

MEMORANDUM

DATE: July 21, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0111-A- Appeal Period Expired

The appeal period for the above-referenced case expired on July 20, 2020. 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.'

/dlm

cc: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(125 Edgewood Road) *
1st Election District * OFFICE OF ADMINISTRATIVE
1st Council District * HEARINGS FOR
Roben L. & Shannon A. Key *
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0111-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Roben L. and Shannon A. Key (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) §§ 1B02.3.C.1 and 301.1 to permit an open wood deck with a rear setback of 2 ft. in lieu of the required 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 19, 2020, 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 6-19-20

By kw

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

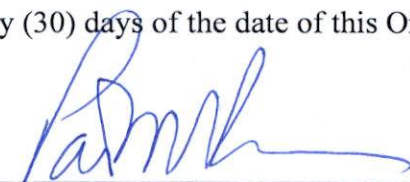
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 19th day of **June, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR") §§ 1B02.3.C.1 and 301.1 to permit an open wood deck with a rear setback of 2 ft. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 6-19-20

By [Signature]



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 125 EDGEWOOD AVE

Deed Reference 41904 / 0161

Owner(s) Printed Name(s) ROBEN KEY, SHANNON KEY

Currently zoned RO/DR2

10 Digit Tax Account # 0112000071

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s) 1802.3.C.1 AND 301.1 OF THE BCZR TO PERMIT AN OPEN WOOD DECK WITH A REAR SETBACK OF 2' IN LIEU OF THE REQUIRED 22.5'

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

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

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

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

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

Owner(s)/Petitioner(s):

ROBEN KEY / SHANNON KEY

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

125 EDGEWOOD AVE BALTIMORE, MD

Mailing Address

City

State

21228

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:

B. CRAIG RODGERS

Name - Type or Print

Signature

7024 GREENBANK RD BALTIMORE, MD.

Mailing Address

City

State

21220 / 443-617-2007 / craigrodgers200@gmail.com

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, on 5/19/20 day of MAY 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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0111-A

Filing Date 5/5/20

Estimated Posting Date 5/19/20

Reviewer JS

Rev 5/8/2014

5/19/2020

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: 125 EDGEWOOD AVE BALTIMORE MD 21228
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)

WE JUST PURCHASED THIS PROPERTY AND KNEW THAT A VARIANCE HAD BEEN GRANTED TO ALLOW THE REAR YARD TO BE 15' INSTEAD OF THE REQUIRED 30'. (CASE NO. 2019-0468-A). THE ZONING HEARING PLAN INDICATED A PATIO COULD BE BUILT IN THE REAR OF THE HOUSE. HOWEVER, THE GRADING OF THE LOT ALONG WITH THE REDUCED REAR YARD PRESENTS A PRACTICAL DIFFICULTY IN CONSTRUCTING A PATIO. ALSO, THERE WAS NO PROVISION MADE FOR THE PATIO IN THE OPINION AND ORDER.
WE ARE REQUESTING A 13' X 20' OPEN WOOD DECK BE ALLOWED TO BE CONSTRUCTED IN THE REAR OF OUR HOUSE WHICH WOULD HAVE A 2' SETBACK. OUR LOT'S REAR YARD IS ADJACENT TO A BLACK TOPPED PARKING LOT ON A PROPERTY ZONED BL.
WE FEEL THE DECK WOULD NOT BE INTRUSIVE TO THOSE NEIGHBORS.

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

x [Signature]
Signature of Owner (Affiant)

ROBEN KEY
Name- Print or Type

x [Signature]
Signature of Owner (Affiant)

SHANNON KEY
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 1st day of May, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

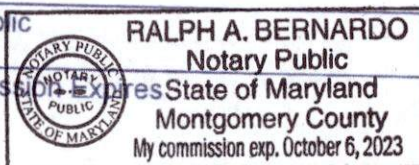
Print name(s) here: Shannon Key + Roben Key

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires



REV. 5/8/2014

ZONING DESCRIPTION FOR:

125 EDGEWOOD AVENUE

TAX ACCOUNT NO. 0112000071

Beginning at a point on the East side of Edgewood Avenue which is 40' wide at a distance of 129.11' South of the centerline of Edmondson Avenue, which is 80', thence the following courses and distances: South 15°39' West 86.00', thence South 74°21' East 70.00', thence North 15°39' East 86.00', thence North 74°21' West 70' back to the point of beginning as recorded in Deed Liber 41904, Folio 161, containing 6020 square feet or 0.138 acres. Located in the First Election District and First Council District.

2020-0111-A

CERTIFICATE OF POSTING

Date: MAY 19, 2020

RE: Project Name: 125 EDGEWOOD AVENUE #1
Case Number /PAI Number: 2020-0111-A
Petitioner/Developer: KEY
Date of Hearing/Closing: JUNE 3, 2020

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 125 EDGEWOOD AVENUE

The sign(s) were posted on MAY 19, 2020
(Month, Day, Year)

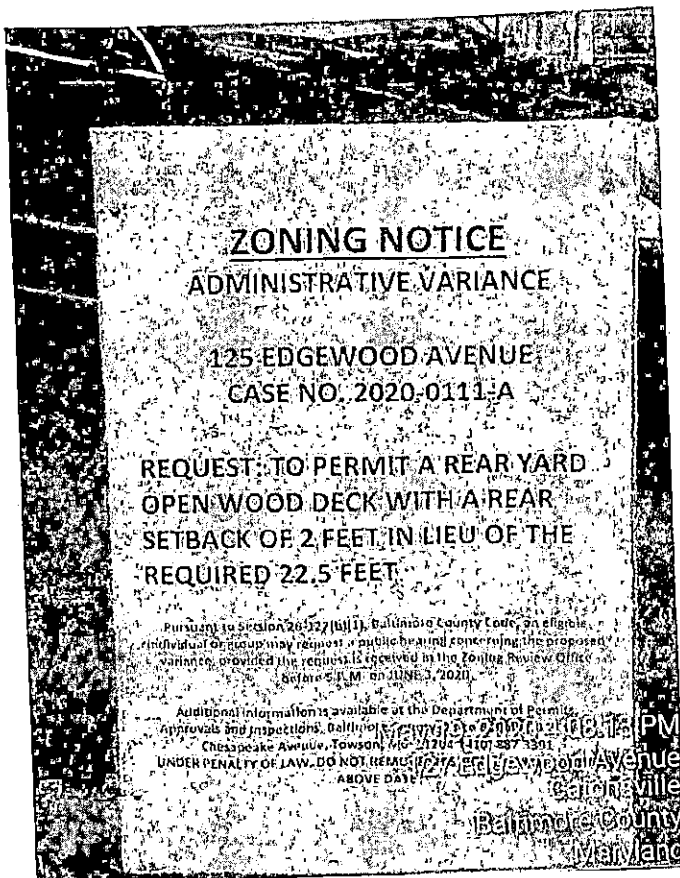
David Billingsley
(Signature of Sign Poster)

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)



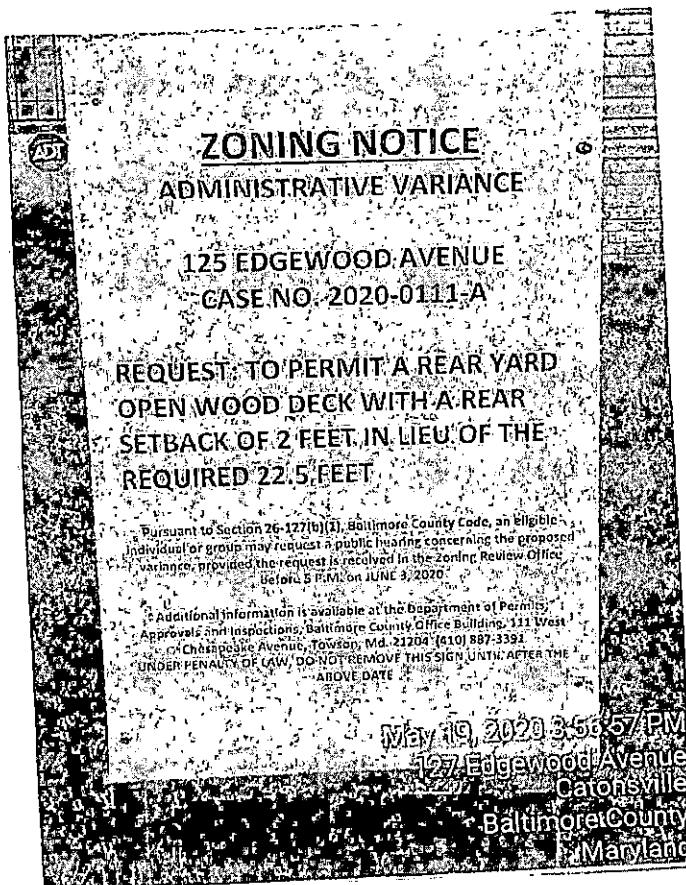
CERTIFICATE OF POSTING

Date: MAY 19, 2020

RE: Project Name: 125 EDGEWOOD AVENUE #2
Case Number /PAI Number: 2020-0111-A
Petitioner/Developer: KEY
Date of Hearing/Closing: JUNE 3, 2020

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 125 EDGEWOOD AVENUE

The sign(s) were posted on MAY 19, 2020
(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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0111 -A Address 125 EDGEWOOD AVE, 21228
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 5/5/20 Posting Date: 5/17/20 Closing Date: 6/1/20

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0111 -A Address 125 EDGEWOOD AVE
Petitioner's Name KEY Telephone 443-677-2007
Posting Date: ~~5/11/20~~ 5/19/2020 Closing Date: ~~6/1/20~~ 6/3/2020
Wording for Sign: TO PERMIT A REAR YARD OPEN WOOD DECK WITH A REAR SETBACK
OF 2 FEET IN LIEU OF THE REQUIRED 22.5 FEET.

Revised 2/20/2020

**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/neighbors 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: 2020-0111-A

Property Address: 125 EDGEMOOD AVE. 21228

Property Description:

Legal Owners (Petitioners): ROBEN + SHANNON KEY

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: CRAIG RODGERS

Company/Firm (if applicable):

Address: 24 GREENBANK ROAD

BALT, MD 21220

Telephone Number: 443-677-2007

Roben and Shannon Key

125 Edgewood Avenue
Catonsville, MD 21228

May 1, 2020

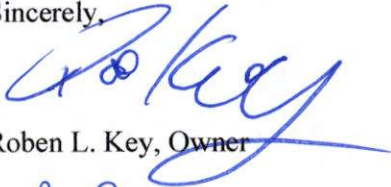
Baltimore County Zoning Office
111 W. Chesapeake Ave.
Towson, MD 21204

RE: 125 Edgewood Ave.

To Whom It May Concern:

This letter is to confirm that we, Roben L. and Shannon A. Key, own the dwelling at 125 Edgewood Avenue and that it is our primary residence.

Sincerely,



Roben L. Key, Owner



Shannon A. Key, Owner



JOHN A. OLSZEWSKI, JR.
County Executive

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

June 01, 2020

Roben Key
125 Edgewood Ave
Baltimore MD 21228

RE: Case Number: 2020-0111-A 125 Edgewood Ave,

Dear: Roben Key

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on May 5, 2020.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

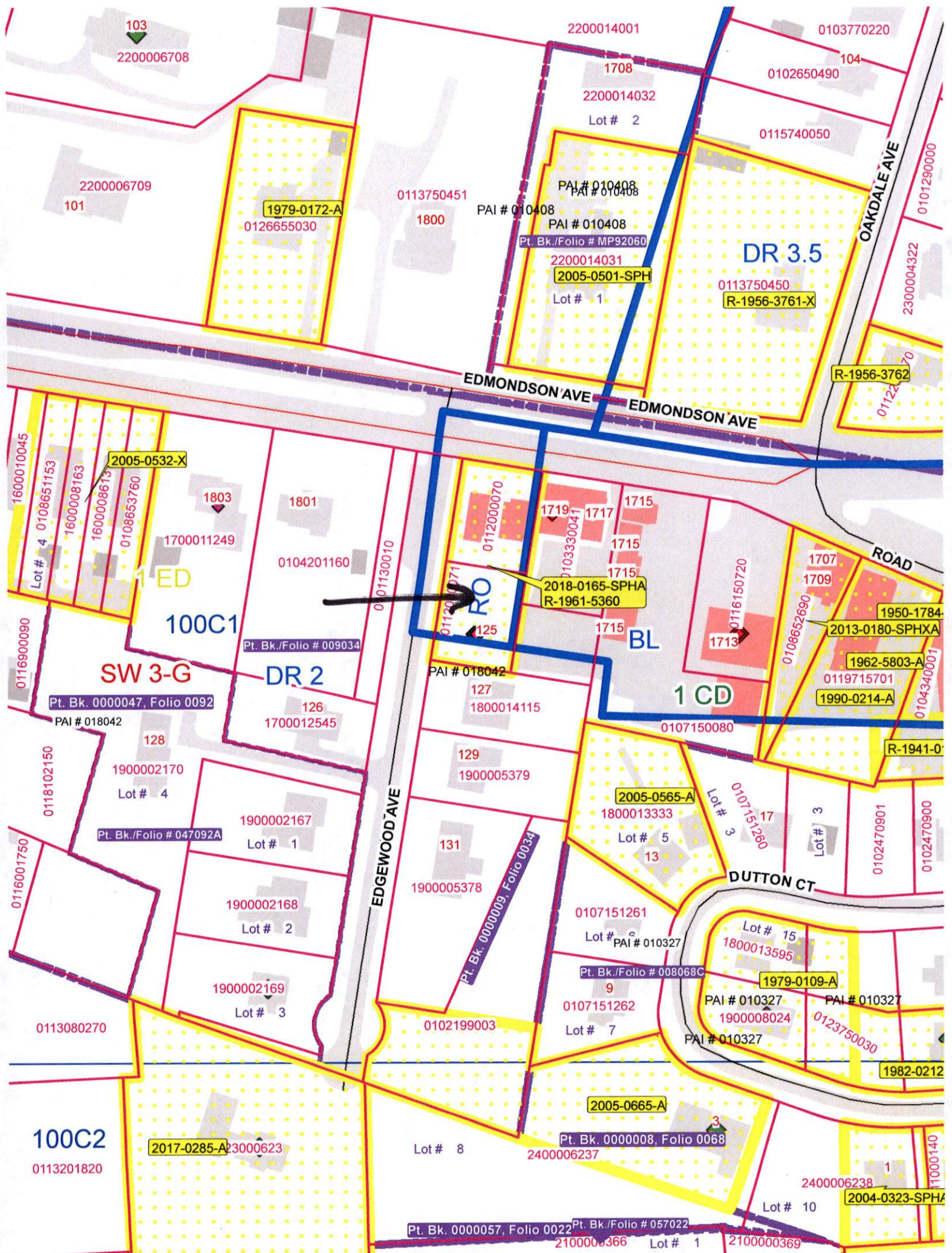
If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

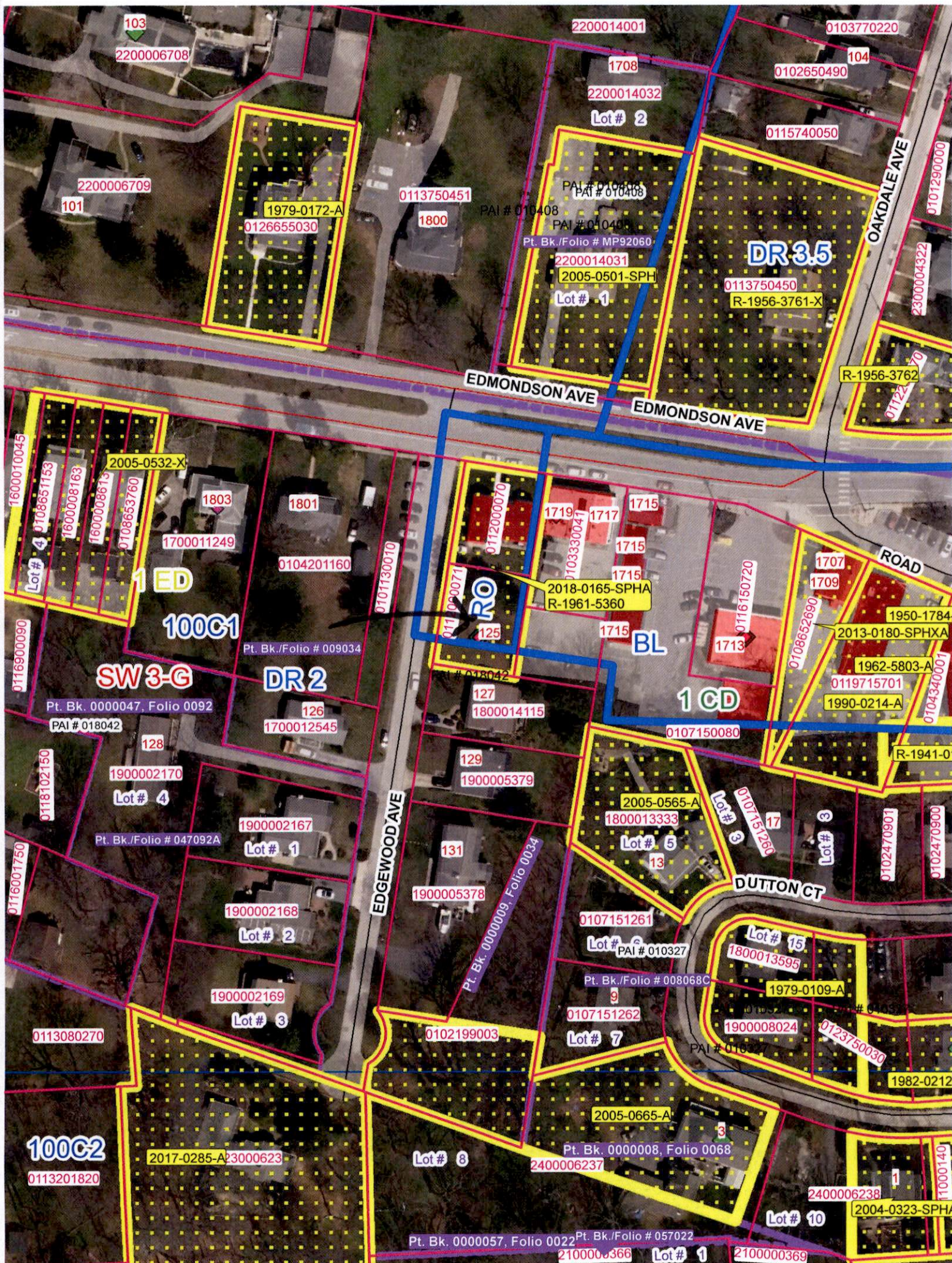
Very truly yours,
A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

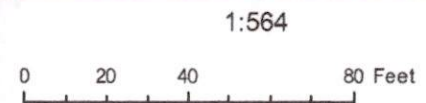
WCR:mcn

C: People's Counsel





Baltimore County - My Neighborhood



May 4, 2020

Debra Wiley

From: Craig Rodgers <craigrodgers200@gmail.com>
Sent: Wednesday, June 17, 2020 4:49 PM
To: Administrative Hearings
Subject: Deed for 125 Edgewood Ave

CAUTION: This message from craigrodgers200@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Debbie

I just forwarded the deed from Household Title & Escrow. The deed reference is 42799/466. This is for Case# 2020-0111A.

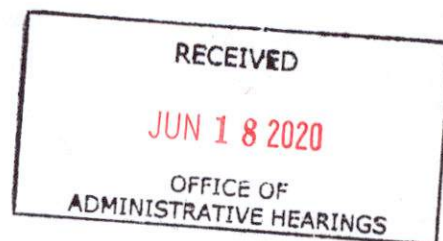
Would you kindly let me know that you received it?

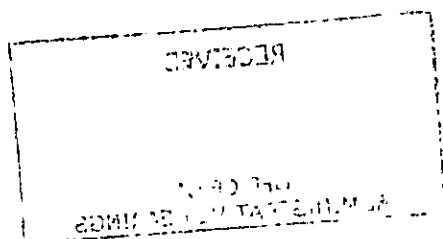
Thank you so much.

You were very helpful.

Craig

443-677-2007





Debra Wiley

From: Craig Rodgers <craigrodgers200@gmail.com>
Sent: Wednesday, June 17, 2020 4:38 PM
To: Administrative Hearings
Subject: Fwd: Deed
Attachments: Key Deed.pdf

CAUTION: This message from craigrodgers200@gmail.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

----- Forwarded message -----

From: Adam Margolis / Household Title & Escrow <rb.team@householdtitle.com>
Date: Wed, Jun 17, 2020, 4:21 PM
Subject: Deed
To: <tailin718@gmail.com>, <shannonbryant97@msn.com>
Cc: <shannonbryant97@msn.com>, <craigrodgers200@gmail.com>, <info@householdtitle.com>



Household Title & Escrow, LLC

PAID RECEIPT BOOK: 42799 PAGE: 466

DATE 05/06/2020 TIME 14:54:34
 TAX ID: 0112000071
 CO. TR TAX \$6,420.00
 RECORDATION TAX \$2,250.00
 AM Baltimore County, Maryland

Baltimore County Cir Crt
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$2,250.00
 TOTAL \$2,310.00
 JLE SF
 May 08, 2020 01:53 pm

182
Household Title & Escrow, L.L.C.
 Phone: (301) 530-6060
 File No.: R20316_S
 Tax ID No: 01-0112000071

SPECIAL WARRANTY DEED

This ~~Deed~~, made effective this ^{1st} day of May, 2020, by and between:

SWEENEY BUILDERS, INC., a Maryland Corporation, party of the first part, Grantor;

And

ROBEN KEY & SHANNON KEY, Husband and Wife, parties of the second part, Grantees;

-Witnesseth-

That for and in consideration of the sum of \$450,000.00, which includes the amount of any outstanding Deed of Trust, if any, the receipt of which is hereby acknowledged, the party of the first part, Grantor, hereby grants to the parties of the second part, Grantees, to be held as **TENANTS BY THE ENTIRETY in Fee Simple**, all that piece or parcel of land, together with the improvements, rights, appurtenances, to the same belonging, situate in the Baltimore County, Maryland, described as follows, to wit:

Beginning for the same at a point on the east side of Edgewood Avenue distant 89.11 feet south of the corner formed by the intersection of the south side of Edmondson Avenue with the east side of Edgewood Avenue and running along and binding on the east side of Edgewood Avenue South 15 degrees 39 minutes West 86.00 feet, thence South 74 degrees 21 minutes East 70.00 feet, thence North 15 degrees 39 minutes East 86.00 feet to a point and thence for a new line of division parallel with the south side of Edmondson Avenue North 74 degrees 21 minutes West 70 feet to the place of beginning, containing 6020 square feet or (0.1382 acres, more or less as compiled from deeds of record and computations.

Tax ID No.: 01-0112000071

Being the same land conveyed to the Grantors herein by Deed recorded in Book/Page: 41904/161, among the aforesaid Land Records.

Together with the buildings and improvements thereon erected, made or being; and all rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining. This conveyance is subject to all real property taxes, and front foot benefit charges, if any, due and/or payable subsequent to the delivery or effective date of this Deed.

To Have and to Hold the said described lot of ground and premises, unto and to the use of the said Grantee in Fee Simple.

And the Grantor(s) hereby covenant(s) that he/she/they have/has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that Grantor(s) will warrant specially the property hereby granted; and that Grantor(s) will execute such further assurances of the same as may be requisite.

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

Sweeney Builders, Inc.
A Maryland Corporation

By: [Signature]
John Sweeney, Authorized Signer

STATE OF Maryland

COUNTY OF Montgomery, to wit:

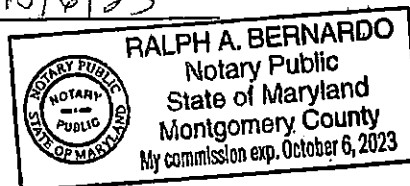
On this 1st day of May, 2020, before me, the undersigned officer, personally appeared John Sweeney, Authorized Signer for Sweeney Builders, Inc., a Maryland Corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to within the instrument and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

[Signature]
Notary Public Signature

My Commission expires: 10/6/23

Notary Stamp Here:



This is to certify that the foregoing Deed was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of the State of Maryland.

[Signature]
Ralph A. Bernardo, Esq.

AFTER RECORDING, RETURN TO:
Roben Key and Shannon Key
125 Edgewood Avenue
Catonsville, MD 21228

MARYLAND
FORM
WH-AR

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

2020

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

Name of Transferor SWEENEY BUILDERS, INC.

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
125 Edgewood Avenue, Catonsville, MD 21228

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

3b. Entity Transferors

Witness/Attest

SWEENEY BUILDERS, INC.

Name of Entity

By

JOHN SWEENEY

Name

**Date

AUTHORIZED SIGNER

Title

** 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.

AFFIDAVIT OF PURCHASER REGARDING EXEMPTION FROM COUNTY TRANSFER TAX (BALTIMORE COUNTY)

After being duly sworn, the undersigned Grantees depose and say the following under oath:

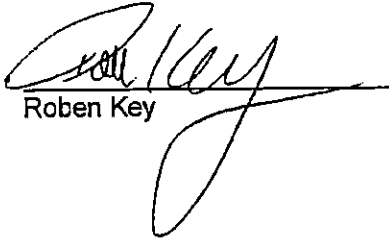
1. The undersigned are the Grantees of real property located at:

Address:

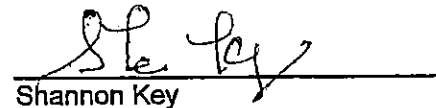
125 Edgewood Avenue
Catonsville, MD 21228

2. The Grantees hereby swears or affirms under the penalty of perjury that the property herein conveyed is intended to be used as our principal residence immediately after the property is conveyed.
3. This Affidavit is being executed in order to obtain an exemption from the County Transfer Tax payable to Baltimore County, Maryland, on the first \$22,000.00 of consideration stated in an instrument of writing for residential improved owner-occupied real.

Grantee/Purchaser:


Roben Key

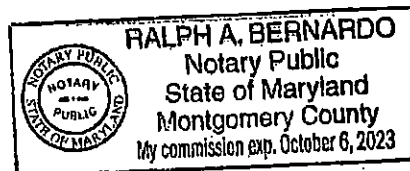
Grantee/Purchaser:


Shannon Key

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Maryland, County of Montgomery, this 1st day of May, 2020.


Notary Public

My Commission Expires: 10/6/23



State of Maryland Land Instrument Intake BOOK: 42799 PAGE: 470
☐ Baltimore City ☒ County: Baltimore
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	(☐ Check Box if addendum Intake Form is Attached.)																																																
	1 Deed	Mortgage	Other	Other																																														
	2 Deed of Trust	Lease																																																
2	Conveyance Type Check Box	☐ Improved Solo Arms-Length [1]	☐ Unimproved Solo Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Solo [9]																																													
3	Tax Exemptions (if applicable)	Recordation principal residence																																																
	Cite or Explain Authority	State Transfer																																																
		County Transfer																																																
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ 450,000.00 Any New Mortgage \$ 405,000.00 Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value: \$		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount = \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$																																														
5	Fees	Amount of Fees Recording Charge \$ 20.00 Surcharge \$ 40.00 State Recordation Tax \$ 2,250.00 State Transfer Tax \$ 2,250.00 County Transfer Tax \$ 6,420.00 Other \$ Other \$	Doc. 1 \$ 20.00 \$ 40.00 \$ \$ \$ 6,420.00 \$ \$	Doc. 2 \$ 20.00 \$ 40.00 \$ \$ \$ \$ \$	Agent: Tax ☒ Real Property PAID C.B. Given Ag. Tax/Other:																																													
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(f).	District 01 Property Tax ID No. (1) 012000071 Grantor Liber/Folio 41904/161 Map Parcel No. Var. LOG ☐ (5) Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4) 6020 sq. ft. Location/Address of Property Being Conveyed (2) 125 Edgewood Avenue, Catonsville, MD 21228 Other Property Identifiers (if applicable) Water Meter Account No. Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: If Partial Conveyance, List Improvements Conveyed:																																																
7	Transferred From	Doc. 1 – Grantor(s) Name(s) Sweeney Builders, Inc. Doc. 2 – Grantor(s) Name(s) Roben Key Shannon Key Doc. 1 – Owner(s) of Record, if Different from Grantor(s) Doc. 2 – Owner(s) of Record, if Different from Grantor(s)																																																
8	Transferred To	Doc. 1 – Grantee(s) Name(s) Roben Key Shannon Key Doc. 2 – Grantee(s) Name(s) Alex G. Wish and Jerry Berry, Trustees First Heritage Mortgage LLC New Owner's (Grantee) Mailing Address 125 Edgewood Avenue, Catonsville, MD 21228																																																
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: Marla Taylor Firm: Household Title and Escrow LLC Address: 6550 Rock Spring Drive, #290A, Bethesda, MD 20817 R20316 S Phone: (301) 530-6080 ☒ Return to Contact Person ☐ Hold for Pickup ☒ Return Address Provided																																																
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information ☒ Yes ☐ No Will the property being conveyed be the grantee's principal residence? ☐ Yes ☒ No Does transfer include personal property? If yes, identify: ☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																																
Assessment Use Only – Do Not Write Below This Line <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Terminal Verification</td> <td>Agricultural Verification</td> <td>Whole</td> <td>Part</td> <td>Tran. Process Verification</td> </tr> <tr> <td>Transfer Number</td> <td>Date Received:</td> <td>Deed Reference:</td> <td colspan="2">Assigned Property No.:</td> </tr> <tr> <td>Year 20</td> <td>20</td> <td>Geo.</td> <td>Map</td> <td>Sub</td> </tr> <tr> <td>Land</td> <td></td> <td>Zoning</td> <td>Grid</td> <td>Plat</td> </tr> <tr> <td>Buildings</td> <td></td> <td>Use</td> <td>Parcel</td> <td>Section</td> </tr> <tr> <td>Total</td> <td></td> <td>Town Cd.</td> <td>Ex. St.</td> <td>Ex. Cd.</td> </tr> <tr> <td colspan="5">Block</td> </tr> <tr> <td colspan="5">Lot</td> </tr> <tr> <td colspan="5">Occ. Cd.</td> </tr> </table>						Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification	Transfer Number	Date Received:	Deed Reference:	Assigned Property No.:		Year 20	20	Geo.	Map	Sub	Land		Zoning	Grid	Plat	Buildings		Use	Parcel	Section	Total		Town Cd.	Ex. St.	Ex. Cd.	Block					Lot					Occ. Cd.				
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REMARKS:																																																		

Space Reserved for County Validation

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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>5-19-20</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: Sptd Mr. Rodgers 6-16 2:27 pm. He'll get copy of Deed"New purchasers"✓ Rec'd 6-18 JW

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 01 Account Number - 0112000071		
Owner Information		
Owner Name:	SWEENEY BUILDERS INC	Use: RESIDENTIAL
Mailing Address:	1225 COOL MINT CT WESTMINSTER MD 21157-	Principal Residence: NO
		Deed Reference: /41904/ 00161
Location & Structure Information		
Premises Address:	125 EDGEWOOD AVE CATONSVILLE 21228-4346	Legal Description: 0.1382 AC ES EDGEWOOD AVE 180 S EDMONDSON AVE
Map: 0100	Grid: 0012	Parcel: 0291
Neighborhood: 1050080.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 0.1382 AC
		County Use 06
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		Phase-in Assessments
		As of
		As of
Land:	42,000	146,500
Improvements	0	0
Total:	42,000	146,500
Preferential Land:	0	0
		58,600
		111,667
Transfer Information		
Seller: SVEHLA PATRICK J	Date: 09/25/2019	Price: \$117,500
Type: ARMS LENGTH VACANT	Deed1: /41904/ 00161	Deed2:
Seller: SVEHLA PATRICK J	Date: 09/04/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40630/ 00032	Deed2:
Seller: LACEY HELEN M	Date: 12/03/1991	Price: \$1
Type: ARMS LENGTH IMPROVED	Deed1: /08988/ 00584	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.

3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



PHOTO #1

PHOTO #1



PHOTO #2



#3



#4

5#



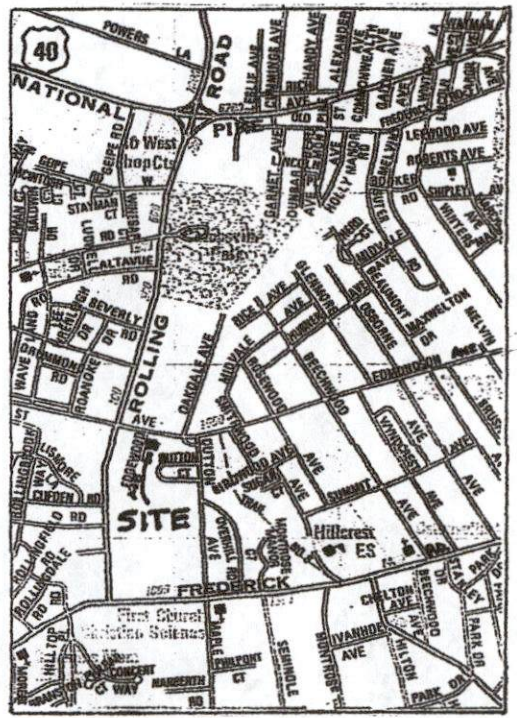
#6



2#



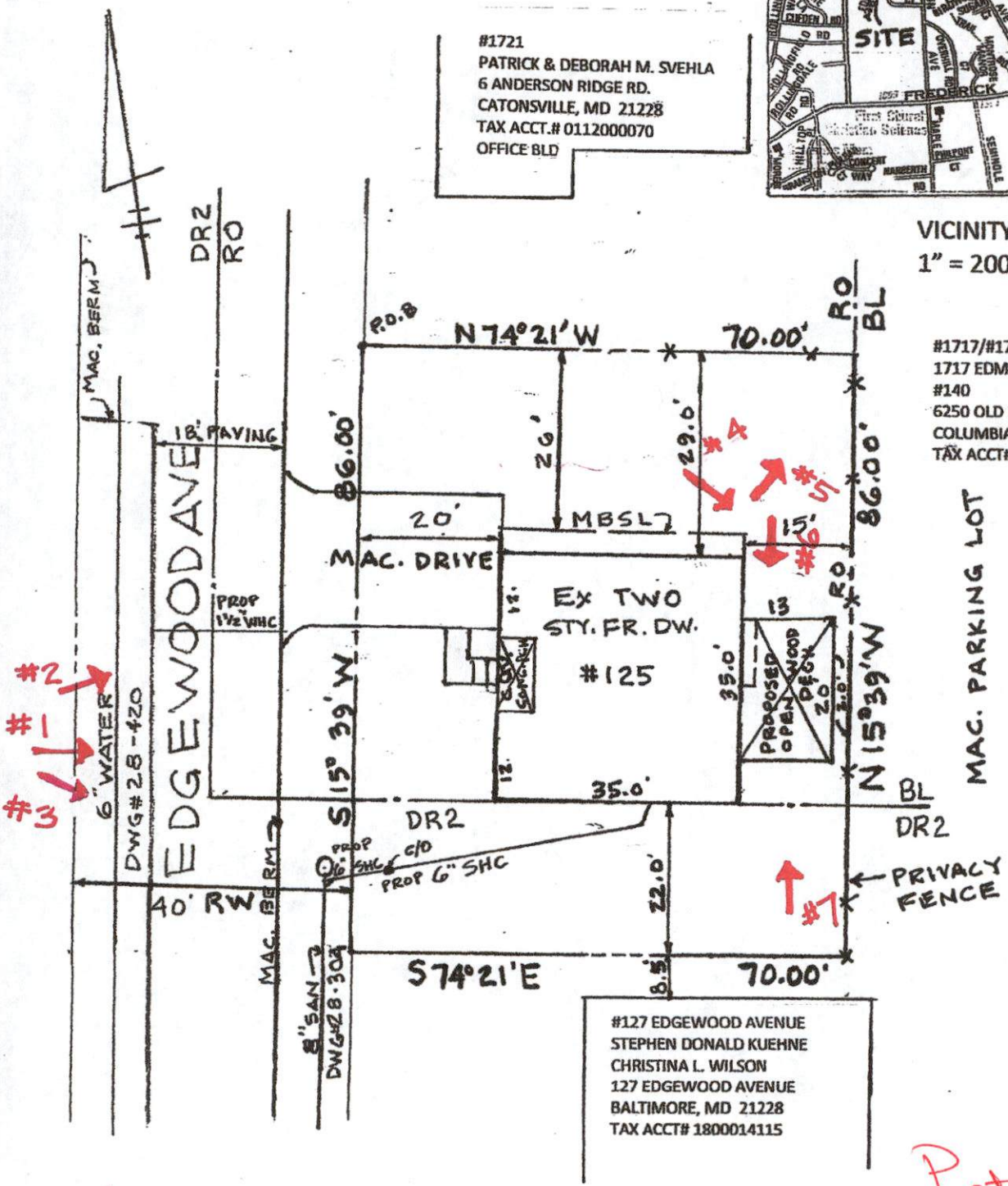
6-19-20



VICINITY MAP
1" = 2000'

#1721
PATRICK & DEBORAH M. SVEHLA
6 ANDERSON RIDGE RD.
CATONSVILLE, MD 21228
TAX ACCT.# 0112000070
OFFICE BLD

#1717/#1719
1717 EDMONDSON AVE LLC
#140
6250 OLD DOBBIN LANE
COLUMBIA, MD 21045
TAX ACCT# 0103330041



#127 EDGEWOOD AVENUE
STEPHEN DONALD KUEHNE
CHRISTINA L. WILSON
127 EDGEWOOD AVENUE
BALTIMORE, MD 21228
TAX ACCT# 1800014115

PHOTO EXHIBIT

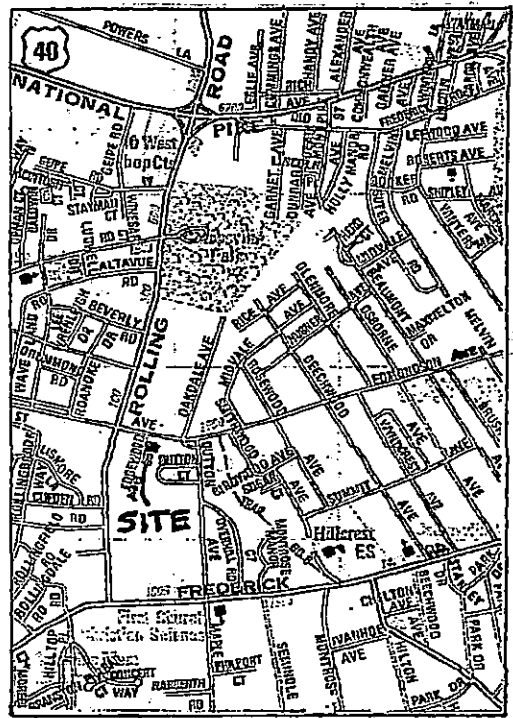
Pet. Exh. 1

2020-0111-A

GENERAL NOTES
ZONING MAP# 100C1
SITE ZONED: DR2, RO
LOT AREA ACREAGE: 0.138 AC±
OR SQUARE FEET: 6020
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
WATER IS: PUBLIC
SEWER IS: PUBLIC
PRIOR HEARING? 2018-0165-SPHA

VARIANCE TO PERMIT A
FRONT YARD SETBACK
FOR A NEW DWELLING
OF 20 FT. AND A REAR YARD
SETBACK OF 15 FT. IN LIEU
OF THE REQUIRED 25 FT. AND
30 FT. RESPECTIVELY.
DRC NO. 052918-LLA
125 EDGEWOOD AVENUE LOT LINE
ADJUSTED TO CREATE LOT SIZE
OF 6000 SQ. FT.
PRIOR VIOLATIONS: NONE

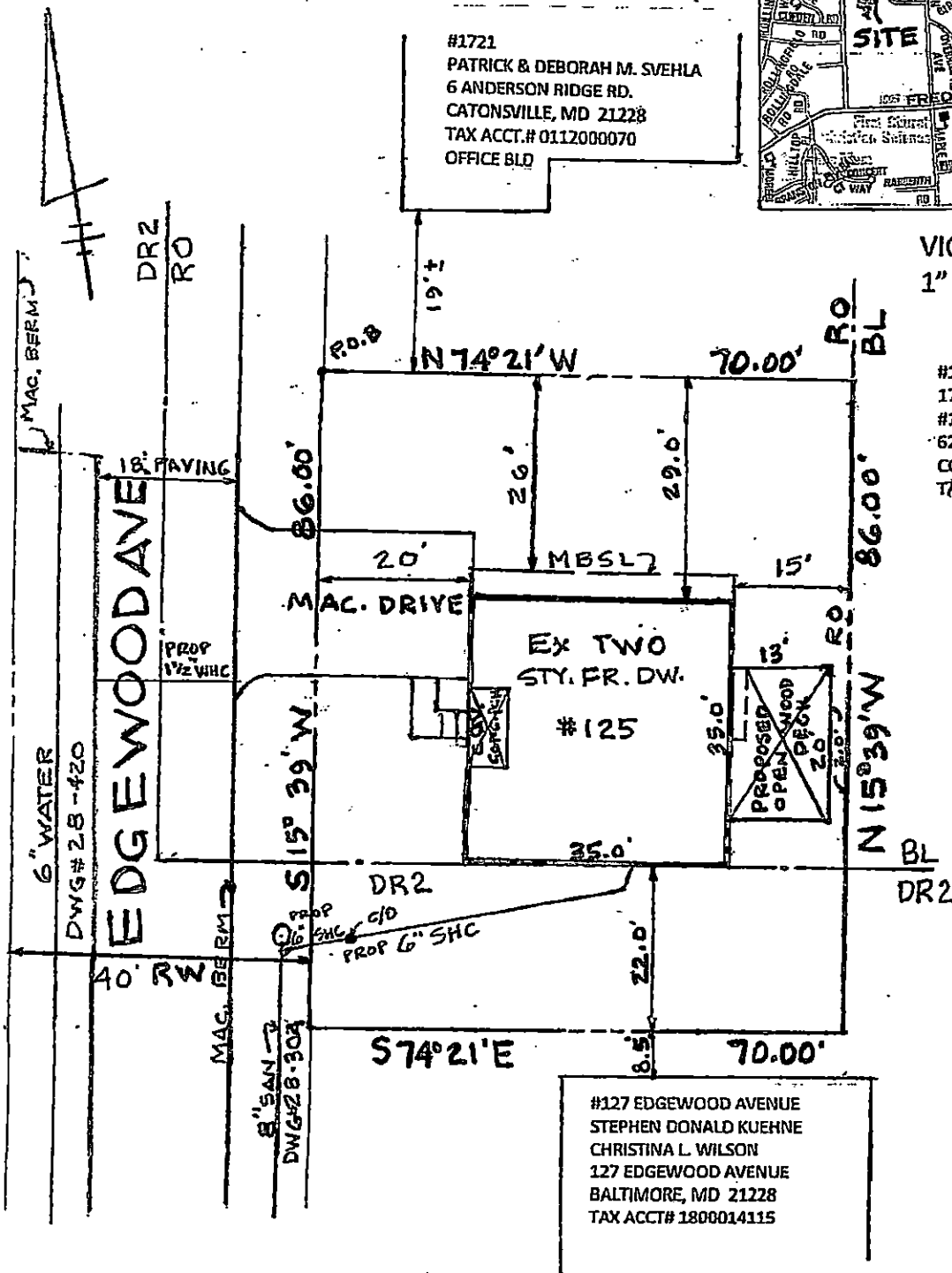
ZONING PLAN TO
ACCOMPANY
ADMINISTRATIVE
VARIANCE FOR:
125 EDGEWOOD AVENUE
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
BALTIMORE COUNTY, MD
TAX ACCT NO. 0112000071
OWNERS: SWEENEY BUILDERS INC.
SCALE: 1"=20' DATE: 5/1/2020



VICINITY MAP
1" = 2000'

#1717/#1719
1717 EDMONDSON AVE LLC
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6250 OLD DOBBIN LANE
COLUMBIA, MD 21045
TAX ACCT# 0103330041

MAC. PARKING LOT



2020-0111-A

GENERAL NOTES

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