

M E M O R A N D U M

DATE: February 8, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0276-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on February 4, 2021. 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
(2311 Winterwood Rd.) *
2nd Election District * OFFICE OF ADMINISTRATIVE
3rd Council District *
Oscar H. & Rossina L. Ramirez * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0276-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, Oscar H. and Rossina L. Ramirez (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 301.1 to permit an open projection (rear deck) with a 20 ft. rear yard setback in lieu of the required minimum 22.5 ft. rear yard setback. 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 November 29, 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

ORDER RECEIVED FOR FILING

Date 1-5-21

By WJ

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

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

THEREFORE, IT IS ORDERED, this 5th day of **January, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Baltimore County Zoning Regulations ("BCZR") § 301.1 to permit an open projection (rear deck) with a 20 ft. rear yard setback in lieu of the required minimum 22.5 ft. rear yard setback, 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 1-5-21

By dlw



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 2311 Winterwood Rd Balto, MD 21209 Currently zoned DE2
 Deed Reference 35747 100300 10 Digit Tax Account # 2500006604
 Owner(s) Printed Name(s) Bert + Rossina Ramirez

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s)

(see Attached)

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

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

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

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

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

Owner(s)/Petitioner(s):

Bert Ramirez / Rossina Ramirez
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
 Signature #1 Signature #2

2311 Winterwood Rd Balto MD
 Mailing Address City State

21209 / (410) 484-1327 / bram72@verizon.net
 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:

Bert Ramirez
 Name - Type or Print

[Signature]
 Signature

2311 Winterwood Rd Balto MD
 Mailing Address City State

21209 / (410) 484-1327 / bram72@verizon.net
 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 2020-0276-A Filing Date 11/16/2020 Estimated Posting Date 12/13/2020 Reviewer RS

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: 2311 Winterwood Rd Balto MD 21209
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)

Due to the current zoning, we are unable to construct
an outdoor functional space. We are looking add an
open porch + deck that fit our families needs.

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

[Signature]
Signature of Owner (Affiant)
HUMBERTO RAMIREZ
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Rossina Ramirez
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 28 day of October, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print Name(s) here: Diane E Reeling HUMBERTO AND Rossina Ramirez

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
October 5, 2021
My Commission Expires

Zoning Variance Petition Case no. 2020-0276-A

2311 Winterwood Road

Variance from Section 301.1 of the BCZR to permit an open projection rear deck with a 20 ft. rear yard setback in lieu of the required minimum 22.5 ft. rear yard setback.

Zoning property description for 2311 Winterwood Road, Baltimore, MD 21209.

Beginning at a point on the North West side of Winterwood Road which is 30' wide at a distance of 2940'+/- of the centerline of the nearest improved intersecting street Pebble Brook Road which is 30'wide.

BEGINNING FOR THE SAME AND BEING KNOWN AND DESIGNATED AS Lot No. 149 as shown on plat entitled, "PLAT TWO, PHASE FOUR A, BONNIE VIEW ESTATES" which is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 79, folio 50. The improvements thereon being known as 2311 Winterwood Road, Baltimore, MD 21209.

BEING a portion of the property granted and conveyed by Bonnie View Country Club, Inc., a body of the State of Maryland, to Beazer Homes Corp., by deed date May 20, 2005 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 21920, folio 321.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0278/A

TO PERMIT A FRONT YARD ADDITION WITH A
FRONT SETBACK OF 23' IN LIEU OF THE REQUIRED 25'.
TO PERMIT A SIDE YARD ADDITION WITH A SIDE SETBACK
OF 4' AND A SUM OF SIDE OF SIDE YARDS SETBACK OF 14'
IN LIEU OF THE REQUIRED 8 FEET AND 20', RESPECTIVELY.
TO PERMIT A SIDE YARD OPEN PROTECTION DECK WITH A
SIDE SETBACK OF 2' IN LIEU OF THE REQUIRED 5'.

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
4:30 P.M. ON 12/14/20

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
NO LATE AFTER ABOVE DATE, UNDER PENALTY OF \$AM.

ZONING NOTICE #2

ADMINISTRATIVE VARIANCE

CASE # 2020-0278 - A

TO PERMIT A FRONT YARD ADDITION WITH A FRONT
SETBACK OF 23' IN LIEU OF THE REQUIRED 25' TO PERMIT A
SIDE YARD ADDITION WITH A SIDE SETBACK OF 6' AND A MIN
OF SIDE YARDS "SETBACK OF 14" IN LIEU OF THE REQUIRED 8 FEET
AND 20' RESPECTIVELY TO PERMIT A SIDE YARD "MIN. PRO-
TECTION" WITH A SIDE SETBACK OF 3' IN LIEU OF THE
REQUIRED 6'

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
4:30 P.M. ON 11/11/20

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3381
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER APPROV DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 11-29-20

RE: Case Number: 2020-0278-A

Petitioner/Developer: Goldman

Date of Hearing/Closing: 12-14-20

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 6609 Shelrick Place

The signs(s) were posted on 11-29-20
(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)

443-834-8162
(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- 0276 -A

Address 2311 WINTERWOOD RD

Contact Person: ROZ JOHNSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/16/2020

Posting Date: 12/13/2020

Closing Date: 12/28/2020

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- 0276 -A

Address 2311 WINTERWOOD RD

Petitioner's Name HUMBERTO/ROSSINA RAMIREZ Telephone 410/484-1327

Posting Date: 12/13/2020 Closing Date: 12/28/2020

Wording for Sign: To Permit an open deck in the rear yard with a rear yard setback of 20 ft in lieu of the required minimum of 22.5 ft rear yard setback

Revised 2/20/2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 29, 2020

Bert Ramirel,
2311 Winterwood Road
Baltimore MD 21209

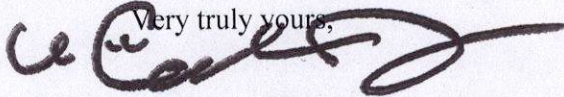
RE: Case Number: 2020-0276-A, 2311 Winterwood Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 16, 2020. 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0276-A
Address 2311 Winterwood Road
(Ramirez Property)

Zoning Advisory Committee Meeting of **December 14, 2020.**

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

Reviewer: Steve Ford

(PW) 12-28-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0276-A
Address 2311 Winterwood Road
(Ramirez Property)

Zoning Advisory Committee Meeting of **December 14, 2020.**

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

Reviewer: Steve Ford

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

12-8

DEPS

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

NC

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 (1st)

Date: 11-29-20 by Pison

SIGN POSTING (2nd)

Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

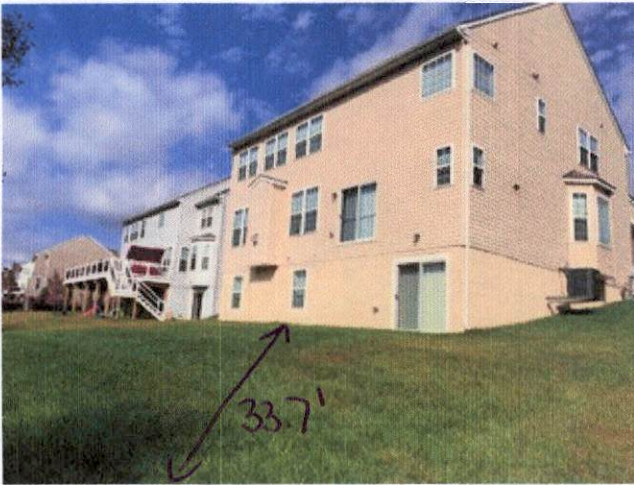
☐

No

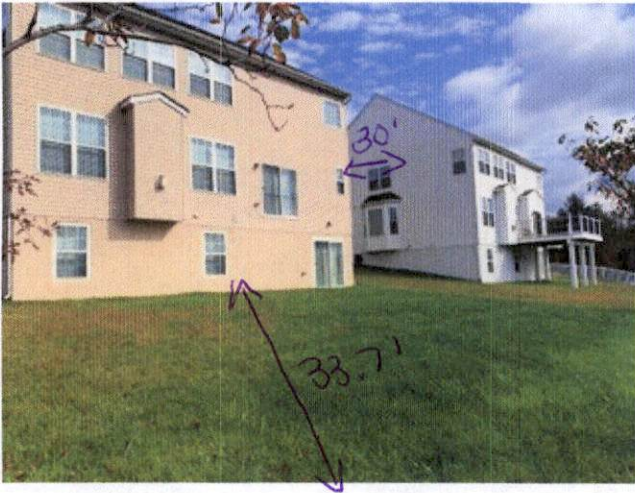
☐

Comments, if any: _____

2311 Winterwood Rd

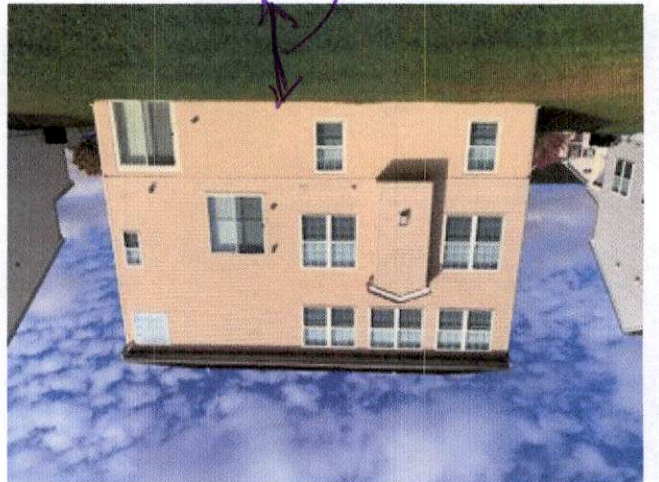


2020-0276-A



2311 Winterwood Rd.

2020-0276-A



2311 Winterwood Rd.

33.71

2020-0276-A



2311 Winterwood Rd

2020-0276-A



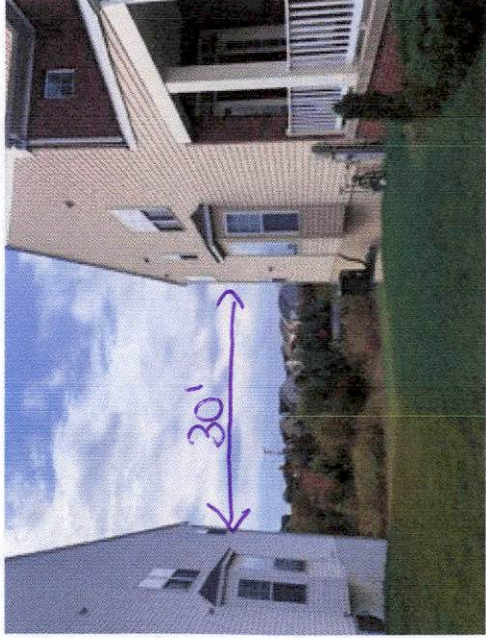
2311 Winterwood Rd

2020-0276-A



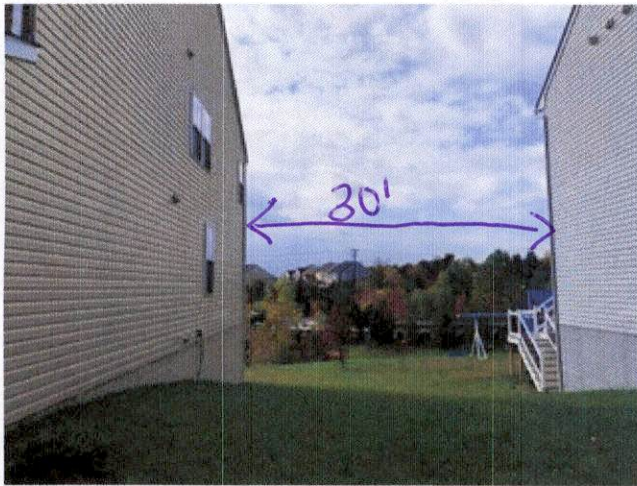
2311 Winterwood Rd

2020-0276-A



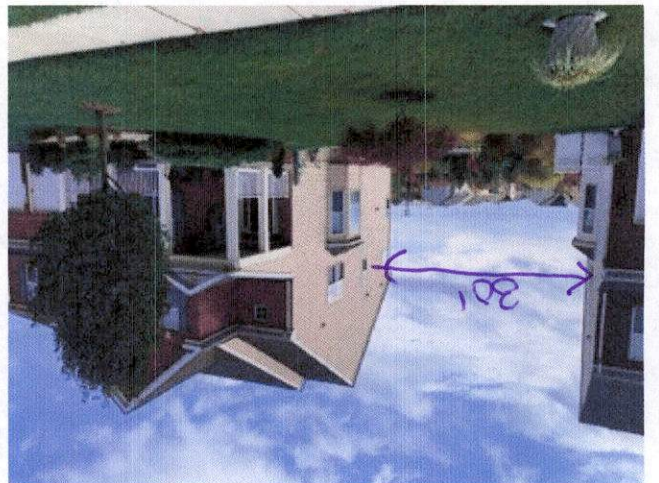
2311 Winterwood Rd

2020-0276-A



2311 Winterwood Rd.

2020-0276-A



2311 W. Alameda Rd

2020-0276-A

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 2500006604		
Owner Information		
Owner Name:	RAMIREZ HUMBERTO OSCAR RAMIREZ ROSSINA L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2311 WINTERWOOD RD BALTIMORE MD 21209-	Deed Reference: /35747/ 00300
Location & Structure Information		
Premises Address:	2311 WINTERWOOD RD BALTIMORE 21209-0000	Legal Description: 0.167 AC PHASE 4A 2311 WINTERWOOD RD SS BONNIE VIEW ESTATES
Map: 0079	Grid: 0002	Parcel: 0395
Neighborhood: 3060081.04	Subdivision: 0000	Section: 149
Block: 2020	Lot: 149	Assessment Year: 2020
Plat No: 2	Plat Ref: 0079/ 0050	
Town: None		
Primary Structure Built: 2015	Above Grade Living Area: 3,046 SF	Finished Basement Area: 1000 SF
Property Land Area: 7,274 SF	County Use: 04	
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 5	Full/Half Bath: 4 full/ 1 half
Garage: 2 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Land:	157,900	157,900
Improvements	456,700	482,800
Total:	614,600	640,700
Preferential Land:	0	623,300
		632,000
		0
Transfer Information		
Seller:	Date: 01/09/2015	Price: \$610,761
Type: ARMS LENGTH IMPROVED	Deed1: /35747/ 00300	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 03/11/2015		
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.

2020-0276-A

ZAC AGENDA

Case Number: 2020-0276-A **Reviewer:** Rosalie Johnson

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Bert & Ramirez

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 3

Property Address: 2311 WINTERWOOD RD

Location: East of Pebble Brook Road on South side of Winterwood Road.

Existing Zoning: DR 2

Area: 7,274 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

301.1 of the BCZR to permit an open projection (rear deck) with a 20 feet. rear yard setback in lieu of the required minimum 22.5 feet rear yard setback.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 12/28/2020

Miscellaneous Notes:

American Deck & Patio
115 Mt Carmel Road
Parkton, MD 21120
(410) 254-7360

To whom it may concern,

I have enclosed all of the information need to apply for an administrative variance for 2311 Winterwood Road, Baltimore, MD 21209 the building permit application. Also, is a check made out to Baltimore Co MD in the amount of 150.00 per office guidance. If any additional information is needed, please contact Jessica or Dave at (410) 254-7360. Please contact us to let us know what the next steps are.

Thank you for your time,

Jessica
American Deck & Patio
(410) 254-7360
115 Mt Carmel Road
Parkton, MD 21120

301.1 To permit an open projection rear deck with a 20ft set back in lieu of the required 22.5ft min set back.

Info@amdeck.com

Mailed check:
(\$150) 11/13/2020

Tax ID: 03-25-00006604

File Number ROW6057

AFTER RECORDING, PLEASE RETURN TO:

Humberto O. Ramirez and Rossina L. Ramirez
2315 Winterwood Road
Baltimore, MD 21209

THIS DEED, made as this 23rd day of December, 2014, by and between **BEAZER HOMES CORP.**, a body corporate of the State of Tennessee, duly qualified to do business in the State of Maryland, party of the first part, Grantor, and **Humberto Oscar Ramirez and Rossina L. Ramirez**, parties of the second part, Grantee.

WITNESSETH, THAT IN CONSIDERATION of the sum of \$ 610,761.00 the receipt and sufficiency of which is hereby acknowledged, the said Beazer Homes Corp. hereby grants and conveys to the said parties of the second part, tenants by the entireties, their assigns, the survivor of them and the survivors personal representatives and assigns, in fee simple, all that lot or parcel of ground situate in Baltimore County, Maryland and more particularly described as follows, that is to say:

BEGINNING FOR THE SAME AND BEING KNOWN AND DESIGNATED AS Lot No. 149 as shown on the plat entitled, "PLAT TWO, PHASE FOUR A, BONNIE VIEW ESTATES" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 79, folio 50. The improvements thereon being known as 2311 Winterwood Road, Baltimore, MD 21209.

BEING a portion of the property granted and conveyed by Bonnie View Country Club, Inc., a body corporate of the State of Maryland, to Beazer Homes Corp., by deed dated May 20, 2005 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 21920, folio 321.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot or parcel of ground and premises to the said **Humberto Oscar Ramirez and Rossina L. Ramirez**, as tenants by the entireties, their assigns, the survivor of them and the survivors personal representatives and assigns, in fee simple, **SUBJECT, HOWEVER**, to the covenants, restrictions, easements and charges imposed by the Declaration of Covenants, Conditions and Restrictions of the Parke at Mount Washington Community Association, Inc. (the "Declaration") by Beazer Homes Corp., dated June 15, 2005 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 22156, folio 353, and **FURTHER SUBJECT TO** the liens and covenants imposed in the Declaration of Covenants and Lien for Water and Sewer Facilities Charges (the "Facilities Declaration") by Beazer Homes Corp. and The Parke at Mount Washington Utility

Company dated June 15, 2005 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 22156, folio 452; as supplemented from time to time especially in Liber 29955, folio 403, see also Assignment of Deferred Water and Sewer Charge Payments by The Parke at Mount Washington Utility Company to Main Street Utilities, LLC dated October 12, 2010 and recorded among the Land Records of Baltimore County, Maryland in Liber 30218, folio 446

AND the said party of the first part hereby covenants that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

THE GRANTEES join herein to acknowledge that the Property is subject to the terms and charges imposed by the Declaration and the Facilities Declaration referred to hereinabove.

AS WITNESS the hands and seals of the parties hereto on the day and year first set out hereinabove.

TEST:

BEAZER HOMES CORP.
a Tennessee Corporation


Brenda C. Weigle,
Vice President - East Region

{Seal}

STATE OF Maryland, COUNTY OF Howard, to wit:

I HEREBY CERTIFY that on this 10th day of December, 2014, before me the subscriber, a Notary Public of the State of Maryland, personally appeared Brenda C. Weigle, who acknowledged herself to be the Beazer Homes Corp. Vice President - East Region, and who, as such Vice President - East Region, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing, in my presence, the name of Beazer Homes Corp. by herself as such Vice President - East Region giving oath, under penalties of perjury, that the consideration cited herein is correct.

AS WITNESS my hand and official seal.


Tara Goodman
Notary Public

WITNESS:

[Signature]

[Signature] {Seal}
Humberto O. Ramirez

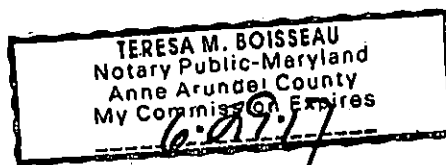
[Signature] {Seal}
Rossina L. Ramirez

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, that on this 23 day of December, 2014, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Humberto O. Ramirez and Rossina L. Ramirez, the Grantees herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 6-29-17

THIS IS TO CERTIFY that the within Deed was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]

**EXHIBIT
ATTACHED TO DEED OF CONVEYANCE**

OCCUPANCY AFFIDAVIT

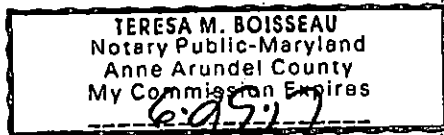
Grantee(s), in the attached Deed from Beazer Homes Corp., hereby certify under the penalties of perjury, that the land conveyed in said Deed, known as 2311 Winterwood Road, Baltimore, MD 21209 is residentially improved; owner-occupied real property and that the residence thereon will be occupied by me/us for at least 7 of the next 12 months.

Witness <i>[Signature]</i> As To All	Buyer(s) <i>[Signature]</i> Humberto O. Ramirez <i>[Signature]</i> Rossina L. Ramirez
--	---

STATE OF Maryland, City/County of Baltimore, to wit:

I HEREBY CERTIFY that on this , before me, the subscriber, a Notary Public of the State of MD, City/County of AA, personally appeared Humberto O. Ramirez and Rossina L. Ramirez, the party(ies) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]

Notary Public

My Commission Expires: 6-29-17

File No.: ROW6057

2014
MARYLAND
FORM

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

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

BEAZER HOMES CORP.

2. Reasons for Exemption

Resident Status

- ☐ 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 and is 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

Signature

3b. Entity Transferors

Witness/Attest

Beazer Homes Corp.

Name of Entity

By

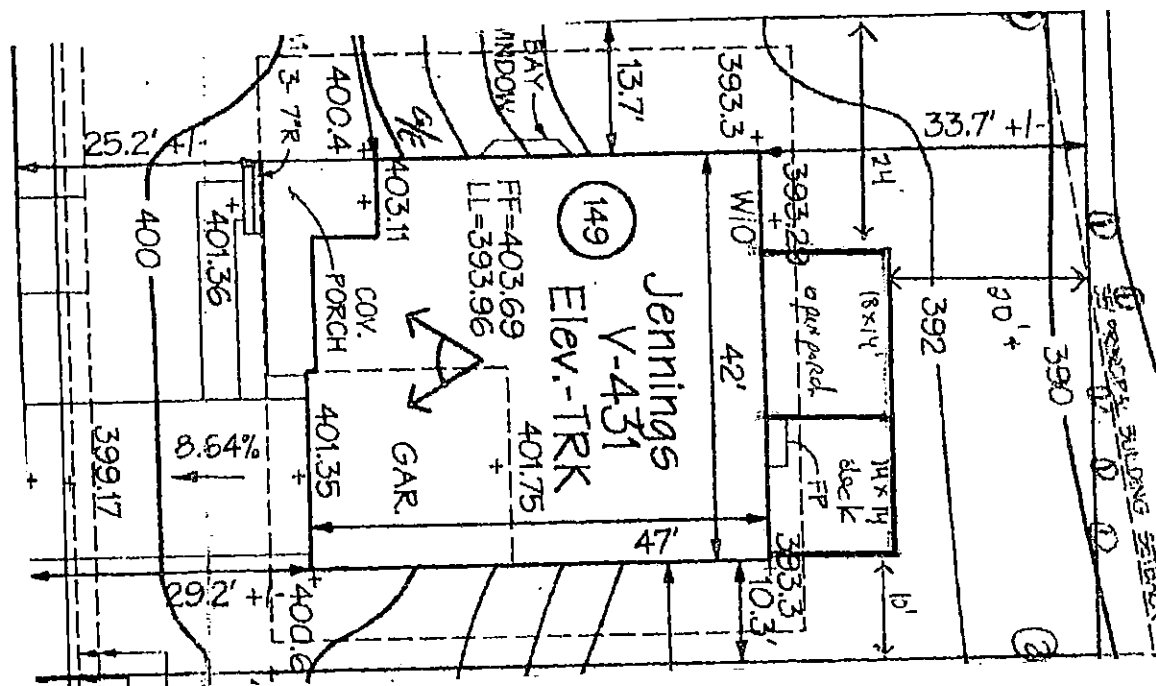
Brenda Weigle

Name

Vice President-Indianapolis RAC

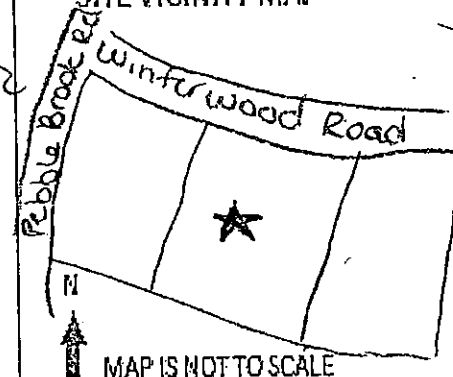
Title

PLAT BOOK # 69 FOLIO # 50 10 DIGIT TAX # 2500006604 DEED REF. # 35747/00800



PLAN DRAWN BY American Deck + DATE _____ SCALE: 1 INCH = 20 FEET
Patio

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0079-A1

SITE ZONED DR-2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA: ACREAGE 0.167 AC

OR SQUARE FEET

HISTORIC? N/A

IN CBCA?	NO
----------	----

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH X

WATER IS:
PUBLIC ☒ PRIVATE

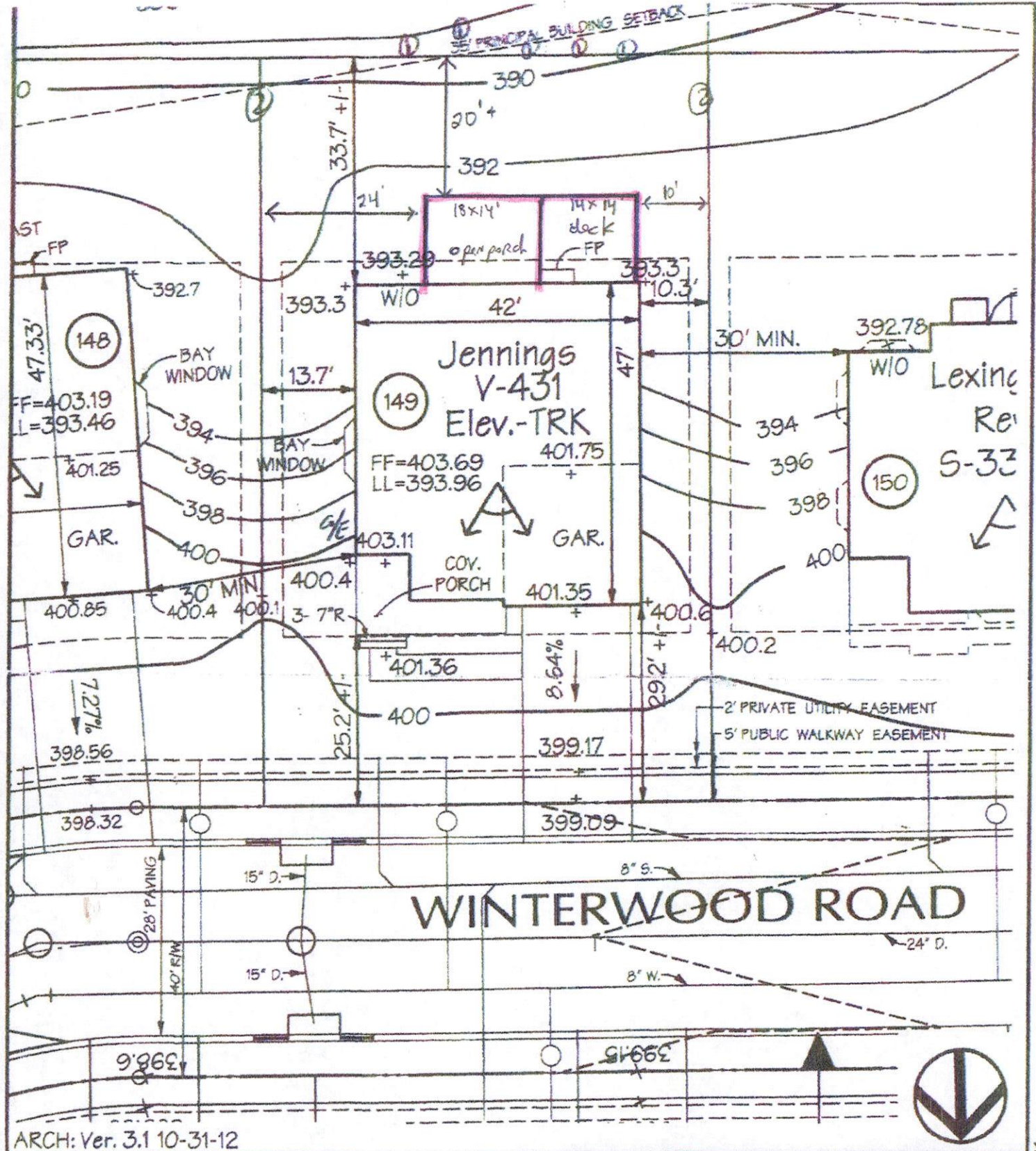
SEWER IS:
PUBLIC ☒ PRIVATE

PRIOR HEARING ?

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0276-A



LOT 149
 #2311 WINTERWOOD ROAD
 Lot Area = 0.167 Ac. +/- OR 7274.5 S.F.
BONNIE VIEW ESTATES
 PHASE 4A
 PLAT REF: 79-49 & 79-50
 Job No. 02074.FG Scale: 1"=20' Date: 8/7/14 Drawn By: JCS

DMW
 DAFT MACCUNE WALKER INC
 200 EAST PARKWAY AVENUE • TOWSON, MD 21204
 P: 410-281-1111 F: 410-281-1112 WWW.DMW.COM

P:\02074\ENGR\PHASE 4\Sheets\Phase 4A\Lot149 RESITE.dgn

2020-0276-A

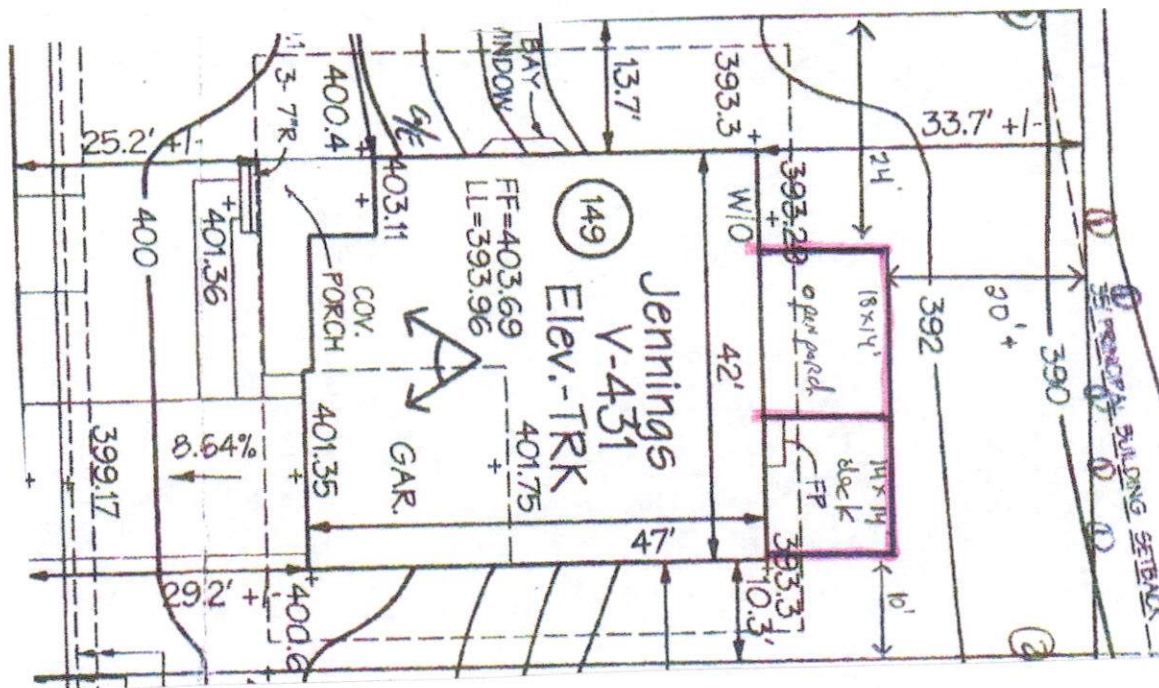
Thu Aug 07 15:18:57 2014

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

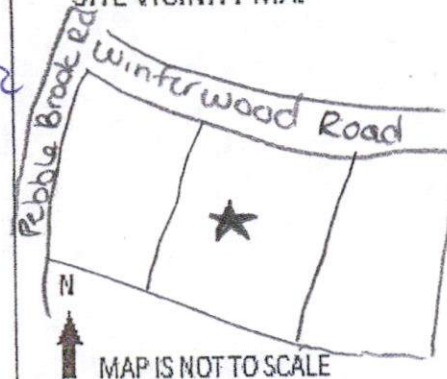
ADDRESS 2311 Winterwood Road OWNER(S) NAME(S) Humberto + Rossina Briones

SUBDIVISION NAME Bonnie View Estates LOT # 149 BLOCK # _____ SECTION # _____

PLAT BOOK # 009:050 FOLIO # 50 10 DIGIT TAX # 2500006604 DEED REF. # 35747/00800



SITE VICINITY MAP



ZONING MAP# 0079-A1

SITE ZONED DR-2

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.167 AC

OR SQUARE FEET _____

HISTORIC? N/A

IN CBCA? NO

IN FLOOD PLAIN? N/A

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

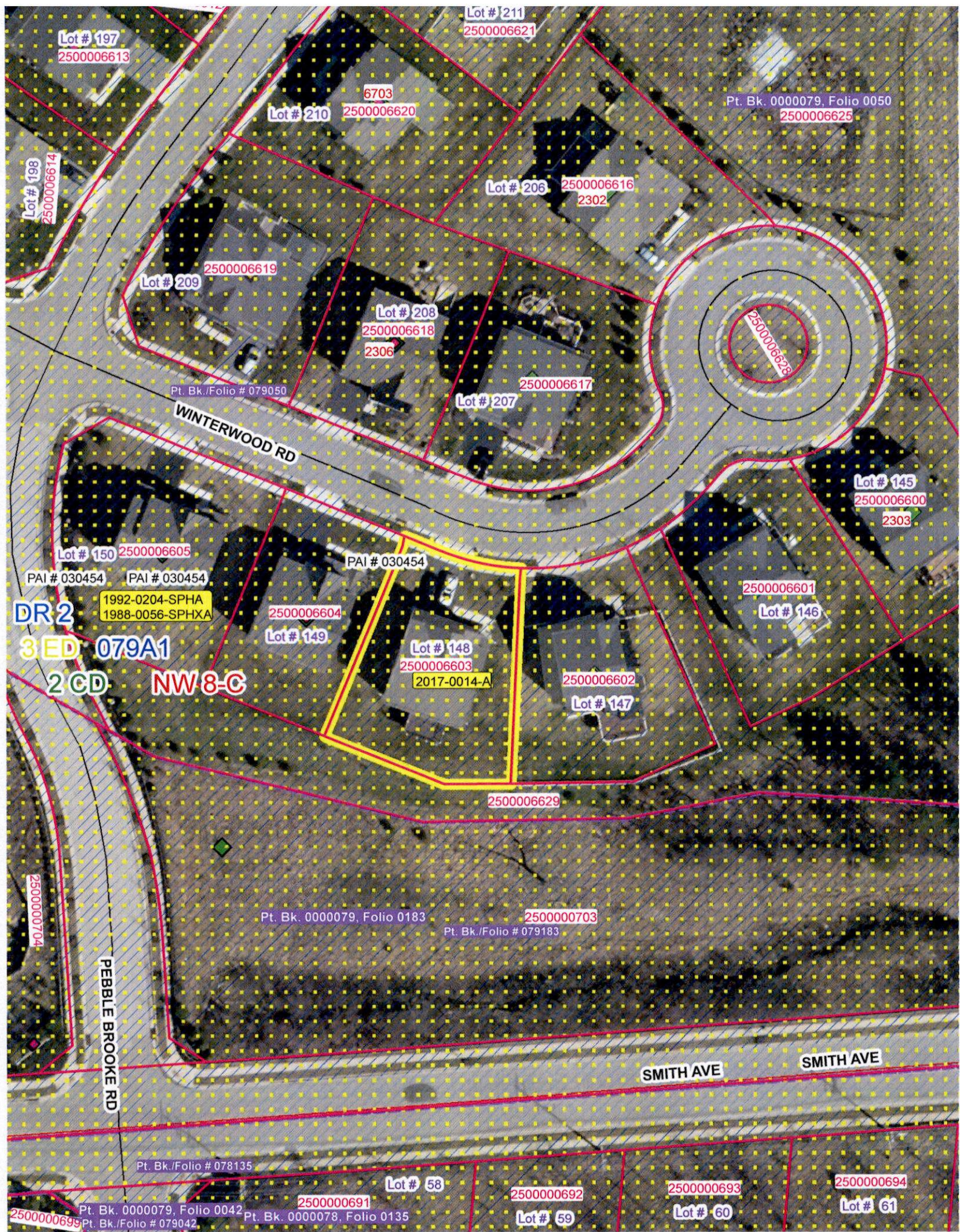
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY American Deck + Patio DATE _____ SCALE: 1 INCH = 20 FEET

2020-0276-A

Pet. Ex. 1



DR 2
3 ED
2 CD
NW 8-C

PEBBLE BROOKE RD

WINTERWOOD RD

SMITH AVE

SMITH AVE

2500000699

Pt. Bk. 0000079, Folio 0042
Pt. Bk./Folio # 079042

Pt. Bk. 0000078, Folio 0135

Lot # 58

2500000692

Lot # 59

2500000693

Lot # 60

2500000694

Lot # 61

Pt. Bk./Folio # 078135

Pt. Bk. 0000079, Folio 0183

Pt. Bk./Folio # 079183

2500000703

2500000704

PAI # 030454

PAI # 030454

1992-0204-SPHA
1988-0056-SPHXA

PAI # 030454

Lot # 149
2500006604

Lot # 148
2500006603
2017-0014-A

Lot # 147
2500006602

Lot # 146
2500006601

Lot # 145
2500006600
2303

Lot # 207
2500006617

Lot # 208
2500006618
2306

Lot # 209
2500006619

Lot # 206
2500006616
2302

Lot # 210
6703
2500006620

Lot # 211
2500006621

Pt. Bk. 0000079, Folio 0050
2500006625

Lot # 197
2500006613

Lot # 198
2500006614

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
10/29/2020**Permit Processing Residential Permit & Development Report**

Page 1 of 1

Property Information

Tax Account Number:

2500006604

Plat Ref: 079:050

Election District: 3

Owner Name(s): RAMIREZ HUMBERTO OSCAR and RAMIREZ ROSSINA L

PDM #: 03-0454

Address: 2311 WINTERWOOD RD
BALTIMORE, MD 21209

Zoning Class.(s): DR 2

Premise Address: 2311 WINTERWOOD RD

Elevation Range: 390ft - 400ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access, Struct.	Open Decks	Piers/Pillings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment Initial & Date
	Potential Overlay Issues													
Contact Agency	Growth Tier 1: Served by public sewer and inside URDL													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Pattern Book / Architectural Review	X												
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Verify Water Service Size.	X												
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1992-0204-SPHA; 1988-0056-SPHXA	X		X	X	X	X							
	FDP Approval Review Required: THIS DEVELOPMENT REQUIRES FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL & APPROVAL PRIOR TO RECORDATION OF THE SUBDIVISION OR SURVEY PLAT AND PRIOR TO ANY ZONING OFFICE REVIEW & APPROVAL OF BUILDING PERMIT APPLICATIONS RELATED TO NEW HOMES OR NEW (Multifamily, Mixed Use, Senior Housing, etc.) BUILDINGS	X												