

M E M O R A N D U M

DATE: October 1, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0373-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 30, 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 VARIANCE

(7524 Fort Avenue)
15th Election District
7th Council District
CMW Properties, LLC
Legal Owner
Petitioner

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0373-A

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

By Order dated August 23, 2019, the petition in the above case was dismissed without prejudice due to the fact that Petitioner (an LLC) was not “in good standing” with the Maryland State Department of Assessments and Taxation (“SDAT”).

Petitioner filed on August 28, 2019 a Motion for Reconsideration of that order, and attached thereto a certificate from the SDAT certifying the entity is now “in good standing to transact business.” As such, since this was the sole reason for dismissal the Motion for Reconsideration will be granted.

The above case involves a 6,250 SF lot improved with a single-family dwelling. The dwelling was constructed in 1954, before the adoption of the BCZR. As such, even though the lot width of 50' does not satisfy the 55' width requirement in the DR 5.5 regulations, the use is a lawful nonconforming use/structure pursuant to BCZR § 104, and is subject to the restrictions noted therein.

THEREFORE, IT IS ORDERED, this 29th day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance filed in the above case be and

ORDER RECEIVED FOR FILING

Date 8/29/19

By SEN

is hereby DENIED.

IT IS FURTHER ORDERED that the dwelling known as 7524 Fort Avenue qualifies as a lawful nonconforming use/structure, and may continue to be used as such subject to the restrictions and terms set forth in BCZR § 104.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 8/29/19

By slh

IN RE: PETITION FOR VARIANCE

(7524 Fort Avenue)
15th Election District
7th Council District
CMW Properties, LLC
Legal Owner
Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0373-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by CMW Properties, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a lot width of 50 ft. in lieu of the required 55 ft. for an existing dwelling on existing lots on record. A site plan was marked as Petitioner’s Exhibit 1.

Charles Wolinski and David Billingsley appeared in support of the petition. Three neighbors opposed the request. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), noting Petitioner must comply with critical area regulations.

The site is approximately 6,250 square feet in size and is zoned DR 5.5. The site is improved with a single-family dwelling constructed in 1954. Mr. Wolinski is a member of an LLC which owns the two adjoining lots (Nos. 24 & 25) known as 7524A Fort Avenue. That property was the subject of zoning case # 2019-0374-A which was combined for hearing with this case.

ORDER RECEIVED FOR FILING

Date 8/23/19

By ben

Following the hearing Scott Pappas of the Fort Howard Community Association sent to the undersigned a document from the Maryland State Department of Assessment and Taxation ("SDAT") indicating Petitioner CMW Properties, Inc. was not in "good standing." Under Maryland law a business entity which is not in good standing forfeits its right to "maintain any action, suit or proceeding" until it is in compliance with all laws governing business entities. *Price v. Upper Chesapeake Health Ventures*, 192 Md. App. 695 (2010). As such I believe the above case must be dismissed as a matter of law, although Petitioner would be entitled to file another petition (or even a motion for reconsideration) at such time that it has received from the SDAT a certificate of good standing.

THEREFORE, IT IS ORDERED, this 23rd day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit a lot width of 50 ft. in lieu of the required 55 ft. for an existing dwelling on existing lots on record, be and is hereby DISMISSED WITHOUT PREJUDICE.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 8/23/19
By slh



PETITION FOR ZONING HEARING(S)

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

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

Address 7524 FORT AVENUE which is presently zoned DR 5.5
Deed References: L. 39047 F. 181 10 Digit Tax Account # 1519850680
Property Owner(s) Printed Name(s) CMVY PROPERTIES LLC

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

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

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

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

3. ☒ a Variance from Section(s) 1802.3.C.1. ^{BCZR} TO PERMIT A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET FOR AN EXISTING DWELLING ON EXISTING LOTS OF RECORD

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

CHARLES WOLINSKI, MEMBER

Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

3019 CUCKOLD POINT ROAD BALTO, MD.

Mailing Address City State

21219 (443) 850-9431

Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD MD

Mailing Address City State

21040 (410) 679-8719 / dwb0205@yahoo.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0373-A Filing Date 6/20/19

Do Not Schedule Dates: Reviewer CP

ZONING DESCRIPTION

7524 FORT AVENUE

Beginning for the same at a point on the north side of Fort Avenue (40 feet wide) distant 250 feet easterly from its intersection with the center of Todd Avenue, thence being all of Lots 22 and 23, Block D, as shown on the plat entitled North Point Terrace recorded among the Baltimore County plat records in Plat Book 6 Folio 155.

Containing 6250 square feet or 0.143 acre of land, more or less.

Being known as 7524 Fort Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, Md.

2019-0373-A

Sen
8-23-19

PETITIONER'S EXHIBITS
7524 AND 7524A FORT AVENUE
CASE NOS. 2019-0373-A AND 2019-0374-A

1. PLAT TO ACOMPANY PETITION DATED MAY 6, 2019 (NO CHANGES)
2. REAL PROPERTY DATA SEARCH FOR 7524 FORT AVENUE
3. DEED OF RECORD FOR 7524 FORT AVENUE L.39047 F.181 (MAY 24, 2017)
4. REAL PROPERTY DATA SEARCH FOR 7524A FORT AVENUE
5. DEED OD RECORD FOR 7524A FORT AVENUE L.40103 F.331 (AUGUST 14, 2017)
6. PLAT OF NORTH POINT TERRACE PB 6 F 155 (OCTOBER 3, 1918)
7. AERIAL PHOTO
- 8 A-D. PHOTOS

RE: PETITION FOR VARIANCE
7524 Fort Avenue; N/S of Fort Avenue,
250' E of Todd Avenue
15th Election & 7th Councilmanic Districts
Legal Owner(s): CMW Properties, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-373-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUN 26 2019

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of June, 2019, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: THE DAILY RECORD
Friday, July 26, 2019 - Issue

Please forward billing to:
David Billingsley
601 Charwood Court
Edgewood, MD 21040

410-679-8719

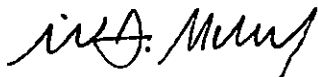
NOTICE OF ZONING HEARING

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: 2019-0373-A
7524 Fort Avenue
N/side of Fort Avenue, east of Todd Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Charles Wolinski

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. for an existing dwelling on existing lots on record.

Hearing: Friday, August 16, 2019 at 10:00 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.



JOHN A. OLSZEWSKI, JR.
County Executive

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

July 18, 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: 2019-0373-A

7524 Fort Avenue

N/side of Fort Avenue, east of Todd Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Charles Wolinski

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. for an existing dwelling on existing lots on record.

Hearing: Friday, August 16, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Michael Mallinoff
Director

MM:kl

C: Charles Wolinski, 9019 Cuckold Point Road, Baltimore 21219
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 27, 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.

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:

7/26/2019

Order #: 11770698
Case #: 2019-0373-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0373-A



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: 2019-0373-A

7524 Fort Avenue

N/side of Fort Avenue, east of Todd Avenue

15th Election District - 7th Councilmanic District

Legal Owners: Charles Wolinski

Variance to permit a lot width of 50 ft. in lieu of the required 65 ft. for an existing dwelling on existing lots on record.

Hearing: Friday, August 16, 2019 at 10:00 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.

js26

CERTIFICATE OF POSTING

Date: JULY 26, 2019

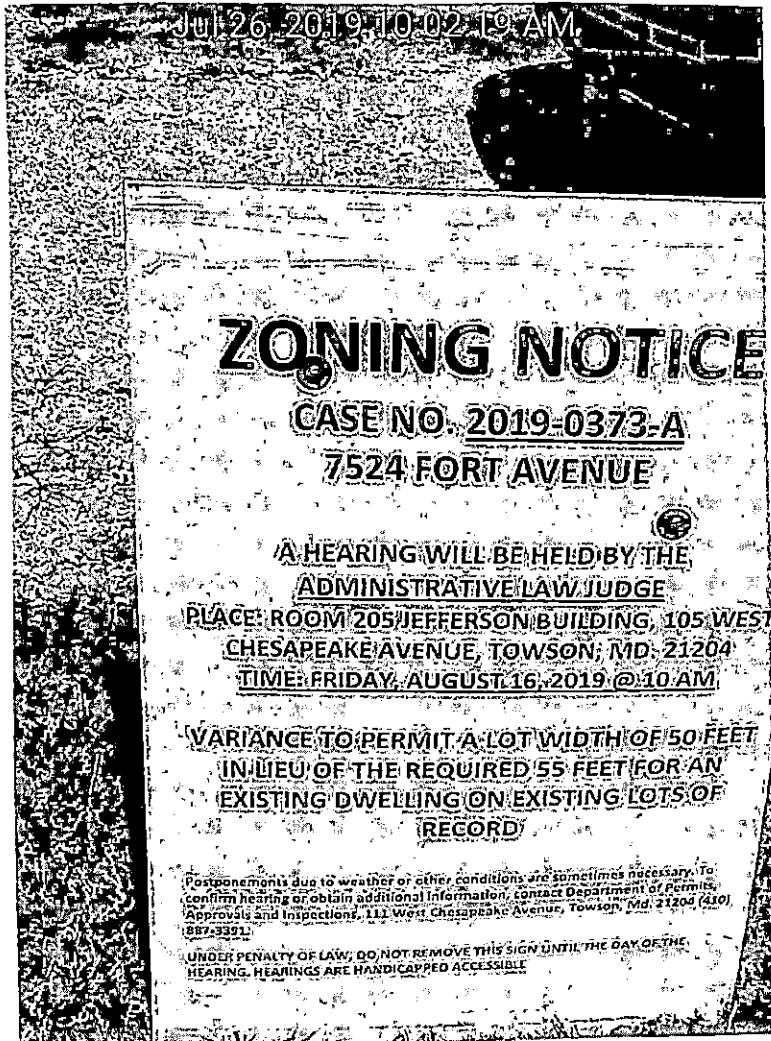
RE: Project Name: 7524 FORT AVENUE #1
Case Number /PAI Number: 2019-0373-A
Petitioner/Developer: CHARLES WOLINSKI
Date of Hearing/Closing: AUGUST 16, 2019

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 7524 FORT AVENUE

The sign(s) were posted on

JULY 26, 2019

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

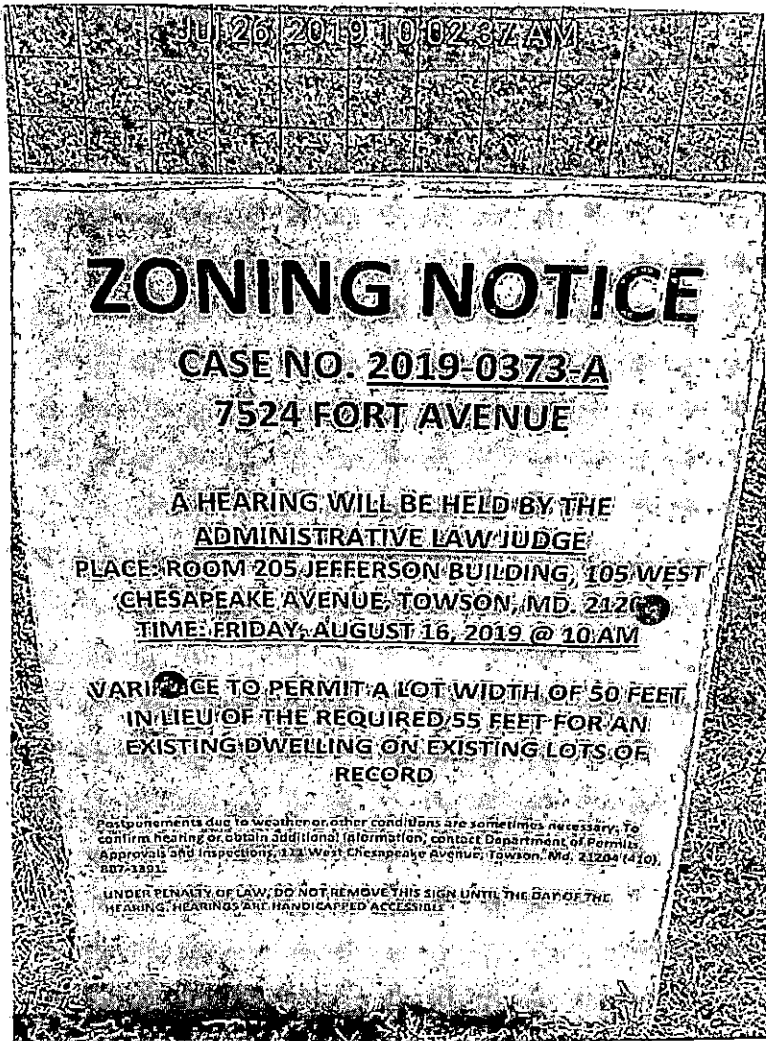
Date: JULY 26, 2019

RE: Project Name: 7524 FORT AVENUE #2
Case Number/PAI Number: 2019-0373-A
Petitioner/Developer: CHARLES WOLINSKI
Date of Hearing/Closing: AUGUST 16, 2019

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 7524 FORT AVENUE

The sign(s) were posted on JULY 26, 2019

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

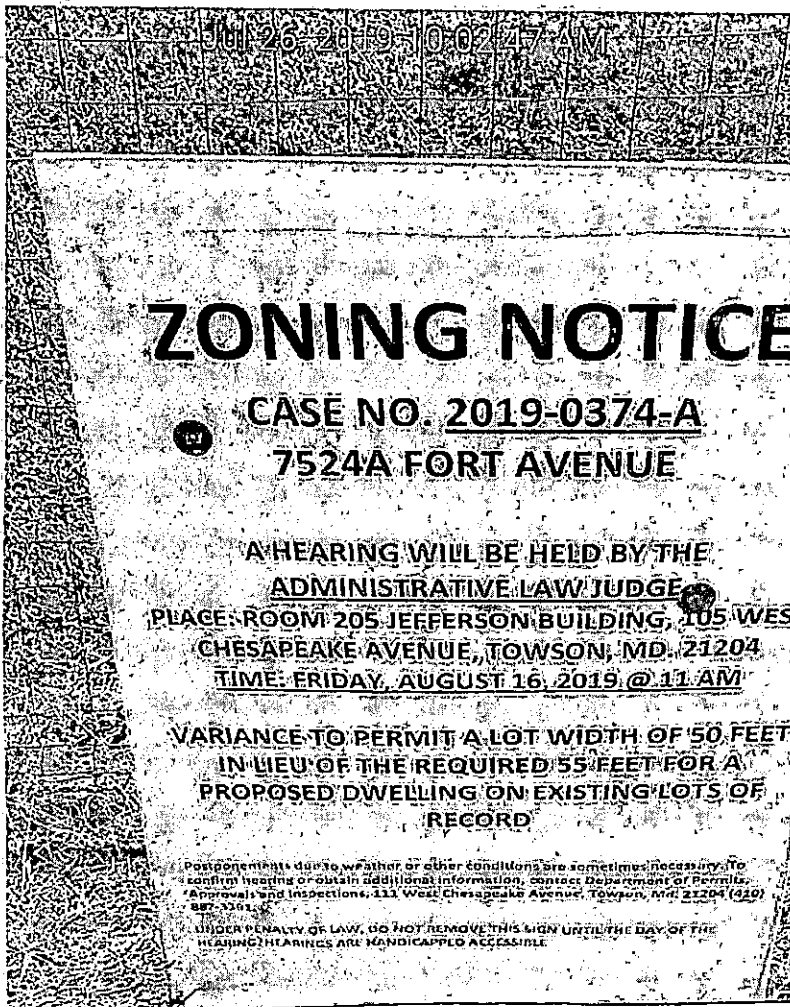
CERTIFICATE OF POSTING

Date: JULY 26, 2019

RE: Project Name: 7524A FORT AVENUE #1
Case Number /PAI Number: 2019-0374-A
Petitioner/Developer: CHARLES WOLINSKI
Date of Hearing/Closing: AUGUST 16, 2019

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 7524A FORT AVENUE

The sign(s) were posted on JULY 26, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: JULY 26, 2019

RE: Project Name: 7524A FORT AVENUE #2
Case Number /PAI Number: 2019-0374-A
Petitioner/Developer: CHARLES WOLINSKI
Date of Hearing/Closing: AUGUST 16, 2019

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 7524A FORT AVENUE

The sign(s) were posted on

JULY 26, 2019

(Month, Day, Year)

JUL 26, 2019 10:03:11 AM

ZONING NOTICE

CASE NO. 2019-0374-A

7524A FORT AVENUE

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

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

TIME: FRIDAY, AUGUST 16, 2019 @ 11 AM

VARIANCE TO PERMIT A LOT WIDTH OF 50 FEET
IN LIEU OF THE REQUIRED 55 FEET FOR A
PROPOSED DWELLING ON EXISTING LOTS OF
RECORD

Postponements due to weather or other conditions are sometimes necessary. To
confirm hearing or obtain additional information, contact Department of Permits,
Approvals and Inspections, 111 West Chesapeake Avenue, Towson, Md. 21204 (410)
887-3301.

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE
HEARING. HEARINGS ARE HANDICAPPED ACCESSIBLE

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

**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/neighborhood 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: 2019-0373-A
Property Address: 7524 FORT AVE
Property Description: MS FORT AVE 250' E. OF
TODD AVE
Legal Owners (Petitioners): CMY PROPERTIES LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID BILLINGSLEY
Company/Firm (if applicable): _____
Address: 601 CHARWOOD CT.
EDGEWOOD, MD. 21040
Telephone Number: 410-679-8719

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

No. **184890**

PAID RECEIPT

Date: **6-20-19** BUSINESS 6/21/2019 ACTUAL 6/20/2019 09:19:53 TIME 5 DRW 5

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount	REG WSO5	WALKIN LRB	>>RECEIPT # 012521	6/20/2019	OFLN
001	806	0000		6150					75.00	CE-NO	184890			
↓	↓	↓		↓					75.00					

5 528 ZONING VERIFICATION
 Recpt Tot \$ 150.00
 151.00 OT
 Baltimore County, Maryland

Total: **150.00**

Rec From: **7524 Fort Ave. 2019-0373-A**

For: **7524 A Fort Ave 2019-0374-A**

Variance

Charles Wolinski

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

August 08, 2019

David Billingsley
601 Charwood Court
Edgewood MD 21040

RE: Case Number: 2019-0373-A, 7524 Fort Avenue

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 June 20, 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 circular stamp or seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Charles Wolinski 9019 Cuckold Point Road Baltimore MD 21219

8-16

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: July 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0373-A
Address 7524 Fort Avenue
(CMW Properties, LLC Property)

Zoning Advisory Committee Meeting of June 24, 2019,

The Department of Environmental Protection and Sustainability has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

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

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to permit an existing single family dwelling with lot width of 50 feet in lieu of the required 55 feet on existing lots of record. The lot is not waterfront. Any proposed development must meet all LDA requirements, including lot coverage limits and afforestation requirements. Lot coverage is limited to a maximum of 25% + 500 square feet (2,062.5 square feet), with mitigation required for any lot coverage between 25% and 25% + 500 square feet. Lot coverage information was not provided. 15% afforestation (2 trees) is required. If the lot coverage and afforestation requirements are met, then the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is not waterfront and must meet all lot coverage and afforestation requirements. If lot coverage and afforestation requirements are met, this request will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

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

This is a grandfathered lot. Provided that the applicants meet their lot coverage and afforestation requirements, then the relief requested will be consistent with the established land-use policies.

Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

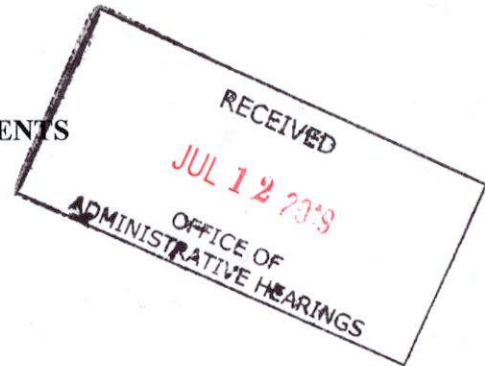
INTER-OFFICE MEMORANDUM

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

DATE: 7/11/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-373



INFORMATION:

Property Address: 7524 Fort Avenue
Petitioner: Charles Wolinski
Zoning: DR 5.5
Requested Action: Variance

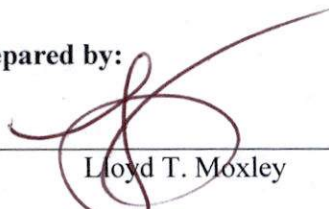
The Department of Planning has reviewed the petition for to permit a lot width of 50 feet in lieu of the required 55 feet for an existing dwelling on an existing lot of record.

A site visit was conducted on Friday, June 28, 2019. The subject site is improved with an existing dwelling. Current zoning case # 19-374 is associated with the adjoining property at 7524A Fort Avenue.

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

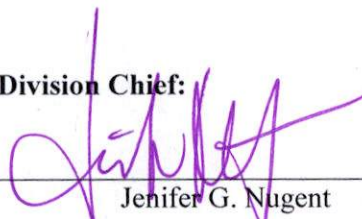
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Krystle Patchak
Charles Wolinski
Office of the Administrative Hearings
People's Counsel for Baltimore County



STATE HIGHWAY
ADMINISTRATION

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

Date: 6/26/19

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. 2019-0373-A

Variance
Chen Properties, LLC
7524 Fort Avenue

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.E.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

CASE NAME 7524 FORT AYE
CASE NUMBER 2019-0313-X
DATE 8/16/19

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

CASE NUMBER

DATE _____

2019-373-A

8-16-2019

CITIZEN'S SIGN - IN SHEET

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

Fort Howard Community Association, Inc.

9202 Howard Avenue
Fort Howard, Maryland 21052
410-477-2040
August 16, 2019

Office of Administrative Hearings
Baltimore County
Historic Courthouse
400 Washington Avenue
Towson, Maryland 21204
administrativehearings@baltimorecountymd.gov

Re: Zoning Variance Case Number: 2019-0373-A

Dear Office of Administrative Hearings:

Please be advised the Fort Howard Community Associating, Inc. is a 501c3 non-profit corporation representing the interests of the residents of Fort Howard, Maryland 21052 and is recognized and listed on the business and community list of the Baltimore County Office of Planning, Inspections, and Approvals.

Regarding the above referenced Zoning Variance Case Number 2019-0373-A: Developer CMW Properties, LLC has applied for a variance to permit a lot width of 50 feet in lieu of the required 55 feet for and exiting dwelling on exiting lots of record at the property known as 7524 Fort Avenue, Fort Howard, Maryland 21052.

Submitted today in this preceding is a written petition signed by all property owners residing on the properties directly adjacent to the subject property, 7524 Fort Avenue, requesting the upholding of the current 55-foot DR5.5 zoning requirement to the subject property, 7524 Fort Avenue, for the following reasons.

The petitioners recognize the variance of the lot width to 50 feet in lieu of the required 55 feet at the property known as 7524 Fort Avenue, Fort Howard, Maryland 21052 will subsequently allow subdivision and then construction of two house on 7524 Fort Avenue. This increase in density will adversely affect the bucolic setting of the existing neighborhood significantly degrading the desirability living in the community.

The loss of desirability to live in the neighborhood will subsequently adversely affect the petitioner's property values.

The Baltimore County Public Schools serving the community of Fort Howard, Maryland are overcrowded 115% of school capacity. Additional density will translate into additional pressure on teachers and administrators, will further dissipate already scarce school resources, and degrade student's opportunity for a 21st century education.

Fort Howard Community Association, Inc.

9202 Howard Avenue
Fort Howard, Maryland 21052
410-477-2040

The road infrastructure of Fort Avenue does not accommodate street parking. Density increase will increase parking and traffic on Fort Avenue and again adversely impacting the adjacent property owners to 7524 Fort Avenue. Single homes average of three passenger cars per home however no Baltimore County ordinance requires off street parking for three cars for challenge streets like Fort Avenue. No alley exits behind 7524 Fort Avenue to provide additional off-street parking.

Within the Chesapeake Critical Bay Area, density increase at 7524 Fort Avenue will adversely affect the environment and open storm drainage system due to the increase in impervious surfaces.

And for the findings of the Baltimore County Council applicable to the 7524 Fort Howard variance that minimum standards for individual lots, having been derived from maximum overall density standards, will result in an excessive spreading of residential development; that severe topographical variation will induce "cramped" layout or other undesirable subdivision design characteristics as accommodation of the variances' maximum density is achieved; that housing units not permitted in lower-density zones will create pressures in greater population levels than have been planned for, tending to nullify planning efforts and to overload and overcrowd public facilities (schools); that residential zoning classifications at the various density levels have not been applied to a satisfactory degree in proper relation or with sufficient regard to: location utilities, motorways, schools or other public facilities; timeliness of development; conservation and allocation of land resources; and other factors which should be considered in planning for the development of the county on the basis of a comprehensive rationale; that in light of the above findings, it is in the interest of the general welfare that new zoning classifications, formulated so as to avoid such effects in future residential development, be established as hereinafter provided; and that the flexibility of density residential zoning has resulted, in some situations, in residential development that is incompatible with existing neighborhoods.

Lastly, the Maryland Department of Taxation and Assessment currently report the applicant CMW Properties, LLC, 9019 CUCKOLD POINT RD. SPARROWS POINT MD 21219, is a **MARYLAND BUSINESS NOT IN GOOD STANDING and is not in compliance with one or more Maryland laws that apply to businesses and their responsibilities in this State.**

Fort Howard Community Association, Inc.

9202 Howard Avenue
Fort Howard, Maryland 21052
410-477-2040

For all the above listed, the Fort Howard Community Association supports, and affirms the listed petitioner of the adjacent property owners of 7524 Fort Avenue, Fort Howard, Maryland 21052 for the Baltimore County Office of Administrative Hearings to deny the approval of Zoning Variance Case Number: 2019-0373-A.

Thank for this opportunity and please contact Fort Howard Community Association at 443-242-7528 or mail@forthoward.org if it can be of further assistance in this matter.

Most respectfully yours,



Scott Pappas
President, FHCA

Cc: kml

Our Mission is:

To Promote the Welfare of the Community
Residents, and to Preserve, Maintain and Enhance
the Historic, Rural, Small Town Chesapeake Bay
Community Culture of Fort Howard, Maryland.

Fort Howard Community Association, Inc.

9202 Howard Avenue
Fort Howard, Maryland 21052
410-477-2040

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BUSINESSEXPRESS

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or GROW your business?
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Document Order

CMW PROPERTIES, LLC: W17949454

Fees for Copies

Certificates of Status are \$20.00 each. All items incur an expedited fee of \$20.00.

Certified Copies are \$20.00, plus \$1.00 per page for the first Certified Copy. Additional Certified Copies are \$1.00 each, plus \$1.00 per page. Non-Certified Copies are \$1.00 per page. All items incur an expedited fee of \$20.00.

Order Certificate of Status

To order Certificate of Status, check box and click 'Continue' below.

Item	Status	Immediate Email Delivery	Order
CERTIFICATE OF STATUS	NOT IN GOOD STANDING	YES	☐

Order Documents

The items listed below are associated with this business.
Click to view/print PDF (note: some items may not be available to view)

To order **Certified** or **Non-Certified** copies of documents, check applicable box(es) and click 'Continue' below. Please note: Certified Copies are not available for Sole Proprietorships, General Partnerships and Foreign Entities.

Item	Date Filed	Film	Folio	Pages	Immediate Email Delivery*	Order Certified
ARTICLES OF ORGANIZATION	4/20/2017 4:05:00 PM			3	YES	☐

*Immediate Email Delivery: documents that cannot be sent to you immediately via email will be reviewed by the Department of Assessments & Taxation to determine how these documents will be sent. Documents that cannot be sent via email will be sent via postal mail.

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FOR FILING AND BUSINESS RELATED QUESTIONS

Maryland Department of Assessments & Taxation
410-767-1184 | Outside the Baltimore Metro Area: 888-246-5941
Maryland Relay, 800-735-2258

FOR TECHNICAL QUESTIONS AND SUPPORT

NIC Maryland, eGov Services Partner of the Department of Information Technology (DoIT) and Maryland.gov
Click for 24/7 Support

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7/11</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
<u>7/11</u>	DEPS (if not received, date e-mail sent _____)	<u>NO OBJ</u>
<u>6-26</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>No objections</u>
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>7-26-19</u> <u>Daily Record</u>	
SIGN POSTING (1 st)	Date: <u>7-26-19</u> by <u>Billingley</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 15 Account Number - 1519850680							
Owner Information									
Owner Name:		CMW PROPERTIES LLC				Use:		RESIDENTIAL	
						Principal Residence:		NO	
Mailing Address:		9015 CUCKOLD POINT RD SPARROWS POINT MD 21219-				Deed Reference:		/39047/ 00181	
Location & Structure Information									
Premises Address:		7524 FORT AVE FORT HOWARD 21052-				Legal Description:		0.143AC LOTS 22 & 23 7524 FORT AV NS NORTH POINT TERRACE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0115	0011	0021		0000	D		22	2018	Plat Ref: 0006/0155
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1954		1,165 SF				0.1434 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	YES	STANDARD UNIT		SIDING	2 full				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2018		As of 07/01/2019		As of 07/01/2020	
Land:		72,200		72,200					
Improvements		77,700		92,900					
Total:		149,900		165,100		160,033		165,100	
Preferential Land:		0						0	
Transfer Information									
Seller: SIFORD MARYANN				Date: 06/08/2017			Price: \$92,500		
Type: NON-ARMS LENGTH OTHER				Deed1: /39047/ 00181			Deed2:		
Seller: SULLIVAN LILLIAN ET,AL				Date: 08/17/2000			Price: \$77,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /14644/ 00681			Deed2:		
Seller: SULLIVAN WESLEY E,JR				Date: 04/20/1993			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /09717/ 00725			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020			
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:

CENTRAL DRAFTING AND DESIGN
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

August 28, 2019

John E. Beverungen
Administrative Law Judge for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, MD. 21204



RE: MOTION FOR RECONSIDERATION
7524 FORT AVENUE CASE NO. 2019-0373-A
7524A FORT AVENUE CASE NO. 2019-0374-A

Dear Judge Beverungen:

The Petitioners for the referenced cases, CMWPROPERTIES, LLC and CHESAPEAKE CUSTOM PROPERTIES, LLC are in receipt of your decision dated August 23, 2019.

Both Limited Liability Companies are now in "good standing" to transact business in the State of Maryland. I have attached copies of the State Department of Assessments and Taxation Certifications of good standing for both companies dated August 28, 2019.

Therefore, on behalf of CMW PROPERTIES, LLC and CHESAPEAKE CUSTOM PROPERTIES, LLC, we are requesting that you reconsider your decision and grant the requested variances.

Thank you for your consideration in this matter.

Very truly yours,

David W. Billingsley

Enclosures

Cc: Scott Pappas (by mail)

STATE OF MARYLAND
Department of Assessments and Taxation

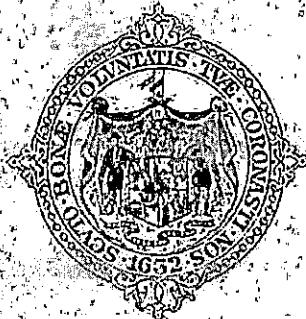
I, MICHAEL L. HIGGS OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES, OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT CMW PROPERTIES, LLC (W17949454), REGISTERED APRIL 20, 2017, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS AUGUST 28, 2019.



Michael L. Higgs
Director



301 West Preston Street, Baltimore, Maryland 21201
Telephone Balto. Metro (410) 767-1344 / Outside Balto. Metro (888) 246-5941 0011667022
MRS (Maryland Relay Service) (800) 735-2258 TTY/Voice

CRIGST

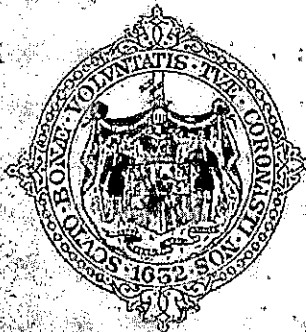
STATE OF MARYLAND
Department of Assessments and Taxation

I, MICHAEL L. HIGGS OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES, OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT CHESAPEAKE CUSTOM PROPERTIES LLC (W16069577), REGISTERED SEPTEMBER 11, 2014, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS AUGUST 28, 2019.


Michael L. Higgs
Director



301 West Preston Street, Baltimore, Maryland 21201
Telephone Balto. Metro (410) 767-1344 / Outside Balto. Metro (888) 246-5941 0011667021
MRS (Maryland Relay Service) (800) 735-2258 TTY/Voice

CRTGSI

Sherry Nuffer

From: David Billingsley <dwb0209@yahoo.com>
Sent: Wednesday, August 28, 2019 12:03 PM
To: John E. Beverungen; Administrative Hearings
Cc: Charles S. Wolinski; Mel Wolinski
Subject: Case Nos. 2019-0373-A and 2019-0374-A 7524 and 7524A Fort Avenue
Attachments: Scan_0306.pdf

CAUTION: This message from dwb0209@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Judge Beverungen

Please see the attached motion for reconsideration
Thanks

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

R&P Settlement Group, LLC
 File No. 17-10942-NC
 Tax ID # 15 15-1519850680

This Deed, made this 24th day of May, 2017, by and between MaryAnn Siford, GRANTOR, and CMW Properties, LLC, a Maryland Limited Liability Company, GRANTEE.

Witnesseth -

That in consideration of the sum of Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$92,500.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lots No. twenty-two (22), twenty-three (23), twenty-four (24) and twenty-five (25), Section "D" as shown on Amended Plat of North Point Terrace-Property Belonging to The Baltimore-Steelton Development Company which said Plat is recorded among the Plat Records of Baltimore County in Plat Book 6, folio 155.

The improvements thereon being known as 7524 Fort Avenue.

BEING the fee simple property which, by DEED dated August 7, 2000, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 14644, Folio 681, was granted and conveyed by LILLIAN SULLIVAN, WESLEY E. SULLIVAN, JOHN A. SULLIVAN, KATHLEEN H. DEWIT, MAUREEN E. GOULD, DANIEL C. SULLIVAN BY MAUREEN E. GOULD, HIS ATTORNEY-IN-FACT, AND MICHAEL T. SULLIVAN BY JOHN SULLIVAN, HIS ATTORNEY-IN-FACT unto MARYANN SIFORD.

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 CMW Properties, LLC, in fee simple.

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

LR - Deed (w Taxes)
 Recording only ST20.00
 Name: CMW PROPERTIES
 LLC
 Ref:
 LR - Deed (with Taxes)
 Surcharge 40.00
 LR - Deed State
 Transfer Tax 462.50
 LR - NR Tax - lkd 0.00
 SubTotal: 522.50
 Total: 522.50
 06/08/2017 10:35
 CC03-SAF
 #B524282 CC0301 -
 Baltimore
 County/CC03.01.05 -
 Register 05

**PETITIONER'S
 EXHIBIT NO. 3**

Search Result for BALTIMORE COUNTY

PETITIONER'S
EXHIBIT NO. 4

NO TITLE EXAMINATION
NO CONSIDERATION

Transfer taxes are based
on full assessed value
of \$72,200

This Deed, made this 14th day of August, 2017, by and between CMW Properties, LLC, party of the first part, GRANTOR; and Chesapeake Custom Properties LLC, a Maryland Limited Liability Company, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of Zero Dollars (\$-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 Chesapeake Custom Properties LLC, its successors and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

Being Known and Designated as Lots No. Twenty-four (24) and Twenty-five (25), Section "D" as shown on Amended Plat of North Point Terrace-Property Belonging to The Baltimore-Steelton Development Company which said Plat is recorded among the Plat Records of Baltimore County in Plat Book 6, folio 155.

The improvements thereon being known as 7524 Fort Avenue.

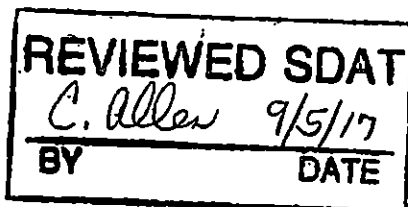
Being part of the fee simple property which, by Deed dated May 24, 2017, and recorded in the Land Records of Baltimore County, Maryland, in Liber 39047, Folio 181 was granted and conveyed by MaryAnn Siford unto CMW Properties, LLC.

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 Chesapeake Custom Properties LLC, its successors 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.

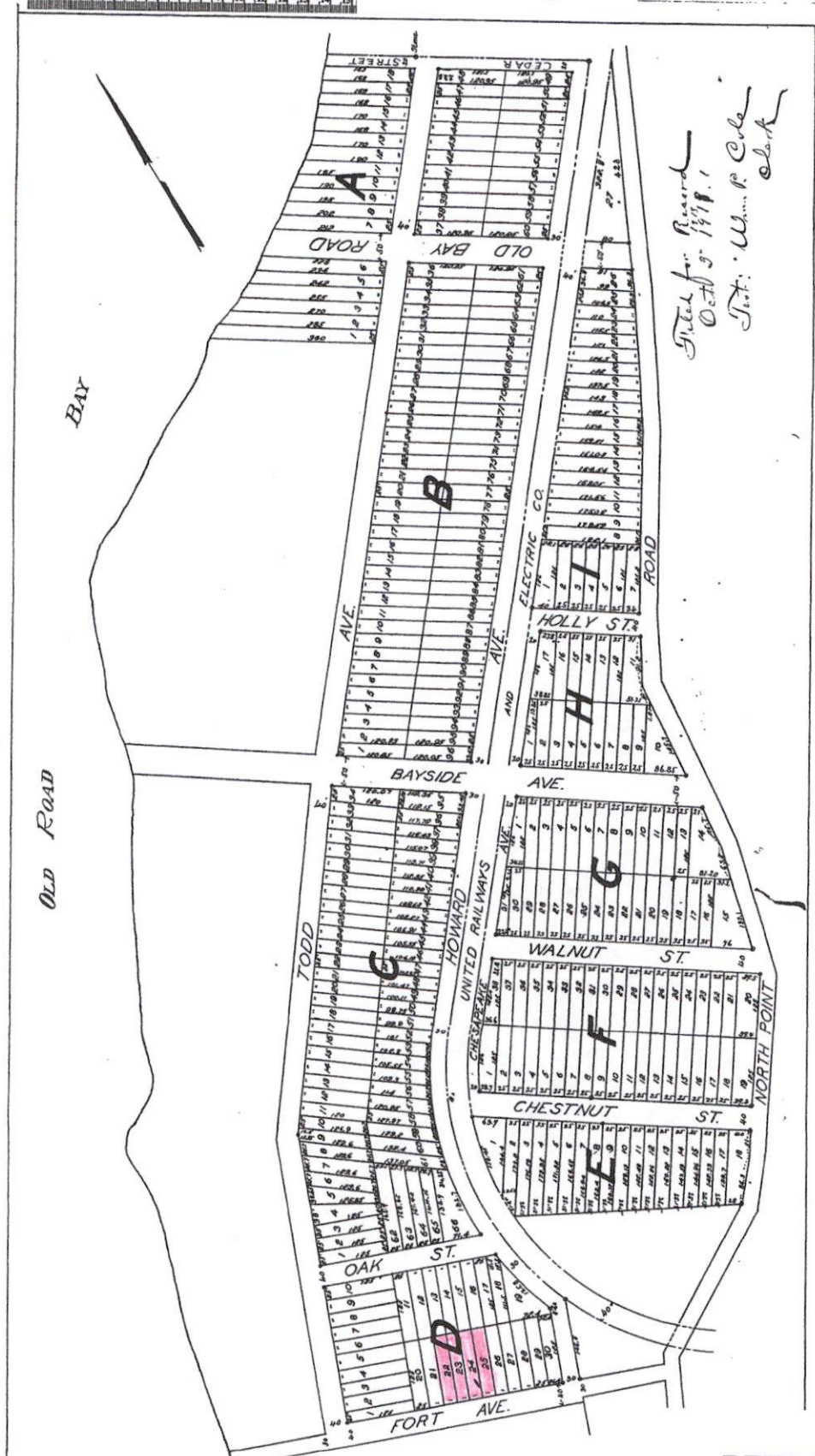
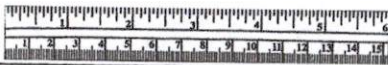
Grantor hereby declares and affirms under the penalties of perjury that Grantor is a Maryland entity established or registered more than 90 days prior to settlement, and therefore exempt from the income tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland.



Total: 421.00
04/03/2018 12:11
#10002116 CC0301 -
Baltimore
County/CC03.01.06 -
Register 06

SubTotal: 421.00
LR - Deed (w
Recording on
Name: CMW
PROPERTIES/C
CUSTOM
Ref: LR - Deed (w
Surcharge
LR - Deed St:
Transfer Tax
LR - MR Tax.

PETITIONER'S
EXHIBIT NO. 5



Filed for Record
Oct 3, 1918.
J. W. R. Cole
Clark

AMENDED PLAT OF
NORTH POINT TERRACE
PROPERTY BELONGING TO
THE BALTIMORE - STEELTON
DEVELOPMENT CO.
BALTIMORE COUNTY, MD.

PETITIONER'S
EXHIBIT NO. 6

SCALE: 1"=100'

Edward V. Conner & Co.
Surveyors & Civil Engineers.
Baltimore, Md.
May 16, 1918.

BALTIMORE COUNTY CIRCUIT COURT (Plat) Plat Book WPC & p. 158, 159A, 159B, 159C, 159D, 159E, 159F, 159G, 159H, 159I, 159J, 159K, 159L, 159M, 159N, 159O, 159P, 159Q, 159R, 159S, 159T, 159U, 159V, 159W, 159X, 159Y, 159Z, 160A, 160B, 160C, 160D, 160E, 160F, 160G, 160H, 160I, 160J, 160K, 160L, 160M, 160N, 160O, 160P, 160Q, 160R, 160S, 160T, 160U, 160V, 160W, 160X, 160Y, 160Z, 161A, 161B, 161C, 161D, 161E, 161F, 161G, 161H, 161I, 161J, 161K, 161L, 161M, 161N, 161O, 161P, 161Q, 161R, 161S, 161T, 161U, 161V, 161W, 161X, 161Y, 161Z, 162A, 162B, 162C, 162D, 162E, 162F, 162G, 162H, 162I, 162J, 162K, 162L, 162M, 162N, 162O, 162P, 162Q, 162R, 162S, 162T, 162U, 162V, 162W, 162X, 162Y, 162Z, 163A, 163B, 163C, 163D, 163E, 163F, 163G, 163H, 163I, 163J, 163K, 163L, 163M, 163N, 163O, 163P, 163Q, 163R, 163S, 163T, 163U, 163V, 163W, 163X, 163Y, 163Z, 164A, 164B, 164C, 164D, 164E, 164F, 164G, 164H, 164I, 164J, 164K, 164L, 164M, 164N, 164O, 164P, 164Q, 164R, 164S, 164T, 164U, 164V, 164W, 164X, 164Y, 164Z, 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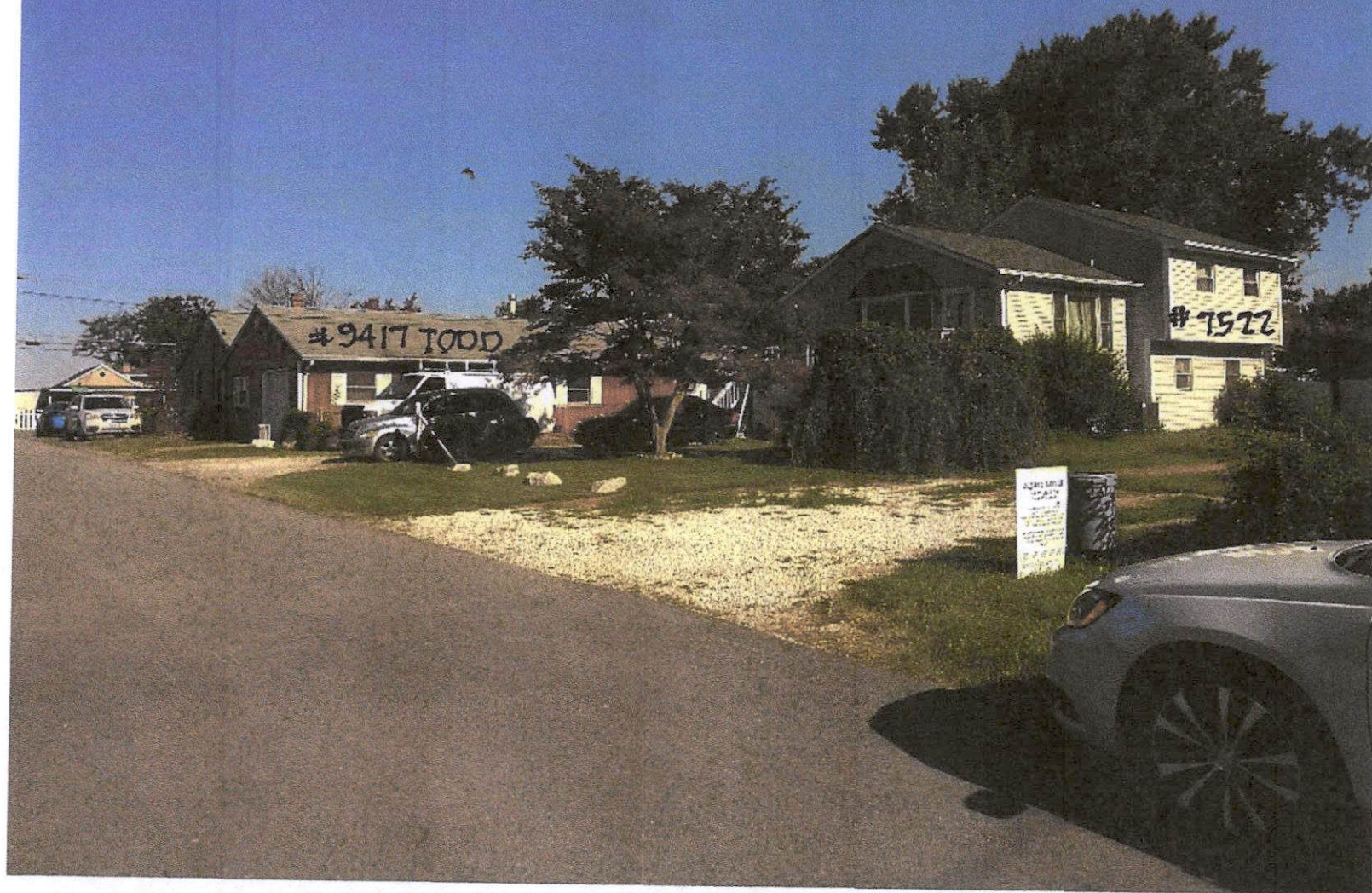
MIA 2136-1395

7524 - 7524A FORT AVENUE



PETITIONER'S
EXHIBIT NO. 7

Aug 11, 2019 9:13:33 AM



A



B

Sent from Yahoo Mail on Android



[Sent from Yahoo Mail on Android](#)

(No Subject)

From: David Billingsley (dwb0209@yahoo.com)

To: dwb0209@yahoo.com

Date: Sunday, August 11, 2019, 10:31 AM EDT



D

Search Result for BALTIMORE COUNTY

PETITIONER'S
EXHIBIT NO. 2

28 1516900660 Lot # 25
2019-0373-1508551208
Pt. Rm. 000000, For

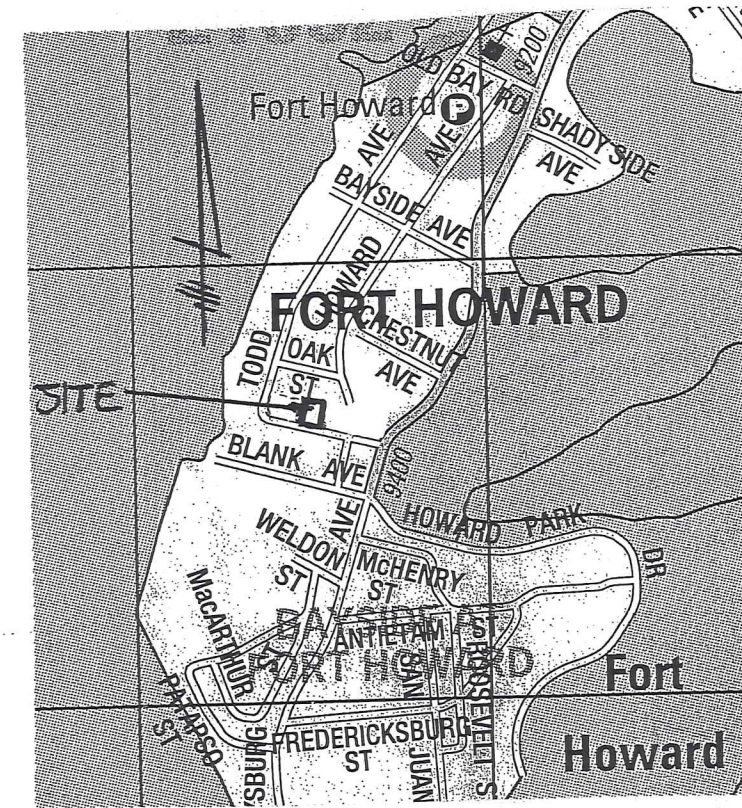
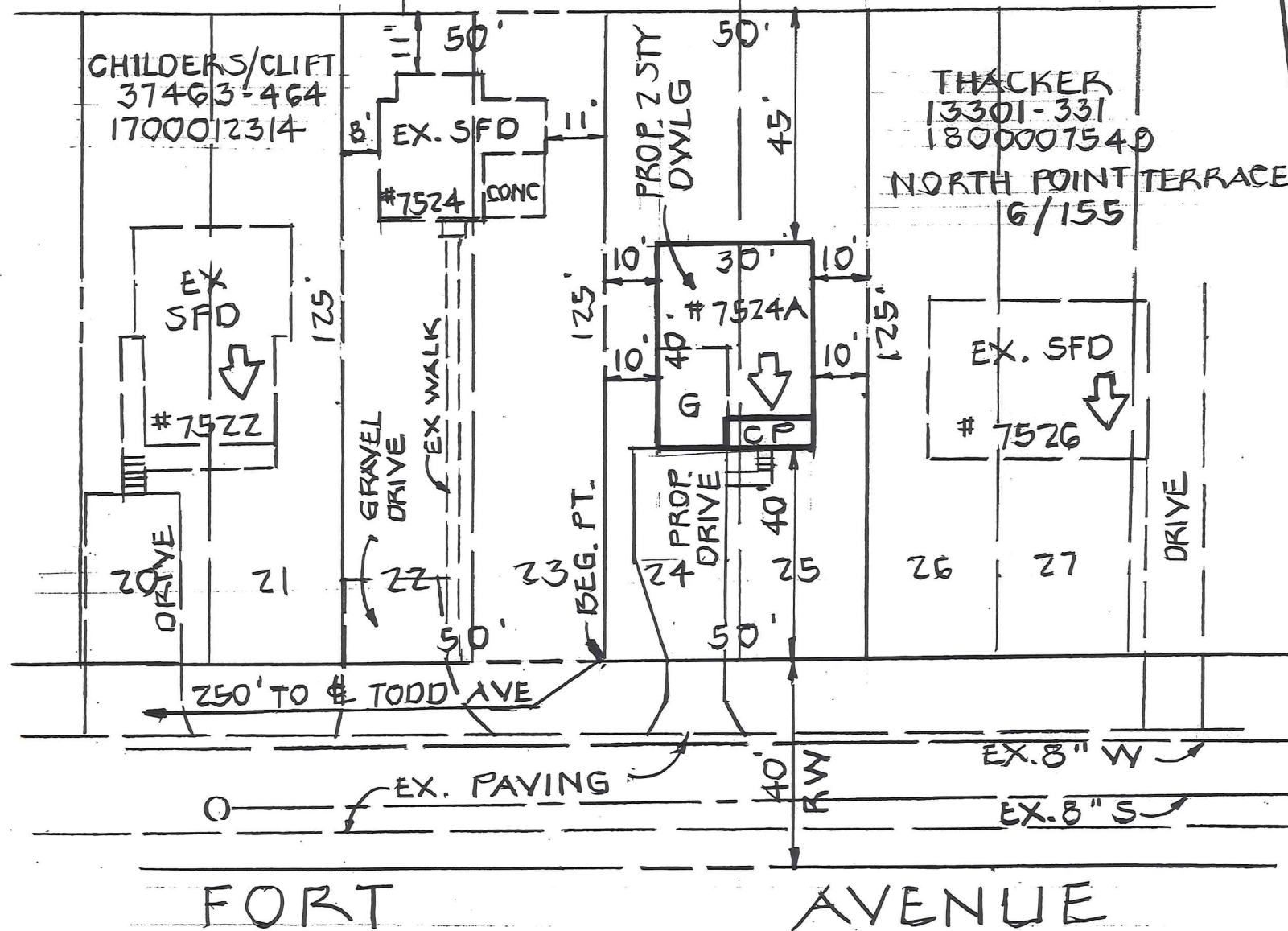
MILLER, KIRSCHNER
TRUSTEES
37608 - 206
1516750300

FITZPATRICK
11975-57
1523502060

WILLIAMS
10977-268
1523502061

CHILDERS/CLIFT
37463-464
1700012314

THACKER
13301-331
1800007540
NORTH POINT TERRACE
6/155



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP NO. 115C2)
2. LOT AREAS.....7524 FORT AVENUE = 6250 S.F. = 0.143 ACRE +/-
7524A FORT AVENUE = 6250 S.F. = 0.143 ACRE +/-
3. SITE IS LOCATED IN THE CBCA
4. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
5. PUBLIC WATER AND SEWER
6. NO PREVIOUS ZONING HISTORY OF VIOLATIONS ARE KNOWN TO EXIST
7. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES, OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST

OWNERS

7524 FORT AVENUE
CMW PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219
DEED REF: L.39047 F.181
ACCT. NO. 1519850680

7524A FORT AVENUE
CHESAPEAKE CUSTOM PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219
DEED REF: L.40103 F.331
ACCT. NO. (BEING ASSIGNED)

PLAT TO ACCOMPANY PETITION FOR VARIANCES
7524 AND 7524A FORT AVENUE
ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET MAY 6, 2019

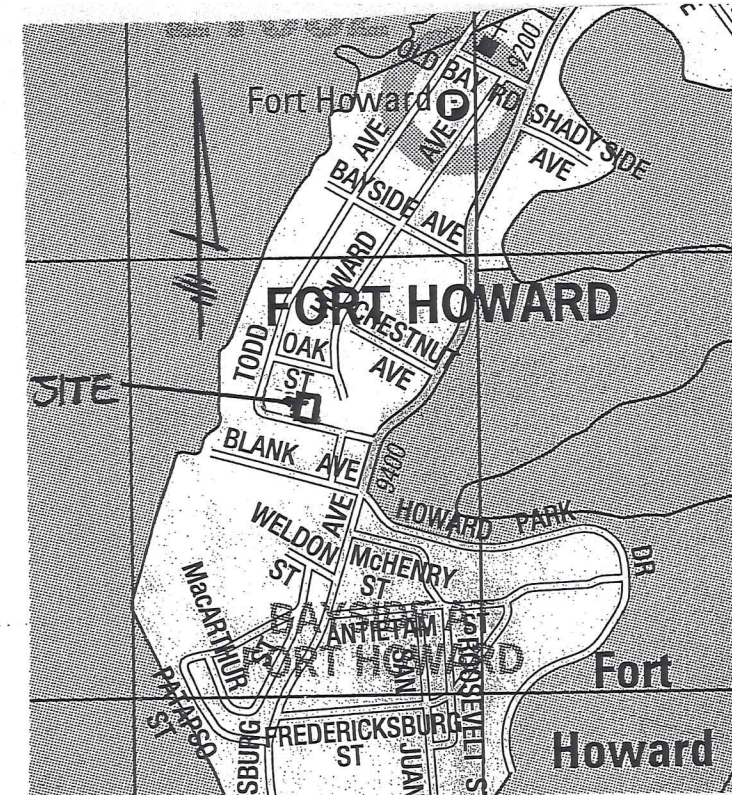
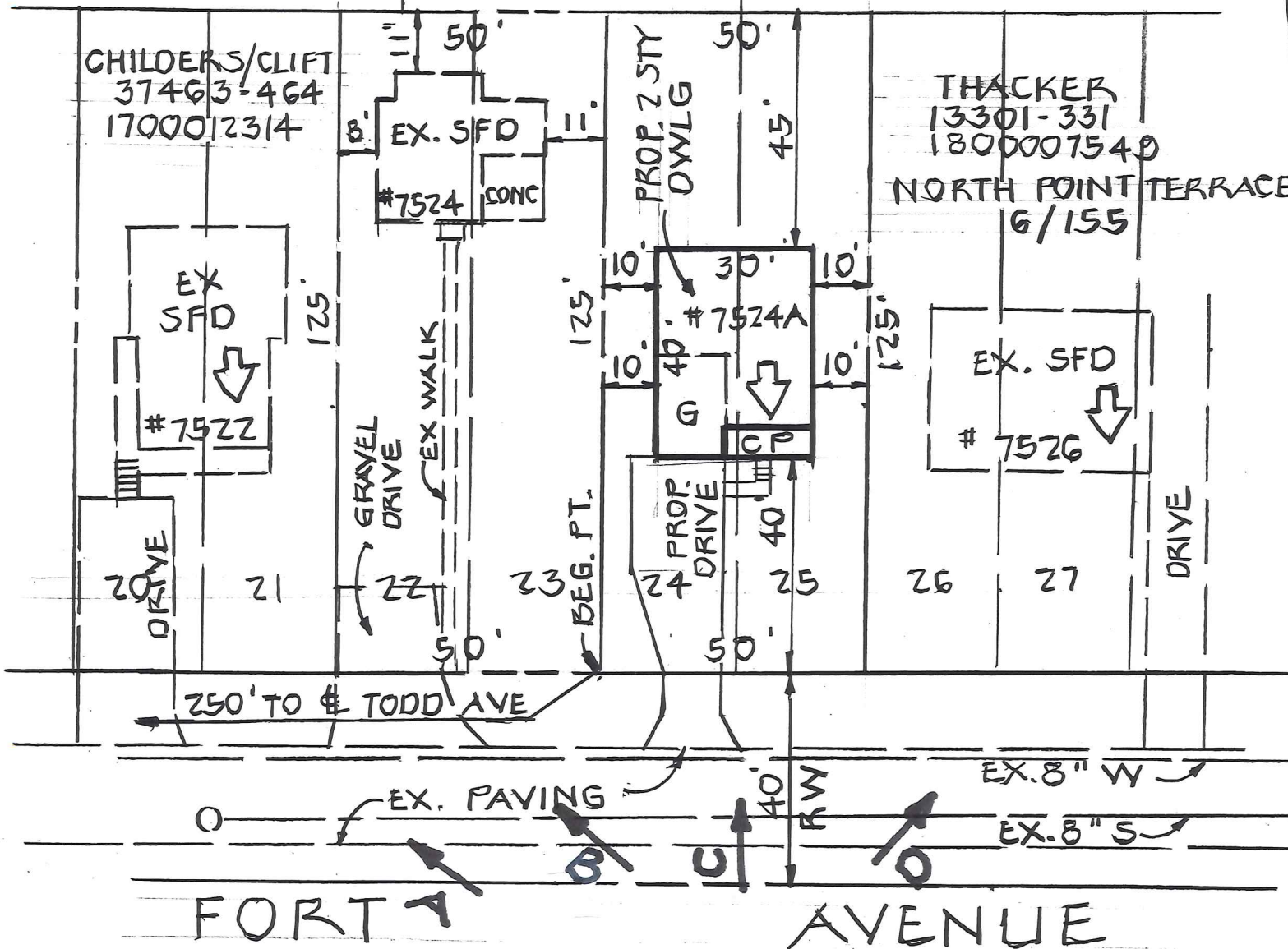
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10977-268
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6/155



VICINITY MAP
SCALE: 1" = 1000'

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OWNERS

7524 FORT AVENUE
CMW PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219
DEED REF: L.39047 F.181
ACCT. NO. 1519850680

7524A FORT AVENUE
CHESAPEAKE CUSTOM PROPERTIES LLC
9019 CUCKOLD POINT ROAD
BALTIMORE, MD. 21219
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ACCT. NO. (BEING ASSIGNED)

PHOTOS

PLAT TO ACCOMPANY PETITION FOR VARIANCES

7524 AND 7524A FORT AVENUE

ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET MAY 6, 2019