

M E M O R A N D U M

DATE: November 5, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0430-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 4, 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 ADMIN. VARIANCE * BEFORE THE
(325 Academy Avenue)
 4th Election District * OFFICE OF ADMINISTRATIVE
 2nd Council District * HEARINGS FOR
 Adenah S. & Morgan B. Lisby * BALTIMORE COUNTY
 Petitioners *
 * **CASE NO. 2019-0430-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Adenah S. and Morgan B. Lisby (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“BCZR”) to approve an accessory structure (garage) on side left yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 25, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 10-4-19

By low

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 4th day of **October, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to approve an accessory structure (garage) on side left yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.

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Date 10-4-19

By [Signature]

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



LAWRENCE M. STAHL
Administrative Law Judge for
Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 10-4-19

By LOW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 325 Academy Ave. Reisterstown, MD Currently zoned DR 3.5
Deed Reference 41218 100250 10 Digit Tax Account # 2500014728
Owner(s) Printed Name(s) Adenah Lisby & Morgan Lisby

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

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

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

- X ADMINISTRATIVE VARIANCE from Section(s) 400.1 BCR TO APPROVE an accessory STRUCTURE (GARAGE) on side left yard in lieu of the Required Rear yard

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

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

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

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

Owner(s)/Petitioner(s):

Adenah Lisby / Morgan Lisby
Name #1 - Type or Print / Name #2 - Type or Print

Adenah Lisby / Morgan Lisby
Signature #1 / Signature #2

325 Academy Ave. Reisterstown, MD
Mailing Address / City / State

21136 / 443-386-6278 / morganlisby@gmail.com
Zip Code / Telephone # / Email Address

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

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

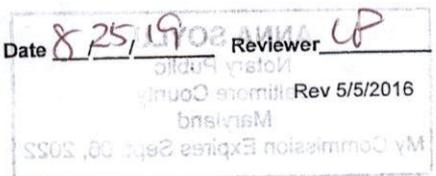
Representative to be contacted:

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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0430-A Filing Date 8/16/19 Estimated Posting Date 8/25/19 Reviewer CP



ORDER RECEIVED FOR FILING
10-4-19

Affidavit in Support of Administrative Variance

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

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

Address: 325 Academy Ave. Reisterstown MD 21136
Print or Type Address of property City State Zip Code

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

Please see attached.

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

Adenah Lisby - Adenah Lisby
Signature of Owner (Affiant)
Adenah Lisby
Name- Print or Type

Morgan Lisby - Morgan Lisby
Signature of Owner (Affiant)
Morgan Lisby
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of July, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Morgan Lisby, Adenah Lisby

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
09/06/2022
My Commission Expires

ANNA SOYLU
Notary Public
Baltimore County
Maryland
My Commission Expires Sept. 06, 2022

Affidavit in Support of Administrative Variance

Address: 325 Academy Avenue Reisterstown, MD 21136

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address.

We intend to build a detached garage on our property. We consulted with the survey company, Polaris Land Consultants (PLC). Due to the fact that the property is located on the corner of Timber Grove Road and Academy Avenue, PLC informed us that the structure will need to be placed in the corner of our property that is the furthest away from streets. That area of our property is occupied by a tree that is 28" in diameter, so we checked with the Environmental to be sure that we would not harm any of the trees by building a garage too near to them. They informed us that the 28" tree on our property would not be a problem, as it is not a specimen tree, however, there is another tree in the immediate vicinity that is a specimen tree. The specimen tree's root structure reaches from the base of the tree to our property and the slightly smaller tree on our property. Additionally, the line of disturbance (LOD) runs in front of both trees. Due to the environmental concern with regard to the trees as well as the LOD. We are requesting a variance to be able to build a detached garage on the side of our house due to environmental concerns for the specimen trees and the placement of the LOD. The property diagram illustrating the placement of trees is attached, as well as the survey diagram provided by PLC.

Please See Exhibit A

2019-0430-A

ZONING PROPERTY DESCRIPTION FOR: 325 Academy Avenue Reisterstown, MD 21136

BEGINNING at a point on the south side of Academy Avenue and west side of Timber Grove Road, said point lying South $74^{\circ}35'29''$ East 80.00 feet and South $66^{\circ}50'29''$ East 76.99 feet from an iron pipe set in Academy Avenue.

Thence the following courses and distances: South $66^{\circ}50'29''$ East 103.55 feet, South $26^{\circ}53'00''$ East 18.86 feet, South $12^{\circ}58'13''$ West 86.51 feet, North $77^{\circ}01'47''$ West 114.00 feet, North $12^{\circ}58'13''$ East 119.31 feet back to the point of the beginning, as recorded in Deed Liber JLE No. 35583, Folio 454, containing 0.284 acres. Located in the 4th Election District and 2nd Council District. Also known as Lot #2 in the minor subdivision of "325 Academy Avenue", minor subdivision #14046M as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

Proposed Sidewalk

ACADEMY AVENUE

EX. BC 53.04
EX. TC 53.161

LOD

Propo Curb

PROP TC 54.04

LOD

LAWN

LOD

LOD

LOD

LOD

LOD

LOD

LOD

LOD

Exhibit A

ST-1

37.5" Sycamore
Good

PRUNE ROOTS BEFORE
GRADING AND EXCAVATING
FOUNDATION

ST-2

30" Sycamore

ST-3

35.5" Maple

PROP SAN

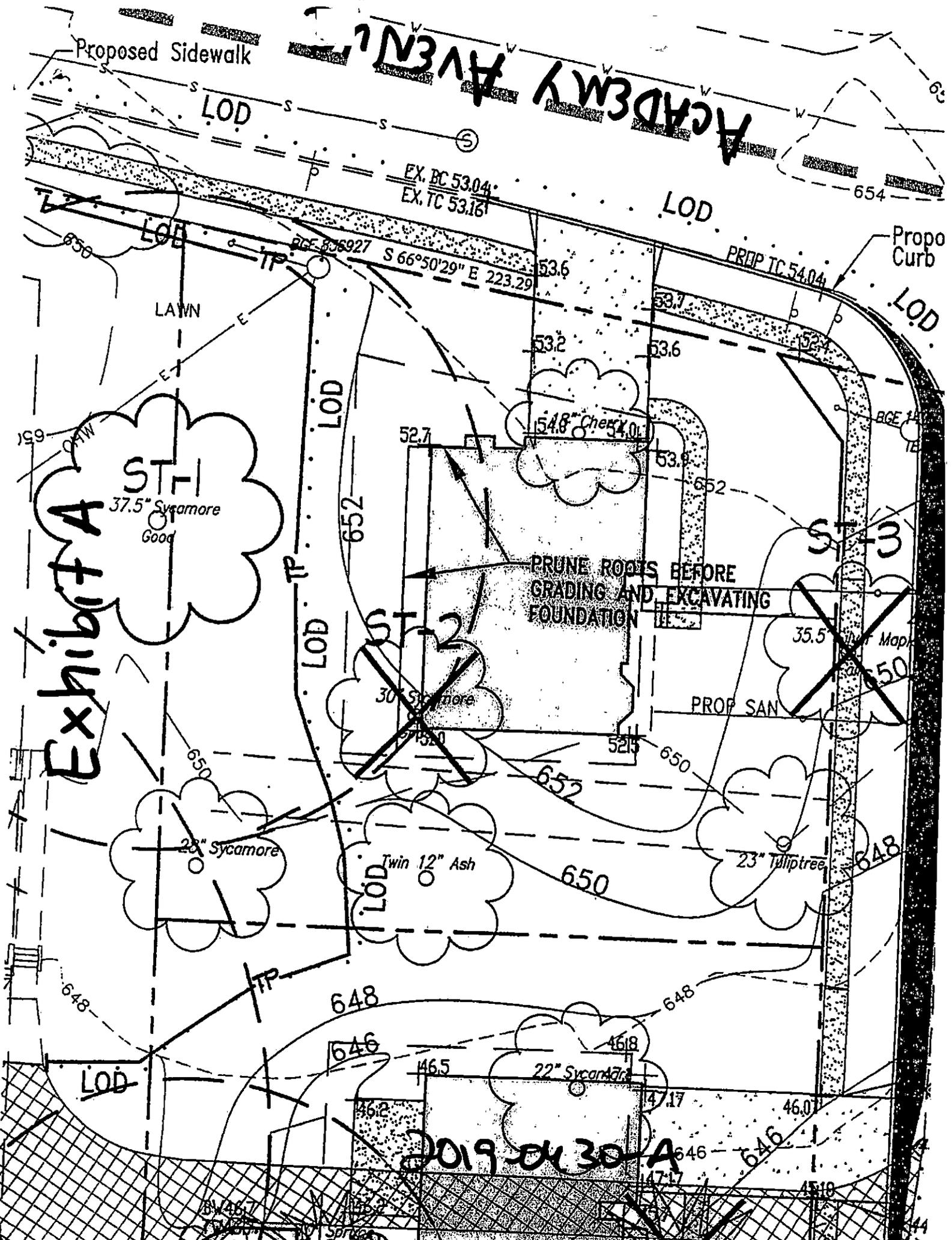
28" Sycamore

Twin 12" Ash

23" Tuliptree

22" Sycamore

2019-01-30-A



4-05 10- P106

ZONING PROPERTY DESCRIPTION FOR: 325 Academy Avenue Reisterstown, MD 21136

BEGINNING at a point on the south side of Academy Avenue and west side of Timber Grove Road, said point lying South $74^{\circ}35'29''$ East 80.00 feet and South $66^{\circ}50'29''$ East 76.99 feet from an iron pipe set in Academy Avenue.

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2019-0430-A

CERTIFICATE OF POSTING

Date: 8-25-19

RE: Case Number: 2019-0430-A

Petitioner/Developer: Lisby

Date of Hearing/Closing: 9-9-19

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 325 Academy Ave

The signs(s) were posted on 8-25-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2019-0438-A

TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE) ON SIDE LEFT YARD IN LIEU OF THE
REQUIRED REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 9/9/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
UNLAWFULLY REMOVED OR DAMAGED. ACCESSIBLE

#2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0430-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE)
ON SIDE LEFT YARD IN LIEU OF THE REQUIRED
REAR YARD.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 9/9/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVE., TOWSON, MD 21284

DO NOT REMOVE THIS SIGN AND POST

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0430 -A Address 325 Academy Ave

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-16-19 Posting Date: 8-25-19 Closing Date: 9-9-19

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0430 -A Address 325 Academy Ave

Petitioner's Name Adenah Lisby Morgan Lisby Telephone 443-386-6278

Posting Date: 8-25-19 Closing Date: 9-9-19

Wording for Sign: To Permit An Accessory Structure (garage) on side left yard in lieu of The Required Rear yard

Revised 6/30/2019

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: 2019-0430-A

Property Address: 325 Academy Ave

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Morgan Lisby

Company/Firm (if applicable): _____

Address: 325 Academy Avenue
Reisterstown, MD 21136

Telephone Number: 410-833-7106 (H) 443-386-6978 (M)



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 10, 2019

Adenah Lisby
325 Academy Ave
Reisterstown MD 21136

RE: Case Number: 2019-0430-A, 325 Academy Ave

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 16, 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 the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 8/28/19

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. 2019-0430-A

*Administration Variance
Adnah Lisby & Morgan Lisby
325 Academy 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.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

9-9-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0430-A
Address 325 Academy Avenue
(Lisby Property)

Zoning Advisory Committee Meeting of **August 23, 2019**.

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

Reviewer: Steve Ford



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge

September 30, 2019

Adenah S. Lisby
Morgan B. Lisby
325 Academy Avenue
Reisterstown, MD 21136

(Via email: morganlisby@gmail.com)

Re: Petition for Administrative Variance
Case No. 2019-0430-A – Adenah S. & Morgan B. Lisby
Property: 325 Academy Avenue, 21136

Dear Petitioners:

I am writing in regard to the above captioned matter, wherein an administrative variance has been requested. The Baltimore County Code (“BCC”) requires that a property be **owner occupied** in order to qualify for administrative variance relief. State records in this case show the property is not your principal residence. As such, a public hearing is usually required in this scenario.

We’re unable to process your request as an administrative variance unless you **sign and return the original Affidavit with notary seal (attached)**, attesting to the fact that this is your primary residence, no other person or entity has an interest in the operation and/or affairs of 325 Academy Avenue, and that you reside at this address year round. Otherwise, a public hearing would be necessary.

In addition, I am requesting that you provide a copy of your Deed.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over a horizontal line.

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw
Attachment

c: Carl Richards & Christina Frink, Office of Zoning Review

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE OFFICE OF
4 th Election District		
2 nd Councilmanic District	*	ADMINISTRATIVE HEARINGS
(325 Academy Avenue)		
	*	FOR
Adenah S. & Morgan B. Lisby	*	BALTIMORE COUNTY
<i>Petitioners</i>		
	*	Case No. 2019-0430-A

* * * * *

AFFIDAVIT

We, Adenah S. Lisby and Morgan B. Lisby, are over the age of 18 and have personal knowledge of and are competent to testify to the following:

1. The residence at 325 Academy Avenue, Reisterstown, MD, 21136, is owned by Adenah S. Lisby and Morgan B. Lisby. No other person or entity has an interest in the operation and/or affairs of 325 Academy Avenue, Reisterstown, MD, 21136.
2. We reside year round and actually occupy the property known as 325 Academy Avenue, Reisterstown, MD, 21136, and consider this to be our principal residence.

We solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

Adenah S. Lisby

Date

Morgan B. Lisby

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>8-25 9-13</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-28</u>	STATE HIGHWAY ADMINISTRATION	<u>No object</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 8-25-19 by Person

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: Missing sign posting 9-12-19 - Sent email to Jenae + Christina Frink - also not principal residence per SDAT

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 - 04 Account Number - 2500014728								
Owner Information										
Owner Name:		LISBY ADENAH S LISBY MORGAN B		Use:		RESIDENTIAL NO				
Mailing Address:		325 ACADEMY AVE REISTERSTOWN MD 21136-		Principal Residence:						
				Deed Reference:		/41744/ 00137				
Location & Structure Information										
Premises Address:		325 ACADEMY AVE REISTERSTOWN 21136-		Legal Description:		MS 0.284 AC 325 ACADEMY AVE SS COR ACADEMY AV & TIMBER GROVE RD				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0049	0019	0420		0000			2	2019	Plat Ref:	
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use						
			0.2840 AC	06						
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of	As of				
				01/01/2019	07/01/2019	07/01/2020				
Land:			52,500	52,500						
Improvements			0	0						
Total:			52,500	52,500	52,500	52,500				
Preferential Land:			0				0			
Transfer Information										
Seller: MAAGM LLC				Date: 08/14/2019		Price: \$501,760				
Type: ARMS LENGTH IMPROVED				Deed1: /41744/ 00137		Deed2:				
Seller: PLEASANT HILL PROPERTIES LLC				Date: 03/14/2019		Price: \$150,000				
Type: ARMS LENGTH VACANT				Deed1: /41218/ 00250		Deed2:				
Seller: PLEASANT HILL PROPERTIES				Date: 12/21/2017		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /39773/ 00068		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:

ZAC AGENDA

Case Number: 2019-0430-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Adnah Lisby & Morgan Lisby
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 325 ACADEMY AVE
Location: South side of Academy Ave West side of Timber Grove.

Existing Zoning: DR 3.5 **Area:** .0284 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
400:1 BCZR To approve an accessory structure (garage) on side left yard in lieu of the required rear yard.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 09/09/2019

Miscellaneous Notes:

Case Number: 2019-0431-SPH **Reviewer:** Rosalie Johnson
Existng Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: Summer Hill Club INC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 13709 A HARCUM RD
Location: S of intersection at Manda Hill

Existing Zoning: RC 6 **Area:** 2.25 AC
Proposed Zoning:
SPECIAL HEARING:
To make changes to prior Zoning Order 68-151-X to include changes in number and type of family membership, to approve existing lighting, to approve hours of operation, to approve music and loud speaker equipment, to permit members to bring alcoholic beverages, to change the permitted means of filling the pool.
Attorney: Donna M.B King
Prior Zoning Cases: 1968-0151-X
Concurrent Cases: None
Violation Cases: CC1910167
Closing Date:

Miscellaneous Notes:

IN RE: PETITION FOR ADMIN. VARIANCE *
4th Election District *
2nd Councilmanic District *
(325 Academy Avenue) *

Adenah S. & Morgan B. Lisby *
Petitioners *

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR
BALTIMORE COUNTY
Case No. 2019-0430-A

* * * * *



AFFIDAVIT

We, Adenah S. Lisby and Morgan B. Lisby, are over the age of 18 and have personal knowledge of and are competent to testify to the following:

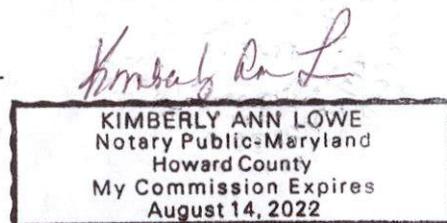
1. The residence at 325 Academy Avenue, Reisterstown, MD, 21136, is owned by Adenah S. Lisby and Morgan B. Lisby. No other person or entity has an interest in the operation and/or affairs of 325 Academy Avenue, Reisterstown, MD, 21136.
2. We reside year round and actually occupy the property known as 325 Academy Avenue, Reisterstown, MD, 21136, and consider this to be our principal residence.

We solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

10/2/19
Date

Adenah S. Lisby
Adenah S. Lisby

Date



Morgan B. Lisby

IN RE: PETITION FOR ADMIN. VARIANCE *
4th Election District *
2nd Councilmanic District *
(325 Academy Avenue) *

Adenah S. & Morgan B. Lisby *
Petitioners *

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR
BALTIMORE COUNTY
Case No. 2019-0430-A

* * * * *



AFFIDAVIT

We, Adenah S. Lisby and Morgan B. Lisby, are over the age of 18 and have personal knowledge of and are competent to testify to the following:

1. The residence at 325 Academy Avenue, Reisterstown, MD, 21136, is owned by Adenah S. Lisby and Morgan B. Lisby. No other person or entity has an interest in the operation and/or affairs of 325 Academy Avenue, Reisterstown, MD, 21136.
2. We reside year round and actually occupy the property known as 325 Academy Avenue, Reisterstown, MD, 21136, and consider this to be our principal residence.

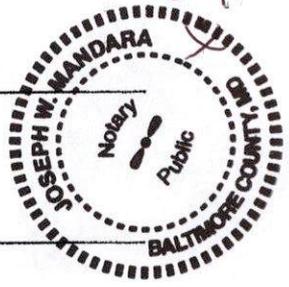
We solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date
10/2/19

Date

Adenah S. Lisby

Morgan B. Lisby



10/2/19
Joseph W. Mandara
Notary Exp 4/12/20
For Morgan Lisby

1/2

TAX ID No.: 04-2500014728

Title Insurer: Stewart Title Guaranty Company
TO:

AFTER RECORDING RETURN

Residential Title & Escrow Company
100 Painters Mill Road, Suite 200
Owning Mills, Maryland 21117
File Number: 91802



DEED

[Lot 2 Subdivision Approved by Minor Subdivision Plan]

[Minor Sub No. 14046M]

THIS DEED, made this 5th day of July, 2019, by and between MAAGM, LLC (referred to herein as "Grantor"); and Adenah S. Lisby and Morgan B. Lisby (referred to collectively herein as "Grantee").

WITNESSETH: that in consideration of the sum of Five Hundred One Thousand Eight Hundred Sixty Dollars and No Cents Dollars and No Cents (\$501,760.00); and other goods and valuable consideration, the receipt of which is hereby acknowledged, that said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, subject to the restrictions and reservations described hereafter and all matters of public record, all of the property described as "Lot 2", comprised of approximately 0.284 acres, more or less, as shown on that certain fully approved minor subdivision plan entitled, "**Minor Subdivision Plan #14046M, 325 Academy Avenue**", having been assigned a Minor Subdivision Plan number of **14046M** [PAI No. 04-0742], a reduced copy of which is attached hereto and incorporated herein as **Exhibit "A"**, the said Lot 2 having been assigned a street address of **325 Academy Avenue** (the "**Property**").

BEING KNOWN AND DESIGNATED as Lot No. 2 as shown on a plat entitled "Minor Subdivision Plan #14046M, 325 Academy Avenue", which Plat is recorded among the Land Records of Baltimore County, Maryland, and is shown on a Minor Subdivision Plan recorded in a Deed at Book 39773, page 73 and further described on Exhibit 'A' and Exhibit 'B', attached hereto and made a part hereof.

The improvements thereon being known as 325 Academy Avenue

LR - Deed (w Taxes)
Recording only \$120.00
Name: 115by
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 2,508.80
LR - MR Tax - 1kd 0.00
Subtotal: 2,568.80
Total: 2,628.80
08/14/2019 08:51
#12565190 CC0301 -
Baltimore
County/CC03.01.04 -
Register 04

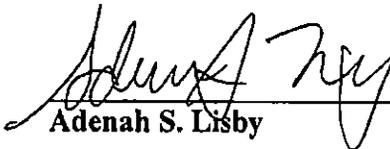
RECEIVED
OFFICE OF
ADMINISTRATIVE SERVICES

FOR A DESCRIPTION OF THE PROPERTY CONVEYED HEREBY, see that certain description prepared by Highland Survey Associates, Inc. and sealed by Erich Jay Schmitt, Maryland Professional Land Surveyor, License No. 413 entitled "Exhibit "A"" attached hereto and incorporated herein as Exhibit "B".

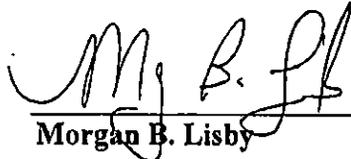
BEING the same property which by deed dated February 22, 2019 and recorded among the Land Records of Baltimore County in Liber 41218, Folio 250 was granted and conveyed by Pleasant Hill Properties, LLC to MAAGM, LLC , the grantor herein.

SUBJECT TO a lien of Water & Sewer Facilities Charges imposed by Basic Development Co, Inc., its successors and assigns ("Declarant"), pursuant to Section 32-4-310 of the Baltimore county Code, which purports to cover or defray the cost of installing all or part of the public water or sewer facilities constructed by the Developer of the subdivision known as the "240 Timber Grove Road, Subdivision", dated March 22, 2018 recorded among the Land Records of Baltimore County, Maryland in Liber 40137, folio 477 ("Declaration"), which declaration provides that all Lots in the subdivision are subject to a lien and covenant running with the land as a general uniform plan of development in the amount of \$795.00 for each year per lot for a term of Forty (40) Years. All grantees, their successors and assigns, are bound by said Declaration. This is not a charge for water and wastewater usage and disposal, which utility services are billed directly by and governmental authority to the owner of the property. **THIS FEE OR ASSESSMENT IS SEVEN HUNDRED NINETY-FIVE DOLLARS (\$795.00) PER YEAR, PAYABLE ANNUALLY IN THE MONTH OF JANUARY TO GLYNDON WATCH UTILITIES, CO., INC., WITH AN ADDRESS OF 1498 REISTERSTOWN ROAD, STE. 338, PIKESVILLE, MARYLAND 21208**, or its assignee (hereinafter called "lienholder") There may be a right of prepayment or discount for early payment which may be ascertained by contacting the lienholder. The fee and assessment is a contractual obligation between the lienholder and each owner of this property, that runs with the land, and is not in any way a fee or assessment of Baltimore County.

ALSO SUBJECT TO Stormwater Management Common Maintenance Declaration dated May 2, 2017 recorded among the Land Records of Baltimore County, Maryland in Liber 38914, folio 272.



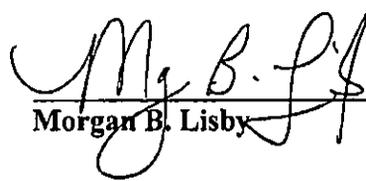
Adenah S. Lisby (SEAL)



Morgan B. Lisby (SEAL)

BY EXECUTION of this Deed, the Grantees acknowledge that MAAGM, LLC, a Maryland Limited Liability Company, is not the vendor of the improvements erected on the lot conveyed within the meaning of Title 10 of the Real Property Article of the Annotated Code of Maryland; that Grantees exclude MAAGM, LLC, a Maryland Limited Liability Company from all express and implied warranties provided by said Title 10 or otherwise as to said improvements; that MAAGM, LLC, a Maryland Limited Liability Company, executes this Deed to convey title to said lot which REGIONAL HOMES OF MARYLAND, LLC, a Maryland Limited Liability Company, constructed; and that REGIONAL HOMES OF MARYLAND, LLC, a Maryland Limited Liability Company, is solely responsible for any express and implied warranties contained in Title 10 of the said Real Property Article and for any other warranty or representations, if any, made by it.


Adenah S. Lisby (SEAL)


Morgan B. Lisby (SEAL)

RESTRICTIONS/EASEMENTS/ETC.

The Grantee, by acceptance of this Deed, acknowledges the effect of all instruments, conditions and restrictions recited herein, all matters of public record recorded prior hereto, together with any and all conditions, public and/or private easements, setbacks, areas of road dedication and/or widening, notes, stormwater management, restrictions and/or notes, driveway relocations, etc., if any, shown on the above-described Minor Subdivision Plan, as approved, including but not limited to the following:

Stormwater Management – Required Baltimore County Notice:

The Grantee(s), as owner of a lot containing stormwater management easements shall grant to authorized Baltimore County personnel a right of entry for the purpose of inspection and/or monitoring. Visits by Baltimore County personnel shall be conducted ONLY during normal Baltimore County Working Hours (8:00 a.m. to 4:00 p.m., Monday through Friday).

SUBJECT TO that certain Stormwater Management Common Maintenance Declaration of Private Ingress, Egress & Utility Easement and Creation of Maintenance Obligations recorded among the Land Records of Baltimore County, Maryland in Liber 39814, Folio 272.

SUBJECT TO all applicable provisions of that certain County Highway Deed, by and between Grantor herein and Baltimore County, Maryland, recorded among the Land Records of Baltimore County, Maryland in Liber 39124, Folio 273.

SUBJECT TO all applicable provisions of that certain Deed of Easement and Agreement, by and between Grantor herein and Baltimore County, Maryland, recorded among the Land Records of Baltimore County, Maryland in Liber 39124, Folio 232.

SUBJECT TO all applicable provisions of that Certain Deed of Easement by and between Grantor herein and Baltimore County, Maryland, recorded among the Land Records of Baltimore County, Maryland in Liber 39124, Folio 252.

SUBJECT TO all applicable provisions of that certain Deed of Declaration and Easement, by and between Grantor herein and Baltimore County, Maryland, recorded among the Land Records of Baltimore County, Maryland in Liber 39124, Folio 262.

SUBJECT TO all applicable provisions of Declaration of Covenants and Lien for Water & Sewer Facilities Charges, by and between Grantor herein and Baltimore County, Maryland, recorded among the Land Records of Baltimore County, Maryland in Liber 40137, folio 477.

SUBJECT TO all applicable provisions of that Agreement, by and between Grantor herein and Baltimore County, Maryland, recorded among the Land Records of Baltimore County, Maryland in Liber 4785, folio 315.

SUBJECT TO all applicable provisions of that certain Right of Way Agreement, by and between Grantor herein and Baltimore County, Maryland, recorded among the Land Records of Baltimore County, Maryland in Liber 40774, folio 1.

TOGETHER with the buildings and improvements thereupon erected, made or being, and, except as otherwise reserved herein, all rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in any way appertaining.

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantee(s), their successors and assigns, in fee simple, forever, as tenants by the entireties.

AND, the said Grantor(s) hereby covenants that it will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of the Grantor(s), the date and year first above written.

WITNESS:

[Signature]

GRANTOR:

MAAGM, LLC

[Signature] (SEAL)
Name: James F. Burton, Jr.,
President

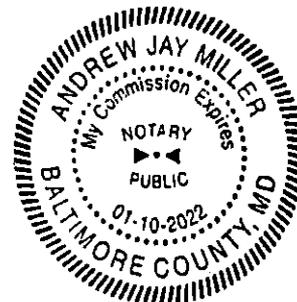
STATE OF MARYLAND, Baltimore COUNTY, TO WIT:

I HEREBY CERTIFY that on this 5th day of July, 2019, before me, the subscriber, a Notary Public of the State and jurisdiction aforesaid, personally appeared James F. Burton, Jr., President, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within Deed, who signed the same in my presence, and acknowledged that he/she/they executed the same for the purposes therein contained.

As Witness my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires: 1-10-22



BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 41744, p. 0141, MSA_CE62_41601. Date available 08/19/2019. Printed 09/30/2019.

Witness the hands and seals of the Grantees:

WITNESS:

[Signature]
Ms-10-00th

GRANTEES:

[Signature] (SEAL)
Adenah S. Lisby
[Signature] (SEAL)
Morgan B. Lisby

STATE OF Maryland, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, that on this 5th day of July, 2019, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Adenah S. Lisby and Morgan B. Lisby** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her/their act, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires: 1-10-22



THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY THE UNDERSIGNED, AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS IN MARYLAND.

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.
[Signature]
Stephen D. Ruben, Attorney at Law

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 41744, p. 0142, MSA_CE62_41601, Date available 08/19/2019. Printed 09/30/2019.

Exhibit 'A'

Highland Survey Associates, Inc.

4501 Fawn Grove Road
Street, Maryland 21154



Phone 410-836-1238
Fax 410-836-1278

LEGAL DESCRIPTION - Lot Two, containing 0.284 acres of land more or less, located on the southerly side of Academy Avenue and on the westerly side of Timber Grove Road, Fourth Election District, Baltimore County, Maryland being more particularly described as follows:

BEGINNING for the same at a point in the southerly right of way of Academy Avenue, said point lying South 74°35'29" East 80.00 feet and South 66°50'29" East 76.99 feet from an Iron pipe heretofore set in the southerly right of way of said Academy Avenue at the end of the second or North 64°23'20" West 80.08 foot line of that tract or parcel of land described in a deed dated November 17, 2014 from Mayer Pasternak and Beth Pasternak to Pleasant Hill Properties, LLC recorded among the Land Records of Baltimore County, Maryland in Liber JLE No. 35583, Folio 454; thence binding on said southerly right of way line and reversely on a part of the first line of the said deed the following course and distance, the bearings contained herein being based on Grid North, Maryland State Plane Coordinate System NAD 83/2011 as now surveyed,

1. South 66°50'29" East 103.55 feet to a point, said point lying in the westerly right of way line of Timber Grove Road as described in a deed dated June 13, 2017 from Pleasant Hill Properties, LLC to Baltimore County Maryland recorded among the aforesaid Land Records in Liber JLE No. 39124, Folio 273; thence binding on said right of way the following two courses and distances,
2. South 26°53'00" East 18.88 feet to a point; thence,
3. South 12°58'13" West 86.51 feet to a point; thence running through and across the firstly herein mentioned tract or parcel of land for new lines of division the following two courses and distances,
4. North 77°01'47" West 114.00 feet to a point; thence,
5. North 12°58'13" East 119.31 feet to the point of beginning hereof.

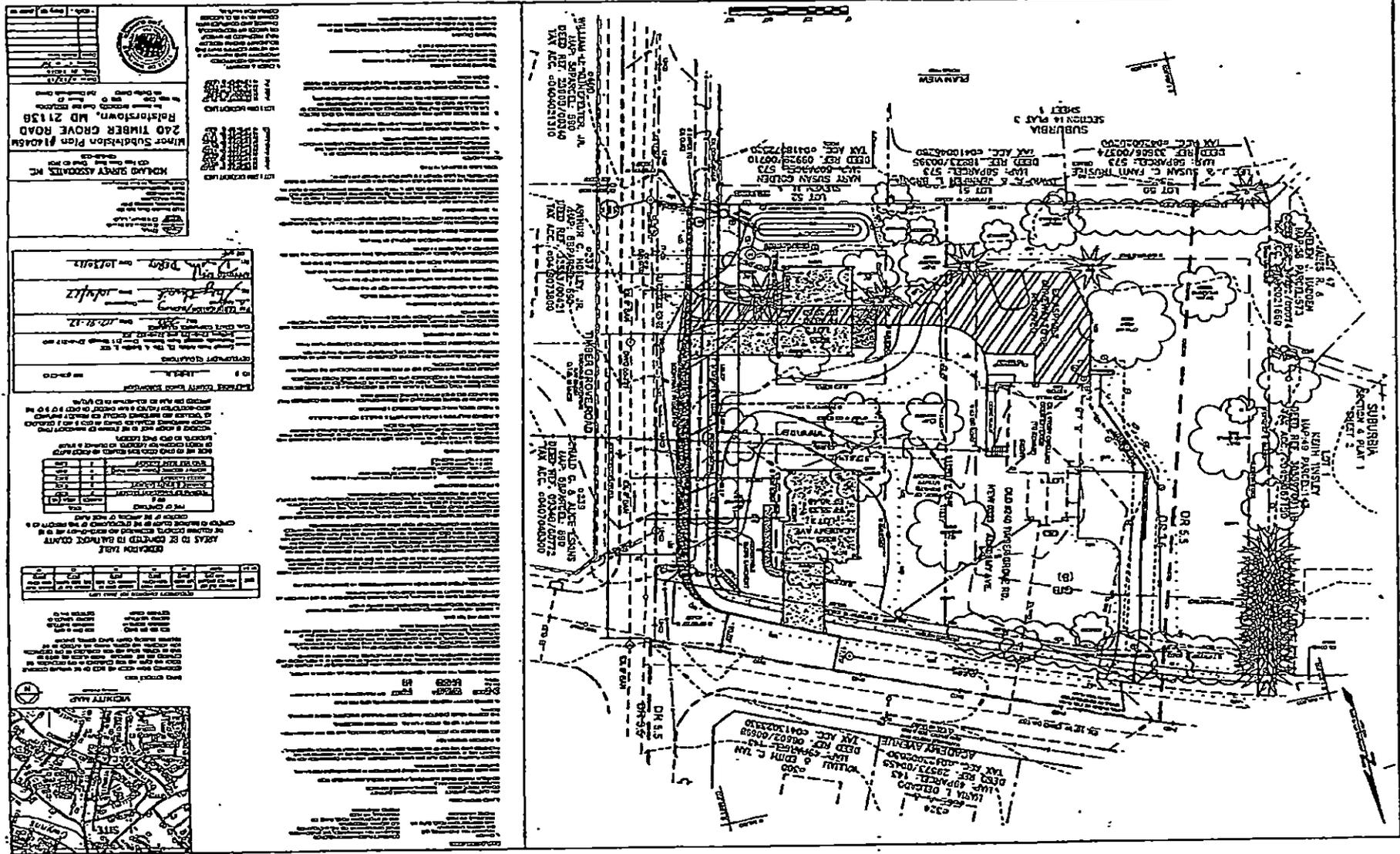
CONTAINING 0.284 acres of land more or less as surveyed by Highland Survey Associates, Inc. in May 2015.

BEING a part of that tract or parcel of land described in a deed dated November 17, 2014 from Mayer Pasternak and Beth Pasternak to Pleasant Hill Properties, LLC recorded among the Land Records of Baltimore County, Maryland in Liber JLE No. 35583, Folio 454.

Surveyor Certificate

I, Erich J. Schmitt, Property Line Surveyor # 413, registered by the State of Maryland, hereby certify that the metes and bounds description contained herein and the surveying work reflected in it was personally prepared by me or under my responsible charge in compliance with COMAR 09.13.08.12.
Current License Expiration Date: 11-17-18.





NOTICE TO THE PUBLIC
This plat is a true and correct copy of the original as filed in the Office of the Clerk of the Circuit Court for Baltimore County, Maryland. It is subject to the provisions of the Maryland Land Recordation Act, Chapter 29, of the Code of Maryland Annotated, and to the provisions of the Maryland Land Recordation Act, Chapter 29, of the Code of Maryland Annotated, and to the provisions of the Maryland Land Recordation Act, Chapter 29, of the Code of Maryland Annotated.

RECORDING DATA

PLAT NO.	DATE	RECORDING OFFICE	RECORDING FEE
41744	08/19/2019	BALTIMORE COUNTY	\$150.00

OWNER INFORMATION

OWNER: [Name]
ADDRESS: [Address]
CITY: [City]

LEGAL DESCRIPTION

Suburbia Section 14 Part 3, Sheet 1, Lot 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BOOK: 41744 PAGE: 144
EXHIBIT PAGE: 355

COUNTY TRANSFER TAX EXEMPTION

THE UNDERSIGNED HEREBY EXECUTE THIS AFFIDAVIT AND MADE OATH IN DUE FORM OF LAW THAT I/WE HAVE PURCHASED THE PROPERTY LOCATED AT

325 Academy Avenue, Reisterstown, MD 21136

AS MY/OUR PRINCIPAL RESIDENCE AND THAT I/WE INTEND TO OCCUPY THE ABOVE RESIDENTIALLY IMPROVED PROPERTY WHICH WILL BE USED FOR OUR PERSONAL USE AS IS REQUIRED UNDER TAX PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND ARTICLE 13-03 (b) AS AMENDED BY ACTS OF 1988 CHAPTER 197.

Adenah S. Lisby Morgan B. Lisby

This is to certify that on the 5th day of July, 2019, before me the subscriber, a notary public of the State of Maryland, appeared Adenah S. Lisby and Morgan B. Lisby, made oath in due form that the aforesaid affidavit is his/her/their act.

Andrew Jay Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-10-22

File No. 91802

Transfer affidavit



MARYLAND
FORM
WH-AR

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

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

1. Name of Transferor MAAGM, LLC

2. **Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).
325 Academy Avenue, Reisterstown, MD 21136

3. Reasons for Exemption

Resident Status

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

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

3a. Individual Transferors

Witness

Name

**Date

Signature

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

MAAGM, LLC

Name of Entity

By

Name

**Date

Title

Jahmar F. Burton Jr. 7/5/19
Member

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.
To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 41744, p. 0146, MSA_CE62_41601, Date available 08/19/2019, Printed 09/30/2019.

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

1 Type(s) of Instruments
2 Conveyance Type Checkbox
3 Tax Exemptions (if applicable)

4 Consideration and Tax Calculations
Table with columns: Consideration Amount, Finance Office Use Only, Transfer and Recordation Tax Consideration

5 Fees
Table with columns: Amount of Fees, Doc. 1, Doc. 2

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: 91802
Firm: Residential Title & Escrow Company

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information
Will the property being conveyed be the grantee's principal residence?
Does transfer include personal property? If yes, identify:

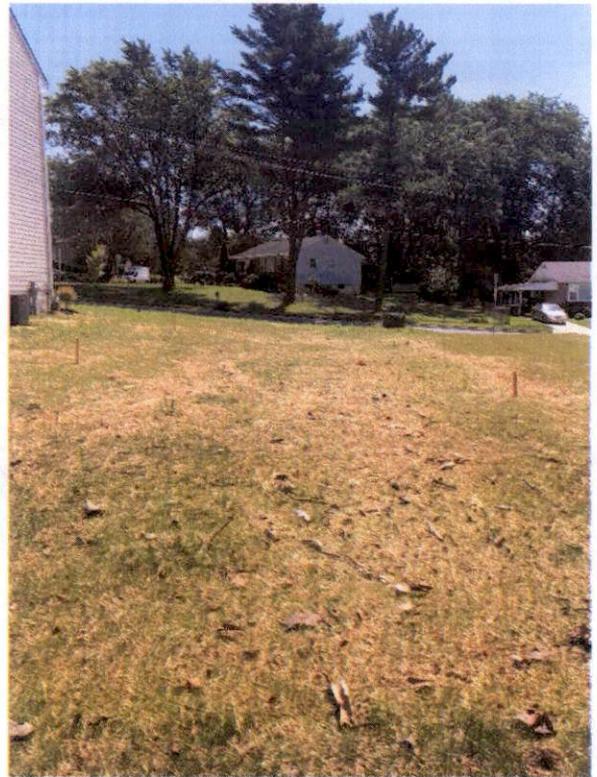
Table with columns: Terminal Verification, Agricultural Verification, Whole, Part, Tran, Process Verification
Transfer Number, Date Received, Deed Reference, Assigned Property No.

REMARKS:
DOC# 2
Date: 8/13/19
Submit 4 copies

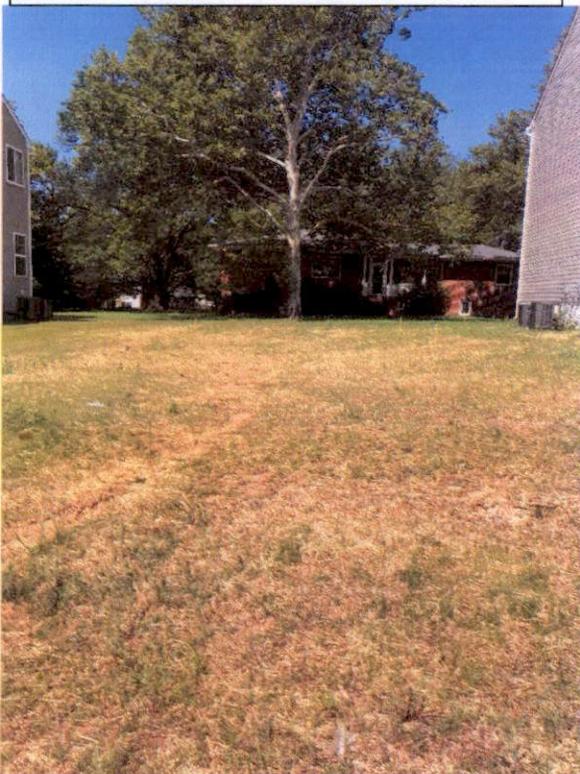
View from in front of the Neighbor's House



View from the rear yard



View from Timber Grove Road



View from the corner of Academy Avenue and Timber Grove Road



2019-0430-A

Debra Wiley

From: Debra Wiley
Sent: Monday, September 30, 2019 1:47 PM
To: 'morganlisby@gmail.com'
Cc: Carl Richards Jr; Christina Y Frink
Subject: Administrative Variance - Case No. 2019-0430-A - 325 Academy Ave., 21136
Attachments: 20190930134002846.pdf

Good Afternoon,

Administrative Law Judge Lawrence Stahl has reviewed your administrative variance. He would like to receive clarification that you do in fact consider the above-referenced property your principal residence and occupy it year round. Once you have returned all required documents, the judge will issue his decision.

Please let me know if you have any questions and/or concerns in reference to the attached documents.

Thank you.

Debra Wiley, Legal Administrative Secretary Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868 (press 0 for operator)

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

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Monday, September 30, 2019 1:40 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

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

Scan Date: 09.30.2019 13:40:02 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge

September 30, 2019

Adenah S. Lisby
Morgan B. Lisby
325 Academy Avenue
Reisterstown, MD 21136

(Via email: morganlisby@gmail.com)

Re: Petition for Administrative Variance
Case No. 2019-0430-A – Adenah S. & Morgan B. Lisby
Property: 325 Academy Avenue, 21136

Dear Petitioners:

I am writing in regard to the above captioned matter, wherein an administrative variance has been requested. The Baltimore County Code ("BCC") requires that a property be **owner occupied** in order to qualify for administrative variance relief. State records in this case show the property is not your principal residence. As such, a public hearing is usually required in this scenario.

We're unable to process your request as an administrative variance unless you **sign and return the original Affidavit with notary seal (attached)**, attesting to the fact that this is your primary residence, no other person or entity has an interest in the operation and/or affairs of 325 Academy Avenue, and that you reside at this address year round. Otherwise, a public hearing would be necessary.

In addition, I am requesting that you provide a copy of your Deed.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over a horizontal line.

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw
Attachment

c: Carl Richards & Christina Frink, Office of Zoning Review

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE OFFICE OF
4 th Election District		
2 nd Councilmanic District	*	ADMINISTRATIVE HEARINGS
(325 Academy Avenue)		
	*	FOR
Adenah S. & Morgan B. Lisby	*	BALTIMORE COUNTY
<i>Petitioners</i>		
	*	Case No. 2019-0430-A

* * * * *

AFFIDAVIT

We, Adenah S. Lisby and Morgan B. Lisby, are over the age of 18 and have personal knowledge of and are competent to testify to the following:

1. The residence at 325 Academy Avenue, Reisterstown, MD, 21136, is owned by Adenah S. Lisby and Morgan B. Lisby. No other person or entity has an interest in the operation and/or affairs of 325 Academy Avenue, Reisterstown, MD, 21136.
2. We reside year round and actually occupy the property known as 325 Academy Avenue, Reisterstown, MD, 21136, and consider this to be our principal residence.

We solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

Adenah S. Lisby

Date

Morgan B. Lisby

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 - 04 Account Number - 2500014728							
Owner Information									
Owner Name:	LISBY ADENAH S LISBY MORGAN B	Use: Principal Residence: RESIDENTIAL NO							
Mailing Address:	325 ACADEMY AVE REISTERSTOWN MD 21136-	Deed Reference: /41744/ 00137							
Location & Structure Information									
Premises Address:	325 ACADEMY AVE REISTERSTOWN 21136-	Legal Description: MS 0.284 AC 325 ACADEMY AVE SS COR ACADEMY AV & TIMBER GROVE RD							
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0049	0019	0420		0000			2	2019	Plat Ref:
Special Tax Areas:		Town:		NONE					
		Ad Valorem:							
		Tax Class:							
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use					
			0.2840 AC	06					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
	Base Value		Value		Phase-In Assessments				
			As of		As of		As of		
			01/01/2019		07/01/2019		07/01/2020		
Land:	52,500		52,500						
Improvements	0		0						
Total:	52,500		52,500		52,500		52,500		
Preferential Land:	0						0		
Transfer Information									
Seller: MAAGM LLC			Date: 08/14/2019			Price: \$501,760			
Type: ARMS LENGTH IMPROVED			Deed1: /41744/ 00137			Deed2:			
Seller: PLEASANT HILL PROPERTIES LLC			Date: 03/14/2019			Price: \$150,000			
Type: ARMS LENGTH VACANT			Deed1: /41218/ 00250			Deed2:			
Seller: PLEASANT HILL PROPERTIES			Date: 12/21/2017			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /39773/ 00068			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							

Debra Wiley

From: Debra Wiley
Sent: Thursday, September 12, 2019 2:07 PM
To: Jenae Johnson
Cc: Aaron K Tsui; Christina Y Frink; Gary M Hucik
Subject: Administrative Variances - Closing Date: 9/9/19

Hi Jenae,

In reviewing the case files, it appears the following are missing pertinent items needed to prepare Orders:

- 2019-0427-A – 3216 Midfield Rd. – Missing sign posting (Aaron Tsui)
- 2019-0430-A – 325 Academy Ave. – Missing sign posting & **Not principal residence per SDAT** (Christina Frink)
- 2019-0426-A – 11415 Notchcliff Rd. – Missing photos (Gary Hucik)

Thanks in advance; it is appreciated.

9-13 AM
Per Jenae -
Gary Hucik
handle Hucik.

9/25 2:18 PM
Sp. to Gary
These case
Per.

9-26
Sp. to JS
Prepare Affidavit
Close need done

per Gary, he's waiting to sign on Affidavit
(443.386.6278)
Deb #3 prepare + close items



Pt. Bk. 0 / Folio # 029058
Pt. Bk. 0 / Lot # 9 / Folio # 0058

Pt. Bk. 0000079, Folio 0427
2500011384

049A3 DR 5.5

4ED

DR 3.5

NW 14-1

2CD

058A1

019-0430-A

0402037530

0402002280

2500011394

2500011384

1800010165

1800010173

0414040400

0419008940

2500011393

2500011398

1800010164

1800010174

0418048290

0419008990

2500011391

2500011389

1800010163

1800010175

0418048280

0412040760

0408081070

0413023340

1800010162

1800010176

0406046240

0413066530

0420030520

0413023530

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0412021660

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0420067150

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1800010182

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0415048070

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1800010154

1800010183

0406058470

0419034000

0415048070

0413023220

1800010153

1800010184

DUNHOLME RD
WEMBLEY RD

QUIETWOOD CT

ACADEMY AVE

TIMBER GROVE RD

BRYANSTONE RD

KEARNEY DR

Pt. Bk. / Folio # 029134

Pt. Bk. / Folio # 079427

Pt. Bk. / Folio # 044161

Pt. Bk. / Lot # 55E / Folio 0061

Pt. Bk. / Folio # 030063

Pt. Bk. / Folio # 031088

Pt. Bk. 0000031, Folio 0088

0419027680

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0413022960

0406020780

1800010156

1800010180

0412060390

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0411077320

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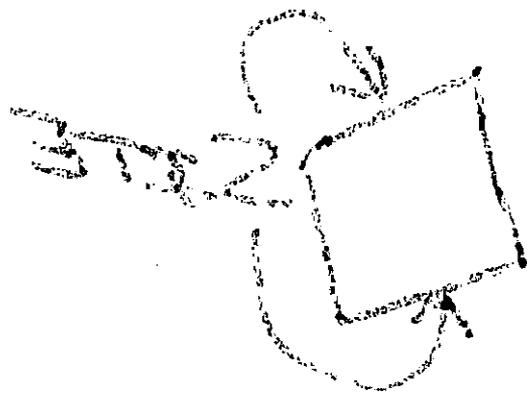
0412060390

0419048250

0411077320

0415048070

1800010



Hand-drawn diagram of a rectangular box with a handle on top and a tail-like structure on the left side.

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

ADDRESS 325 Academy Avenue OWNER(S) NAME(S) Adenah Lisby & Morgan Lisby

SUBDIVISION NAME 325 Academy Avenue LOT # 2 BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # 454 10 DIGIT TAX # 2500014728 DEED REF. # 41218/00250

SITE VICINITY MAP

Academy Ave.



Timber Grove Rd.

N



MAP IS NOT TO SCALE

ZONING MAP # 049A3

SITE ZONED DR 3.5

ELECTION DISTRICT 4

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.284

OR SQUARE FEET _____

HISTORIC? No

IN CBQA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH

WATER IS:

PUBLIC PRIVATE _____

SEWER IS:

PUBLIC PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

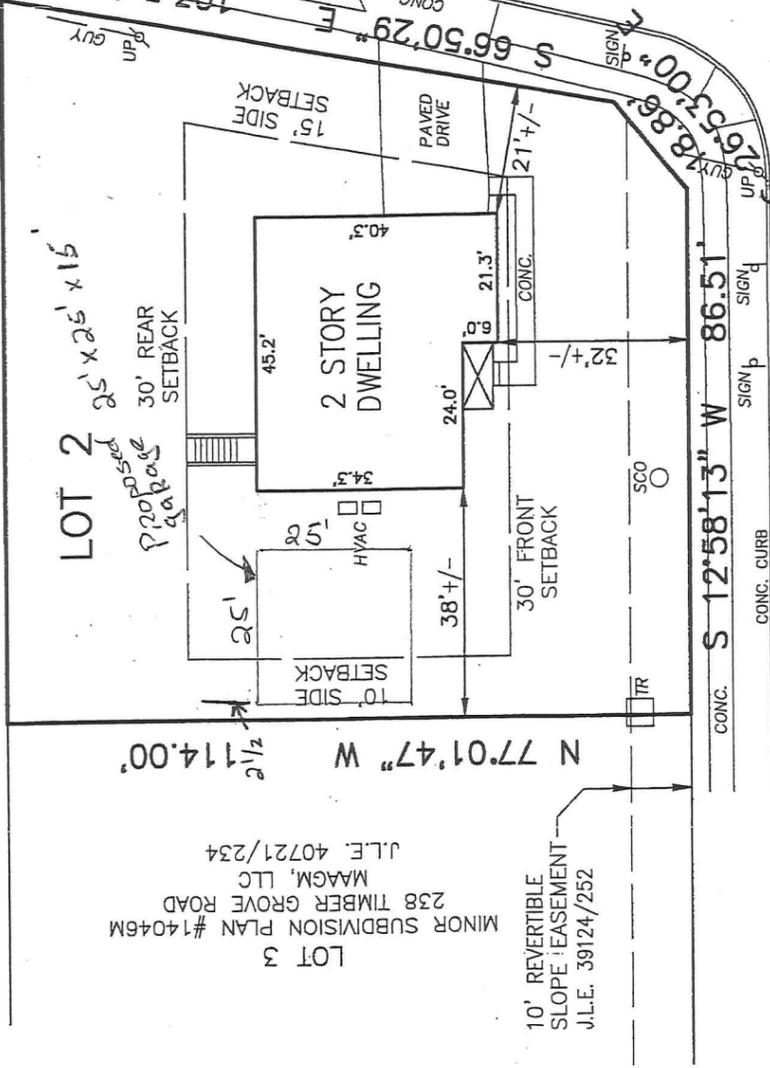
VIOLATION CASE INFO:

ACADEMY AVENUE

TIMBER GROVE ROAD

LOT 1
MINOR SUBDIVISION PLAN #14046M
240 TIMBER GROVE ROAD
PLEASANT HILL PROPERTIES, LLC
J.L.E. 39773/68

N 12°58'13" E 119.31'



LOT 3
MINOR SUBDIVISION PLAN #14046M
238 TIMBER GROVE ROAD
MAAGM, LLC
J.L.E. 40721/234

10' REVERTIBLE
SLOPE/EASEMENT
J.L.E. 39124/252

- ABBREVIATIONS:
- SCO DENOTES SEWER CLEANOUT
 - TR DENOTES ELECTRIC TRANSFORMER
 - UP DENOTES UTILITY POLE
 - GUY DENOTES GUY WIRE

- NOTES:
1. THIS LOCATION DRAWING HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT A GUARANTEE OF TITLE.
 2. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING, OR REFINANCING.
 3. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
 4. THIS LOCATION DRAWING DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT THIS IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
 5. THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS +/-1'.
 6. DEED REFERENCE: J.L.E. 41218/250
 7. SETBACK LINES SHOWN HEREON ARE AS SHOWN ON THE APPROVED MINOR SUBDIVISION PLAN ATTACHED TO DEED J.L.E. 39773/68.
 8. THIS LOCATION DRAWING WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 09.13.06.12 OF THE MINIMUM STANDARDS OF PRACTICE.

SCALE:	1" = 30'
DATE:	07-03-2019
REVISION:	-
FIELD BOOK:	D.C.
JOB NO.:	18-019

LOCATION DRAWING
#325 ACADEMY AVENUE
LOT 2, MINOR SUBDIVISION PLAN #14046M
240 TIMBER GROVE ROAD
APPROVED MINOR SUBDIVISION PLAN ATTACHED TO DEED 39773/68
4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

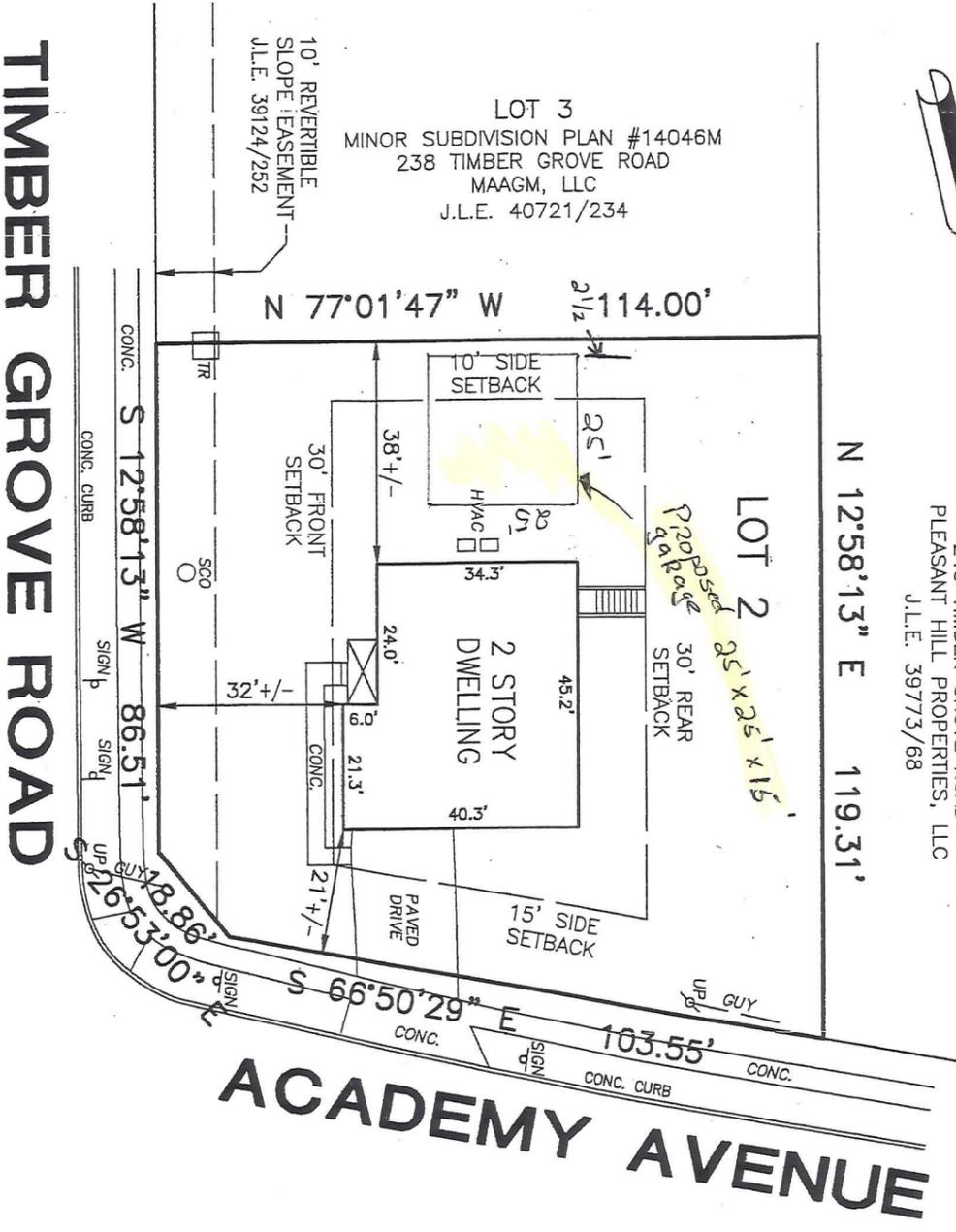


DRAWN BY: JMB
CHECKED BY: JMB



219-0430-A

LOT 1
 J.L.E. 41218/250
 MINOR SUBDIVISION PLAN #14046M
 240 TIMBER GROVE ROAD
 PLEASANT HILL PROPERTIES, LLC
 J.L.E. 39773/68



TIMBER GROVE ROAD

ACADEMY AVENUE

NOTES:

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ABBREVIATIONS:

- SCD DENOTES SEWER CLEANOUT
- TR DENOTES ELECTRIC TRANSFORMER.
- UP DENOTES UTILITY POLE
- GUY DENOTES GUY WIRE



JOSEPH M. BURDYCK, JR. DATE 07-03-19
 MARYLAND REG. NO. 21430
 LICENSE EXPIRATION DATE: 01-21-2021

LOCATION DRAWING	
#325 ACADEMY AVENUE	
LOT 2, MINOR SUBDIVISION PLAN #14046M 240 TIMBER GROVE ROAD 4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND	
DRAWN BY: JMB	CHECKED BY: JMB
Polaris LAND CONSULTANTS	
57 WEST TIMONIUM ROAD SUITE 210 TIMONIUM, MD 21093 PHONE: (410) 252-4444 WWW.POLARISLDC.COM	
SCALE: 1" = 30'	DATE: 07-03-2019
REVISION: -	FIELD BOOK: D.C.
JOB NO.: 18-019	

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 325 Academy Avenue
 SUBDIVISION NAME 325 Academy Avenue
 LOT # 2 BLOCK # SECTION #
 PLAT BOOK # FOLIO # 454 TO DIGIT TAX # 2506014728 DEED REF. # 41218/00250

VIOLATION CASE INFO: *Lot. Car. T*

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

PRIOR HEARING? No

SEWER IS: PUBLIC PRIVATE

WATERS: PUBLIC PRIVATE

UTILITIES? MARK WITH X

INFLOOD PLAN? No

IN CBCA? No

HISTORIC? No

OR SQUARE FEET

LOT AREA ACREAGE 0.084

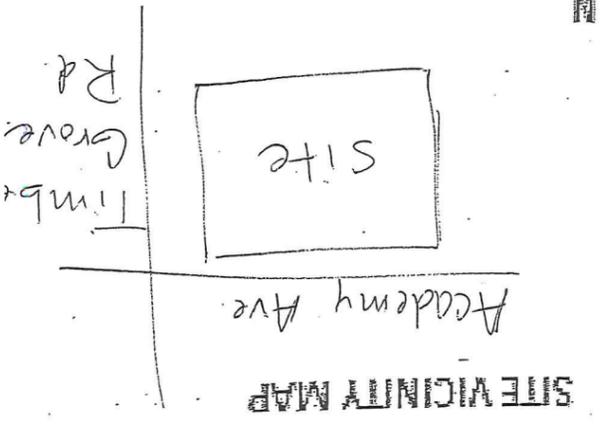
COUNCIL DISTRICT 3

ELECTION DISTRICT 4

SITE ZONED DR 3.5

ZONING MAP# 049A3

MAP IS NOT TO SCALE



2019-0430-A