rathland Ave

Mar. 31 1936

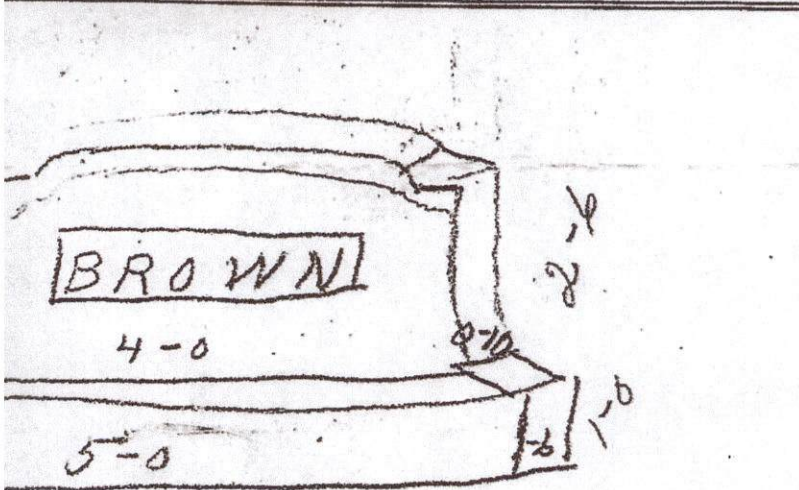
Sir:—
or Madam:—

We specify for your approval work to be erected on lot No. Woodlawn Section W. Wenden Cemetery, as authorized, for which you agree to pay as follows:

total price \$ 465.00, Deposit required \$ 10.00, Balance \$ 455.00
payable in full on completion of said work.

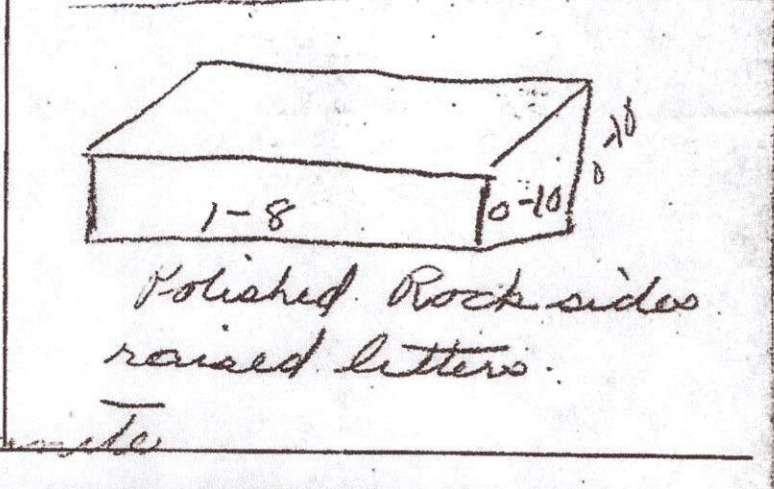
Note: Price shown is for the entire work set in place complete, including foundation, lettering, and all charges, unless otherwise specified below.)

ENSURE spelling, dates, etc., are correct, then please sign and return the white sheet to us. KEEP YELLOW.



FAMILY NAMES
BROWN
MCENTEE

INSCRIPTION
HADLEY F. BROWN
1877 — 1935



Polished fronts & back
carved front letter Brown
front McEntee on Back
raised letters

Polished Rock sides
raised letters

MATERIAL: North Star Red Granite
POSITION ON LOT:

MARKS:

For Ex 10

WM. BORGMANN & SONS
By Wilhelm B. Borgmann
Approved Mar 31 1936
Mrs. H. F. Brown
Sign on this line.

WM. BORGMANN & SONS

Marble and Granite Works

OFFICE AND SHOW ROOMS

OPP. LORRAINE CEMETERY

Windsor Mill Road

WOODLAWN, MARYLAND

Plata 5614

May 11, 1946

Dear Sir:—
Madam:—

We specify for your approval work to be erected on lot No. _____ Section *10*

Lorraine Cemetery, as authorized, for which you agree to pay as follows:

Total price \$ _____, Deposit required \$ _____, Balance \$ _____
payable in full on completion of said work.

(Note: Price shown is for the entire work set in place complete, including foundation, lettering, and all charges, unless otherwise specified below.)

BE SURE spelling, dates, etc., are correct, then please sign and return the white sheet to us. **KEEP YELLOW.**

FAMILY NAME

Raised INSCRIPTION

MOTHER

HELENA A.

1876 — 1946

MATERIAL: *Basic Granite*

POSITION ON LOT:

REMARKS:

WM. BORGMANN & SONS

By *[Signature]*

Approved *[Signature]* 1946

Stamp on this side

M. WM. BORGMANN & SONS

— MEMORIALS —

OFFICE AND DISPLAY

580 1/2 WINDSOR MILL ROAD

WOODLAWN 7, MD.

(Opposite Lorraine Cemetery)

OFFICE PHONE
WOODLAWN
300

HOME PHONE
WOODLAWN
677

WE AGREE, to furnish and set complete on Lot _____ Section 3 Lorraine Park

Cemetery, Baltimore, Maryland. The following work as specified in consideration for the

sum of Seventy Dollars plus sales tax \$1.40

TOTAL PRICE \$ 71.40 DEPOSIT REQUIRED \$ _____ BALANCE \$ _____

MATERIAL: Select Beige Granite

LETTERING: in
RICHARD MEREDITH
ANDERSON
SON OF
CHARLES H. JR. —
CLARA E.
1924 — 1978



M. WM. BORGMANN & SONS



PER.....
THANK YOU

[Handwritten signature and notes, including 'Baltimore' and 'Lorraine Park']

Please check sizes, spelling, dates, etc. and return white copy.

Appreciating the Opportunity of Serving You.

Walter W. Borgmann, Sr.

M. Wm. Borgmann & Sons

Belmont 9351

Purchaser [Signature]
Address 153 1/2 E. ...
City and State Baltimore, Md.
Date 2/21/59

Home " " " 677

WM. BORGMANN & SONS

Marble and Granite Works

Phone Dundalk 339-W

OFFICE AND SHOW ROOMS

OPP. LORRAINE CEMETERY

5800 Windsor Mill Road

WOODLAWN, MARYLAND - 7

Mrs. Gladys Cupp

6842 Belclare Rd.

Nov. 6, 1947

Dear Sir: Dundalk - 22
Madam:—

We specify for your approval work to be erected on lot No. _____ Section 12

Lorraine Park # Cemetery, as authorized, for which you agree to pay as follows:

Total price \$ 70.⁰⁰ Plus Tax 1.⁴⁰, Deposit required \$ _____, Balance \$ _____
payable in full on completion of said work.

(Note: Price shown is for the entire work set in place complete, including foundation, lettering, and all charges, unless otherwise specified below.)

BE SURE spelling, dates, etc., are correct, then please sign and return the white sheet to us. KEEP YELLOW.

① marker Polished Top and Bal. rock with raised letters to be same as ones in the Merritt lot.

FAMILY NAME

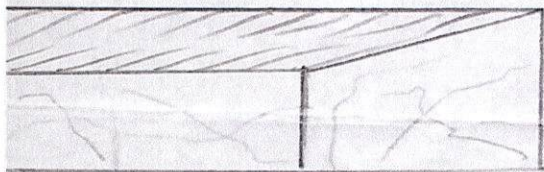
write INSCRIPTION her

MOTHER

name → ROSINA J. MOORE

year born → 1879 — 1947

& year Died



1-8

0-10

Finished in March

Paid by check April 26, 1948

MATERIAL: Select Barre Granite

POSITION ON LOT: at the grave of

REMARKS:

WM. BORGMANN & SONS

By Milton W. Borgmann

Approved Nov. 6, 1947

Mrs. Gladys S. Cupp

Sign on this line.



Send Beautiful Flowers

Share a Memory

Share   

Obituary for Mrs. June A. Zepp

Mrs. June Adaline Zepp of Stevensville, MD passed away on August 23, 2016 at Corsica Hills Center in Centreville, MD during rehab from a recent surgery. She was 89.

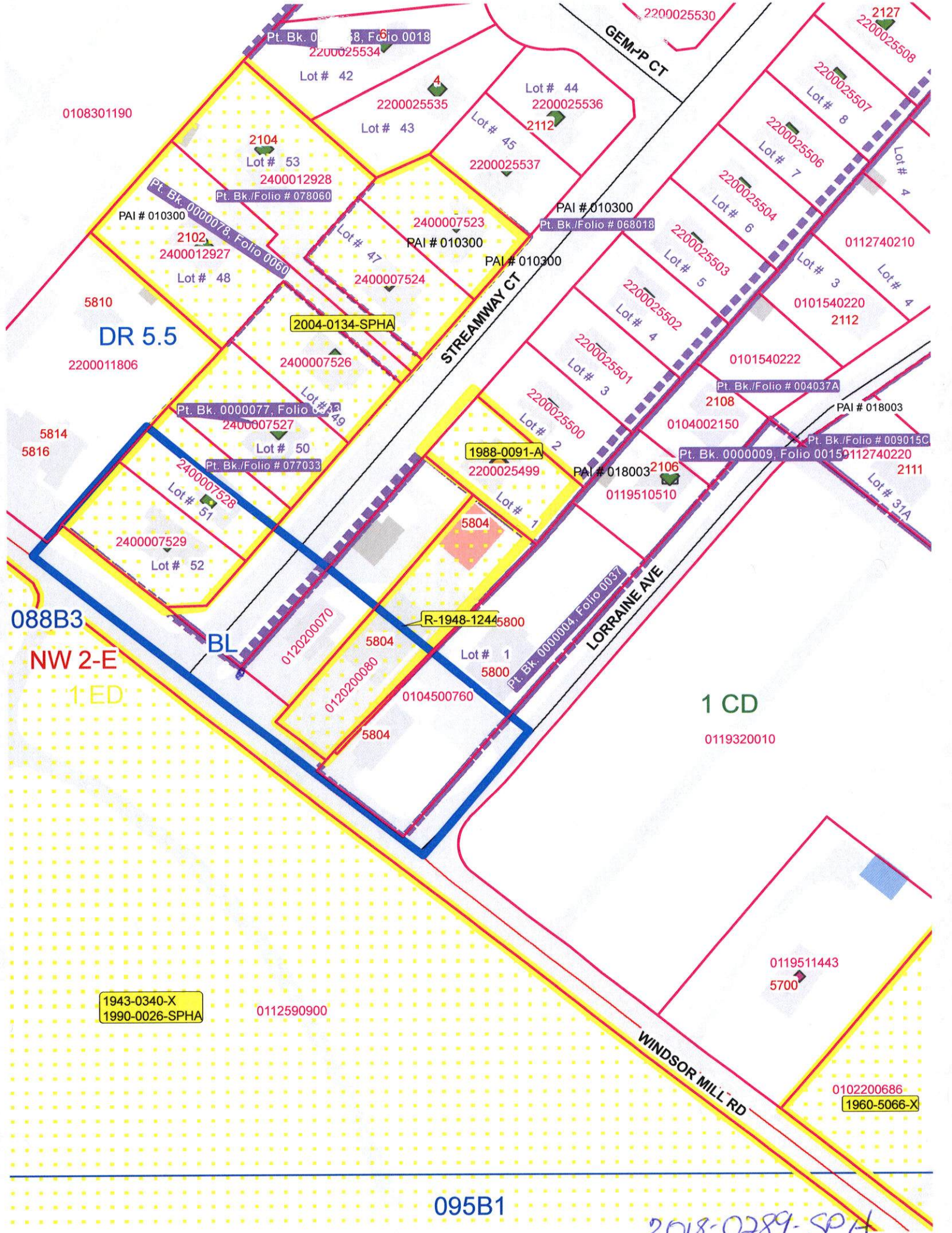
Born on November 30, 1926 in Woodlawn, MD, she was the daughter of the late John A Gettman and Adaline M. Gettman Williamson and stepdaughter to William E. Williamson. As a young girl she spent a lot of time in her grandfather William Frederick Borgmann's shop watching him carve headstones for Lorraine Park Cemetery, where she often played. On August 12, 1944 she married Edgar Franklin Zepp, Jr., and in 1953 the couple moved to Severna Park, Md. In 1987 they moved to Chester, MD to live on their boat. In her later years she lived with her son Mark in Stevensville, Md. Edgar predeceased her in 1999. Mrs. Zepp was educated at Catonsville High School. She started her career at Southern States as a Secretary. She also worked at Anne Arundel Community College in its early years. She later worked in the family business, Personal Janitorial Service for many years. She was a member of St. Luke's Chapel in Queenstown, MD where she was a Sunday school teacher for many years.

She is survived by her son: Mark Zepp of Stevensville, Maryland; His children, Cory Zepp of Stevensville, MD and Rebecca Zepp of Asheville, NC and her beloved dog Fuji.

She was preceded in death by her son, Edgar Franklin Zepp, III

A memorial service will be held graveside at 11:00 am on Monday, August 29, 2016 at Lorraine Park in Woodlawn, MD

Pat Zepp



Pt. Bk. 08, Folio 0018
2200025534

Lot # 42

2200025535

Lot # 43

Lot # 44
2200025536

Lot # 45

2200025537

2104
Lot # 53

2400012928

Pt. Bk./Folio # 078060

PAI # 010300

2102
2400012927

Lot # 48

2400007523
PAI # 010300

Lot # 47

2400007524

PAI # 010300
Pt. Bk./Folio # 068018

PAI # 010300

0108301190

5810

DR 5.5

2200011806

2004-0134-SPHA

2400007526

Lot # 49

Pt. Bk. 0000077, Folio 0000077
2400007527

Lot # 50

Pt. Bk./Folio # 077033

5814

5816

2400007528

Lot # 51

2400007529

Lot # 52

STREAMWAY CT

GEM-P CT

LORRAINE AVE

WINDSOR MILL RD

088B3

NW 2-E

1 ED

BL

R-1948-1244-5800

Lot # 1
5800

5800

0104500760

5804

0120200080

0120200070

1 CD

0119320010

1943-0340-X
1990-0026-SPHA

0112590900

0119511443
5700

0102200686
1960-5066-X

095B1

2018-0289-SPHA

**AFFIDAVIT OF DONNA J. TEGELER CONCERNING NONCOMFORMING USE OF
TEGELER MONUMENT COMPANY
5800-5806 WINDSOR MILL ROAD
SINCE 1897 THROUGH THE PRESENT**

I, DONNA J. TEGELER, being of sound mind and memory, do hereby swear under penalty of perjury that:

- 1) She was born in 1944 in Baltimore County, Md. and was the wife of WALTER S. TEGELER Jr. who was a classmate of hers in public school in Baltimore County, Md.
- 2) She first visited the TEGELER MONUMENT COMPANY site on 5800-5806 Windsor Mill Road site when she was 15 or 16 years of age in 1959 or 1960. Her future Husband, Walter brought her to the site to introduce her to his parents, Walter S. Tegeler Sr. and Talitha Marie Borgmann Tegeler at their home to the left rear of the large worksite and monument display area. The picture attached to her affidavit would have reflected how the property would have been utilized for the area shown at that time of that visit.
- 3) Thereafter, she would have visited this property weekly and it was always being used for the active Monument Works shaping, cutting and finishing and engraving the monuments to fill orders in progress and to sell monuments and related items sold with them to new customers as well.
- 4) She married Walter Tegeler Jr. in 1961 and moved then first with his parents at 5806 Windsor Mill Rd for the next year or so. They moved to an apartment on Lorraine Avenue next to the Shop near this Monument Works site sometime in late 1963 or early 1963. She was by the work site aforesaid frequently while they lived there and the worksite was continuously used for the Monument works, outdoor and indoor display of products for sale as shown in the attached picture during that period.
- 5) She moved at age 19 with her Family to a home on Ransome Drive in Hilltop Estates (in woodlawn) where they lived for approximately the next 14 years. Over that time, her oldest son Walter Tegeler III began to regularly spend time at the worksite when he became 8 years old under the tutelage of his Grandfather Walter S Tegeler , Sr who taught him everything he knew about the Monument business conducted at the same site which she would observe being continuously performed as mentioned already for this entire period of time.
- 6) She and her Family moved after the 14 year period to Carroll County but she still regularly visited the Windsor Mill Rd Monument Works and the volume of business for Tegeler Monuments had steadily grown over those years through the present time
- 7) She has read the story written in the WOODLAWN VILLAGER published June 1997 on the 100th anniversary of the Monument Works on the same site and in all of the original buildings for that period by her Family and its forebears as well. The Woodlawn Villager Article as reported is accurate and she can confirm that for the time period mentioned in this affidavit of her personal

knowledge as true and correct and she incorporates the article in this affidavit without repetition.

- 8) Her grandson, Walter S. Tegeler IV (son of now owner Walter III) began to work at the site in the Family business some years ago. The Founder Wm. Borgmann Family and related Tegeler Family (Great Great Grandfather of Walter III) continuously ran the Monument Works and sales business from June 1897 through the present at the same land site for 120 years through the present time now about to complete its 120st consecutive year of continuous operations.
- 9) The Monument Works business has involved over that entire period the use of heavy equipment to cut, shape, finish, embellish, and engrave, and place these monuments to include Public Service memorials as well as Cemetery memorials to their Customers' specifications and orders building a substantial business employing many persons over that time.

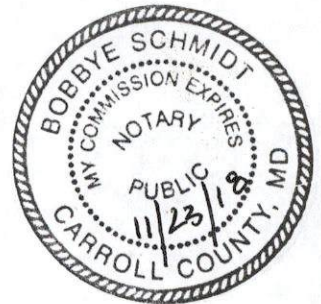
Witness my hand and seal on this 13th day of ~~February~~ March, 2018.

Donna J. Tegeler Donna J. Tegeler, AFFIANT

Rebecca M. Spencer WITNESS
Carroll
NOTARY PUBLIC STATE OF MARYLAND, COUNTY OF BALTIMORE

I hereby certify that on this 13th day of ~~February~~ March, 2018, before me, a NOTARY PUBLIC in and for the State and County aforesaid, DONNA J. TEGELER appeared before me and identified herself to me, and then executed same in my presence and swore under penalty of perjury to me that the information in this affidavit and referenced attachments was true and correct.
Witness my hand and seal

Bobbie Schmidt NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/23/18



CHECKLIST

| <u>Comment Received</u> | <u>Department</u> | <u>Support/Oppose/Conditions/Comments/No Comment</u> |
|-------------------------|---|--|
| <u>6/4</u> | DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____) | <u>Comment</u> |
| <u>5/4</u> | DEPS (if not received, date e-mail sent _____) | <u>NO COMMENT</u> |
| _____ | FIRE DEPARTMENT | _____ |
| <u>5/24</u> | PLANNING (if not received, date e-mail sent _____) | <u>NO obj w/ conditions</u> |
| <u>4/30</u> | STATE HIGHWAY ADMINISTRATION | <u>NO Obj</u> |
| _____ | TRAFFIC ENGINEERING | _____ |
| _____ | COMMUNITY ASSOCIATION | _____ |
| _____ | ADJACENT PROPERTY OWNERS | _____ |

ZONING VIOLATION (Case No. CC 1714779)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 5/31/18

SIGN POSTING (1st) Date: 6/4/18 by DOAK

SIGN POSTING (2nd) Date: 6/23/18 by DOAK

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 - 01 Account Number - 0104500760 | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | LORRAINE-WINDSOR LLC | | | Use: | COMMERCIAL | | | | |
| Mailing Address: | 5804 WINDSOR MILL RD BALTIMORE MD 21207-5932 | | | Principal Residence: | NO | | | | |
| | | | | Deed Reference: | /18272/ 00748 | | | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: | | 5800 WINDSOR MILL RD BALTIMORE 21207-0000 | | | Legal Description: | PT LT 1 .6223 AC 5800 WINDSOR MILL RD D W BORGMAN PLAT | | | |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0088 | 0021 | 0417 | | 0000 | | | 1 | 2018 | Plat Ref: 0004/0037 |
| Special Tax Areas: | | | | Town: | NONE | | | | |
| | | | | Ad Valorem: | | | | | |
| | | | | Tax Class: | | | | | |
| Primary Structure Built | Above Grade Living Area | | Finished Basement Area | | Property Land Area | | County Use | | |
| 1912 | 2232 | | | | 27,106 SF | | 06 | | |
| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation | | | |
| | | RETAIL STORE | | | | | | | |
| Value Information | | | | | | | | | |
| | | Base Value | Value | Phase-in Assessments | | | | | |
| | | | As of | As of | | As of | | | |
| | | | 01/01/2018 | 07/01/2017 | | 07/01/2018 | | | |
| Land: | | 167,100 | 167,100 | | | | | | |
| Improvements | | 85,800 | 90,300 | | | | | | |
| Total: | | 252,900 | 257,400 | 252,900 | 254,400 | | | | |
| Preferential Land: | | 0 | | 0 | | | | | |
| Transfer Information | | | | | | | | | |
| Seller: TEGELER WALTER S,3RD | | | Date: 06/25/2003 | | | Price: \$0 | | | |
| Type: NON-ARMS LENGTH OTHER | | | Deed1: /18272/ 00748 | | | Deed2: | | | |
| Seller: TEGELER WALTER S,SR | | | Date: 03/04/2003 | | | Price: \$100,000 | | | |
| Type: ARMS LENGTH IMPROVED | | | Deed1: /17614/ 00347 | | | Deed2: | | | |
| Seller: HOOK SOPHIA M | | | Date: 02/28/1980 | | | Price: \$50,000 | | | |
| Type: ARMS LENGTH IMPROVED | | | Deed1: /06170/ 00115 | | | Deed2: | | | |
| Exemption Information | | | | | | | | | |
| Partial Exempt Assessments: | | Class | 07/01/2017 | | | 07/01/2018 | | | |
| 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:

Real Property Data Search

Search Result for BALTIMORE COUNTY

| View Map | | View GroundRent Redemption | | | | View GroundRent Registration | | | |
|--|--|--|----------------------|-------------------------------|-----------------------------|--|---|-------------------------|-------------------------|
| Account Identifier: | | District - 01 Account Number - 2200002180 | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | TEGELER WALTER S 3RD TEGELER DEBORAH ANN | | | | Use: | COMMERCIAL NO | | | |
| Mailing Address: | 519 OAK TREE RD WESTMINSTER MD 21157- 8127 | | | | Principal Residence: | /08446/ 00763 | | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: | | 5804 WINDSOR MILL RD 0-0000 | | | Legal Description: | | PT LT 1 .0077 AC 87 NW LORRAINE AV D W BORGMAN PLAT | | |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0088 | 0021 | 0491 | | 0000 | | | | 2018 | Plat Ref: 0004/ 0037 |
| Special Tax Areas: | | | | | Town: | | NONE | | |
| | | | | | Ad Valorem: | | | | |
| | | | | | Tax Class: | | | | |
| Primary Structure Built | | Above Grade Living Area | | Finished Basement Area | | Property Land Area | | County Use | |
| | | | | | | 336 SF | | 06 | |
| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation | | | |
| | | | | | | | | | |
| Value Information | | | | | | | | | |
| | | | Base Value | Value | Phase-in Assessments | | | | |
| | | | | As of | As of | | As of | | |
| | | | | 01/01/2018 | 07/01/2017 | | 07/01/2018 | | |
| Land: | | | 300 | 300 | | | | | |
| Improvements | | | 0 | 0 | | | | | |
| Total: | | | 300 | 300 | 300 | 300 | | | |
| Preferential Land: | | | 0 | | 0 | | | | |
| Transfer Information | | | | | | | | | |
| Seller: TEGELER WALTER S ,SR | | | | Date: 04/05/1990 | | Price: \$0 | | | |
| Type: NON-ARMS LENGTH OTHER | | | | Deed1: /08446/ 00763 | | Deed2: | | | |
| Seller: | | | | Date: | | Price: | | | |
| Type: | | | | Deed1: | | Deed2: | | | |
| Seller: | | | | Date: | | Price: | | | |
| Type: | | | | Deed1: | | Deed2: | | | |
| Exemption Information | | | | | | | | | |
| Partial Exempt Assessments: | | Class | | 07/01/2017 | | 07/01/2018 | | | |
| 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: | | | | |

Real Property Data Search

Search Result for BALTIMORE COUNTY

| | | | | | | | | | |
|------------------------------------|--|--|-------------------------------|-----------------------------|--|------------------------------|--|-------------------------|-----------------|
| View Map | | View GroundRent Redemption | | | View GroundRent Registration | | | | |
| Account Identifier: | | District - 01 Account Number - 0120200080 | | | | | | | |
| Owner Information | | | | | | | | | |
| Owner Name: | TEGELER WALTER S 3RD TEGELER DEBORAH ANN | | | Use: | COMMERCIAL | | | | |
| Mailing Address: | 519 OAK TREE RD WESTMINSTER MD 21157-8127 | | | Principal Residence: | NO | | | | |
| | | | | Deed Reference: | /07028/ 00217 | | | | |
| Location & Structure Information | | | | | | | | | |
| Premises Address: | | 5804 WINDSOR MILL RD 0-0000 | | | Legal Description: | | NS WINDSOR MILL RD .25 AC 90 W LORRAINE AV | | |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0088 | 0021 | 0491 | | 0000 | | | | 2018 | Plat Ref: |
| Special Tax Areas: | | | | Town: | | NONE | | | |
| | | | | Ad Valorem: | | | | | |
| | | | | Tax Class: | | | | | |
| Primary Structure Built | Above Grade Living Area | | Finished Basement Area | | Property Land Area | | County Use | | |
| | 2460 | | | | 10,763 SF | | 06 | | |
| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation | | | |
| | | STORAGE GARAGE | | | | | | | |
| Value Information | | | | | | | | | |
| | | Base Value | Value | Phase-in Assessments | | | | | |
| | | | As of | As of | | As of | | | |
| | | | 01/01/2018 | 07/01/2017 | | 07/01/2018 | | | |
| Land: | | 152,700 | 152,700 | | | | | | |
| Improvements | | 99,500 | 103,700 | | | | | | |
| Total: | | 252,200 | 256,400 | 252,200 | | 253,600 | | | |
| Preferential Land: | | 0 | | | | 0 | | | |
| Transfer Information | | | | | | | | | |
| Seller: TEGELER WALTER S | | | Date: 11/05/1985 | | Price: \$35,000 | | | | |
| Type: ARMS LENGTH IMPROVED | | | Deed1: /07028/ 00217 | | Deed2: | | | | |
| Seller: | | | Date: | | Price: | | | | |
| Type: | | | Deed1: | | Deed2: | | | | |
| Seller: | | | Date: | | Price: | | | | |
| Type: | | | Deed1: | | Deed2: | | | | |
| Exemption Information | | | | | | | | | |
| Partial Exempt Assessments: | | Class | 07/01/2017 | | 07/01/2018 | | | | |
| 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:**

Homestead Application Information

Homestead Application Status: No Application

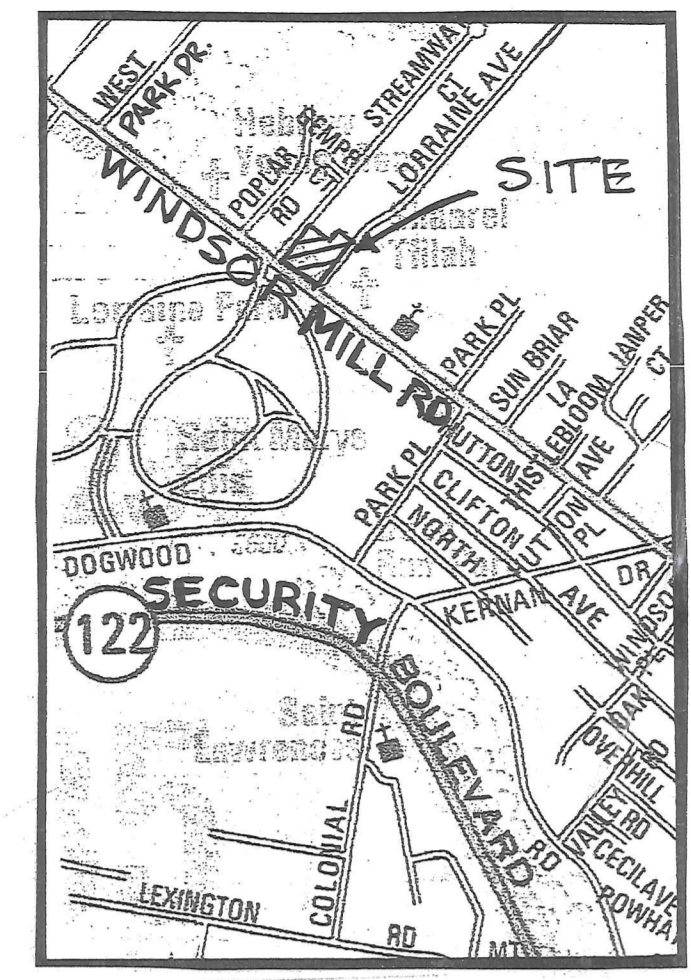
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

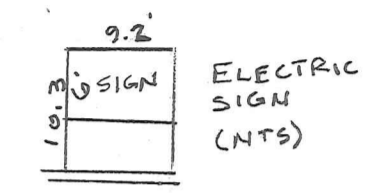
#2106
LORRAINE WINDSOR, LLC
T.A.# 0119510510
DEED REF: 27738/250

#2111
LINDWOOD & LISA HEDGEPAH
T.A.# 2200025499
DEED REF: 26048/698

GENERAL NOTES
 ZONING MAP# 088B3
 SITE ZONED: DR 5.5 / BL
 ELECTION DISTRICT: 1
 COUNCIL DISTRICT: 1
 LOT AREA ACREAGE: 1.018 AC +/-
 OR SQUARE FEET: 44,344 S.F.
 HISTORIC: NO
 IN CBCA: NO
 IN FLOOD PLAIN: NO
 WATER IS: PRIVATE
 PUBLIC X
 SEWER IS: PRIVATE
 PUBLIC X
 PRIOR HEARING? R-1948-1244
 PARKING SPACES PROVIDED = 27



VICINITY MAP
SCALE: 1" = 1000'



SITE DATA

| | |
|------------------|--|
| SITE ADDRESS: | 5800 WINDSOR MILL RD. |
| OWNER: | LORRAINE-WINDSOR LLC |
| MAILING ADDRESS: | 5804 WINDSOR MILL RD. BALTIMORE, MD 21207 |
| TAX ACCT NO.: | 0104500760 |
| TAX MAP: | 88 |
| PARCEL: | 417 |
| DEED REF: | 18272/748 |
| PLAT INFO: | D. W. BORGMAN PLAT (04/37) PART OF LOT 1 |
| AREA ACREAGE: | 0.517 +/- |
| AREA IN SQ. FT. | 22,539 |

| | |
|------------------|--|
| SITE ADDRESS: | 5804 WINDSOR MILL RD. |
| OWNER: | DEBORAH & WALTER TEGELER, 3RD |
| MAILING ADDRESS: | 519 OAKTREE RD. WESTMINSTER, MD 21157 |
| TAX ACCT NO.: | 0120200080 |
| TAX MAP: | 88 |
| PARCEL: | 491 |
| DEED REF: | 7028/217 8446/763 |
| PLAT INFO: | N/A D.W.BORGMAN PLAT (04/37) |
| AREA ACREAGE: | 0.247 AC. +/- 0.008 +/- |
| AREA IN S.F. | 10,763 336 |

| | |
|------------------|--|
| SITE ADDRESS: | 5806 WINDSOR MILL RD. |
| OWNER: | DEBORAH & WALTER TEGELER, 3RD |
| MAILING ADDRESS: | 519 OAKTREE RD. WESTMINSTER, MD 21157 |
| TAX ACCT NO.: | 0120200070 |
| TAX MAP: | 88 |
| PARCEL: | 491 |
| DEED REF: | 12312/364 |
| PLAT INFO: | N/A |
| AREA ACREAGE: | 0.246 AC. +/- |
| AREA IN S.F. | 10,712 |

PLAN TO ACCOMPANY SPECIAL HEARING TO
 FIND A LEGAL NON CONFORMING USE FOR
 5800-5806 WINDSOR MILL ROAD, BALTIMORE,
 MD 21207 PER BCZR 104 GENERALLY AND
 S104.1 FOR A CEMETARY MONUMENT WORKS,
 DISPLAY AND SALES SINCE 1897.
 ELECTION DISTRICT: 1C1
 BALTIMORE COUNTY, MD
 SCALE: 1"-20' DATE: 4/6/18

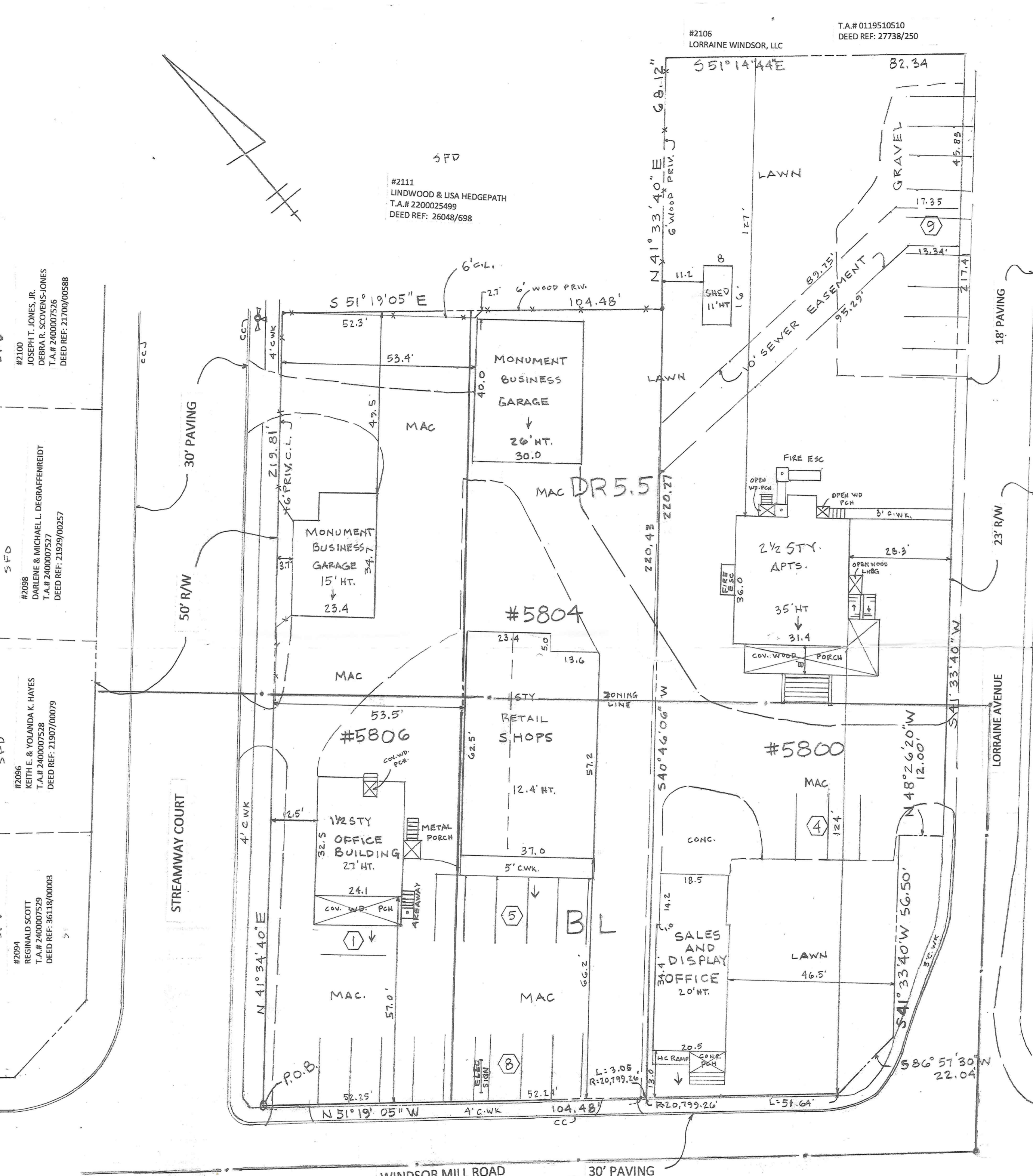
2018-0289-SPK

#2100 JOSEPH T. JONES, JR.
DEBRA R. SCHOVENS-JONES
T.A.# 240007526
DEED REF: 21700/00588

#2098 DARLENE & MICHAEL L. DEGRAFFENREIDT
T.A.# 240007527
DEED REF: 21929/00257

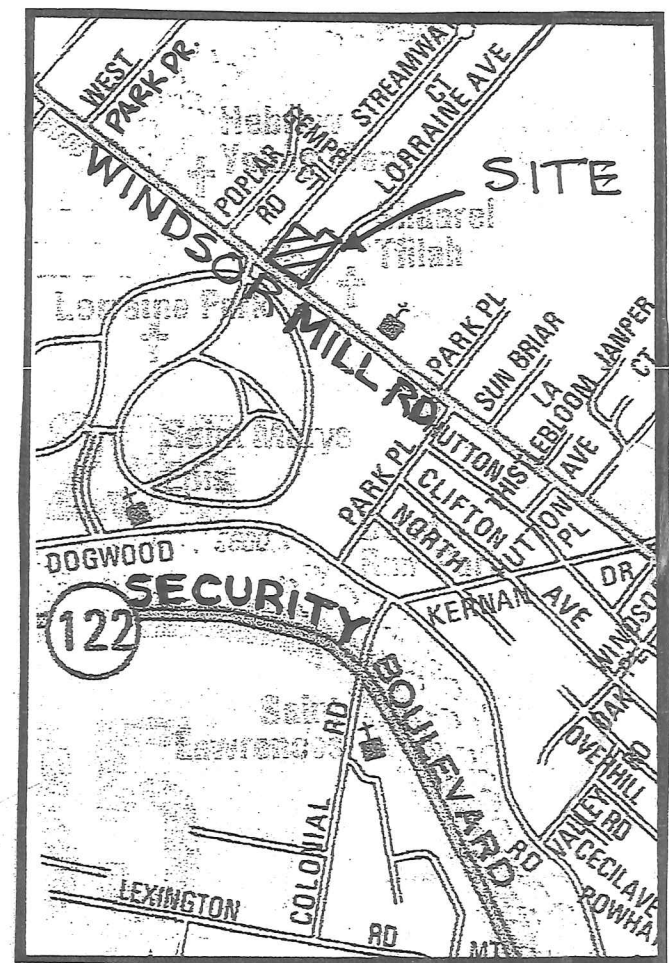
#2096 KEITH E. & YOLANDA K. HAYES
T.A.# 240007528
DEED REF: 21907/00079

#2094 REGINALD SCOTT
T.A.# 240007529
DEED REF: 36118/00003



PREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220

LORRAINE WINDSOR CEMETERY DR 5.5

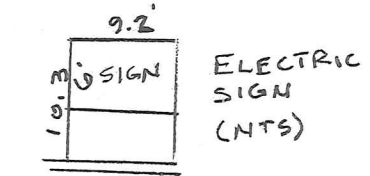


VICINITY MAP SCALE: 1" = 1000'

GENERAL NOTES

ZONING MAP# 088B3
 SITE ZONED: DR 5.5 / BL
 ELECTION DISTRICT: 1
 COUNCIL DISTRICT: 1
 LOT AREA ACREAGE: 1.018 AC +/-
 OR SQUARE FEET: 44,344 S.F.
 HISTORIC: NO
 IN CBCA: NO
 IN FLOOD PLAIN: NO
 WATER IS: PRIVATE
 PUBLIC X
 SEWER IS: PRIVATE
 PUBLIC X
 PRIOR HEARING? R-1948-1244

PARKING SPACES PROVIDED = 27



SITE DATA

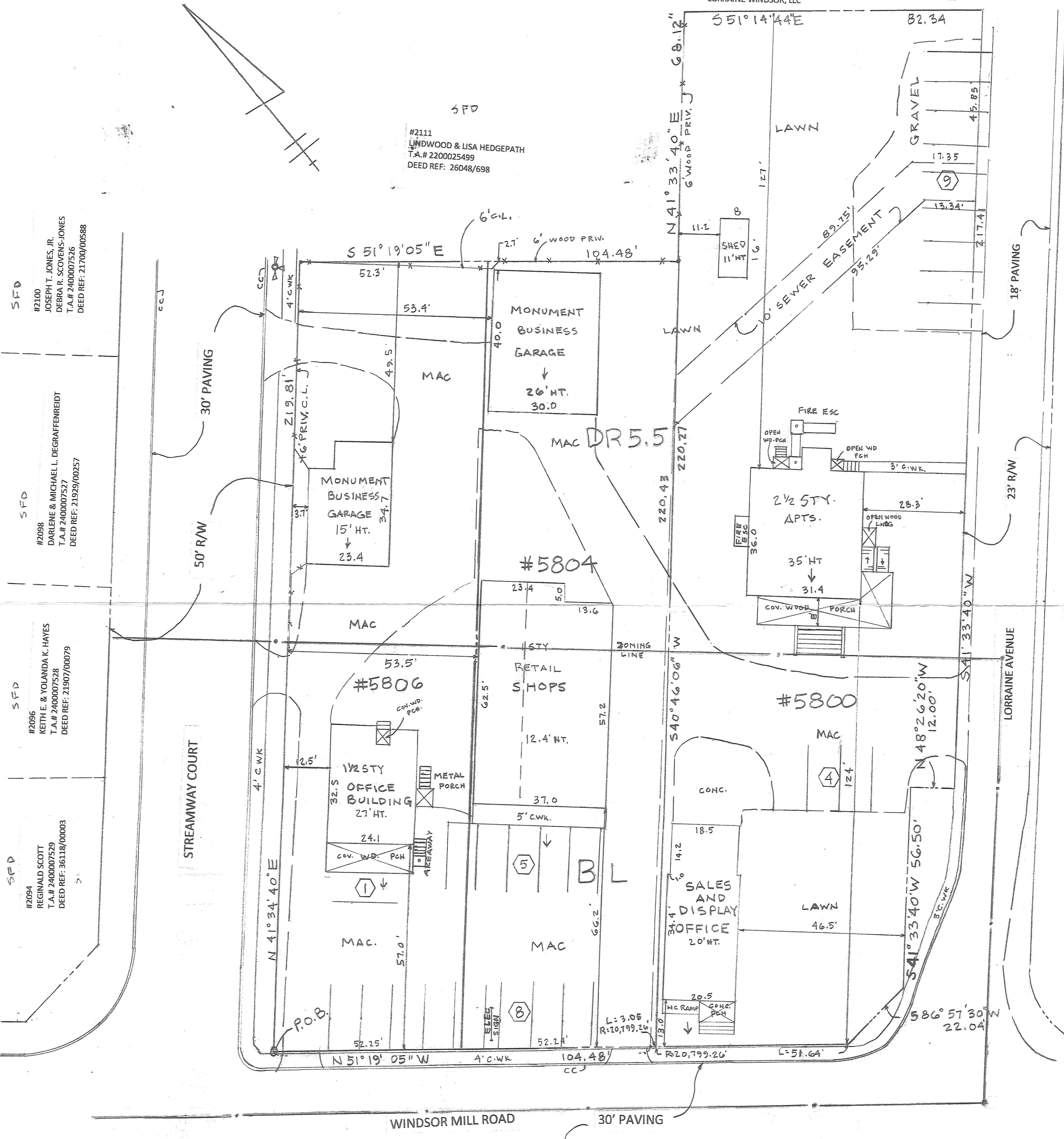
| | |
|------------------|--|
| SITE ADDRESS: | 5800 WINDSOR MILL RD. |
| OWNER: | LORRAINE-WINDSOR LLC |
| MAILING ADDRESS: | 5804 WINDSOR MILL RD. BALTIMORE, MD 21207 |
| TAX ACCT NO.: | 0104500760 |
| TAX MAP: | 88 |
| PARCEL: | 417 |
| DEED REF: | 18272/748 |
| PLAT INFO: | D. W. BORGMAN PLAT (04/37) PART OF LOT 1 |
| AREA ACREAGE: | 0.517 +/- |
| AREA IN SQ. FT. | 22,539 |

| | |
|------------------|--|
| SITE ADDRESS: | 5804 WINDSOR MILL RD. |
| OWNER: | DEBORAH & WALTER TEGELER, 3RD |
| MAILING ADDRESS: | 519 OAKTREE RD. WESTMINSTER, MD 21157 |
| TAX ACCT NO.: | 0120200080 |
| TAX MAP: | 88 |
| PARCEL: | 491 |
| DEED REF: | 7028/217 8446/763 |
| PLAT INFO: | N/A D.W. BORGMAN PLAT (04/37) |
| AREA ACREAGE: | 0.247 AC. +/- 0.008 +/- |
| AREA IN S.F. | 10,763 336 |

| | |
|------------------|--|
| SITE ADDRESS: | 5806 WINDSOR MILL RD. |
| OWNER: | DEBORAH & WALTER TEGELER, 3RD |
| MAILING ADDRESS: | 519 OAKTREE RD. WESTMINSTER, MD 21157 |
| TAX ACCT NO.: | 0120200070 |
| TAX MAP: | 88 |
| PARCEL: | 491 |
| DEED REF: | 12312/364 |
| PLAT INFO: | N/A |
| AREA ACREAGE: | 0.246 AC. +/- |
| AREA IN S.F. | 10,712 |

PLAN TO ACCOMPANY SPECIAL HEARING TO FIND A LEGAL NON CONFORMING USE FOR 5800-5806 WINDSOR MILL ROAD, BALTIMORE, MD 21207 PER BCZR 104 GENERALLY AND S104.1 FOR A CEMETARY MONUMENT WORKS, DISPLAY AND SALES SINCE 1897.
 ELECTION DISTRICT: 1C1
 BALTIMORE COUNTY, MD
 SCALE: 1"-20' DATE: 4/6/18

PET
EX 1



#2100 JOSEPH T. JONES, JR.
DEBRA R. SCOVENS-JONES
T.A.# 2400007526
DEED REF: 21700/00588

#2088 DARLENE & MICHAEL L. DEGRAFFENREIDT
T.A.# 2400007527
DEED REF: 21929/00257

#2096 KEITH E. & YOLANDA K. HAYES
T.A.# 2400007528
DEED REF: 21907/00079

#2094 REGINALD SCOTT
T.A.# 2400007529
DEED REF: 36118/00003

#2111 LINDWOOD & LISA HEDGEPATH
T.A.# 2200025499
DEED REF: 26048/698

CEMETERY

WINDSOR MILL RD.
SHAAREI TFILOH CONGREGATION
T.A.# 0119320010
DEED REF: 02820/00143

DR 5.5

CEMETERY

PREPARED BY:
CRAIG CONSULTING, LLC
7024 GREENBANK RD.
BALTIMORE, MD 21220

PETITIONER'S

EXHIBIT NO. 1

LORRAINE WINDSOR CEMETERY

DR 5.5