

IN THE MATTER OF:	*	BEFORE THE
CANTERBURY PROPERTY, LLC -	*	
LEGAL OWNER	*	BOARD OF APPEALS
RIGGS, LLC – CONTRACT PURCHASER	*	
(Hyde Park Overlook, 4 th Amended CRG	*	OF
15 th Election District		
7 th Councilmanic District	*	BALTIMORE COUNTY
	*	Case No. 18-319-A and CBA 19-011

* * * * *

CONSENT ORDER

This matter comes before the Board of Appeals of Baltimore County as an appeal filed by Protestant, The Rockaway Beach Improvement Association, Inc., from decisions of the Hearing Officer for Baltimore County, dated September 19, 2018 and October 24, 2018, in which the Hearing Officer approved a red-lined County Review Group (“CRG”) Plan (the “Red-lined CRG Plan”), as well as five variances that were requested to facilitate the improvements depicted on the CRG Plan.

The Developer, Riggs, LLC, is the contract purchaser of several adjoining parcels of land located south and east of the intersection of Back River Neck Road and Middleborough Road, in the Middle River area of Baltimore County. The original CRG plan (the “Original CRG Plan”), was filed for 125 townhomes and four single-family dwellings on the subject property, which is zoned BM (Business, Major). The Petition for Variance that accompanied the Original CRG Plan requested: (1) for the single family house on Lot 127, a variance to permit a 6-foot side-yard setback in lieu of the required 15 feet; (2) for townhouse Lots 75 through 113, a variance to permit a 25-foot rear yard setback, in lieu of the required 30 feet; (3) for Lots 70 & 71, a variance to permit a side building face to side building face setback of 21 feet, in lieu of the required 25 feet; (4) for Lots 22 through 28 and Lots 29 through 35, a variance to permit seven units in a row, in

lieu of the maximum permitted six; and (5) for all townhouse Lots to have an 8 foot deep deck to extend into the rear yard, which would exceed the 25% maximum projection into the yard.

The Hearing Officer approved the Red-lined CRG Plan, which included a handful of changes depicted in red on the plan (made to accommodate comments of County reviewing agencies), and the Hearing Officer likewise approved the variances. The Protestant appealed the Hearing Officer's decision to this Board.

At the outset of the hearing, the parties announced that they had reached a settlement. In short, the parties agreed as follows: (i) the Developer would withdraw its petition for three of the five variances; (ii) the parties would jointly request approval by the Board of a revised CRG plan that made a handful of minor adjustments necessary to accommodate the withdrawal of the variances, including the elimination of three lots/units; and (iii) the Protestant would withdraw its appeal of the remaining two variances, such that the Hearing Officer's approval of those variances would be final. The parties then introduced, as Joint Exhibit 1, a copy of a settlement agreement and requested that it be incorporated into the Board's order on this matter, which the Board will do.

Next, the Board permitted counsel for the Developer to provide a little more detail regarding the parties' settlement, including the introduction of a Red-lined/Green-lined CRG Plan (as Joint Exhibit 2, the "Green-lined CRG Plan") and an explanation of the modest changes to the Red-lined CRG Plan necessary to accommodate the Developer's withdrawal of the three variances. Specifically, counsel explained that the Developer's engineer used the Red-lined Plan approved by the Hearing Officer as the base plan, then implemented a handful of changes shown in green (on the Red-lined/Green-lined CRG Plan) in substance as follows: (i) former Lots 22 through 129 have been renumbered in green, to reflect the removal of the three lots/units, as described in greater

detail below; (ii) the variance identified on the Red-lined CRG Plan as “V-1” has been stricken and adjustments have been made to former Lot 127 (new Lot 124) to respect the required 15-foot setback on that lot; (iii) the variance identified on the Red-lined CRG Plan as “V-3” has been stricken and adjustments have been made to eliminate former Lot 71 and to expand the size of former Lot 70 (new Lot 68); (iv) the variance identified on the Red-lined CRG Plan as “V-4” has been stricken and adjustments have been made to eliminate former Lots 22 and 35 and to expand the size of former Lots 23 and 34 (new Lots 22 and 33, respectively); and (v) Notes 6, 9, and 10 have been updated to reflect the elimination of the three lots and the corresponding parking and open space computations.

Counsel for the Protestant confirmed that the contents of the Red-lined/Green-lined CRG Plan and the proffer provided by counsel for the Developer were accurate and consistent with the agreement of the parties. Counsel for the Protestant further formally withdrew the Protestant’s appeal of the remaining variances (shown on the Green-lined CRG Plan as “V-2” and “V-5,” which results in the Hearing Officer’s decision on those two variances being final). Finally, Counsel for both parties jointly requested that the Board of Appeals facilitate the agreement of the parties and the disposition of the appeal of the Hearing Officer’s approval of the Red-lined CRG Plan by accepting the Joint Exhibits into evidence and formally approving the Red-lined/Green-lined CRG Plan.

Upon review of the record before the Hearing Officer, the additional evidence and proffered testimony presented to the Board, and in consideration of the parties’ settlement agreement and their mutual desire to facilitate the development of the Property in accordance with the Red-lined/Green-lined CRG Plan, the Board will approve that plan. The Board recognizes that County reviewing agencies each recommended approval of the Red-lined CRG Plan, and the

Hearing Officer, as finder of fact, credited that testimony together with that of the Developer's witness regarding the Red-lined CRG Plan when approving that plan as being in conformance with all applicable County laws, policies, rules, and regulations. Further, the Red-lined/Green-lined CRG Plan was prepared by Developer's engineers with D.S. Thaler and Associates, and Mr. David Thaler appeared at the hearing before the Board and his proffered testimony supported the fact that the modest changes depicted on the Red-lined/Green-lined CRG Plan were consistent with applicable County laws, policies, rules, and regulations. Therefore, the Board shall approve the Red-lined/Green-lined CRG Plan, accepted as Joint Exhibit 2, as being in conformance with applicable County laws, policies, rules, and regulations.

THEREFORE, IT IS this 26th day of February, 2019, by the Board of Appeals of Baltimore County

ORDERED, that the Red-lined/Green-lined CRG Plan, marked and accepted into evidence as Joint Exhibit 2, be and is hereby APPROVED; and it is further

ORDERED that the Petition for Variance in case number 18-319-A, as shown and indicated as "V-1," "V-3," and "V-4" on the Red-lined/Green-lined CRG Plan be and are hereby DISMISSED AS MOOT; and it is further

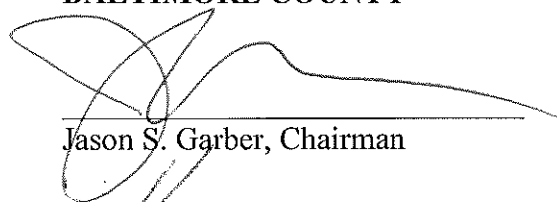
ORDERED that Protestant's appeal of the Petition for Variance as shown and indicated as "V-2" and "V-5" on the Red-lined/Green-lined CRG Plan, be and is hereby DISMISSED; and it is further

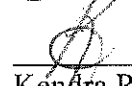
ORDERED that the settlement agreement between the parties, which was marked and accepted into evidence as Joint Exhibit 1, be and is hereby incorporated into this Order by reference; however, notwithstanding the incorporation of this agreement, the Developer or future owners of the Property may seek to amend the approved CRG Plan without obtaining the prior

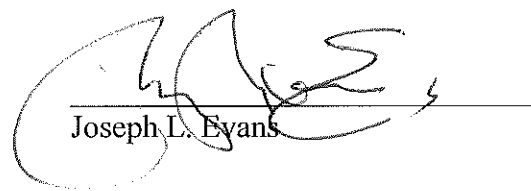
permission of the Protestant, and Protestant or any other person or entity may protest any such amendment to the approved CRG Plan that seeks to increase density, without breaching said settlement agreement.

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

**BOARD OF APPEALS OF
BALTIMORE COUNTY**



Jason S. Garber, Chairman

Kendra Randall Jolivet

Joseph L. Evans



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

February 26, 2019

Patricia A. Malone, Esquire
Christopher D. Mudd, Esquire
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

Kathleen M. Elmore, Esquire
Elmore & Throop, P.C.
5 Riggs Avenue
Severna Park, Maryland 21146

RE: In the Matter of: *Canterbury Property, LLC – Legal Owner*
Riggs, LLC – Contract Purchaser
Case Nos.: 18-319-A and CBA-19-011

Dear Counsel:

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

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Krysundra "Sunny" Cannington
Administrator

KLC/taz
Enclosure
Duplicate Original Cover Letter

c: Pamela F. Newland/Canterbury Property, LLC
Edward W. Gold, Managing Member/Riggs, LLC
Kim Goodwin-Maigetter, President/Rockaway Beach Improvement Association, Inc.
Office of People's Counsel
Lawrence M. Stahl, Managing Administrative Law Judge
Lloyd Moxley, Planner/Department of Planning
Jeff Mayhew, Acting Director/Department of Planning
Jan Cook, Development Manager/PAI
Michael Mohler, Acting Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
Michael E. Field, County Attorney/Office of Law

BOARD OF APPEALS OF BALTIMORE COUNTY
MINUTES OF DELIBERATION

IN THE MATTER OF: Canterbury Property, LLC 18-319-A and CBA-19-011

DATE: January 22, 2019

BOARD/PANEL: Jason S. Garber, Chair
Joseph L. Evans
Kendra Randall Jolivet

RECORDED BY: Sunny Cannington/Administrator

PURPOSE: To deliberate the following:

Petition for Variance pursuant to § 307.1 of the BCZR as follows:

1. To allow a minimum side building face to track boundary setback of 6 ft. in lieu of the 15 ft. setback required by the BCZR and Comprehensive Manual of Development Policies ("CMDP") (Lot No. 127);
2. To allow a minimum rear building face to rear property line or tract boundary setback of 25 ft. in lieu of the 30 ft. setback required by BCZR and the CMDP (Lot Nos. 75-113);
3. Modification of Standards to allow a minimum side building face to a side building face setback of 21 ft. in lieu of the 25 ft. setback required by BCZR and CMDP (Lot Nos. 70 and 71);
4. Modification of Standards to allow 7 units in a row in lieu of the 6 units in a row permitted by BCZR and the CMDP (Lot Nos. 22-28 and 29-35); and
5. To allow up to an 8 ft. deep deck to extend into the required rear yard which will exceed the 25% maximum projection permitted by BCZR (Lot Nos. 1-125)

and

Appeal of Approval of Development Plan (4th Amended CRG)

DISCUSSION:

- The Board convened for a hearing and were advised that the parties had reached a settlement.
- Petitioner's Counsel proffered the terms of the settlement: three (3) lots are being removed from the Red-lined/Green-lined plan; Variance requests 1, 3 and 4 are being withdrawn by the developer; Protestants' appeal regarding variance requests 2 and 5 are being dismissed. As for the CRG refinement, the Petitioner's offered the Red-lined/Green-lined plan as Exhibit 2. The parties agree the plan does not overburden the land and the decrease in density further supports the Hearing Officer's decision as to adequate public facilities.
- The Board reviewed the Agreement and Red-Lined/Green-Lined plan and unanimously agreed to approve the plan and agreement.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted,

/s
Sunny Cannington

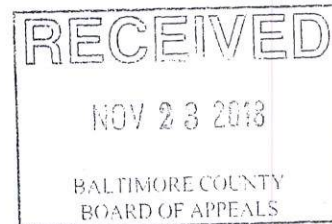


DONALD I. MOHLER III
County Executive

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

November 23, 2018

Patricia A. Malone, Esq.
Christopher D. Mudd, Esq.
Venable, LLP
210 W. Pennsylvania Ave.
Suite 500
Towson, MD 21204



RE: **APPEAL TO BOARD OF APPEALS** – Development Plan Hearing & Zoning
HOH Case No. 15-0092 & Zoning Case No. 2018-0319-A
Project: HYDE PARK OVERLOOK, 4th AMENDED CRG
Address: 300 Whitney Lane

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on November 23, 2018. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

c: Kathleen Elmore, Esq., Elmore & Throop, P.C., 5 Riggs Avenue, Severna Park, MD 21146
Jan Cook & Patrick Williams, Development Processing, PAI
Baltimore County Board of Appeals
People's Counsel

APPEAL

**Petition for Variance
(300 Whitney Lane.)
15th Election District – 7th Councilmanic District
Owner: Canterbury Property, LLC
Applicant/Contract Purchaser: Riggs, LLC
Case No. 2018-0319-A**

Petition for Variance (May 18, 2018)

Zoning Description of Property

Notice of Zoning Hearing (June 14, 2018)

Certificates of Publication (Jeffersonian – July 5, 2018 and The Daily Record – August 17, 2018)

Certificates of Posting (July 3, 2018 & August 7, 2018) by SSG Robert Black

Entry of Appearance by People's Counsel (May 31, 2018)

Petitioner(s) Sign-in Sheet – 1 Sheet

Citizen(s) Sign-in-Sheet – 1 Sheet

County Sign-in-Sheet – 1 Sheet

Zoning Advisory Committee Comments

“Original” Exhibits listed below are contained in HOH Case 15-0092

Developer(s) Exhibits

1. Development Plan
2. McArthur CV
3. Aerial Photo
4. Zoning Exhibit Plan Color Coded

Protestant Exhibits

1. Photos (4 pages)
2. My Neighborhood Maps/Aerials
3. Eastern Baltimore County Revitalization Plan

County Exhibits

1. School Analysis
2. DOP Report
3. Design Standards

Administrative Law Judge OPINION & INTERLOCUTORY ORDER (REFERRED to Planning Board)
on September 19, 2018

Administrative Law Judge FINAL ORDER – (APPROVED/GRANTED on October 24, 2018)

Notice & Receipt of Appeal – (November 23, 2018) from Kathleen M. Elmore, Esq.

Miscellaneous (Not Marked as Exhibits)

CD Proceedings (1)

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment6-21DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)CDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)5-25

STATE HIGHWAY ADMINISTRATION

No object

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8-17-187-5-18Daily Record
JeffersonianSIGN POSTING (1st)

Date:

7-3-18 + 8-7-18

by

BlackSIGN POSTING (2nd)

Date:

by

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



PETITION FOR ZONING HEARING(S)

flood

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 West side Back River Neck Road; North of Hyde Park Road which is presently zoned BM
Deed Reference 5017/123 and 7935/240 10 Digit Tax Account # See Attachment 1
Property Owner(s) Printed Name(s) Canterbury Property, LLC

CASE NUMBER 2018-0319-A Filing Date 5/18/2018 Estimated Posting Date / / Reviewer JNP

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)

See Attachment 1.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

To be presented at the hearing.

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

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

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

Contract Purchaser/Lessee:

Attachment 2
Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ / Telephone # _____ / Email Address _____

Attorney for Petitioner:

Patricia A. Malone
Name- Type or Print _____
Signature *[Signature]*
210 W. Pennsylvania Avenue, Towson MD
Mailing Address _____ City _____ State _____
21204 / 410-494-6206 / pamalone@venable.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners:

Attachment 3
Name #1 - Type or Print _____ / Name #2 - Type or Print _____
Signature #1 _____ / Signature #2 _____
Mailing Address _____ City _____ State _____
Zip Code _____ / Telephone # _____ / Email Address _____

Representative to be contacted:

Patricia A. Malone
Name - Type or Print _____
Signature *[Signature]*
210 W. Pennsylvania Avenue, Towson MD
Mailing Address _____ City _____ State _____
21204 / 410-494-6206 / pamalone@venable.com
Zip Code _____ Telephone # _____ Email Address _____

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

10 Digit Tax Account #:

TAX MAP REFERENCES:

PARCEL	LOT	TAX ACCOUNT #	PLAT	HELD SINCE	TAX MAP-GRID	ADC MAP
104	1-LOS	2500011748	79.439	1969	97-11	37 H11
104	1	2500011749	79.440	1969	97-11	37 H11
104-'C'	1	2500011750	79.440	1969	97-11	37 H11
104	1-LOS	2500011751	79.440	1969	97-11	37 H11
104	1-LOS	2500011752	79.440	1969	97-11	37 H11
104	1	2500011753	79.441	1969	97-11	37 H11
104	1-LOS	2500011754	79.441	1969	97-11	37 H11
104	4	2500011757	79.444	1969	97-11	37 H11

Deed: 5017/123 and 7935/240

Variance Requests:

Petition for Variance, pursuant to Section 307.1 of the Baltimore County Zoning Regulations (BCZR):

- (1) Variance to allow a minimum side building face to tract boundary setback of 6 feet in lieu of the 15 foot setback required by BCZR Section 1B01.2.C.1.b and the Comprehensive Manual of Development Policies (CMDP) (Lot # 127);
- (2) Variance to allow a minimum rear building face to rear property line or tract boundary setback of 25 feet in lieu of the 30 foot setback required by BCZR Section 1B01.2.C.1.c and the CMDP (Lots #75-113);
- (3) Variance/Modification of Standards to allow a minimum side building face to a side building face setback of 21 feet in lieu of the 25 foot setback required by BCZR Section 1B01.2.C.1.c. and the CMDP (Lots # 70 and 71);
- (4) Variance/Modification of Standards to allow 7 units in a row in lieu of the 6 units in a row permitted by BCZR Section 504.2 and the CMDP (Lots #22-28 and #29-35);
- (5) Variance to allow up to an 8 foot deep deck to extend into the required rear yard, which will exceed the 25% maximum projection permitted by BCZR Section 301.1.A (Lots #1-125)

ATTACHMENT No. 2 TO PETITION FOR VARIANCE

Contract Purchaser:

Riggs, LLC
7 Hillchase Court
Pikesville, Maryland 21208
410.236.3432

Signature: 

Name:

Edward W. Gold

Title:

Managing member

ATTACHMENT No. 3 TO PETITION FOR VARIANCE

Owner:

Canterbury Property, LLC
c/o Hendersen-Webb, Inc.
1025 Cranbrook Road
Cockeysville, Maryland 21030-1465
410.628.7400

Signature: _____

Name: *Pamela F. Newland*

Title: *Authorized Signature*

May 10, 2018

ZONING DESCRIPTION

HYDE PARK OVERLOOK (fka ESSEXSHIRE)

Beginning for the same the southerly side of Back River Neck Road, a 70 foot right-of-way, approximately 50 feet westerly from the center of Hyde Park Road, a 60 foot right-of-way, thence binding on the westerly side of said Hyde Park Road, the following five (5) courses and distances,

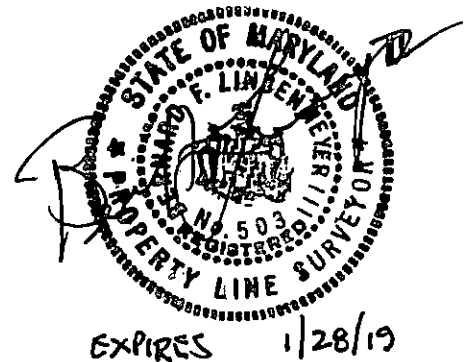
1. South 02°00'51" West 43.97 feet to a point; thence,
2. Southwesterly 68.72 feet by a curve to the left, having a radius of 155.00 feet and a chord bearing South 22°16'02" West 68.16 feet to a point; thence,
3. South 09°33'58" West 160.37 feet to a point; thence,
4. Southwesterly 160.42 feet by a curve to the right, having a radius of 288.06 feet and a chord bearing South 25°31'12" West 158.35 feet to a point; thence,
5. South 41°28'26" West 5.67 feet to a point; thence,
6. North 48°31'34" West 20.00 feet to a point; thence,
7. South 41°28'26" West 300.00 feet to a point; thence,
8. North 83°09'25" West 102.97 feet to a point; thence binding on the northerly side of Southeastern Boulevard, Maryland Route 702, a 200 foot right-of-way,
9. North 41°07'17" West 1,223.41 feet to a point; thence,
10. North 49°03'19" East 150.36 feet to a point; thence,
11. North 22°29'44" East 208.50 feet to a point; thence,
12. North 37°23'03" West 217.48 feet to a point; thence binding on the easterly side of Middleborough Road, an 80 foot right-of-way,

2018-0319-A

13. Northeasterly 128.67 feet by a curve to the right, having a radius of 2,960.00 feet and a chord bearing North 53°39'40" East 128.66 feet,
14. North 54°54'23" East 123.67 feet to a point; thence,
15. South 66°06'20" East 288.94 feet to a point; thence,
16. South 58°57'51" West 126.48 feet to a point; thence,
17. South 33°50'52" East 123.38 feet to a point; thence,
18. North 65°21'00" East 246.03 feet to a point; thence binding on the southerly side of the aforesaid Back River Neck Road,
19. South 35°06'32" East 177.32 feet to a point; thence,
20. South 71°07'01" West 174.28 feet to a point; thence,
21. South 18°52'59" East 50.00 feet to a point; thence,
22. North 71°04'40" East 188.79 feet; thence binding on the southerly side of the aforesaid Back River Neck Road, the following three (3) courses and distances:
23. South 34°58'18" East 311.79 feet to a point; thence
24. Southeasterly 268.85 feet by a curve to the right, having a radius of 5,764.50 feet and a chord bearing South 36°23'44" East 268.83 feet to a point; thence,
25. South 37°43'54" East 101.15 feet to the point of beginning.

Containing 23.38 acres of land, more or less.

Located in the Seventh Councilmanic District, Fifteenth Election District of Baltimore County, Maryland.



**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: 2018-0319-A
Property Address: N/A
Property Description: South West Side of Back River Neck Road, @ Corner of Northwest Side of Hyde Park Road
Legal Owners (Petitioners): Canterbury Property, LLC
Contract Purchaser/Lessee: Riggs, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Venable LLP ↑
Company/Firm (if applicable): Barbara Lukasevich
Address: 210 W. Pennsylvania Avenue
Suite 500
Towson MD 21204
Telephone Number: 410-494-6200

Revised 7/9/2015

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

No. **168051**

Date: **5/18/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME DFN
 5/21/2018 5/18/2018 10:23:11 3

REC 0503 WALKIN CAN
 RECEIPT # 772232 5/18/2018 001N

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

5 528 ZONING VERIFICATION
 NO. 168051

Recpt Tot \$500.00
 \$500.00 CK \$1.00 CR
 Baltimore County, Maryland

Total: **500.00**

Rec From: **Venable, LLC**

For: **Variances - W/S of Back River Neck Rd, N of Hyde Park Rd**
Hyde Park Overlook (2018-0319-A)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

