

## MEMORANDUM

DATE: January 15, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0066-SPH – Appeal Period Expired

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The appeal period for the above-referenced case expired on January 14, 2019. 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

/dlw

IN RE: **PETITION FOR SPECIAL HEARING** \*  
(7436 Bradshaw Road)  
11<sup>th</sup> Election District \*  
5<sup>th</sup> Council District \*  
Richard A. Robinson & \*  
Dennis Robinson, Sr. \*  
*Legal Owners* \*

Petitioners

BEFORE THE  
OFFICE OF  
ADMINISTRATIVE HEARINGS  
FOR BALTIMORE COUNTY  
**Case No. 2019-0066-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 Richard A. Robinson & Dennis Robinson, Sr., legal owners ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve a non-conforming use for a 2 or 3 unit dwelling instead of a permitted single-family dwelling. A site plan was marked and admitted as Petitioners' Exhibit 1.

Richard A. Robinson appeared in support of the petition. John B. Gontrum, Esq. represented Petitioners. Doug Behr attended the hearing on behalf of the Greater Kingsville Civic Assn., Inc. to obtain additional information regarding the request. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEPS"). Neither agency opposed the request.

The subject property is 27,991 square feet in size and zoned RC-5. The property is improved with a dwelling constructed in 1949. At the time the dwelling was constructed records from the Office of Zoning Review establish the property was in the "A" zone (Cottage) established in the 1945 zoning regulations. According to photographs (Petitioners' Exhibit 3) and affidavits

ORDER RECEIVED FOR FILING

Date 12/13/18  
By Sen



(Pets. Exhibit 4) submitted at the hearing, the house was constructed as a "two-family dwelling," which under the 1945 zoning regulations (which were applicable at the time this structure was built), is defined as a "dwelling...used for occupancy by not more than two families....Such a dwelling shall have one housekeeping unit over the other." BCZR (1945) §I, ¶12. The subject property is constructed in this fashion, and thus it was a lawful use and structure when built in 1949, since the applicable regulations permitted such use in the "A" (cottage) zone. BCZR (1945) §III.A.3.

The two family use continued from 1949 until 1988, at which time the owner added two additional units in the basement for a total of four dwelling units. Following discussions with the community association, Petitioners do not seek a determination approving a 3 or 4 unit nonconforming use. Instead, Petitioners and the community have reached an agreement whereby the existing tenant(s) in the basement shall be permitted to stay, subject to certain conditions. When the basement tenant(s) have moved, the property will be permitted to continue as a two family dwelling pursuant to BCZR Section 104. Conditions will be included below to incorporate into this order the terms set forth in that agreement.

THEREFORE, IT IS ORDERED this 13<sup>th</sup> day of **December, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to approve a non-conforming use for a two (2) unit dwelling instead of a permitted single-family dwelling, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners' current use of the dwelling for three (3) separate families may continue for so long as Patty Tabeling, Lorraine Vittilo and Richard Robinson are living in the dwelling.
2. When either Patty Tabeling or Lorraine Vittilo leave and no longer reside in the dwelling, it shall permanently revert to a two-family dwelling, and the apartments (including any kitchen and/or bathroom facilities) shall be removed.
3. The terms and conditions set forth herein may be enforced by the Baltimore County Bureau of Code Enforcement.

ORDER RECEIVED FOR FILING

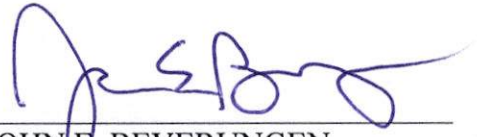
Date

12/13/18

By

sen

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:sln

ORDER RECEIVED FOR FILING

Date 12/13/18  
By sln





# 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 7436 Bradshaw Road

which is presently zoned RC 5

Deed References: 38154/170

10 Digit Tax Account # 1126000540

Property Owner(s) Printed Name(s) Richard A. Robinson; Dennis Michael Robinson, Sr.

(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 a **non-conforming use for a 2 or 3 unit dwelling instead of permitted single family dwelling.**

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:

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

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

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

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Attorney for Petitioner:

John B. Gontrum, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204

410-832-2055

jgontrum@wtplaw.com

Zip Code

Telephone #

Email Address

## Legal Owners (Petitioners):

Richard A. Robinson/Dennis Michael Robinson, Sr.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7436 Bradshaw Road, Kingsville, MD

Mailing Address

City

State

21087-1651

410-299-4947

Zip Code

Telephone #

Email Address

## Representative to be contacted:

John B. Gontrum, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Suite 300, Towson, MD

Mailing Address

City

State

21204

410-832-2055

jgontrum@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2019-0066-JPH Filing Date 8/28/18

Do Not Schedule Dates: \_\_\_\_\_

Reviewer JF

ORDER RECEIVED FOR FILING

Date

By

REV. 10/4/11

12/13/18

sen

**Brian R. Dietz**  
**Professional Land Surveyor #21080**  
7867 Oakdale Avenue, Baltimore, MD 21237  
Phone 410-686-1198 Fax 410-682-6021

Zoning Description  
For  
7436 Bradshaw Road  
August 20, 2018

Beginning for the same in the center of Bradshaw Road, distant 640 feet +/- from the center of Jerusalem Road, thence leaving Bradshaw Road,

1. North 57 degrees 40 minutes 15 seconds East 15.00 feet,
2. North 57 degrees 40 minutes 15 seconds East 195.49 feet,
3. South 42 degrees 37 minutes 35 seconds East 25.11 feet,
4. South 43 degrees 55 minutes 58 seconds East 10.20 feet,
5. South 71 degrees 18 minutes 06 seconds East 31.41 feet,
6. South 34 degrees 05 minutes 00 seconds East 62.63 feet,
7. South 59 degrees 24 minutes 45 seconds West 58.11 feet,
8. South 59 degrees 24 minutes 45 seconds West 200.10 feet, to the center of said Bradshaw Road, thence running with an binding in the center of said Road
9. North 24 degrees 20 minutes 15 seconds West 100.00 feet, and
10. North 24 degrees 20 minutes 15 seconds West 15.47 feet to the place of beginning.

Containing 0.643 of an Ac. or 27,991 sq.ft. of land more or less. Being known as 7436 Bradshaw Road and located in the 11th Election District, 5th Councilmanic District.





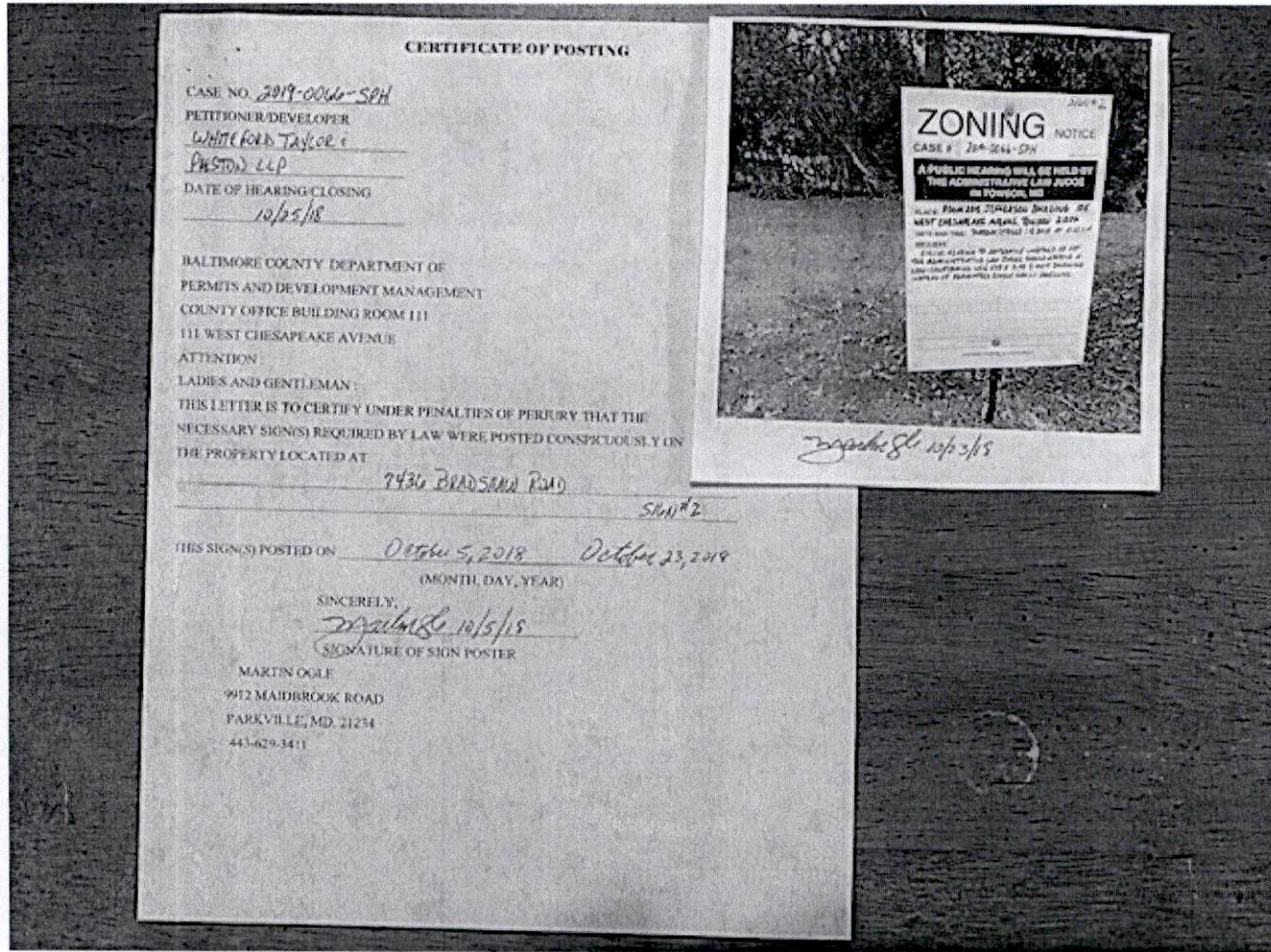


10-25-18  
10 AM

Debra Wiley

From: Marty Ogle <mert1114@aol.com>  
Sent: Wednesday, October 24, 2018 8:16 AM  
To: Administrative Hearings  
Subject: 7436 Bradshaw Rd.

2nd set of certificates





CERTIFICATE OF POSTING

CASE NO. 2019-0066-SBH  
PETITIONER/DEVELOPER  
WHITFIELD TAYLOR &  
PRISTON LLP  
DATE OF HEARING/CLOSING  
10/25/18

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

7436 BRADSHAW ROAD

THIS SIGN(S) POSTED ON October 5, 2018 October 23, 2018  
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/5/18  
SIGNATURE OF SIGN POSTER

MARTIN OGLE  
9912 MAIDBROOK ROAD  
PARKVILLE, MD. 21234  
443-629-3411



10/23/18

Sent from my iPhone





**CERTIFICATE OF POSTING**

CASE NO. 2019-0066-SPH

PETITIONER/DEVELOPER

WHITEFORD TAYLOR

PRESTON LLP

DATE OF HEARING/CLOSING

10/25/18

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

7436 BRADSHAW ROAD

SIGN#1

THIS SIGN(S) POSTED ON

October 5, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/5/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

SIGN # 1

# ZONING NOTICE

CASE # 2019-0066-SPH

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

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

DATE AND TIME: THURSDAY, OCTOBER 24, 2019 AT 10:00 A.M.

REQUEST

SPECIAL HEARING TO DETERMINE WHETHER OR NOT  
THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE A  
NON-CONFORMING USE FOR A 2 OR 3 UNIT DWELLING  
INSTEAD OF PERMITTED SINGLE FAMILY DWELLING

HANDWRITTEN BY: [illegible]

10/5/19

**CERTIFICATE OF POSTING**

CASE NO. 2019-0066-SPH

PETITIONER/DEVELOPER

WHITEFORD TAYLOR :

PRESTON LLP

DATE OF HEARING/CLOSING

10/25/18

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE  
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

7436 BRADSHAW ROAD

SIGN #2

THIS SIGN(S) POSTED ON October 5, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/5/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



SLU # 2

# ZONING NOTICE

CASE # 2014-0066-SPH

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

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

DATE AND TIME: THURSDAY, OCTOBER 25, 2018 AT 10:00 A.M.

REQUEST:

SPECIAL HEARING TO DETERMINE WHETHER OR NOT  
THE ADMINISTRATIVE LAW JUDGE SHOULD APPROVE A  
NON-CONFORMING USE FOR A 2 OR 3 UNIT DWELLING  
INSTEAD OF PERMITTED SINGLE FAMILY DWELLING.

FOR INFORMATION: IF YOU NEED ANY OTHER INFORMATION, PLEASE CONTACT THE TOWSON  
COMMUNITY DEVELOPMENT DEPARTMENT AT (410) 326-7300, EXT. 3300.  
DO NOT REMOVE THIS SIGN AND ONLY ONE SIGN IS TO BE PLACED AT THE SITE.

HANDICAPPED ACCESSIBLE

*W. J. Smith* 10/5/18



DONALD I. MOHLER III  
*County Executive*

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

September 12, 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: 2019-0066-SPH**

7436 Bradshaw Road

N/s Bradshaw Road, 640 ft. w/of Jerusalem Road

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Richard Robinson, Dennis Robinson Sr.

Special Hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use for a 2 or 3 unit dwelling instead of permitted single family dwelling.

Hearing: Thursday, October 25, 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: John Gontrum, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204  
Richard Robinson, Dennis Robinson, Sr., 7436 Bradshaw Road, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 5, 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: THE DAILY RECORD  
Friday, October 5, 2018 Issue

Please forward billing to:  
Richard Robinson  
7436 Bradshaw Road  
Kingsville, MD 21087

410-299-4945

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## 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:

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7436 Bradshaw Road  
N/s Bradshaw Road, 640 ft. w/of Jerusalem Road  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owners: Richard Robinson, Dennis Robinson Sr.

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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  
7436 Bradshaw Road; N/S Bradshaw Road, \* OF ADMINISTRATIVE  
640' W from c/line of Jerusalem Road \* HEARINGS FOR  
11<sup>th</sup> Election & 5<sup>th</sup> Councilmanic Districts \* BALTIMORE COUNTY  
Legal Owner(s): Richard & Dennis Robinson \*  
Petitioner(s) \*  
\* 2019-066-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

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

RECEIVED

SEP 06 2018

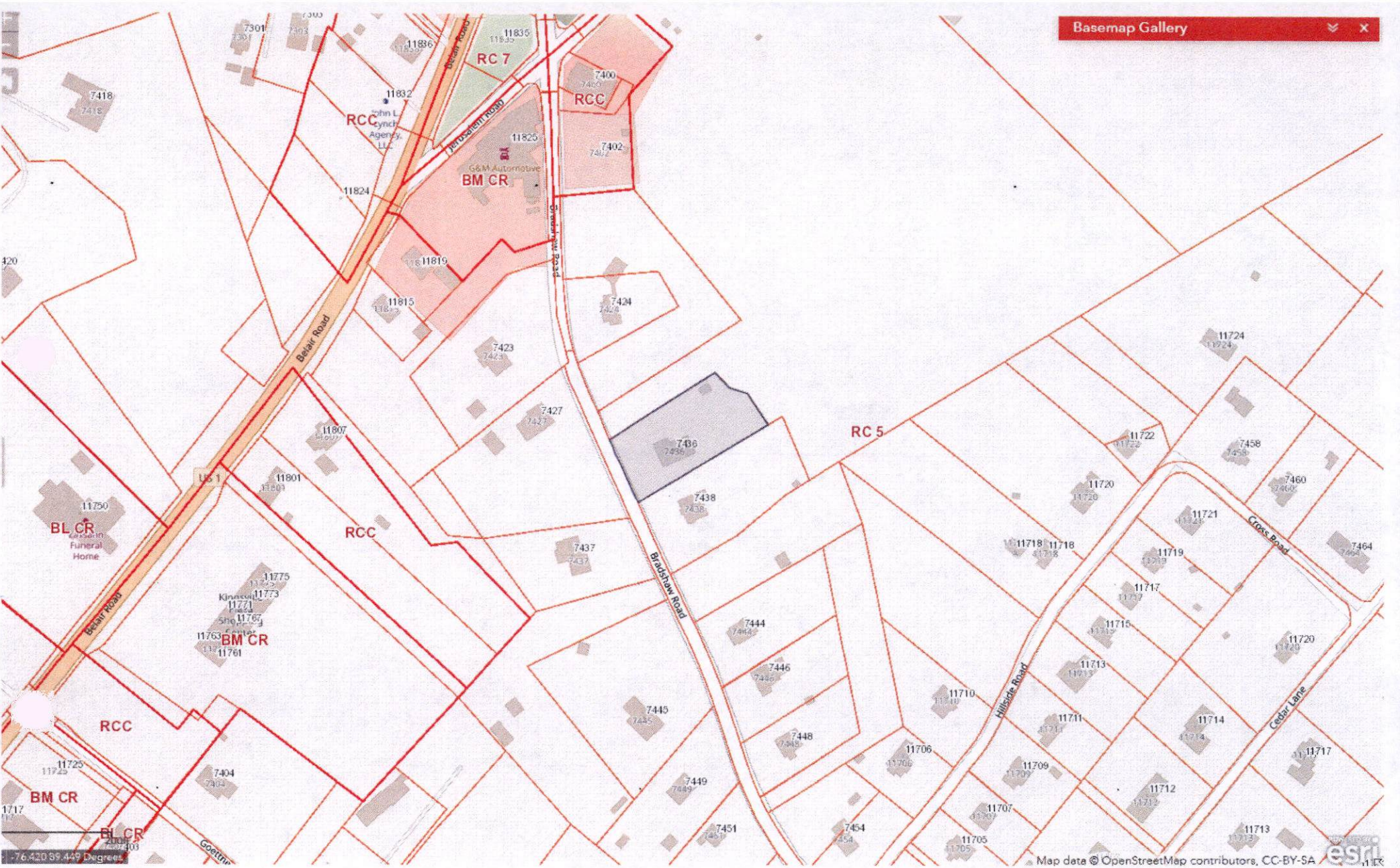
**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 6<sup>th</sup> day of September, 2018, a copy of the foregoing Entry of Appearance was mailed to John Gontrum, Esquire, Whiteford, Taylor & Preston, 1 West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

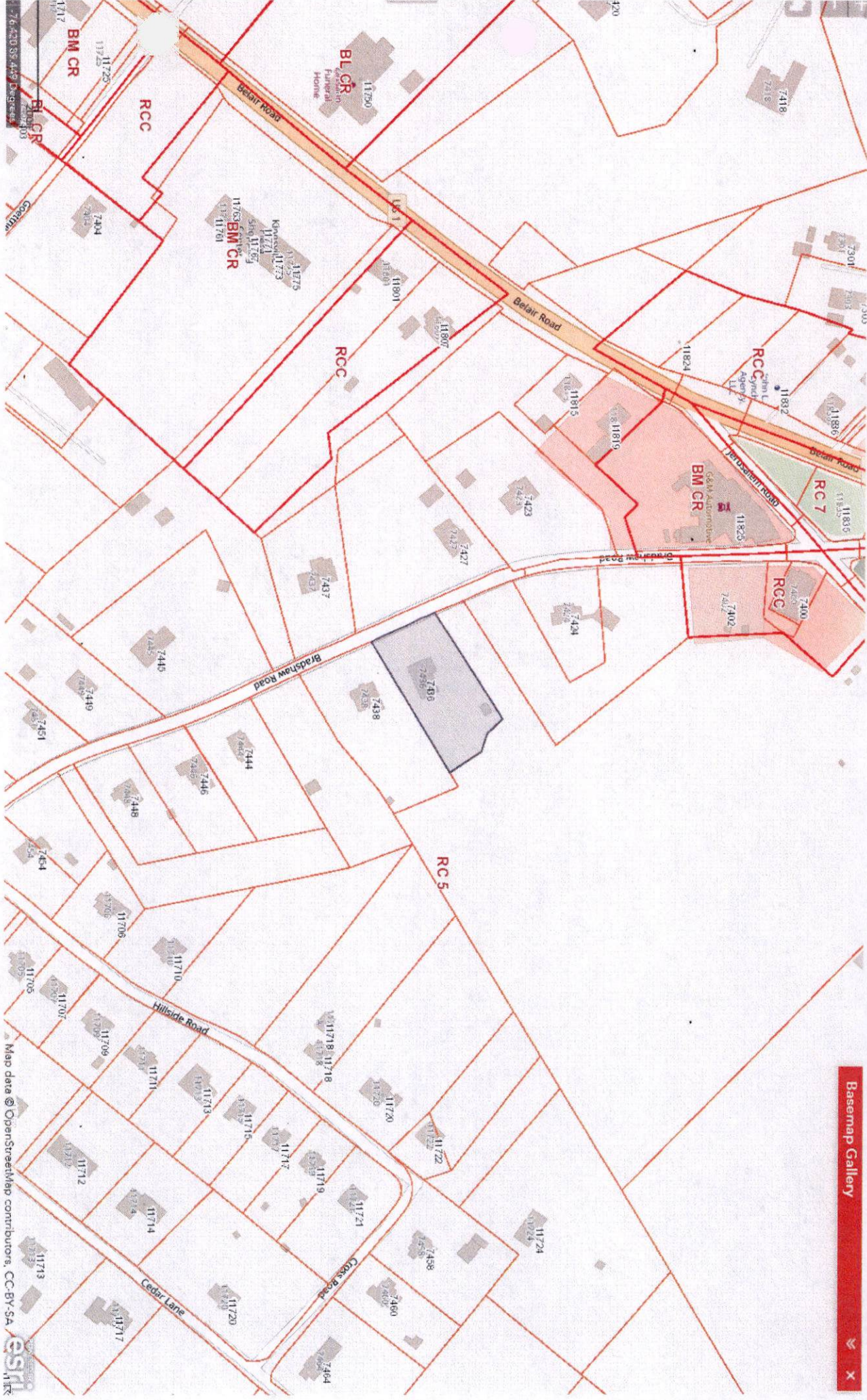
*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County











Permits, Approvals, and Inspections  
 Code Inspections & Enforcement  
 County Office Building, Rm. 213  
 111 West Chesapeake Ave  
 Towson, Maryland 21204  
[www.baltimorecountymd.gov/Agencies/permits/](http://www.baltimorecountymd.gov/Agencies/permits/)



Code Enforcement 410-887-3351  
 Electrical Inspection 410-887-3960  
 Plumbing Inspection 410-887-3620  
 Building Inspection 410-887-3953

## CODE ENFORCEMENT CORRECTION NOTICE

Richard A Robinson  
 Dennis Michael Robinson SR  
 7436 Bradshaw Rd  
 Kingsville, MD 21087

|                                                                           |                                    |
|---------------------------------------------------------------------------|------------------------------------|
| <b>CASE NUMBER</b><br>CC1806450                                           | <b>PROP.TAX ID</b><br>11-26-000540 |
| <b>VIOLATION ADDRESS</b><br>7436 BRADSHAW RD<br>KINGSVILLE, MD 21087-1651 |                                    |

**DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:**

| County Codes/Regulations                    | Inspector's Comments                                                                                                                                      |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| B.C.Z.R 402: Illegal conversion of dwelling | Illegal conversion of single family house to multiple units in a RC5 Zone - convert house back into a single family dwelling<br>Zoning RC5                |
| Other Violation(s)                          | BCZR 1A04, 1A04.2<br>House contains 2 or more apartments - Zone allows for single family dwellings only, convert house back into a single family dwelling |

Failure to comply with this correction notice, may result in a \$200.00 fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

|                                    |                                |
|------------------------------------|--------------------------------|
| <b>COMPLIANCE DATE:</b> 07/05/2018 | <b>INSPECTOR ID:</b> 47        |
|                                    | <b>ISSUED DATE:</b> 06/05/2018 |

### IMPORTANT INFORMATION TO THE PERSON'S CHARGED

- It is important that you read this document carefully, as it charges you with the commission of a crime.
- If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine imprisonment, or both.
- If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
- A lawyer can give important assistance to you:
  - on how to correct the violation(s) in order to avoid trial or
  - at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
- A conviction for each violation will subject you to potential fines of \$200. \$500. \$1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
- It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
- Upon correction of these violation(s). contact the inspector for re-inspection. If you have any questions contact the inspector promptly.



# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100

<http://www.thedailyrecord.com>

## 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:

10/5/2018

Order #: 11621347  
Case #: 2019-0066-SPH  
Description:

CASE NUMBER: 2019-0066-SPH NOTICE OF ZONING HEARING



Darlene Miller, Public Notice Coordinator  
(Representative Signature)

### Baltimore County

#### NOTICE OF ZONING HEARING

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**CASE NUMBER: 2019-0066-SPH**

7 436 Bradshaw Road

N/s Bradshaw Road, 640ft. w/of Jerusalem Road

11th Election District- 5th Councilmanic District

Legal Owners: Richard Robinson, Dennis Robinson Sr.

Special Hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use for a 2 or 3 unit dwelling instead of permitted single family dwelling.

Hearing: Thursday, October 25, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3368.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

o5

**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: 2019-0066-SPH

Property Address: 7436 Bradshaw Rd., Kingsville, Md. 21087

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): Richard Robinson; Dennis Robinson Sr.

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard Robinson

Company/Firm (if applicable): \_\_\_\_\_

Address: 7436 Bradshaw Rd.  
Kingsville, Md. 21087

Telephone Number: 410-244-4445

Revised 7/9/2015

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

No. **170314**

Date: **8/28/18**

**PAID RECEIPT**

BUSINESS ACTUAL TIME BRW  
 8/28/2018 8/28/2018 10:29:49 2

REF: W302 WALKIN JEE  
 >R: RECEIPT # 065943 8/28/2018 OFLN

S 528 ZONING VERIFICATION  
 ID: 170314

Rept Tot \$75.00  
 \$75.00 CR \$6.00 CA  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount | Dep |
|------|------|------|----------|----------------|-------------|----------|---------|--------|-----|
| 001  | 806  | 0000 |          | 0150           |             |          |         | 75.00  | CR  |
|      |      |      |          |                |             |          |         |        |     |
|      |      |      |          |                |             |          |         |        |     |
|      |      |      |          |                |             |          |         |        |     |
|      |      |      |          |                |             |          |         |        |     |

Total: **75.00**

Rec From: **Whiteford, Taylor & Preston**

For: **7432 Bradshaw Rd.  
 Petition for a Special Hearing  
 Case # 2019-0866-A**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**





October 9, 2018

DONALD I. MOHLER III  
*County Executive*

Richard Robinson & Michael Robinson Sr.  
7436 Bradshaw Rd.  
Kingsville, MD 21087

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

Dear Mr Richard Robinson & Mr Michael Robinson Sr. :

RE: Case Number: 2019-0066SPH, Address: 7436 Bradshaw Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 28, 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,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel  
John B Gontrum, Esquire 1 W Pennsylvania Ave. Ste 300 Towson, MD 21204

10-25

**RECEIVED**  
**OCT 03 2018**  
**OFFICE OF**  
**ADMINISTRATIVE HEARINGS**

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

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

**DATE:** 10/2/2018

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 19-066

**INFORMATION:**

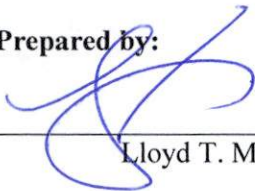
**Property Address:** 7436 Bradshaw Road  
**Petitioner:** Richard A. Robinson, Michael Robinson, Sr.  
**Zoning:** RC 5  
**Requested Action:** Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use for a 2 or 3 unit dwelling instead of permitted single family dwelling.

- The Department does not oppose the non-conforming use of the property as a 2 unit dwelling provided it is established that the non-conforming multiple units existed since at least 1955. Data available through SDAT indicate the structure was built in 1951. The Department does not support a 3 unit dwelling on the property as it is out of character in the rural area and would not integrate.
- It is the understanding of the Department that a 3 unit dwelling constructed in 1955 could only be as a permitted apartment house as defined in the 1945-1955 BCZR.

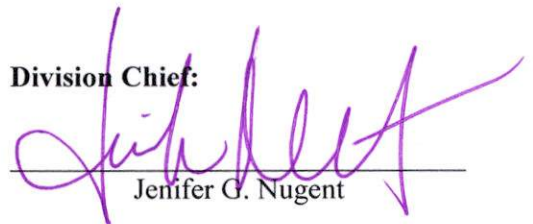
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

**Prepared by:**



Lloyd T. Moxley

**Division Chief:**



Jennifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley  
John B. Gontrum, Esquire  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

10-25

**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 # 2019-0066-SPH  
Address 7436 Bradshaw Road  
(Robinson Property)

Zoning Advisory Committee Meeting of **September 10, 2018.**

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management will need to review any future building permits to change the use to multiple units – since that could affect the septic system capacity there.

Reviewer: Dan Esser



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 10/2/2018

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 19-066

**RECEIVED**  
**OCT 05 2018**  
DEPARTMENT OF PERMITS  
APPROVALS AND INSPECTIONS

**INFORMATION:**

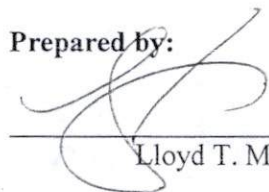
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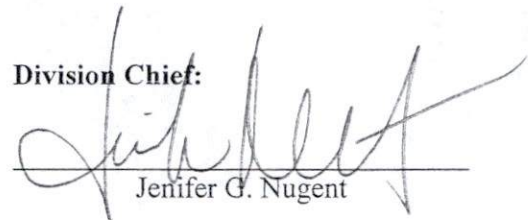
- The Department does not oppose the non-conforming use of the property as a 2 unit dwelling provided it is established that the non-conforming multiple units existed since at least 1955. Data available through SDAT indicate the structure was built in 1951. The Department does not support a 3 unit dwelling on the property as it is out of character in the rural area and would not integrate.
- It is the understanding of the Department that a 3 unit dwelling constructed in 1955 could only be as a permitted apartment house as defined in the 1945-1955 BCZR.

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

**Prepared by:**

  
Lloyd T. Moxley

**Division Chief:**

  
Jenifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley  
John B. Gontrum, Esquire  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals

**DATE:** September 24, 2018

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 10, 2018  
Item No. 2019-0062-A, 0063-A, 0065-A, 0066-SPH, 0067-SPHX, 0068-A  
and 0071-A

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

\*

\*

\*

\*

\*

VKD: cen  
cc: file

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Pete K. Rahn  
Secretary  
Gregory Slater  
Administrator

Date: 9/7/18

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

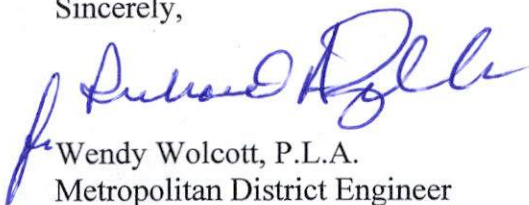
Dear Ms. Lewis:

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. 2019-0066-SPH

Special Hearing  
Richard A. Robinson, Dennis Michael Robinson Sr.  
7436 Bradshaw 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



Case No.:

2019-0066-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

|        |                                        |  |
|--------|----------------------------------------|--|
| No. 1  | Site plan                              |  |
| No. 2  | 2A-2F Deeds,<br>Title history to prop. |  |
| No. 3  | Photograph Addendum                    |  |
| No. 4  | 4A > Affidavits<br>4B                  |  |
| No. 5  | E-mail from People's<br>Counsel        |  |
| No. 6  |                                        |  |
| No. 7  |                                        |  |
| No. 8  |                                        |  |
| No. 9  |                                        |  |
| No. 10 |                                        |  |
| No. 11 |                                        |  |
| No. 12 |                                        |  |



Test: Thomas L. Hofferbert

Thomas L. Hofferbert

Michael Marutowicz

(Seal)

Michael Marutowicz

Frances Marutowicz

(Seal)

Frances Marutowicz

State of Maryland, City of Baltimore, to wit:

I HEREBY CERTIFY, That on this 8th day of June in the year one thousand nine hundred and forty-nine, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Michael Marutowicz and Frances Marutowicz, his wife, known to me (or satisfactorily proven) to be the above named grantors, and severally acknowledged the foregoing Deed to be their respective act, and in my presence signed and sealed the same.

As Witness my hand and Notarial seal.

Thomas L. Hofferbert

(Notarial seal) My commission expires May 7, 1951

Thomas L. Hofferbert Notary Public

Recorded Jun 10, 1949 at 10:50 A M &amp; Exd per T Braden Silcott - Clerk (Rec MP) (Exd W &amp; D)

-----  
 97633- Edward C. Green et al : This Deed, made this 28th day of May, in the year 1949,  
 Deed to - Wm W. Bell et al : by Edward C. Green and Marie C. Green, his wife, Ethel E.  
 Sts \$1.10 Fed \$1.10 : Green, Widow, and Anna M. Green, widow, all of Baltimore.  
 -----  
 County, State of Maryland.

Witnesseth, That for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Edward C. Green and Marie C. Green, his wife, Ethel E. Green, Widow, and Anna M. Green, widow, do hereby grant and convey unto William W. Bell and Bertha S. Bell, his wife, as tenants by the entireties, an undivided one-half interest, and unto Wilda B. Campbell, Widow, an undivided one-half interest, (the holders of each one-half interest to hold as joint tenants, and not as tenants in common, with the holders of the other interest), in and to all that lot or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, on the Easterly side of Sunshine Avenue, in or near the Village of Kingsville, and more particularly described by metes and bounds, courses and distances, as follows:

Beginning for the same at a point in the center line of Sunshine Avenue at the distance of 210.30 feet measured Southerly along the center line of Sunshine Avenue from the end of the South 16° East 331 foot line of the land which, by deed dated May 22, 1935, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 954, folio 293, was conveyed by T. Bayard Williams, et al., Trustees, unto William H. Green, et al., and running thence and binding on the center line of Sunshine Avenue and also on a part of said line as now surveyed, South 14° 47' East 100.00 feet; thence for lines of division North 68° 58' East 200.10 feet; thence north 14° 47' West 100.00 feet; and thence south 68° 58' West 200.10 feet, to the place of beginning, containing one-half (½) an acre of land, more or less, as surveyed by Albert E. Pohmer, Surveyor, in May, 1949;  
 Being a part of the land described in and conveyed by the aforesaid deed from T. Bayard Williams, et al., Trustees, recorded as aforesaid.

Together with all the improvements thereon and all the rights, roads, ways, waters, easements, privileges and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said William W. Bell and Bertha S. Bell, his wife, as tenants by the entireties, in fee simple, and undivided one-half interest in said lands and premises; and unto the said Wilda B. Campbell, Widow, her heirs and assigns, in fee simple an undivided one-half interest in said lands and premises; the holders of each one-half interest

EXHIBIT

2-A

BAL. PEN TICKET APR 22 1950

BALTIMORE COUNTY CIRCUIT COURT

terest to hold as joint tenants, and not as tenants, in common, with the holders of the other interest.

And the said Edward C. Green and Marie C. Green, his wife, Ethel E. Green, widow, and Anna M. Green, widow, to hereby covenant to warrant specially the lands and premises above described and hereby intended to be conveyed, and to execute such other and further assurances of the same as may be requisite and necessary.

As Witness our hands and seals, the day and year first above written.

|          |                 |        |
|----------|-----------------|--------|
| Witness: | Edward C. Green | (Seal) |
|          | Edward C. Green |        |
|          | Marie C. Green  | (Seal) |
|          | Marie C. Green  |        |
|          | Ethel E. Green  | (Seal) |
|          | Ethel E. Green  |        |
|          | Anna M. Green   | (Seal) |
|          | Anna M. Green   |        |

State of Maryland, Baltimore County, Set:

I HEREBY CERTIFY that on this 28th day of May, in the year 1949, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, duly commissioned and qualified, personally appeared Edward C. Green and Marie C. Green, his wife, Ethel E. Green, widow, and Anna M. Green, Widow, and each acknowledged the foregoing deed to be their act.

Witness my hand and Notarial seal.

( Notarial seal)

Anna L. Schutz

Anna L. Schutz Notary Public

Recorded Jun 10., 1949 at 10:50 A M & Exd per T Braden Silcott - Clerk (Rec MP)(Exd W & D)

-----  
 97634 - Frankie Wilson : This Deed, made this 8th day of February, in the  
 Deed to - Frankie Wilson & Sons Inc. : year one thousand nine hundred and forty-nine,  
 : by Frankie Wilson, widow, of Anne Arundel County,  
 -----  
 in the State of Maryland, of the first part, Grantor, and Frankie Wilson & Sons, Inc., a  
 body corporate of the State of Maryland, of the second part, Grantee.

Witnesseth, that in consideration of the sum of five dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, the said Frankie Wilson does grant and convey in fee simple unto the said Frankie Wilson & Sons, Inc., its successors and assigns, all those tracts and parcels of ground particularly described in a deed, dated July 12th, 1946, and recorded among the Land Records of Howard County in Liber B.M., Jr. No. 191, folio 232, and among the Land Records of Baltimore County in Liber J.L.I., No. 1536, folio 394, from C. Ferdinand Sybert and Charles E. Hogg, Trustees, to said Frankie Wilson.

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 otherwise appertaining.

TO HAVE AND TO HOLD the said tracts and parcels 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 Frankie Wilson & Sons, Inc., its successors 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 that she will execute such further







THIS DEED, Made this eighth day of January, in the year one thousand nine hundred and sixty-eight, between JARRETT STANDIFORD BELL, Executor of the Last Will and Testament of Wilda B. Campbell, late of Baltimore County, deceased, party of the first part, and ROBERT G. ZASTAWSKI, JR., BOB ZASTAWSKI and WANDA M. ZASTAWSKI, his wife, parties of the second part.

WHEREAS, Wilda B. Campbell, late of Baltimore County, deceased, by her Last Will and Testament, dated April 2, 1965, and of record in the office of the Register of Wills of Baltimore County in Wills Liber M.T.H. 90, folio 46, appointed the said Jarrett Standiford Bell Executor and conferred upon him power of sale as is more fully set forth in said Will, and

WHEREAS the said party of the first part, Executor as aforesaid, in exercise of the power and authority vested in him under the terms of the aforesaid Will, has sold unto the parties of the second part the property hereinafter described, at and for the sum of Twenty-Eight Thousand Five Hundred Dollars (\$28,500.00), and

WHEREAS said sale has been duly reported to the Orphans' Court of Baltimore County and has been finally ratified and confirmed on December 27, 1967, and

WHEREAS, the full amount of the purchase price has been fully paid and satisfied, therefore these presents are executed.

NOW, THEREFORE, THIS DEED WITNESSETH, That in consideration of the sum of Twenty-eight Thousand Five Hundred Dollars (\$28,500.), the receipt whereof is hereby acknowledged, the said Jarrett Standiford Bell, Executor as aforesaid, acting in exercise of, by virtue of, and in pursuance of the power and authority conferred

LAW OFFICES  
GERALD KERR  
RICHARD N. KERR  
BALTIMORE, MD.

157 JAN 9

142.50

EXHIBIT  
2-B

tabbles

upon him by the hereinbefore recited Last Will and Testament, does hereby grant and convey unto the said parties of the second part, as joint tenants and not as tenants in common, their assigns, the survivors or survivor of them, and the heirs and assigns of such survivor, in fee simple, all that certain lot of ground, situate, lying and being in Baltimore County, aforesaid, and described as follows, that is to say.

BEGINNING for the same at a point in the center line of Sunshine Avenue at the distance of 210.30 feet measured southerly along the center line of Sunshine Avenue from the end of the south 16 degrees east 331 foot line of the land which by Deed, dated May 22, 1935, and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 954, folio 293, was conveyed by T. Bayard Williams, et al., Trustees, unto William H. Green, et al, and running thence and binding on the center line of Sunshine Avenue and also on a part of said line as now surveyed south 14 degrees 47 minutes east 100.00 feet, thence for lines of division north 68 degrees 58 minutes east 200.10 feet, thence north 14 degrees 47 minutes west 100.00 feet and thence south 68 degrees 58 minutes west 200.10 feet to the place of beginning, containing one-half acre of land, more or less, as surveyed by Albert E. Pohmer, Surveyor, in May 1949.

BEING the same lot of ground which by Deed, dated May 28, 1949, and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1749, folio 492, was granted and conveyed by Edward C. Green, et al, to William A. Bell, Bertha S. Bell and Wilda B. Campbell. The said Bertha S. Bell departed this life on or about December 5, 1957 and the said William W. Bell departed this life on or about November 18, 1964, thereby vesting absolute title in the said Wilda B. Campbell, now deceased.

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 in any wise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises unto the said parties of the second part, as joint tenants and not as tenants in common, their assigns, the survivors or

LAW OFFICES  
GERALD KERR  
RICHARD N. KERR  
BALTIMORE, MD.

COURT COURT (Land Records) ONE 40839, p. 250, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 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2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 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3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 3858, 3859, 3860, 3861, 3862, 3863, 3864, 3865, 3866, 3867, 3868, 3869,



LIBER 839 PAGE 251

or survivor of them, and the heirs and assigns of such survivor,  
in fee simple.

WITNESS the hand and seal of said Grantor.

Test:

Richard N. Kerr  
Richard N. Kerr

Jarrett Standiford Bell (SEAL)  
Jarrett Standiford Bell, Executor  
of the Last Will and Testament of  
Wilda B. Campbell, deceased

STATE OF MARYLAND, HOWARD COUNTY to wit:

I HEREBY CERTIFY, That on this eighth day of January,  
one thousand nine hundred and sixty-eight, before me, the sub-  
scriber, a Notary Public of the State of Maryland, in and for  
Howard County aforesaid, personally appeared JARRETT  
STANDIFORD BELL, Executor as aforesaid, and he acknowledged the  
aforegoing Deed to be his Act.

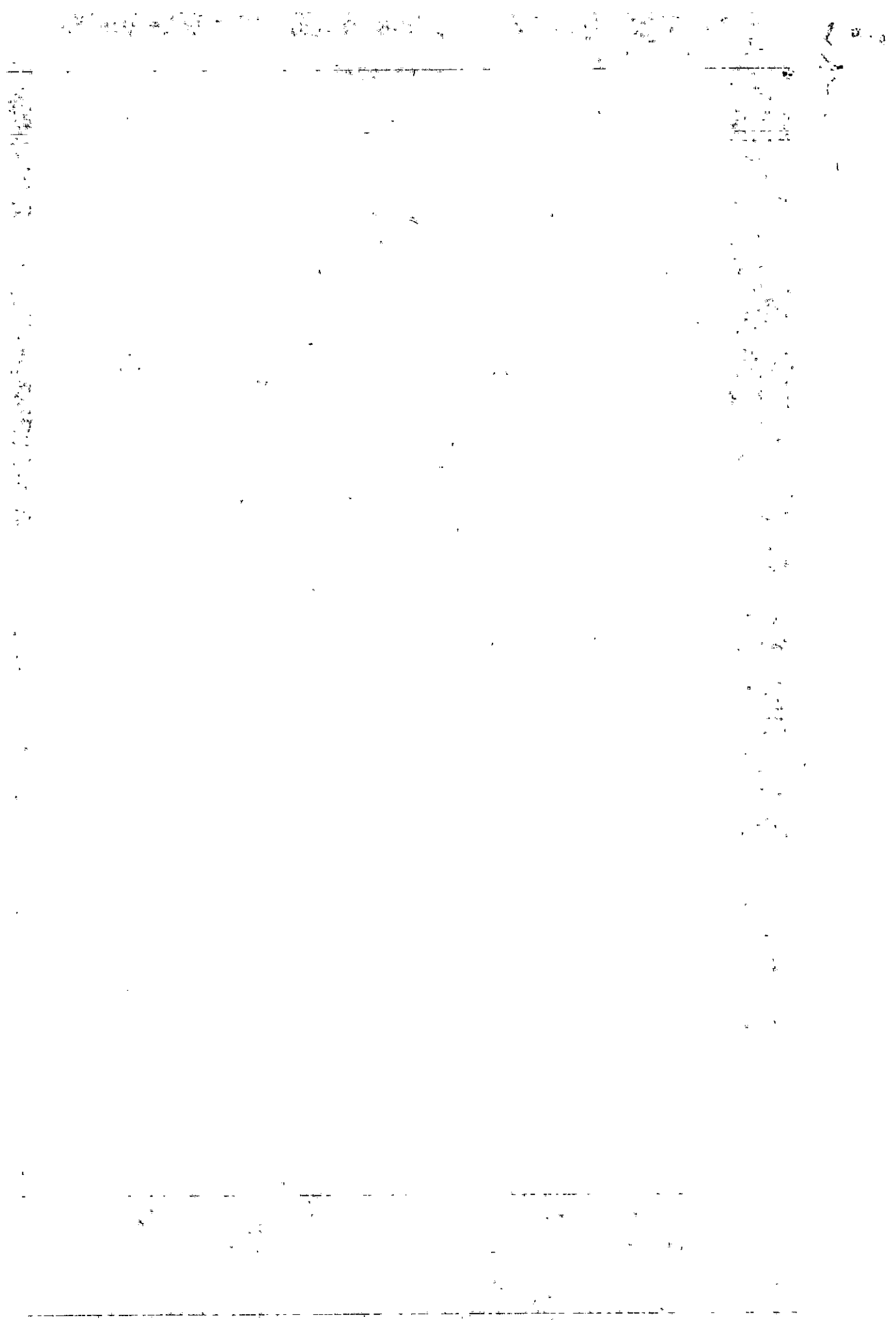
AS WITNESS my hand and Notarial Seal.

Richard N. Kerr  
Richard N. Kerr, Notary Public



Rec'd for record JAN 9 1968 at 2:00 PM  
Per Orville T. Gosnell, Clerk  
Mail to Gerald Kerr  
Receipt No. 161837 8

LAW OFFICES  
GERALD KERR  
RICHARD N. KERR  
BALTIMORE, MD.



**This Deed,** Made this                      third                      day of                      December

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

✓ ROBERT G. ZASTAWSKI, JR. and ✓ BOB ZASTAWSKI

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

✓ RENDA K. RESPESS

of the second part.

Witnesseth, That in consideration of the sum of One Hundred Twenty-Five Thousand Dollars (\$125,000.00), receipt of which is hereby acknowledged,

the said                      parties of the first part

do                      grant and convey unto the said                      Renda K. Respass

D RC/F                      13.00  
D T IX                      625.00  
D DOCS                      625.00  
DEED                      0 #  
SM CLERK                      1263.00  
#70311, C002 R02 T09:56  
03/02/87

her

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 at a point in the center line of Sunshine Avenue at the distance of 210.30 feet measured southerly along the center line of Sunshine Avenue from the beginning of the south 16 degrees east 331 foot line of the land which by Deed, dated May 22, 1935, and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 954, folio 293, was conveyed by T. Bayard Williams, et al., Trustees, unto William H. Green, et al, and running thence and binding on the center line of Sunshine Avenue and also on a part of said line as now surveyed south 14 degrees 47 minutes east 100.00 feet, thence for lines of division north 68 degrees 58 minutes east 200.10 feet, thence north 14 degrees 47 minutes west 100.0 feet and thence south 68 degrees 58 minutes west 200.10 feet to the place of beginning, containing one-half acre of land, more or less, as surveyed by Albert E. Pohmer, Surveyor, in May 1949.

BEING the same lot of ground which by Deed dated January 8, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4839 Folio 249 was granted and conveyed by Jarrett Standiford Bell, Executor of the Last Will and Testament of Wilda B. Campbell, deceased, unto Robert G. Zastawski, Jr., Bob Zastawski and Wanda M. Zastawski, his wife. The said Wanda M. Zastawski departed this life on or about January 30, 1980.

ADDITIONAL TRANSFER TAX  
NOT APPLICABLE  
SIGNATURE *[Signature]* DATE *12/9/86*

STATE DEPARTMENT OF  
ASSESSMENT & TAXATION  
*[Signature]* *12/9/86*  
CLERK DATE

C 054\*\*\*\*2000000a 807aA

EXHIBIT

2-C

tabbies



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

Renda K. Respass

her

heirs and assigns, in fee simple.

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

Witness the hand and seal of said grantors

TEST:

*Christy Palmer*

*Robert G. Zastawski, Jr.* (SEAL)  
Robert G. Zastawski, Jr.

*Bob Zastawski* (SEAL)  
Bob Zastawski

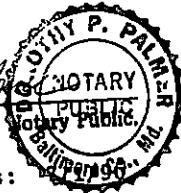
STATE OF MARYLAND, Baltimore County, to wit:  
I HEREBY CERTIFY, That on this third day of December  
in the year one thousand nine hundred and eighty-six, before me, the subscriber,  
a Notary Public of the State of Maryland, in and for the County aforesaid,  
personally appeared Robert G. Zastawski, Jr. and Bob Zastawski

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

As Witness my hand and Notarial Seal.

*Robert DiCiccio*  
405 Central Ave  
21004

My commission expires:



**DEED**

**THIS DEED** made this 19<sup>th</sup> day of July, 2002, by and between Renda K. Respass, party of the first part and Grantor herein, and Richard A. Robinson, party of the second part, and Grantee herein

**WITNESSETH**

**THAT** in consideration of the sum of Two Hundred and Sixty-Thousand Dollars (\$260,000.00) cash in hand paid, receipt of which is hereby acknowledged, the said Grantor, Renda K. Respass, does hereby grant and convey unto the said Grantee, Richard A. Robinson, his personal representatives, heirs and assigns forever in fee simple all those lots or parcels of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

**PARCEL ONE:**

**"BEGINNING** for the same at a point in the center line of Sunshine Avenue at the distance of 210.30 feet measured southerly along the center line of Sunshine Avenue from the beginning of the South 16 degrees east 331 foot line of the land which by Deed dated May 22, 1935, and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr., No. 954, folio 293, was conveyed by T. Bayard Williams, et al., Trustees, unto William H. Green, et al, and running thence and binding on the center line of Sunshine Avenue and also on a part of said line as now surveyed south 14 degrees 47 minutes east 100.00 feet, thence for lines of division north 68 degrees 58 minutes east 200.10 feet, thence north 14 degrees 47 minutes west 100.0 feet and thence south 68 degrees 58 minutes west 200.10 feet to the place of beginning, containing one-half acre of land, more or less, as surveyed by Albert E. Pohmer, Surveyor, in May, 1949."

**BEING** the identical parcel of land which by Deed dated the 3rd day of December, 1986, and recorded among the Land Records of Baltimore County, Maryland, in Liber 7427, folio 755, et seq., was granted and conveyed from Robert G. Zastawski, Jr. and Bob Zastawski unto Renda K. Respass, Grantor herein.

**PARCEL TWO:**

**"BEGINNING** for the same at an iron bar heretofore set at a common corner between the land of Respass and Corbin at the end of the second or North 68 degrees 58 minutes East 200.10 foot line of that parcel of land conveyed by and described in a Deed from Robert G. Zastawski, Jr. and Bob Zastawski to Renda K. Respass, dated 03 December, 1986, and recorded among the Land Records of Baltimore County in Liber No. 7427, folio 755, running thence and binding on the third and fourth lines respectively of said Deed, (with the bearings herein being based upon the bearing of the seventh or North 05 degrees West 1477 foot line of that tract of land conveyed by and described in a Deed from Eleanor Green Huson, Personal Representative of the Estate of Ethel E. Green, deceased, to Eleanor Green Huson, and recorded among the aforesaid Land Records in Liber No. 6012, folio 81) the three following courses and distances, viz: (1) North 12 degrees 42 minutes 30 seconds West, 100.00 feet to an iron bar heretofore set, (2) South 69 degrees 32 minutes 37 seconds West, 184.79 feet to an iron bar now set, and continuing the same direction, (3) South 69 degrees 32 minutes 37 seconds West 14.95 feet to a point in Bradshaw Road to intersect the fourth or South 16 degrees East 331 foot line of the aforesaid Deed recorded in Liber No. 6012, folio 81, thence leaving the land presently owned by said Respass and binding reversely on part of said fourth line, (4) North 12 degrees 42 minutes 30 seconds West 15.48 feet to a point in said road, thence leaving said road and running for new lines of division through and across the land of said

Green the two (2) following courses and distances, viz: (5) North 67 degrees 48 minutes 07 seconds East 15.00 feet to an iron bar now set and continuing the same direction, (6) North 67 degrees 48 minutes 07 seconds East, binding in part on or near a picket fence, 195.49 feet to an iron bar now set on or near a post and wire fence, thence continuing for new lines of division and binding on or near said post and wire fence the four (4) following courses and distances, viz; (7) South 32 degrees 29 minutes 43 seconds East 25.11 feet to a fence post, (8) South 33 degrees 48 minutes 06 seconds East 10.20 feet to a fence post, (9) South 61 degrees 08 minutes 14 seconds East 31.41 feet to a fence post, and (10) South 23 degrees 57 minutes 08 seconds East 62.63 feet to an iron bar now set, thence leaving said fence and still running for a new line of division, (11) South 69 degrees 32 minutes 37 seconds West 58.11 feet to the beginning hereof, containing 0.19 acres of land, more or less, as surveyed by T.R. Stark & Associates, Inc., in November, 1997, as shown on a plat dated November 6, 1997."

**BEING** the identical parcel of land which by Deed dated the 20th day of November, 1997, and recorded among the Land Records of Baltimore County, Maryland, in Liber 12597, folio 648, et seq., was granted and conveyed from Eleanor Green Huson, Mildred Green Nolan, Erma Ruth Green, Kathryn Barnsley Green, Personal Representative of the Estate of Edward Earl Green and Eleanor Green Huson, Personal Representative of the Estate of Irene A. Green unto Renda K. Respass, Grantor herein.

**THE IMPROVEMENTS THEREON** being known as 7436 Bradshaw Road.

**SUBJECT** to all covenants, restrictions, easements, limitations, et cetera affecting the same as may be found recorded among the Land Records of Baltimore County, Maryland. Reference is hereby made to the foregoing for further derivation of title thereto.

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

**TO HAVE AND TO HOLD** the said lot of ground and premises unto the said Grantee, Richard A. Robinson, his personal representatives, heirs and assigns forever in fee simple.

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

**WITNESS THE HANDS AND SEALS OF THE SAID GRANTOR.**

*J. J. Jackson*  
WITNESS

*Renda K. Respass* (SEAL)  
RENDA K. RESPASS



**STATE OF MARYLAND**  
to wit  
**BALTIMORE COUNTY**

I HEREBY CERTIFY that on this 19<sup>th</sup> day of July, 2002, before me, the subscriber, a Notary Public, in and for the jurisdiction aforesaid, personally appeared Renda K. Respass, Grantor herein, known to me (or satisfactorily proven to be) to be the person whose name is subscribed to the within instrument and she acknowledged that she executed the same for the purposes therein contained, and further acknowledged that the actual consideration paid to be paid is Two Hundred and Sixty Thousand Dollars (\$260,000.00).

WITNESS MY HAND AND SEAL.



Thomas J. Lockhart  
NOTARY PUBLIC  
My Commission Expires: 9-1-05

I HEREBY CERTIFY that the foregoing Deed was prepared by me an attorney licensed to practice law by the Court of Appeals of the State of Maryland.

Thomas J. Lockhart  
THOMAS J. LOCKHART

RETURN DOCUMENT TO:  
THOMAS J. LOCKHART, ESQUIRE  
PT TITLE COMPANY  
108 EAST MAIN STREET  
WESTMINSTER, MARYLAND 21157

PTT: 6383

**AFFIDAVIT OF OWNER/OCCUPIED RESIDENCE**

THE UNDERSIGNED, Richard A. Robinson, Grantees, as evidenced by their signatures below, hereby certify under the penalties of perjury pursuant to Section 13-408 Tax Property Article, Annotated Code of Maryland, that the land conveyed herein is residentially improved, owner-occupied, real property and the residence will be occupied by him, as his primary residence.

WITNESS THE HANDS AND SEALS OF THE SAID GRANTEES.

2. J. Subbana (SEAL)  
WITNESS RICHARD A. ROBINSON

STATE OF MARYLAND

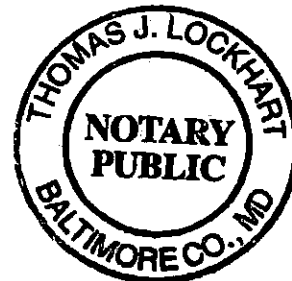
to wit

CARROLL COUNTY

I HEREBY CERTIFY that on this 19th day of July, 2002, before me, the subscriber, a Notary Public, in and for the jurisdiction aforesaid, personally appeared Richard A. Robinson, Grantee herein, known to me (or satisfactorily proven to be) to be the person whose name is subscribed to the within instrument and he acknowledged that he executed the same for the purposes therein contained.

WITNESS MY HAND AND SEAL.

Thomas J. Lockhart  
NOTARY PUBLIC  
My Commission Expires: 9-1-05



**Court Clerk Recording Validation**

☐ Baltimore City ☒ County: BALTIMORE

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

|                |            |
|----------------|------------|
| 100 FD SURE \$ | 5.00       |
| RECORDING FEE  | 20.00      |
| IR TAX STATE   | 1,300.00   |
| TOTAL          | 1,325.00   |
| Ref # 8486     | Ref # 9672 |
| SA DC          | Blk # 2289 |
| Apr 16, 2022   | 12:07 PM   |

001490  
\$4,870.00  
00  
CA

1413000 0796



AFTER RECORDING, PLEASE RETURN TO:

**Mid-Atlantic Title, LLC****100 West Road****Suite 215****Towson, MD 21204****File No. 16-MT-24675JOC****Tax ID # Parcel One: 11-26-000540 & Parcel Two: 23-00-001490****DEED FROM BROTHER TO BROTHERS**

LR - Deed (w Taxes) only \$120.00  
 Grantor/Grantee Name:  
 Robinson  
 Reference/Control #:  
 LR - Deed (with Taxes)  
 Surcharge 40.00  
 LR - Deed State  
 Transfer Tax 331.5  
 LR - Non-Resident Tax  
 - linked 0.00

**This Deed**, made this 14 day of October, 2016, by and between **Richard A. Robinson**, party of the first part, Grantor; and **Richard A. Robinson and Dennis Michael Robinson, Sr.**, parties of the second part, Grantees.

Subtotal: 391.5  
 Total: 451.5  
 10/20/2016 12:30  
 CC03-J  
 #7144959 CC0301 -  
 Baltimore  
 County/CC03.01.02 -  
 Register 02

**- Witnesseth -**

That for and in consideration of the sum of no actual monetary consideration, but other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does grant and convey to the said Richard A. Robinson and Dennis M. Robinson, Sr., as joint tenants and not as tenants in common, the survivor of them and the personal representative, heirs and assigns of the survivor, in fee simple, all that property situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

**PARCEL ONE:**

BEGINNING for the same at a point in the center line of Sunshine Avenue at the distance of 210.30 feet measured southerly along the center line of Sunshine Avenue from the beginning of the South 16 degrees east 331 foot line of the land which by Deed dated May 22, 1935, and recorded among the Land Records of Baltimore County in Liber CWB, Jr. No. 954, folio 293, was conveyed by T. Bayard Williams, et al., Trustees, unto William H. Green, et al, and running thence and binding on the center line of Sunshine Avenue and also on a part of said line as now surveyed south 14 degrees 47 minutes east 100.00 feet, thence for lines of division north 68 degrees 58 minutes east 200.10 feet, thence north 14 degrees 47 minutes west 100.0 feet and thence south 68 degrees 58 minutes west 200.10 feet to the place of beginning, containing one-half acre of land, more or less, as surveyed by Albert E. Pohmer, Surveyor, in May, 1949.

**PARCEL TWO:**

BEGINNING for the same at an iron bar heretofore set at a common corner between the land of Respass and Corbin at the end of the secondor North 68 degrees 58 minutes East 200.10 foot line of that parcel of land conveyed by and described in a Deed from Robert G. Zastawski, Jr. and Bob Zastawski to Renda K. Respass, dated 03 December, 1986, and recorded among the Land Records of Baltimore County in Liber No. 7427, folio 755, running thence and binding on the third and fourth lines respectively of said Deed (with the bearings herein being based upon the bearing of the seventh or North 05 degrees West 1477 foot line of that tract of land conveyed by and described in a Deed from Eleanor Green Huson, Personal Representative of the Estate of Ethel E. Green, deceased, to Eleanor Green Huson, and recorded among the aforesaid Land Records in Liber No. 6012, folio 81) the three following courses and distances, viz: (1) North 12 degrees 42 minutes 30 seconds West, 100.00 feet to an iron bar heretofore set, (2) South 69 degrees 32 minutes 37 seconds West, 184.79 feet to an iron bar now set, and continuing the same direction, (3) South 69 degrees 32 minutes 37 seconds West 14.95 feet to a point in Bradshaw Road to intersect the fourth or South 16 degrees East 331 foot line of the aforesaid Deed recorded in Liber No. 6012, folio 81, thence leaving the land presently owned by said Respass and binding reversely on part of said fourth line, (4) North 12 degrees 42 minutes 30 seconds West 15.48 feet to a point in said road, thence leaving said road and running for new lines of division through and across

**EXHIBIT****2-E**

the land of said Green the two (2) following courses and distances, viz: (5) North 67 degrees 48 minutes 07 seconds East 15.00 feet to an iron bar now set and continuing the same direction, (6) North 67 degrees 48 minutes 07 seconds East binding in part on or near a picket fence, 195.49 feet to an iron bar now set on or near a post and wire fence, thence continuing for new lines of division and binding on or near said post and wire fence the four (4) following courses and distances, viz: (7) South 32 degrees 29 minutes 43 seconds East 25.11 feet to a fence post, (8) South 33 degrees 48 minutes 06 seconds East 10.20 feet to a fence post, (9) South 61 degrees 08 minutes 14 seconds East 31.41 feet to a fence post, and (10) South 23 degrees 57 minutes 08 seconds East 62.63 feet to an iron bar now set, thence leaving said fence and still running for a new line of division, (11) South 69 degrees 32 minutes 37 seconds West 58.11 feet to the beginning hereof, containing 0.19 acres of land, more or less, as surveyed by T.R. Stark & Associates, Inc., in November, 1997, as shown on a plat dated November 6, 1997."

**THE IMPROVEMENTS THEREON** being known as 7436 Bradshaw Road.

**BEING** the same property which by Deed dated July 19, 2002, and recorded among the Land Records of Baltimore County in Liber SM No. 16716, page 548, etc, was granted and conveyed by Renda K. Respass unto Richard A. Robinson, in fee simple.

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

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Richard A. Robinson and Dennis M. Robinson, Sr., as joint tenants and not as tenants in common, the survivor of them and the personal representative, heirs and assigns of the survivor, in fee simple.

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

**Grantor** hereby declares and affirms under the penalties of perjury that Grantor is a Maryland resident and, therefore, exempt from the income tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.

**As Witness** the hand and seal of said Grantor, the day and year first above written.

WITNESS:



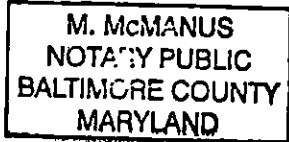
 {Seal}  
Richard A. Robinson

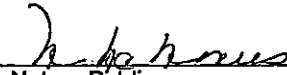
STATE OF MARYLAND, COUNTY OF Montgomery to wit:

I hereby certify that on this 11th day of October, 2016, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Richard A. Robinson, the Grantor herein, known to me (or satisfactorily proven) to be

the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

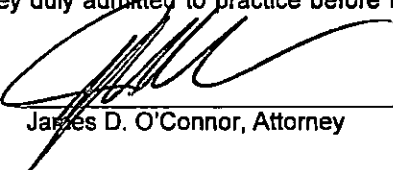
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



  
Notary Public

My commission expires: 3/28/18

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

  
James D. O'Connor, Attorney

AFTER RECORDING, PLEASE RETURN TO:  
Mid-Atlantic Title, LLC  
100 West Road, Suite 215  
Towson, MD 21204



|                                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| State of Maryland Land Instrument Form: 173                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |
| 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.<br>(Type or Print in Black Ink Only—All Copies Must Be Legible)            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |
| 1 Type(s) of Instruments                                                                                                                                                                                            |  | ( ) Check Box if addendum Intake Form is Attached.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |
| 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) Cite or Explain Authority                                                                                                                                                          |  | Recordation State Transfer County Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |
| 4 Consideration and Tax Calculations                                                                                                                                                                                |  | Consideration Amount<br>Purchase Price/Consideration \$<br>Any New Mortgage \$ 300,000.00<br>Balance of Existing Mortgage \$ 132,604.88<br>Other: \$<br>Other: \$<br>Full Cash Value: \$<br>Finance Office Use Only<br>Transfer and Recordation Tax Consideration<br>Transfer Tax Consideration \$<br>X ( ) % = \$<br>Less Exemption Amount = \$<br>Total Transfer Tax = \$<br>Recordation Tax Consideration \$<br>X ( ) per \$500 = \$<br>TOTAL DUE \$                                                                                                                                                                                                  |  |  |  |  |  |  |  |
| 5 Fees                                                                                                                                                                                                              |  | Amount of Fees Doc. 1 Doc. 2<br>Recording Charge \$ 60.00 \$ 60.00<br>Surcharge \$ \$<br>State Recordation Tax \$ 332.50 \$ 837.50<br>State Transfer Tax \$ 331.51 \$<br>County Transfer Tax \$ 994.54 \$<br>Other \$ \$<br>Other \$ \$                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |  |  |  |  |  |
| 6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). |  | District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG<br>1126000540 & 2300991490 16718/548 0055 0134 (5)<br>Subdivision Name Lot (a) Block (3b) Sect/AR (6c) Plat Ref. SqFt/Acreage (d)<br>600 Ft S Jerusalem Road<br>Location/Address of Property Being Conveyed (2)<br>7436 Bradshaw Road, Kingsville, MD 21087<br>Other Property Identifiers (if applicable) Water Meter Account No.<br>Residential (X) or Non-Residential ( ) Fee Simple (X) or Ground Rent ( ) Amount: N/A<br>Partial Conveyance? ( ) Yes (X) No Description/Amt. of SqFt/Acreage Transferred: N/A<br>If Partial Conveyance, List Improvements Conveyed: N/A |  |  |  |  |  |  |  |
| 7 Transferred From                                                                                                                                                                                                  |  | Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)<br>Richard A. Robinson Richard A. Robinson and Dennis Michael Robinson, Sr.<br>Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |
| 8 Transferred To                                                                                                                                                                                                    |  | Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)<br>Richard A. Robinson and Dennis Michael Robinson, Sr. Nancy L. Gerling, Trustee<br>N. Alan Anthony, Trustee<br>New Owner's (Grantee) Mailing Address<br>7436 Bradshaw Road, Kingsville, MD 21087                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |
| 9 Other Names to Be Indexed                                                                                                                                                                                         |  | Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)<br>Midstate Community Bank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |
| 10 Contact/Mail Information                                                                                                                                                                                         |  | Instrument Submitted By or Contact Person<br>Name: Karen Nordhoff<br>Firm: Mid-Atlantic Title, LLC<br>Address: 100 West Road, Suite 215<br>Towson, MD 21204 Phone: (410) 321-6075<br>Return to Contact Person (X)<br>Hold for Pickup ( )<br>Return Address Provided ( )                                                                                                                                                                                                                                                                                                                                                                                  |  |  |  |  |  |  |  |
| 11 Assessment Information                                                                                                                                                                                           |  | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER<br>Assessment Information<br>X Yes No Will the property being conveyed be the grantee's principal residence?<br>Yes X No Does transfer include personal property? If yes, identify:<br>Yes X No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |
| 12 Terminal Verification                                                                                                                                                                                            |  | Assessment Use Only - Do Not Write Below This Line<br>Transfer Number Date Received: Deed Reference: Assigned Property No.:<br>Year 20 20 Geo. Map Sub Block<br>Land Zoning Grid Plat Lot<br>Use Parcel Section Occ. Cd.<br>Town Cd. Ex. St. Ex. Cd.                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |

AFTER RECORDING, PLEASE RETURN TO:

Mid-Atlantic Title, LLC

100 West Road

Suite 215

Towson, MD 21204

File No. 16-MT-24675JOC

Tax ID # Parcel One: 11-26-000540 &amp; Parcel Two: 23-00-001490

## DEED FROM BROTHER TO BROTHERS

LR - Deed (w Taxes) only \$120.00  
 Grantor/Grantee Name:  
 Robinson  
 Reference/Control #:  
 LR - Deed (with Taxes)  
 Surcharge 40.00  
 LR - Deed State  
 Transfer Tax 331.51  
 LR - Non-Resident Tax  
 - linked 0.00

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Subtotal: 391.51  
 Total: 451.51  
 10/20/2016 12:30  
 CC03-J  
 #7144059 CC0301 -  
 Baltimore  
 County/CC03.01.02 -  
 Register 02

## - Witnesseth -

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## PARCEL TWO:

BEGINNING for the same at an iron bar heretofore set at a common corner between the land of Respass and Corbin at the end of the secondor North 68 degrees 58 minutes East 200.10 foot line of that parcel of land conveyed by and described in a Deed from Robert G. Zastawski, Jr. and Bob Zastawski to Renda K. Respass, dated 03 December, 1986, and recorded among the Land Records of Baltimore County in Liber No. 7427, folio 755, running thence and binding on the third and fourth lines respectively of said Deed (with the bearings herein being based upon the bearing of the seventh or North 05 degrees West 1477 foot line of that tract of land conveyed by and described in a Deed from Eleanor Green Huson, Personal Representative of the Estate of Ethel E. Green, deceased, to Eleanor Green Huson, and recorded among the aforesaid Land Records in Liber No. 6012, folio 81) the three following courses and distances, viz: (1) North 12 degrees 42 minutes 30 seconds West, 100.00 feet to an iron bar heretofore set, (2) South 69 degrees 32 minutes 37 seconds West, 184.79 feet to an iron bar now set, and continuing the same direction, (3) South 69 degrees 32 minutes 37 seconds West 14.95 feet to a point in Bradshaw Road to intersect the fourth or South 16 degrees East 331 foot line of the aforesaid Deed recorded in Liber No. 6012, folio 81, thence leaving the land presently owned by said Respass and binding reversely on part of said fourth line, (4) North 12 degrees 42 minutes 30 seconds West 15.48 feet to a point in said road, thence leaving said road, and running for new lines of division through and across

the land of said Green the two (2) following courses and distances, viz: (5) North 67 degrees 48 minutes 07 seconds East 15.00 feet to an iron bar now set and continuing the same direction, (6) North 67 degrees 48 minutes 07 seconds East binding in part on or near a picket fence, 195.49 feet to an iron bar now set on or near a post and wire fence, thence continuing for new lines of division and binding on or near said post and wire fence the four (4) following courses and distances, viz: (7) South 32 degrees 29 minutes 43 seconds East 25.11 feet to a fence post, (8) South 33 degrees 48 minutes 06 seconds East 10.20 feet to a fence post, (9) South 61 degrees 08 minutes 14 seconds East 31.41 feet to a fence post, and (10) South 23 degrees 57 minutes 08 seconds East 62.63 feet to an iron bar now set, thence leaving said fence and still running for a new line of division, (11) South 69 degrees 32 minutes 37 seconds West 58.11 feet to the beginning hereof, containing 0.19 acres of land, more or less, as surveyed by T.R. Stark & Associates, Inc., in November, 1997, as shown on a plat dated November 6, 1997."

**THE IMPROVEMENTS THEREON** being known as 7436 Bradshaw Road.

**BEING** the same property which by Deed dated July 19, 2002, and recorded among the Land Records of Baltimore County in Liber SM No. 16716, page 548, etc, was granted and conveyed by Renda K. Respass unto Richard A. Robinson, in fee simple.

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

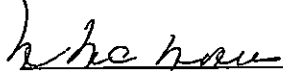
**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Richard A. Robinson and Dennis M. Robinson, Sr., as joint tenants and not as tenants in common, the survivor of them and the personal representative, heirs and assigns of the survivor, in fee simple.

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

**Grantor** hereby declares and affirms under the penalties of perjury that Grantor is a Maryland resident and, therefore, exempt from the income tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.

**As Witness** the hand and seal of said Grantor, the day and year first above written.

WITNESS:



 (Seal)  
Richard A. Robinson

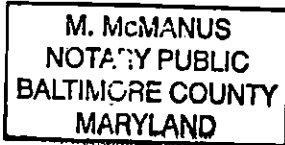
STATE OF MARYLAND, COUNTY OF Montgomery to wit:

I hereby certify that on this 11th day of October, 2016, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Richard A. Robinson, the Grantor herein, known to me (or satisfactorily proven) to be



the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

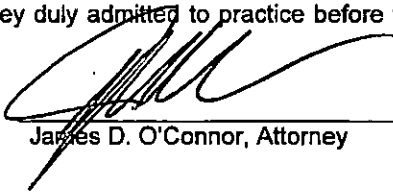
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



  
Notary Public

My commission expires: 3/28/18

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

  
James D. O'Connor, Attorney

AFTER RECORDING, PLEASE RETURN TO:  
Mid-Atlantic Title, LLC  
100 West Road, Suite 215  
Towson, MD 21204

☐ Baltimore City    ☒ County: Baltimore \*

☐ Baltimore City    ☒ County: Baltimore \*

**System Reserved for Ctrl+Alt+Del**

|                                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                            |  |                                                                   |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------|--|-------------------------------------------------------------------|--|
| 1 Type(s) of Instruments                                                                                                                                                                                            |  | <input type="checkbox"/> Check Box if addendum Intake Form is Attached.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                            |  | State Reserved for Circuit Court Clerk                            |  |
| 2 Conveyance Type Check Box                                                                                                                                                                                         |  | <input type="checkbox"/> Improved Sale Arms-Length [1]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <input type="checkbox"/> Mortgage Lease                    |  | <input type="checkbox"/> Other _____                              |  |
| 3 Tax Exemptions (if applicable) Cite or Explain Authority                                                                                                                                                          |  | <input type="checkbox"/> Unimproved Sale Arms-Length [2]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | <input type="checkbox"/> Multiple Accounts Arms-Length [3] |  | <input type="checkbox"/> Not an Arms-Length Sale [9]              |  |
| 4 Consideration and Tax Calculations                                                                                                                                                                                |  | Recordation<br>State Transfer<br>County Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                            |  | Based on 1/2 unpaid balance                                       |  |
|                                                                                                                                                                                                                     |  | Consideration Amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                            |  | Finance Office Use Only                                           |  |
|                                                                                                                                                                                                                     |  | Purchase Price/Consideration \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                            |  | Transfer and Recordation Tax Consideration                        |  |
|                                                                                                                                                                                                                     |  | Any New Mortgage \$ 300,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                            |  | Transfer Tax Consideration \$                                     |  |
|                                                                                                                                                                                                                     |  | Balance of Existing Mortgage \$ 132,604.88                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                            |  | X ( ) % = \$                                                      |  |
|                                                                                                                                                                                                                     |  | Other: \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                            |  | Less Exemption Amount = \$                                        |  |
|                                                                                                                                                                                                                     |  | Other: \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                            |  | Total Transfer Tax = \$                                           |  |
| 5 Fees                                                                                                                                                                                                              |  | Amount of Fees Doc. 1 Doc. 2<br>Recording Charge \$ 60.00 \$ 60.00<br>Surcharge \$ \$<br>State Recordation Tax \$ 332.50 \$ 837.50<br>State Transfer Tax \$ 331.51 \$<br>County Transfer Tax \$ 994.54 \$<br>Other \$ \$<br>Other \$ \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                            |  | Agent:<br><br>Tax Bill:<br><br>C.B. Credit:<br><br>Ag. Tax/Other: |  |
| 6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). |  | District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG<br>1126000540 & 2300991490 16716/548 0055 0134 <input type="checkbox"/> (5)<br>Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. Sq/Ft/Acreage (4)<br>600 Ft S Jerusalem Road<br>Location/Address of Property Being Conveyed (2)<br>7436 Bradshaw Road, Kingsville, MD 21087<br>Other Property Identifiers (if applicable) Water Meter Account No.<br>Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: N/A<br>Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of Sq/Ft/Acreage Transferred: N/A<br>If Partial Conveyance, List Improvements Conveyed: N/A |  |                                                            |  |                                                                   |  |
| 7 Transferred From                                                                                                                                                                                                  |  | Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)<br>Richard A. Robinson Richard A. Robinson and Dennis Michael Robinson, Sr.<br>Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                            |  |                                                                   |  |
| 8 Transferred To                                                                                                                                                                                                    |  | Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)<br>Richard A. Robinson and Dennis Michael Robinson, Sr. Nancy L. Gerling, Trustee<br>N. Alan Anthony, Trustee<br>New Owner's (Grantee) Mailing Address<br>7436 Bradshaw Road, Kingsville, MD 21087                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                            |  |                                                                   |  |
| 9 Other Names to Be Indexed                                                                                                                                                                                         |  | Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)<br>Midstate Community Bank                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                            |  |                                                                   |  |
| 10 Contact/Mail Information                                                                                                                                                                                         |  | Instrument Submitted By or Contact Person<br>Name: Karen Nordhoff<br>Firm: Mid-Atlantic Title, LLC<br>Address: 100 West Road, Suite 215<br>Towson, MD 21204 Phone: (410) 321-6075<br><input checked="" type="checkbox"/> Return to Contact Person<br><input type="checkbox"/> Hold for Pickup<br><input type="checkbox"/> Return Address Provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                            |  |                                                                   |  |
| 11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER                                                                                                                                   |  | Assessment Information<br>X Yes No Will the property being conveyed be the grantee's principal residence?<br>Yes X No Does transfer include personal property? If yes, identify:<br>Yes X No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                            |  |                                                                   |  |
| 12 Assessment Use Only - Do Not Write Below This Line                                                                                                                                                               |  | Terminal Verification Agricultural Verification Whole Part Tran. Process Verification<br>Transfer Number Date Received: Deed Reference: Assigned Property No.:<br>Year 20 20 Geo. Map Sub Block<br>Land Zoning Grid Plat Lot<br>Buildings Use Parcel Section Occ. Cd.<br>Total Town Cd. Ex. St. Ex. Cd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                            |  |                                                                   |  |
| REMARKS:                                                                                                                                                                                                            |  | 13 RECORDATION TAXES<br>14<br>15<br>16<br>17<br>18<br>19<br>20<br>21<br>22<br>23<br>24<br>25<br>26<br>27<br>28<br>29<br>30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                            |  |                                                                   |  |

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 38154, p. 0173, MSA CE62 38011. Date available 10/28/2016. Printed 10/24/2018.

DUPLICATE PAID RECEIPT

☐ Clerk's Office  
☐ Office of Finance

☐ SDAT  
☐ Proofer

AOC-CC-300 (5/2007)

16-MT-24675JOC

## Search Result for BALTIMORE COUNTY

EXHIBIT  
2-F



# Photograph Addendum

|                  |               |        |  |       |                   |
|------------------|---------------|--------|--|-------|-------------------|
| Borrower/Client  |               |        |  |       |                   |
| Property Address | 7436 BRADSHAW |        |  |       |                   |
| City             | KINGSVILLE    | County |  | State | MD Zip Code 21087 |
| Lender/Client    | RICK ROBINSON |        |  |       |                   |



**FRONT VIEW..GROUND IS DUG UP DUE TO NEW DRAIN FIELD CURRENTLY BEING INSTALLED (CHRIS MILAN) SUBURBAN CONTRACTOR**



**SIDE VIEW**



**2 METERS**



**REAR VIEW**



**"OTHER" SIDE VIEW**



**ADDITIONAL VIEW OF SIDE VIEW**

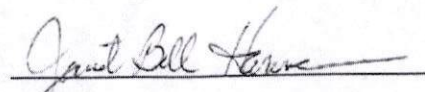
AFFIDAVIT OF JANET BELL HANNA

I solemnly declare and affirm that the following information is true to the best of my knowledge, information and belief.

My name is Janet Hanna, and I am over the age of 21 years. I was born and raised in Kingsville, Maryland and now reside in Pennsylvania.

My father was Jarrett Bell and along with my mother Frances Bell we lived on Goettner Road in Kingsville. My grandparents and aunt lived at 7436 Bradshaw Road. My grandmother died in the 1950's and my grandfather and aunt lived there afterward until they both passed in the 1960's. My aunt's name was Wilda B. Campbell.

The house as long as I can remember was divided into two separate apartments. My grandparents lived on the lower level, and my aunt lived in an upper apartment. At the time it had an outside entrance.

  
Janet Bell Hanna

EXHIBIT

4-A

tabbles



AFFIDAVIT OF RENDA K. RESPESS

I solemnly declare and affirm that the following information is true to the best of my knowledge, information and belief.

My name is Renda Respass, now Curran, and I am over the age of 21 years. For 20+ years, I lived in Kingsville, Maryland and now reside in Florida.

In 1986 I purchased the dwelling known as 7436 Bradshaw Road. At the time there were two living units in the dwelling, one on top of the other. I lived on the first floor and rented the second floor unit. In 1988 I converted the basement into 2 additional living units for 4 total units. Although each unit had its own separate kitchen, there were only 2 electric meters serving the house.

One time in the 1990's the county inspectors came out at the request of a neighbor and made me enlarge a window in the basement's front apartment to allow for a person to escape in the event of fire.

My tenants were friends and/or members of my church who needed housing, and I recall no other complaints with respect to their use of the property or the 4 units in the 16 years I owned the house.

The dwelling was used consistently and without interruption for the 4 units up to its sale to the Robinsons in 2002.

*Renda K. Curran*

---

Renda K. Curran (previously Respass)





## Gontrum, John

---

**From:** Peoples Counsel <peoplescounsel@baltimorecountymd.gov>  
**Sent:** Monday, October 22, 2018 12:14 PM  
**To:** Gontrum, John  
**Cc:** dbehr@jhu.edu; robinwb1@comcast.net  
**Subject:** RE: Richard & Dennis Robinson - 7436 Bradshaw Road - Case No.: 2019-066-SPH

John,

Thank you for your reply.

Trusting that the 1945 "A" Residence provides for "Dwelling, two-family," as you have stated, I overlooked that in my letter.

I believe this would forward the nonconforming use date to 1971, as the R.D. P. Zone I think allowed one dwelling per lot under then BCZR Sec. 1A00.3.B.1.

The SDAT data search indicates that the primary structure was built in 1949. So, if you have evidence that it was originally constructed as a two-family dwelling, that should satisfy the nonconforming use for two dwellings, if it was so used without a one-year abandonment or discontinuance. BCZR Sec. 104.1.

I will leave to you and the citizens to present the evidence and work it out at the hearing. I anticipate respecting the ALJ decision, including the equitable allowance of the third occupant to remain until she leaves.

You may include this e-mail in your presentation if you find it helpful.

Sincerely,

Peter Max Zimmerman, People's Counsel, 410 887-2188

---

**From:** Gontrum, John [mailto:JGontrum@wtplaw.com]  
**Sent:** Monday, October 22, 2018 11:44 AM  
**To:** Peoples Counsel <peoplescounsel@baltimorecountymd.gov>  
**Subject:** RE: Richard & Dennis Robinson - 7436 Bradshaw Road - Case No.: 2019-066-SPH

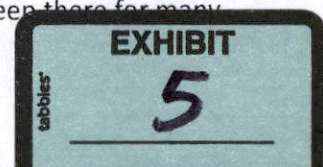
Peter,

You are correct on the zoning history. However, my copy of the 1945 Zoning Regulations permits in the A zone "Dwelling, two-family". That is further defined to be the following: "A detached dwelling arranged or used for occupancy by not more two families as separate house-keeping units, with not more than one entrance on any side. Such a dwelling shall have one housekeeping unit over the other."

That is how this dwelling was originally constructed according to the granddaughter of one of the original occupants.

It was not until 1986 that the 3<sup>rd</sup> and 4<sup>th</sup> units were added by the then owner, and it has continued as at least 3 units to present.

I have met with the GKCA board on this matter, and they are familiar with the property and its history. I believe that they are satisfied with the 2 units and allowing the 3<sup>rd</sup> occupant to remain (she is elderly and has been there for many years) until she leaves when it would revert to 2 units.



John

**From:** Peoples Counsel <[peoplescounsel@baltimorecountymd.gov](mailto:peoplescounsel@baltimorecountymd.gov)>

**Sent:** Monday, October 22, 2018 11:32 AM

**To:** Gontrum, John <[JGontrum@wtplaw.com](mailto:JGontrum@wtplaw.com)>; Doug Behr <[dbehr@jhu.edu](mailto:dbehr@jhu.edu)>; Robinwb <[robinwb1@comcast.net](mailto:robinwb1@comcast.net)>

**Cc:** Carl Richards Jr <[CRichards@baltimorecountymd.gov](mailto:CRichards@baltimorecountymd.gov)>; Robert David Duvall <[rduvall@baltimorecountymd.gov](mailto:rduvall@baltimorecountymd.gov)>;

John E. Beverungen <[jbeverungen@baltimorecountymd.gov](mailto:jbeverungen@baltimorecountymd.gov)>

**Subject:** Richard & Dennis Robinson - 7436 Bradshaw Road - Case No.: 2019-066-SPH

Good Morning,

Attached you will find the letter along with attachments our office filed with the Administrative Law Judge's office relating to the above-mentioned case. A hardcopy will follow by U.S. mail.

If you have any problems, viewing the document, please call our office.

Thank you for your consideration.

Rebecca M. Wheatley, Legal Secretary  
People's Counsel for Baltimore County  
105 West Chesapeake Avenue, Suite 204  
Towson, Maryland 21204  
(410) 887-2189 Direct Dial  
(410) 887-2188 Office  
(410) 823-4236 Fax



CONNECT WITH BALTIMORE COUNTY



[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

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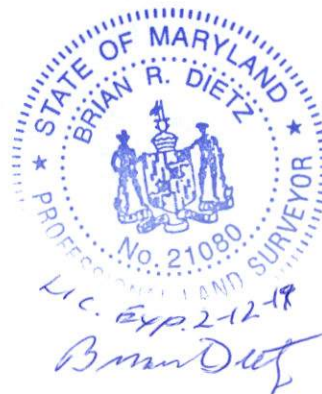
**Brian R. Dietz**  
**Professional Land Surveyor #21080**  
7867 Oakdale Avenue, Baltimore, MD 21237  
Phone 410-686-1198 Fax 410-682-6021

Zoning Description  
For  
7436 Bradshaw Road  
August 20, 2018

Beginning for the same in the center of Bradshaw Road, distant 640 feet +/- from the center of Jerusalem Road, thence leaving Bradshaw Road,

1. North 57 degrees 40 minutes 15 seconds East 15.00 feet,
2. North 57 degrees 40 minutes 15 seconds East 195.49 feet,
3. South 42 degrees 37 minutes 35 seconds East 25.11 feet,
4. South 43 degrees 55 minutes 58 seconds East 10.20 feet,
5. South 71 degrees 18 minutes 06 seconds East 31.41 feet,
6. South 34 degrees 05 minutes 00 seconds East 62.63 feet,
7. South 59 degrees 24 minutes 45 seconds West 58.11 feet,
8. South 59 degrees 24 minutes 45 seconds West 200.10 feet, to the center of said Bradshaw Road, thence running with an binding in the center of said Road
9. North 24 degrees 20 minutes 15 seconds West 100.00 feet, and
10. North 24 degrees 20 minutes 15 seconds West 15.47 feet to the place of beginning.

Containing 0.643 of an Ac. or 27,991 sq.ft. of land more or less. Being known as 7436 Bradshaw Road and located in the 11th Election District, 5th Councilmanic District.







## *Baltimore County, Maryland*

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building  
105 West Chesapeake Avenue, Room 204  
Towson, Maryland 21204

410-887-2188  
Fax: 410-823-4236

PETER MAX ZIMMERMAN  
People's Counsel

CAROLE S. DEMILIO  
Deputy People's Counsel

October 22, 2018

### HAND DELIVERED

John Beverungen, Administrative Law Judge  
The Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, Maryland 21204

Re: Richard & Dennis Robinson – Legal Owner(s)  
7436 Bradshaw Road  
Case No: 2019-066-SPH  
Hearing scheduled: October 25, 2018

Dear Judge Beverungen,

This petition for special hearing asks for nonconforming use status for a 2 or 3 unit dwelling on property zoned R.C. 5. Upon review, and having learned of citizen interest, we asked David Duval of the Zoning Office staff to provide information about the zoning history. We enclose the results of that inquiry, including relevant maps.

The history appears to show the following sequence:

1945 --- "A" Residence Zone  
1971 --- R.D.P. (Rural Deferred Planning) Zone  
1976 --- R.C. 5 (Rural-Residential) Zone  
1980 forward --- R.C. 5.

Upon further inquiry with Zoning Supervisor Carl Richards and with David Duvall, we were informed the major 1955 revision of the zoning regulations was not accompanied by a new map in this rural area.

In sum, it appears all of the historic zones limited the .64 acre property here to a single dwelling. Therefore, based on BCZR Sec. 104.1, the burden of proof is on the

property owner to show a continuous nonconforming use back to before January 1, 1945. By continuous, this means without any 1-year discontinuance or interruption).

We can provide copies of the 1945 Regulations, including the "A" Residence Zone and the Bill 100, 1970, R.D.P. Zone regulations if necessary. We leave it to the parties to present such facts as may be available to describe the historic use of the property.

For the sake of completeness, we checked the BCZR Sec. 402.1 "Conversion of One-Family Dwellings" schedule. But its scope is limited to D.R. Zones, and does not extend to the R.C. 5 Zone.

We trust you may find this information helpful.

Sincerely,

A handwritten signature in black ink that reads "Peter Max Zimmerman". The signature is fluid and cursive, with the first name "Peter" and last name "Zimmerman" clearly legible.

Peter Max Zimmerman

People's Counsel for Baltimore County

cc: By first class mail and e-mail, with enclosure  
John B. Gontrum, Esquire, attorney for Petitioners  
Douglas Behr  
Robin Beers  
Carl Richards, Zoning Supervisor  
David Duvall, Zoning Staff

## **Robert David Duvall**

---

**From:** Peoples Counsel  
**Sent:** Friday, September 21, 2018 2:31 PM  
**To:** Robert David Duvall  
**Subject:** Zoning History Request for 7436 Bradshaw Road - Case No.: 2019-066-SPH

Mr. Duvall,

Our office kindly requests the complete zoning history for 7436 Bradshaw Road. Please include copies of each four year map for the property.

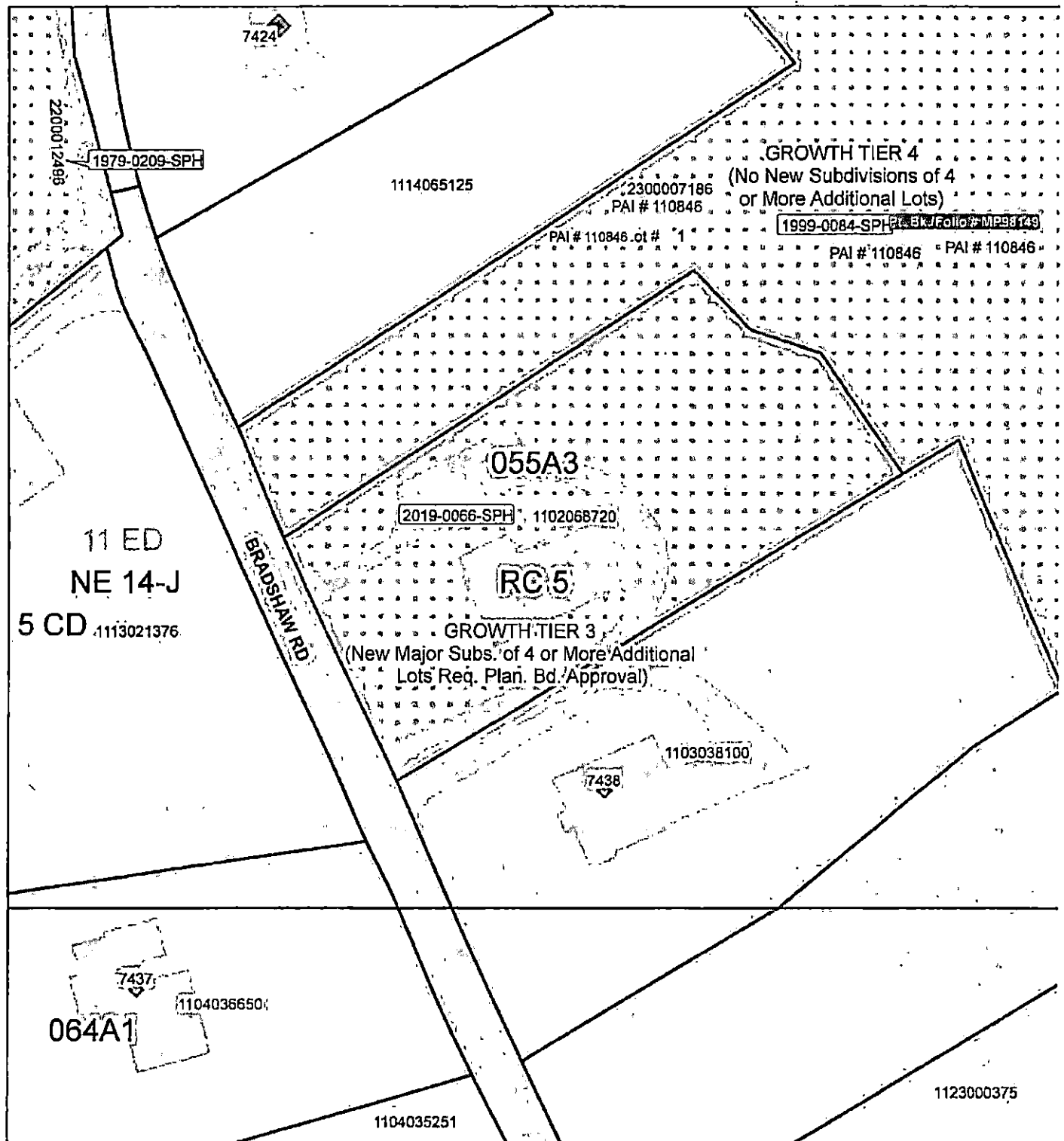
The tax account for the property is 1126000540. The property is owned by Richard A Robinson & Dennis Michael Robinson, Sr. Please let me know if you need further information. The hearing is currently scheduled for October 25, 2018, therefore, we kindly ask to have the history by October 19<sup>th</sup>.

Thank you in advance for your consideration.

Rebecca M. Wheatley, Legal Secretary  
People's Counsel for Baltimore County  
105 West Chesapeake Avenue, Suite 204  
Towson, Maryland 21204  
(410) 887-2189 Direct Dial  
(410) 887-2188 Office  
(410) 823-4236 Fax



# 7436 Bradshaw Road, Tax #11-26-000-540



Publication Date: 9/25/2018

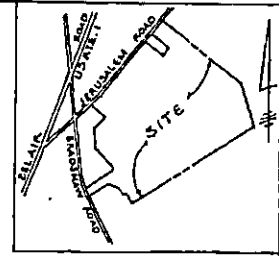
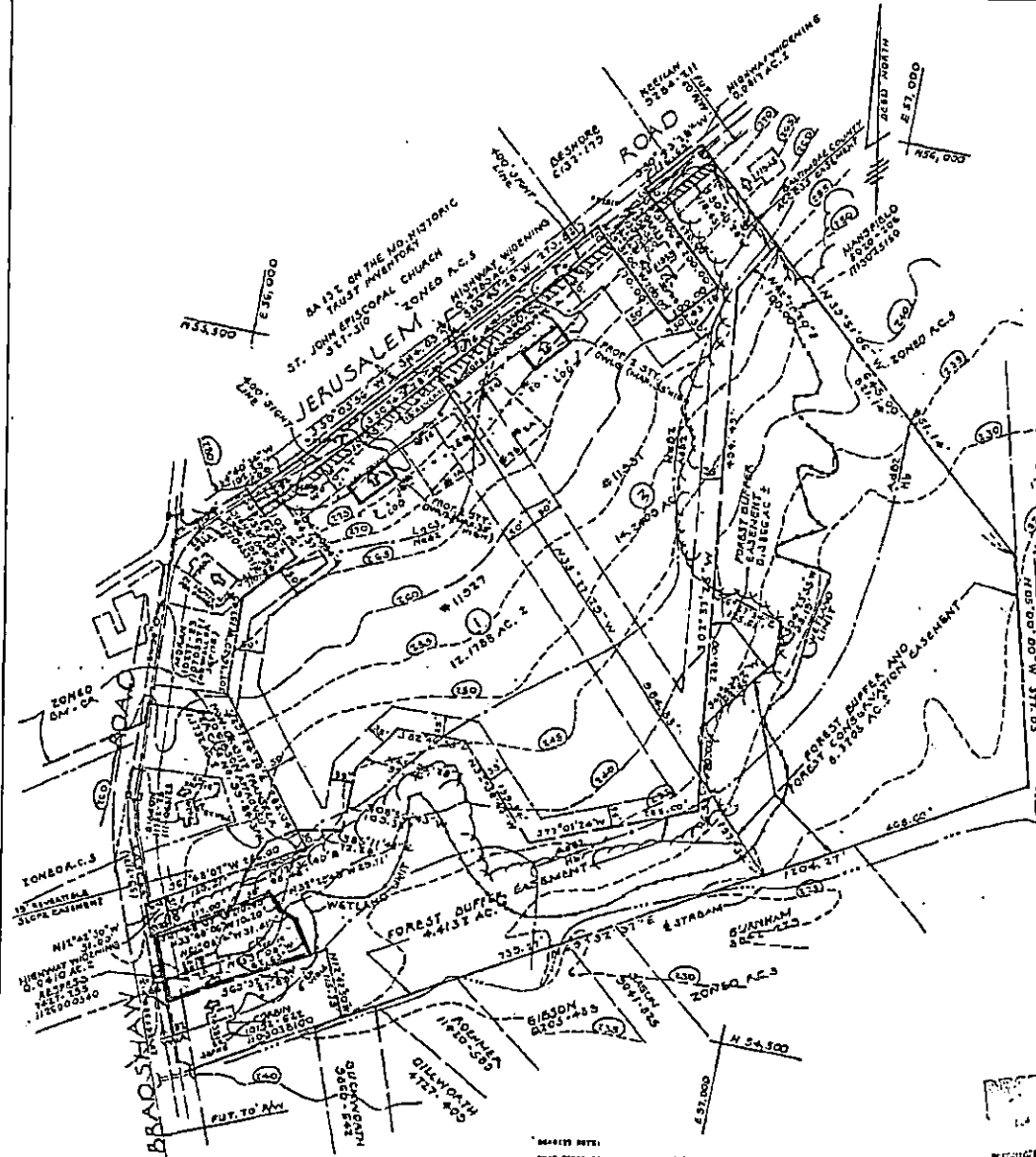


Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 60 feet



- NOTES:
1. AREA SHOWN R.E.S. - 17.754 ACRES  
AREA OF LOT 1 - 0.112 ACRES  
AREA OF LOT 2 - 0.112 ACRES  
AREA OF LOT 3 - 0.112 ACRES  
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AREA OF LOT 99 - 0.112 ACRES  
AREA OF LOT 100 - 0.112 ACRES

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH THE DISTRICT ENGINEER, THE MINOR SUBDIVISION COMMENTS DATED JAN. 6, 1993 AND HAVE TAKEN INTO CONSIDERATION THE DISTRICT ENGINEER'S COMMENTS AND HAVE MADE THE NECESSARY CHANGES TO THE MINOR SUBDIVISION PLAN.

CENTRAL DRAFTING & DESIGN, INC.  
601 CHARMWOOD COURT  
BOGEWOOD, MARYLAND 21040  
(410) 675-8715

NOTES:

THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN RE-SURVEYED SINCE 1955. THE DEVELOPER'S INTENTION WAS TO SUBDIVIDE THE PROPERTY INTO 100 LOTS. THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN RE-SURVEYED SINCE 1955. THE DEVELOPER'S INTENTION WAS TO SUBDIVIDE THE PROPERTY INTO 100 LOTS.

NOTES:

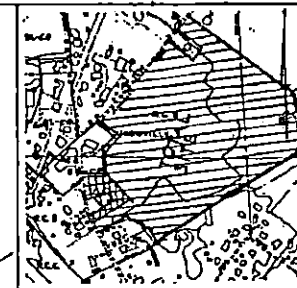
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|                                                     |              |
|-----------------------------------------------------|--------------|
| BALTIMORE COUNTY MINOR SUBDIVISION                  |              |
| PROJECT NO. 08143 M                                 |              |
| DEVELOPMENT REGULATIONS                             |              |
| SEE EASEMENT FROM DIVISION 2                        |              |
| DEPARTMENT OF PLANNING AND DEVELOPMENT              |              |
| APPROVED                                            | DATE 11/1/93 |
| BY [Signature]                                      | DATE 11/1/93 |
| DEPARTMENT OF ENVIRONMENTAL PROTECTION AND PLANNING |              |
| APPROVED                                            | DATE 11/1/93 |
| BY [Signature]                                      | DATE 11/1/93 |

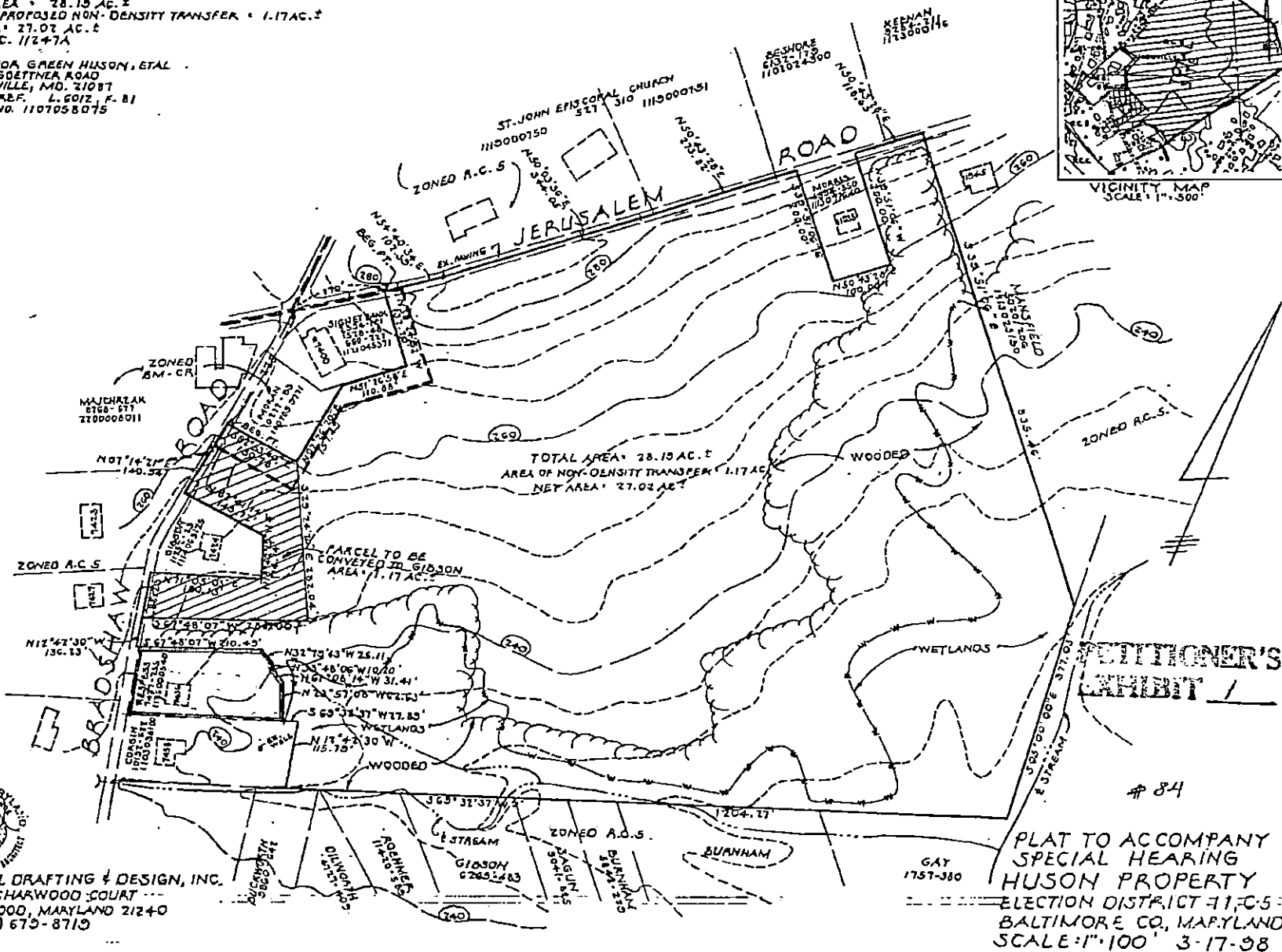
MINOR SUBDIVISION  
HUSON PROPERTY  
PROJECT NO. 08143 M  
ELECTION DISTRICT 11, C5  
BALTIMORE COUNTY, MD.  
SCALE: 1" = 100'  
NOVEMBER 28, 1993

# NOTES

1. EXISTING ZONING R.C. 5 AND BM-CR
2. TOTAL AREA = 28.19 AC.±  
AREA OF PROPOSED NON-DENSITY TRANSFER = 1.17 AC.±  
NET AREA = 27.02 AC.±
3. SEE D.A.C. 11247A
4. OWNER:  
ELEANOR GREEN HUSON, ETAL  
7417 GOETTNER ROAD  
KINGSVILLE, MD. 21087  
DEED REF. L. 6012, F. 81  
PROP. NO. 1107058075



VICINITY MAP  
SCALE: 1" = 500'



CENTRAL DRAFTING & DESIGN, INC.  
601 CHARWOOD COURT  
EDGEWOOD, MARYLAND 21240  
(410) 675-8713

PLAT TO ACCOMPANY  
SPECIAL HEARING  
HUSON PROPERTY  
ELECTION DISTRICT 11, C-5  
BALTIMORE CO., MARYLAND  
SCALE: 1" = 100' 3-17-98

99-84-SPH



1945

PART OF ZONING DISTRICT NO. II

ZONING DEPARTMENT + BALTIMORE COUNTY

# USE DISTRICT MAP

ELEVENTH ELECTION DISTRICT OF BALTIMORE COUNTY  
SECTION "C"



## LEGEND

-  — "A" RESIDENCE ZONE - R-6
-  — "B" RESIDENCE ZONE - R-6
-  — "C" RESIDENCE ZONE - R-6
-  — "D" RESIDENCE ZONE - R-6
-  — "E" COMMERCIAL ZONE - B-1
-  — "F" INDUSTRIAL ZONE - M-1
-  — "G" " " - MH
-  — "S" SPECIAL - - - - X

MAP PREPARED & P  
BY STANLEY J. KROI  
SEN



2872HS

3491E-BL

3801X

39326L

3906BM

3742X

2595

LANE

SPAR RD.

3557X

BRADSHAW

JERUSALEM

BELVIEW AVE

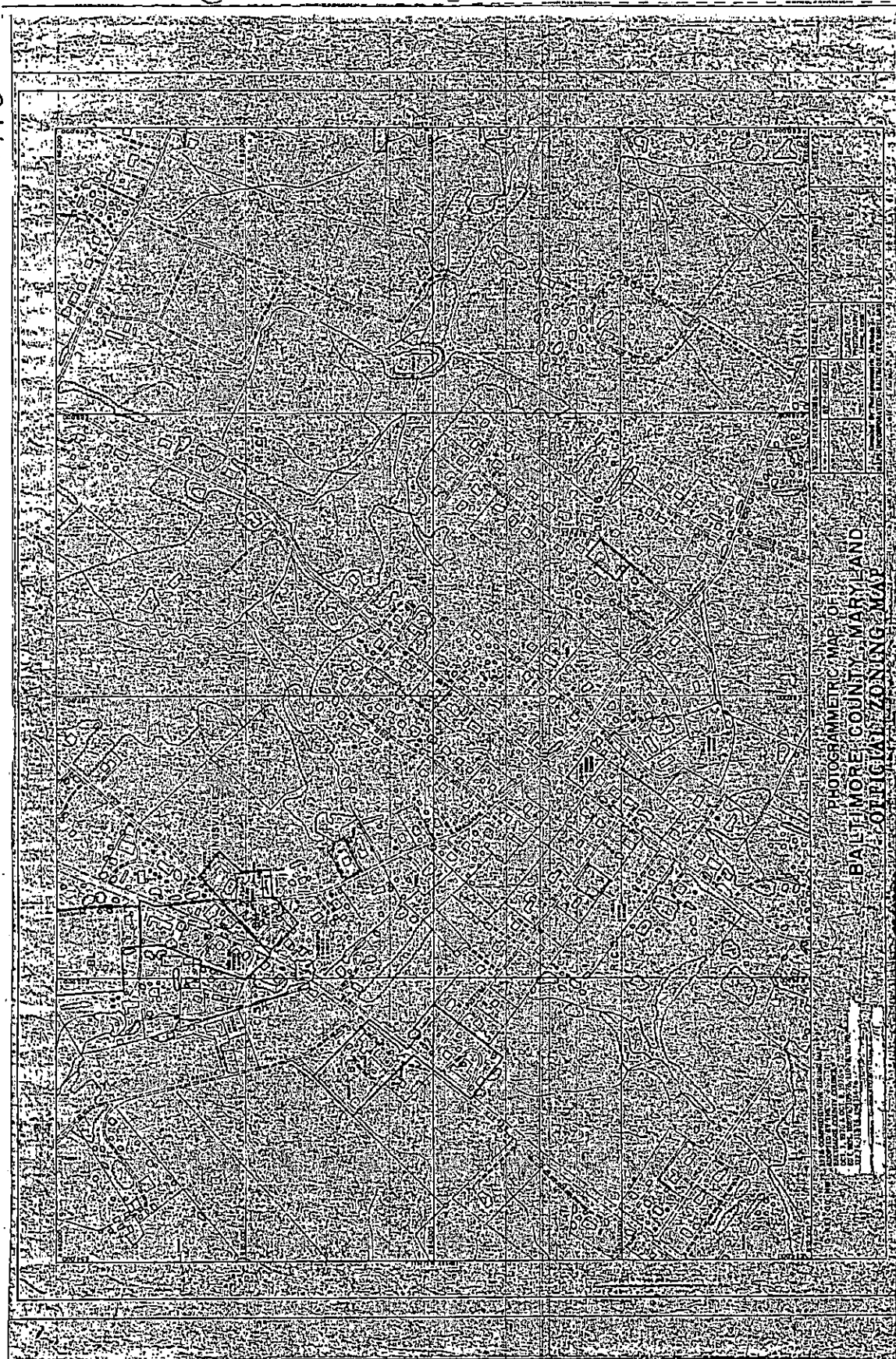
**PLAN HOLD**



PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY, MARYLAND  
OFFICIAL ZONING MAP

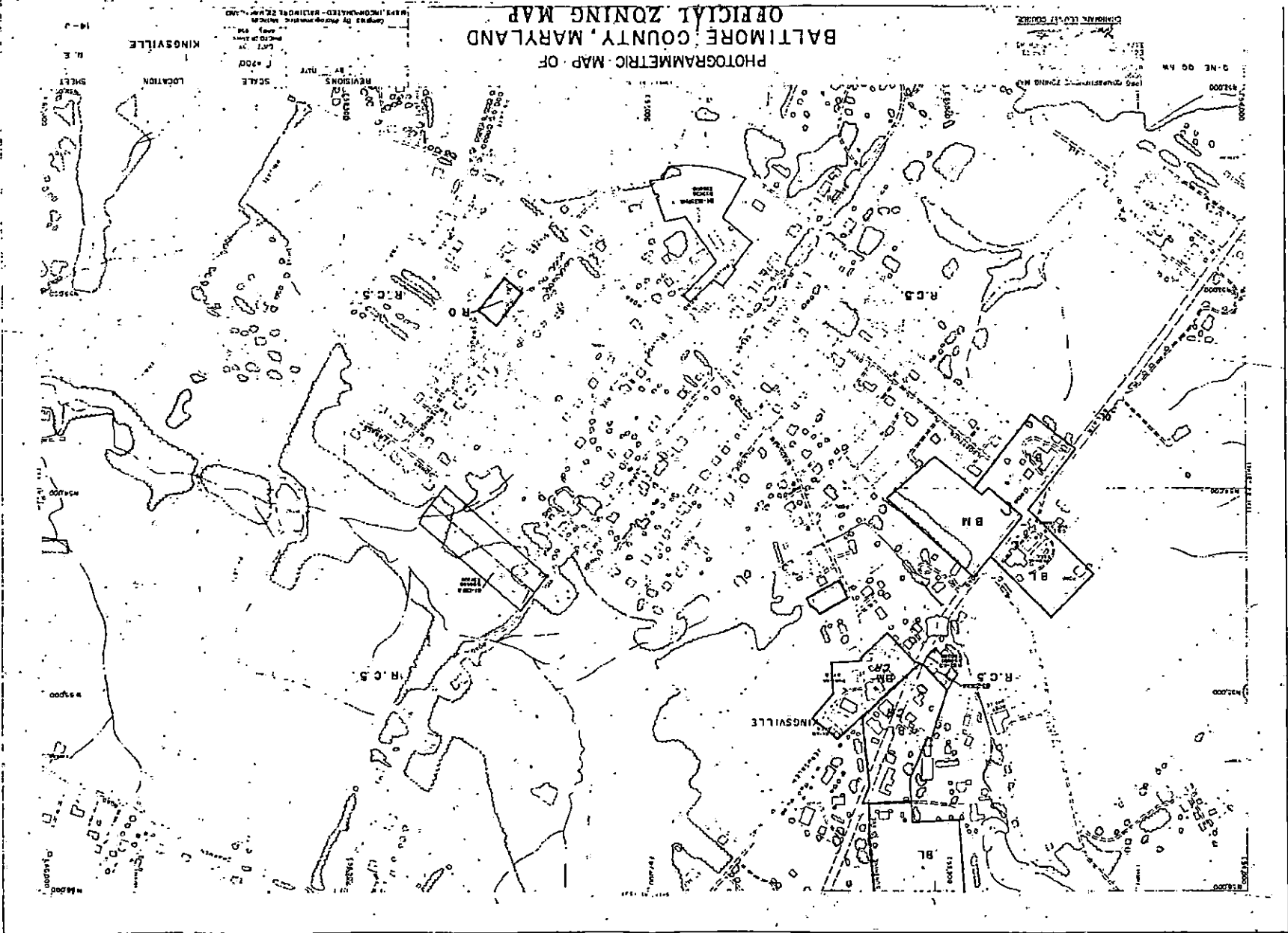
|                                                                                    |      |                                  |            |        |
|------------------------------------------------------------------------------------|------|----------------------------------|------------|--------|
| REVISED                                                                            |      | SCALE                            | LOCATION   | SHEET  |
| BY                                                                                 | DATE | $f = 200'$                       | KINGSVILLE | N. E.  |
|                                                                                    |      | DATE OF PHOTOGRAPHY<br>1952 - 53 |            |        |
| Compiled by Photogrammetric Methods<br>MAPS, INCORPORATED - BALTIMORE 22, MARYLAND |      |                                  |            |        |
|                                                                                    |      |                                  |            | 14 - 2 |

1976



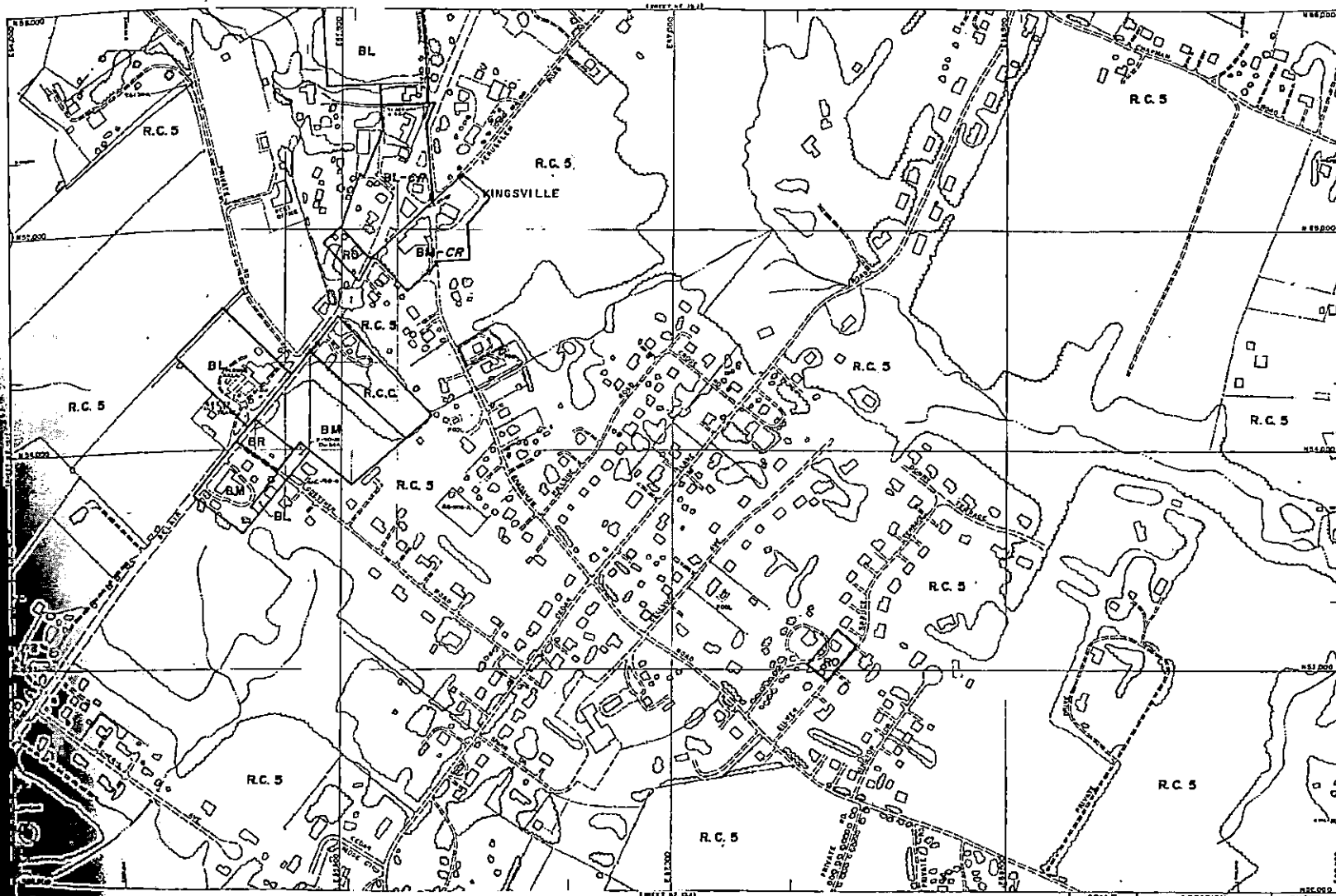


1980





1988



1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 13, 1988  
 Ord. Nos. 544-08, 146-88, 170-88, 177-88, 148-88, 156-88, 110-89  
 Baltimore County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

| SCALE               | LOCATION   | SHEET |
|---------------------|------------|-------|
| 1" = 200'           | KINGSVILLE | N. E. |
| DATE OF PHOTOGRAPHY |            |       |
| JANUARY 1988        |            | 14-J  |

DRAWING NUMBER

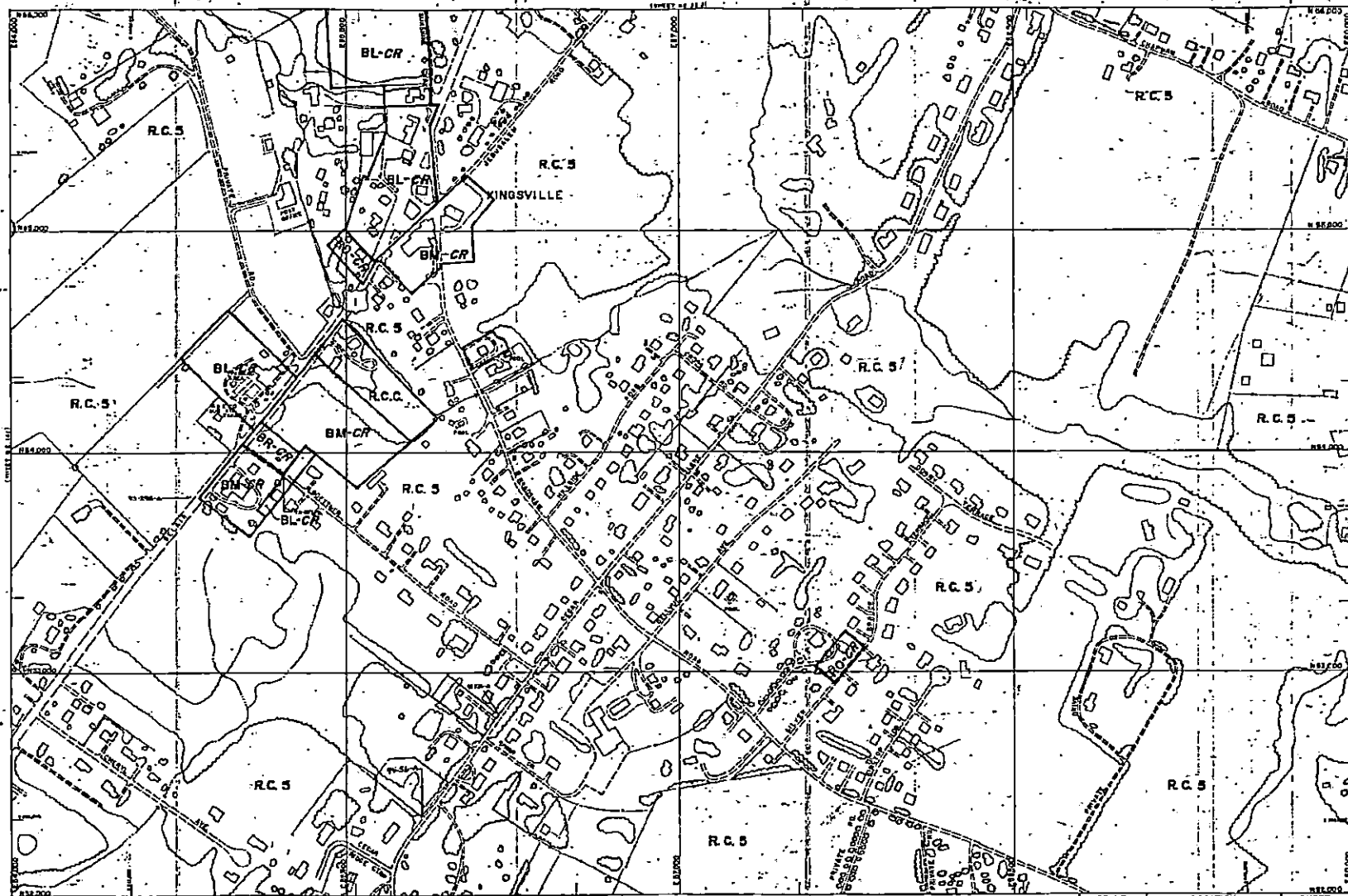
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

NE 14-J

1992



G-NE QC-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY MICHAEL HARRIS, INC., BALTIMORE, MD. 21204

**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

*William H. Hinkle*  
Baltimore County Council

SCALE  
1" = 200'  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1990

LOCATION  
KINGSVILLE

SHEET  
N.E.  
14-J

DRAWING NUMBER

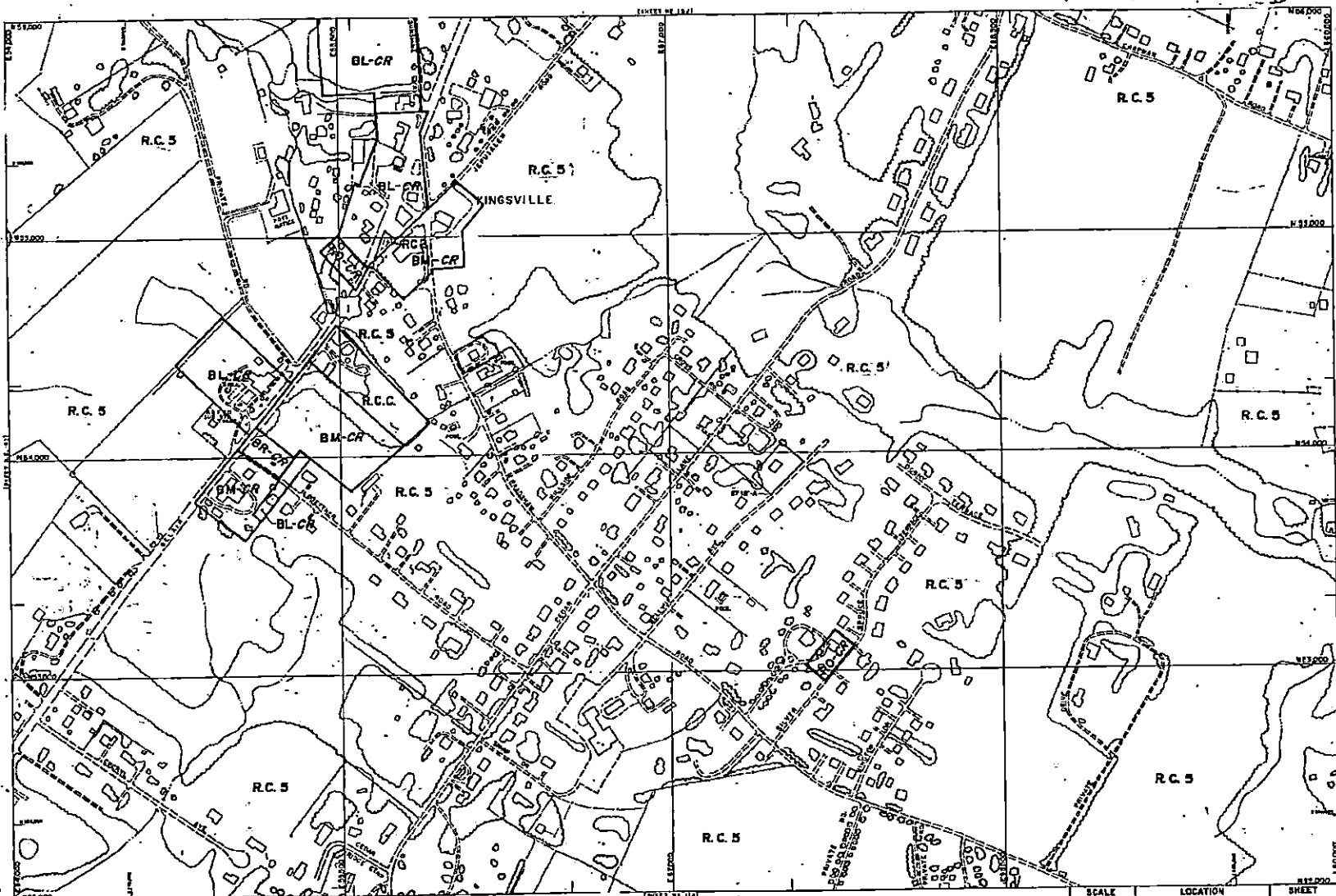
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER  
**NE 14-J**



1996



Q-NE QQ-NW

**1994 COMPREHENSIVE ZONING MAP**

ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL.

1 OCTOBER 1996

1/2 1/2 1/2 1/2

Keith Lamoreaux

**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1966

LOCATION  
KINGSVILLE

SHEET  
N. E.  
14-3

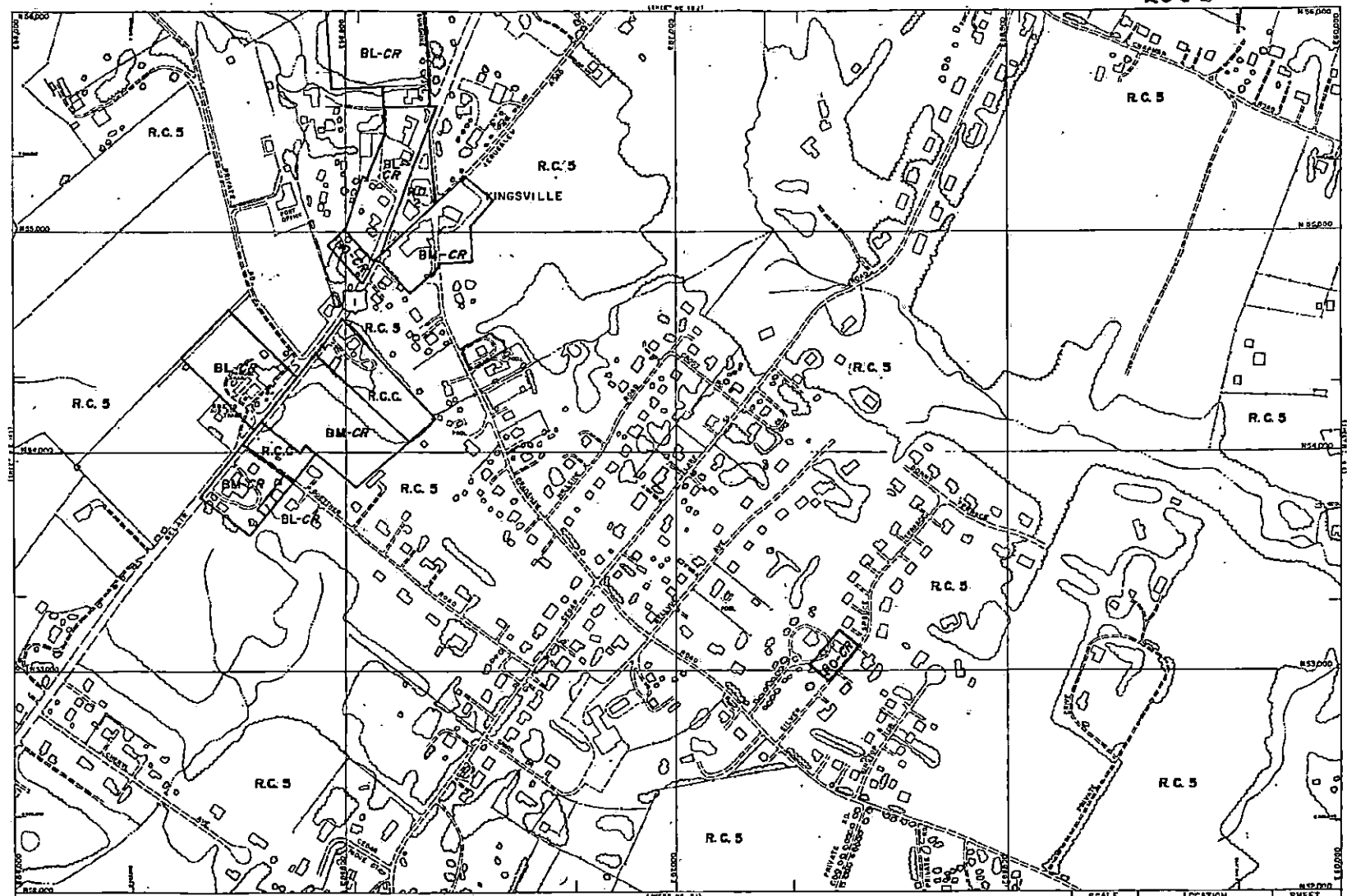
**DRAWING NUMBER**

READING NUMBER

**DRAWING NUMBER**

**DRAWING NUMBER**  
**NE 14-**

2000



Q-NE 00-NW

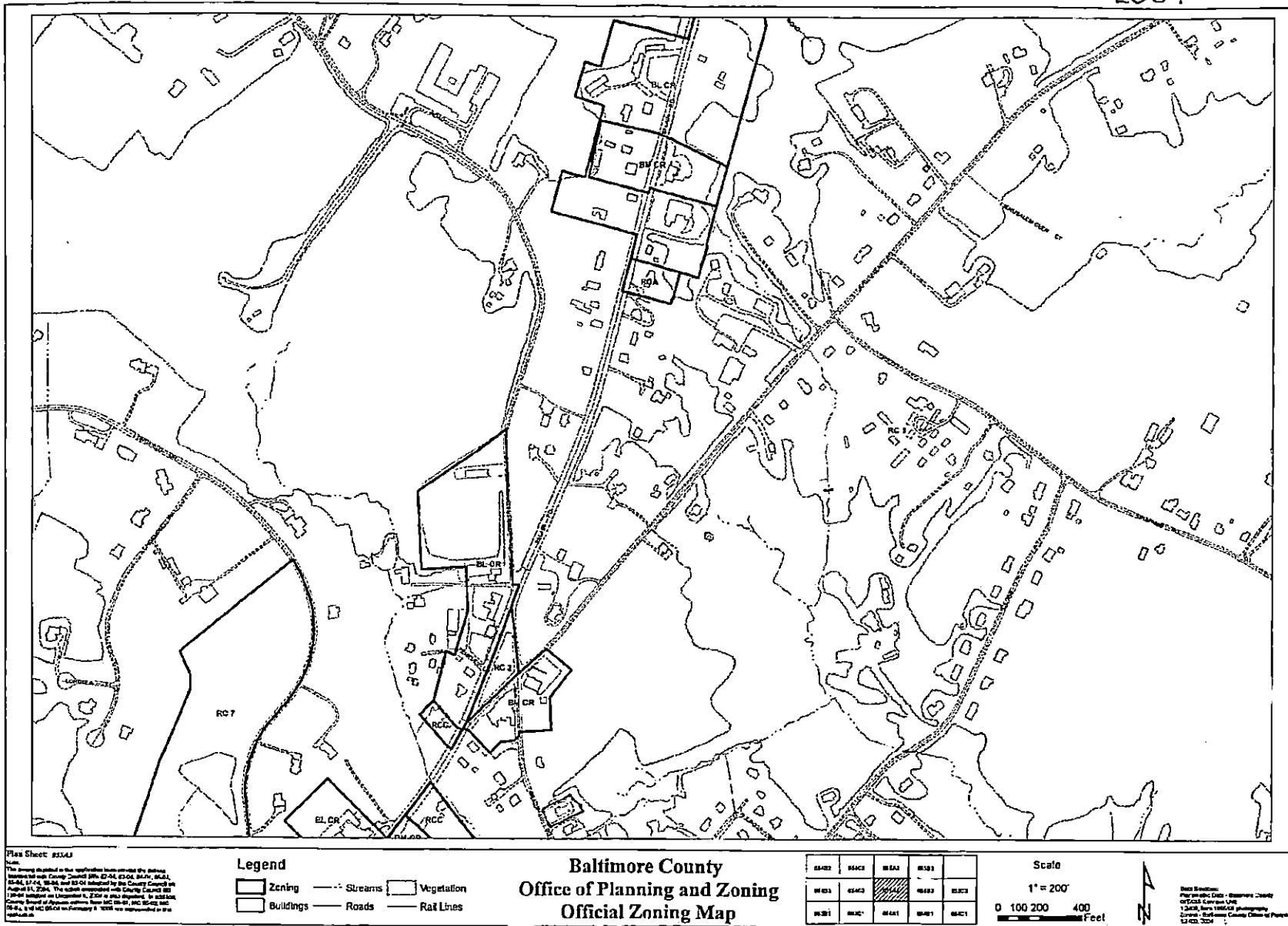
THIS MAP HAS BEEN REVIEWED BY SELECTED AGENCIES.  
TOPOGRAPHY DERIVED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART ADAMS, INC., BALTIMORE, MD. 21218

**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

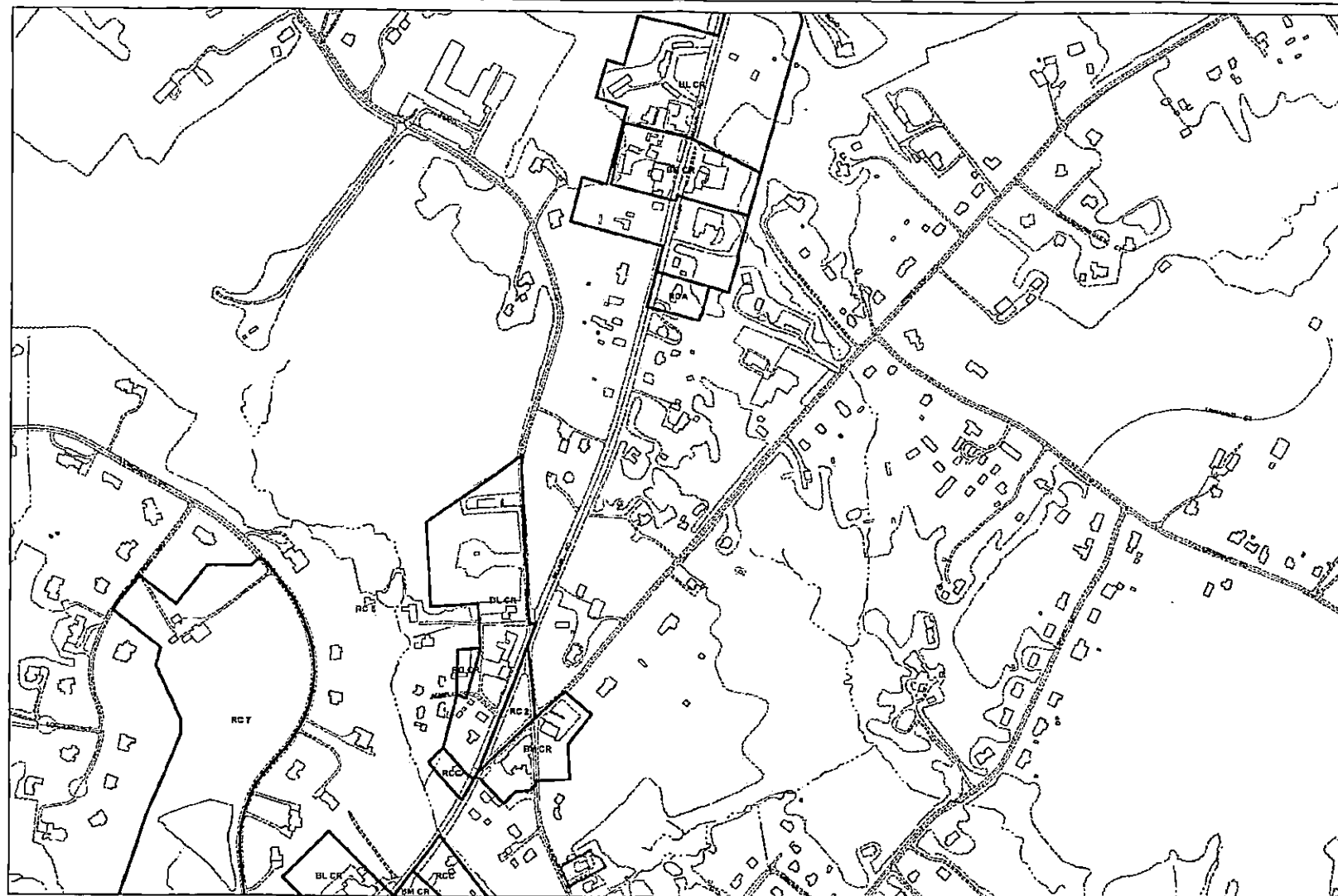
|                                            |                               |                              |
|--------------------------------------------|-------------------------------|------------------------------|
| <b>SCALE</b><br>1" = 200'                  | <b>LOCATION</b><br>KINGSVILLE | <b>SHEET</b><br>N.E.<br>14-J |
| <b>DATE OF PHOTOGRAPHY</b><br>JANUARY 1985 |                               |                              |

NE 14 J

2004



2008



Plan Sheet: 8554J

Note:  
This drawing is prepared by the applicant and represents the information provided to the County Office. The County Office does not warrant the accuracy of the information provided. The County Office is not responsible for any errors or omissions in this drawing. The County Office is not responsible for any errors or omissions in this drawing.

# Legend

Buildings — Streams — Vegetation  
Zoning — Roads — Rail Lines

## Baltimore County Office of Planning and Zoning Official Zoning Map

|       |       |       |       |
|-------|-------|-------|-------|
| 040B1 | 040C1 | 040D1 | 040E1 |
| 040F1 | 040G1 | 040H1 | 040I1 |
| 040J1 | 040K1 | 040L1 | 040M1 |

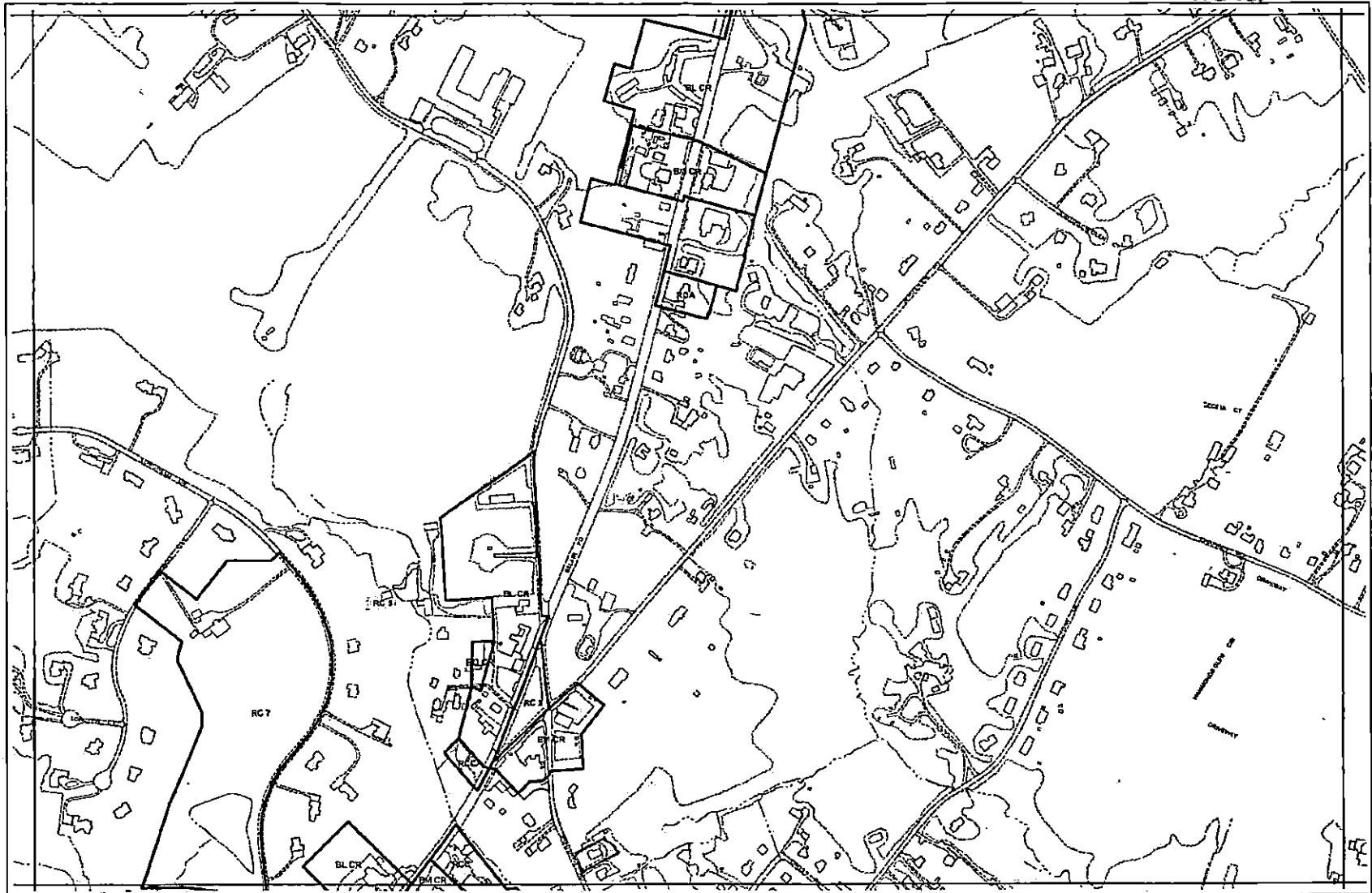
Scale  
1" = 200'  
0 100 200 400 Feet



Date: 12/15/2008  
Drawing: 8554J  
Drawing: 8554J  
Drawing: 8554J



2012



Map Sheet #5347

Note:  
This zoning district is shown in accordance with the zoning map of Baltimore County, Maryland, as amended, and is subject to change without notice. The zoning map of Baltimore County is available for public review at the Planning Department, 10000 Beltsville Avenue, Suite 100, Beltsville, MD 21054.

**Legend**

- |           |         |            |
|-----------|---------|------------|
| Zoning    | Streams | Rail Lines |
| Buildings | Roads   | Vegetation |

**Baltimore County  
Department of Planning  
Official Zoning Map**

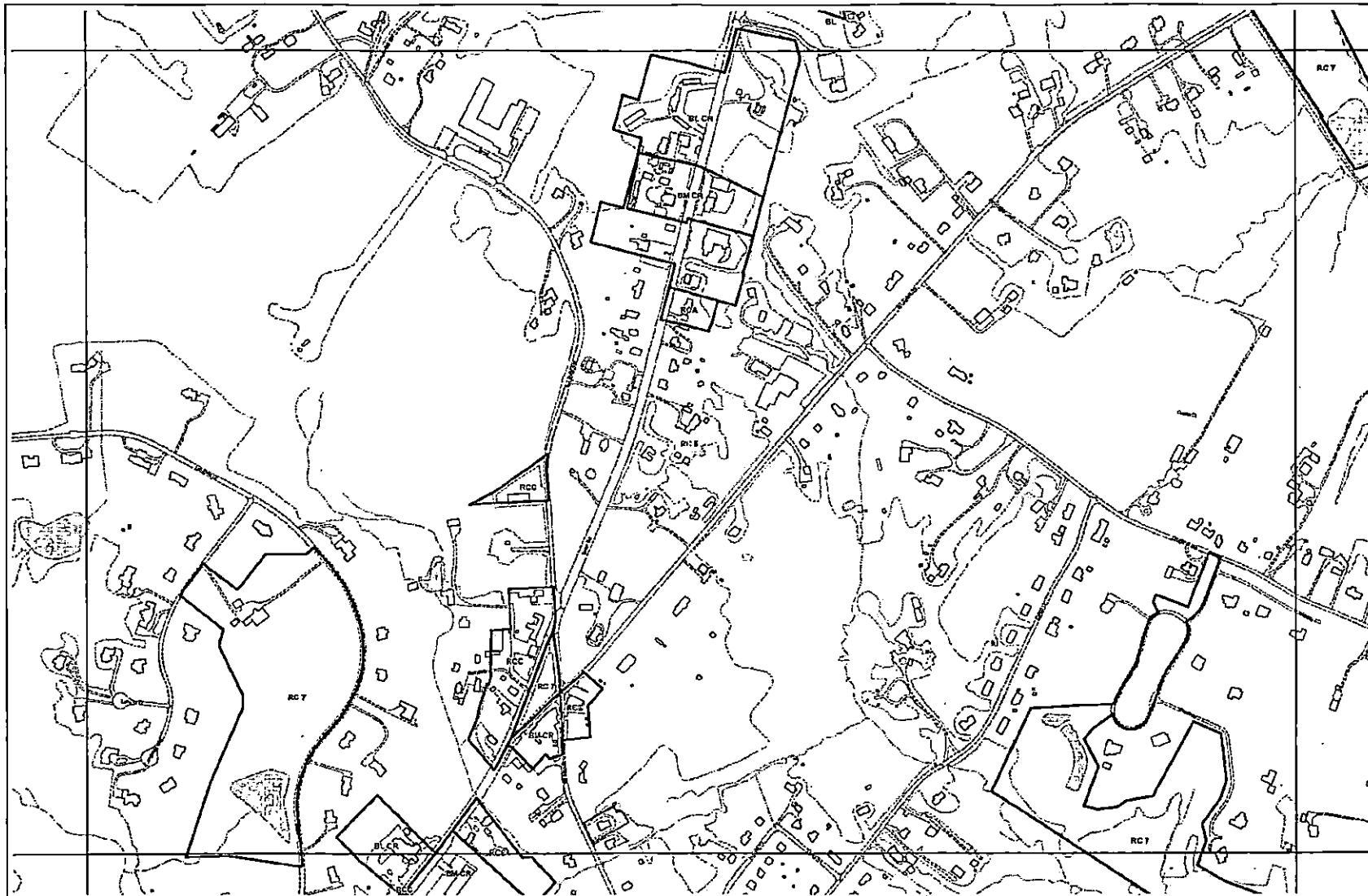


Scale  
1" = 200'  
0 100 200 400 Feet



Scale: 1" = 200'  
Data Source: Baltimore County  
Official Zoning Map  
1:2000, from 2000 photography  
Zoning: Baltimore County Office of Planning  
2004, 2012

2016



Plan Sheet 655A1

**Note:**  
This map is a reproduction of the 2014 Comprehensive Zoning Map. It is not a legal document. For legal purposes, please refer to the original map or the Baltimore County Department of Planning website.

**Legend**

- |           |         |            |
|-----------|---------|------------|
| Zoning    | Streams | Rail Lines |
| Buildings | Roads   | Vegetation |

**Baltimore County  
Department of Planning  
Official Zoning Map**



**Scale**

1" = 200'

0 100 200 400 Feet



**Data Sources:**  
Baltimore County Department of Planning  
2014 Comprehensive Zoning Map  
2014 Census of Population and Housing  
2014 Census of Agriculture  
2014 Census of Business and Employment  
2014 Census of Government and Non-Profit Organizations  
2014 Census of Health and Human Services  
2014 Census of Transportation and Infrastructure  
2014 Census of Environment and Energy  
2014 Census of Arts and Culture  
2014 Census of Recreation and Leisure  
2014 Census of Education  
2014 Census of Health and Human Services  
2014 Census of Transportation and Infrastructure  
2014 Census of Environment and Energy  
2014 Census of Arts and Culture  
2014 Census of Recreation and Leisure  
2014 Census of Education



## *Baltimore County, Maryland*

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building  
105 West Chesapeake Avenue, Room 204  
Towson, Maryland 21204

410-887-2188  
Fax: 410-823-4236

PETER MAX ZIMMERMAN  
People's Counsel

CAROLE S. DEMILIO  
Deputy People's Counsel

October 22, 2018

HAND DELIVERED

John Beverungen, Administrative Law Judge  
The Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, Maryland 21204



Re: Richard & Dennis Robinson – Legal Owner(s)  
7436 Bradshaw Road  
Case No: 2019-066-SPH  
Hearing scheduled: October 25, 2018

Dear Judge Beverungen,

This petition for special hearing asks for nonconforming use status for a 2 or 3 unit dwelling on property zoned R.C. 5. Upon review, and having learned of citizen interest, we asked David Duval of the Zoning Office staff to provide information about the zoning history. We enclose the results of that inquiry, including relevant maps.

The history appears to show the following sequence:

1945 --- "A" Residence Zone  
1971 --- R.D.P. (Rural Deferred Planning) Zone  
1976 --- R.C. 5 (Rural-Residential) Zone  
1980 forward --- R.C. 5.

Upon further inquiry with Zoning Supervisor Carl Richards and with David Duvall, we were informed the major 1955 revision of the zoning regulations was not accompanied by a new map in this rural area.

In sum, it appears all of the historic zones limited the .64 acre property here to a single dwelling. Therefore, based on BCZR Sec. 104.1, the burden of proof is on the

property owner to show a continuous nonconforming use back to before January 1, 1945. By continuous, this means without any 1-year discontinuance or interruption).

We can provide copies of the 1945 Regulations, including the "A" Residence Zone and the Bill 100, 1970, R.D.P. Zone regulations if necessary. We leave it to the parties to present such facts as may be available to describe the historic use of the property.

For the sake of completeness, we checked the BCZR Sec. 402.1 "Conversion of One-Family Dwellings" schedule. But its scope is limited to D.R. Zones, and does not extend to the R.C. 5 Zone.

We trust you may find this information helpful.

Sincerely,



Peter Max Zimmerman  
People's Counsel for Baltimore County

cc: By first class mail and e-mail, with enclosure  
John B. Gontrum, Esquire, attorney for Petitioners  
Douglas Behr  
Robin Beers  
Carl Richards, Zoning Supervisor  
David Duvall, Zoning Staff



## Robert David Duvall

---

**From:** Peoples Counsel  
**Sent:** Friday, September 21, 2018 2:31 PM  
**To:** Robert David Duvall  
**Subject:** Zoning History Request for 7436 Bradshaw Road - Case No.: 2019-066-SPH

Mr. Duvall,

Our office kindly requests the complete zoning history for 7436 Bradshaw Road. Please include copies of each four year map for the property.

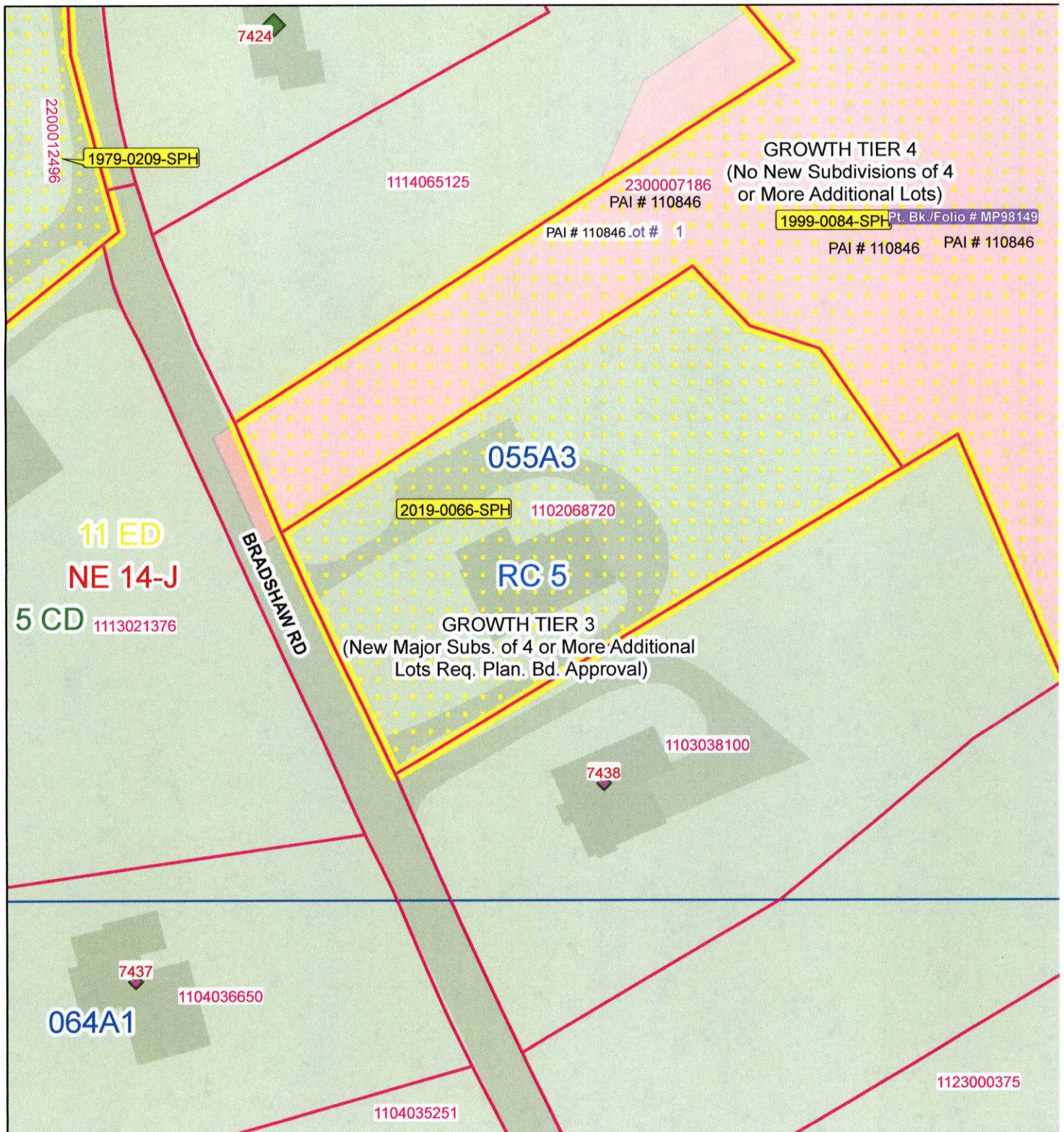
The tax account for the property is 1126000540. The property is owned by Richard A Robinson & Dennis Michael Robinson, Sr. Please let me know if you need further information. The hearing is currently scheduled for October 25, 2018, therefore, we kindly ask to have the history by October 19<sup>th</sup>.

Thank you in advance for your consideration.

Rebecca M. Wheatley, Legal Secretary  
People's Counsel for Baltimore County  
105 West Chesapeake Avenue, Suite 204  
Towson, Maryland 21204  
(410) 887-2189 Direct Dial  
(410) 887-2188 Office  
(410) 823-4236 Fax



# 7436 Bradshaw Road, Tax #11-26-000-540



Publication Date: 9/25/2018



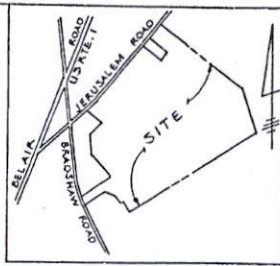
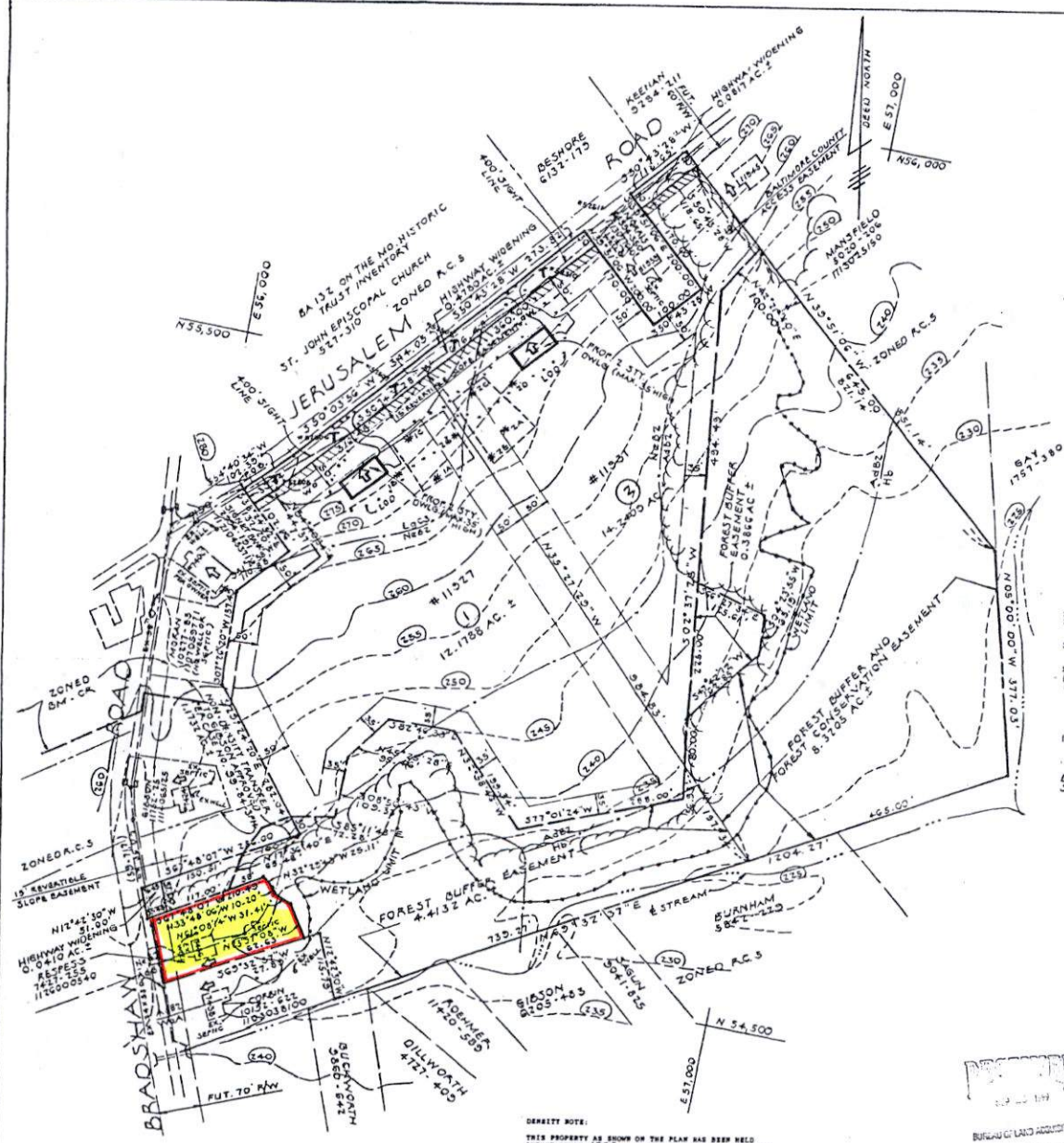
Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 60 feet





- NOTES:
1. AREA ZONED R-C-3 = 27.7824 ACRES  
AREA ZONED RM-CR = 0.4112 ACRES  
GROSS AREA = 28.1936 ACRES  
AREA OF NON-CORRECT TRANSFER APPROVED PER CASE NO. 97-66 DPE = 2.3732 ACRES  
AREA THIS PLAT = 27.8204 ACRES  
AREA OF HIGHWAY WIDENING = 0.6007 ACRES  
NET AREA = 24.4167 ACRES
  2. EXISTING USE - VACANT  
PROPOSED USE - 2 SINGLE FAMILY DWELLINGS
  3. DENSITY CALCULATIONS:  
A. NO. OF LOTS ALLOWED = 27.7824 AC. X 0.447 = 12  
B. NO. OF LOTS PROPOSED = 2 LOTS  
C. BACK LOT SHALL HAVE TWO OFF-STREET PARKING SPACES
  4. OWNER: ELEANOR GREEN HUSON, ETAL  
1417 QUINCY ROAD  
KINGSTOWN, MARYLAND 21087  
DEED REF. 1. 4012, P. 81  
PROPERTY NO. 1187036675
  5. TAX MAP NO. 4012, P. 81  
CENSUS TRACT 4012.02  
REGIONAL PLANNING DISTRICT 318  
COUNTY MAP DISTRICT 3  
WATERWAYS  
SUB-DIVISION  
SINKING MAP (200 SCALE) R-C-3 14-3  
ALL SITE SURFACES MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPROVING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY
  7. HOUSE CONSERVATIONS TO BE DISCHARGED ONTO PREVIOUS AREAS OR INTO DRY WELLS WHERE FEASIBLE.
  8. ADDITIONAL SUBDIVISION OF THIS PARCEL AND/OR LOTS MAY ACQUIRE SHM FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.
  9. ALL IMPROVING AREAS SHOULD BE LIMITED TO 30% OF CLEARED AREA AND CONVEYED AS SHOWN FROM THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSE EROSION.
  10. NO WELLS, SEPTIC TANKS OR UNDERGROUND STORAGE TANKS EXIST.
  11. TO THE PREPARER KNOWLEDGE, NO SINKING HISTORY EXISTS OTHER THAN THE NON-CORRECT TRANSFER APPROVED PER CASE NO. 97-66 DPE.
  12. IF ADDITIONAL LOTS ARE CREATED, A FINAL DEVELOPMENT PLAN MAY BE SUBMITTED AS DETERMINED FROM SINKING AND THE EFFECTIVE DATE OF THE SINKING REGULATIONS FOR THAT ZONE.
  13. NO ACCESSORY STRUCTURES EXIST.
  14. THE MAXIMUM BUILDING COVERAGE FOR ALL LOTS IS 15%.
  15. JERUSALEM ROAD IS DESIGNATED AS A 3 CENIC (MASTER PLAN 1250-2-0000). ELEVATIONS OF THE PROPOSED HOUSES WILL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.
  16. AREAS BETWEEN THE 30% LINE AND FUTURE C&G LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
- LIMIT OF DISTURBANCE = 32,500 SF  
SHOWN THUS "L.O.D."

DENSITY NOTE:  
THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD EXACT SINCE 1935. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLINGS.

NOTE:  
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.  
ANY FOREST BUFFER OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE, THE MINOR SUBDIVISION COMMENTS DATED JAN. 6, 1998 AND HAVE PREPARED WITH DUE DILIGENCE, THIS MINOR SUBDIVISION PLAN

CENTRAL DRAFTING & DESIGN, INC.  
601 CHARWOOD COURT  
EDGEWOOD, MARYLAND 21040  
(410) 675-8715

|                                                                                                                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BALTIMORE COUNTY MINOR SUBDIVISION<br>PROJECT NO. 98149 M                                                                                                                                                    |  |
| DEVELOPMENT REGULATIONS<br><input checked="" type="checkbox"/> EXEMPT FROM DIVISION 2<br><input type="checkbox"/> HANDBOOK, EXEMPT FROM SECT. 10-102, 37-2                                                   |  |
| DEPARTMENT OF PERMITS AND DEVELOPMENT<br>MANAGEMENT<br>BY <i>James R. Smith</i> DATE 8/14/98<br>DEPARTMENT OF ENVIRONMENTAL PROTECTION AND<br>RESOURCE MANAGEMENT<br>BY <i>Michael J. Smith</i> DATE 8-23-98 |  |

|                                                                                                                                                        |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| BALTIMORE COUNTY COMMENTS                                                                                                                              |          |
| DATE                                                                                                                                                   | REVISION |
| 7-28-98                                                                                                                                                | 1        |
| MINOR SUBDIVISION<br>HUSON PROPERTY<br>PROJECT NO. 98149 M<br>ELECTION DISTRICT 11, C5<br>BALTIMORE COUNTY, MO.<br>SCALE: 1"=100'<br>NOVEMBER 28, 1998 |          |

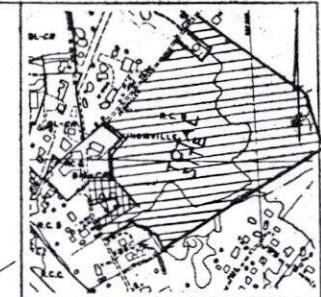




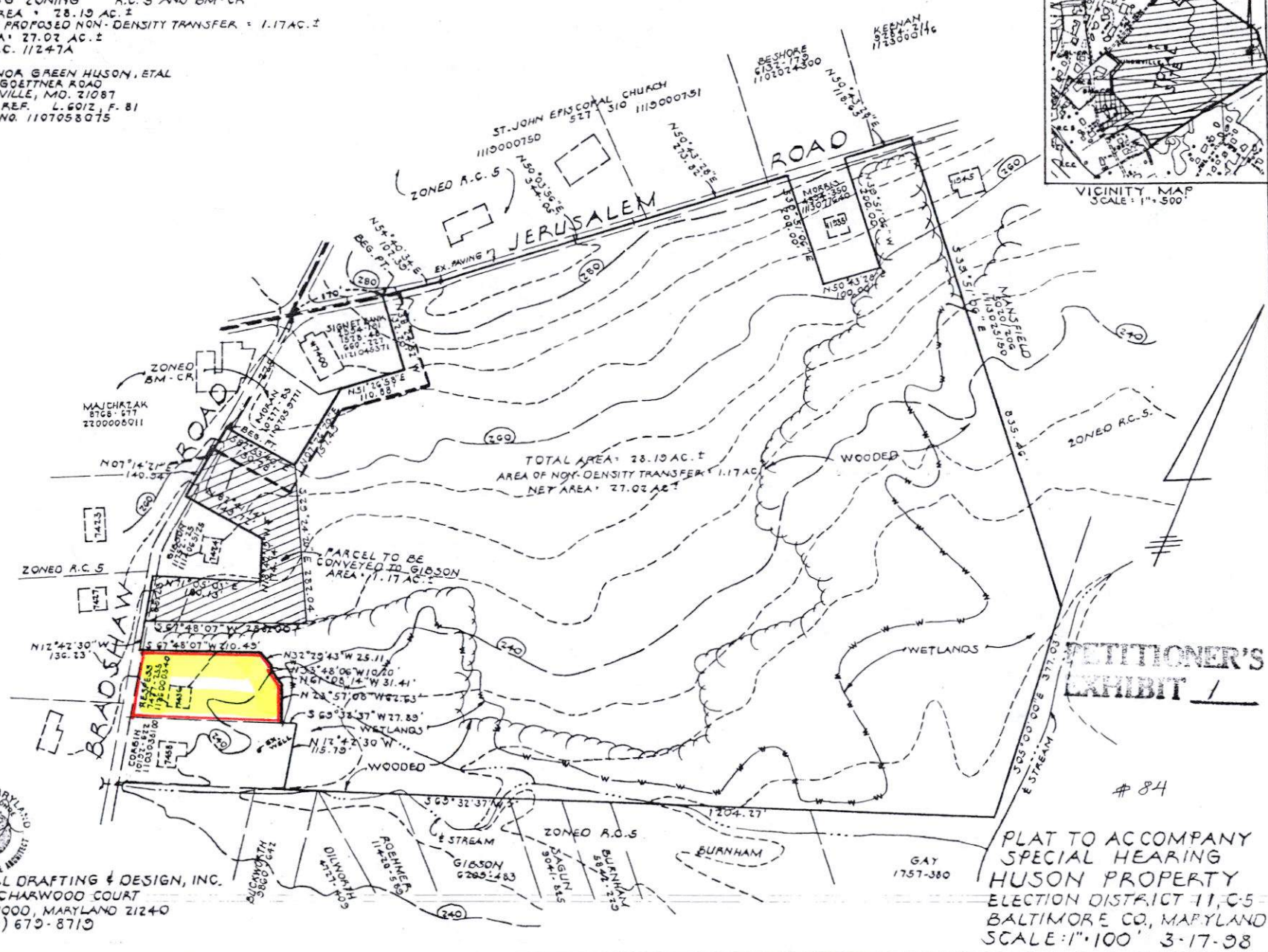
# NOTES

1. EXISTING ZONING R.C. 5 AND BM-CR
2. TOTAL AREA = 28.19 AC. ±  
AREA OF PROPOSED NON-DENSITY TRANSFER = 1.17 AC. ±  
NET AREA = 27.02 AC. ±
3. SEE D.R.C. 11247A
4. DYNNEER

ELEANOR GREEN HUSON, ETAL  
7417 GOETTNER ROAD  
KINGSVILLE, MD. 21087  
DEED REF. L. 6012, F. 81  
PROP. NO. 1107058075



VICINITY MAP  
SCALE = 1" = 500'



CENTRAL DRAFTING & DESIGN, INC.  
601 CHARWOOD COURT  
EDGEWOOD, MARYLAND 21240  
(410) 679-8719

PLAT TO ACCOMPANY  
SPECIAL HEARING  
HUSON PROPERTY  
ELECTION DISTRICT 11, C-5  
BALTIMORE CO., MARYLAND  
SCALE = 1" = 100' 3-17-98

99-84-SPH



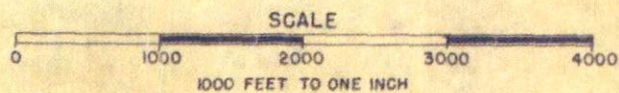
1945

PART OF ZONING DISTRICT NO. II

ZONING DEPARTMENT + BALTIMORE COUNTY

# USE DISTRICT MAP

ELEVENTH ELECTION DISTRICT OF BALTIMORE COUNTY  
SECTION "C"



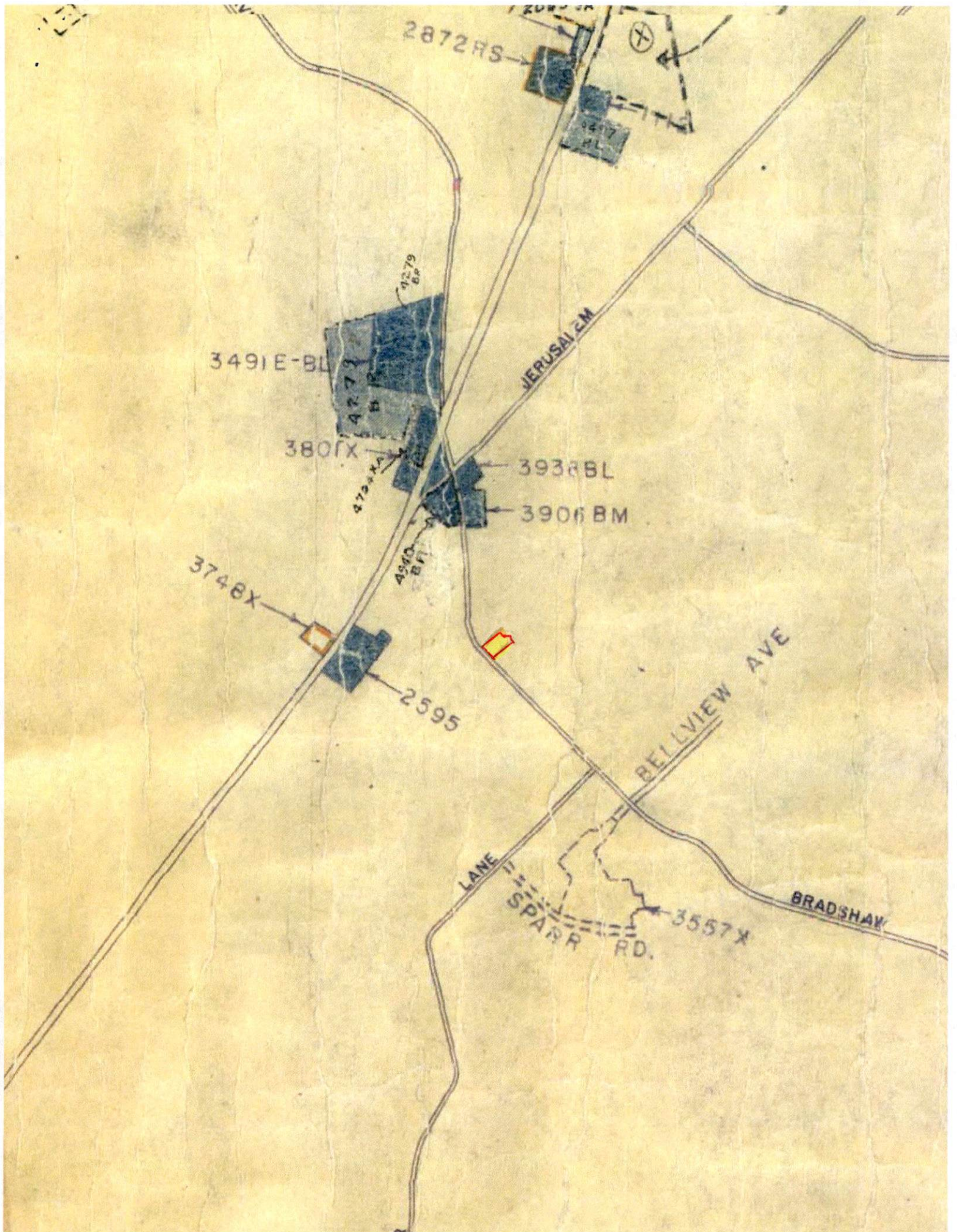
## LEGEND

-  — "A" RESIDENCE ZONE - R 6
-  — "B" RESIDENCE ZONE - R 6
-  — "C" RESIDENCE ZONE - R A
-  — "D" RESIDENCE ZONE - R G
-  — "E" COMMERCIAL ZONE - B L
-  — "F" INDUSTRIAL ZONE - M L
-  — "G" " " - M H
-  — "S" SPECIAL - - - - X

MAP PREPARED BY  
BY STANLEY J. KRO  
SEN









PLEASE PRINT CLEARLY

CASE NAME 2019-0066  
CASE NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

10-22-2018

# PETITIONER'S SIGN-IN SHEET

NAME \_\_\_\_\_

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

PLEASE PRINT CLEARLY

CASE NAME 2019-0066-SPH  
CASE NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

## CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]



## John E. Beverungen

---

**From:** Gontrum, John <JGontrum@wtplaw.com>  
**Sent:** Tuesday, December 11, 2018 2:47 PM  
**To:** John E. Beverungen  
**Cc:** dbehr@jhu.edu  
**Subject:** Fwd: Robinson/GKCA Agreement  
**Attachments:** Document1.docx; ATT00001.htm

Mr. Beverungen,

Attached is the Agreement I sent to Doug Behr. I have since followed up with the President of the Association. It is my understanding that the Greater Kingsville Civic Association is in agreement but I have nothing in writing.

John

Begin forwarded message:

**From:** "Gontrum, John" <JGontrum@wtplaw.com>  
**Date:** October 30, 2018 at 4:30:07 PM EDT  
**To:** Richard Robinson <[rickrobinson@comcast.net](mailto:rickrobinson@comcast.net)>, "[dbehr@jhu.edu](mailto:dbehr@jhu.edu)" <[dbehr@jhu.edu](mailto:dbehr@jhu.edu)>  
**Subject:** Robinson/GKCA Agreement

Attached is a very simple agreement setting forth what was discussed at the hearing and making enforcement of the Agreement part of the zoning order.

I can do something more formal, but I think this covers it. Let me know if there are any corrections or if you want me to revise it to put in the "Wherefores" etc.

John

---

This transmission contains information from the law firm of Whiteford, Taylor & Preston LLP which may be confidential and/or privileged. The information is intended to be for the exclusive use of the planned recipient. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately.

The Greater Kingsville Civic Association, Inc. (the "Association") and Richard Robinson and Dennis Robinson, Sr. (the "Robinsons") agree to the following conditions with respect to the use of the dwelling located at 7436 Bradshaw Road, Kingsville, Maryland (the "Dwelling"):

1. The "Dwelling, Two-Family" use of the Dwelling is a legal non-conforming use under the Baltimore County Zoning Regulations.
2. The Robinsons' current use of the Dwelling for three (3) separate families, however, may continue for so long as Patty Tabeling, Lorraine Vittilo and Richard Robinson are living in the Dwelling.
3. When either Patty Tabeling or Lorraine Vittilo leave the Dwelling, it shall permanently revert to the Two Family Dwelling, and the apartments for more than two families shall be removed.
4. This Agreement may be enforced as part of the Zoning Order in Zoning Case No. 2019-0066-SPH.

---

Richard Robinson

---

Dennis Robinson, Sr.

Greater Kingsville Civic Association, Inc.

---

By:

C H E C K L I S TComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment9/24DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)NO Comments9/10DEPS  
(if not received, date e-mail sent \_\_\_\_\_)Comment

FIRE DEPARTMENT

NO OBJ  
w/ comment10/2PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)9/7

STATE HIGHWAY ADMINISTRATION

NO objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CG 1806450)

PRIOR ZONING

(Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT

Date:

10/5/18SIGN POSTING (1<sup>st</sup>)

Date:

10/5/18

by

agileSIGN POSTING (2<sup>nd</sup>)

Date:

by

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:<br>Exempt Class:     |          |               | Special Tax Recapture:<br>NONE                      |                |                        |                              |                              |                  |                                                 |           |
| Account Identifier:              |          |               | District - 11 Account Number - 1126000540           |                |                        |                              |                              |                  |                                                 |           |
| Owner Information                |          |               |                                                     |                |                        |                              |                              |                  |                                                 |           |
| Owner Name:                      |          |               | ROBINSON RICHARD A<br>ROBINSON DENNIS<br>MICHAEL SR |                |                        |                              | Use:<br>Principal Residence: |                  | RESIDENTIAL<br>YES                              |           |
| Mailing Address:                 |          |               | 7436 BRADSHAW RD<br>KINGSVILLE MD 21087-1651        |                |                        |                              | Deed Reference:              |                  | /38154/ 00170                                   |           |
| Location & Structure Information |          |               |                                                     |                |                        |                              |                              |                  |                                                 |           |
| Premises Address:                |          |               | 7436 BRADSHAW RD<br>0-0000                          |                |                        |                              | Legal Description:           |                  | .5 AC<br>ES BRADSHAW RD<br>600FT S JERUSALEM RD |           |
| Map:                             | Grid:    | Parcel:       | Sub District:                                       | Subdivision:   | Section:               | Block:                       | Lot:                         | Assessment Year: | Plat No:                                        |           |
| 0055                             | 0019     | 0134          |                                                     | 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                                      |           |
| 1949                             |          |               | 2,704 SF                                            |                | 300 SF                 |                              | 20,000 SF                    |                  | 04                                              |           |
| Stories                          | Basement | Type          | Exterior                                            | Full/Half Bath | Garage                 | Last Major Renovation        |                              |                  |                                                 |           |
| 2                                | YES      | STANDARD UNIT | BRICK                                               | 2 full         |                        |                              |                              |                  |                                                 |           |
| Value Information                |          |               |                                                     |                |                        |                              |                              |                  |                                                 |           |
|                                  |          |               | Base Value                                          |                | Value                  |                              | Phase-in Assessments         |                  |                                                 |           |
|                                  |          |               |                                                     |                | As of<br>01/01/2018    |                              | As of<br>07/01/2018          |                  | As of<br>07/01/2019                             |           |
| Land:                            |          |               | 84,000                                              |                | 84,000                 |                              |                              |                  |                                                 |           |
| Improvements                     |          |               | 243,300                                             |                | 251,400                |                              |                              |                  |                                                 |           |
| Total:                           |          |               | 327,300                                             |                | 335,400                |                              | 330,000                      |                  | 332,700                                         |           |
| Preferential Land:               |          |               | 0                                                   |                |                        |                              |                              |                  | 0                                               |           |
| Transfer Information             |          |               |                                                     |                |                        |                              |                              |                  |                                                 |           |
| Seller: ROBINSON RICHARD A       |          |               |                                                     |                | Date: 10/20/2016       |                              |                              | Price: \$0       |                                                 |           |
| Type: NON-ARMS LENGTH OTHER      |          |               |                                                     |                | Deed1: /38154/ 00170   |                              |                              | Deed2:           |                                                 |           |
| Seller: RESPESS RENDA K          |          |               |                                                     |                | Date: 08/16/2002       |                              |                              | Price: \$260,000 |                                                 |           |
| Type: ARMS LENGTH MULTIPLE       |          |               |                                                     |                | Deed1: /16716/ 00548   |                              |                              | Deed2:           |                                                 |           |
| Seller: ZASTAWSKI R G,JR ETAL    |          |               |                                                     |                | Date: 12/09/1986       |                              |                              | Price: \$125,000 |                                                 |           |
| Type: ARMS LENGTH IMPROVED       |          |               |                                                     |                | Deed1: /07427/ 00755   |                              |                              | 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:                              |                |                        |                              |                              |                  |                                                 |           |

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**Exempt Class:** NONE

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**Homestead Application Information**

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**Homestead Application Status:** No Application

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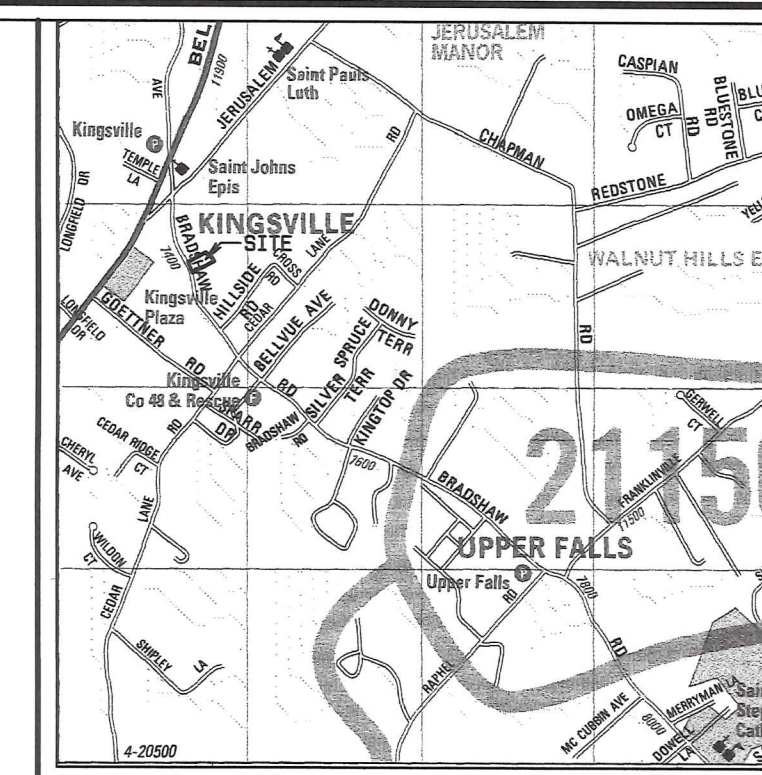
**Homeowners' Tax Credit Application Information**

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

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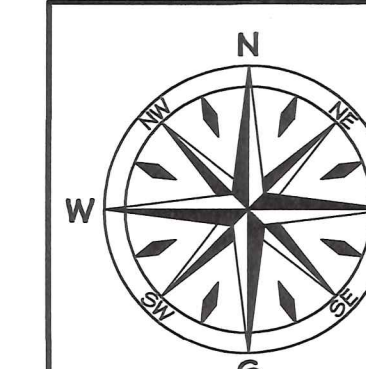
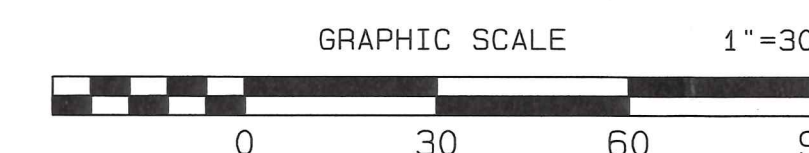
Vicinity Map  
Scale: 1" = 2000'

### Notes

1. Owner: Richard Robinson  
7446 Bradshaw Rd  
Kingsville, MD 21087
2. Deed 32430/492
3. Area= 27,991 sq. ft. or 0.643 Ac. +/-
4. Tax # 1102068720
5. Zoned: RC-5
6. This site is not in the Chesapeake Bay  
Critical Area or the 100 year flood plain.
7. There are no known underground fuel tanks.
8. This is not a historic property/building.
9. This site is serviced by private well and private septic disposal area.
10. No prior Zoning Hearings.

### Plat to Accompany a Petition for a Zoning Hearing of the ROBINSON PROPERTY

7436 Bradshaw Road  
Baltimore County, Maryland  
Tax Map 55, Grid 19, Parcel 134  
11th Election District, 5th Councilmanic District  
Scale: 1"=30' Date: July 30, 2018



**Dietz Surveying Co.**  
Land Surveying and Land Planning  
8119 Oakleigh Road Baltimore MD 21234  
Ph 410-661-3160, Fax 410-661-3163  
www.dietzsurveying.net

File Name: J:\Bradshaw Rd 7446\BradshawRd-7446.pro

Revisions

Date

Plot Date: 10/24/2018

FIELD: BRD

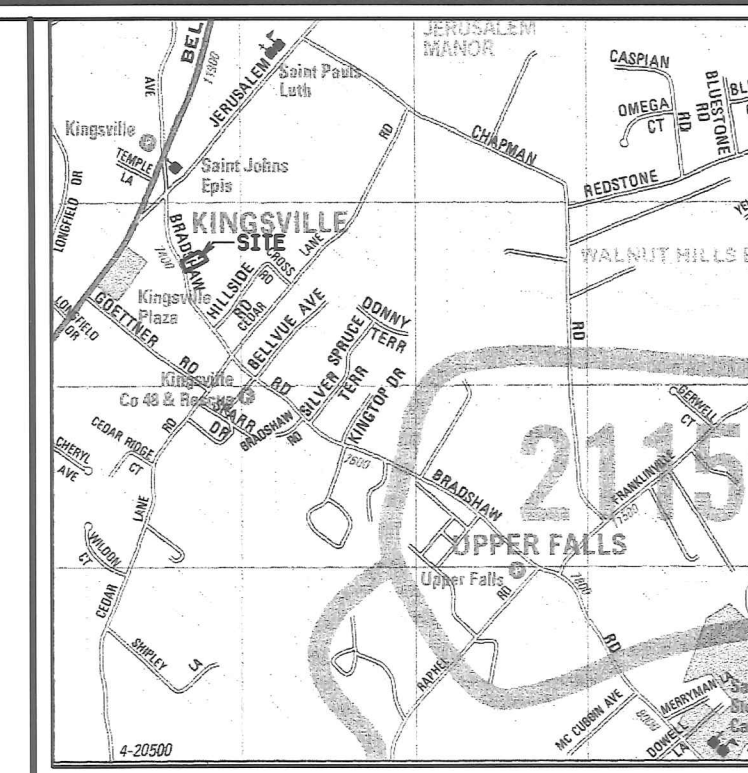
DRAWN: BRD

Job No. 18145

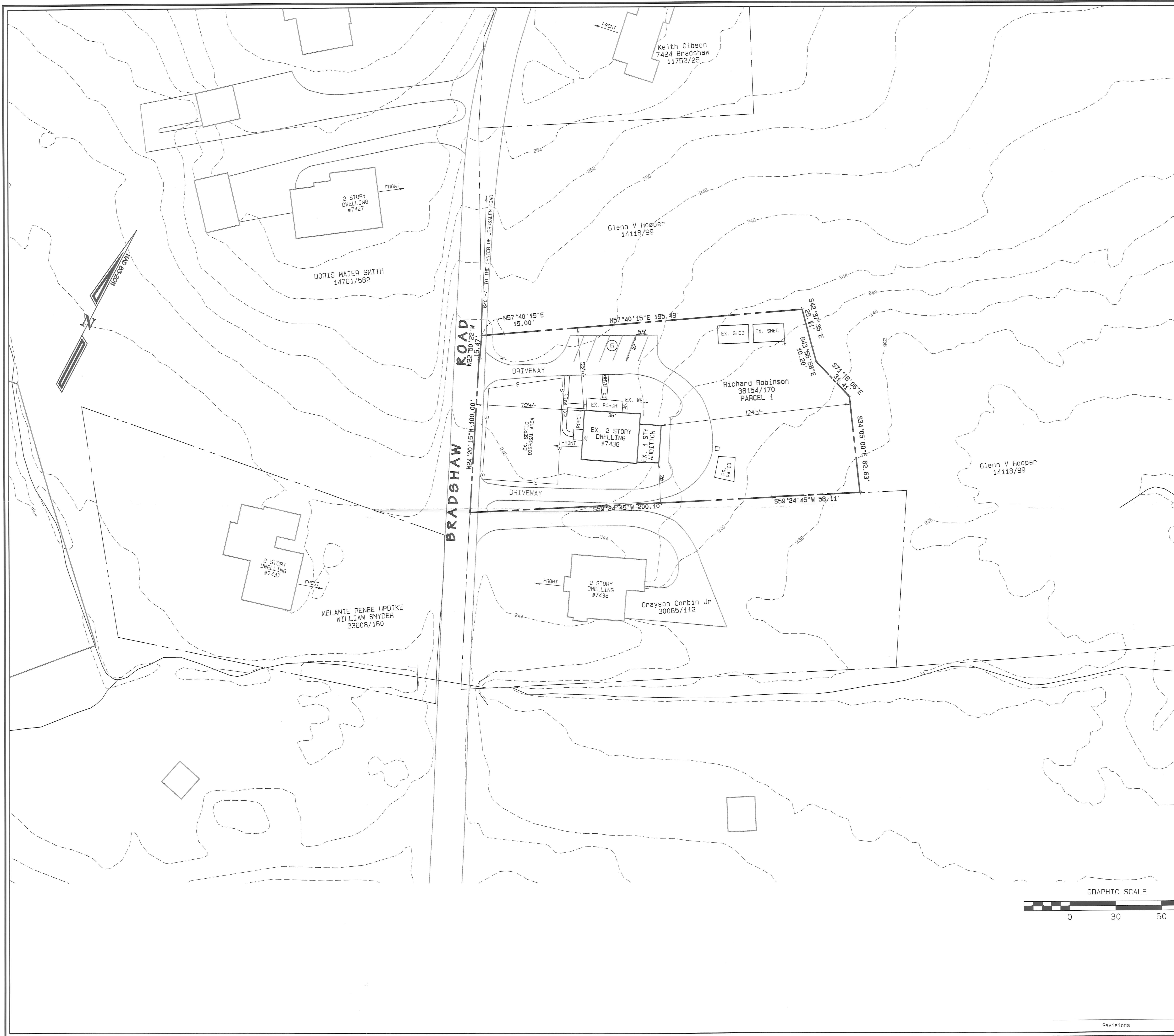
EXHIBIT

1



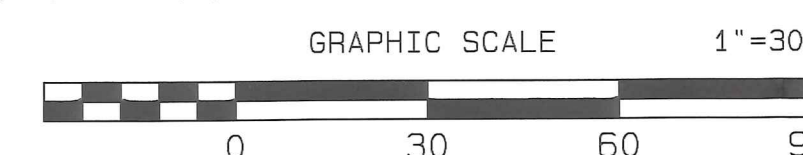


Vicinity Map Scale: 1" = 2000'



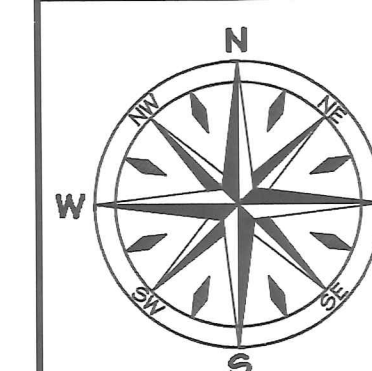
**Notes**

1. Owner: Richard Robinson  
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**Plat to Accompany  
a Petition for a  
Zoning Hearing  
of the  
ROBINSON PROPERTY**

**7436 Bradshaw Road  
Baltimore County, Maryland  
Tax Map 55, Grld 19, Parcel 134  
11th Election District, 5th Councilmanic District  
Scale: 1"=30' Date: July 30, 2018**



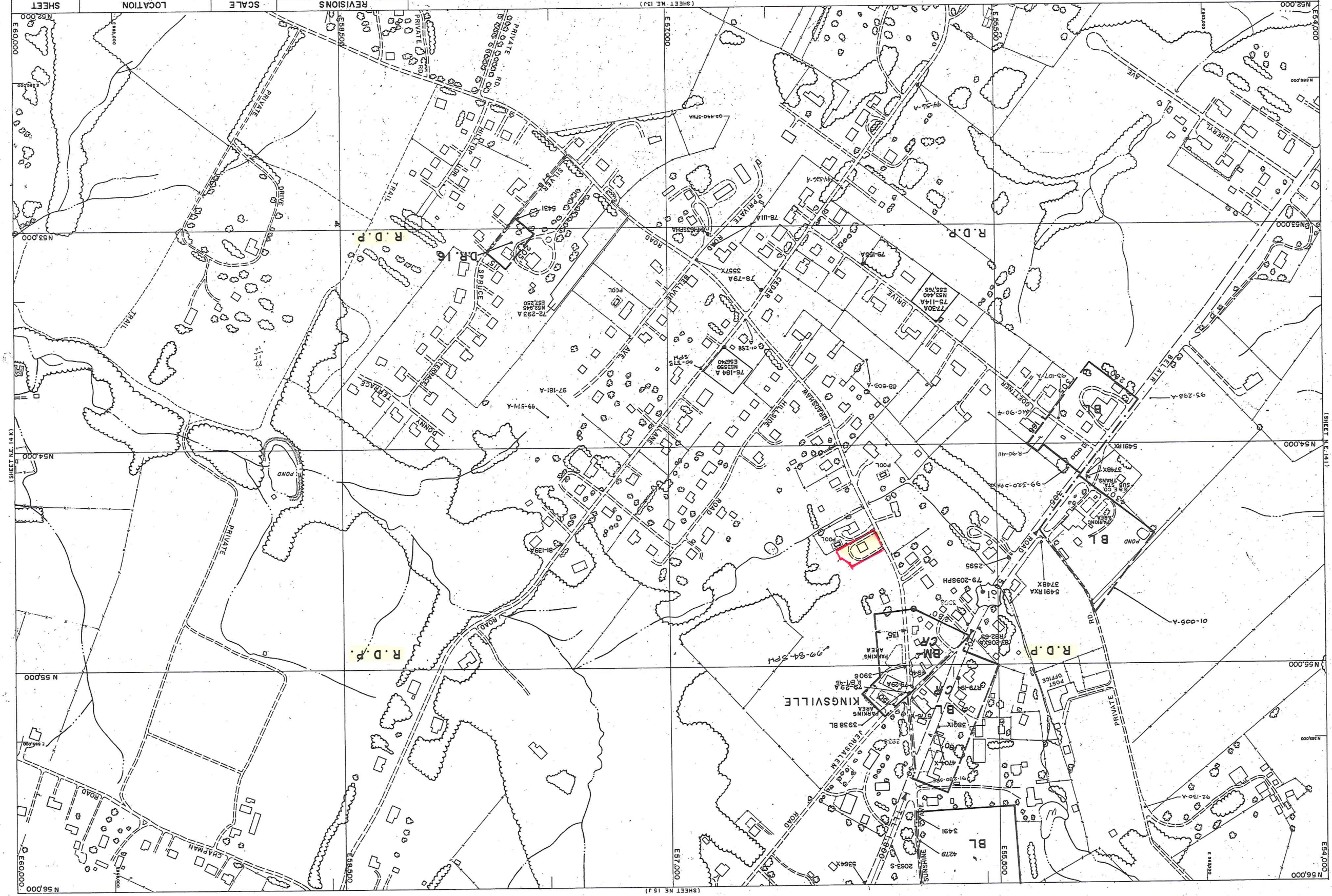
**Dietz Surveying Co.**  
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Ph 410-661-3160, Fax 410-661-3163  
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File Name: J:\Bradshaw Rd 7446\BradshawRd-7446.pro



|                     |  |            |  |
|---------------------|--|------------|--|
| REVIEWS             |  | DATE       |  |
| BY                  |  | DATE       |  |
| SCALE               |  | 1" = 200'  |  |
| DATE OF PHOTOGRAPHY |  | APRIL 1958 |  |

|        |            |
|--------|------------|
| 14 - J | KINGSVILLE |
| N. E.  | LOCATION   |
| SHEET  |            |



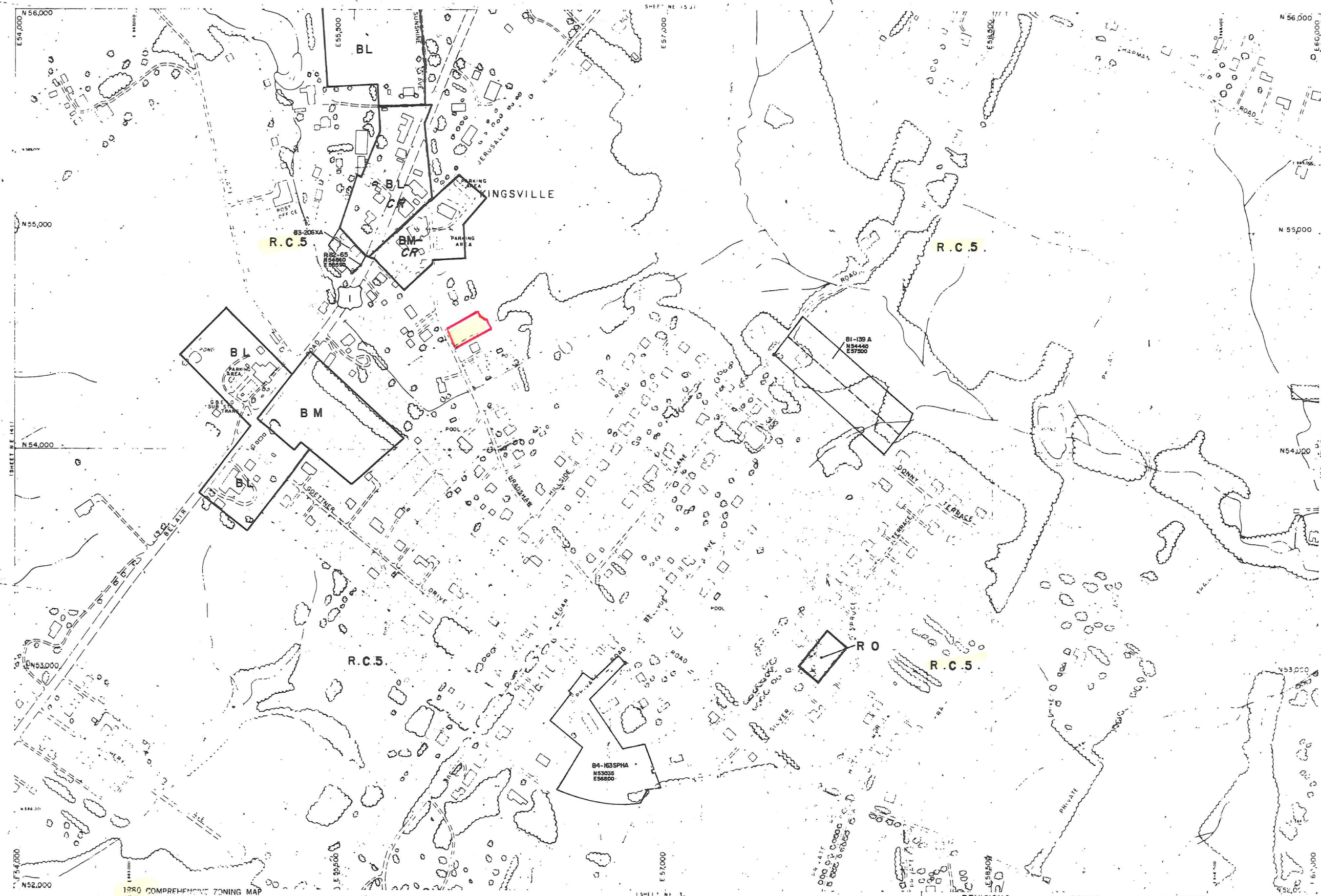


1976





1980



1980 COMPREHENSIVE ZONING MAP  
Q-NE QQ-NW  
CHAIRMAN, COUNTY COUNCIL

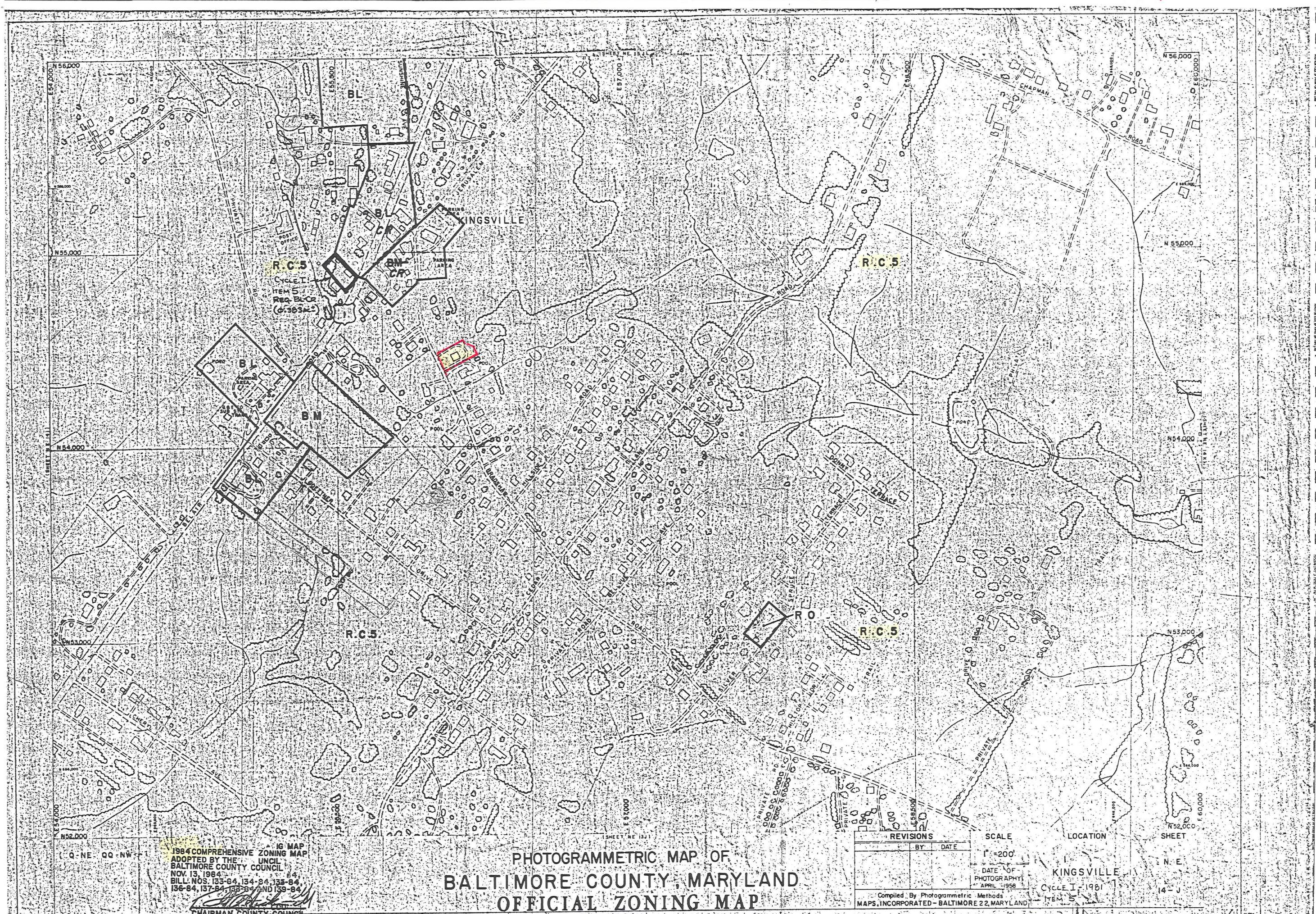
PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY, MARYLAND  
OFFICIAL ZONING MAP

REVISIONS  
BY DATE  
SCALE  
1" = 200'  
DATE OF PHOTOGRAPHY  
APRIL 1958  
LOCATION  
KINGSVILLE  
SHEET  
N.E.  
14-J

Compiled By Photogrammetric Methods  
MAPS, INCORPORATED - BALTIMORE 22, MARYLAND



1984



1984 COMPREHENSIVE ZONING MAP  
ADOPTED BY THE BALTIMORE COUNTY COUNCIL  
NOV. 13, 1984  
BILL NOS. 133-84, 134-84, 135-84,  
136-84, 137-84, 138-84 AND 139-84  
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY, MARYLAND  
OFFICIAL ZONING MAP

| REVISIONS                                                                          |      | SCALE               | LOCATION       | SHEET |
|------------------------------------------------------------------------------------|------|---------------------|----------------|-------|
| BY                                                                                 | DATE |                     |                |       |
|                                                                                    |      | 1" = 200'           | KINGSVILLE     | N.E.  |
|                                                                                    |      | DATE OF PHOTOGRAPHY | CYCLE I - 1981 | 14-J  |
|                                                                                    |      | APRIL 1958          | ITEM 5         |       |
| Compiled By Photogrammetric Methods<br>MAPS, INCORPORATED - BALTIMORE 22, MARYLAND |      |                     |                |       |

DRAWING NUMBER

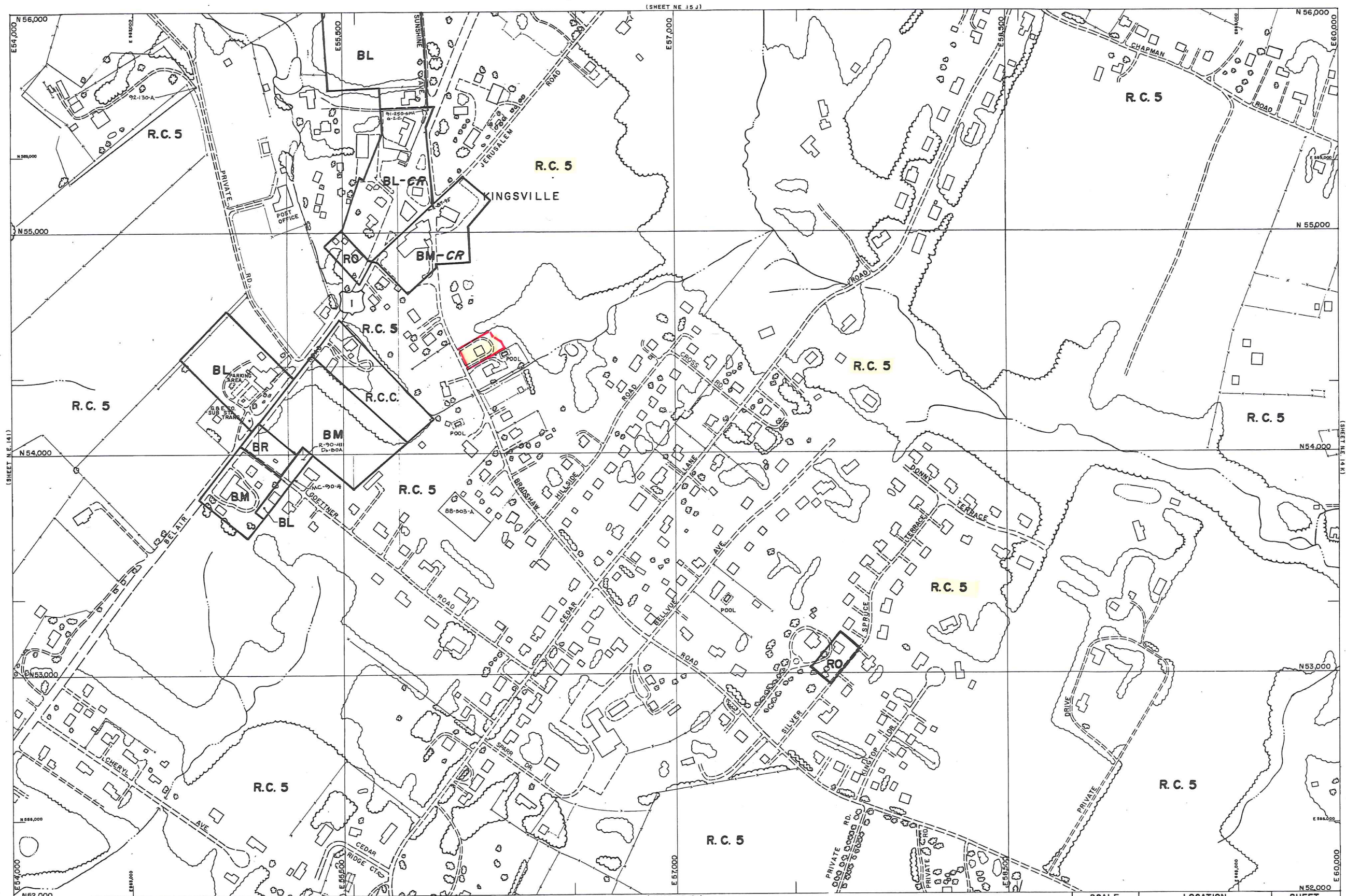
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER  
**NE 14-J**



1988



DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER  
**NE 14-J**

Q-NE QQ-NW

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
Bill Nos. 144-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*[Signature]*  
Chairman, County Council

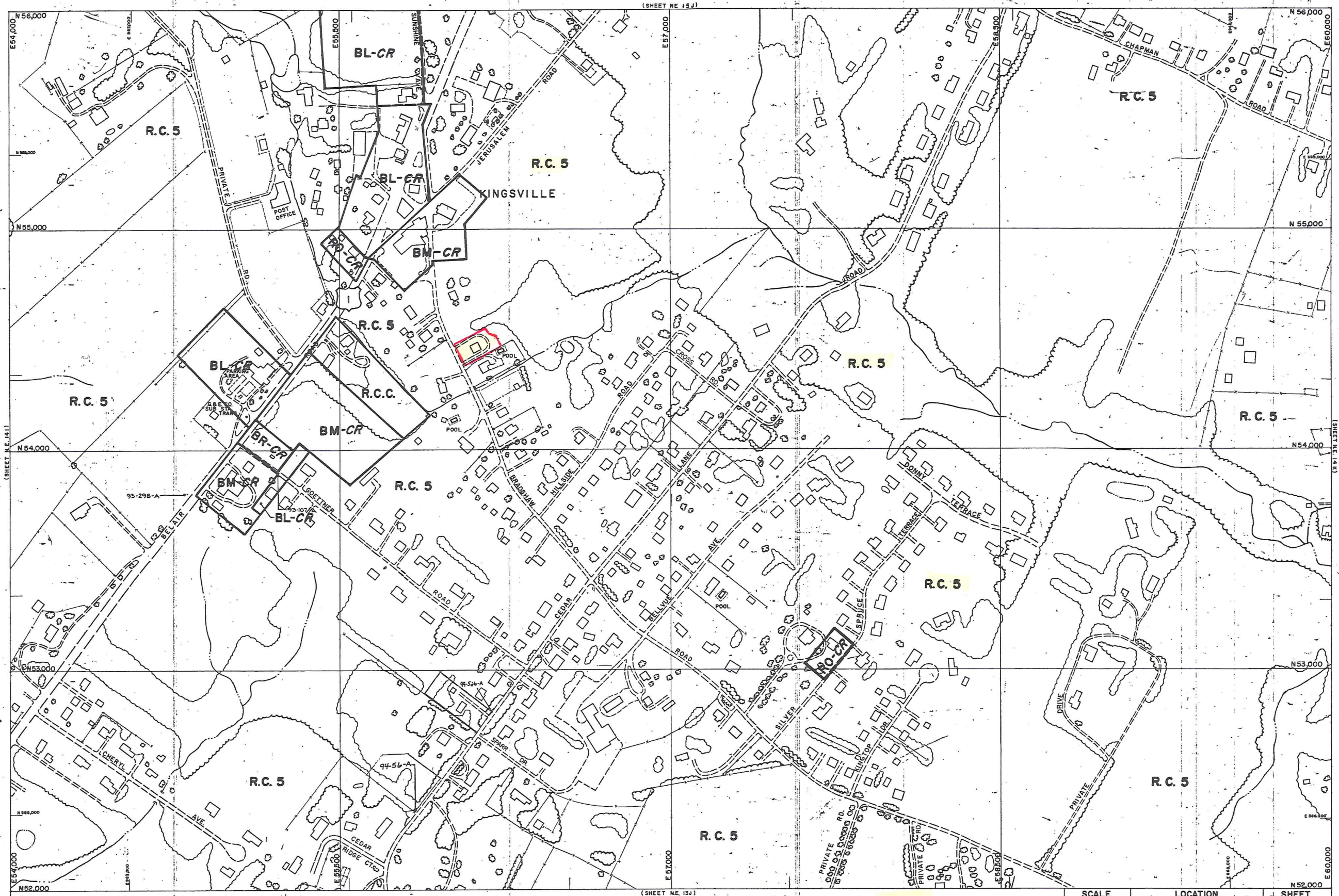
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

|                                              |                        |                          |
|----------------------------------------------|------------------------|--------------------------|
| SCALE<br>1" = 200'                           | LOCATION<br>KINGSVILLE | SHEET<br>N. E.<br>14 - J |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                        |                          |

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



1992



DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER  
**NE 14 J**

Q-NE QQ-NW

**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

**1992 COMPREHENSIVE ZONING MAP**  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
*William A. Howard*  
Chairman, County Council

SCALE  
1" = 200' ±  
DATE OF PHOTOGRAPHY  
JANUARY 1986

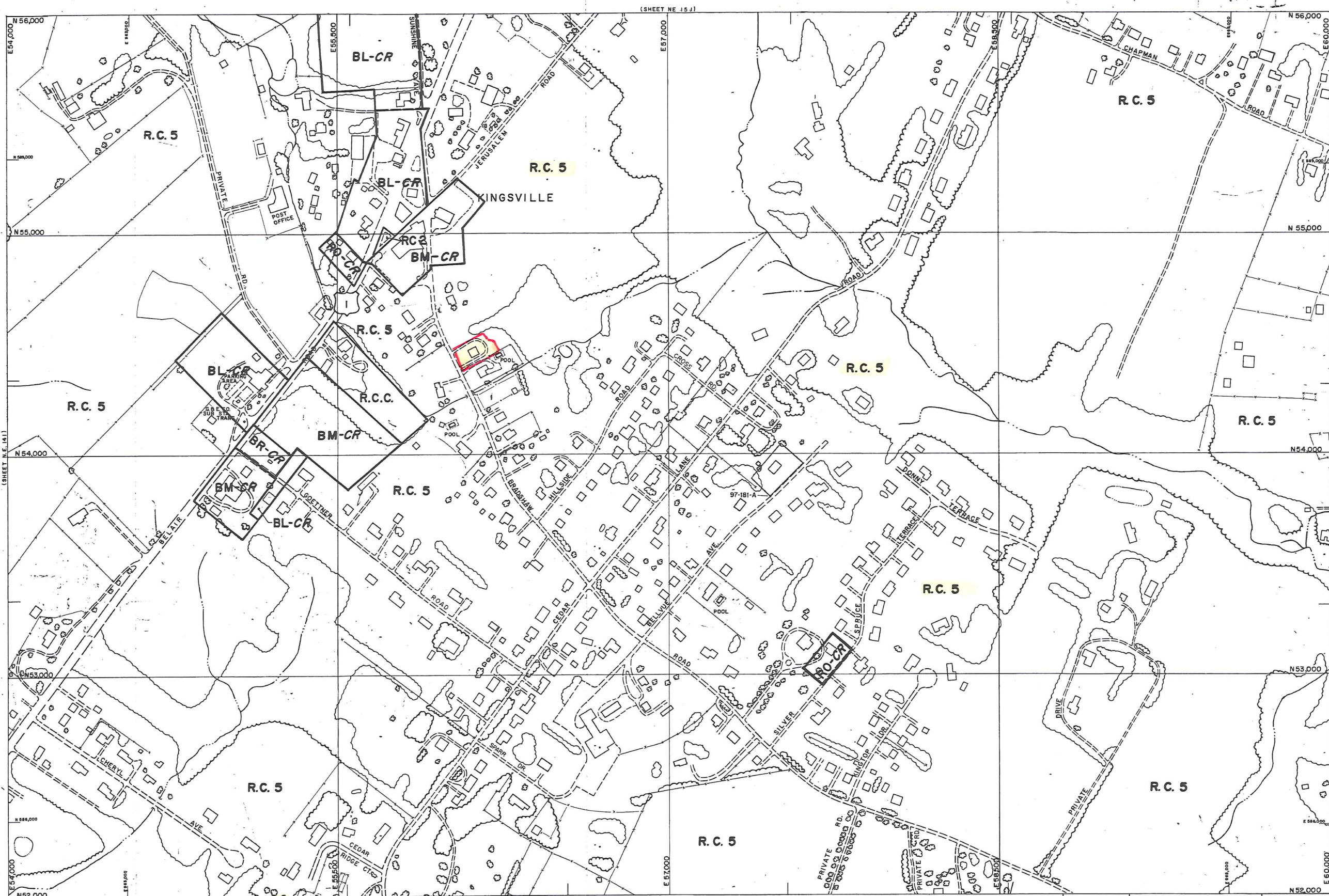
LOCATION  
**KINGSVILLE**

SHEET  
N. E.  
14 - J

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



1996



Q-NE QQ-NW

1996 COMPREHENSIVE ZONING MAP  
ADOPTED by  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

*Kevin Kamenev*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
  
KINGSVILLE

SHEET  
  
N. E.  
14-J

DRAWING NUMBER

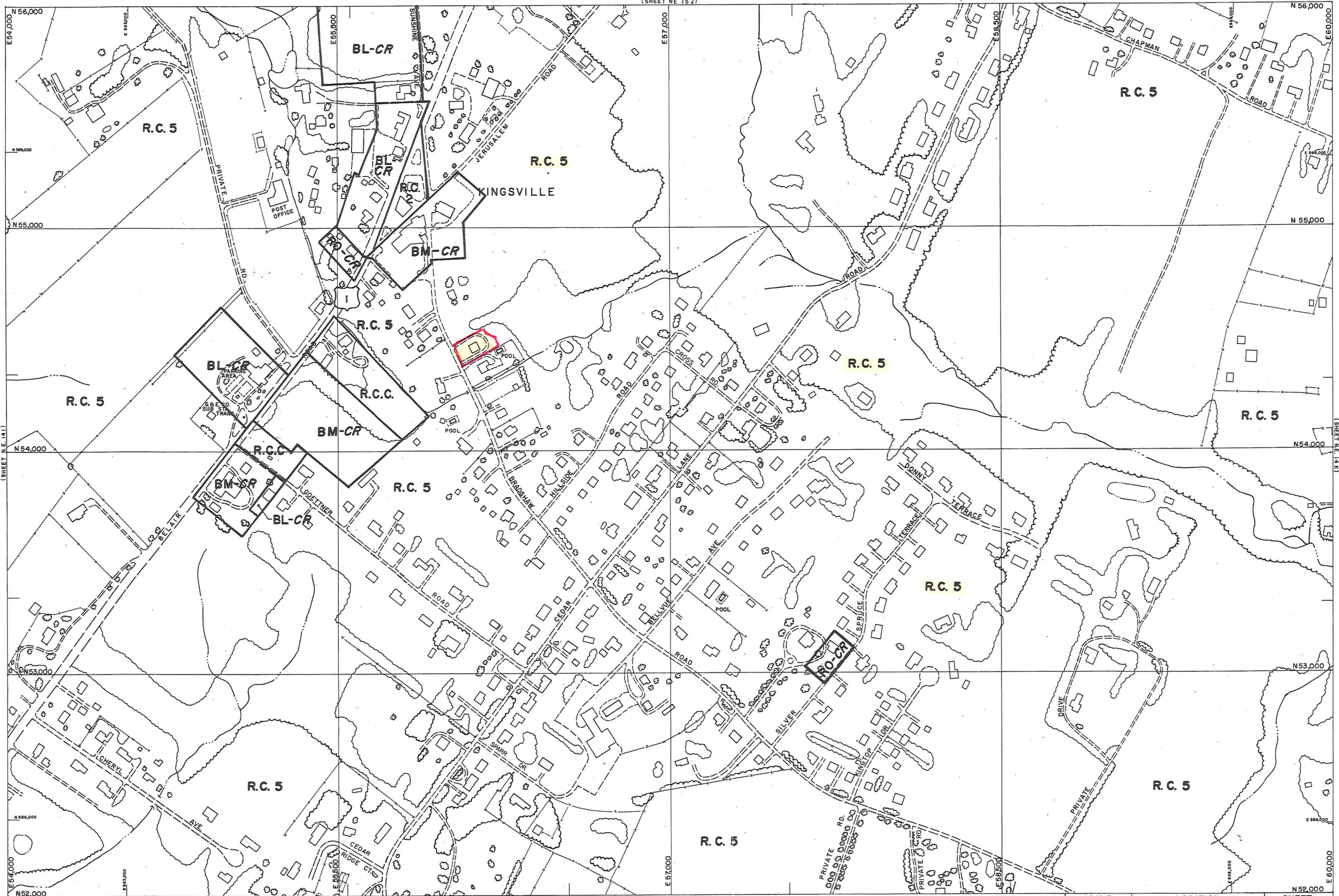
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER  
**NE 14-J**



2000



Q-NE QQ-NW

2000 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 19, 2000  
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

*James B. Battelle*  
Chairman, County Council

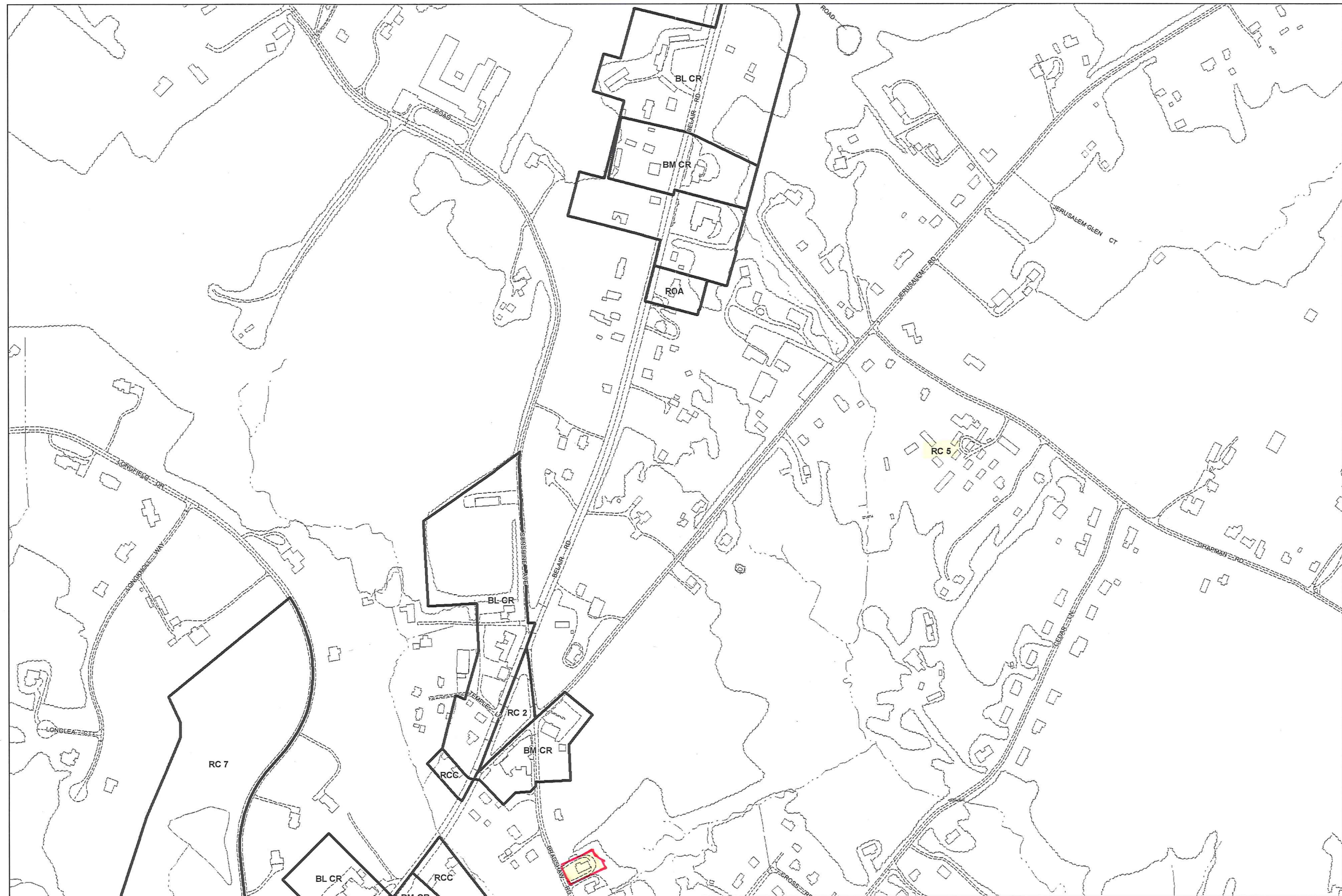
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

|                                              |                        |                          |
|----------------------------------------------|------------------------|--------------------------|
| SCALE<br>1" = 200' ±                         | LOCATION<br>KINGSVILLE | SHEET<br>N. E.<br>14 - J |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                        |                          |

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

NE 14 J





Plan Sheet: 055A3

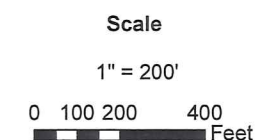
Note:  
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

### Legend

- Zoning
- Streams
- Vegetation
- Buildings
- Roads
- Rail Lines

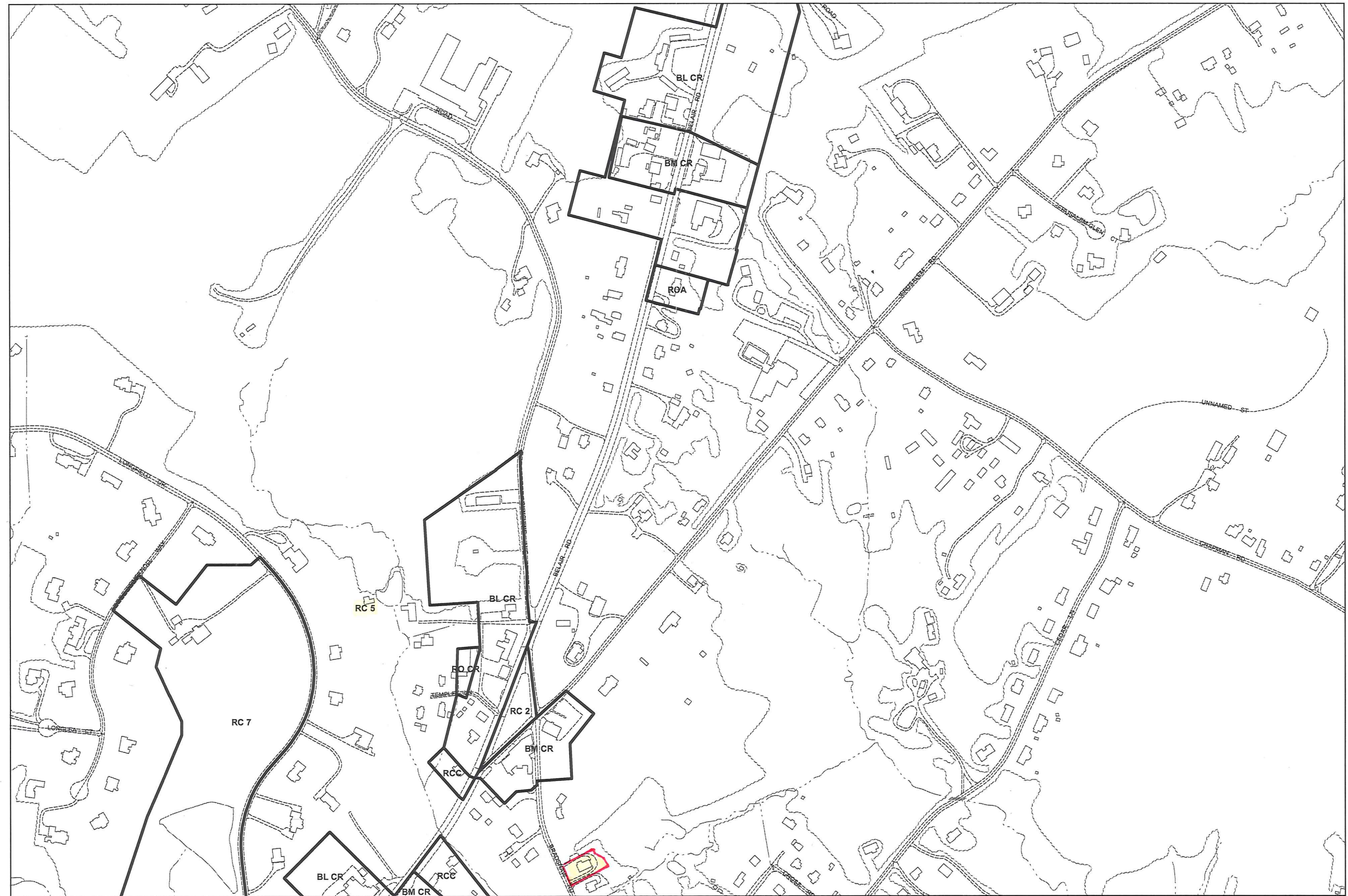
## Baltimore County Office of Planning and Zoning Official Zoning Map

|       |       |       |       |       |
|-------|-------|-------|-------|-------|
| 054B2 | 054C2 | 055A2 | 055B2 |       |
| 054B3 | 054C3 | 055A3 | 055B3 | 055C3 |
| 063B1 | 063C1 | 064A1 | 064B1 | 064C1 |



Data Sources:  
Planometric Data - Baltimore County  
OIT/GIS Services Unit  
1:2400, from 1995/96 photography  
Zoning - Baltimore County Office of Planning  
1:2400, 2004





Plan Sheet: 055.43

Note:  
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

### Legend

- |  |           |  |         |  |            |
|--|-----------|--|---------|--|------------|
|  | Buildings |  | Streams |  | Vegetation |
|  | Zoning    |  | Roads   |  | Rail Lines |

## Baltimore County Office of Planning and Zoning Official Zoning Map

|       |       |       |       |       |
|-------|-------|-------|-------|-------|
| 054B2 | 054C2 | 055A2 | 055B2 |       |
| 054B3 | 054C3 | 055A3 | 055B3 | 055C3 |
| 063B1 | 063C1 | 064A1 | 064B1 | 064C1 |

### Scale

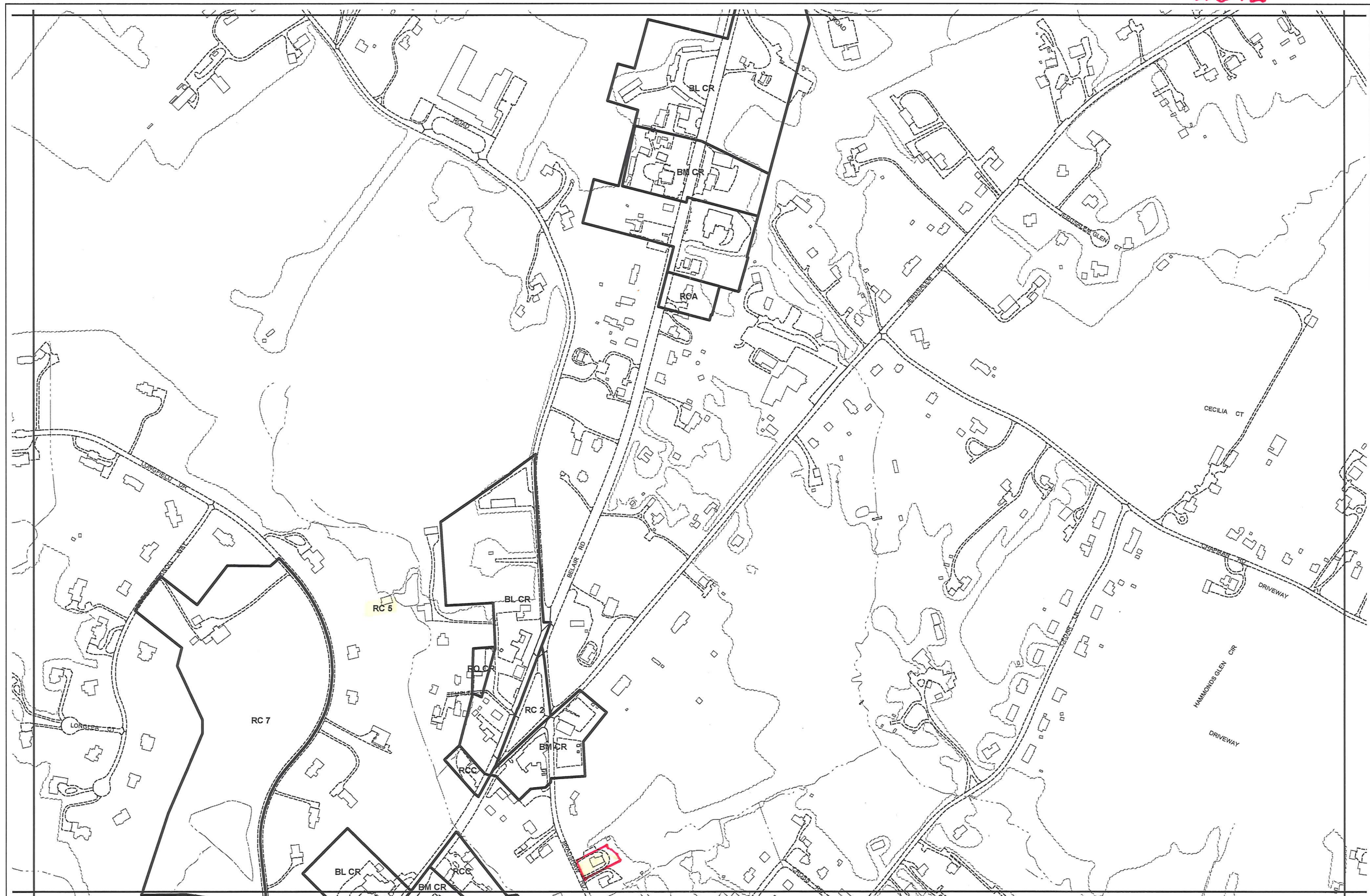
1" = 200'

0 100 200 400  
Feet



Data Sources:  
Planimetric Data - Baltimore County  
OIT/GIS Services Unit  
1:2400, from 1995/96 photography  
Zoning - Baltimore County Office of Planning  
1:2400, 2008





Plan Sheet: 05543

Note:  
The zoning depicted in this map incorporates the actions associated with 2012 Comprehensive Zoning Map Process and Baltimore County Board of Appeals actions through December 31, 2012.

**Legend**

- |           |         |            |
|-----------|---------|------------|
| Zoning    | Streams | Rail Lines |
| Buildings | Roads   | Vegetation |

**Baltimore County  
Department of Planning  
Official Zoning Map**

|       |       |       |       |       |
|-------|-------|-------|-------|-------|
| 054B2 | 054C2 | 055A2 | 055B2 |       |
| 054B3 | 054C3 | 055A3 | 055B3 | 055C3 |
| 053B1 | 053C1 | 054A1 | 054B1 | 054C1 |

Scale

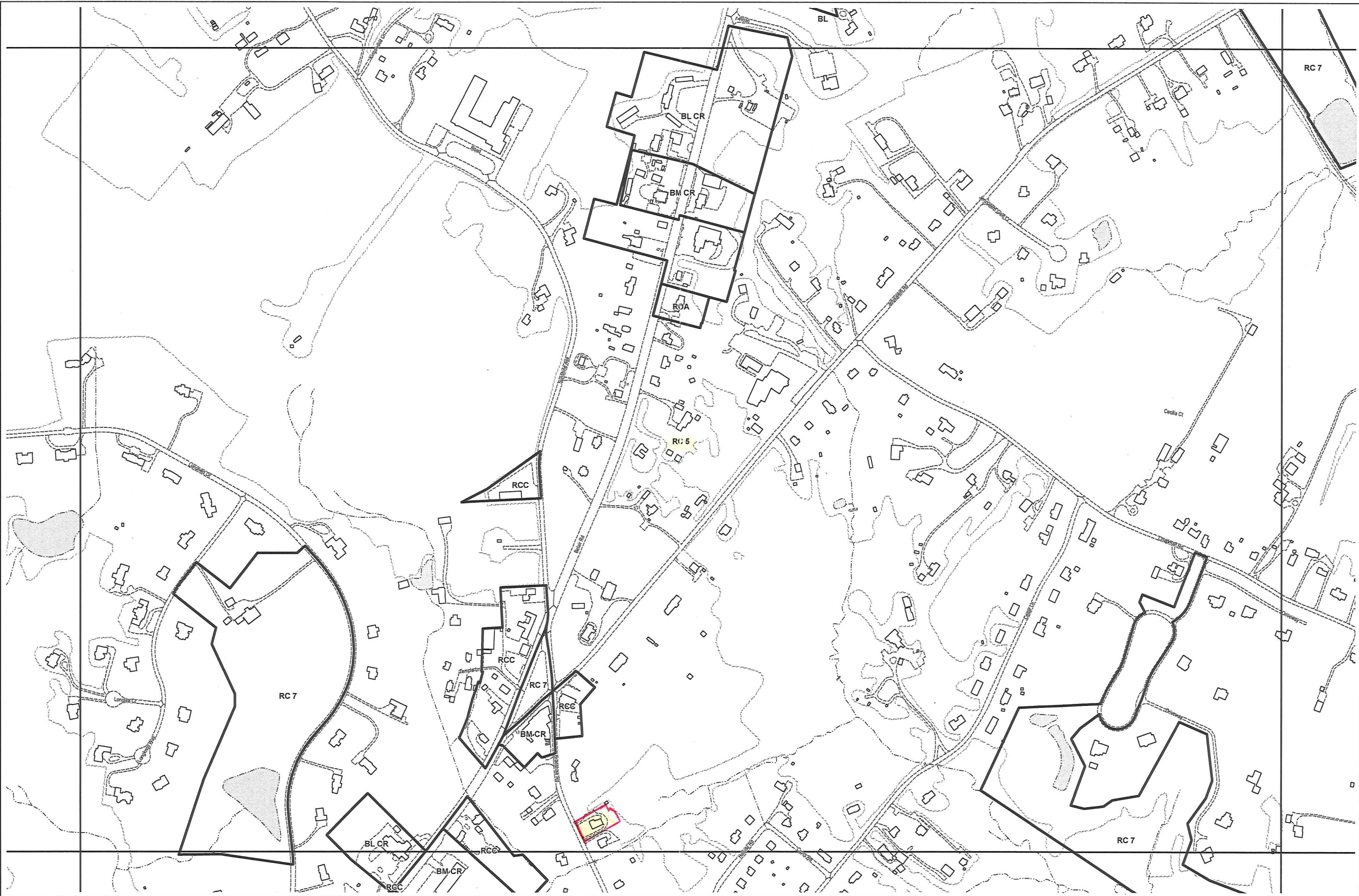
1" = 200'

0 100 200 400 Feet



Data Sources:  
Planimetric Data - Baltimore County  
OIT/GIS Services Unit  
1:2400, from 2008 photography  
Zoning - Baltimore County Office of Planning  
1:2400, 2012





Plan Sheet: 055A3

Note:  
The zoning depicted in this map incorporates the actions associated with 2016 Comprehensive Zoning Map Process and Baltimore County Board of Appeals actions through November 18, 2016.

**Legend**

|  |           |  |         |  |            |
|--|-----------|--|---------|--|------------|
|  | Zoning    |  | Streams |  | Rail Lines |
|  | Buildings |  | Roads   |  | Vegetation |

**Baltimore County  
Department of Planning  
Official Zoning Map**

|       |       |       |       |       |
|-------|-------|-------|-------|-------|
| 054B2 | 054C2 | 055A2 | 055B2 |       |
| 054B3 | 054C3 | 055A3 | 055B3 | 055C3 |
| 053B1 | 053C1 | 054A1 | 054B1 | 054C1 |

**Scale**

1" = 200'

0 100 200 400 Feet

**Data Sources:**  
Buildings/Streams/Roads - Baltimore County  
OIT/GIS Services Unit  
1:2400, from 2014 photography  
Vegetation - Baltimore County  
OIT/GIS Services Unit  
1:2400, from 2008 photography  
Zoning - Baltimore County Dept of Planning  
1:2400, 2016