

MEMORANDUM

DATE: November 13⁴, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0058-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 13, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(1722 Beechwood Avenue)
15th Election District
7th Council District
PTL Re Corp.
Legal Owner
Matthew W. Baumgartner &
Shannon Kief, *Contract Purchasers*

Petitioners

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0058-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by PTL RE CORP, legal owner of the subject property and Matthew W. Baumgartner & Shannon Kief, contract purchasers ("Petitioners"). Petitioners are requesting variance relief from Sections 1A04.3.A and 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR") to permit a building height of 38 ft. and side yard setbacks of 20 ft. and 20 ft. in lieu of the maximum permitted 35 ft. and required 50 ft. and 50 ft. respectively for a single-family dwelling on existing lots of record. A site plan was marked as Petitioners' Exhibit 1.

Shannon Kief and David Billingsley appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and the Bureau of Development Plans Review ("DPR"). Neither agency opposed the requests.

The site is approximately 16,850 sq. ft. in size and zoned RC-5. The property is unimproved and is comprised of two 50' wide lots created by the Plat of Evergreen Park recorded in 1924. Petitioners' Exhibit 5. Petitioners propose to construct a single-family dwelling on the lots

ORDER RECEIVED FOR FILING

Date 10/11/18

By SEN

although variance relief is needed due to the substantial setbacks required by the RC-5 regulations.

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

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Cromwell and similar cases emphasize that it is the physical attributes of the property itself which must be examined to determine if a variance is justified. The subject property is narrow and deep and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct a single-family dwelling on the property. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare.

THEREFORE, IT IS ORDERED, this 11th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR Sections 1A04.3.A and 1A04.3.B.2.b to permit a building height of 38 ft. and side yard setbacks of 20 ft. and 20 ft. in lieu of the maximum permitted 35 ft. and required 50 ft. and 50 ft. respectively for a single-family dwelling on existing lots of record, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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Date 10/11/18

By Sen

2. Prior to issuance of permits Petitioners must comply with critical area and flood protection regulations.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 10/11/18
By slh



CBA

Flood

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 1777 BEECHWOOD AVENUE which is presently zoned RC5
Deed References: L40114 F. 394 & 435 10 Digit Tax Account # 1519712790 & 91
Property Owner(s) Printed Name(s) PTL RE CORP.

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

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

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

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

3. ☒ a Variance from Section(s)

SEE ATTACHED

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:

MATTHEW BAUMGARTNER SHANNON KIEF

Name- Type or Print

Signature

417 WALNUT GROVE RD ESSEX MD.

Mailing Address City State

21221 (410) 458-5141 mattba852@yahoo.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners): PTL RE CORP.

Jim Finnerty, Authorized Signatory

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

170 N. LASALLE ST. CHICAGO ILL.

Mailing Address #1220 City State

60602 (312) 683-0800 x106 jimf@firstnationalassets.com

Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD MD.

Mailing Address City State

21040 (410) 679-8719 dwb0209@yahoo.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0058-A Filing Date 8/2/18

Do Not Schedule Dates: _____

Reviewer gh

REV. 10/4/11

60017

1200

ORDER RECEIVED FOR FILING
DATE _____
BY _____

SECTIONS 1A04.3.A AND 1A04.3.B.2.b (BCZR) TO PERMIT A BUILDING HEIGHT OF
38 FEET AND SIDE YARD SETBACKS OF 20 FEET AND 20 FEET IN LIEU OF THE
MAXIMUM PERMITTED 35 FEET AND REQUIRED 50 FEET AND 50 FEET
RESPECTIVELY FOR A [↑] DWELLING ON EXISTING LOTS OF RECORD.

~~REPLACEMENT~~
NEW

gsh

ZONING DESCRIPTION

1722 BEECHWOOD AVENUE

Beginning for the same at a point on the west side of Beechwood Avenue (30 feet wide) said point being northerly 300 feet from its intersection with the center of Evergreen Lane, thence being all of Lots 40 and 41 as shown on the plat entitled Evergreen Park recorded among the Baltimore County plat records in Plat Book 7 Folio 174.

Containing 16,850 square feet or 0.387 acre more or less.

Being known as 1722 Beechwood Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

CERTIFICATE OF POSTING

Date: SEPTEMBER 19, 2018

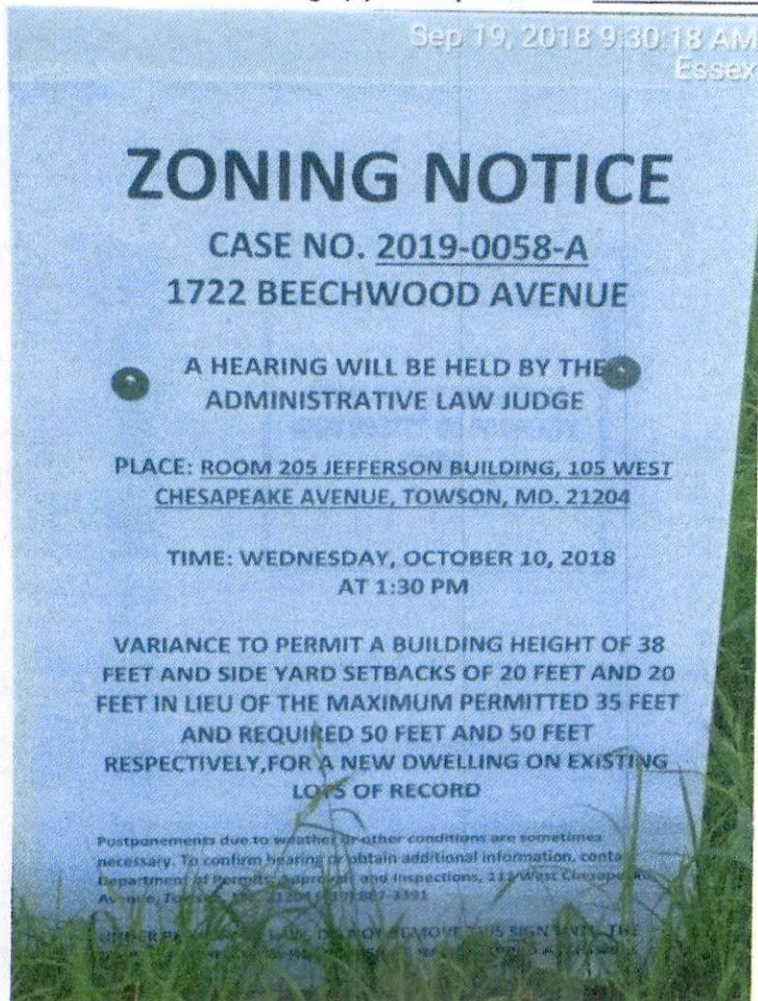
RE: Project Name: 1722 BEECHWOOD AVENUE #1
Case Number /PAI Number: 2019-0058-A
Petitioner/Developer: BAUMGARTNER
Date of Hearing/Closing: OCTOBER 10, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1722 BEECHWOOD AVENUE

The sign(s) were posted on

SEPTEMBER 19, 2018

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: SEPTEMBER 19, 2018

RE: Project Name: 1722 BEECHWOOD AVENUE #2
Case Number /PAI Number: 2019-0058-A
Petitioner/Developer: BAUMGARTNER
Date of Hearing/Closing: OCTOBER 10, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1722 BEECHWOOD AVENUE

The sign(s) were posted on

SEPTEMBER 19, 2018

(Month, Day, Year)

Sep 19, 2018 9:30:57 AM
Essex

ZONING NOTICE

CASE NO. 2019-0058-A
1722 BEECHWOOD AVENUE

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204

TIME: WEDNESDAY, OCTOBER 10, 2018
AT 1:30 PM

VARIANCE TO PERMIT A BUILDING HEIGHT OF 38
FEET AND SIDE YARD SETBACKS OF 20 FEET AND 20
FEET IN LIEU OF THE MAXIMUM PERMITTED 35 FEET
AND REQUIRED 50 FEET AND 50 FEET
RESPECTIVELY, FOR A NEW DWELLING ON EXISTING
LOTS OF RECORD

Postponements due to weather or other conditions are sometimes
necessary. To confirm hearing or obtain additional information, contact
Department of Permits, Approvals and Inspections, 111 West Chesapeake
Avenue, Towson, Md. 21204 (410) 887-3391

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1722 Beechwood Avenue; W/S Beechwood		
Avenue, N 300' c/line of Evergreen Lane	*	OF ADMINISTRATIVE
15 th Election & 7 th Councilmanic Districts		
Legal Owner(s): PTL RE CORP, Jim Finnerty	*	HEARINGS FOR
Contract Purchaser(s): Matthew Baumgartner		
& Shannon Kief	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2019-058-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

AUG 29 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 2018, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



DONALD I. MOHLER III
County Executive

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

September 6, 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 NUMBER: 2019-0058-A

1722 Beechwood Avenue

W/s of Beechwood Avenue, n/of 300 ft. to the centerline of Evergreen Lane

15th Election District – 7th Councilmanic District

Legal Owners: PTL Re Corp., Jim Finnerty, Authorized Signatory

Contract Purchaser/Lessee: Matthew Baumgartner, Shannon Kief

Variance to permit a building height of 38 ft. and side yard setbacks of 20 ft. and 20 ft. in lieu of the maximum permitted 35 ft. and required 50 ft. and 50 ft. respectively for a replacement dwelling on existing lots of record.

Hearing: Wednesday, October 10, 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

*emailed
9/27/18*

AJ:kl

C: Matthew Baumgartner, Shannon Kief, 417 Walnut Grove Rd., Essex 21221
Jim Finnerty, 120 N. Lasalle Street, Chicago Illinois 60602
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THUR., SEPTEMBER 20, 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.



DONALD I. MOHLER III
County Executive

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

September 6, 2018

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TO: THE DAILY RECORD
Thursday, September 20, 2018 Issue

Please forward billing to:
Matthew Baumgartner
417 Walnut Grove Road
Essex, MD 21221

410-458-5141

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1722 Beechwood Avenue

W/s of Beechwood Avenue, n/of 300 ft. to the centerline of Evergreen Lane

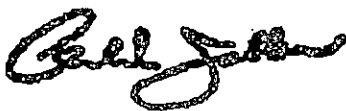
15th Election District – 7th Councilmanic District

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

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**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/neighbors 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: 2019-0058-A
Property Address: 1722 BEECHWOOD AVENUE
Property Description: W. J. BEECHWOOD AVE. 300 N. OF E
EVERGREEN LANE
Legal Owners (Petitioners): PTL RE CORP
Contract Purchaser/Lessee: MATTHEW BAUMGARTNER & SHANNON KIEF

PLEASE FORWARD ADVERTISING BILL TO:

Name: MATTHEW BAUMGARTNER
Company/Firm (if applicable): _____
Address: 417 WALNUT GROVE RD
ESSEX, MD. 21221

Telephone Number: (410) 458-5141

**CASHIER'S
VALIDATION**

CASE NAME 1722 BEECHYWOOD AVE
CASE NUMBER 2019-0058-A
DATE 10-10-18

NAME

CITY, STATE, ZIP

[illegible]

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment9/12DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment9/10DEPS
(if not received, date e-mail sent _____)Comment

FIRE DEPARTMENT

9/13PLANNING
(if not received, date e-mail sent _____)No Objection8/27

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/20/18SIGN POSTING (1st)

Date:

9/19/18by BillingsleySIGN POSTING (2nd)

Date:

10/5/18by Billingsley

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			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 15 Account Number - 1519712790							
Owner Information									
Owner Name:		PTL RE CORP			Use:		RESIDENTIAL		
					Principal Residence:		NO		
Mailing Address:		STE 325 100 FILLMORE ST DENVER CO 80206-			Deed Reference:		/40114/ 00435		
Location & Structure Information									
Premises Address:		BEECHWOOD AVE ESSEX 21221- Waterfront			Legal Description:		300 N OF EVERGREEN LANE EVERGREEN PARK		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0024	0268		0000			40	2018	Plat Ref: 0007/0174
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						10,550 SF		34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of 01/01/2018	As of 07/01/2018		As of 07/01/2019		
Land:			152,100	152,100					
Improvements			13,000	13,000					
Total:			165,100	165,100	165,100		165,100		
Preferential Land:			0		0				
Transfer Information									
Seller: CONGDON RICHARD W CONGDON DONALD				Date: 04/05/2018		Price: \$1,410			
Type: NON-ARMS LENGTH OTHER				Deed1: /40114/ 00435		Deed2:			
Seller: CONGDON RICHARD W CONGDON EDNA M				Date: 06/30/1995		Price: \$0			
Type: ARMS LENGTH MULTIPLE				Deed1: /11115/ 00074		Deed2:			
Seller: CONGDON, RICHARD W				Date: 09/03/1976		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /05672/ 00812		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1519712791			
Owner Information					
Owner Name:	PTL RE CORP		Use:	RESIDENTIAL	
Mailing Address:	STE 325 100 FILLMORE ST DENVER CO 80206-		Principal Residence:	NO	
			Deed Reference:	/40114/ 00394	
Location & Structure Information					
Premises Address:	BEECHWOOD AVE BALTIMORE 21221- Waterfront		Legal Description:	350 N OF EVERGREEN LANE EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0104	0024	0268		0000	41 2018 0007/0174
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			10,600 SF	34	
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	07/01/2018	07/01/2019	
Land:	152,100	152,100			
Improvements	0	0			
Total:	152,100	152,100	152,100	152,100	
Preferential Land:	0			0	
Transfer Information					
Seller: CONGDON RICHARD W CONGDON DONALD		Date: 04/05/2018		Price: \$636	
Type: NON-ARMS LENGTH OTHER		Deed1: /40114/ 00394		Deed2:	
Seller: CONGDON RICHARD W CONGDON EDNA M		Date: 06/30/1995		Price: \$0	
Type: ARMS LENGTH MULTIPLE		Deed1: /11115/ 00074		Deed2:	
Seller: CONGDON, RICHARD W		Date: 09/03/1976		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05672/ 00812		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019		
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:**



DONALD I. MOHLER III
County Executive

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

October 4, 2018

Jim Finnerty
120 N. Lasalle St
Chicago, IL 60602

RE: Case Number: 2019-0058-A, Address: 1722 Beechwood Ave

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 August 22, 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, reading "W. Carl Richards, Jr." The signature is stylized with a large, looped "R" and a prominent "W".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel
David Billingsly 601 Charwood Ct Edgewood, MD 21040
Matthew Balimgartner 417 Walnut Grove Rd Essex, MD 21221

Date: 8/27/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

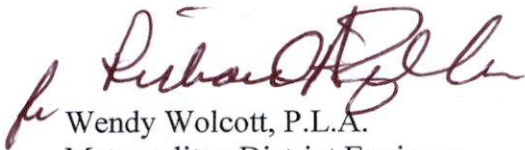
Dear Ms. Lewis:

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. 2019-0058-A

VANIMILE
PTL R E Corp, Jim Finnerty
1722 Beechwood Ave.

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: 19-058



INFORMATION:

Property Address: 1722 Beechwood Avenue
Petitioner: Jim Finnerty, PTL RE Corp.
Zoning: RC 5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit a proposed single family dwelling with a building height of 38 feet and property line (side yard) setbacks of 20 feet in lieu of the maximum permitted 35 feet height and 50 foot setbacks respectively.

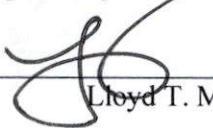
A site visit was conducted on August 29, 2018. The lot is currently unimproved.

The Department has no objection to granting the petitioned zoning relief.

Please be advised that the proposal is subject to the RC 5 Performance Standards established in BCZR §1A04.4. Architectural elevations must be submitted to the Department for review at the time of building permit application.

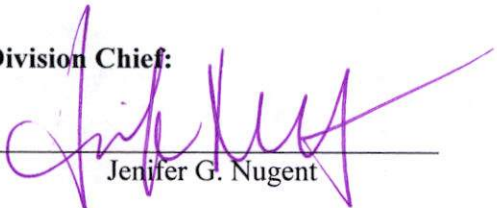
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/12/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-058

INFORMATION:

Property Address: 1722 Beechwood Avenue
Petitioner: Jim Finnerty, PTL RE Corp.
Zoning: RC 5
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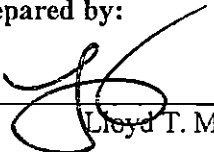
A site visit was conducted on August 29, 2018. The lot is currently unimproved.

The Department has no objection to granting the petitioned zoning relief.

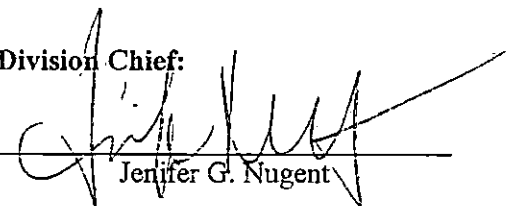
Please be advised that the proposal is subject to the RC 5 Performance Standards established in BCZR §1A04.4. Architectural elevations must be submitted to the Department for review at the time of building permit application.

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

Prepared by:


Lloyd T. Moxley

Division Chief:

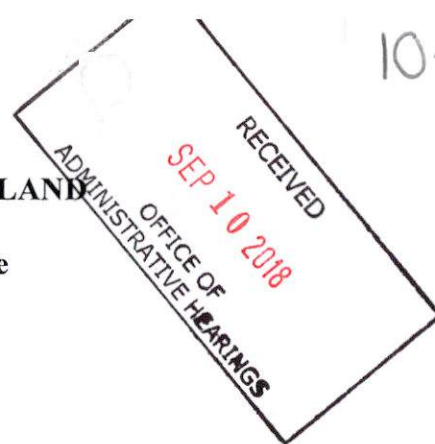

Jennifer G. Nugent

AVA/JGN/LTM/

c: Krystle Patchak
David Billingsley, Central Drafting & Design, Inc.
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: September 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0058-A
Address 1722 Beechwood Avenue
(PTL RE Corp. Property)

Zoning Advisory Committee Meeting of **September 3, 2018.**

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area and is subject to Critical Area lot coverage requirements. The applicant is proposing to construct a new home with setback and height relief. If the Critical Area lot coverage requirements are met, the relief requested by the applicant can result in minimal impacts to water quality. Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17).

2. Conserve fish, wildlife, and plant habitat; and

This waterfront property is located within a Modified Buffer Area (MBA) within the Critical Area. The applicant's plan accompanying this zoning petition shows that the proposed development can meet MBA requirements with mitigation for the new buffer impacts. Impacts to fish, wildlife, and plant habitat can be minimal provided that the property meets the MBA requirements and all Critical Area requirements.

4

1

RECEIVED
JAN 10 1963
U.S. DEPT. OF JUSTICE

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The applicant's proposal to construct a home on this property is consistent with this goal. The relief requested will be consistent with established land-use policies provided that the applicant meets the requirements stated above.

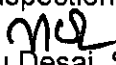
Reviewer: Paul Dennis

S:\EPS\Shared\DEShared\Devcoord\1 ZAC-Zoning Petitions\ZAC 2019\ZAC 19-0058-A 1722 Beechwood Avenue.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2018
Item No. 2019-0058-A

DATE: September 12, 2018

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

Prior to building permit application the petitioner must contact the Office of the Director of Public Works in writing to determine the Flood Protection Elevation, so that the first floor elevation can be established.

*

*

*

*

*

VKD: cen
cc: file

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11617574
 Case #: 2019-0058-A
 Description:

CASE NUMBER: 2019-0058-A NOTICE OF ZONING HEARING

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/20/2018



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County
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: 2019-0058-A 1722 Beechwood Avenue W/s of Beechwood Avenue, n/c of 300 ft. to the centerline of Evergreen Lane 15th Election District - 7th Councilmanic District Legal Owners: PTL Re Corp, Jim Finnerly, Authorized Signatory Contract Purchaser/Lessee: Matthew Baumgartner, Shannon Kief Variance to permit a building height of 38 ft. and side yard setbacks of 20 ft. and 20 ft. in lieu of the maximum permitted 35 ft. and required 50 ft. and 50 ft. respectively for a replacement dwelling on existing lots of record. Hearing: Wednesday, October 10, 2018 at 1:30 p.m. in Room 203, 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. s20

Debra Wiley

10/10
1:30 PM

From: David Billingsley <dwb0209@yahoo.com>
Sent: Friday, October 05, 2018 11:54 AM
To: Administrative Hearings
Cc: Matt B.
Subject: 1722 BEECHWOOD AVENUE CASE NO 2019-0058-A
Attachments: Scan1413.pdf

POSTING CERTIFICATION ATTACHED
THANKS

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL



CERTIFICATE OF POSTING

RECEIVED 10/5/18
Date: SEPTEMBER 19, 2018

RE: Project Name: 1722 BEECHWOOD AVENUE #1

Case Number /PAI Number: 2019-0058-A

Petitioner/Developer: BAUMGARTNER

Date of Hearing/Closing: OCTOBER 10, 2018

RECEIVED

OCT 05 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1722 BEECHWOOD AVENUE

The sign(s) were posted on

Oct 5, 2018 9:24:02 AM
Esse

RECEIVED 10/5/18
SEPTEMBER 19, 2018

(Month, Day, Year)

David Billingsley
David Billingsley

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

ZONING NOTICE

CASE NO. 2019-0058-A
1722 BEECHWOOD AVENUE

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204

TIME: WEDNESDAY, OCTOBER 10, 2018
AT 1:30 PM

VARIANCE TO PERMIT A BUILDING HEIGHT OF 38
FEET AND SIDE YARD SETBACKS OF 20 FEET AND 20
FEET IN LIEU OF THE MAXIMUM PERMITTED 35 FEET
AND REQUIRED 50 FEET AND 50 FEET
RESPECTIVELY FOR A NEW DWELLING ON EXISTING
LOTS OF RECORD

CERTIFICATE OF POSTING

RECERTIFIED 10/5/18
Date: SEPTEMBER 19, 2018

RE: Project Name: 1722 BEECHWOOD AVENUE #2

Case Number /PAI Number: 2019-0058-A

Petitioner/Developer: BAUMGARTNER

Date of Hearing/Closing: OCTOBER 10, 2018

RECEIVED

OCT 05 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1722 BEECHWOOD AVENUE

The sign(s) were posted on

RECERTIFIED 10/5/18
SEPTEMBER 19, 2018

(Month, Day, Year)

Oct 5, 2018 9:23:33 AM
Esse:

ZONING NOTICE

CASE NO. 2019-0058-A
1722 BEECHWOOD AVENUE

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204

TIME: WEDNESDAY, OCTOBER 10, 2018
AT 1:30 PM

VARIANCE TO PERMIT A BUILDING HEIGHT OF 38
FEET AND SIDE YARD SETBACKS OF 20 FEET AND 20
FEET IN LIEU OF THE MAXIMUM PERMITTED 35 FEET
AND REQUIRED 50 FEET AND 50 FEET
RESPECTIVELY FOR A NEW DWELLING ON EXISTING
LOTS OF RECORD

Revisions due to weather or other conditions are sometimes
necessary. To confirm hearing, contact additional information, contact
Department of Permitting, Approvals and Inspections, 105 West Chesapeake
Avenue, Towson, MD. 21204 (410) 253-2301.

FOR MORE INFORMATION, CONTACT THE SIGNER OF THIS SIGNATURE
OR THE PROJECT MANAGER.

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

19w
11-14-18

Sen
10/11/18

PETITIONER'S EXHIBITS

1722 Beechwood Ave.

~~6930 GUNDER ROAD~~

CASE NO. 2019-0058-A

1. PLAT TO ACCOMPANY PETITION DATED AUGUST 6, 2018 (NO CHANGES)
2. SDAT REAL PROPERTY SEARCHS
3. DEEDS OF RECORD
4. TAX MAP 0084
5. PLAT OF EVERGREEN PARK P.B. 7 F. 174 RECORDED NOVEMBER 6, 1924
6. AERIAL PHOTO
- 7 A-C. PHOTOS

SITE



A

2114

7

#1726



B

25714



6171*

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1519712790			
Owner Information					
Owner Name:	PTL RE CORP		Use:	RESIDENTIAL	
Mailing Address:	STE 325 100 FILLMORE ST DENVER CO 80206-		Principal Residence:	NO	
			Deed Reference:	/40114/ 00435	
Location & Structure Information					
Premises Address:		BEECHWOOD AVE ESSEX 21221- Waterfront		Legal Description: 300 N OF EVERGREEN LANE EVERGREEN PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0104	0024	0268		0000	40
					Assessment Year: 2018
					Plat No: 0007/ Plat Ref: 0174
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			10,550 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2018	As of 07/01/2017	As of 07/01/2018
Land:		152,100	152,100		
Improvements		13,000	13,000		
Total:		165,100	165,100	23,500	165,100
Preferential Land:		0			0
Transfer Information					
Seller: CONGDON RICHARD W CONGDON DONALD		Date: 04/05/2018		Price: \$1,410	
Type: NON-ARMS LENGTH OTHER		Deed1: /40114/ 00435		Deed2:	
Seller: CONGDON RICHARD W CONGDON EDNA M		Date: 06/30/1995		Price: \$0	
Type: ARMS LENGTH MULTIPLE		Deed1: /11115/ 00074		Deed2:	
Seller: CONGDON, RICHARD W		Date: 09/03/1976		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05672/ 00812		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					

PETITIONER'S
EXHIBIT NO. **2**

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt: Exempt Class:		Special Tax Recapture: NONE								
Account Identifier:		District - 15 Account Number - 1519712791								
Owner Information										
Owner Name:		PTL RE CORP			Use: Principal Residence:		RESIDENTIAL NO			
Mailing Address:		STE 325 100 FILLMORE ST DENVER CO 80206-			Deed Reference:		/40114/ 00394			
Location & Structure Information										
Premises Address:		BEECHWOOD AVE BALTIMORE 21221- Waterfront			Legal Description:		350 N OF EVERGREEN LANE EVERGREEN PARK			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:	
0104	0024	0268		0000			41	2018		0007/ 0174
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						10,600 SF		34		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
			Base Value	Value		Phase-in Assessments				
				As of 01/01/2018		As of 07/01/2017		As of 07/01/2018		
Land:			152,100	152,100						
Improvements			0	0						
Total:			152,100	152,100		10,600		152,100		
Preferential Land:			0					0		
Transfer Information										
Seller: CONGDON RICHARD W CONGDON DONALD				Date: 04/05/2018			Price: \$636			
Type: NON-ARMS LENGTH OTHER				Deed1: /40114/ 00394			Deed2:			
Seller: CONGDON RICHARD W CONGDON EDNA M				Date: 06/30/1995			Price: \$0			
Type: ARMS LENGTH MULTIPLE				Deed1: /11115/ 00074			Deed2:			
Seller: CONGDON, RICHARD W				Date: 09/03/1976			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /05672/ 00812			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: Exempt Class:		Special Tax Recapture: NONE								
Homestead Application Information										

PAID RECEIPT
 DATE 04/05/2018 TIME 09:12:40
 TAX ID: 1519712790
 CO. TR TAX \$21.15
 RECORDATION TAX \$7.50
 JS Baltimore County, Maryland

Tax Account # 15-1519712790

DEED

Baltimore County Cir Crt
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$7.05
 TOTAL \$67.05
 JLE SG
 Apr 05, 2018 02:38 pm

THIS DEED, made this 32ND day of MARCH, 2018, by and between Keith Dorsey, Director of the Office of Budget and Finance for Baltimore County and the Collector of Taxes for Baltimore County and the State of Maryland (Grantor), and PTL RE Corp. (Grantee).

WHEREAS, heretofore, State and County taxes for the lot of ground and improvements thereon hereinafter described, having been due and unpaid, the Director of the Office of Budget and Finance for Baltimore County and the Collector of Taxes for Baltimore County and the State of Maryland, after having given due notice and having complied with all the prerequisites provided by law, did sell the hereinafter referred to property on June 4, 2014, in fee simple, to PTL Partners, LLC. PTL Partners, LLC subsequently assigned their interest in the property to PTL RE Corp., the Grantee named herein, on November 15, 2017.

WHEREAS, by Final Judgment of the Circuit Court for Baltimore County dated the 17th day of January, 2018, an absolute and indefeasible fee simple title was vested in the Grantee herein as will more fully appear from the proceedings related thereto titled PTL RE Corp. v. Richard W. Congdon, et al., Case No. 03-C-16-005759.

WHEREAS, the said Grantee, having made the aforementioned payment in full as required by said Final Judgment, is entitled to have executed and delivered to it this Deed for the hereinafter described property.

WITNESSETH, that in consideration of the sum of One Thousand Four Hundred Ten Dollars and Zero Cents (\$1,410.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, in fee simple, the lot of ground, situated, lying and being in

PETITIONER'S
 EXHIBIT NO. 3

the 15th Election District of Baltimore County, which is more particularly described as follows:

BEING KNOWN AND DESIGNATED as lot numbered 40 as shown on the Plat of Evergreen Park which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 174.

The described lot being known as 0 Beechwood Avenue, Baltimore, MD 21228.

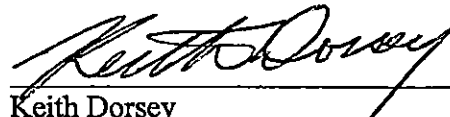
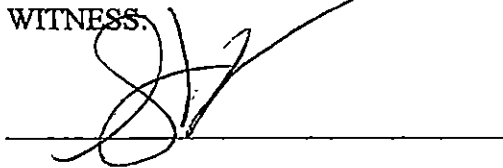
BEING one of the lots which by Deed dated June 6, 1995 and recorded among the Land Records of Baltimore County, Maryland in Liber 11115 folio 74 was granted and conveyed by Richard W. Congdon to Richard W. Congdon, Donald Congdon and Donna Miller.

TOGETHER with the buildings and improvements thereon erected or being, and all the rights, privileges, appurtenances and advantages hereon belonging or appertaining, free and clear of all liens and encumbrances thereon occurring prior to the date of the aforesaid Final Judgment.

TO HAVE AND TO HOLD the above described lot of land and premises, unto and to the use of said Grantee, its heirs, personal representatives, successors and assigns in fee simple.

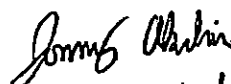
IN WITNESS WHEREOF, on the date and year first above written.

WITNESS.



Keith Dorsey
Director of the Office of Budget and
Finance for Baltimore County and Collector
of Taxes for the County of Baltimore and
the State of Maryland

Approved for legal form + sufficiency this 15th day of March, 2018


Jonny Akehin, Asst. County Atty.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40114, p. 0394, MSA_CE62_39971. Date available 04/06/2018. Printed 08/18/2018.

PAID RECEIPT
DATE 04/05/2018 TIME 09:12:13
TAX ID: 1519712791
CO. TR TAX \$9.54
RECORDATION TAX \$5.00
JIS Baltimore County, Maryland

BOOK: 40114 PAGE: 394

Tax Account # 15-1519712791

Baltimore County Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$3.18
TOTAL \$63.18
JLE SLF
Apr 05, 2018 02:28 pm

DEED

THIS DEED, made this 22ND day of MARCH, 2018, by and between Keith Dorsey, Director of the Office of Budget and Finance for Baltimore County and the Collector of Taxes for Baltimore County and the State of Maryland (Grantor), and PTL RE Corp. (Grantee).

WHEREAS, heretofore, State and County taxes for the lot of ground and improvements thereon hereinafter described, having been due and unpaid, the Director of the Office of Budget and Finance for Baltimore County and the Collector of Taxes for Baltimore County and the State of Maryland, after having given due notice and having complied with all the prerequisites provided by law, did sell the hereinafter referred to property on June 4, 2014, in fee simple, to PTL Partners, LLC. PTL Partners, LLC subsequently assigned their interest in the property to PTL RE Corp., the Grantee named herein, on November 20, 2017.

WHEREAS, by Final Judgment of the Circuit Court for Baltimore County dated the 12th day of December, 2017, an absolute and indefeasible fee simple title was vested in the Grantee herein as will more fully appear from the proceedings related thereto titled PTL RE Corp. v. Richard W. Congdon, et al., Case No. 03-C-16-005760.

WHEREAS, the said Grantee, having made the aforementioned payment in full as required by said Final Judgment, is entitled to have executed and delivered to it this Deed for the hereinafter described property.

WITNESSETH, that in consideration of the sum of Six Hundred Thirty-Six Dollars and Zero Cents (\$636.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, in fee simple, the lot of ground, situated, lying and being in the

15th Election District of Baltimore County, which is more particularly described as follows:

BEING KNOWN AND DESIGNATED as lot numbered 41 as shown on the Plat of Evergreen Park which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 174.

The described lot being known as 0 Beechwood Avenue, Baltimore, MD 21228.

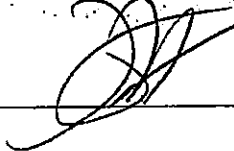
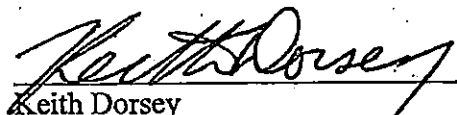
BEING one of the lots which by Deed dated June 6, 1995 and recorded among the Land Records of Baltimore County, Maryland in Liber 11115 folio 74 was granted and conveyed by Richard W. Congdon to Richard W. Congdon, Donald Congdon and Donna Miller.

TOGETHER with the buildings and improvements thereon erected or being, and all the rights, privileges, appurtenances and advantages hereon belonging or appertaining, free and clear of all liens and encumbrances thereon occurring prior to the date of the aforesaid Final Judgment.

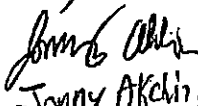
TO HAVE AND TO HOLD the above described lot of land and premises, unto and to the use of said Grantee, its heirs, personal representatives, successors and assigns in fee simple.

IN WITNESS WHEREOF, on the date and year first above written.

WITNESS:


_____

Keith Dorsey
Director of the Office of Budget and
Finance for Baltimore County and Collector
of Taxes for the County of Baltimore and
the State of Maryland

Approved for legal form and sufficiency this 15th day of March, 2018

Jonny Akebin, Asst. Co. Atty.

TAX MAP 0104

Baltimore County

District: **15** Account Number: **1502852620**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

PETITIONER'S
EXHIBIT NO. 4

0100 9211 1007

111



RECORDED 11/06/1924
PB 7 F 174

PLAT OF
EVERGREEN PARK
FIFTEENTH DISTRICT
BALTIMORE COUNTY
MARYLAND

SCALE 1"=100' OCT 29 1924
BY COOKMAN AND CO
SURVEYORS & CIVIL ENGRS
231 COUTLAND STREET
BALTIMORE, MD

PETITIONER'S
EXHIBIT NO. 5

1722 BEECHWOOD AVENUE



BACK RIVER

AVENUE

SITE

BEECHWOOD

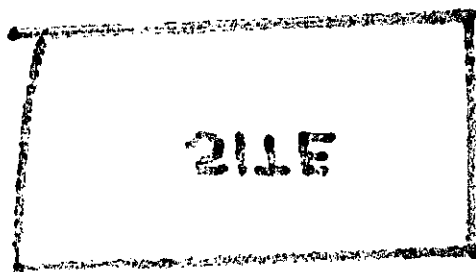
BEECHWOOD AVE

VERGREEN LN

PETITIONER'S
EXHIBIT NO. 6

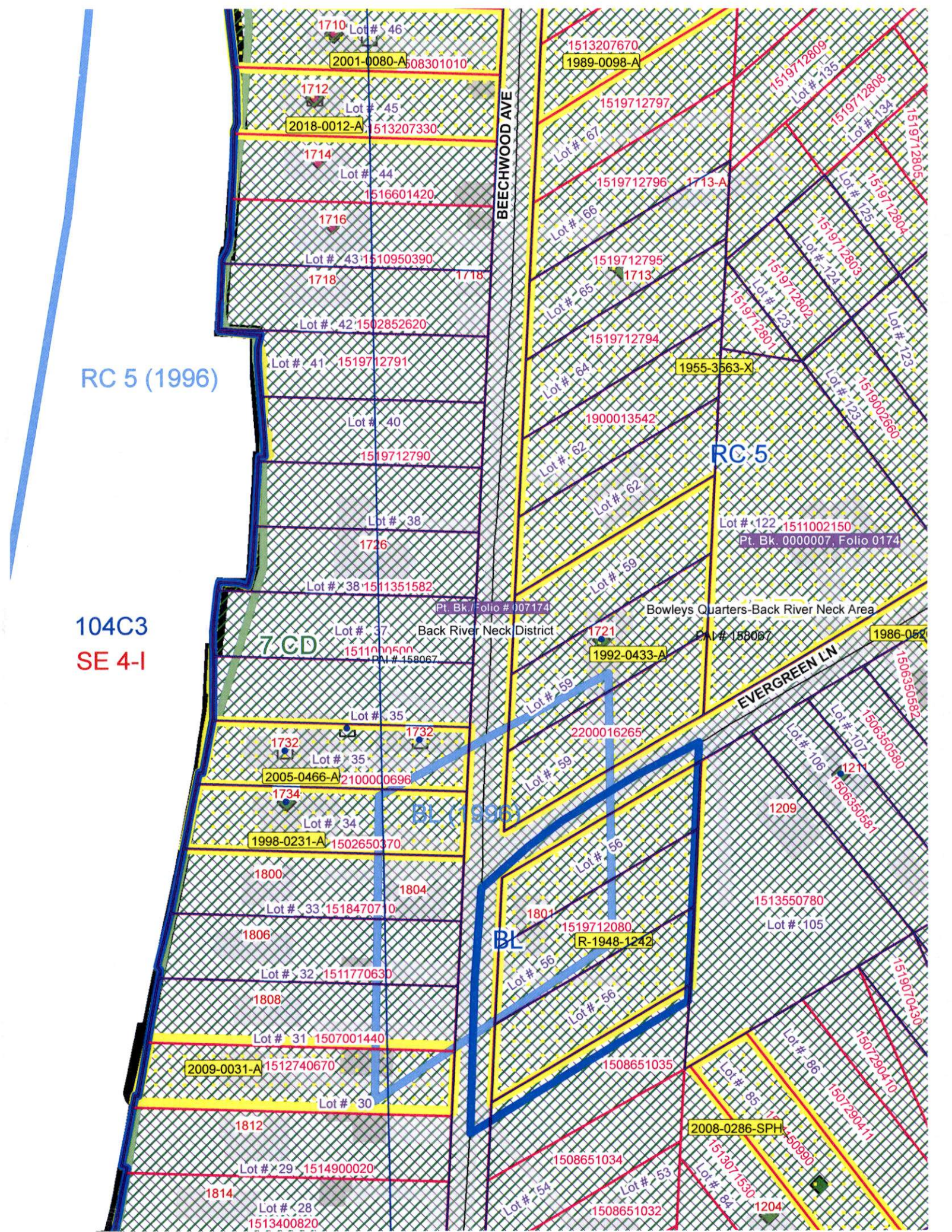
0202

0202



0202020202

0202020202



RC 5 (1996)

104C3
SE 4-I

7-CD

BL (1995)

BL

RC 5

BEECHWOOD AVE

EVERGREEN LN

Back River Neck District

Bowleys Quarters-Back River Neck Area

1710 Lot # 46

2001-0080-A 508301010

1712 Lot # 45

2018-0012-A 513207330

1714 Lot # 44

1716 Lot # 43

1718 Lot # 42

1718 Lot # 41

1718 Lot # 40

1718 Lot # 38

1718 Lot # 37

1718 Lot # 35

1718 Lot # 34

1718 Lot # 33

1718 Lot # 32

1718 Lot # 31

1718 Lot # 30

1718 Lot # 29

1718 Lot # 28

1718 Lot # 27

1718 Lot # 26

1718 Lot # 25

1718 Lot # 24

1718 Lot # 23

1718 Lot # 22

1718 Lot # 21

1718 Lot # 20

1718 Lot # 19

1718 Lot # 18

1718 Lot # 17

1718 Lot # 16

1718 Lot # 15

1718 Lot # 14

1513207670

1989-0098-A

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1955-3563-X

Lot # 122 1511002150
Pt. Bk. 0000007, Folio 0174

Pt. Bk. Folio # 007174

1986-052

1992-0433-A

2200016265

1998-0231-A

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1804

1806

1808

1812

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1816

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1820

1822

1824

2008-0286-SPH

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1508651014

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1508651010

1508651008

1508651006

1508651004

1508651002

1508651000

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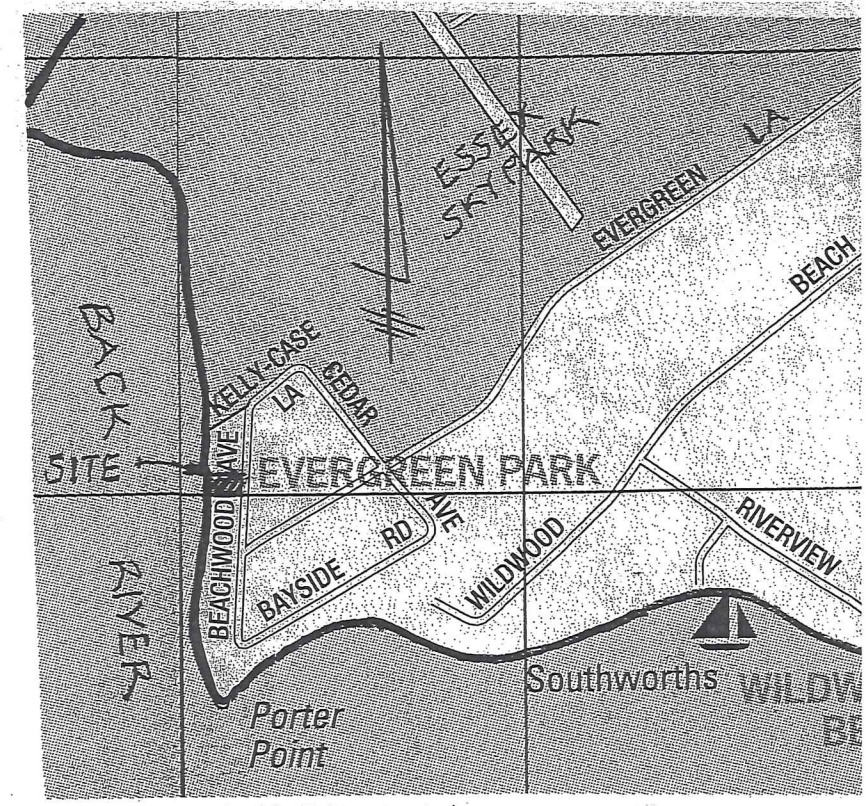
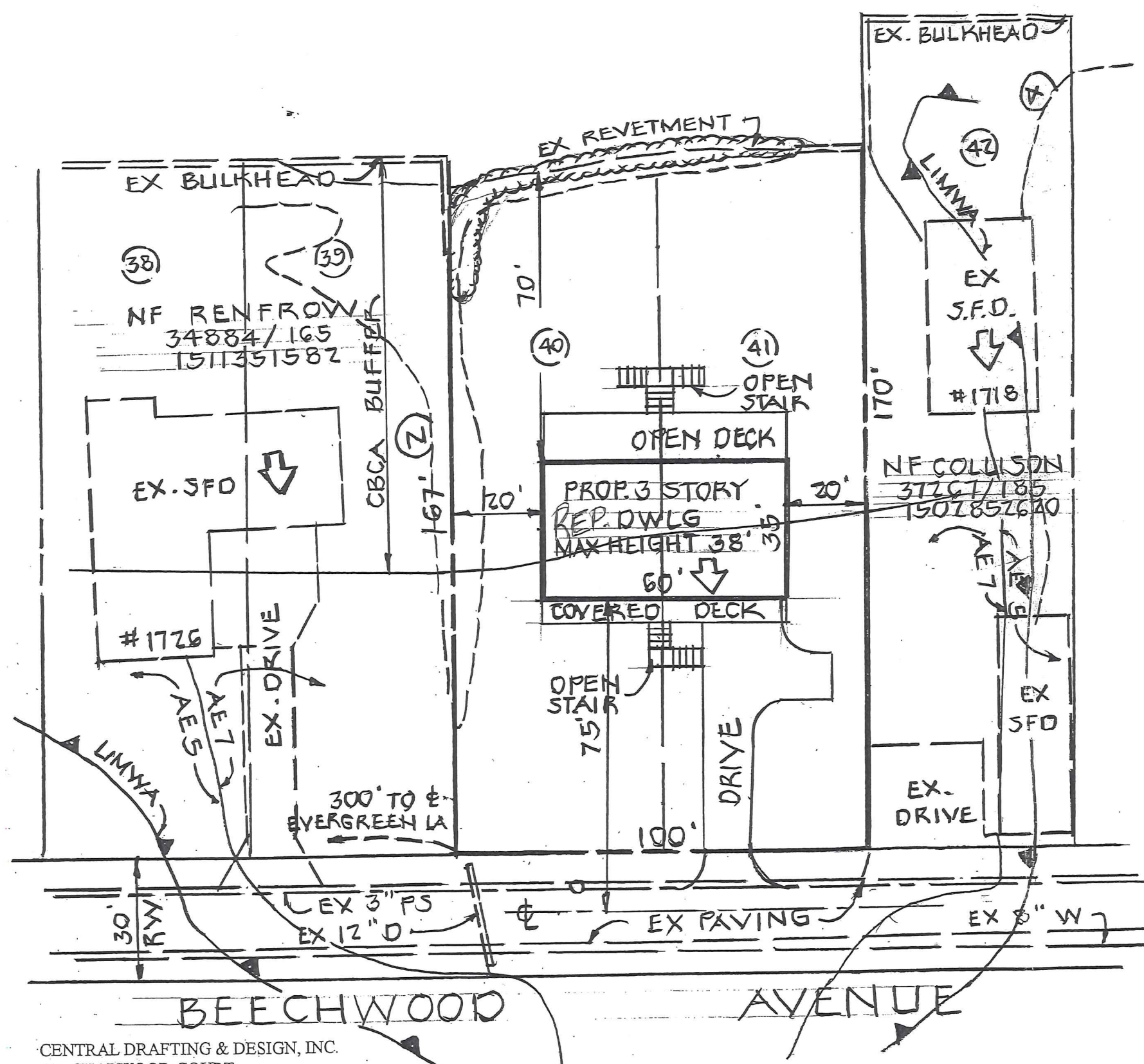
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BACK RIVER



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....RC5 (MAP NO. 104C3)
2. AREA.....16,850 SF = 0.387 ACRE
3. SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA AND A 100 YEAR TIDAL FLOOD ZONE
4. PUBLIC WATER AND SEWER IS AVAILABLE
5. NO PREVIOUS VIOLATIONS OR ZONING HISTORY
6. NO HISTORIC STRUCTURES OR SITES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST

OWNER

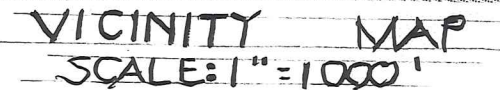
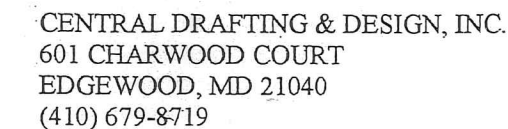
PTL RE CORP
120 N. LASALLE ST
CHICAGO, ILL. 60602
DEED REF: L.40114 F.435
ACCT. NO. 1519712790 & 1519712791

CONTRACT PURCHASER

MATTHEW BAUMGARTNER AND SHANNON KIEF
417 WALNUT GROVE ROAD
ESSEX, MD. 21221

**PLAT TO ACCOMPANY PETITION
FOR VARIANCES**

**1722 BEECHWOOD AVENUE
LOTS 40 AND 41 EVERGREEN PARK 7/174
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET AUGUST 6, 2018**



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ACCT. NO. 1519712790 & 1519712791

ESSEX, MD. 21221

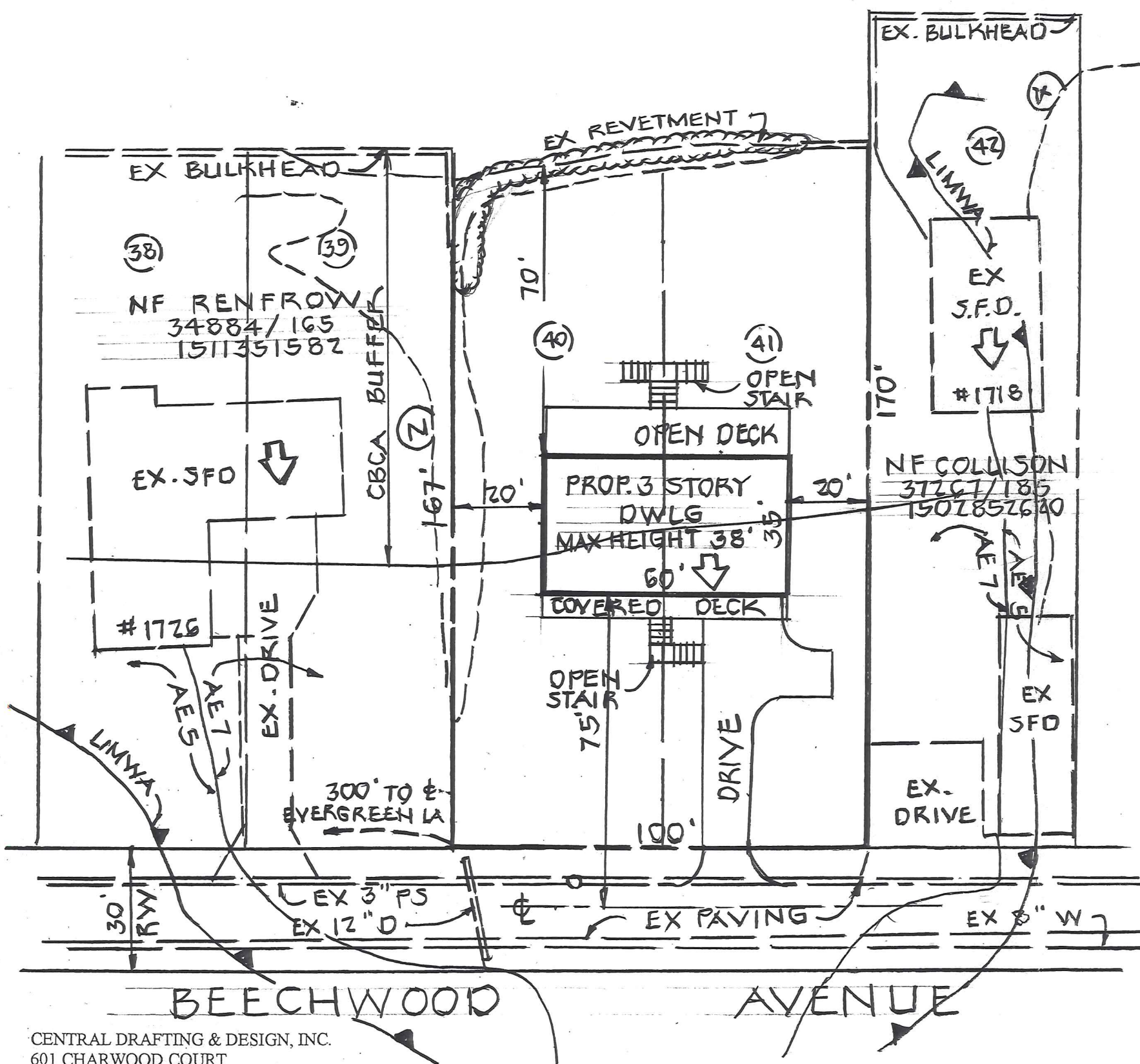
PETITIONER'S
EXHIBIT NO. 1

PLAT TO ACCOMPANY PETITION FOR VARIANCES

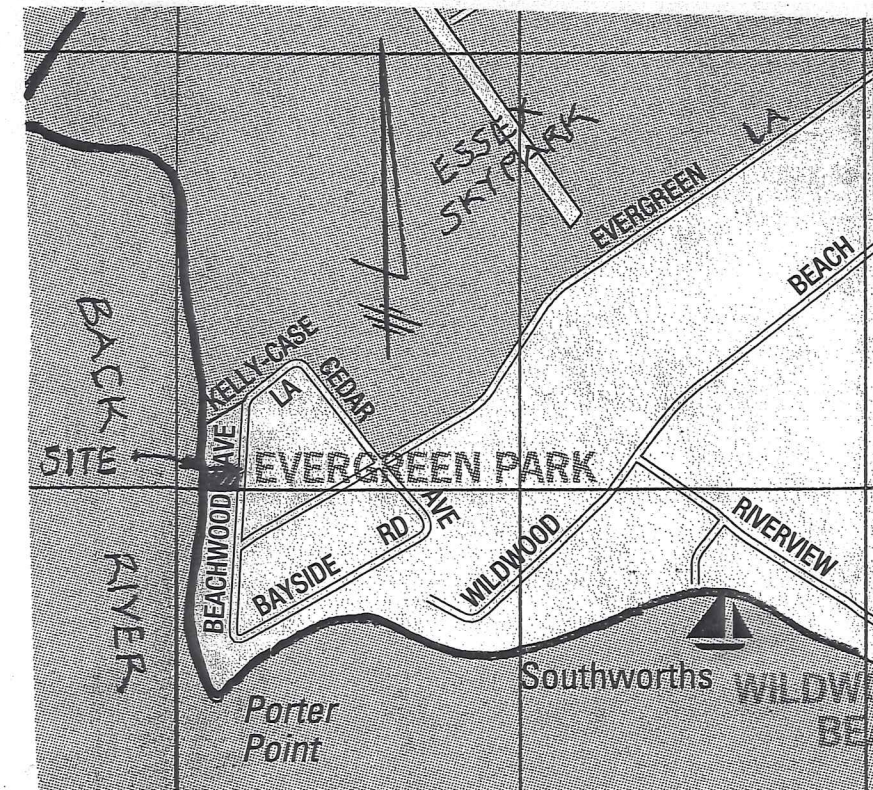
1722 BEECHWOOD AVENUE
LOTS 40 AND 41 EVERGREEN PARK 7/174
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET AUGUST 6, 2018

BACK

RIVER



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....RC5 (MAP NO. 104C3)
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OWNER

PTL RE CORP
120 N. LASALLE ST
CHICAGO, ILL. 60602
DEED REF: L40114 F.435
ACCT. NO. 1519712790 & 1519712791

CONTRACT PURCHASER

MATTHEW BAUMGARTNER AND SHANNON KIEF
417 WALNUT GROVE ROAD
ESSEX, MD. 21221

PHOTOS

PLAT TO ACCOMPANY PETITION
FOR VARIANCES

1722 BEECHWOOD AVENUE
LOTS 40 AND 41 EVERGREEN PARK 7/174
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET AUGUST 6, 2018

PETITIONER'S
EXHIBIT NO. **7A-C**