

M E M O R A N D U M

DATE: August 13, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0320-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on August 12, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(3222 Grace Road)		
15 th Election District	*	OFFICE OF
7 th Council District		
Sophie A. Mills	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No. 2019-0320-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 Sophie A. Wills, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for a legal non-conforming use of an existing two (2) units dwelling which was built in 1951. A site plan was marked and admitted as Petitioner's Exhibit 1.

Joyce Mason, Petitioner's niece, appeared in support of the petition. Ms. Mason explained Petitioner is 98 years old and lives in an assisted living facility. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the County reviewing agencies.

The subject property is 7,500 square feet in size and is zoned DR 5.5. The property is improved with a single-family dwelling constructed in 1951. Petitioner has owned the property since 1947, and her and her late husband constructed the dwelling in 1951. Affidavits were submitted by Petitioner and adjoining neighbors attesting to the fact the dwelling had two living units (one over the other) since it was constructed. The property has two electric meters and photos show the separate entrances for the first and second floor apartments. In light of this evidence it

ORDER RECEIVED FOR FILING

Date 7/12/19

By Sen

is clear Petitioner has established a lawful nonconforming use and structure pursuant to BCZR Section 104.

THEREFORE, IT IS ORDERED this 12th day of **July, 2019** by this Administrative Law Judge, that the Petition for Special Hearing for a legal non-conforming use of an existing two (2) unit dwelling which was built in 1951, be and is hereby GRANTED.

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 7/12/19

By sln

Attachment to Petition for Zoning Hearing(s)

For

3222 Grace Road, Edgemere, MD 21219

This property, 3222 Grace Road in zone 21219, owned by Mrs. Sophie Wills, who is now 97 years old, is wheelchair bound and has lived in an Assisted Living facility since August of 2014 was built and used as a 2 unit dwelling since it was constructed in 1951 by her father for Sophie and her husband. Her husband passed away in 1977, leaving her to live on her own. Renting the upstairs 1 BR apartment provided additional income.

Since being at the Assisted Living facility which is extremely expensive, her savings has depleted and put a hardship on her finances. We are requesting this property be allowed to be zoned as a 2 unit property so it can continued to be rented to provide finances to support her needs at the assisted living.

Without this approval, Mrs. Sophie Wills will suffer severe financial hardship.

We have requested BGE install a natural gas line to the dwelling which would need to be 2 separate gas meters, one for the 1st floor unit and 1 for the 2nd floor unit. They cannot move forward with 2 separate meters without this approval. In addition, the 100 amp electric service is being upgraded to 200 amp dwelling service, each unit being upgraded to a 100 amp breaker box to support increased electric requirements for today's electronic devices. The dwelling already has 2 separate electrical meters and separate accounts but will need 2 separate permits and inspections, therefore needs 2 addresses (3222 Grace Road 1st floor and 3222 Grace Road 2nd floor).

2019-0320-SPH

Zoning Property Description for 3222 Grace Road

Beginning at a point on the West side of Grace Road which is 30 feet wide at a distance of 15 feet northwest of the centerline of the nearest improved intersecting street Ella Ave which is 30 feet wide.

BEING KNOWN AND DESIGNATED AS Lots Nos 25 and 26 as laid down on a Plat of Lynch Point, said Plat being recorded among the Land Records of Baltimore County in Plat Book WPC No.8, folio 38, containing 7500 square feet. . Located in the 15 Election District 15 and 7th Council District. The improvements thereon known as 3222 Grace Road.
Account # 1523501500

Being the fee simple property which, by Deed dated February 10, 1947, and recorded in the Land Records of the County of Baltimore in Liber JWB 3800 folio 402-404, was granted and conveyed by the Lynch Point Land Company a body corporate duly incorporated under the laws of the State of Maryland, unto Eugene J. Wills and Sophie Wills, his wife. The said Eugene J. Wills having departed this life on or about December 15, 1977.

2019-0320-SPH



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 3, 2019

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: 2019-0320-SPH

3222 Grace Road

W/s Grace Road, 30 ft. n/west of Ella Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Sophie Wills

Special Hearing for a legal non-conforming use of an existing two units dwelling which was built in 1951.

Hearing: Thursday, July 11, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Sophie Wills, Joyce Mason, 11813 Harford Road, Glen Arm 21057

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 21, 2019.**
- (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, June 21, 2019 - Issue

Please forward billing to:
Joyce Mason
11813 Harford Road
Glen Arm, MD 21057

410-499-4151

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: 2019-0320-SPH
3222 Grace Road
W/s Grace Road, 30 ft. n/west of Ella Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Sophie Wills

Special Hearing for a legal non-conforming use of an existing two units dwelling which was built in 1951.

Hearing: Thursday, July 11, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
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.

MS 7-11-19
11 Am

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, July 7, 2019 10:10 PM
To: Administrative Hearings
Subject: Recertification's For 2019-0320-SPH
Attachments: Re-Cert 1 2019-0320-SPH.doc; Re-Cert 2 2019-0320-SPH.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 3222 Grace Road. Thanks.



RECEIVED
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

2019-0320-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Sophie Wills

July 11, 2019

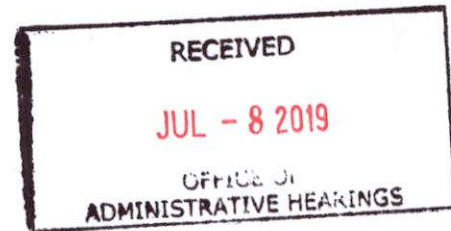
Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

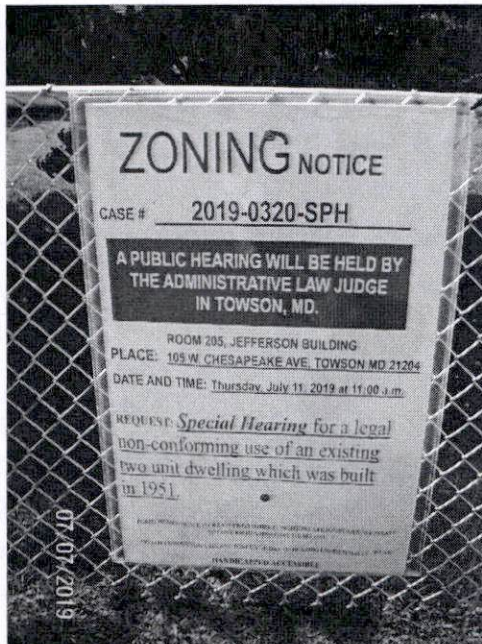


3222 Grace Road

SIGN 1 Recertification

June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 7, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

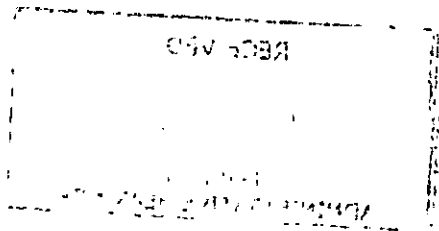
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0320-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Sophie Wills

July 11, 2019

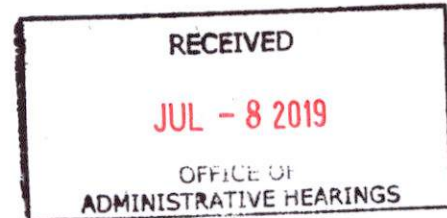
Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

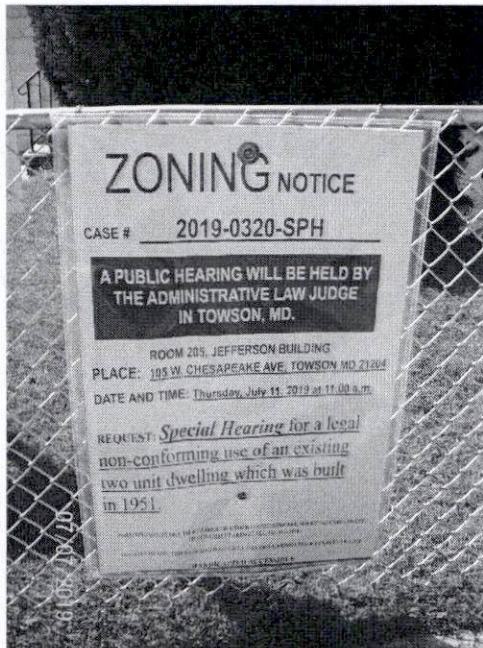


3222 Grace Road

SIGN 2 Recertification

June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 7, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

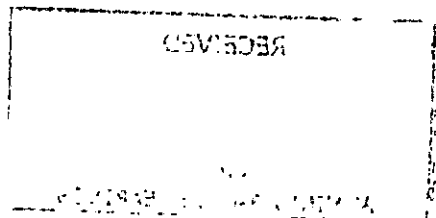
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0320-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Sophie Wills

July 11, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

3222 Grace Road

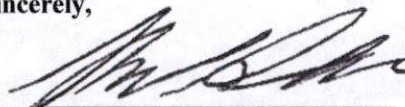
SIGN 1

June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 21, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0320-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Sophie Wills

July 11, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

3222 Grace Road

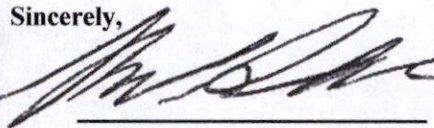
SIGN 2

June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 21, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0320-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Sophie Wills

July 11, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

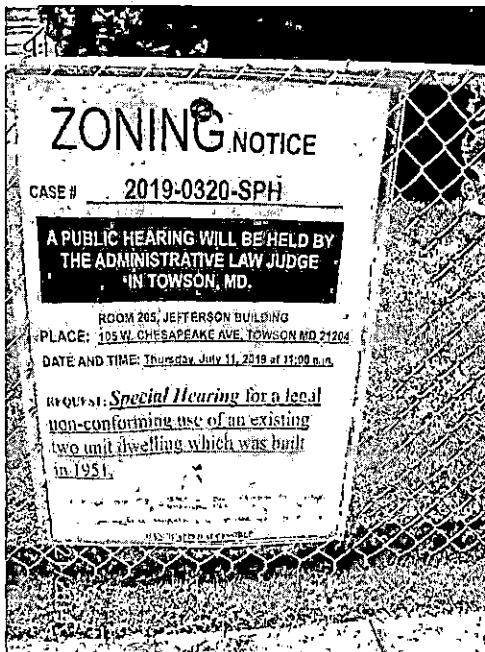
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3222 Grace Road

SIGN 1

June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 June 21, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0320-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Sophie Wills

July 11, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

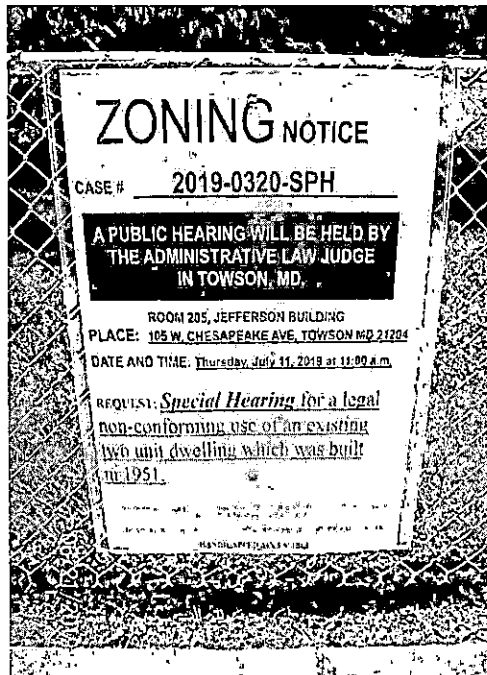
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

3222 Grace Road

SIGN 2

June 21, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

June 21, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-320-SPH

* * * * *

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

I HEREBY CERTIFY that on this 23rd day of May, 2019, a copy of the foregoing Entry of Appearance was mailed to Joyce Mason, 11813 Harford Road, Glen Arm, Maryland 21057, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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:

6/21/2019

Order #: 11753953
Case #: 2019-0320-SPH
Description:

NOTICE OF ZONING HEARING CASE NUMBER:
2019-0320-SPH



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0320-SPH

3222 Grace Road

W/s Grace Road, 30 ft. n/west of Ella Avenue

15th Election District - 7th Councilmanic District

Legal Owners: Sophie Wills

Special Hearing for a legal non-conforming use of an existing two units dwelling which was built in 1951.

Hearing: Thursday, July 11, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3301.

je21

**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: 2019-0320-SPH
Property Address: 3222 GRACE RD
Property Description: _____

Legal Owners (Petitioners): SOPHIE WILLS
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOYCE A. MASON
Company/Firm (if applicable): _____
Address: 11813 Harford Rd
Glen Arm, MD 21057

Telephone Number: 410-499-4151

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

No. **182593**

PAID RECEIPT

Date:

5/13/19

BUSINESS ACTUAL TIME 164

5/14/2019 5/13/2019 10:40:57 '2

REG WSO2 WALKIN JEE

>>RECEIPT N 001192 5/13/2019 0FLN

Dept 5 528 ZONING VERIFICATION

182593

Recd Tot \$ 75.00

75.00 CK .00 CR

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
0001	806	0000		6150				\$ 75

Total:

\$ 75

Rec From:

For:

3222 GRACE RD.

2019-0320-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 3, 2019

Joyce A. Mason
11813 Harford Road
Glen Arm MD 21057

RE: Case Number: 2019-0320-SPH, 3222 Grace Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 13, 2019. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

7-11

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

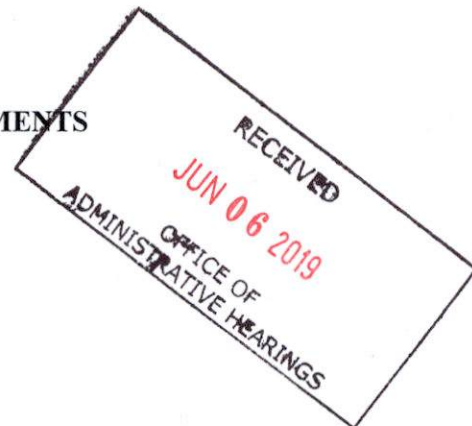
DATE: 6/5/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-320

INFORMATION:

Property Address: 3222 Grace Road
Petitioner: Sophie A. Wills
Zoning: DR 5.5
Requested Action: Special Hearing



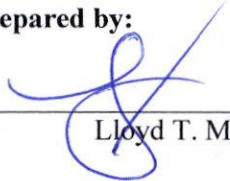
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a legal non-conformance use for an existing two (2) unit dwelling which was built in 1951.

A site visit was conducted on May 28, 2019. The subject site is within the Greater Dundalk-Edgemere Community Conservation Plan. The property appears to be well-maintained.

The Department of Planning has no objections to the petitioned zoning relief.

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Taylor Bensley
Joyce A. Mason
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/5/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-320

INFORMATION:

Property Address: 3222 Grace Road
Petitioner: Sophie A. Wills
Zoning: DR 5.5
Requested Action: Special Hearing

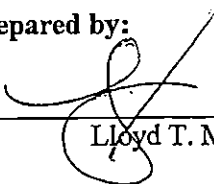
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a legal non-conformance use for an existing two (2) unit dwelling which was built in 1951.

A site visit was conducted on May 28, 2019. The subject site is within the Greater Dundalk-Edgemere Community Conservation Plan. The property appears to be well-maintained.

The Department of Planning has no objections to the petitioned zoning relief.

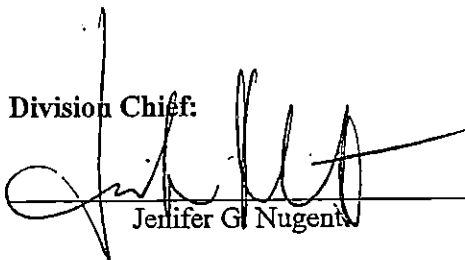
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Taylor Bensley
Joyce A. Mason
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: May 24, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0320-SPH
Address 3222 Grace Road
(Willis Property)

Zoning Advisory Committee Meeting of **May 27, 2019**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 5/22/19

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. 2019-0320-SPH

*Special Hearing
Sophie A. Willis
3222 Grace 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

Affidavit of **SOPHIE A WILLS**

STATE OF MARYLAND

COUNTY OF BALTIMORE

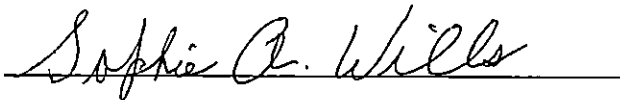
The Undersigned, **SOPHIE A WILLS**, being duly sworn, hereby deposes and says:

1. I am over the age of 18 and am a resident of the State of Maryland. I have personal knowledge of the facts herein.
2. I suffer no legal mental disabilities and have personal knowledge of the facts set forth below.

The dwelling at **3222 Grace Road, Edgemere MD 21219** which was built in 1951 and has been utilized as a 2 unit dwelling for as long as I have owned this property. My late husband, Eugene J. Wills and I purchased this property consisting of 4 lots, numbers 23, 24, 25, and 26 on February 10th 1947 from the Lynch Point Land Company. The dwelling was built in 1951 which included 2 units, our living area on the First floor which is 2 Bedrooms 1 Bathroom and a 1 Bedroom 1 Bathroom Apartment on the second floor with a separate outdoor entrance.

I declare that; to the best of my knowledge and belief, the information herein is true, correct, and complete.

Executed this 15th day of April, 2019.

A handwritten signature in cursive script, reading "Sophie A. Wills", is written over a horizontal line.

SOPHIE A WILLS
3222 Grace Road
Edgemere, MD 21219

2019-0320-SPH

Affidavit of **VERNA MARIE PATTI**

STATE OF MARYLAND

COUNTY OF BALTIMORE

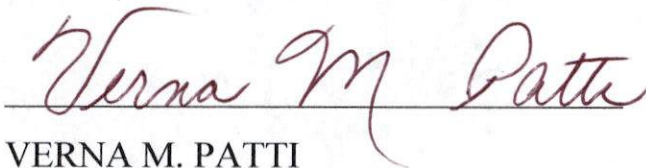
The Undersigned, **VERNA MARIE PATTI**, being duly sworn, hereby deposes and says:

1. I am over the age of 18 and am a resident of the State of Maryland. I have personal knowledge of the facts herein.
2. I suffer no legal mental disabilities and have personal knowledge of the facts set forth below.

The dwelling at 3222 Grace Road, Edgemere MD 21219 which was built in 1951, as stated on the Tax records, was built and utilized as a 2 unit dwelling for as long as I can remember. Since I was not born before 1951 it is my understanding that 3222 Grace Road was built as it stands today as a 2 unit dwelling. I currently live and have lived at 3226 Grace Road, Edgemere, MD 21219 for most of my life as I was born here on March 21, 1952. Mrs. Sophie Wills has owned the subject property the entire time I have lived at my current address.

I declare that, to the best of my knowledge and belief, the information herein is true, correct, and complete.

Executed this 15th day of April, 2019.



VERNA M. PATTI
3226 Grace Road
Edgemere, MD 21219

2019-0320-SPH

HQ2-3583-P10.C

Affidavit of **JAMES ALLAN SHKOR**

STATE OF MARYLAND

COUNTY OF BALTIMORE

The Undersigned, **JAMES ALLAN SHKOR**, being duly sworn, hereby deposes and says:

1. I am over the age of 18 and am a resident of the State of Maryland. I have personal knowledge of the facts herein.
2. I suffer no legal mental disabilities and have personal knowledge of the facts set forth below.

The dwelling at 3222 Grace Road, Edgemere MD 21219 which was built in 1951, as stated on the Tax records, has been utilized as a 2 unit dwelling for as long as I can remember. Since I was not born before 1951 it is my understanding that 3222 Grace Road was built as it stands today as a 2 unit dwelling. I have lived at 3224 Grace Road, Edgemere, MD 21219 for my entire life as I was born here on March 5, 1971. Mrs. Sophie Wills has owned the subject property the entire time I have lived next to 3222 Grace Road.

I declare that, to the best of my knowledge and belief, the information herein is true, correct, and complete.

Executed this 15th day of April, 2019.



JAMES ALLAN SHKOR
3224 Grace Road
Edgemere, MD 21219

2019-0320-SPH

H92-0580-P10.6



An Exelon Company

CONTACT US

BGE.COM

Customer Service:

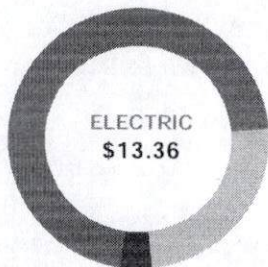
800.685.0123

800.735.2258 (TTY-TTD)

Correspondence:

P.O. Box 1475 Baltimore, MD 21203

BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY

BGE

Electric Choice ID: 5241035165

Bill Summary

Page 1 of 2

John J Jacobs

3222 Grace Rd #1fl

Baltimore, MD 21219

Account # 5241035679

Issued Date: April 2, 2019

BGE Outstanding Balance	\$0.00
Electric	\$13.36
Total amount due by April 25, 2019	\$13.36

Payment received after April 25, 2019 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.



An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ▶

Account # 5241035679

Total amount due by Apr 25, 2019 \$13.36

Payment Amount \$

John J Jacobs
7521 Sparrows Point Blvd
Sparrows Point, MD 21219-1940

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

21524103567950000013360115100000135600

2019-0320-sph

Electric details

ANNUAL ELECTRIC USAGE

2018 2019

41

0 0 0 0 0 0 0 0 0 0 0 0 0 0

APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR

avg temp 0° not available avg temp 43°

Residential - Schedule R

Billing Period: Feb 25, 2019 - Apr 1, 2019 Days Billed: 35

Next Scheduled Reading: April 30, 2019

Meter #G158772012 Read on Apr 1

Current Reading	-	Previous Reading	=	41
5250		5209		kWh used

ELECTRIC SUPPLY				\$3.34
BGE	41 kWh	x	.08144	3.34
BGE ELECTRIC DELIVERY				\$9.62
Customer Charge				7.90
EmPower MD Chg	41 kWh	x	.00736	0.30
Distribution Chg	2.34 kWh	x	.03158	0.07
	38.66 kWh	x	.03462	1.34
ERI Initiative Chg	41 kWh	x	.00024	0.01
TAXES & FEES				\$0.40
MD Universal Svc Prog				0.36
Envir Srchg	41 kWh	x	.000146	0.01
Franchise Tax	41 kWh	x	.00062	0.03
TOTAL				\$13.36

BGE SUPPLY PRICE COMPARISON INFORMATION

BGE Supply Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 8.144 cents/kWh, effective through May 31, 2019. The price for SOS electricity will cost 6.722 cents/kWh beginning June 1, 2019 through September 30, 2019. The weighted average price of SOS electricity will be 7.636 through September 30, 2019. The price of SOS from October 1, 2019 through May 31, 2020 will be set in May 2019.

IMPORTANT INFORMATION ABOUT YOUR BILL

- ▶ When you call to report a power outage, it is important that your telephone number matches the one on our records. Please call 800.685.0123 to verify we have your correct telephone number.
- ▶ **Moving?** To stop or transfer service, contact BGE at least 3 business days prior to your move date. You are responsible for all service at your present address until you notify us.
- ▶ The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Adj Annual Usage Ele 41 kWh

Other ways
to pay

 **Online**
BGE.COM



 **In-person**
America's Cash Express**
877.223.2274

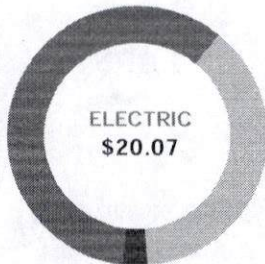
Western Union® **
800.225.5227

 **Pay-by-phone**
Western Union Speed Pay**
888.232.0088

**Fee applies.

1192-8580-9106

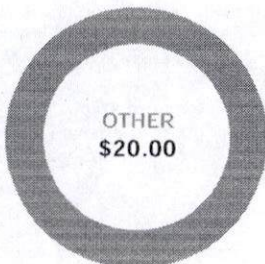
BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY
BGE
Electric Choice ID: 8048910021

OTHER
CHARGES
AND
CREDITS



See details on page 2

Bill Summary

Page 1 of 2

John J Jacobs

3222 Grace Rd *2fl

Baltimore, MD 21219

Account # 8048910159

Issued Date: April 2, 2019

BGE Outstanding Balance	\$0.00
Electric	\$20.07
Other charges and credits (See details)	\$20.00
Total amount due by April 25, 2019	\$40.07

Payment received after April 25, 2019 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.



An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ►

Account # 8048910159

Total amount due by Apr 25, 2019 \$40.07

Payment Amount \$

John J Jacobs
7521 SPARROWS POINT BLVD
BALTIMORE, MD 21219-1940

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

21804891015970000040070115100000403700

2019-0320-SPH

⚡ Electric details

ANNUAL ELECTRIC USAGE

2018

2019

95

0	0	0	0	0	0	0	0	0	0	0	0	0
APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR

L avg temp 0° not available

avg temp 43° J

Residential - Schedule R

Billing Period: Feb 26, 2019 - Apr 1, 2019

Days Billed: 34

Next Scheduled Reading: April 30, 2019

Meter #G159589320 Read on Apr 1

Current
Reading
497

Previous
Reading
402

95
kWh used

ELECTRIC SUPPLY

BGE	95 kWh	x	.08144	7.74
-----	--------	---	--------	------

BGE ELECTRIC DELIVERY	\$11.90
-----------------------	---------

Customer Charge	7.90
-----------------	------

EmPower MD Chg	95 kWh	x	.00736	0.70
----------------	--------	---	--------	------

Distribution Chg	2.79 kWh	x	.03158	0.09
------------------	----------	---	--------	------

92.21 kWh	x	.03462	3.19
-----------	---	--------	------

ERI Initiative Chg	95 kWh	x	.00024	0.02
--------------------	--------	---	--------	------

TAXES & FEES	\$0.43
--------------	--------

MD Universal Svc Prog	0.36
-----------------------	------

Envir Srchg	95 kWh	x	.000146	0.01
-------------	--------	---	---------	------

Franchise Tax	95 kWh	x	.00062	0.06
---------------	--------	---	--------	------

TOTAL	\$20.07
--------------	----------------

Federal Tax Identification # 52-0280210

Adj Annual Usage Ele 95 kWh

Other ways to pay



Online
BGE.COM



In-person

America's Cash Express**
877.223.2274

Western Union[®] **
800.225.5227



Pay-by-phone

Western Union Speed Pay**
888.232.0088

****Fee applies.**

442-6580-9102

copy 2

MARYLAND STATUTORY FORM PERSONAL FINANCIAL POWER OF ATTORNEY

IMPORTANT INFORMATION AND WARNING

You should be very careful in deciding whether or not to sign this document. The powers granted by you (the principal) in this document are broad and sweeping. This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

You need not grant all of the powers listed below. If you choose to grant less than all of the listed powers, you may instead use a Maryland Statutory Form Limited Power of Attorney and mark on that Maryland Statutory Form Limited Power of Attorney which powers you intend to delegate to your attorney-in-fact (the Agent) and which you do not want the Agent to exercise.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

You should obtain competent legal advice before you sign this power of attorney if you have any questions about the document or the authority you are granting to your agent.

DESIGNATION OF AGENT

I, **SOPHIE A. WILLS**, name the following person as my agent:

JOHN JAMES JACOBS
7521 SPARROWS POINT BOULEVARD
BALTIMORE, MARYLAND 21219
(410) 388-0412 (home), (410) 528-3813 (cell)

Designation of Successor Agent

If my agent is unable or unwilling to act for me, I name as my successor agent:

JOYCE ANN MASON
11813 HARFORD ROAD
GLEN ARM, MARYLAND 21057
(410) 592-6745 (home), (410) 908-6745 (cell)

2019-0320-SPH

501d-2850-26A

GRANT OF GENERAL AUTHORITY

I ("the principal") grant my agent and any successor agent, with respect to each subject listed below, the authority to do all acts that I could do to:

(1) Contract with another person, on terms agreeable to the agent, to accomplish a purpose of a transaction and perform, rescind, cancel, terminate, reform, restate, release, or modify the contract or another contract made by or on behalf of the principal;

(2) Execute, acknowledge, seal, deliver, file, or record any instrument or communication the agent considers desirable to accomplish a purpose of a transaction;

(3) Seek on the principal's behalf the assistance of a court or other governmental agency to carry out an act authorized in this power of attorney;

(4) Initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to a claim existing in favor of or against the principal or intervene in litigation relating to the claim;

(5) Engage, compensate, and discharge an attorney, accountant, discretionary investment manager, expert witness, or other advisor;

(6) Prepare, execute, and file a record, report, or other document to safeguard or promote the principal's interest under a statute or regulation and communicate with representatives or employees of a government or governmental subdivision, agency, or instrumentality, on behalf of the principal; and

(7) Do lawful acts with respect to the subject and all property related to the subject.

My agent's authority shall include the authority to act as stated below with regard to each of the following subjects:

SUBJECTS AND AUTHORITY

Real property – With respect to this subject, I authorize my agent to: demand, buy, sell, convey, lease, receive, accept as a gift or as security for an extension of credit, or otherwise acquire or reject an interest in real property or a right incident to real property; pledge or mortgage an interest in real property or right incident to real property as security to borrow money or pay, renew, or extend the time of payment of a debt of the principal or a debt guaranteed by the principal, including a reverse mortgage; release, assign, satisfy, or enforce by litigation or otherwise a mortgage, deed of trust, conditional sale contract, encumbrance, lien, or other claim to real property that exists or is asserted; and manage or conserve an interest in real property or a right incident to real property owned or claimed to be owned by the principal, including: (1) insuring against liability or casualty or other loss; (2) obtaining or regaining possession of or protecting the interest or right by litigation or otherwise; (3) paying, assessing, compromising, or contesting taxes or assessments or applying for and receiving refunds in connection with them; and; (4) purchasing supplies, hiring assistance or labor, and making repairs or alterations to the real property.

Stocks and bonds – With respect to this subject, I authorize my agent to: buy, sell, and exchange stocks and bonds; establish, continue, modify, or terminate an account with

respect to stocks and bonds; pledge stocks and bonds as security to borrow, pay, renew, or extend the time of payment of a debt of the principal; receive certificates and other evidences of ownership with respect to stocks and bonds; exercise voting rights with respect to stocks and bonds in person or by proxy, enter into voting trusts, and consent to limitations on the right to vote.

Banks and other financial institutions – With respect to this subject, I authorize my agent to: continue, modify, and terminate an account or other banking arrangement made by or on behalf of the principal; establish, modify, and terminate an account or other banking arrangement with a bank, trust company, savings and loan association, credit union, thrift company, brokerage firm, or other financial institution selected by the agent; contract for services available from a financial institution, including renting a safe deposit box or space in a vault; withdraw, by check, money order, electronic funds transfer, or otherwise, money or property of the principal deposited with or left in the custody of a financial institution; receive statements of account, vouchers, notices, and similar documents from a financial institution and act with respect to them; enter a safe deposit box or vault and withdraw or add to the contents; borrow money and pledge as security personal property of the principal necessary to borrow money or pay, renew, or extend the time of payment of a debt of the principal or a debt guaranteed by the principal; make, assign, draw, endorse, discount, guarantee, and negotiate promissory notes, checks, drafts, and other negotiable or nonnegotiable paper of the principal or payable to the principal or the principal's order, transfer money, receive the cash or other proceeds of those transactions; and apply for, receive, and use credit cards and debit cards, electronic transaction authorizations, and traveler's checks from a financial institution.

Insurance and annuities – With respect to this subject, I authorize my agent to: continue, pay the premium or make a contribution on, modify, exchange, rescind, release, or terminate a contract procured by or on behalf of the principal that insures or provides an annuity to either the principal or another person, whether or not the principal is a beneficiary under the contract; procure new, different, and additional contracts of insurance and annuities for the principal and select the amount, type of insurance or annuity, and mode of payment; pay the premium or make a contribution on, modify, exchange, rescind, release, or terminate a contract of insurance or annuity procured by the agent; apply for and receive a loan secured by a contract of insurance or annuity; surrender and receive the cash surrender value on a contract of insurance or annuity; exercise an election; exercise investment powers available under a contract of insurance or annuity; change the manner of paying premiums on a contract of insurance or annuity; change or convert the type of insurance or annuity with respect to which the principal has or claims to have authority described in this section; apply for and procure a benefit or assistance under a statute or regulation to guarantee or pay premiums of a contract of insurance on the life of the principal; collect, sell, assign, hypothecate, borrow against, or pledge the interest of the principal in a contract of insurance or annuity; select the form and timing of the payment of proceeds from a contract of insurance or annuity; pay, from proceeds or otherwise, compromise or contest, and apply for refunds in connection with a tax or assessment levied by a taxing authority with respect to a contract of insurance or annuity or the proceeds or liability from the contract of insurance or annuity accruing by reason of the tax or assessment.

Claims and litigation – With respect to this subject, I authorize my agent to: assert and maintain before a court or administrative agency a claim, claim for relief, cause of action, counterclaim, offset, recoupment, or defense, including an action to recover property or other thing of value, recover damages sustained by the principal, eliminate or modify tax liability, or seek an injunction, specific performance, or other relief; act for the principal with respect to bankruptcy or insolvency; whether voluntary or involuntary, concerning the principal or some other person, or with respect to a reorganization, receivership, or application for the appointment of a receiver or trustee that affects an interest of the principal in property or other thing of value; pay a judgment, award, or order against the principal or a settlement made in connection with a claim or litigation; and receive money or other thing of value paid in settlement of or as proceeds of a claim or litigation.

Benefits from governmental programs or civil or military service (including any benefit, program, or assistance provided under a statute or regulation including Social Security, Medicare, and Medicaid) – With respect to this subject, I authorize my agent to: execute vouchers in the name of the principal for allowances and reimbursements payable by the United States or a foreign government or by a state or subdivision of a state to the principal; enroll in, apply for, select, reject, change, amend, or discontinue, on the principal's behalf, a benefit or program; prepare, file, and maintain a claim of the principal for a benefit or assistance, financial or otherwise, to which the principal may be entitled under a statute or regulation; initiate, participate in, submit to alternative dispute resolution, settle, oppose, or propose or accept a compromise with respect to litigation concerning a benefit or assistance the principal may be entitled to receive under a statute or regulation; and receive the financial proceeds of a claim described above and conserve, invest, disburse, or use for a lawful purpose anything so received.

Retirement plans (including a plan or account created by an employer, the principal, or another individual to provide retirement benefits or deferred compensation of which the principal is a participant, beneficiary, or owner, including a plan or account under the following sections of the Internal Revenue Code: (1) an individual retirement account under Internal Revenue Code Section 408, 26 U.S.C. § 408; (2) a Roth individual retirement account under Internal Revenue Code Section 408a, 26 U.S.C. § 408a; (3) a deemed individual retirement account under Internal Revenue Code Section 408(q), 26 U.S.C. § 408(q); (4) an annuity or mutual fund custodial account under Internal Revenue Code Section 403(b), 26 U.S.C. § 403(b); (5) a pension, profit-sharing, stock bonus, or other retirement plan qualified under Internal Revenue Code Section 401(a), 26 U.S.C. § 401(a); (6) a plan under Internal Revenue Code Section 457(b), 26 U.S.C. § 457(b); and (7) a nonqualified deferred compensation plan under Internal Revenue Code Section 409a, 26 U.S.C. § 409a) – With respect to this subject, I authorize my agent to: select the form and timing of payments under a retirement plan and withdraw benefits from a plan; make a rollover, including a direct trustee-to-trustee rollover, of benefits from one retirement plan to another; establish a retirement plan in the principal's name; make contributions to a retirement plan; exercise investment powers available under a retirement plan; borrow from, sell assets to, or purchase assets from a retirement plan.

Taxes – With respect to this subject, I authorize my agent to: prepare, sign, and file federal, state, local, and foreign income, gift, payroll, property, federal insurance

contributions act, and other tax returns, claims for refunds, requests for extension of time, petitions regarding tax matters, and other tax-related documents, including receipts, offers, waivers, consents, including consents and agreements under Internal Revenue Code Section 2032a, 26 U.S.C. § 2032a, closing agreements, and other powers of attorney required by the Internal Revenue Service or other taxing authority with respect to a tax year on which the statute of limitations has not run and the following 25 tax years; pay taxes due, collect refunds, post bonds, receive confidential information, and contest deficiencies determined by the Internal Revenue Service or other taxing authority; exercise elections available to the principal under federal, state, local, or foreign tax law; and act for the principal in all tax matters for all periods before the Internal Revenue Service, or other taxing authority.

SPECIAL INSTRUCTIONS

To make gifts of money and/or property to persons, human and/or corporate, identified as legatees in my Last Will and Testament, or in the absence of a Last Will and Testament to legatees pursuant to Maryland law of intestate succession consistent with the attorney's fiduciary duties, to minimize estate and gift taxes that may arise pursuant to Federal and State laws, additionally, to make gifts of money and/or property to my spouse for any reason, even if my Attorney-In-Fact is my spouse.

To initiate or continue any gift-giving program that I may have undertaken. I direct that it is my intent to limit gifts to an amount that satisfies the annual gift tax exclusion that avoids the payment or filing of annual gift tax returns. However, my Attorneys-In-Fact, in my Attorneys-In-Fact's sole discretion, may make gifts in excess of the annual gift tax exclusion if, in my Attorneys-In-Fact's sole and absolute judgment, it may be proper and necessary for such purposes as estate, tax, and long term care planning.

To give my spouse, or any of my children, or grandchildren, gifts outright or in trust of tangible or intangible personal property that my Attorneys-In-Fact, in my Attorneys-In-Fact's sole discretion, believe would be my wishes and are advisable provided: that gifts to my children be equal, per stripes; that the gift or series of gifts take into account my estate planning wishes I have expressed from time to time (including through my Will, Trust, beneficiary designations, conversations where the majority of my children were present, or other ascertainable means); and that no distribution shall be made to my Attorneys-In-Fact, or to my Attorneys-In-Fact's creditors unless the majority of my children (including my Attorneys-In-Fact) agree to the distribution.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

NOMINATION OF GUARDIAN

If it becomes necessary for a court to appoint a guardian of my estate or guardian of my person, I nominate the following person(s) for appointment:

Name of nominee for guardian of my property:

(X) My agent (or successor agent) named above.

and

Name of nominee for guardian of my person:

(X) My agent (or successor agent) named above.

SIGNATURE AND ACKNOWLEDGMENT

Sophie A Wills
SOPHIE A. WILLS
3222 GRACE ROAD
BALTIMORE, MARYLAND 21219
(410) 477-1922

7/15/14
Date

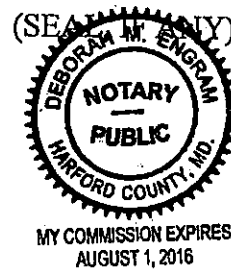
STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

This document was acknowledged before me on the 15th day of July, 2014, by SOPHIE A. WILLS to be her act.

[Signature]
DEBORAH M. ENGRAM – Notary Public

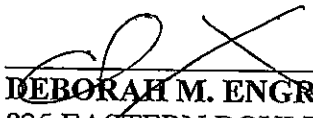
My Commission Expires:

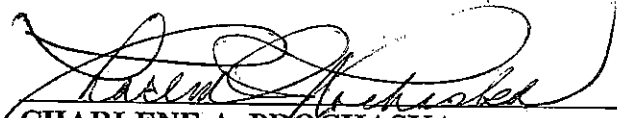
August 1, 2016



WITNESS ATTESTATION

The foregoing power of attorney was, on the date written above, published and declared by **HELEN JACOBS**, in our presence to be her power of attorney. We, in her presence and at her request, and in the presence of each other, have attested to the same and have signed our names as attesting witnesses.



DEBORAH M. ENGRAM
825 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221
(410) 687-3434

CHARLENE A. PROCHASKA
825 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221
(410) 687-3434

BRENNAN AND BRENNAN
ATTORNEYS AT LAW, P.A.
825 EASTERN BOULEVARD
BALTIMORE, MARYLAND 21221
(410) 687-3434

Starr
410-8.

1007.

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

5/24

DEPS

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

N/C

FIRE DEPARTMENT

6/5

PLANNING

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

NO Obj

5/22

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6/21/19

SIGN POSTING (1st)

Date:

6/21/19

by SSG Black

SIGN POSTING (2nd)

Date:

7/7/19

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1523501500			
Owner Information					
Owner Name:		WILLS A SOPHIE		Use:	RESIDENTIAL
Mailing Address:		3222 GRACE RD BALTIMORE MD 21219-1940		Principal Residence:	YES
				Deed Reference:	/36945/ 00220
Location & Structure Information					
Premises Address:		3222 GRACE RD BALTIMORE 21219-1113		Legal Description:	LT 25,26 LYNCH POINT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0111	0005	0141		0000	
					Block:
					N
					Lot:
					25
					Assessment Year:
					2018
					Plat No:
					Plat Ref: 0008/0038
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1951	1,596 SF		7,500 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2018	As of 07/01/2019	
Land:	73,500	73,500			
Improvements	113,900	111,200			
Total:	187,400	184,700	184,700	184,700	
Preferential Land:	0			0	
Transfer Information					
Seller: WILLS SOPHIE		Date: 12/03/2015		Price: \$0	
Type: ARMS LENGTH MULTIPLE		Deed1: /36945/ 00220		Deed2:	
Seller:		Date: 08/08/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32393/ 00129		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

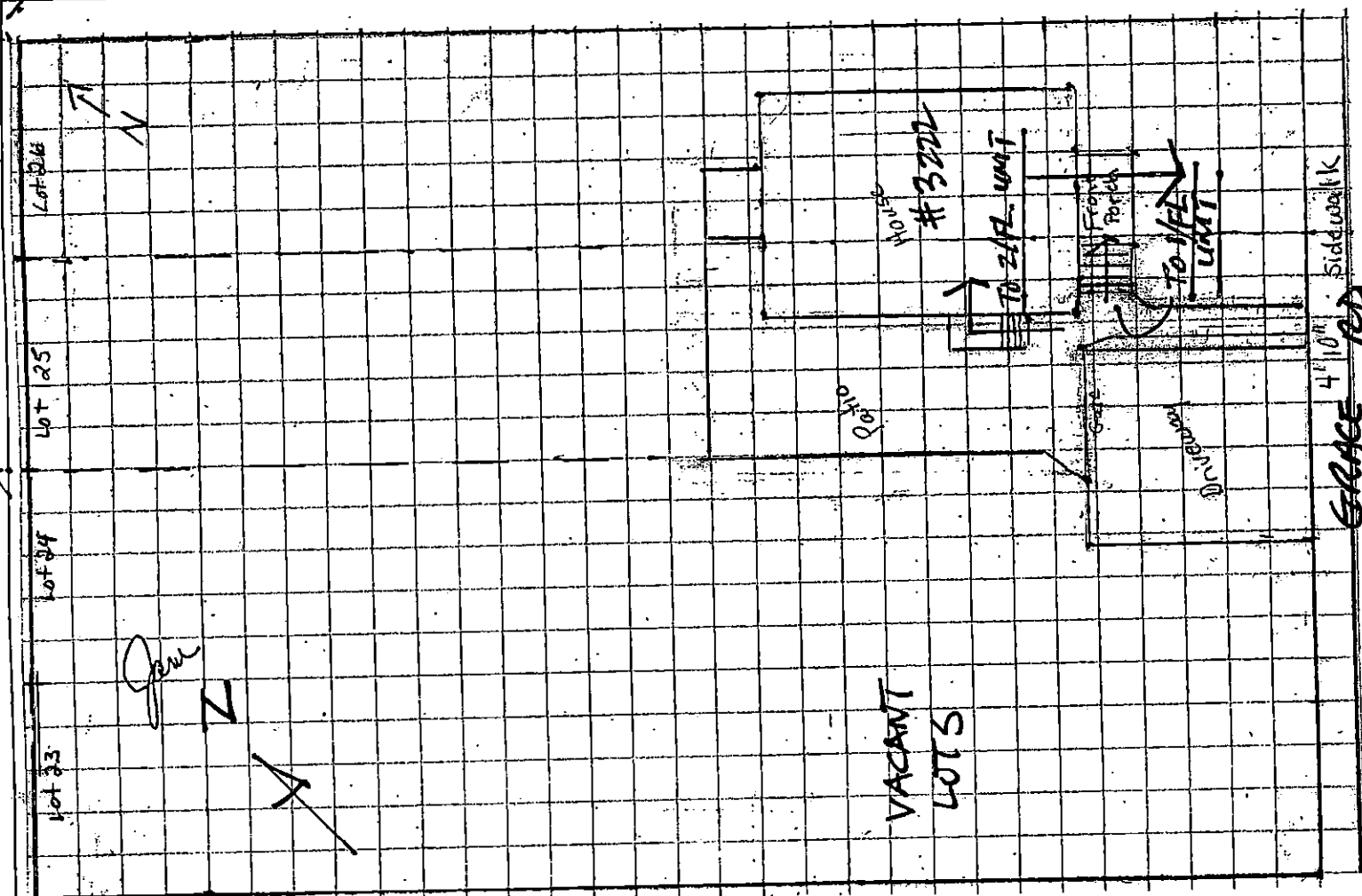
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)

ADDRESS 3222 Grace Road, Edgemere 21219 OWNER(S) NAME(S) Sophie A. Wills

SUBDIVISION NAME Lynch Point LOT # 25-26 BLOCK # N SECTION # N/A

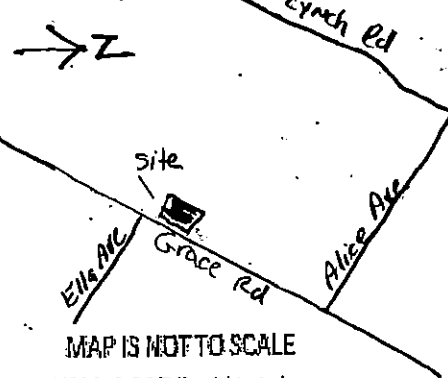
PLAT BOOK # 0008 FOLIO # 0038 10 DIGIT TAX # 1523501500 DEED REF. # 36945100220

150 FT



PLAN DRAWN BY JOYCE MASON (POA) DATE 4/24/19 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 11101

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE 0.172

OR SQUARE FEET 7,500

HISTORIC? NO

IN CBQA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

2019-0320-SPH
PET. EX. 1

CASE NAME _____
CASE NUMBER 2019-0320-SPH
DATE July 11, 2019

[illegible]

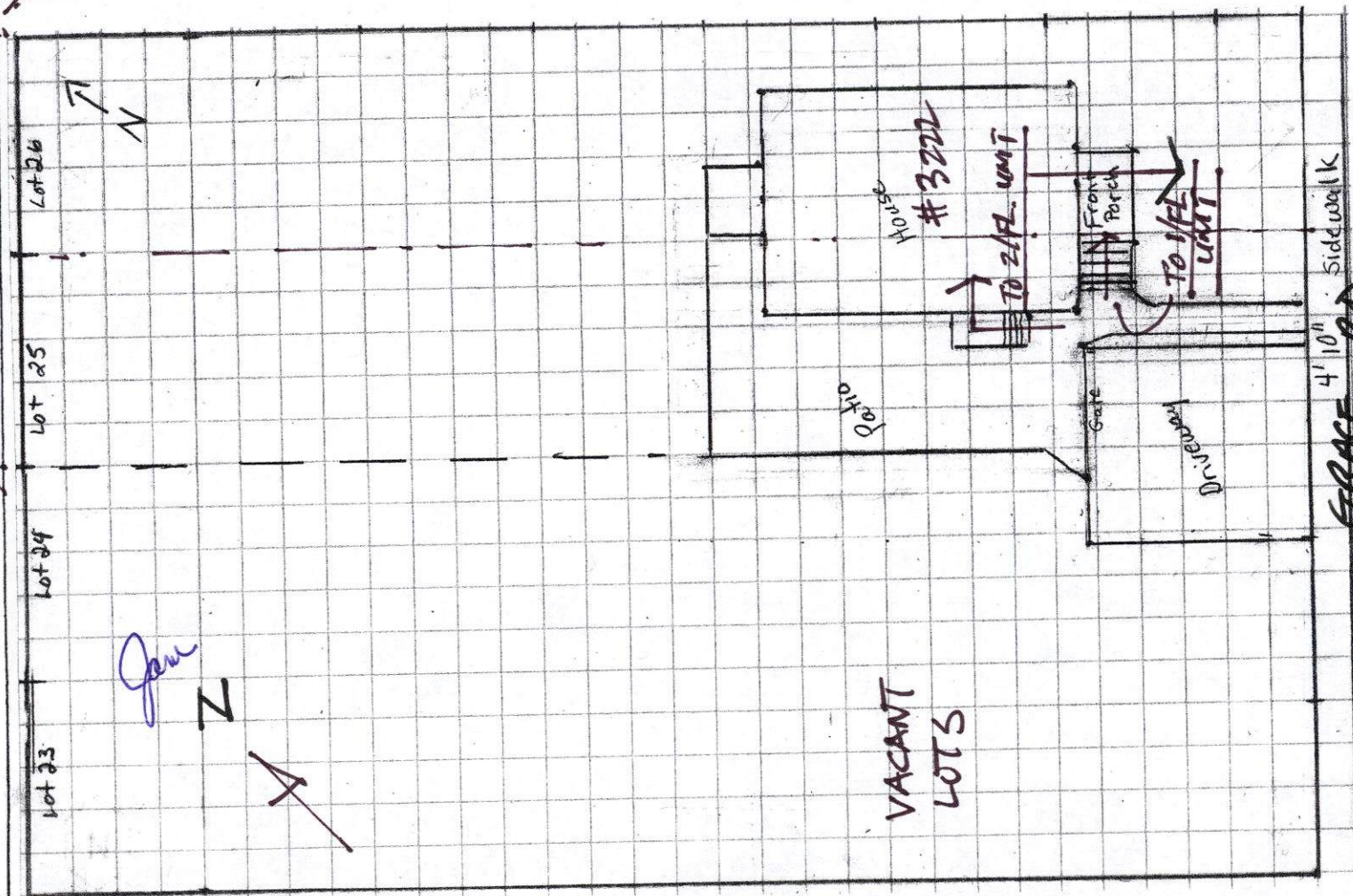
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 3222 Grace Road, Edgemere 21219 OWNER(S) NAME(S) Sophie A. Wills

SUBDIVISION NAME Lynch Point LOT # 25-26 BLOCK # N SECTION # N/A

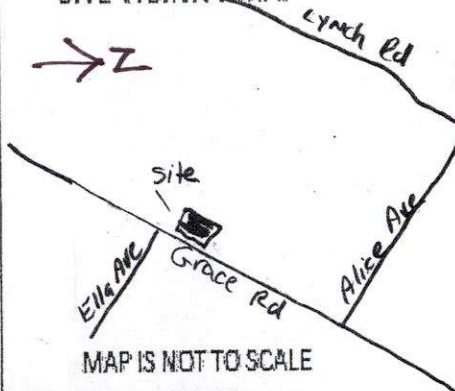
PLAT BOOK # 0008 FOLIO # 0038 10 DIGIT TAX # 1523501500 DEED REF. # 36945100220

150 FT



PLAN DRAWN BY JOYCE MASON (POA) DATE 4/24/19 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 111C1

SITE ZONED DR 5.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE 0.172

OR SQUARE FEET 7,500

HISTORIC? NO

IN CBCA? YES

IN FLOOD PLAIN? YES

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

2019-0320-SPH



Front Door to Porch
For 1st Floor Unit



Driveway + Gate View

2019-0320-SPH



Front of House facing North
Front Door for 1st Floor
Unit



Front of House

2019-0320-SPH

3222 Grace Road, Balto. Md 21219

3222 Grace Rd., Balto. MD 21219

2019-0320-SPH



Back Door Entrance for
1st Floor Unit

FD-205-010-00



View of Front Side Yard from
Patio

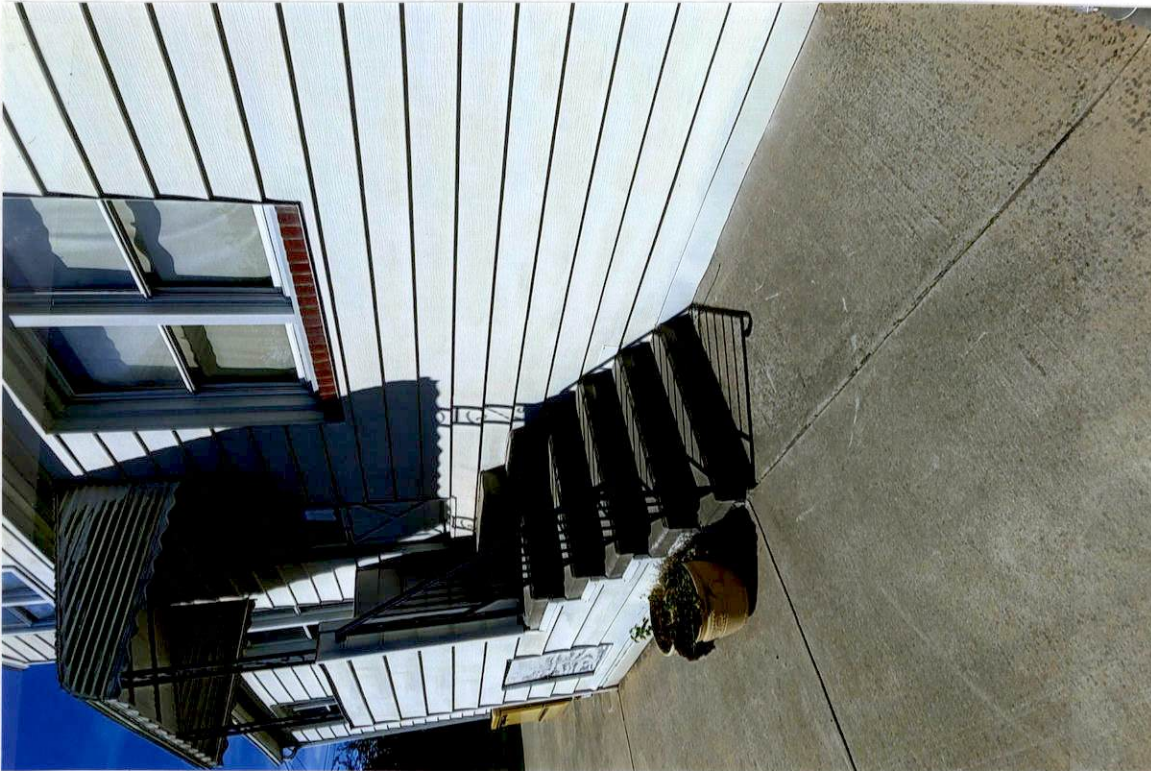


View of Side of House showing
Entrance Door to 2nd Floor Unit
2019-0320-SPH

3222 Grace Rd, Balto. Md 21219

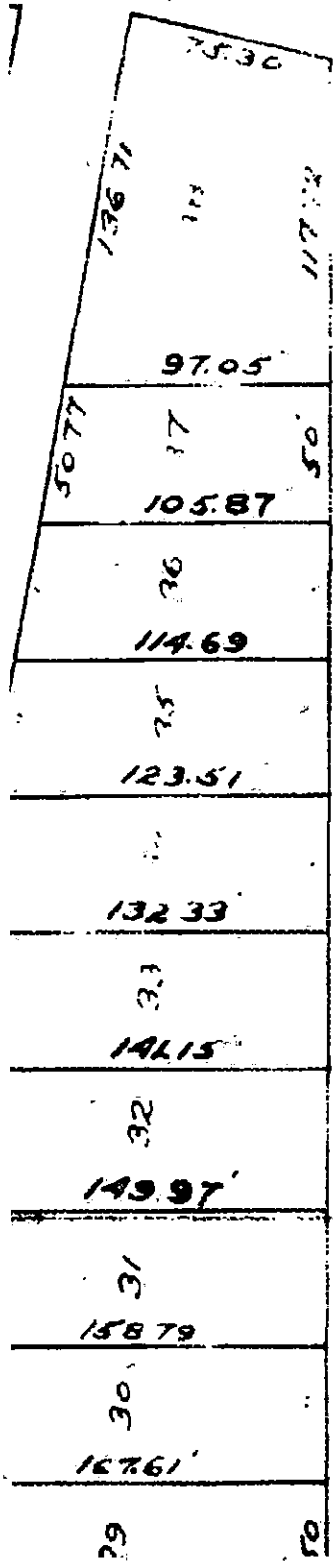


Stairway to ~~the~~ 2nd Floor
Unit
2019-0320-SPH

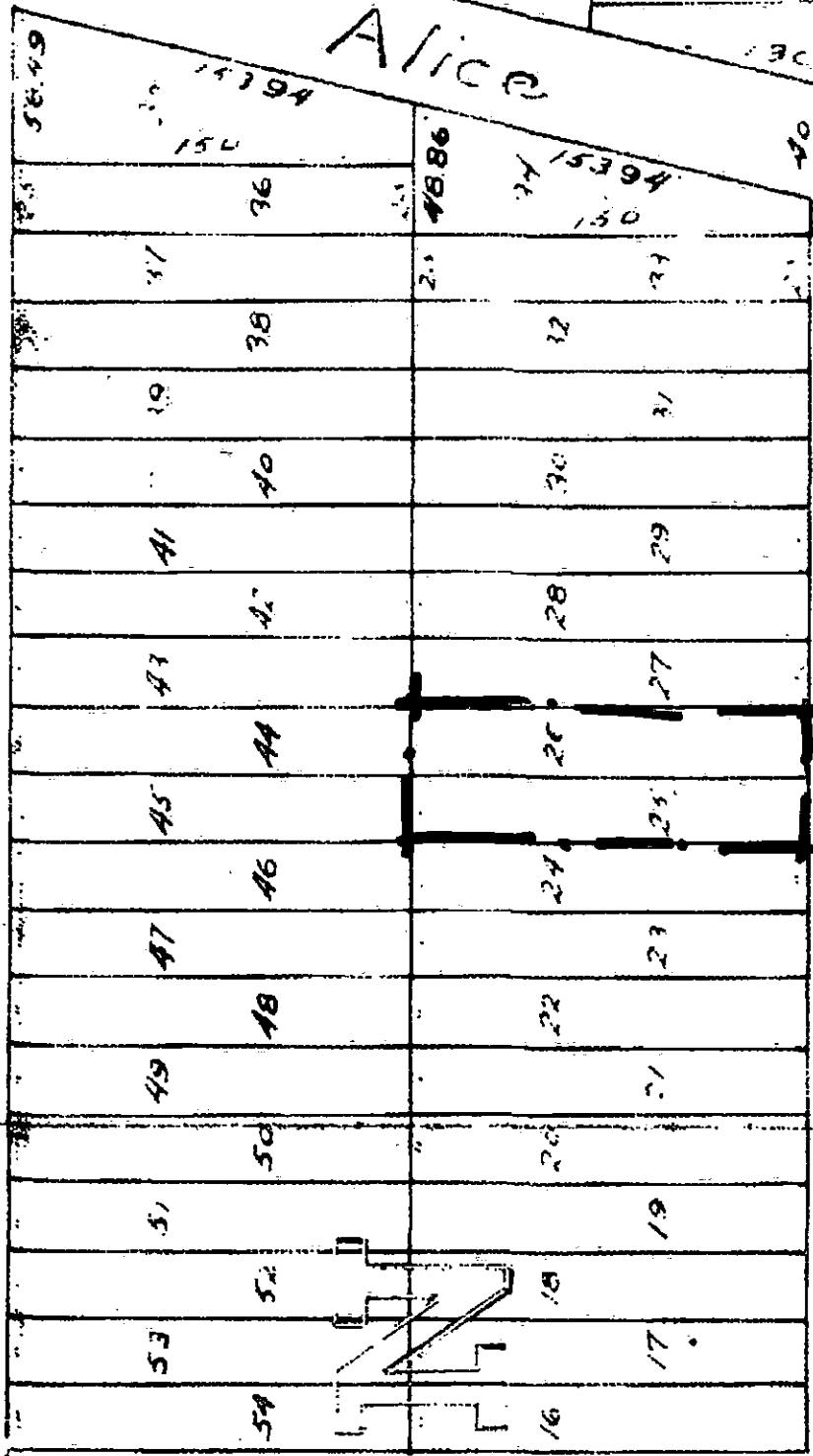


View of 2nd Floor Unit Steps
and Entrance

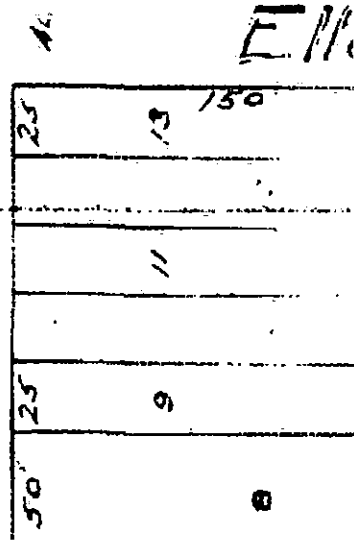
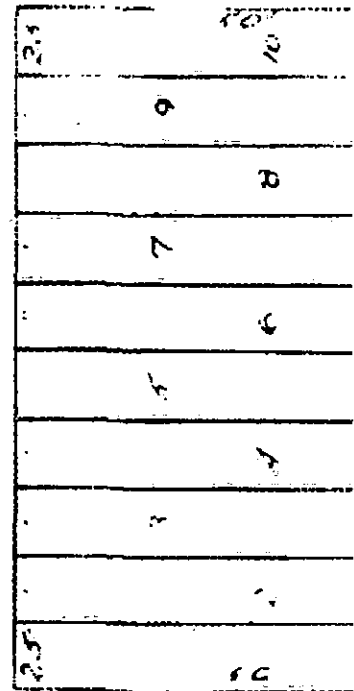




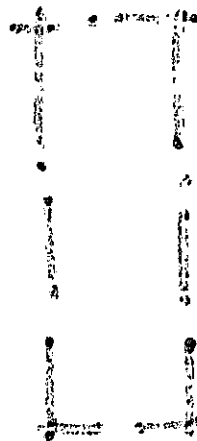
Road



40



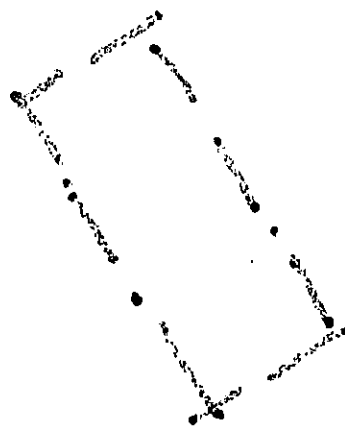
PLAT BOOK 8/38



85 12 King TADG

ArcGIS Web Map





Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1523501500			
Owner Information					
Owner Name:		WILLS A SOPHIE		Use:	RESIDENTIAL
Mailing Address:		3222 GRACE RD BALTIMORE MD 21219-1940		Principal Residence:	YES
				Deed Reference:	/36945/ 00220
Location & Structure Information					
Premises Address:		3222 GRACE RD BALTIMORE 21219-1113		Legal Description:	LT 25,26 LYNCH POINT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0111	0005	0141		0000	N
					Block:
					25
					Assessment Year:
					2018
					Plat No:
					Plat Ref: 0008/ 0038
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1951		1,596 SF		7,500 SF	
				Property Land Area	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	2 full	Last Major Renovation
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
				As of	
				07/01/2019	
Land:	73,500	73,500			
Improvements	113,900	111,200			
Total:	187,400	184,700		184,700	
Preferential Land:	0			184,700	
Transfer Information					
Seller: WILLS SOPHIE		Date: 12/03/2015		Price: \$0	
Type: ARMS LENGTH MULTIPLE		Deed1: /36945/ 00220		Deed2:	
Seller:		Date: 08/08/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32393/ 00129		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
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:					

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0320-SPH

192-0680 .P105



DESIGN SERVICES

METER /SERVICE ORDER SUPPLEMENT SKETCH

ADDRESS: 3222 GRACE RD.

NAME: JOYCE MASON (410-592-6745)

DESIGN UNIT: NB GAS ONLY ZIP: 21219

GRID: 4 04 10 30 GAS PLATE: 06F 1 52 CITY: SPARROWS POINT COUNTY: BALTO. FEEDER: 7572

POTENTIALLY
CONTAMINATED
AREA☐ YES CHECKED BY: JDB
☒ NO DATE: 02-23-2019

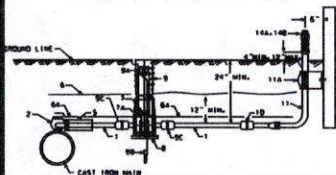
ADC MAP COUNTY: BALTO.

PAGE: 91 GRID: F-1

CONSTRUCTION NOTES:

INSTALL NEW 1" PL. L.P. SERVICE
INSTALL NEW GAS METERINSTALLATION
METHOD:
DIR.DRILL"1" AM
RESPONSIBLE FOR SAFETY**CENTURY**
ENGINEERINGULTING ENGINEERS - PLANNERS
ROY ROAD, HUNT VALLEY, MD 21031CUSTOMER TO LOCATE & MARK ALL EX. PRIVATE
UNDERGROUND FACILITIES ON THEIR PROPERTY.

E-Signed GC 307-5 - PAGE 10 - V.B.

BALTIMORE GAS & ELECTRIC OR ITS CONTRACTORS
WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO
UNMARKED UTILITIES ON PRIVATE PROPERTY OR
DAMAGE TO EXISTING TREES OR ROOTS AS A RESULT
OF ITS TRENCHING OR DRILLING OPERATIONS

QTY.	SIZE	DESCRIPTION	CATID#
1	1"	TEE PE/CI 1 1/4" MPT X 1" CTS CONSTAB	1631732
65'	1"	TUBING, PLASTIC - 1" CTS	1621288
1	1"	COUPLING- 1-1/8-X-090-FOR-PLASTIC	1623995

TAP SIZE:
1"BLDG LOAD IS 100 CFH @ STD DEL
AIR TEST SVC @ 50 PSIG FOR 10 MIN.

LOCATION OF GAS &/OR ELECTRIC FACILITIES APPROVED

E-Signed : 03/19/2019 09:09 AM CST

BY: PRINT

Joyce A. Mason (POA)

SIGNATURE:

joyce.a.mason@comcast.net
IP: 98.233.80.133Certifi Electronic Signature
Doc ID: 20190318133136355

SCALE: 1"=20'

****ATTENTION CONSTRUCTION FOREMAN!****
IN THE EVENT OF AN EMERGENCY, PLEASE
CONTACT GAS CONTROL AT 410-470-9410
OR 410-470-9412 AS SOON AS POSSIBLE.(1) 3' x 4'
OPENING IN
DIRT/GRASS

3222

PROP. 1" PL. L.P.

GRACE RD.

PAVING TICKET
REQUIRED/BREAK
REMOVE MACADAM(1) 3' x 4'
OPENING IN
MACADAM

TEST PIT AT ALL UTILITY CROSSINGS

SAFETY SET-UP REQUIRED

OVERHEAD ELEC SERVICE

NOTE: MAINTAIN 5 FT. HORIZONTAL
AND 1 FT. VERTICAL CLEARANCE FROM
ALL WATER, SEWER, FIRE HYDRANTS,
AND STORM DRAINS.

Doc ID: 20190318133136355

Certifi Electronic Signature

2019-0320-SPH