BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40739, p. 0445, MSA_CE62_40596. Date available 10/04/2018. Printed 01/13/2022.

EXHIBIT A

NO CONSIDERATION
TAX EXEMPT
NO TITLE EXAMINATION
THIS DEED TRANSFERS INTEREST IN REAL PROPERTY BETWEEN RELATIVES AND IS EXEMPT FROM CITY TRANSFER AND STATE RECORDATION TAX PURSUANT TO TAX-PROPERTY 12-108(c)(1)(ii), ANNOTATED CODE OF MARYLAND

This Deed, MADE THIS 6th day of September, 2018 by and between Soon Ak Hwang and Heung Ju Hwang, Grantors, parties of the first part, and Heung Ju Hwang, party of the second part. SON'S

Witnesseth, That in consideration of the sum of Zero Dollars and NO Cents ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said party of the second part, as sole owner, in fee simple, that parcel of ground situated in Baltimore County, Maryland and described as follows, that is to say:

See attached Exhibit "A"

Tax ID# 12-1201075280

The improvements more commonly known as 2 German Hill Road, Baltimore, MD 21222

BEING the same parcel of ground which by deed dated September 6, 2012 and recorded among the Land Records of Baltimore County, Maryland in Liber 32564, folio 468 which was granted and conveyed by Soon Ak Hwang (by Heung Ju Hwang Her-Attorney-In-Fact) and Brandy Kim (F/K/A Young Sook Hwang) unto Soon Ak Hwang and Heung Ju Hwang.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part as sole owner, his survivor and the survivor's personal representatives, heirs and assigns, in fee simple.

And the said parties of the first part hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

LR - Deed (No-Taxes) 20.00
Recording Fee
Name: HWANG
Ref:
LR - Deed (No-Taxes) 40.00
Surcharge
SubTotal: 60.00
Total: 60.00
10/02/2018 07:27 CC03-LL
#11005601 CC03301 -
Baltimore
County/CC03.01.06 -
Register 06

WITNESS the hands and seals of the Grantors.

Witness:

_____ _____ (SEAL)
Soon Ak Hwang

_____ _____ (SEAL)
Heung Ju Hwang

State of Maryland, County of Howard, to wit:

I Hereby Certify, That on this 6th day of September, 2018, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore personally appeared Soon Ak Hwang and Heung Ju Hwang known to me (or satisfactorily proven) to be the persons whose names are subscribed to the with instrument and acknowledged that they executed the same for the purposes herein contained.

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

_____
Daryl V. Miller

My Commission Expires: November 16, 2019

Daryl V. Miller
Notary Public
Baltimore County
Maryland
Exp. 11-16-2019

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

_____
Daryl V. Miller, Esquire

AFTER RECORDING, RETURN TO:

RGS Title, LLC
10025 Governor Warfield Parkway
Suite 302
Columbia, MD 21044
File No. 210004MA

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40739, p. 0446, MSA_CE62_40596. Date available 10/04/2018. Printed 01/13/2022.

EXHIBIT "A"

BEGINNING for the same at the intersection of the north side of German Hill Road with the west side of Old North Point Road as shown on Baltimore County Bureau of Land Acquisition Plat RW-64-080-17 and thence running and binding on Old North Point Road as shown on said Plat as follows: North 8 degrees 02 minutes 00 seconds East 39.56 feet, North 49 degrees 50 minutes 00 seconds West 20 feet, North 40 degrees 10 minutes 00 seconds East 10 feet and North 49 degrees 50 minutes 00 seconds West 330 feet thence leaving Old North Point Road for a new line of division South 47 degrees 42 minutes 00 seconds West 61.80 feet thence running for three lines of division as follows: South 24 degrees 18 minutes 10 seconds East 64.80 feet, South 9 degrees 9 minutes 40 seconds East 79.08 feet and South 21 degrees 26 minutes 40 seconds East 167.38 feet to the north side of German Hill Road and thence running and binding on the north side of German Hill Road North 72 degrees 51 minutes 00 seconds East 210.07 feet to the place of beginning. Containing 1.19 acres of land.

Tax ID No. 12-1201075280

The improvements more commonly known as 2 German Hill Road, Baltimore, MD 21222

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40739, p. 0447, MSA_CE62_40596. Date available 10/04/2018. Printed 01/13/2022.

EXHIBIT B

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and general welfare of the locality not being detrimentally affected.

the above Reclassification should be had; ~~and it further appears that by reason of~~

a ~~Special Exception for~~ should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of February, 1962, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to a B-L zone, ~~and/or a Special Exception for~~ should be and the same is granted from and after the date of this order., subject to approval of the site plan by State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 2/23/62
BY

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of, 196, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for be and the same is hereby DENIED

EXHIBIT C

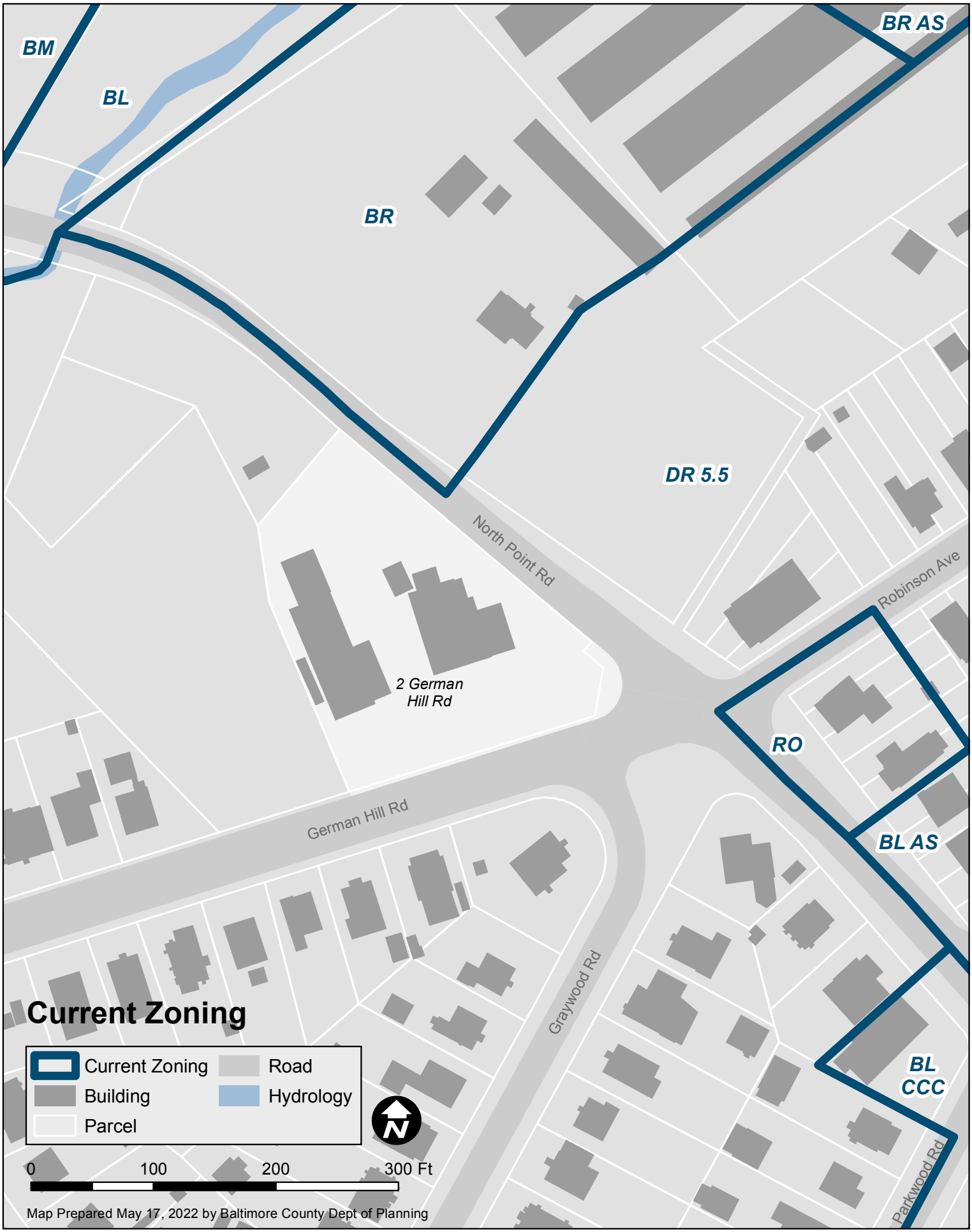

BM
BL
BR
BR AS
DR 5.5
North Point Rd
Robinson Ave
2 German Hill Rd
RO
German Hill Rd
BL AS
Graywood Rd
BL CCC
Parkwood Rd
Current Zoning
Current Zoning
Building
Parcel
Road
Hydrology
N
0
100
200
300 Ft
Map Prepared May 17, 2022 by Baltimore County Dept of Planning

EXHIBIT D

TIMOTHY M. KOTROCO, Esq.

305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-2943
Tkotroco@gmail.com

February 12, 2021

Mr. Stephen W. Lafferty, Director
Department of Planning
105 West Chesapeake Avenue, Suite 101
Towson, Maryland 21204

Re: #2 German Hill Road
1.19 Acres, Zoned D.R. 5.5
Request for Map Correction Pursuant to §32-3-231 BCC

Dear Director Lafferty:

I represent Mr. Heung Ju Hwang, the owner of a 1.19 acre parcel of land located at 2 German Hill Road in Dundalk Maryland. The subject property is improved with the Poor Boys commercial garden center and a car wash. The property is currently zoned D.R. 5.5.

The property was the subject of two prior zoning hearings, one in 1968 (Case No. 1968-0018-X) and the other in 1988 (Case No. 1988-0364-SPH). At both hearings, the property was approved for a car wash while at the second hearing a commercial store was also added.

The property has been used commercially for the past 53 years. At the time that these hearings were approved, the property was zoned BL. Recently, Mr. Hwang met with me to discuss some improvements he wishes to make to his property. After researching his request, I learned that his property was, without his knowledge, rezoned to DR 5.5, notwithstanding the commercial use of the property for over the past 5 decades.

Mr. Hwang was shocked when I advised him of my findings. I researched the historical zoning of the property and was able to surmise that a mistake was made during the 2000 quadrennial zoning cycle where the zoning of my client's property was inadvertently changed from Business Local to DR 5.5. My client was totally unaware that this zoning change occurred.

Mr. Hwang is interested in making upgrades to his property but is unable to secure financing from a bank due to this rezoning mistake. On behalf of my client, I am providing notice to you, in accordance with §32-3-231 of the BCC, that the zoning map last enacted by the County Council does not accurately reflect the zoning classification enacted by the County Council. More specifically, it appears that the change in the property's zoning to D.R. 5.5 was not within the boundaries of a filed issue which is the basis of this notification as specified within §32-3-231-(b)(2).

Mr. Stephen W. Lafferty, Director
Department of Planning
Notice of Map Correction

It is respectfully requested that your office investigate this matter and if verified, that a petition for correction of zoning classification be filed with the Baltimore County Board of Appeals in accordance with §32-3-232. I thank you for your time and attention to this matter and look forward to a successful resolution.

Kind regards,

Timothy Kotroco

Timothy M. Kotroco

TMK/eak

EXHIBIT E

BR
D.R.5.5
BL
RO
ROAD
1996 Zoning
(Excerpt of 1996 Council-Approved Zoning Map)
N
0
100
200
300 Ft
Map Prepared May 31, 2022 by Baltimore County Dept of Planning

EXHIBIT F

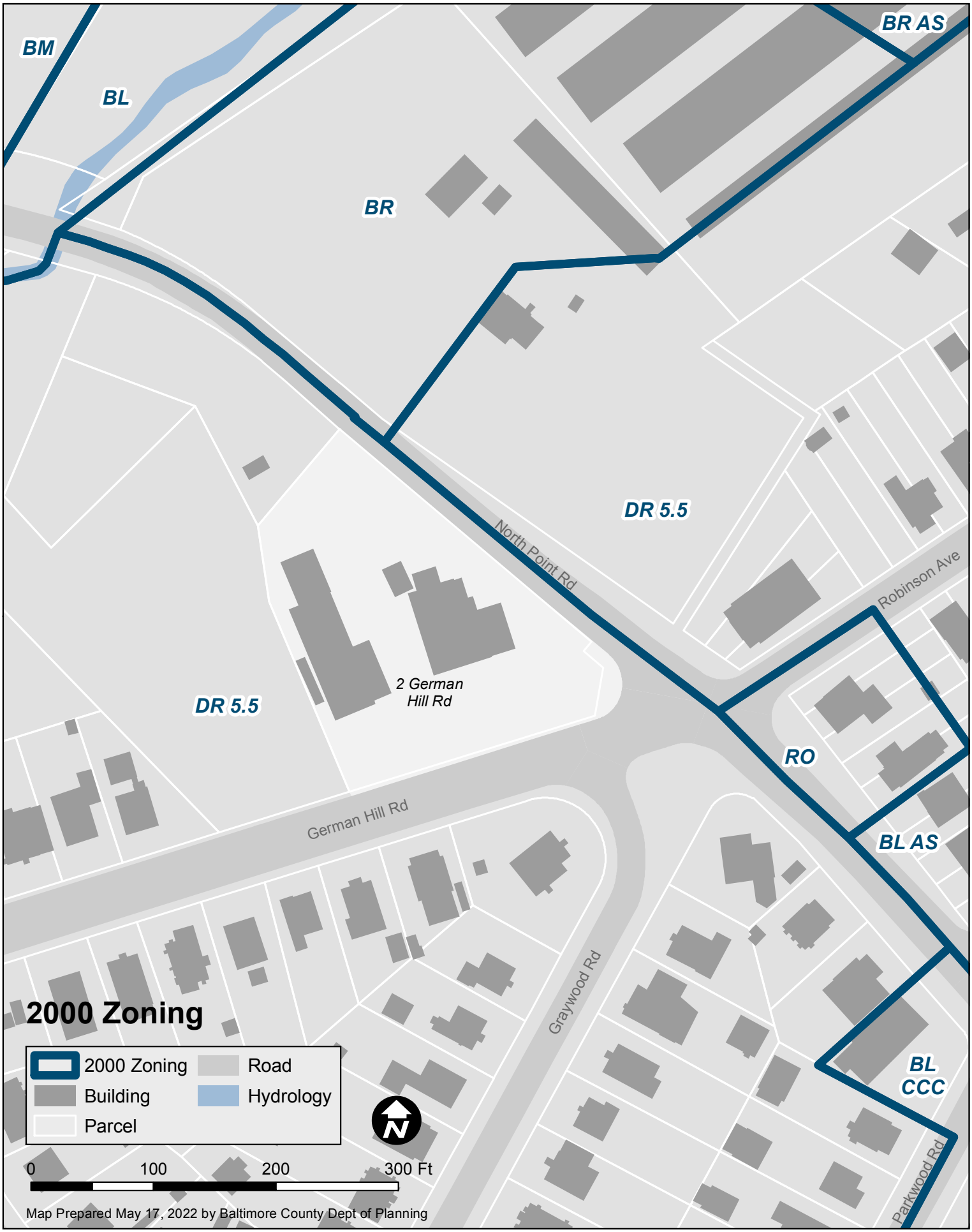
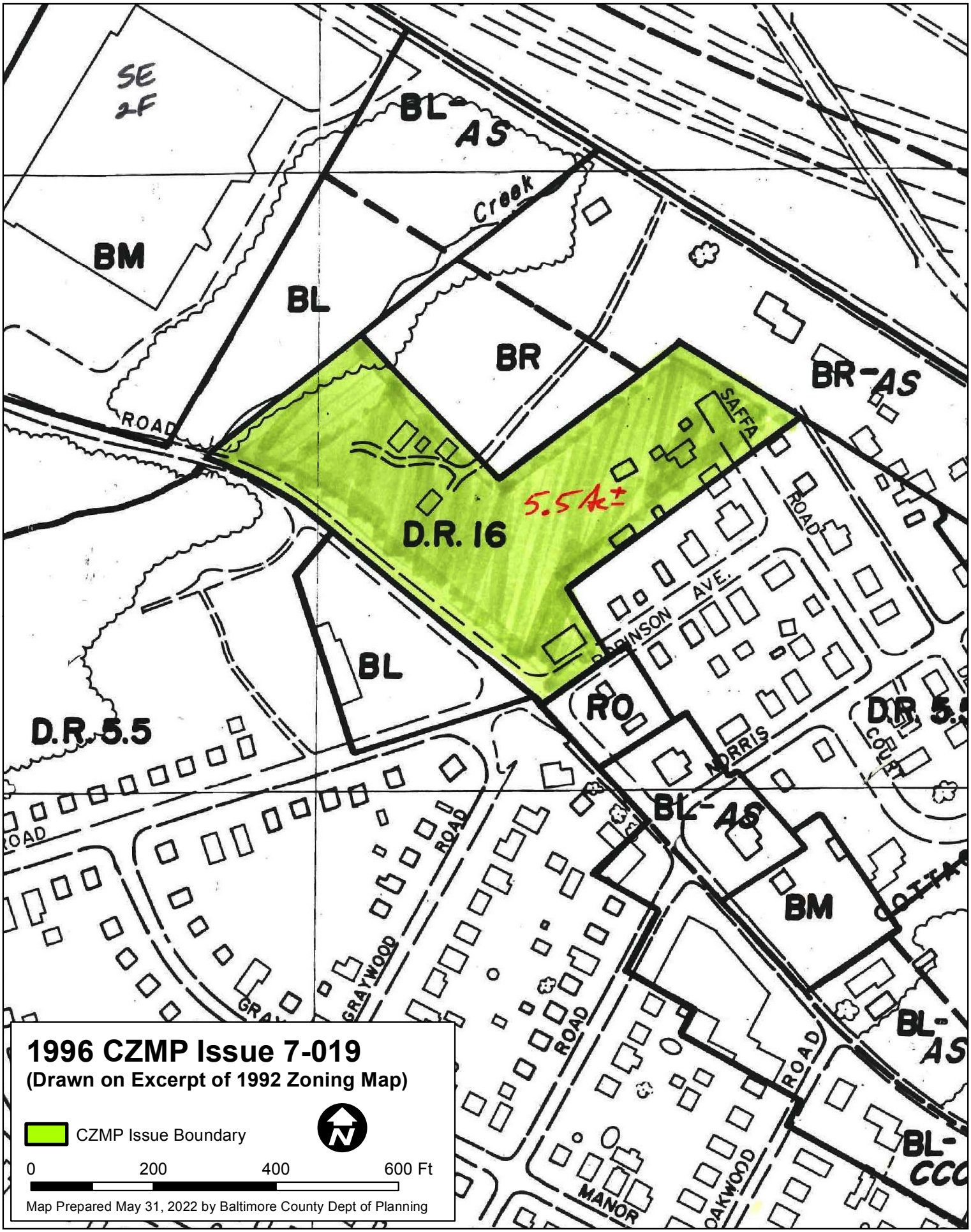

BM
BL
BR
BR AS
DR 5.5
DR 5.5
North Point Rd
Robinson Ave
2 German Hill Rd
RO
German Hill Rd
BL AS
Graywood Rd
BL CCC
Parkwood Rd
2000 Zoning
2000 Zoning
Building
Parcel
Road
Hydrology
N
0
100
200
300 Ft
Map Prepared May 17, 2022 by Baltimore County Dept of Planning

EXHIBIT G



1996 CZMP Issue 7-019

(Drawn on Excerpt of 1992 Zoning Map)

CZMP Issue Boundary

0 200 400 600 Ft

Map Prepared May 31, 2022 by Baltimore County Dept of Planning

EXHIBIT H

JOHN A. OLSZEWSKI, JR.
County Executive

STEPHEN LAFFERTY, *Director*
Department of Planning

January 27, 2022

The Honorable Todd K. Crandell
Baltimore County Council, District 7
Historic Courthouse, 2nd Floor
400 Washington Avenue
Towson, MD 21204

Re: 2 German Hill Road -1.19 Acres, Zoned D.R. 5.5
Tax Map 103, Parcel 574, Tax Account No: 1201075280

Dear Councilman Crandell:

This correspondence is to advise you that Timothy M. Kotroco, Esq, on behalf of Heung Ju Hwang, owner of the above- referenced property ("the Property"), has contacted the Department of Planning (Department) about an alleged error on the current zoning map pertinent to his property.

Based upon a thorough staff review of: (1) the current Baltimore County Zoning Geodatabase Maps; (2) the archives of the official zoning maps for the Property and surrounding vicinity; (3) the Issues filed for the 7th Council District in the quadrennial Comprehensive Zoning Map Process (CZMP); and (4) prior zoning hearing cases on the Property, the Department concludes that there was a change in the Property's zoning that was not within the boundaries of a filed Issue.

We have determined that this error occurred in 2000 during the electronic mapping of the Geographic Information System and during the 2004 CZMP when the official zoning maps were prepared after adoption by the County Council. It appears this error has been perpetuated for over 20 years. Staff has determined that the Property should be zoned Business, Local (B.L.) rather than the current Density Residential 5.5 (D.R. 5.5) classification.

The Department will work with the Office of Law to file a petition with the County Board of Appeals to correct this zoning map error in accordance with Baltimore County Code § 32-3-231 et seq so that the zoning accurately reflects the County Council's intent for the Property.

Should you have any questions, please do not hesitate to contact Bill Skibinski of my staff at 410-887-3480, or via email to wskibinski@baltimorecountymd.gov.

Sincerely yours,

Stephen W. Lafferty
Director

cc: Timothy M. Kotroco, Esq.
William Skibinski, Department of Planning
Stacy L. Rodgers, County Administrative Officer
James R. Benjamin Jr., County Attorney
Nancy C. West, Assistant County Attorney
Thomas H. Bostwick, Esq., Legislative Counsel/Secretary
Hon. Tom Quirk, County Council, District 1
Hon. Izzy Patoka, County Council, District 2
Hon. Wade Kach, County Council, District 3
Hon. Julian E. Jones, Jr., County Council, District 4
Hon. David Marks, County Council, District 5
Hon. Cathy Bevins, County Council, District 6

EXHIBIT I

JOHN A. OLSZEWSKI, JR.
County Executive

STEPHEN LAFFERTY, *Director*
Department of Planning

January 27, 2022

Via Email Only
Timothy M. Kotroco, Esq.
Kotroco & Associates, LLC
305 Washington Ave, Suite 502
Towson, MD 21204

Re: 2 German Hill Road -1.19 Acres, Zoned D.R. 5.5
Tax Map 103, Parcel 574, Tax Account No: 1201075280

Dear ~~Mr. Kotroco~~ Tim:

This letter is to acknowledge receipt of your correspondence of February 12, 2021 to this office about an alleged error on the current zoning map pertinent to the above- referenced property owned by Heung Ju Hwang ("the Property").

Based upon a thorough staff review of: (1) the current Baltimore County Zoning Geodatabase Maps; (2) the archives of the official zoning maps for the Property and surrounding vicinity; (3) the Issues filed for the 7th Council District in the quadrennial Comprehensive Zoning Map Process (CZMP); and (4) prior zoning hearing cases on the Property, the Department of Planning (Department) concludes that there was a change in the Property's zoning that was not within the boundaries of a filed Issue. We have determined that this error occurred in 2000 during the electronic mapping of the Geographic Information System and during the 2004 CZMP when the official zoning maps were prepared after adoption by the County Council. It appears this error has been perpetuated for over 20 years. Staff has determined that the Property should be zoned Business, Local (B.L.) rather than the current Density Residential 5.5 (D.R. 5.5) classification.

The Department will work with the Office of Law to file a petition with the County Board of Appeals to correct this zoning map error in accordance with § 32-3-231 et seq of the Baltimore County Code.

Should you have any questions, please do not hesitate to contact Bill Skibinski of my staff at 410-887-3480, or via email to wskibinski@baltimorecountymd.gov.

Sincerely yours,

Stephen W. Lafferty
Director

cc: William Skibinski, Department of Planning
James R. Benjamin, Jr., County Attorney
Nancy C. West, Assistant County Attorney
(Via email only)

EXHIBIT J

BM
BL
BR AS
BR
DR 5.5
BL
RO
BL AS
BM
North Point Rd
German Hill Rd
Graywood Rd
Robinson Ave
Requested Zoning
Map Correction Boundary
Property Boundary
Centerlines
Buildings
Map Prepared by Baltimore County
Department of Planning. March 15, 2022
All data - 1:2400
0 25 50 100 150 200
Feet
N