

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(3312 Offutt Road) *
2nd Election District * OFFICE OF ADMINISTRATIVE
4th Council District *
Wesley C. & Tonica C. Henry * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2019-0139-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Wesley C. and Tonica C. Henry (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.a of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed extension to an existing detached accessory structure (garage) creating an addition with a side yard setback of 7 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated November 13, 2018, indicating that Ground Water Management must review any proposed building permit(s) for an addition.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 11, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-30-18

By kw

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30th day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.a of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed extension to an existing detached accessory structure (garage) creating an addition with a side yard setback of 7 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the DEPS ZAC comment, dated November 13, 2018; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 11-30-18

By ISW

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

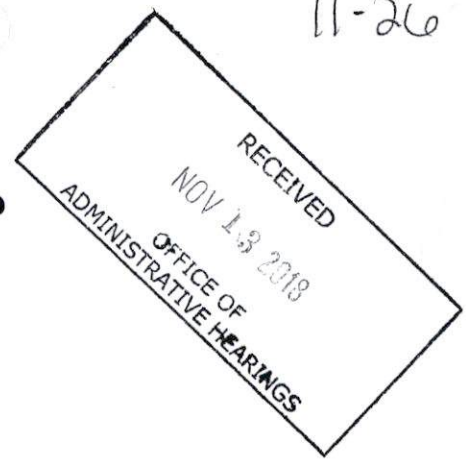
ORDER RECEIVED FOR FILING

Date 11-30-18

By dlw

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: November 13, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0139-A
Address 3312 Offutt Road
(Henry Property)

Zoning Advisory Committee Meeting of **November 12, 2018.**

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

1. Ground Water Management must review any proposed building permit(s) for an addition, especially if the plan is to add any bedrooms, since septic systems are sized based on the number of bedrooms.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 11-30-18

By DW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 3312 Offutt RD Currently zoned RC5
 Deed Reference 37170 100/53 10 Digit Tax Account # 160006334
 Owner(s) Printed Name(s) Wesley Henry

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s)

*see
attached*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Wesley Henry Tonica Henry
 Name #1 – Type or Print Name #2 – Type or Print
Wesley Henry Tonica Henry
 Signature #1 Signature #2
3312 Offutt RD Randallstown, MD
 Mailing Address City State
21133 (443) 829-1393 WesleyHenry@me.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print
 Signature SAME
 Mailing Address City State
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0139-A Filing Date 10/29/18 Estimated Posting Date 11/2/18 Reviewer gr

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: Wesley Henry Randallstown MD 21133
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Changing 2 story detached garage to 1 story attached living space 23'x30'
with 1 guest bedroom, 1 bathroom and living room. Remove existing garage
roof and existing rear storage room on back of main dwelling and
build a 21'x17'6" addition with 1 story living room/entertainment area
to connect dwelling to detached garage.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Wesley Henry
Signature of Owner (Affiant)
Wesley Henry
Name- Print or Type

Tonica Henry
Signature of Owner (Affiant)
Tonica Henry
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of October, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Wesley Henry

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

EVA STANLEY
Notary Public, State of Maryland
Anne Arundel County
My Commission Expires 02/06/2022

Eva Stanley
Notary Public
02/06/2022
My Commission Expires

2019-0139-A

Administrative Variance from section: 1A04.3.B.2.a

To permit a proposed extension to an existing detached accessory structure (garage) creating an addition with a side yard setback of 7 feet in lieu of the required 50 feet.

2019-0139-A

Note: The SDAT does is not updated with the new owners. A copy of the owners deed will be include with case folder.

2019-0139-A

Note: The SDAT (Maryland tax assessment) is not updated with the new owners information. A copy of the owners deed will be include with case folder.

ZONING PROPERTY DESCRIPTION FOR 3312 OFFUTT ROAD

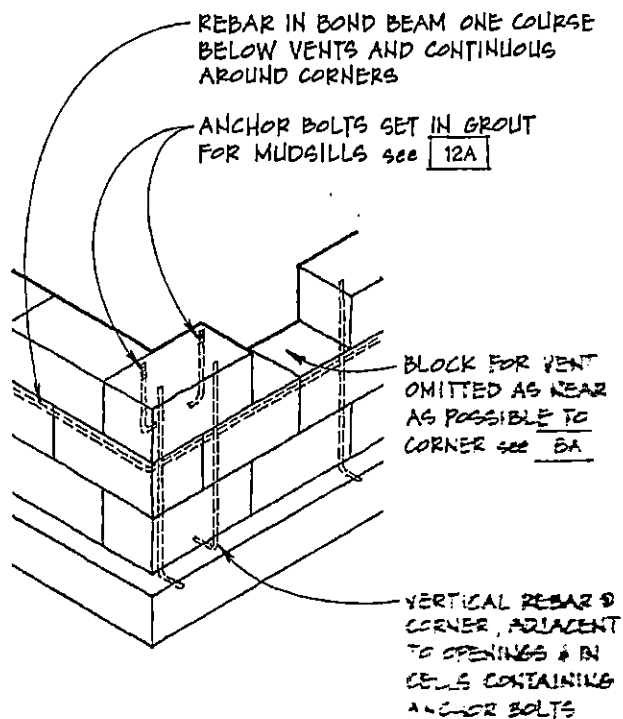
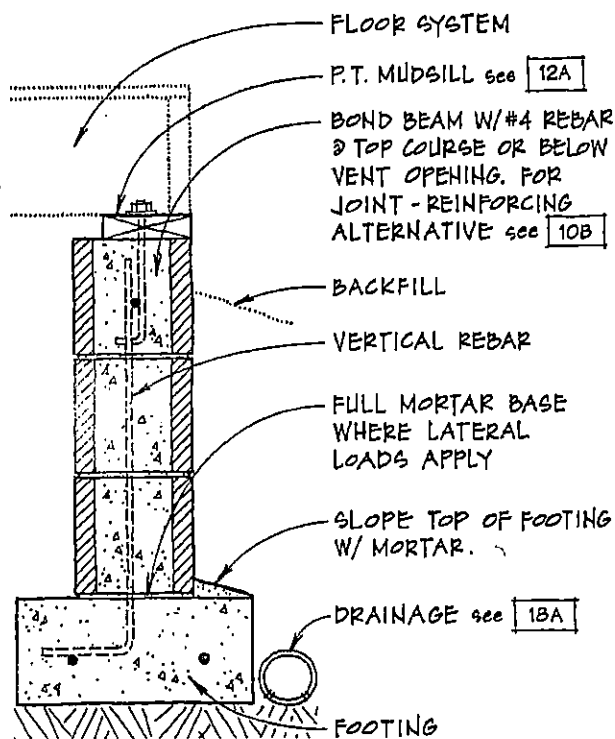
Beginning at a point on the west side of Offutt Road, which has a 30-foot right of way, at a distance of +/-560 feet south of the centerline of the nearest improved intersecting street Erimike Court, which is 30 feet wide. Thence the following courses and distances: (1st Point of Call "POC") S 17° 18' W 145', (2nd POC) N 74° 00' W 390', (3rd POC) N 15° 42' E 144', (4th POC) S 74° 00' E 394', back to the point of beginning as recorded in Deed Liber #37170, Folio #153, containing 1.3 acres. Located in the 2nd Election District and 4th Councilmanic District

2019-0139-A

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2019-0139-A



B

CRAWL-SPACE FOUNDATION WALL CONCRETE BLOCK

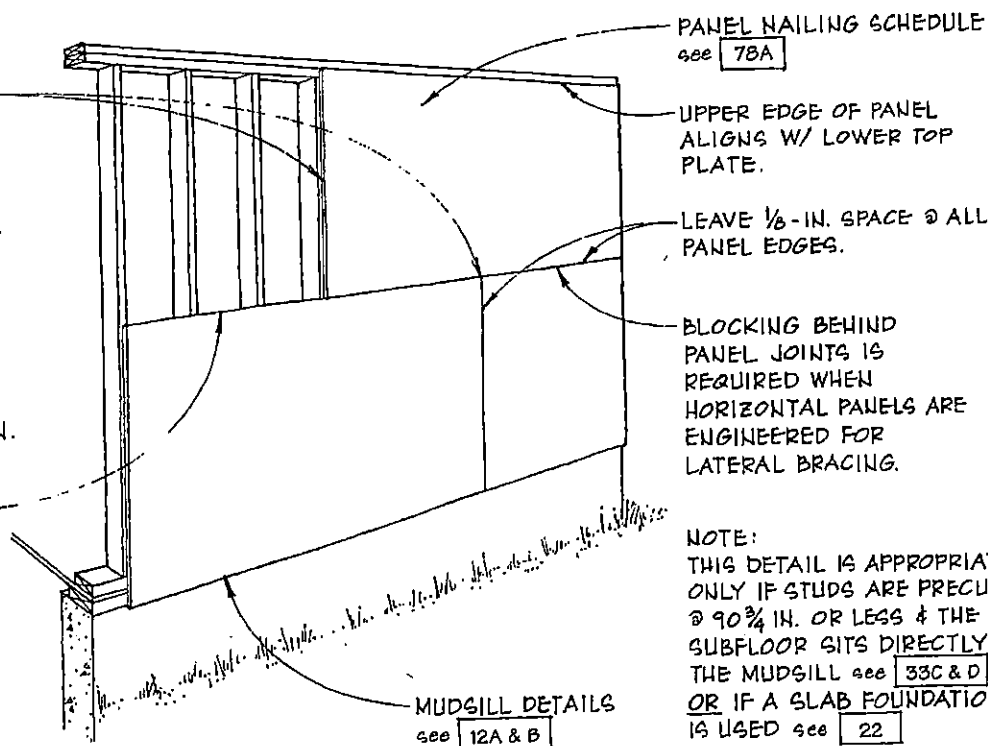
C

CORNER & VENT OPENING CONCRETE-BLOCK FOUNDATION WALL

LARGER VERTICAL JOINTS BETWEEN STRUCTURAL PANELS.

WHEN NOT ENGINEERED AS BRACING, SHEATHING PANELS MAY SPAN BETWEEN STUDS WITHOUT BLOCKING DEPENDING ON STUD SPACING, PANEL THICKNESS & SIDING MATERIAL. $\frac{3}{8}$ -IN. SHEATHING IS RECOMMENDED FOR STUDS @ 16 IN. O.C. & $\frac{1}{2}$ -IN. SHEATHING FOR STUDS @ 24 IN. O.C. VERIFY SPAN RATING ON PANELS.

NOTE:
HORIZONTAL PANELS SHOWN IN THIS DETAIL MAY BE REPLACED W/ VERTICAL PANELS see 79A



NOTE:
THIS DETAIL IS APPROPRIATE ONLY IF STUDS ARE PRECUT @ $90\frac{3}{4}$ IN. OR LESS & THE SUBFLOOR SITS DIRECTLY ON THE MUDSILL see 33C & D OR IF A SLAB FOUNDATION IS USED see 22

B

STRUCTURAL SHEATHING / SINGLE-STORY BUILDING

DISTANCE TOP PLATE & FT. OR LESS

COMMON
RAFTER

BARGE
RAFTER

A LADDER OF LOOKOUTS
THE SAME DIMENSION AS
RAFTERS & @ 16 IN. OR
24 IN. O.C. PROVIDES
STRENGTH AND NAILING
FOR BOXED-IN RAKE
see 147D

ROOFING

ROOF SHEAT

BLOCKING AS REQ'D W/
SPACE FOR VENTILATION

2x SOFFIT JOIST NAILED
TO RAFTERS

GUTTER
see 193

CONTINUOUS
FASCIA

CONTINUOUS SOFFIT OF
EXTERIOR PLYWOOD OR
OTHER EXTERIOR-RATED
FINISH

CONTINUOUS SCREENED
VENT W/ TRIM see 202D

STUD WALL W/
SHEATHING &
FINISH

CONTINUOUS LEDGER
FOR SOFFIT JOISTS

A OVERHANGING RAKE SUPPORTED BY LOOKOUTS

B SOFFITED EAVE

STANDARD
TRUSSES

DOUBLE
TOP PLATE
OF WALL

GABLE-END
TRUSS

EDGE OF
ROOF

A STANDARD GABLE-END TRUSS

CONTINUOUS METAL
RIDGE W/ LOUVERS ON
UNDERSIDE

NAIL OR SCREW
RIDGE TO
ROOFING.

ROOFING

SHEATHING

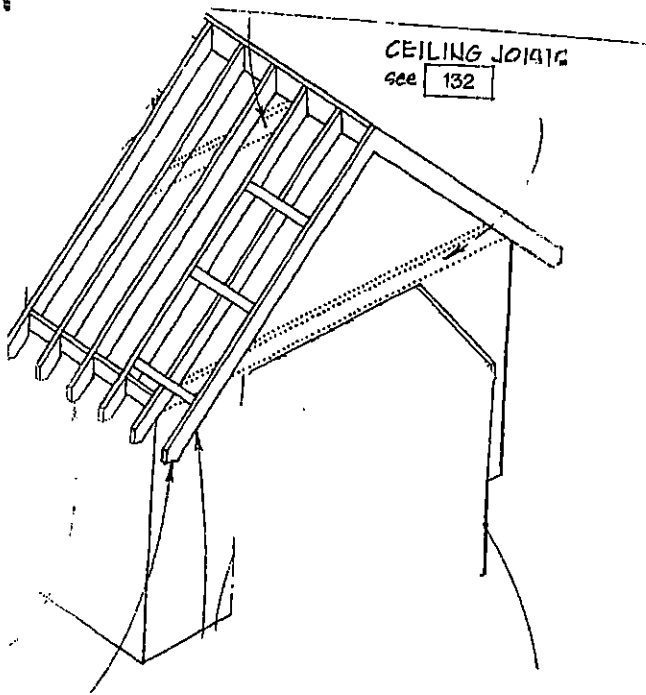
RAFTER

RIDGE BOARD

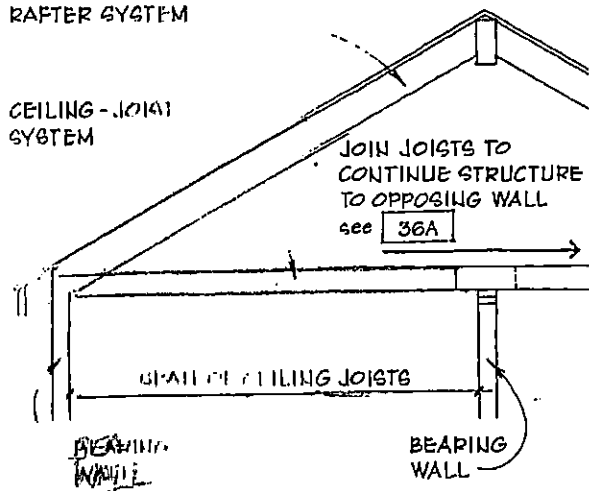
KEEP SHEATHING 1 IN.
TO 1 1/2 IN. FROM RIDGE
BOARD TO ALLOW FREE
AIR PASSAGE.

NOTE:
OTHER LARGER
METAL VENTS ARE
MADE TO ALLOW
SHINGLING-OVER
OF VENT FOR
APPEARANCE.

C RIDGE EXHAUST VENT METAL



RAFTER SYSTEM



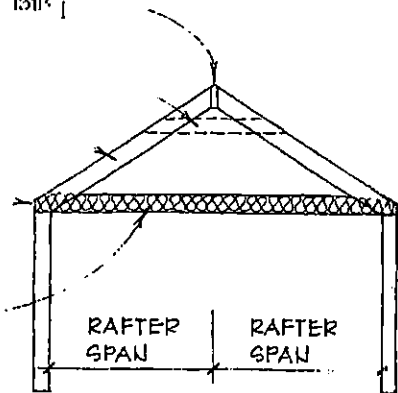
NON-STRUCTURAL RIDGE BOARD see 131A

COLLAR TIE

RAFTER --

RAFTER SUPPORT @ EAVE see 133A

CEILING JOIST W/ INSULATION see 132



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0139 -A Address 3312 Offutt Rd 21133

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/29/18 Posting Date: 11/11/18 Closing Date: 11/26/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0139 -A Address 3312 Offutt Rd 21133

Petitioner's Name Wesley & Tonica Henry Telephone 443-829-1393

Posting Date: 11/2/18 Closing Date: 11/26/18

Wording for Sign: To Permit a proposed extention to an existing
detech accessory structure (garage) thus creating an
addition with a side yard setback of 7 feet in lieu
of the required 50 feet.

Revised 6/30/2019

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

No. **177103**

Date: **10/29/18**

PAID RECEIPT

BUSINESS ACTUAL TIME IN
 10/29/2018 10/29/2018 10:08:41

REG MSG: WALKIN CAH
 >>RECEIPT H 795432 10/29/2018 OFL

Dept 5 528 ZONING VERIFICATION
 7103

Fund	Dept	Unit	Sub Unit	Rev. Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct.	Amount
001	206	0000		0150					75.00

Rept Tot \$75.00
 \$6.00 CK \$80.00 CA
 \$5.00 CG
 Baltimore County, Maryland

Total: **75.00**

Rec From: Wesley Henry
 For: Administrative Variance for
3312 off on 12/18
Cost # 2019-0139-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

3312 Offutt Road, Tax #16-00-006-334



Publication Date: 10/12/2018



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

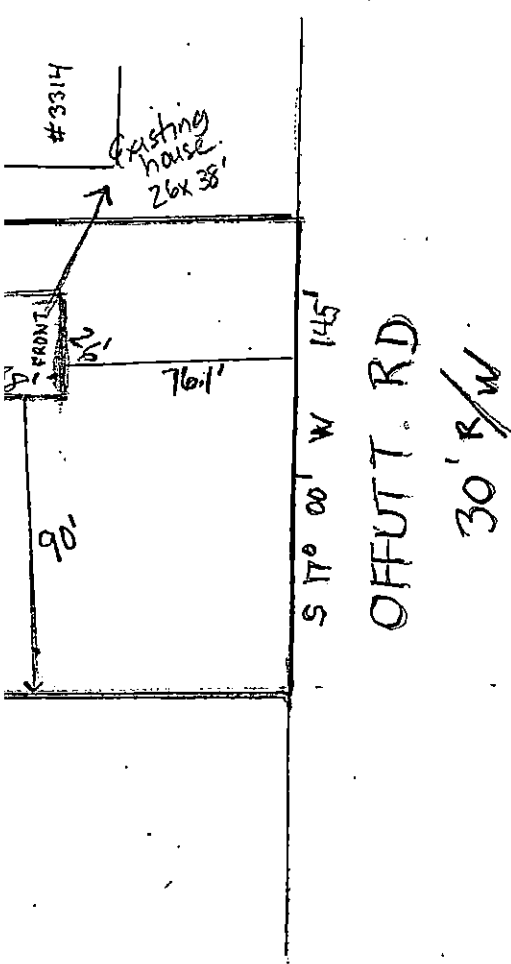


0 25 50 100 150 200 Feet

1 inch = 100 feet

2019-0139-12

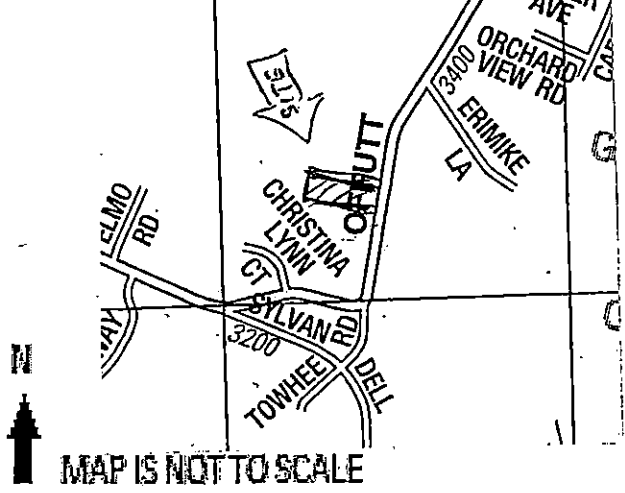
VG _____ (MARK TYPE REQUESTED WITH X)
Wesley + Tonica Henry
_____ BLOCK # _____ SECTION # _____
384 DEED REF. # 37170 100153



SCALE: 1 INCH = 6.6 FEET

2019-0139-A

SITE VICINITY MAP



ZONING MAP# 077A2
SITE ZONED RC 5
ELECTION DISTRICT 2nd
COUNCIL DISTRICT 4th
LOT AREA ACREAGE 1.3
OR SQUARE FEET _____
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? _____
UTILITIES? MARK WITH X
WATER IS:
PUBLIC _____ PRIVATE X
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

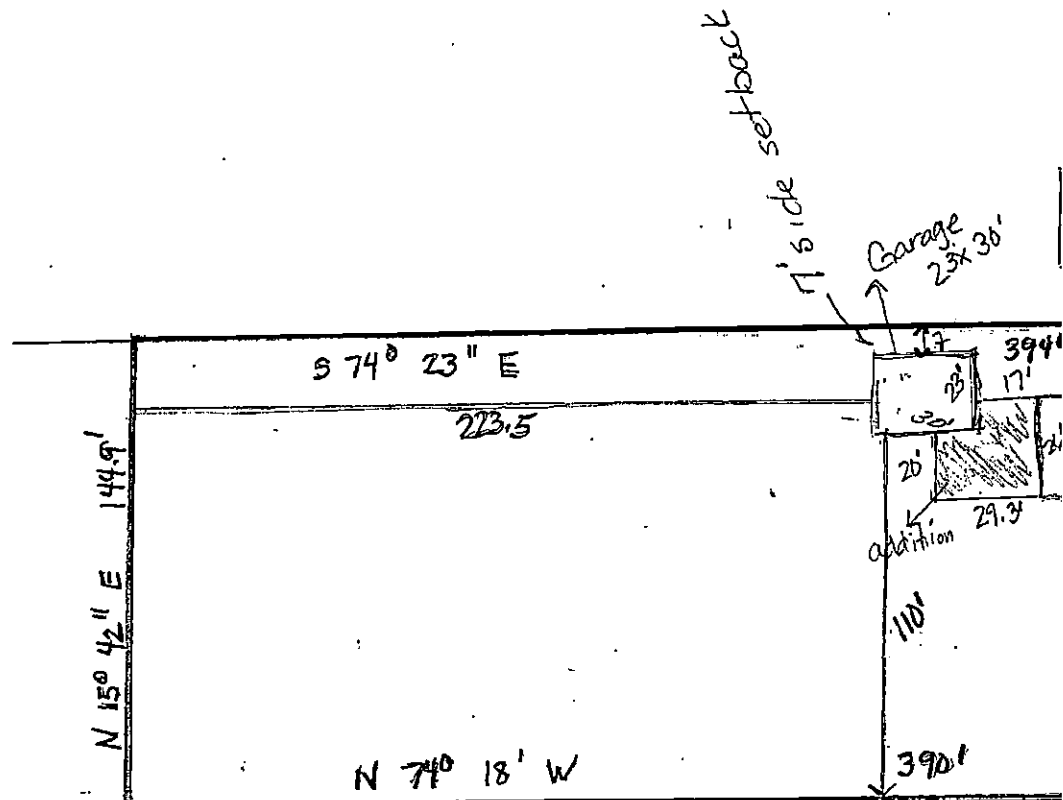
N/A
VIOLATION CASE INFO:
N/A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEAP

ADDRESS 3312 Offutt Road Randallstown MD OWNER(S) NAME 21133

SUBDIVISION NAME N/A

PLAT BOOK # FOLIO # 10 DIGIT TAX # 16-00-006



PLAN DRAWN BY Wesley Henry DATE 10/17/18 S

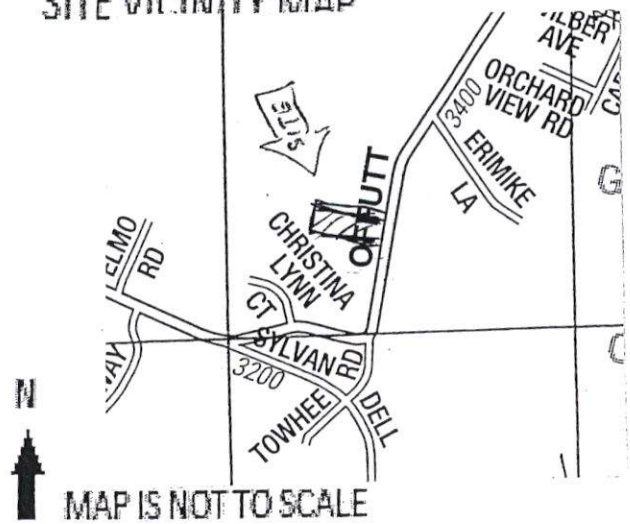
G (MARK TYPE REQUESTED WITH X)

Wesley + Tonica Henry

T # BLOCK # SECTION #

384 DEED REF. # 37170 100153

SITE VICINITY MAP



ZONING MAP# 077A2

SITE ZONED RC 5

ELECTION DISTRICT 2nd

COUNCIL DISTRICT 4th

LOT AREA ACREAGE 1.3

OR SQUARE FEET

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN?

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

Pet. Ex. 1

#3314
Existing house
26x38'

394'

17'

26'

32'

29.3'

90'

76.1'

390'

S 17° 00' W 145'

OFFUTT RD

30' R/W

10/17/18 SCALE: 1 INCH = 60 FEET

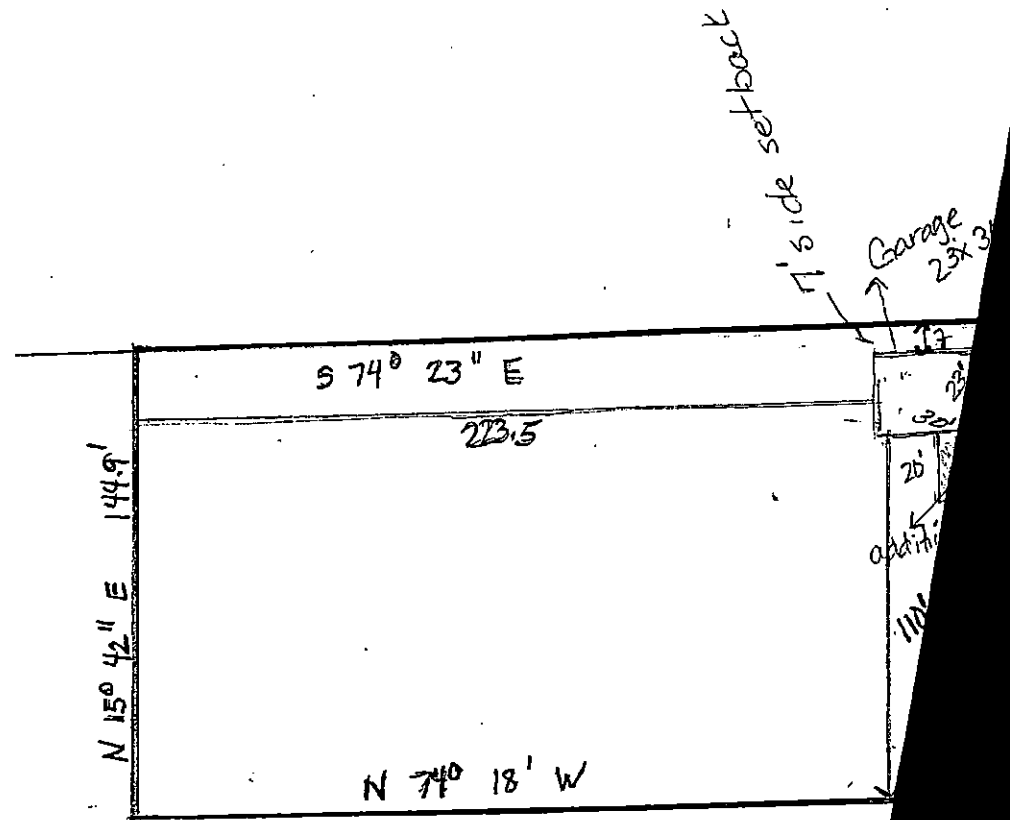
2019-0139-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

ADDRESS 3312 Offutt Road Randallstown MD OWNER(S) NAME(S) 21133

SUBDIVISION NAME N/A LC

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 16-00-006



PLAN DRAWN BY Wesley Henry DATE _____

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/11/2018

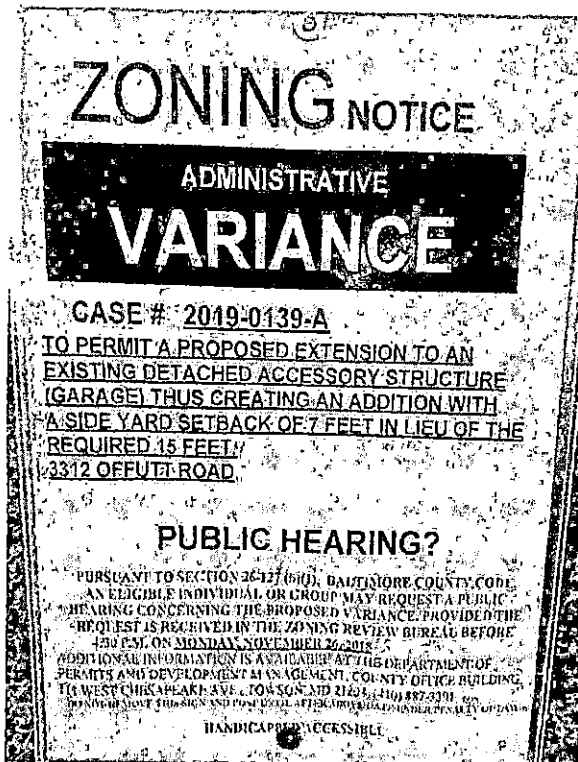
Case Number: 2019-0139-A

Petitioner / Developer: WESLEY HENRY

Date of Closing: NOVEMBER 26, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3312 OFFUTT ROAD

The sign(s) were posted on: **NOVEMBER 11, 2018**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Wesley Henry
E&J Contractor Service INC
5707 Vassar Dr.
College Park MD 20740
(443) 829-1393
eandjwesley@gmail.com

↑
Propose entrance
to addition as
access

2019-0139-1A

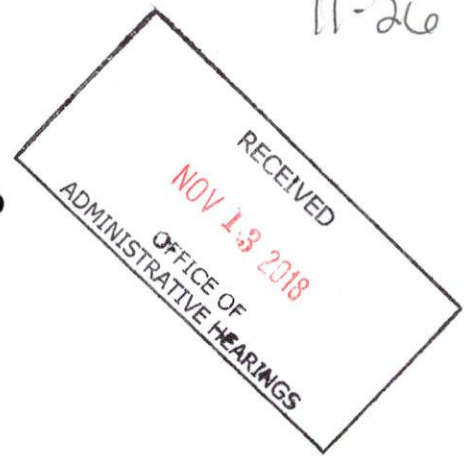
2019-0139-A

opposite side view
↓



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: November 13, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0139-A
Address 3312 Offutt Road
(Henry Property)

Zoning Advisory Committee Meeting of **November 12, 2018**.

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

1. Ground Water Management must review any proposed building permit(s) for an addition, especially if the plan is to add any bedrooms, since septic systems are sized based on the number of bedrooms.

Reviewer: Dan Esser



DONALD I. MOHLER III
County Executive

November 27, 2018

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

Wesley Henry
3312 Offutt Rd.
Randallstown, MD 21133

Dear Mr. Henry:

RE: Case Number: 2019-0139A, Address: 3312 Offutt Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 29, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint rectangular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel

Date: 11/7/18

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

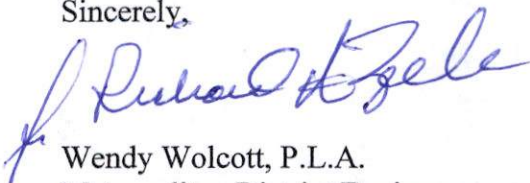
Dear Ms. Lewis:

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.

2019-0139-1A
Administrative Variance
Wesley Henry & Tonica Henry
3312 Offutt 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

NO CONSIDERATION
EXEMPT FROM RECORDATION/TRANSFER TAXES
PURSUANT TO MD ANN CODE,
TAX-PROPERTY §12-108(f), §13-207(a)(5), §13-402.1(b)(2)
TITLE NOT EXAMINED

Property: 3312 Offutt Road
SDAT ID No. 16-00-006334

THIS CONFIRMATORY DEED, Made this 20th day of SEPTEMBER

in the year Two Thousand and Eighteen, by and between 2002 PROPERTIES, LLC, a Maryland limited liability company, party of the first part, GRANTOR, and WESLEY C. HENRY and TONICA C. HENRY, husband and wife, parties of the second part, GRANTEES.

WHEREAS, by Deed dated June 5, 2017 and recorded among the Land Records of Baltimore County in Liber JLE No. 39168, folio 491, title was to be conveyed to Grantees by 2002 Properties, LLC, which acquired the property by Deed dated December 24, 2015 and recorded as aforesaid in Liber JLE No. 37170, folio 153; and

WHEREAS, the name of the Grantor in the Deed first above mentioned was inadvertently changed to 2017 Properties, LLC, and this Deed is prepared to correct the error.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said 2002 Properties, LLC does hereby grant and convey unto the Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal ~~representatives and assigns~~ in fee simple all that lot or parcel of land situate in the SECOND Election

WITNESS the hand and seal of the sole member of Grantor.

ATTEST:

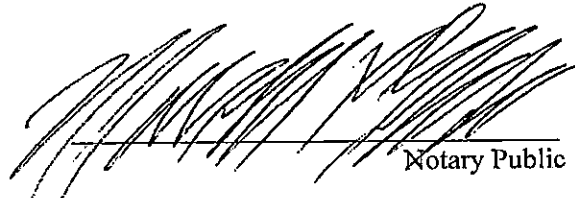
2002 PROPERTIES, LLC,
A Maryland limited liability company

By:  sole member (SEAL)
TYRICE T. SIMS, Sole Member

STATE OF ~~MARYLAND~~ VIRGINIA, ~~ALEXANDRIA~~ CITY/COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 20 day of SEPTEMBER 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared TYRICE T. SIMS, sole member of 2002 Properties, LLC, known (or satisfactorily proven) to me to be the person whose name is subscribed to the within Confirmatory Deed, and acknowledged the foregoing Deed to be his act on behalf of 2002 Properties, LLC, and in my presence signed and sealed the same and further acknowledged that the consideration as stated above is true and correct.

AS WITNESS my hand and Notarial Seal.


Notary Public

My Commission Expires:

MARSHALL C GLASSER
NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

MEMORANDUM

DATE: January 2, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0139-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 31, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

Debra Wiley

From: Debra Wiley
Sent: Monday, November 26, 2018 10:05 AM
To: Gary M Hucik; Mindy Clark
Subject: Administrative Variance Case No. 2019-0139-A (Closing date: 11/26/18) 3312 Offutt Rd.
Attachments: 20181126095900864.pdf

Good Morning,

Please see attached SDAT which reflects that this is neither the Petitioners' principal residence nor is it owned by them.

Please let me know if your case file reflects anything differently. If not, this will be a formal demand by ALJ Beverungen.

Thanks in advance.

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

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Monday, November 26, 2018 9:59 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 11.26.2018 09:59:00 (-0500)

Queries to: adminhearingscpr@baltimorecountymd.gov

11-26 11:10 AM Sp. to Mr. Henry.

He wants to be notified to pick up
order instead of mailing.

(443. 829. 1393)

June 26/17

Advised him of close date info. etc.

11-26-18 10:14 AM
Per Gary, a deed
is located in case file
to prove they are the
owners -- having difficulty
to getting SDAT to update.

NO CONSIDERATION
EXEMPT FROM RECORDATION/TRANSFER TAXES
PURSUANT TO MD ANN CODE,
TAX-PROPERTY §12-108(f), §13-207(a)(5), §13-402.1(b)(2)
TITLE NOT EXAMINED

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: 2002 PROPERTIES
LLC/HENRY
Ref:
LR - Deed (No-Taxes)
Property: 3312 Offutt Road
SDAT ID No. 16-00-006334
SubTotal: 60.00
Total: 120.00
11/01/2018 03:45
CC03-LL
#11217931 CC0301 -
Baltimore
Register 06

THIS CONFIRMATORY DEED, Made this 20th day of SEPTEMBER

in the year Two Thousand and Eighteen, by and between 2002 PROPERTIES, LLC, a Maryland limited liability company, party of the first part, GRANTOR, and WESLEY C. HENRY and TONICA C. HENRY, husband and wife, parties of the second part, GRANTEES.

WHEREAS, by Deed dated June 5, 2017 and recorded among the Land Records of Baltimore County in Liber JLE No. 39168, folio 491, title was to be conveyed to Grantees by 2002 Properties, LLC, which acquired the property by Deed dated December 24, 2015 and recorded as aforesaid in Liber JLE No. 37170, folio 153; and

WHEREAS, the name of the Grantor in the Deed first above mentioned was inadvertently changed to 2017 Properties, LLC, and this Deed is prepared to correct the error.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said 2002 Properties, LLC does hereby grant and convey unto the Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, in fee simple, all that lot or parcel of land situate in the SECOND Election District of BALTIMORE COUNTY, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point in the center of Offutt Road, 30 feet wide at the end of the third line of the land described in a deed from Jennie C. Klee, et al., to Walter A. Proctor and Helene M. Proctor, his wife, dated November 8, 1937 and recorded among the Land Records of Baltimore County in Liber DWB, Jr. No. 1013, folio 365, and running thence binding reversely on part of said third line, South 17 degrees 18 minutes West 145 feet to the beginning of the last line of the parcel of land described in a Deed from Helen M. Proctor, widow, to Walter A. Schemm and Mary L. Schemm, his wife, dated June 22, 1973 and recorded among the said land records in Liber EHK Jr. No. 5370, folio 256; thence binding reversely on the sixth and fifth lines of the parcel of land described in last said Deed the two following courses and distances; namely, North 74 degrees 18 minutes West 390.00 feet and North 15 degrees 42 minutes East 144.9 feet to intersect the fourth line of the parcel of land described in a Deed mentioned firstly herein, and thence binding reversely on part of the fourth line of the parcel of land described in the deed mentioned firstly herein, to the beginning thereof, South 74 degrees 23 minutes East 394 feet, more or less, to the place of beginning. Containing 1.3 acres of land, more or less.

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

TO HAVE AND TO HOLD the above-described property unto the said Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, forever, in fee simple.

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatever to encumber the property hereby conveyed; and to warrant specially the property hereby granted and to execute such further assurances of the same as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the sole member of Grantor.

ATTEST:

2002 PROPERTIES, LLC,
A Maryland limited liability company

By: Tyric T. Sims Sole Member (SEAL)
TYRIC T. SIMS, Sole Member

STATE OF MARYLAND, ALEXANDRIA CITY/COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 20 day of SEPTEMBER, 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared TYRIC T. SIMS, sole member of 2002 Properties, LLC, known (or satisfactorily proven) to me to be the person whose name is subscribed to the within Confirmatory Deed, and acknowledged the foregoing Deed to be his act on behalf of 2002 Properties, LLC, and in my presence signed and sealed the same and further acknowledged that the consideration as stated above is true and correct.

AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires:

MARSHALL C GLASSER
NOTARY PUBLIC COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31 2022
ID #318132

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

[Signature]
Richard E. Lattanzi, Attorney

RECORD AND RETURN TO:
2002 Properties, LLC
c/o Tyric Sims
3712 N. Rosser Street, Suite 202
Alexandria, VA 22311

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40834, p. 0075, MSA_CE62_40691. Date available 11/05/2018. Printed 11/26/2018.

State of Maryland Land Instrument Record Form PAGE: 75									
Baltimore City County: Baltimore									
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)									
1 Type(s) of Instruments		(Check Box if addendum Intake Form is Attached.)							
2 Conveyance Type Check Box		Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9]							
3 Tax Exemptions (if applicable)		Recordation \$12-108 (c) State Transfer County Transfer							
4 Consideration and Tax Calculations		Consideration Amount				Finance Office Use Only Transfer and Recordation Tax Consideration			
		Purchase Price/Consideration \$				Transfer Tax Consideration \$			
		Any New Mortgage \$ 54,000.00				X () % = \$			
		Balance of Existing Mortgage \$				Less Exemption Amount - \$			
		Other: \$				Total Transfer Tax - \$			
		Other: \$				Recordation Tax Consideration \$ 270.00			
		Full Cash Value: \$				X () per \$500 - \$			
						TOTAL DUE \$			
5 Fees		Amount of Fees Doc. 1 Doc. 2				Agent:			
		Recording Charge \$ 20.00 \$ 20.00				Tax Bill:			
		Surcharge \$ 40.00 \$ 40.00				C.B. Credit:			
		State Recordation Tax \$ 270.00				Ag. Tax/Other:			
		State Transfer Tax \$							
		County Transfer Tax \$							
		Other \$							
		Other \$							
6 Description of Property		District 02		Property Tax ID No. (1) 16-00-006334		Grantor Liber/Folio 39168/491		Map 77	
		Subdivision Name		Lot (3a)		Block (3b)		Sect/AR (3c)	
								Parcel No. 215	
								Vnr. LOG (5)	
								Plat Ref. 39168/491	
								SqFt/Acreage (4)	
		Location/Address of Property Being Conveyed (2)							
		3312 Offutt Road, Randallstown, MD 21133							
		Other Property Identifiers (if applicable)							
		Water Meter Account No.							
		Residential X or Non-Residential Fee Simple X or Ground Rent Amount: N/A							
		Partial Conveyance? Yes X No Description/Amt. of SqFt/Acreage Transferred: N/A							
		If Partial Conveyance, List Improvements Conveyed: N/A							
7 Transferred From		Doc. 1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Name(s)			
		2002 Properties, LLC				Wesley C Henry			
						Tonica C. Henry			
		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)			
		Wesley C. Henry				Point Breeze Credit Union			
		Tonica C. Henry							
		New Owner's (Grantee) Mailing Address							
		3312 Offutt Road, Randallstown 21133							
9 Other Names to Be Indexed		Doc. 1 - Additional Names to be Indexed (Optional)				Doc. 2 - Additional Names to be Indexed (Optional)			
10 Contact/Mail Information		Instrument Submitted By or Contact Person						☒ Return to Contact Person	
		Name: Linda Hood						☐ Hold for Pickup	
		Firm: Moore, Carney, Ryan and Lattanzi, LLC						☒ Return Address Provided	
		Address: 9649 Belair Road, Suite 302							
		Nottingham, MD 21236 Phone: (410) 529-4600 x327							
11 Assessment Information		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
		X Yes No Will the property being conveyed be the grantee's principal residence?							
		X Yes No Does transfer include personal property? If yes, identify:							
		X Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).							
		Assessment Use Only - Do Not Write Below This Line							
		Terminal Verification		Agricultural Verification		Whole Part		Tran. Process Verification	
		Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:	
		Year 20		20		Geo.		Block	
		Land		Zoning		Use		Lot	
		Buildings		Township		Section		Occ. Cd.	
		Other		Township		Section		Occ. Cd.	
		REMARKS: TAX NOT REQUIRED							
		ART 11 TITLE 3							
		SUBTITLE 2, 11-3-202							
		RESERVATION TAX							
		T.P. ART 12-108							
		Date 10/27/18							

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DUPLICATE PAID RECEIPT

18-0353

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40834, p. 0076, MSA_CE62_40691, Date available 11/05/2018, Printed 11/26/2018.

State of Maryland Land Instrument Intake Sheet																																																																											
BOOK: 40834 PAGE: 76																																																																											
☐ Baltimore City ☒ County: Baltimore																																																																											
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.																																																																											
(Type or Print in Black Ink Only--All Copies Must Be Legible)																																																																											
1 Type(s) of Instruments		(Check Box if addendum Intake Form is Attached.)																																																																									
2 Conveyance Type Check Box		☐ Deed ☐ Mortgage Lease ☐ Other ☐ Confirmatory ☐ Other																																																																									
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Debra Wiley

From: Gary M Hucik
Sent: Monday, November 26, 2018 11:56 AM
To: Debra Wiley
Subject: FW: Message from "RNP002673BFB3B1"
Attachments: 20181126120327736.pdf

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

From: cpr111@baltimorecountymd.gov [mailto:cpr111@baltimorecountymd.gov]
Sent: Monday, November 26, 2018 12:03 PM
To: Gary M Hucik <ghucik@baltimorecountymd.gov>
Subject: Message from "RNP002673BFB3B1"

This E-mail was sent from "RNP002673BFB3B1" (MP 4054).

Scan Date: 11.26.2018 12:03:27 (-0500)
Queries to: cpr111@baltimorecountymd.gov

NO CONSIDERATION
EXEMPT FROM RECORDATION/TRANSFER TAXES
PURSUANT TO MD ANN CODE,
TAX-PROPERTY §12-108(f), §13-207(a)(5), §13-402.1(b)(2)
TITLE NOT EXAMINED

Property: 3312 Offutt Road
SDAT ID No. 16-00-006334

THIS CONFIRMATORY DEED, Made this 20th day of SEPTEMBER

in the year Two Thousand and Eighteen, by and between 2002 PROPERTIES, LLC, a Maryland limited liability company, party of the first part, GRANTOR, and WESLEY C. HENRY and TONICA C. HENRY, husband and wife, parties of the second part, GRANTEEES.

WHEREAS, by Deed dated June 5, 2017 and recorded among the Land Records of Baltimore County in Liber JLE No. 39168, folio 491, title was to be conveyed to Grantees by 2002 Properties, LLC, which acquired the property by Deed dated December 24, 2015 and recorded as aforesaid in Liber JLE No. 37170, folio 153; and

WHEREAS, the name of the Grantor in the Deed first above mentioned was inadvertently changed to 2017 Properties, LLC, and this Deed is prepared to correct the error.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said 2002 Properties, LLC does hereby grant and convey unto the Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, in fee simple, all that lot or parcel of land situate in the SECOND Election District of BALTIMORE COUNTY, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point in the center of Offutt Road, 30 feet wide at the end of the third line of the land described in a deed from Jennie C. Klee, et al., to Walter A. Proctor and Helene M. Proctor, his wife, dated November 8, 1937 and recorded among the Land Records of Baltimore County in Liber DWB, Jr. No. 1013, folio 365, and running thence binding reversely on part of said third line, South 17 degrees 18 minutes West 145 feet to the beginning of the last line of the parcel of land described in a Deed from Helen M. Proctor, widow, to Walter A. Schëmm and Mary L. Schëmm, his wife, dated June 22, 1973 and recorded among the said land records in Liber EHKJr. No. 5370, folio 256; thence binding reversely on the sixth and fifth lines of the parcel of land described in last said Deed the two following courses and distances; namely, North 74 degrees 18 minutes West 390.00 feet and North 15 degrees 42 minutes East 144.9 feet to intersect the fourth line of the parcel of land described in a Deed mentioned firstly herein, and thence binding reversely on part of the fourth line of the parcel of land described in the deed mentioned firstly herein, to the beginning thereof, South 74 degrees 23 minutes East 394 feet, more or less, to the place of beginning. Containing 1.3 acres of land, more or less.

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

TO HAVE AND TO HOLD the above-described property unto the said Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, forever, in fee simple.

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatever to encumber the property hereby conveyed; and to warrant specially the property hereby granted and to execute such further assurances of the same as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Moor, Carney, Ryan & Lattanzi, LLC
certifies that this is a true and
exact copy of the original instrument
as filed for Record.

Moor, Carney, Ryan & Lattanzi, LLC
B.

WITNESS the hand and seal of the sole member of Grantor.

ATTEST:

2002 PROPERTIES, LLC,
A Maryland limited liability company

By: [Signature] Sole Member (SEAL)
TYRIC T. SIMS, Sole Member

STATE OF MARYLAND, ALEXANDRIA CITY/COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 20 day of SEPTEMBER, 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared TYRIC T. SIMS, sole member of 2002 Properties, LLC, known (or satisfactorily proven) to me to be the person whose name is subscribed to the within Confirmatory Deed, and acknowledged the foregoing Deed to be his act on behalf of 2002 Properties, LLC, and in my presence signed and sealed the same and further acknowledged that the consideration as stated above is true and correct.

AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires:

MARSHALL C GLASSER
NOTARY PUBLIC COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31 2022
ID #318122

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

[Signature]
Richard E. Lattanzl, Attorney

RECORD AND RETURN TO:
2002 Properties, LLC
c/o Tyric Sims
3712 N. Rosser Street, Suite 202
Alexandria, VA 22311

This transfer is the result of a foreclosure of a deed of trust and exempt from the withholding tax pursuant to section 10-912 (d)(3)(i) of the tax general article, annotated code of Maryland.

284
Recording only ST 20.00
Grantor/Grantee Name:
Fed home loan
Reference/Control #:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Tax on Transfer 505.00
LR - Non-Resident Tax -
First part, 0.00
SubTotal: 565.00
Total: 855.00
#585573 CC0301 -
Baltimore
County/CC03.01.03 -
Register 03

This Deed, made this the 24th day of December, 2015, by and between
FEDERAL HOME LOAN MORTGAGE CORPORATION, party of the first part,
GRANTOR; and 2002 PROPERTIES, LLC, party of the second part, GRANTEE

Whereas, GRANTOR was the purchaser at foreclosure of the Deed of Trust recorded as Liber 10-59
21919, Folio 299 which was foreclosed pursuant to Circuit Court for Baltimore County, Case No. CC03-OR
03-C-14-009236, and GRANTEE is a third party bona fide purchaser.

Whereas, Grantor is exempt from State, county, municipality, or local recordation, transfer,
and grantor's taxation pursuant to 12 U.S.C., Section 1723A(c) of the U.S. Code.

Whereas, being the same property conveyed unto the grantor herein by deed dated
June 4, 2015, and recorded in the aforesaid clerk's office as Deed Book 36309 Page 116
and being re-recorded prior hereto subsequently to include Exhibit "A".

- Witnesseth -

That In Consideration of the sum of ONE HUNDRED ONE THOUSAND AND
00/100 DOLLARS (\$101,000.00), which includes the amount of any outstanding Mortgage or
Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does
grant and convey to the said 2002 PROPERTIES, LLC, in fee simple, all that lot of ground
situate in Baltimore County, Maryland, and described as follows, that is to say:

SEE ATTACHED EXHIBIT "A" AND MADE A PART HEREOF

Which has a mailing address of: 3312 Offutt Road
Randallstown, MD 21133

Title Insurer: FidelityNational Title Insurance Company
Tax Account No. 02-1600006334

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 Grantee.

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

MDLANDREC | A Digital Image Retrieval System for Land Records & Indices in Maryland

Search Results for:

County: BA **Name:** BEGINS Henry, Wesley **AS** Grantor/Grantee **after** 2017-06-01

Displaying 4 records of 4 total records.

☒	Date Recorded	Grantor/Grantee	Instrument Type	Book/Page	Remarks
☐	2017-06-30	Grantee: HENRY, WESLEY C	DEED	Book 39168, pp. 491-494	021600006334 AD3312OFFUTT RD
☐	2017-06-30	Grantor: HENRY, WESLEY C	DOT, MORTGAGE/REFINANCE	Book 39168, pp. 495-512	
☐	2018-11-01	Grantee: HENRY, WESLEY C	DEED	Book 40834, pp. 73-76	CONFIRMATORY 1600006334 AD3312 OFFUTT RD
☐	2018-11-01	Grantor: HENRY, WESLEY C	DOT, MORTGAGE/REFINANCE	Book 40834, pp. 77-82	

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MDLANDREC | A Digital Image Retrieval System for Land Records & Indices in Maryland

Search Results for:

County: BA Name: BEGINS Henry, Wesley AS Grantor/Grantee before 2017-06-01

Displaying 14 records of 14 total records.

☒	Date Recorded	Grantor/Grantee	Instrument Type	Book/Page	Remarks
☐	1999-04-26	Grantee: HENRY, WESLEY C	DEED	Book 13699, pp. 21-24	AD3522 ORCHARD SHADERD LB181 PR66/23
☐	1999-04-26	Grantor: HENRY, WESLEY C	DEED OF TRUST	Book 13699, pp. 25-31	AD3522 ORCHARD SHADERD LB181 PR66/23
☐	1999-08-04	Grantor: HENRY, WESLEY C	ASSIGNMENT OF DEED OF TRUST	Book 13937, p. 496	
☐	2002-03-18	Grantor: HENRY, WESLEY C	DEED OF TRUST	Book 16209, pp. 196-207	AD3522 ORCHARD SHADE RD LB181/5/12
☐	2002-05-31	Grantee: HENRY, WESLEY C	RELEASE	Book 16459, p. 330	
☐	2004-05-27	Grantor: HENRY, WESLEY C	DEED OF TRUST	Book 20132, pp. 107-114	AD3522 ORCHARD SHADERD
☐	2005-04-26	Grantee: HENRY, WESLEY C	RELEASE	Book 21773, p. 589	
☐	2005-04-26	Grantee: HENRY, WESLEY C	RELEASE	Book 21773, p. 685	
☐	2005-05-03	Grantor: HENRY, WESLEY C	DEED	Book 21805, pp. 112-118	AD3522 ORCHARD SHADERD LB181/12 PR66/23
☐	2005-06-14	Grantee: HENRY, WESLEY	DEED	Book 22032, pp. 48-53	AD8673 WINANDS RDLF21024/437
☐	2005-06-14	Grantor: HENRY, WESLEY	DEED OF TRUST	Book 22032, pp. 54-64	AD8673 WINANDS RDLF21024/437
☐	2009-07-10	Grantor: HENRY, WESLEY	APPOINTMENT SUBSTITUTE TRUSTEE	Book 28375, pp. 379-380	

☐	2011-10-07	<i>Grantor:</i> HENRY, WESLEY	APPOINTMENT SUBSTITUTE TRUSTEE	Book 31264, pp. 34-35	
☐	2013-07-26	<i>Grantor:</i> HENRY, WESLEY	DEED	Book 33988, pp. 112-118	022400000395 AD8673WINANDS RD

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S8

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of
Residence of Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residence of certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

Thyre T. Simms

2. Reason for Exemption

Resident Status:

- ☐ I, Transferor, am a resident of the State of Maryland.
☒ Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article, I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence:

- ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Signature

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By:

Name

Managing Member

Title

State of Maryland Land Instrument Intake Sheet									
County: Baltimore County E									
Information provided is for use of the Clerk's Office, State Department of Assessments and Taxation and County Finance Office only. (Type or Print in Black Ink Only—All Copies Must Be Legible)									
1	Type(s) of Instruments	() Check Box if Addendum Intake Form is Attached							
		X	Deed		Mortgage		Other		Other
		X	Deed of Trust		Lease				
2	Conveyance Type Check box	X	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 Calculation	Consideration Amount				Finance Office Use Only			
		Purchase Price/Consideration \$270,000.00				Transfer and Recordation Tax Consideration			
		Any New Mortgage \$265,109.00				Transfer Tax Consideration \$ 3720.00			
		Balance of Existing Mortgage \$				X()% = \$			
		Other: \$				Less Exemption Amount \$			
		Other: \$				Total Transfer Tax \$			
		Full Cash Value \$				Recordation Tax Consideration \$			
						X()per \$500 = \$ 1350.00			
						TOTAL DUE \$			
5	Fees	Amount of Fees Doc. 1				Doc. 2			
		Recording Charge \$20.00				\$20.00			
		Surcharge 40.00.00				\$ 40.00			
		State Recordation Tax \$1010.00				\$			
		State Transfer Tax \$1350.00				\$			
		County Transfer Tax \$4050				\$			
		Other \$				\$			
		Other \$				\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No.(1)	Grantor Libor/Folio	Map	Parcel No.	Var.LOG (5)		
			02-1600006334	2102.65					
		Subdivision Name				Lot(3a)	Block (3b)	Sec/VAR(3c)	Plat Ref. SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)							
		3312 Offutt Road, Randallstown, MD 21133							
		Other Property Identifiers (if applicable)							
		Water Meter Account No.							
		Residential [X] or Non-Residential [] Fee Simple [X] or Ground rent [] Amount:							
		Partial Conveyance? [] Yes [X] No Description/Amt of SqFt/Acreage Transferred:							
		If Partial Conveyance, List Improvements Conveyed:							
7	Transferred From	2017 Doc.1 - Grantor(s) Name(s)				Doc.2 - Grantor(s) Name(s)			
		2017 Property GR				Wesley C. Henry			
						Tonica C. Henry			
		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) Names(s)			
		Wesley C. Henry				Greenhead Investments, Inc.			
		Tonica C. Henry							
		New Owner's (Grantee) Mailing Address							
		2022 Elderwood Court, Eldersburg, MD 21784							
9	Other Names To Be Indexed	Doc.1 - Additional Names to be Indexed (Optional)				Doc.2 - Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person () Return to Contact Person							
		Name: Shelly Fabian File 2017-88							
		Firm: Community Title Services, Inc. () Hold for Pickup							
		Address: 8950 State Route 108, Suite 227 Columbia, Maryland 21045							
		() Return Address Provided							
		Phone: (410) 884-1203							
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
	Assessment	() X Yes () No Will the property being conveyed be the grantee's principal residence?							
	Information	() Yes [X] No Does transfer include personal property? If yes, identify:							
		() Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).							
		Assessment Use Only - Do Not Write Below This Line							
		() Terminal Verification () Agricultural Verification () Whole () Pad () Tran. Process Verification							
		Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:				
		Year		Geo.	Map	Sub.	Block		
		Land		Zoning	Grid.	Plat	Lot		
		Buildings		Use	Parcel	Section	Occ.Cd.		
		Total		Town Cd.					
	REMARKS:								
		RECORDATION TAX NOT REQUIRED							
		Director of Budget and Finance							
		BALTIMORE COUNTY, MARYLAND							
		T.P. ART 12-108							
		DOC# 4 5 6							
		Initial							
		Date							

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39168, p. 0494, MSA_CE62_39025. Date available 07/07/2017. Printed 11/26/2018.

DUPLICATE PAID RECEIPT
 BUSINESS ACTUAL TIME
 6/30/2017 6/29/2017 10:44:00
 REG WSO WALKIN LTR
 >>RECEIPT # 728027 6/29/2017
 Dept 2 701 RECORDATION TAXES
 ACCOUNT NO 1600006334
 Receipt \$5,070.00
 \$5,070.00 OK
 Baltimore County, Maryland

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>11-13</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-7</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>11-11-18</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Record & Return To:
 Community Title
 9030 Red Branch Road, Suite 100
 Columbia, Maryland 21045
 File No.: 2017-88
 Tax ID # 02-1600006334

BOOK 39168 PAGE: 491
 LR - Deed (w Taxes)
 Recording only \$120.00
 Name: Henry
 Ref: LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 1,350.00
 LR - MR Tax - 1kd 0.00
 SubTotal: 2,410.00
 Total: 1,470.00
 06/30/2017 10:36
 CC03-SL
 #8857557 CC0301 -
 Baltimore
 County/CC03.01.02 -
 Register #2

[Space Above This Line For Recording Data]

WARRANTY DEED

This Deed, made this June 5, 2017, BETWEEN 2007

Properties, (sole owner), as Seller of 3312 Offutt Road, Randallstown, MD 21133, Grantor, party of the first part and Wesley C. Henry and Tonica C. Henry as Grantees, parties of the second part.

WITNESSETH, That in consideration of the sum of **Two Hundred Seventy Thousand and 00/100 (\$270,000.00)** and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, as Tenants by the entirety, their assigns, the survivor of them and the survivor's personal representative's heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

Beginning for the same at a point in the center of Offutt Road, 30 feet wide at the end of the third line of the land described in a deed from Jennie C. Klee, et al, to Walter A. Proctor and Helene M. Proctor, his wife, dated November 8, 1937 and recorded among the Land Records of Baltimore County in Liber D.W.B. JR. No. 1013, folio 365 and running thence binding reversely on part of said third line, south 17 18' West 145 feet to the beginning of the last line of the parcel of land described in a Deed from Helen M. Proctor, Widow, to Walter A. Schemm and Mary L. Schemm, his wife, dated June 22, 1973 and recorded among the said land records in Liber .H.K.JR No. 5370, folio 256; thence binding reversely on the sixth and fifth lines of the parcel of land described in last said Deed the two following courses and distances; namely, North 74 18' West 390.00 feet and North 15 42' East 144.9 feet to intersect the fourth line of the parcel of land described in the deed mentioned firstly herein and thence binding reversely on part of the fourth line of the parcel of land described in the deed mentioned firstly herein, to the beginning thereof, South 74 223' East 394 feet, more or less, to the place of beginning. Containing 1.3 acres of land, more or less

Being the same property conveyed in a deed recorded in Liber 37170 folio 153 to the Grantor.

This is to certify that the within instrument has been prepared under the supervision of the undersigned Maryland Attorney.


 D. Matthew Chance

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

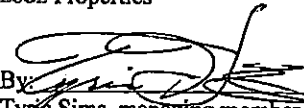
TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

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

WITNESS the hand and seal of said Grantor.

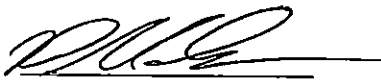
WITNESSES

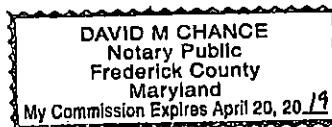
2017
2002 Properties

By: 
Tyric Sims, managing member

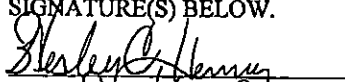
COUNTY OF Baltimore
STATE OF Maryland

I HEREBY CERTIFY that on this 5 day of June, 2017, before me, an officer duly qualified to take acknowledgements, personally appeared: Tyric Simms, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that they executed the same.


Notary Public
My Commission Expires:



THE WITHIN GRANTEE(S) DO HEREBY CERTIFY UNDER THE PENALTY(IES) OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AT LEAST 7 OUT OF 12 MONTHS IMMEDIATELY AFTER THE PROPERTY IS CONVEYED AS EVIDENCED BY THE SIGNATURE(S) BELOW.


Wesley C. Henry


Tonica C. Henry

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 02 Account Number - 1600006334			
Owner Information					
Owner Name:		2002 PROPERTIES		Use: Principal Residence: RESIDENTIAL NO	
Mailing Address:		6102 WIGAN COURT CLINTON MD 20735-		Deed Reference: /37170/ 00153	
Location & Structure Information					
Premises Address:		3312 OFFUTT RD RANDALLSTOWN 21133-3541		Legal Description: 1.30 AC WS OFFUTT RD 3312 OFFUTT RD 2000 SW LIBERTY RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0077	0013	0215		0000	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1928	1,911 SF		1.3000 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	1/2 BRICK FRAME	3 full	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2016	As of 07/01/2018	As of 07/01/2019	
Land:	69,500	69,500			
Improvements	94,900	94,900			
Total:	164,400	164,400	164,400		
Preferential Land:	0				
Transfer Information					
Seller: FEDERAL HOME LOAN MORTGAGE		Date: 02/12/2016		Price: \$101,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37170/ 00153		Deed2:	
Seller: EASTO MICHAEL P		Date: 02/12/2016		Price: \$94,205	
Type: NON-ARMS LENGTH OTHER		Deed1: /37170/ 00146		Deed2:	
Seller: REMRED INC		Date: 03/09/2000		Price: \$112,000	
Type: ARMS LENGTH IMPROVED		Deed1: /14347/ 00122		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	
Tax Exempt:		Special Tax Recapture:			

see copy of deed

2019-0139-A

Search Result for BALTIMORE COUNTY

11/26/2018

Municipal:	000	0.00	0.00
------------	-----	------	------

Tax Exempt:

Special Tax Recapture:

Exempt Class:

NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

NO CONSIDERATION
EXEMPT FROM RECORDATION/TRANSFER TAXES
PURSUANT TO MD ANN CODE,
TAX-PROPERTY §12-108(f), §13-207(a)(5), §13-402.1(b)(2)
TITLE NOT EXAMINED

Property: 3312 Offutt Road
SDAT ID No. 16-00-006334

THIS CONFIRMATORY DEED, Made this 20th day of SEPTEMBER

in the year Two Thousand and Eighteen, by and between 2002 PROPERTIES, LLC, a Maryland limited liability company, party of the first part, GRANTOR, and WESLEY C. HENRY and TONICA C. HENRY, husband and wife, parties of the second part, GRANTEES.

WHEREAS, by Deed dated June 5, 2017 and recorded among the Land Records of Baltimore County in Liber JLE No. 39168, folio 491, title was to be conveyed to Grantees by 2002 Properties, LLC, which acquired the property by Deed dated December 24, 2015 and recorded as aforesaid in Liber JLE No. 37170, folio 153; and

WHEREAS, the name of the Grantor in the Deed first above mentioned was inadvertently changed to 2017 Properties, LLC, and this Deed is prepared to correct the error.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said 2002 Properties, LLC does hereby grant and convey unto the Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, in fee simple, all that lot or parcel of land situate in the SECOND Election District of BALTIMORE COUNTY, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point in the center of Offutt Road, 30 feet wide at the end of the third line of the land described in a deed from Jennie C. Klee, et al., to Walter A. Proctor and Helene M. Proctor, his wife, dated November 8, 1937 and recorded among the Land Records of Baltimore County in Liber DWB, Jr. No. 1013, folio 365, and running thence binding reversely on part of said third line, South 17 degrees 18 minutes West 145 feet to the beginning of the last line of the parcel of land described in a Deed from Helen M. Proctor, widow, to Walter A. Schemm and Mary L. Schemm, his wife, dated June 22, 1973 and recorded among the said land records in Liber EHK Jr. No. 5370, folio 256; thence binding reversely on the sixth and fifth lines of the parcel of land described in last said Deed the two following courses and distances; namely, North 74 degrees 18 minutes West 390.00 feet and North 15 degrees 42 minutes East 144.9 feet to intersect the fourth line of the parcel of land described in a Deed mentioned firstly herein, and thence binding reversely on part of the fourth line of the parcel of land described in the deed mentioned firstly herein, to the beginning thereof, South 74 degrees 23 minutes East 394 feet, more or less, to the place of beginning. Containing 1.3 acres of land, more or less.

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

TO HAVE AND TO HOLD the above-described property unto the said Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, forever, in fee simple.

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatever to encumber the property hereby conveyed; and to warrant specially the property hereby granted and to execute such further assurances of the same as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

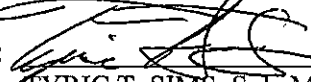
Moore, Carney, Ryan & Lattanzi, LLC
certifies that this is a true and
exact copy of the original instrument
as filed for Record.

Moore, Carney, Ryan & Lattanzi, LLC
Baltimore, Maryland

WITNESS the hand and seal of the sole member of Grantor.

ATTEST:

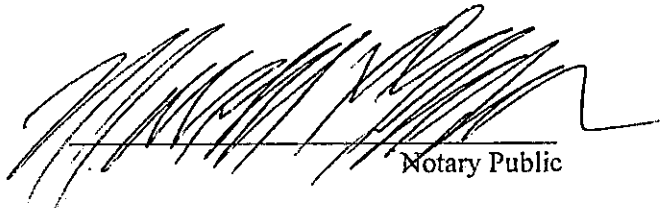
2002 PROPERTIES, LLC,
A Maryland limited liability company

By:  sole member (SEAL)
TYRIC T. SIMS, Sole Member

STATE OF ~~MARYLAND~~ ^{VIRGINIA}, ~~ALEXANDRIA~~ CITY/COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 20 day of SEPTEMBER 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared TYRIC T. SIMS, sole member of 2002 Properties, LLC, known (or satisfactorily proven) to me to be the person whose name is subscribed to the within Confirmatory Deed, and acknowledged the foregoing Deed to be his act on behalf of 2002 Properties, LLC, and in my presence signed and sealed the same and further acknowledged that the consideration as stated above is true and correct.

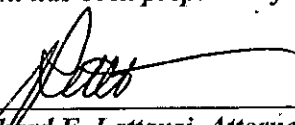
AS WITNESS my hand and Notarial Seal.


Notary Public

My Commission Expires:

MARSHALL C GLASSER
NOTARY PUBLIC COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31 2022
ID #318152

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.


Richard E. Lattanzi, Attorney

RECORD AND RETURN TO:

2002 Properties, LLC
c/o Tyric Sims
3712 N. Rosser Street, Suite 202
Alexandria, VA 22311

NO CONSIDERATION
EXEMPT FROM RECORDATION/TRANSFER TAXES
PURSUANT TO MD ANN CODE,
TAX-PROPERTY §12-108(f), §13-207(a)(5), §13-402.1(b)(2)
TITLE NOT EXAMINED

Property: 3312 Offutt Road
SDAT ID No. 16-00-006334

THIS CONFIRMATORY DEED, Made this 20th day of SEPTEMBER

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WHEREAS, by Deed dated June 5, 2017 and recorded among the Land Records of Baltimore County in Liber JLE No. 39168, folio 491, title was to be conveyed to Grantees by 2002 Properties, LLC, which acquired the property by Deed dated December 24, 2015 and recorded as aforesaid in Liber JLE No. 37170, folio 153; and

WHEREAS, the name of the Grantor in the Deed first above mentioned was inadvertently changed to 2017 Properties, LLC, and this Deed is prepared to correct the error.

NOW, THEREFORE, THIS CONFIRMATORY DEED WITNESSETH: That in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said 2002 Properties, LLC does hereby grant and convey unto the Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, in fee simple, all that lot or parcel of land situate in the SECOND Election District of BALTIMORE COUNTY, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point in the center of Offutt Road, 30 feet wide at the end of the third line of the land described in a deed from Jennie C. Klee, et al., to Walter A. Proctor and Helene M. Proctor, his wife, dated November 8, 1937 and recorded among the Land Records of Baltimore County in Liber DWB, Jr. No. 1013, folio 365, and running thence binding reversely on part of said third line, South 17 degrees 18 minutes West 145 feet to the beginning of the last line of the parcel of land described in a Deed from Helen M. Proctor, widow, to Walter A. Schemm and Mary L. Schemm, his wife, dated June 22, 1973 and recorded among the said land records in Liber EHK Jr. No. 5370, folio 256; thence binding reversely on the sixth and fifth lines of the parcel of land described in last said Deed the two following courses and distances; namely, North 74 degrees 18 minutes West 390.00 feet and North 15 degrees 42 minutes East 144.9 feet to intersect the fourth line of the parcel of land described in a Deed mentioned firstly herein, and thence binding reversely on part of the fourth line of the parcel of land described in the deed mentioned firstly herein, to the beginning thereof, South 74 degrees 23 minutes East 394 feet, more or less, to the place of beginning. Containing 1.3 acres of land, more or less.

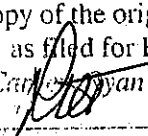
TOGETHER with the buildings and improvements thereon, and all the rights, ways, roads, waters, water courses, easements, privileges, advantages and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above-described property unto the said Grantees, as tenants by the entireties, their assigns and unto the survivor of them, his or her personal representatives and assigns, forever, in fee simple.

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatever to encumber the property hereby conveyed; and to warrant specially the property hereby granted and to execute such further assurances of the same as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Moore, Carney, Ryan & Lattanzi, LLC
certifies that this is a true and
exact copy of the original instrument.
as filed for Record.

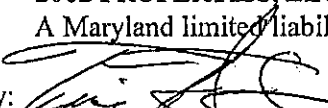
Moore, Carney, Ryan & Lattanzi, LLC
By: 



WITNESS the hand and seal of the sole member of Grantor.

ATTEST:

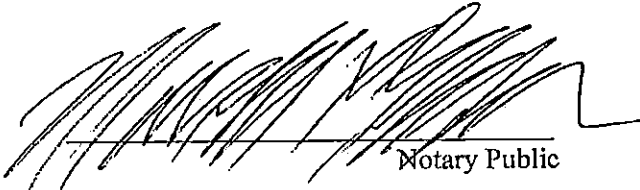
2002 PROPERTIES, LLC,
A Maryland limited liability company

By:  Sole member (SEAL)
TYRIC T. SIMS, Sole Member

STATE OF ~~MARYLAND~~ ^{VIRGINIA}, ~~ALEXANDRIA~~ CITY/COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 20 day of SEPTEMBER 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared TYRIC T. SIMS, sole member of 2002 Properties, LLC, known (or satisfactorily proven) to me to be the person whose name is subscribed to the within Confirmatory Deed, and acknowledged the foregoing Deed to be his act on behalf of 2002 Properties, LLC, and in my presence signed and sealed the same and further acknowledged that the consideration as stated above is true and correct.

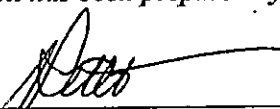
AS WITNESS my hand and Notarial Seal.


Notary Public

My Commission Expires:

MARSHALL C GLASSER
NOTARY PUBLIC COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31 2022
ID #318152

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.


Richard E. Lattanzi, Attorney

RECORD AND RETURN TO:
2002 Properties, LLC
c/o Tyric Sims
3712 N. Rosser Street, Suite 202
Alexandria, VA 22311

2019-0139-A

side view
propose area to attach to
existing garage



From: Wesley Henry
Sent: Wednesday, October 17, 2018 9:34 AM
To: Wesley Henry
Subject: 3312 pictures



↑
Existing Garage

2019-0139-A

3312 Offutt Road



Publication Date: 10/29/2018

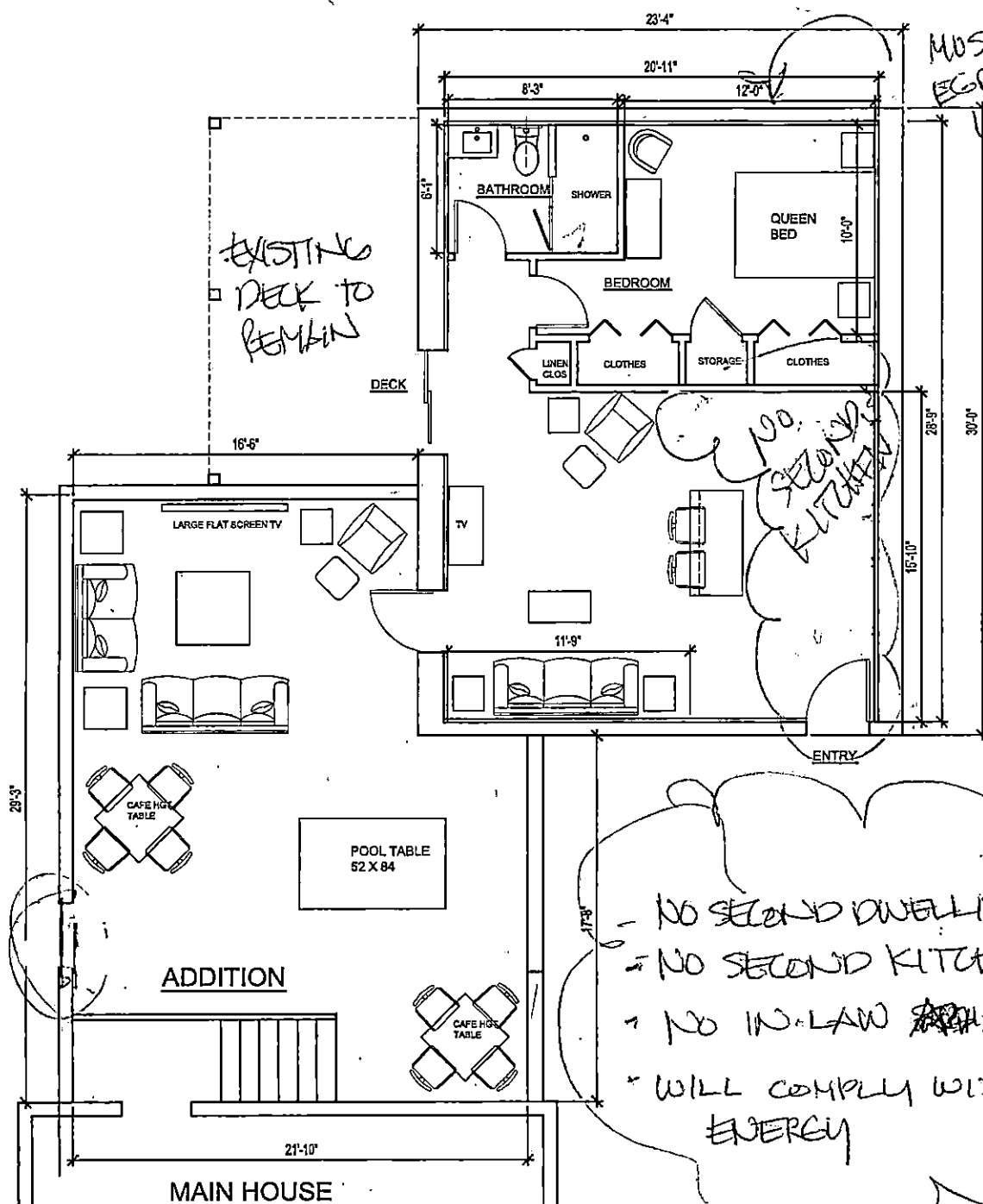


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



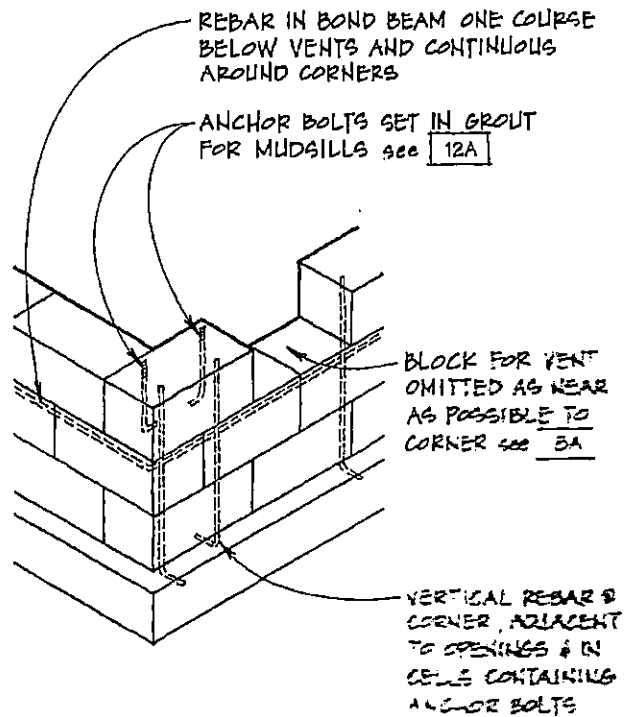
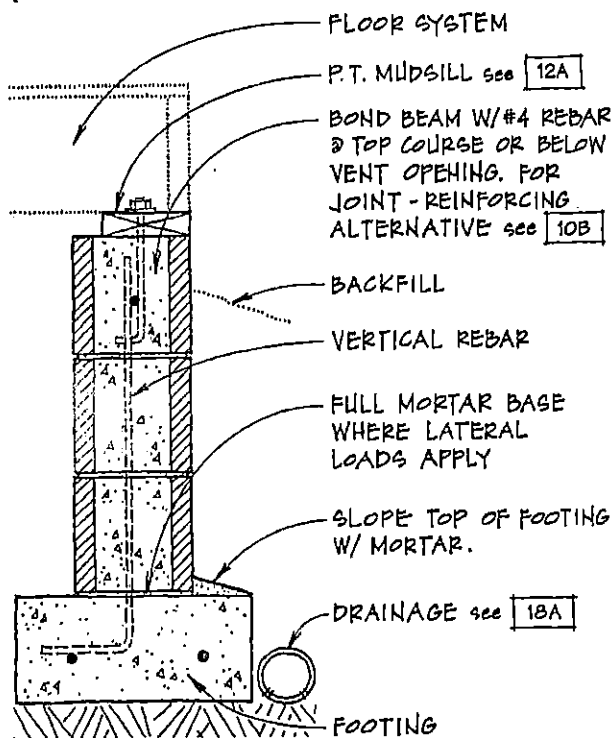
0 15 30 60 90 120 Feet

1 inch = 60 feet



FOCUS2DESIGN, LLC

2019-0139-14



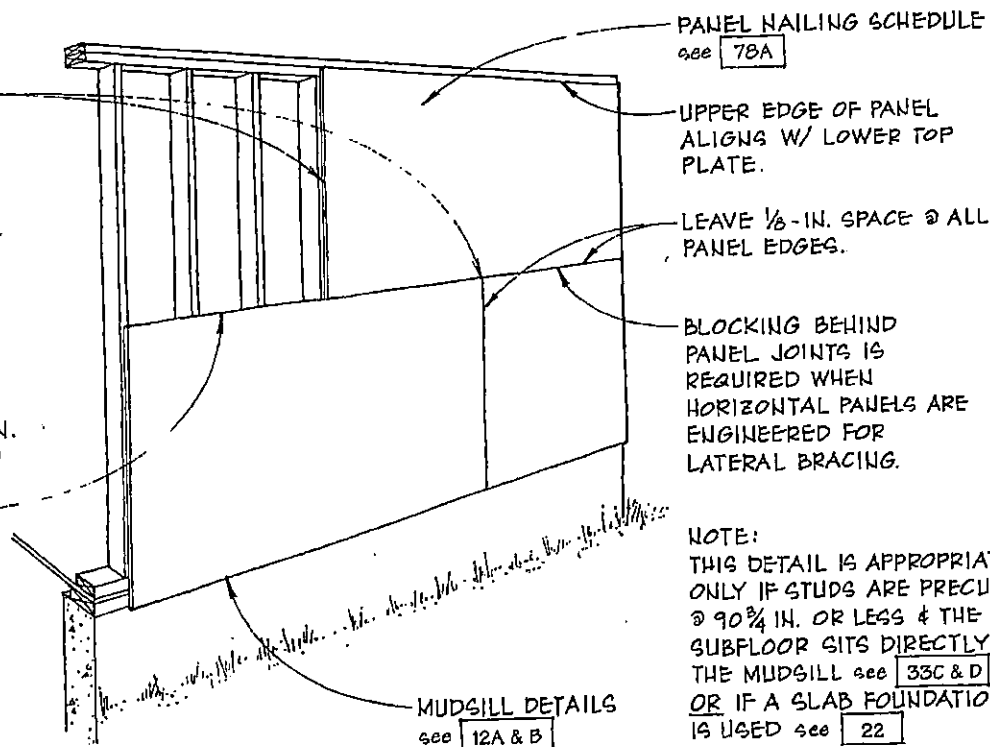
B CRAWL-SPACE FOUNDATION WALL CONCRETE BLOCK

C CORNER & VENT OPENING CONCRETE-BLOCK FOUNDATION WALL

LARGER VERTICAL
JOINTS BETWEEN
STRUCTURAL PANELS.

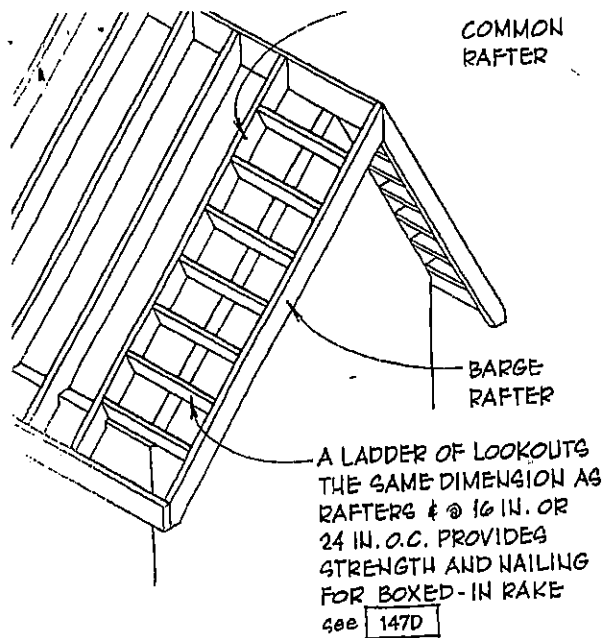
WHEN NOT ENGINEERED,
AS BRACING, SHEATHING
PANELS MAY SPAN
BETWEEN STUDS WITHOUT
BLOCKING DEPENDING ON
STUD SPACING, PANEL
THICKNESS & SIDING
MATERIAL. $\frac{3}{8}$ -IN.
SHEATHING IS
RECOMMENDED FOR
STUDS @ 16 IN. O.C. & $\frac{1}{2}$ -IN.
SHEATHING FOR STUDS @
24 IN. O.C. VERIFY SPAN
RATING ON PANELS.

NOTE:
HORIZONTAL PANELS
SHOWN IN THIS DETAIL
MAY BE REPLACED W/
VERTICAL PANELS
see 79A

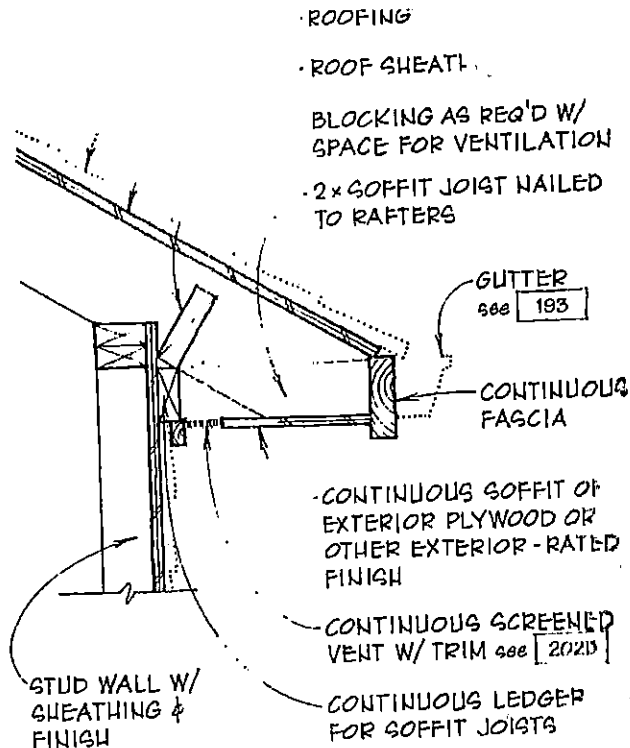


NOTE:
THIS DETAIL IS APPROPRIATE
ONLY IF STUDS ARE PRECUT
@ $90\frac{3}{4}$ IN. OR LESS & THE
SUBFLOOR SITS DIRECTLY ON
THE MUDSILL see 33C & D
OR IF A SLAB FOUNDATION
IS USED see 22

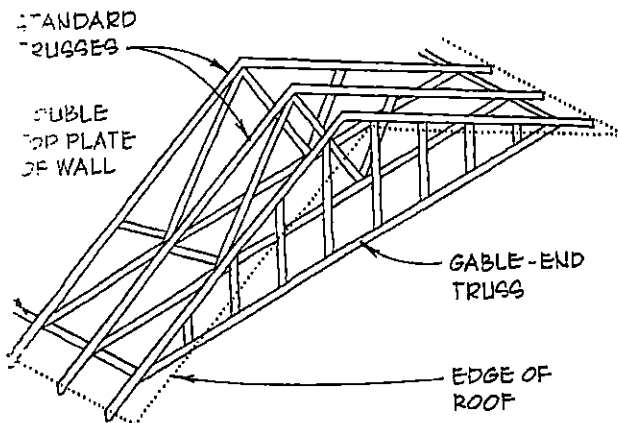
B STRUCTURAL SHEATHING / SINGLE-STORY BUILDING DISTANCE: 4'-0" TOP PLATE 8 FT. OR LESS



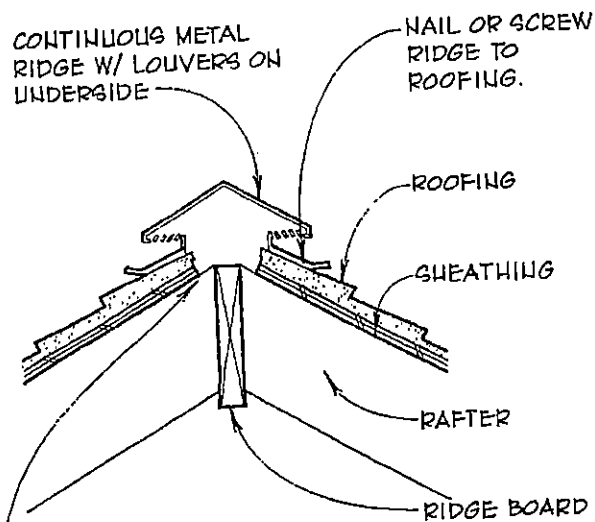
A OVERHANGING RAKE
SUPPORTED BY LOOKOUTS



B GOFFITED EAVE



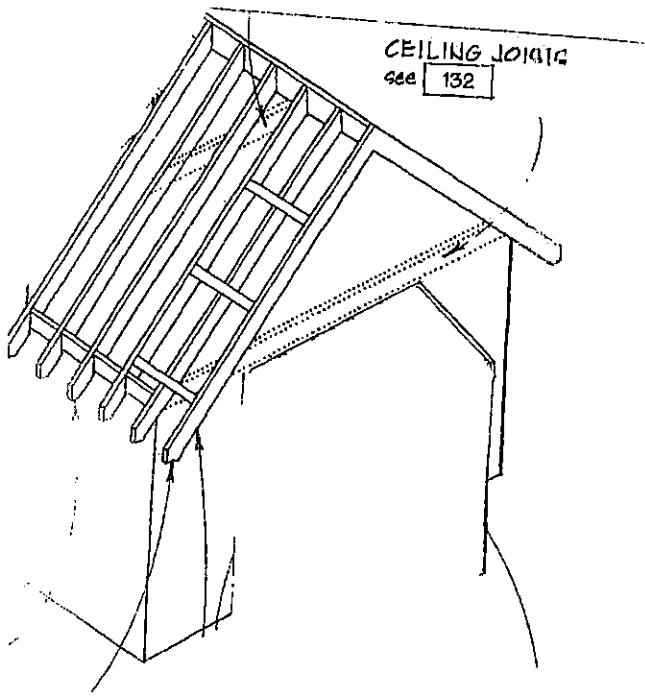
A STANDARD GABLE-END TRUSS



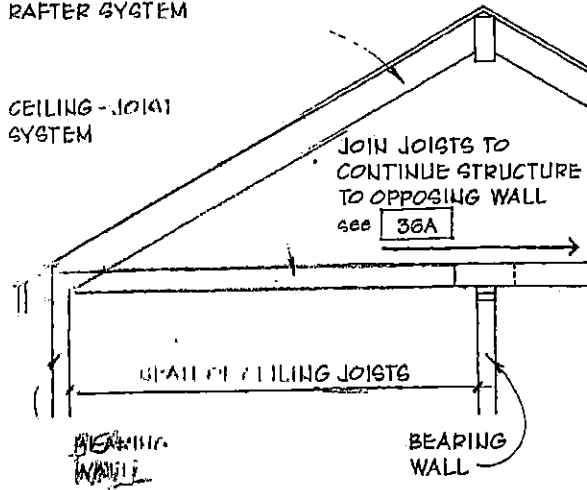
KEEP SHEATHING 1 IN. TO 1 1/2 IN. FROM RIDGE BOARD TO ALLOW FREE AIR PASSAGE.

NOTE: OTHER LARGER METAL VENTS ARE MADE TO ALLOW SHINGLING-OVER OF VENT FOR APPEARANCE.

C RIDGE EXHAUST VENT
METAL



RAFTER SYSTEM



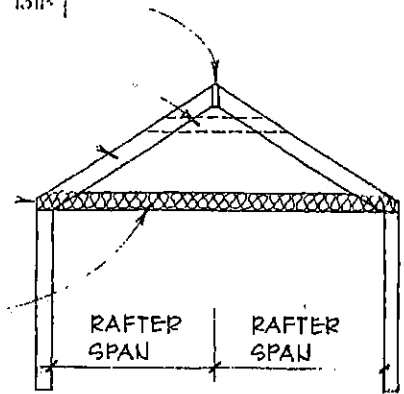
NON-STRUCTURAL
RIDGE BOARD see 131B

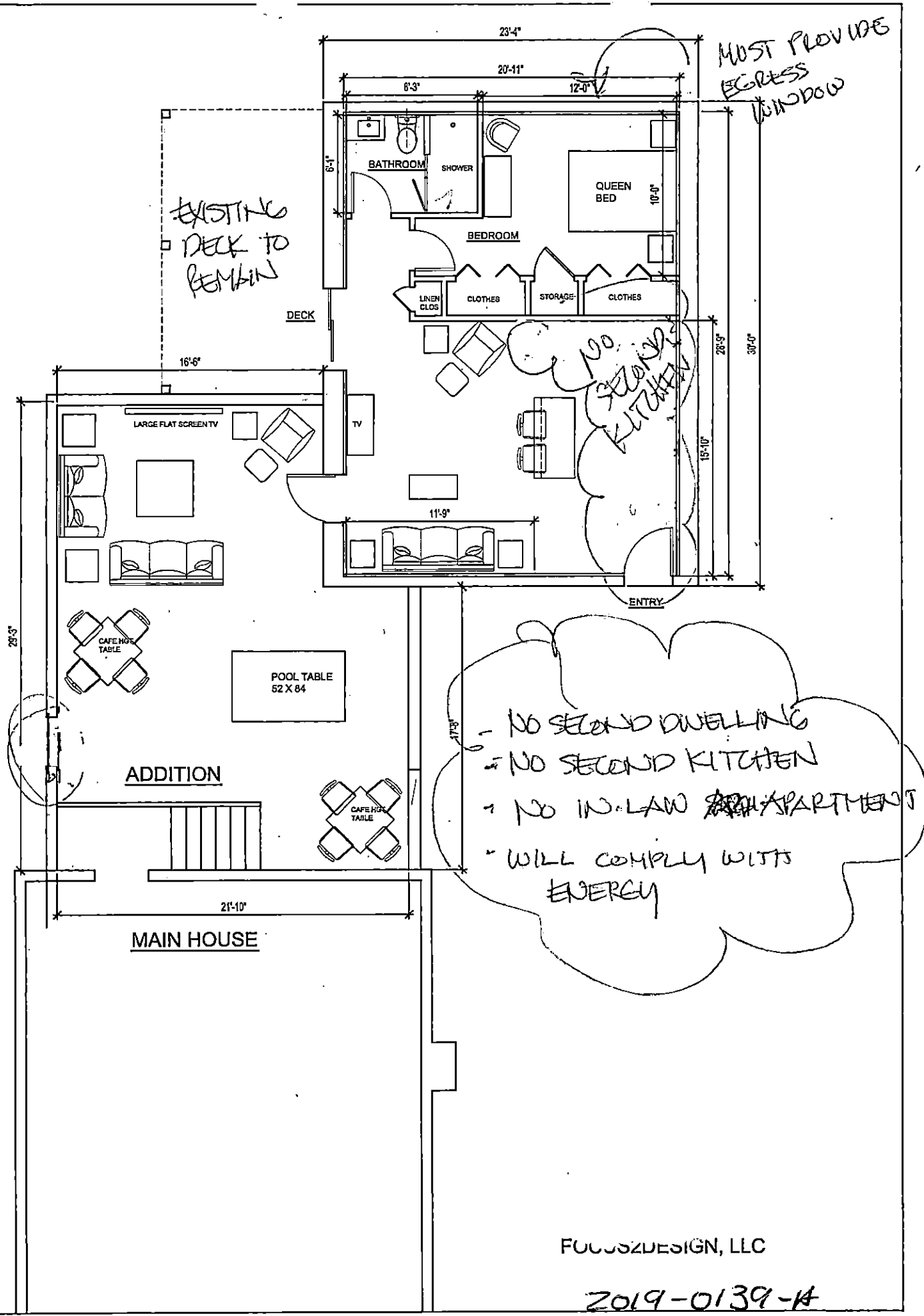
COLLAR TIE

RAFTER --

RAFTER SUPPORT
@ EAVE see 133A

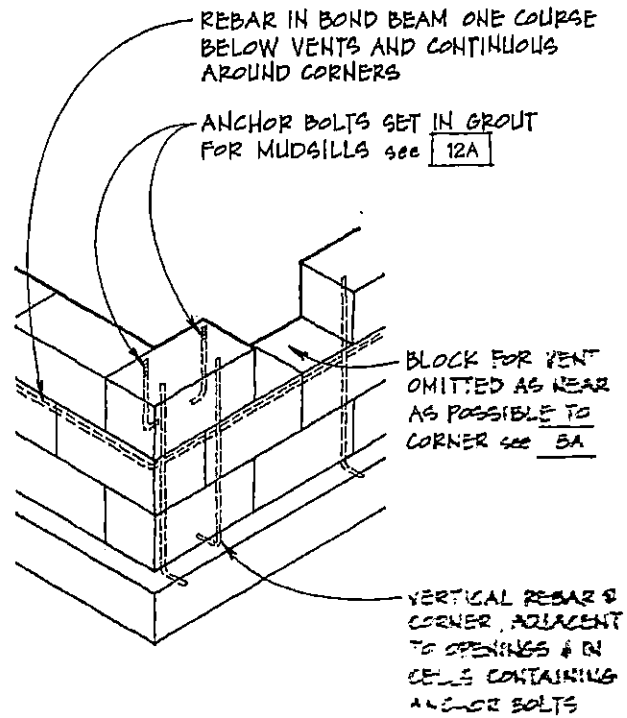
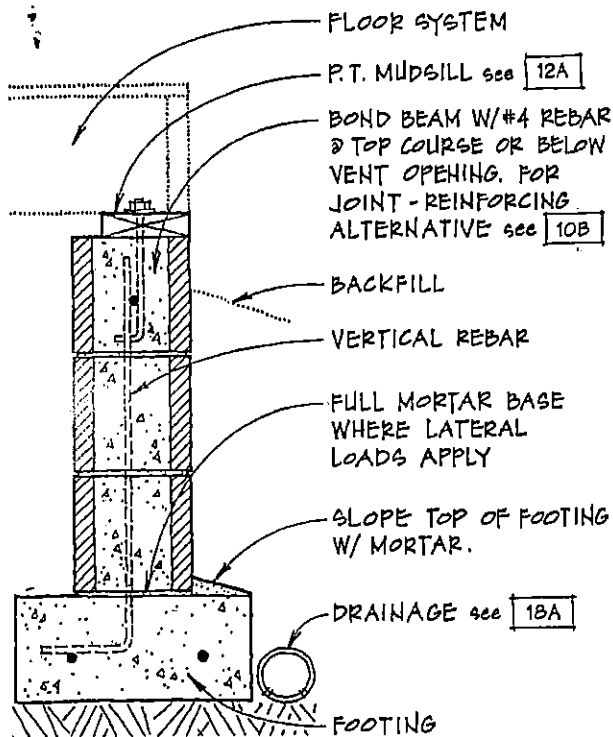
CEILING JOIST
W/ INSULATION
see 132





FOCUS2DESIGN, LLC

2019-0139-1A



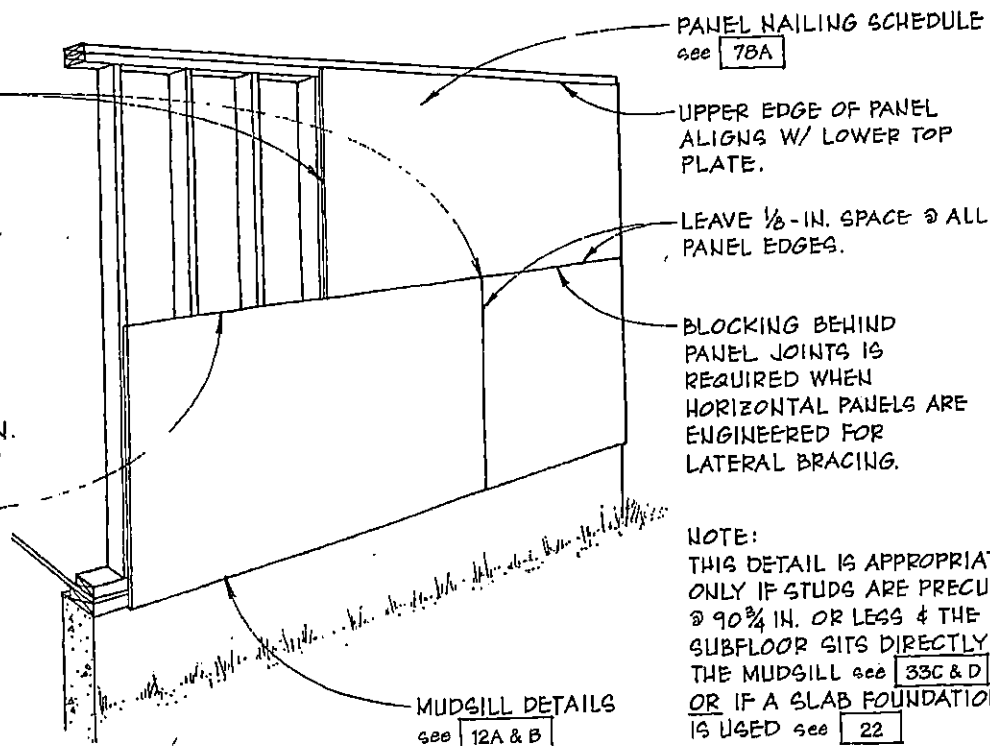
B CRAWL-SPACE FOUNDATION WALL CONCRETE BLOCK

C CORNER & VENT OPENING CONCRETE-BLOCK FOUNDATION WALL

LARGER VERTICAL JOINTS BETWEEN STRUCTURAL PANELS.

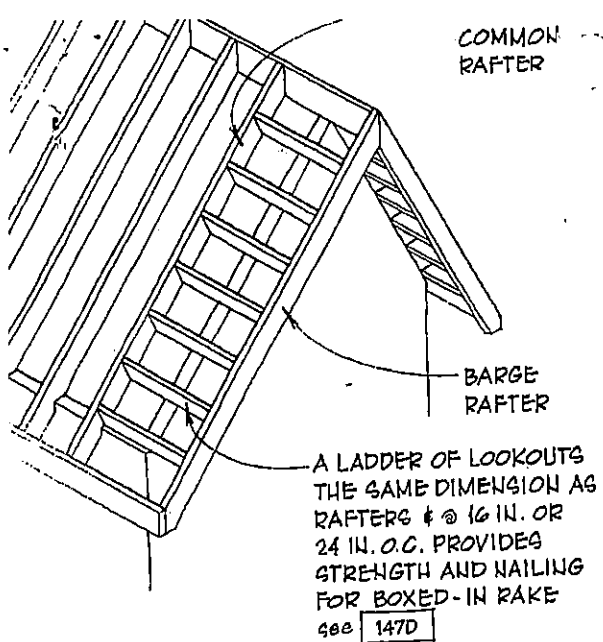
WHEN NOT ENGINEERED AS BRACING, SHEATHING PANELS MAY SPAN BETWEEN STUDS WITHOUT BLOCKING DEPENDING ON STUD SPACING, PANEL THICKNESS & SIDING MATERIAL. $\frac{3}{8}$ -IN. SHEATHING IS RECOMMENDED FOR STUDS @ 16 IN. O.C. & $\frac{1}{2}$ -IN. SHEATHING FOR STUDS @ 24 IN. O.C. VERIFY SPAN RATING ON PANELS.

NOTE: HORIZONTAL PANELS SHOWN IN THIS DETAIL MAY BE REPLACED W/ VERTICAL PANELS see 79A

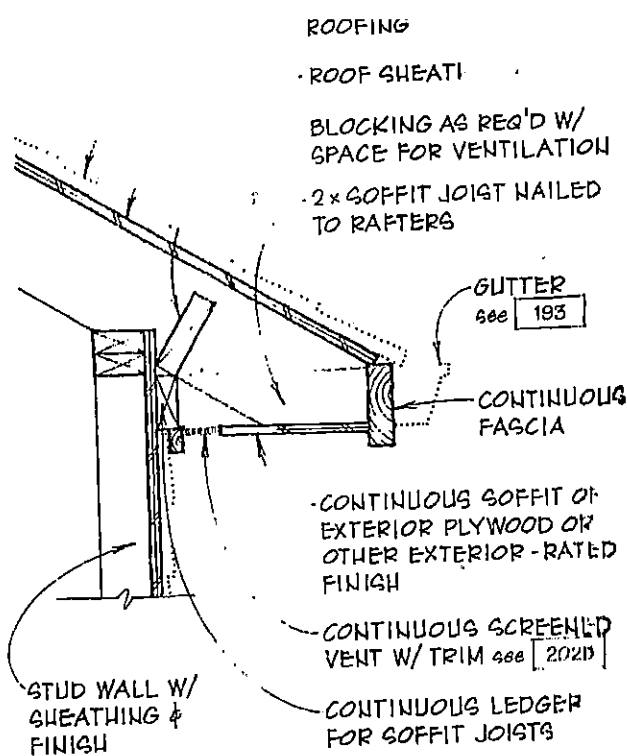


NOTE: THIS DETAIL IS APPROPRIATE ONLY IF STUDS ARE PRECUT @ $90\frac{3}{4}$ IN. OR LESS & THE SUBFLOOR SITS DIRECTLY ON THE MUDSILL see 33C & D OR IF A SLAB FOUNDATION IS USED see 22

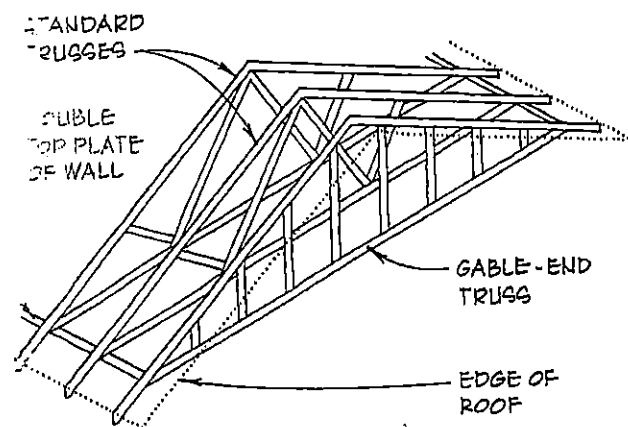
B STRUCTURAL SHEATHING / SINGLE-STORY BUILDING DISTANCE FROM TOP PLATE 8 FT. OR LESS



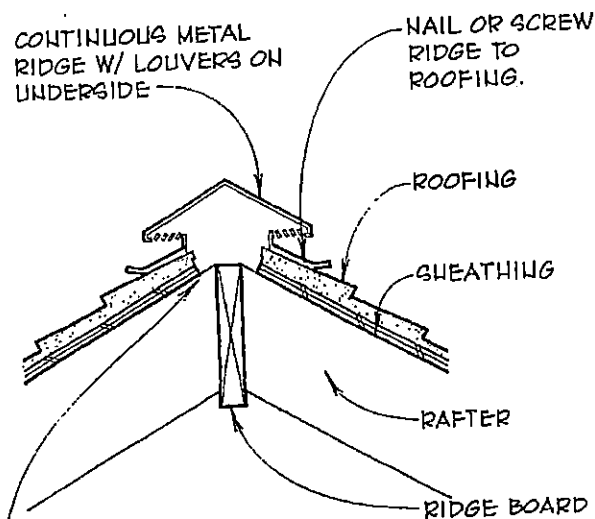
A OVERHANGING RAKE
SUPPORTED BY LOOKOUTS



B GOFFITED EAVE



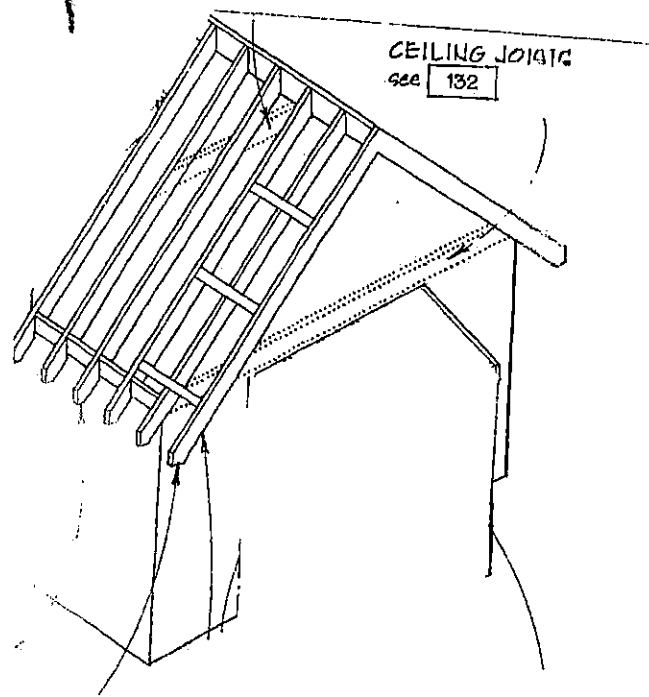
A STANDARD GABLE-END TRUSS



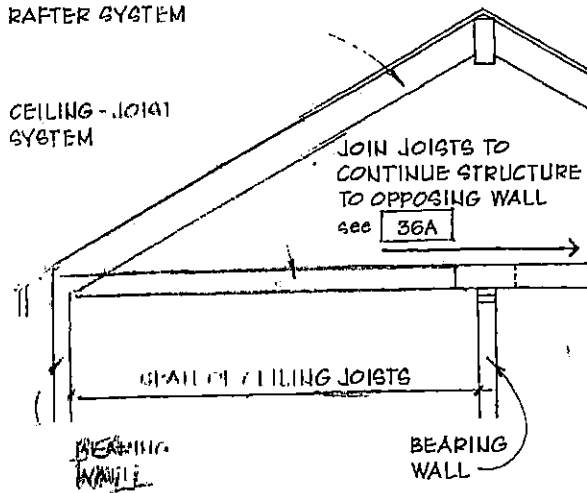
KEEP SHEATHING 1 IN. TO 1 1/2 IN. FROM RIDGE BOARD TO ALLOW FREE AIR PASSAGE.

NOTE: OTHER LARGER METAL VENTS ARE MADE TO ALLOW SHINGLING-OVER OF VENT FOR APPEARANCE.

C RIDGE EXHAUST VENT
METAL



RAFTER SYSTEM



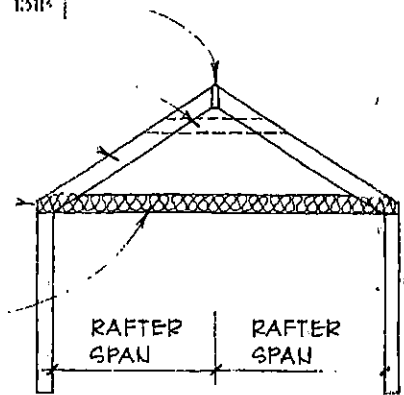
NON-STRUCTURAL
RIDGE BOARD see 131B

COLLAR TIE

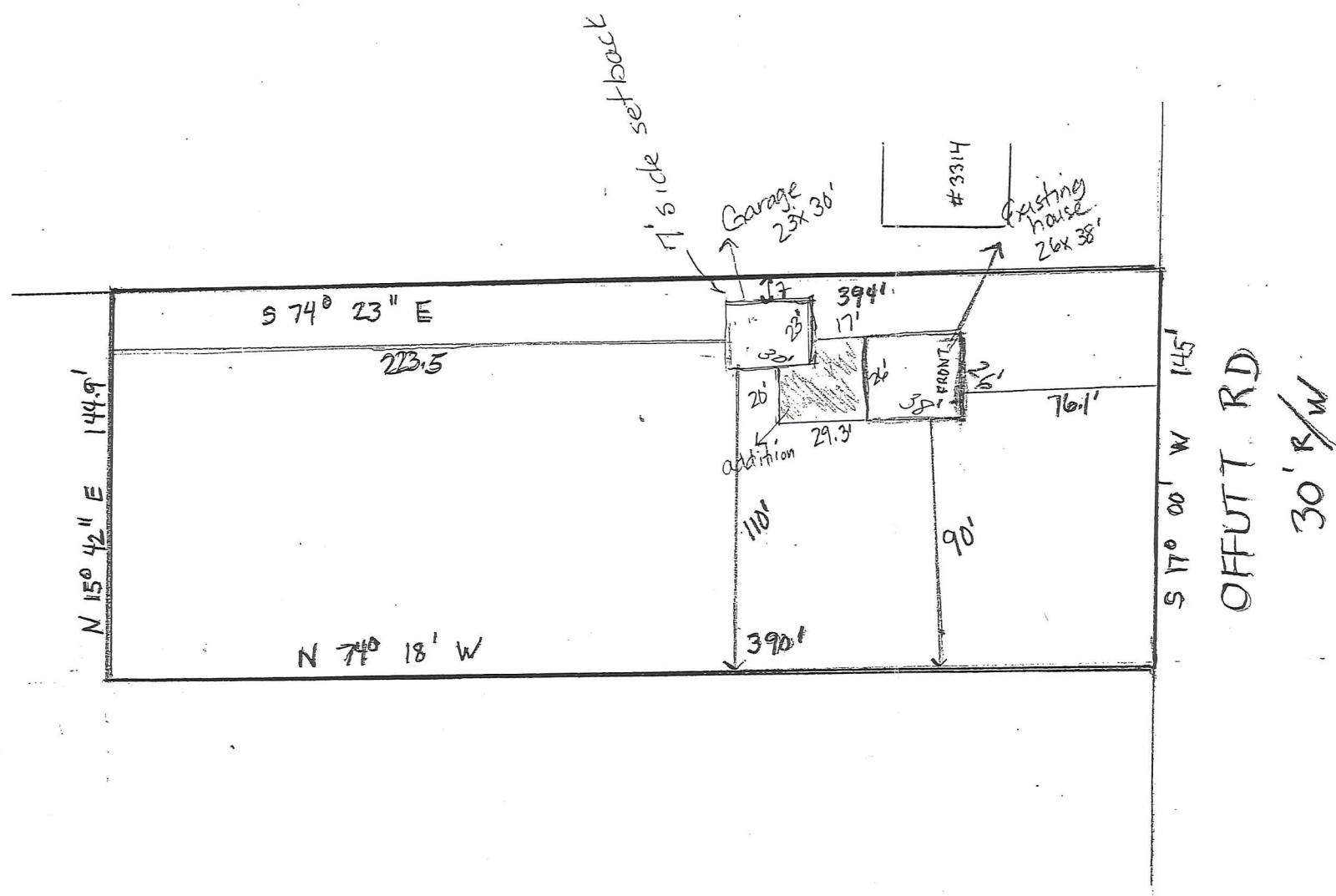
RAFTER --

RAFTER SUPPORT
@ EAVE see 133A

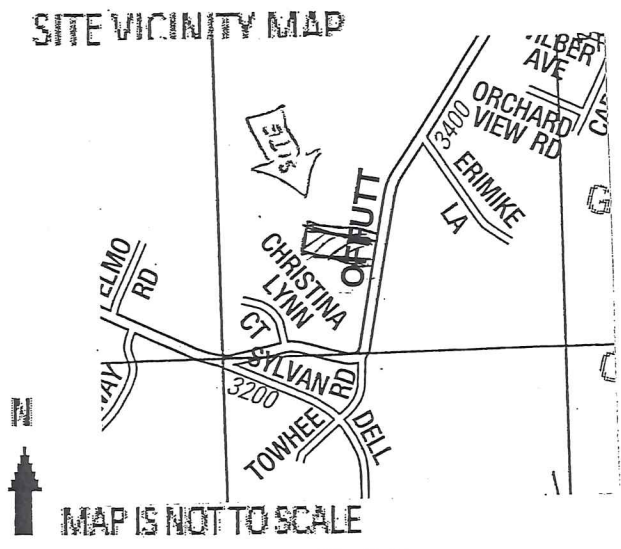
CEILING JOIST
W/ INSULATION
see 132



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 3312 Offutt Road Randallstown MD OWNER(S) NAME(S) Wesley + Tonica Henry
 SUBDIVISION NAME N/A 21133 LOT # _____ BLOCK # _____ SECTION # _____
 PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 16-00-006-384 DEED REF. # 37170/00153



PLAN DRAWN BY Wesley Henry DATE 10/17/18 SCALE: 1 INCH = 60 FEET



MAP IS NOT TO SCALE
 ZONING MAP# 077A2
 SITE ZONED RC 5
 ELECTION DISTRICT 2nd
 COUNCIL DISTRICT 4th
 LOT AREA ACREAGE 1.3
 OR SQUARE FEET _____
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? _____
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? _____
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

N/A
 VIOLATION CASE INFO:
N/A

2019-0139-A

Pet. Exp. 1