JOHN A. OLSZEWSKI, JR.
*County Executive*

PAUL M. MAYHEW
*Managing Administrative Law Judge*
MAUREEN E. MURPHY
*Administrative Law Judge*

September 29, 2022

Charles Otter – daviddagati@gmail.com
5308 Glen Arm Road
Glen Arm, MD 21057

RE: **APPEAL TO BOARD OF APPEALS**
Petition for Administrative Variance
Case No. 2022-0173-A
Property: 5308 Glen Arm Road

RECEIVED
SEP 30 2022
BALTIMORE COUNTY
BOARD OF APPEALS

Dear Mr. Otter:

Please be advised that an appeal of the above-referenced case was filed in this Office on September 29, 2022. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Attachment
C: Board of Appeals
People's Counsel

# APPEAL

**Petition for Administrative Variance**
**Marlene Otter & Charles Otter**
**Case No.: 2022-0173-A**
**5308 Glen Arm Road**
**11th Election District, 3rd Council District**

Petition for Administrative Variance: 7/25/22

Zoning Description of Property – 1 sheet

Notice of Zoning Hearing (Webex) – N/A

Certification of Publication – (Daily Record) – N/A

Certification of Posting by Sgt. Black on August 7, & August 22, 2022

Entry of Appearance by People's Counsel – N/A

Attendance Report – N/A

Zoning Advisory Committee Comments:
Development Plans Review – No Comment

Petitioner's Exhibits: None – Administrative Variance

Miscellaneous: SDAT, Note from Jason S. from Zoning, emails from and to Kristen. Mr. Otter's notarized letter.

Cover Letter and Administrative Law Judge Murphy's Opinion and Order – September 26, 2022 – Denied

Notice of Appeal – Received on 9/29/22 from Charles Otter – Check number# 342 in the amount of $300.00

Cashiers Receipt No. 203960

Appeal given to the Board of Appeals – 9/30/22

## Donna Mignon

**From:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>
**Sent:** Tuesday, September 20, 2022 1:58 PM
**To:** Debra Wiley; Kristen L Lewis; Maureen E Murphy
**Subject:** RE: Av - 2022-0173-A - 6308 Glen Arm Rd.
**Attachments:** Otter Letter.pdf

Hi Kristen,
Mr. Otter just dropped off this letter attached. I put the originals on Deb's desk.
Can you please send the file back over and we will give to Judge Murphy to review and decide on this again.

Thank you.

**From:** Debra Wiley <dwiley@baltimorecountymd.gov>
**Sent:** Thursday, September 8, 2022 11:20 AM
**To:** Kristen L Lewis <klewis@baltimorecountymd.gov>
**Cc:** Donna Mignon <dmignon@baltimorecountymd.gov>
**Subject:** Av - 2022-0173-A - 6308 Glen Arm Rd.

Kristen,

Per Mr. Otter, he is going to get us something within the new few weeks and possibly have his Mom sign, etc. Once we receive, we'll pass along to Maureen.

Thanks.

RECEIVED
SEP 20 2022
OFFICE OF
ADMINISTRATIVE HEARINGS

September 12, 2022

To Whom It May Concern,

My name is Marlene A. Otter and I own the property located at 5308 Glen Arm Road, Glen Arm, MD 21057. My son, Charles J. Otter ("Chip") has resided at this address since 1991 and it is my intention to leave my son Chip this property upon my passing. My husband, Charles L. Otter, who learned to weld in the Navy and was generally a well-rounded mechanic, passed away last year and he wished to leave his tools to his son Chip, who is also mechanically inclined.

It was my hope that you would consider allowing me to build a modest pole barn style building on the property to house my husband's tools and create a workshop for my son. The building would match the colors and style of the existing house and I think it would generally improve the look of the property. It would also allow me to place some of the items currently outside to indoors. As a resident of the Glenn Arm area for many decades, I would like to see the area continue to remain as charming an area as I have known it to be so current and future residents and visitors can enjoy it as much as I have.

Thank you very much for considering my request, it is very much appreciated.

Respectfully,

Marlene A. Otter

Marlene A. Otter

The foregoing letter was acknowledged before me this 20 day of September, 2022

by Marlene A. Otter.

My commission expires 12/08/2024.

Notary Public: Katherine London

KATHERINE LONDON
Notary
Public
BALTIMORE COUNTY, MD

EMail. for Mr. Other
David Dagati At GMAIL.com

---

Letter for 530 East Glen Avenue
Hearing Administrative Office
Rd Balti MD
21057

CHRIS LETTER

## Kristen L Lewis

**From:** Debra Wiley
**Sent:** Thursday, September 8, 2022 11:20 AM
**To:** Kristen L Lewis
**Cc:** Donna Mignon
**Subject:** Av - 2022-0173-A - 6308 Glen Arm Rd.

Kristen,

Per Mr. Otter, he is going to get us something within the new few weeks and possibly have his Mom sign, etc. Once we receive, we'll pass along to Maureen.

Thanks.

RECEIVED AUG 10 2022

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director
Department of Permits, Approvals

**DATE:** August 5, 2022

EFC for VKD

**FROM:** Vishnu Desai, Supervisor
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting
For August 8, 2022
Item Nos. 2022-0168-A, 0169-A, 0171-A, 0172-A, 0173-A, 0176-A, & 0177-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

**Debra Wiley**

**From:** SGT ROBERT BLACK <1opie@comcast.net>
**Sent:** Wednesday, August 24, 2022 10:05 AM
**To:** PAI Zoning Advisory Committee; Administrative Hearings
**Subject:** CORRECTED COPY of Certificates and Recertification Certificates For 2022-0173-A
**Attachments:** Cert 1 2022-0173-A CORRECTED COPY.doc; Cert 2 2022-0173-A CORRECTED COPY.doc; Re-Cert 1 2022-0173-A CORRECTED COPY.doc; Re-Cert 2 2022-0173-A CORRECTED COPY.doc

**CAUTION:** This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Corrected copies for 5308 Glen Arm Road. Case # corrected from 2022-0123-A TO 2022-0173-A. Any questions please call me at 410-499-7940. Sorry. Thanks.

# CERTIFICATE OF POSTING

CORRECTED COPY

RE: Case No.: 2022-0173-A

Petitioner/Developer: Otter

Date of Hearing/Closing: August 22, 2022

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

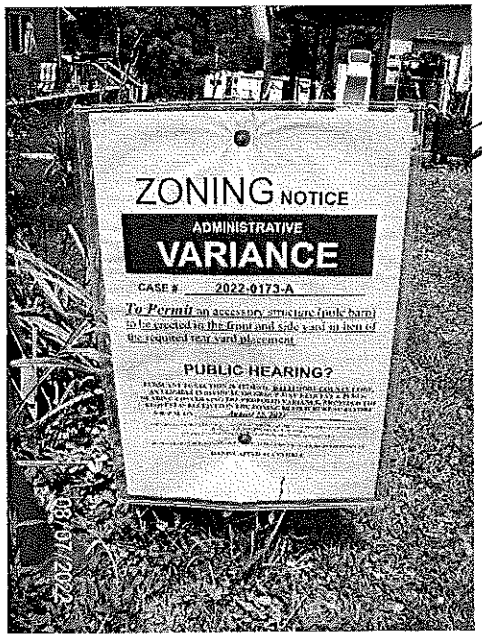
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

**5308 Glen Arm Road** *SIGN 1*

The sign(s) were posted on August 7, 2022
(Month, Day, Year)




Sincerely,

August 7, 2022
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

# CERTIFICATE OF POSTING

CORRECTED COPY

RE: Case No.: 2022-0173-A

Petitioner/Developer: Otter

Date of Hearing/Closing: August 22, 2022

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

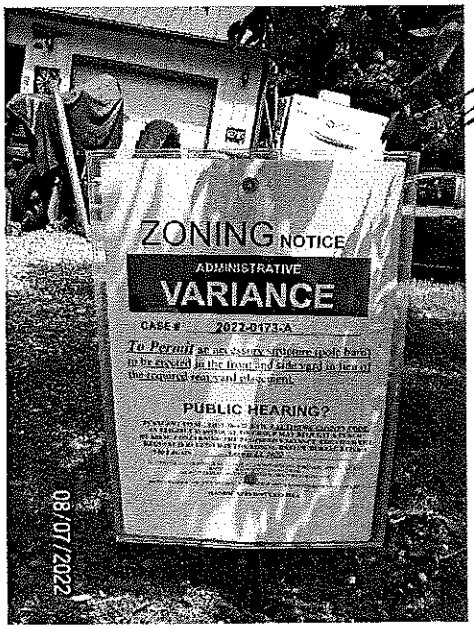
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

**5308 Glen Arm Road** *SIGN 2*

The sign(s) were posted on August 7, 2022
(Month, Day, Year)




Sincerely,

August 7, 2022

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

CORRECTED COPY

RE: Case No.: 2022-0173-A

Petitioner/Developer: Otter

Date of Hearing/Closing: August 22, 2022

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

**5308 Glen Arm Road** ***SIGN 1 Recertification***

The sign(s) were posted on August 7, 2022
(Month, Day, Year)

Sincerely,

August 22, 2022
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

# CERTIFICATE OF POSTING

CORRECTED COPY

RE: Case No.: 2022-0173-A

Petitioner/Developer: Otter

Date of Hearing/Closing: August 22, 2022

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

**5308 Glen Arm Road** *SIGN 2 Recertification*

The sign(s) were posted on August 7, 2022
(Month, Day, Year)

Sincerely,

August 22, 2022
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

**Debra Wiley**

**From:** SGT ROBERT BLACK <1opie@comcast.net>
**Sent:** Monday, August 22, 2022 2:06 PM
**To:** Administrative Hearings
**Subject:** Recertification's For 2022-0173-A
**Attachments:** Re-Cert 1 2022-0173-A.doc; Re-Cert 2 2022-0173-A.doc

**CAUTION:** This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 5308 Glen Arm Road. Thanks.

RECEIVED
AUG 22 2022
OFFICE OF
ADMINISTRATIVE HEARINGS

# CERTIFICATE OF POSTING

RE: Case No.: 2022-0123-A

Petitioner/Developer: Otter

Date of Hearing/Closing: August 22, 2022

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

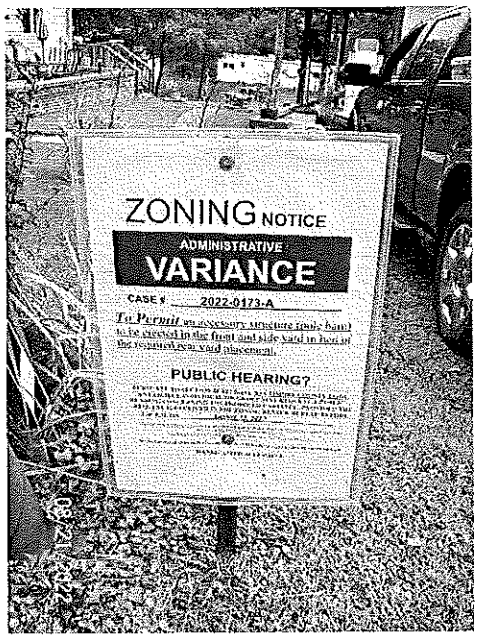
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

**5308 Glen Arm Road** ***SIGN 1 Recertification***

The sign(s) were posted on August 7, 2022
(Month, Day, Year)




Sincerely,

August 22, 2022
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

# CERTIFICATE OF POSTING

2022-0123-A

RE: Case No.: _____

Petitioner/Developer: _____

Otter

_____

August 22, 2022

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

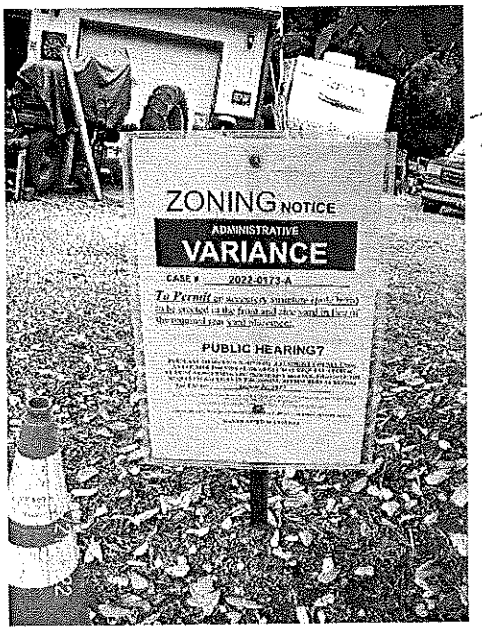
Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

**5308 Glen Arm Road** ***SIGN 2 Recertification***

The sign(s) were posted on August 7, 2022
(Month, Day, Year)




Sincerely,

August 22, 2022

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

2022-0173-A

5308 Glen Arm Road

Administrative Variance Request

Debbie,

The SDAT for this property does not reflect correctly. The owner of the property is Charles John Otter. The owners listed on the SDAT, Charles Louis Otter and Marlene Ann Otter gifted their son the property in 2015. Further, Charles Louis Otter is now deceased.

I've attached a copy of the deed and highlighted the parts that "tell the story". I have spoken to Charles John Otter and I am confident that he does indeed live at 5308 Glen Arm Road.

Please accept this petition for Administrative Variance.

Jason

Jason Seidelman

Zoning Review

Baltimore County, MD

4100-887-3391

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 36885, p. 0196, MSA_CE62_36741. Date available 11/23/2015. Printed 07/12/2022.

TITLE NOT EXAMINED
NO CONSIDERATION

# DEED

THIS DEED, made this 28 day of August, 2015, by and between CHARLES LOUIS OTTER and his wife, MARLENE ANN OTTER, (hereinafter referred to as the "Grantors"), and their son, CHARLES J. OTTER (A/K/A CHARLES JOHN OTTER), (hereinafter referred to as the "Grantee").

Transfer Tax Exempt: Zero consideration deed creating life estate, remainder to son.

The Grantors, for the Grantors' love and affection for the Grantee, but SUBJECT TO the reservations set forth below, grant, convey and assign to the said Grantee, and to his personal representatives, heirs, and assigns in fee simple, the property located in Baltimore County, State of Maryland, and described as follows:

BEGINNING FOR THE SAME on the northernmost side of Glen Arm Road and at a point in line with the center of the partition wall between the house erected on the herein described lot and that adjoining on the west said place of beginning being south 72 degrees 50 minutes east 82.50 feet and south 73 degrees 29 minutes east 129.25 feet from the end of the last line of all that lot which by Deed dated April 12, 1951 and recorded among the Land Records of Baltimore County in Liber GLB No. 1954, folio 187 was granted and conveyed by Francis E. Dilworth and wife unto Ella M. Rogers, et al. And running thence from the aforesaid place of beginning and binding on the northernmost side of Glen Arm Road the following courses and distance vis: south 76 degrees 11 minutes east 155.4 feet and south 81 degrees 22 minutes east 155.4 feet and south 81 degrees 22 minutes east 100 feet to the land which by Deed dated November 29, 1948 and recorded among the land records of Baltimore County in Liber TBS No. 1718, folio 165, etc., was conveyed by William H.H. Grafft and wife to Hugo M. Gunnarsson and wife: thence binding on the outline of said land north 14 degrees 23 minutes east 44.17 feet to intersect the north 74 1/4 degrees west 598 feet line of the land which by Deed dated April 4, 1951 and recorded among the Land Records of aforesaid in Liber GLB No. 1954, folio 187 etc., was conveyed by Frances E. Dilworth, et al, to Ella M. Rogers, et al; thence binding on the last mentioned line north 72 degrees 20 minutes west 251.7 feet to a point in line with the center of the partition wall aforesaid; and thence through the said partition wall and continuing the same course in all south 17 degrees 30 minutes west 71 feet to the place of beginning. Containing .35 acres, more or less. The improvements thereon being known as No. 5308 Glen Arm Road.

**GRANTORS: CHARLES LOUIS OTTER and MARLENE ANN OTTER, his wife**
**GRANTEES: CHARLES J. OTTER**

Account ID: District - 11 Account Number - 1107083101

BEING the same property which by Deed, dated May 27, 2014, and recorded among the Land Records of Baltimore County, in Liber JLE No. 35060, folio 450, was granted and conveyed by Charles Louis Otter and Marlene Ann Otter unto Charles Louis Otter and Marlene Ann Otter, husband and wife, the said Charles Louis Otter and Marlene Ann Otter being the Grantors within.

TOGETHER with all improvements thereon and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging, or appertaining thereto.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantee, and to his personal representatives, heirs, and assigns, in fee simple, forever, but RESERVING UNTO THE GRANTORS A LIFE ESTATE in the property for their joint lives and the life of the survivor, without liability for waste. The Grantors also reserve, for their joint lives and the life of the survivor, the full power and authority during their joint lives and the life of the survivor to sell, convey and dispose of the property (but not to devise the property) in fee simple, and to retain absolutely as their or the survivor's own all of the proceeds thereof, thereby divesting the remainder granted by this deed. The Grantors also reserve for their joint lives and the life of the survivor the right to mortgage the entire fee simple estate in the property, including the remainder granted herein, and to retain absolutely as their or the survivor's own all of the proceeds thereof.

And the said Grantors do hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of said property as may be requisite.



BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 36885, p. 0197, MSA_CE62_36741. Date available 11/23/2015. Printed 07/12/2022.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 36885, p. 0198, MSA_CE62_36741. Date available 11/23/2015. Printed 07/12/2022.

**GRANTORS:** **CHARLES LOUIS OTTER and MARLENE ANN OTTER, his wife**
**GRANTEES:** **CHARLES J. OTTER**

WITNESS the hand and seal of the said Grantors.

WITNESS:

_____ _____(SEAL)
CHARLES LOUIS OTTER

_____ _____(SEAL)
MARLENE ANN OTTER

I HEREBY CERTIFY that on this 28th day of August, in the year two thousand fifteen, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared CHARLES LOUIS OTTER, known to me (or satisfactorily proven) to be the person who executed the foregoing Deed as principal and acknowledged to me that he executed the same as his free act and deed for the purposes therein contained.

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

MICHELLE PRADA SOMERS
My Commission Expires
NOTARY PUBLIC
02-13-2016
BALTIMORE COUNTY, MD

_____
Notary Public
My Commission Expires: 2/13/16

I HEREBY CERTIFY that on this 28th day of August, in the year two thousand fifteen, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared MARLENE ANN OTTER, known to me (or satisfactorily proven) to be the person who executed the foregoing Deed as principal and acknowledged to me that she executed the same as her free act and deed for the purposes therein contained.

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

MICHELLE PRADA SOMERS
My Commission Expires
NOTARY PUBLIC
02-13-2016
BALTIMORE COUNTY, MD

_____
Notary Public
My Commission Expires: 2/13/16

**GRANTORS:** **CHARLES LOUIS OTTER and MARLENE ANN OTTER, his wife**
**GRANTEES:** **CHARLES J. OTTER**

I HEREBY CERTIFY that this Deed was prepared by or under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland.

Brianna Davidson Jarrett, Esquire

**Return to:** **Law Offices of Nomiki Bouloubassis Weitzel & Associates, LLC**
**7652 Belair Road**
**Baltimore, MD 21236**
**(410) 663-9400**



BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 36885, p. 0199, MSA_CE62_36741. Date available 11/23/2015. Printed 07/12/2022.

NOTE: As of 5/2007, the gray shading has been ra[illegible]m the Intake Sheet to Improve readability. The Intake Sheet is designed as an 8 1/2" x document. You may need to adjust your printer set[illegible] accomplish this. The Clerk will only accept the Intake Sheet in full 8 1/2" x 14" page size.

This form is fillable and can be completed using your PC. You can save the form to your PC for reuse but the information you input will not save (unless you have installed Adobe Acrobat or Adobe Approval software on your PC). For this reason, you should print the form once it is completed and make the appropriate number of copies - at least 4 copies.

# 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.*

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

**1 Type(s) of Instruments** (☐ Check Box if addendum Intake Form is Attached.)

☑ Deed / Deed of Trust ☐ Mortgage / Lease ☐ Other ☐ Other

**2 Conveyance Type Check Box**

☐ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]

**3 Tax Exemptions (if applicable) Cite or Explain Authority**

Recordation: TRANSFER FROM
State Transfer: HUSBAND & WIFE
County Transfer: TO SON (Fee Simple To Life Estate w/ Powers)

**4 Consideration and Tax Calculations**

| Consideration Amount | |
|---|---|
| Purchase Price/Consideration | $0 |
| Any New Mortgage | $0 |
| Balance of Existing Mortgage | $0 |
| 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 | $0 |
| X ( ) per $500 | |
| TOTAL DUE | |

TAX SUBTOTAL 40.00
RECORDING FEE 20.00
TOTAL 60.00
Rec'd By: JL Agent: TD Rcpt # 19814 Blk # 1291
Nov 17, 2015 09:50 am
Tax Bill:
C.B. Credit:
Add'l Fee: JLE 6481 Nov 17, 2015 09:51 am
11-17-2015

**5 Fees**

| Amount of Fees | Doc. 1 | Doc. 2 |
|---|---|---|
| Recording Charge | $ 20 | $ |
| Surcharge | $ 40 | $ |
| State Recordation Tax | $ | $ |
| State Transfer Tax | $ | $ |
| County Transfer Tax | $ | $ |
| Other | $ | $ |
| 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)(i).

| District | Property Tax ID No. (1) | Grantor Liber/Folio | Map | Parcel No. | Var. LOG |
|---|---|---|---|---|---|
| 11 | 1107083101 | 35060/00450 | 0053 | 0295 | (5) |

| Subdivision Name | Lot (3a) | Block (3b) | Sect/AR (3c) | Plat Ref. | SqFt/Acreage (4) |
|---|---|---|---|---|---|
| | | | | | 15,246 SF |

Location/Address of Property Being Conveyed (2): 5308 Glen Arm Road

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): Charles Louis Otter, Marlene Ann Otter
Doc. 2 – Grantor(s) Name(s):
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): Charles J. Otter
Doc. 2 – Grantee(s) Name(s):
New Owner's (Grantee) Mailing Address: (Address Of Record)

**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: A. Brenner
Firm: Law Office Of Nomiki B. Weitzel & Assoc., LLC
Address: 7652 Belair Road, Baltimore, MD 21236
Phone: (410) 663-9400

☒ Return to Contact Person
☐ Hold for Pickup
☒ Return Address Provided

**11 Assessment Information**

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

☐ 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).

Space Reserved for County Validation

**Assessment Use Only – Do Not Write Below This Line**

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification
Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

| | | | | | | |
|---|---|---|---|---|---|---|
| Year | 20 | 20 | Geo. | Map | Sub | Block |
| Land | | | Zoning | Grid | Plat | Lot |
| Buildings | | | Use | Parcel | Section | Occ. Cd. |
| Total | | | Town Code | Ex. Cd. | Ex. Cd. | |

REMARKS:

☐ COUNTY TRANSFER TAX
Per ____ ART 11 TITLE 3 SUBTITLE 2, 11-3-202

☐ RECORDATION TAX
Per ____ TP ART 12-108

Date 11-16-15

The Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND

RESET FORM

Distribution: White – Clerk's Office; Pink – Office of Finance; Canary – SDAT; Goldenrod – Preparer

AOC-CC-300 (5/2007)

PRINT FORM on 8 1/2 x 14

Submit 4 copies

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 36885, p. 0200, MSA_CE62_36741. Date available 11/23/2015. Printed 07/12/2022.

PARENTS / SEE ATTACHED DEED + TRANSFER DOCUMENTS

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

**Special Tax Recapture:** None

**Account Identifier:** **District** - 11 **Account Number** - 1107083101

**Owner Information**

**Owner Name:** OTTER CHARLES LOUIS
OTTER MARLENE ANN

**Use:** RESIDENTIAL
**Principal Residence:** NO

**Mailing Address:** 9406 FLAGSTONE DR
PARKVILLE MD 21234-1012

**Deed Reference:** /36885/ 00196

**Location & Structure Information**

**Premises Address:** 5308 GLEN ARM RD
GLEN ARM 21057-9301

**Legal Description:** .35 AC
5308 GLEN ARM RD NS
250 SE LONG GREEN PIKE

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|---|---|---|---|---|---|---|---|---|---|
| 0053 | 0024 | 0295 | 11060050.04 | 0000 | | | | 2021 | Plat Ref: |

**Town:** None

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|---|---|---|---|---|
| 1900 | 1,248 SF | | 15,246 SF | 04 |

| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---|---|---|---|---|---|---|---|
| 1 1/2 | YES | END UNIT | FRAME/ | 4 | 1 full/ 1 half | | 2019 |

**Value Information**

| | Base Value | Value As of 01/01/2021 | Phase-in Assessments As of 07/01/2021 | As of 07/01/2022 |
|---|---|---|---|---|
| **Land:** | 102,800 | 102,800 | | |
| **Improvements** | 148,500 | 158,400 | | |
| **Total:** | 251,300 | 261,200 | 254,600 | 257,900 |
| **Preferential Land:** | 0 | 0 | | |

**Transfer Information**

**Seller:** OTTER CHARLES LOUIS
**Type:** NON-ARMS LENGTH OTHER
**Date:** 11/17/2015
**Deed1:** /36885/ 00196
**Price:** $0
**Deed2:**

**Seller:** OTTER CHARLES J
**Type:** NON-ARMS LENGTH OTHER
**Date:** 06/12/2014
**Deed1:** /35060/ 00450
**Price:** $150,000
**Deed2:**

**Seller:** MONGAN MARY
**Type:** NON-ARMS LENGTH OTHER
**Date:** 02/02/1996
**Deed1:** /11415/ 00749
**Price:** $7,000
**Deed2:**

**Exemption Information**

| Partial Exempt Assessments: | Class | 07/01/2021 | 07/01/2022 |
|---|---|---|---|
| **County:** | 000 | 0.00 | |
| **State:** | 000 | 0.00 | |
| **Municipal:** | 000 | 0.00\|0.00 | 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:**

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TITLE NOT EXAMINED
NO CONSIDERATION

# DEED

THIS DEED, made this 28 day of August, 2015, by and between CHARLES LOUIS OTTER and his wife, MARLENE ANN OTTER, (hereinafter referred to as the "Grantors"), and their son, CHARLES J. OTTER (A/K/A CHARLES JOHN OTTER), (hereinafter referred to as the "Grantee").

Transfer Tax Exempt: Zero consideration deed creating life estate, remainder to son.

The Grantors, for the Grantors' love and affection for the Grantee, but SUBJECT TO the reservations set forth below, grant, convey and assign to the said Grantee, and to his personal representatives, heirs, and assigns in fee simple, the property located in Baltimore County, State of Maryland, and described as follows:

BEGINNING FOR THE SAME on the northernmost side of Glen Arm Road and at a point in line with the center of the partition wall between the house erected on the herein described lot and that adjoining on the west said place of beginning being south 72 degrees 50 minutes east 82.50 feet and south 73 degrees 29 minutes east 129.25 feet from the end of the last line of all that lot which by Deed dated April 12, 1951 and recorded among the Land Records of Baltimore County in Liber GLB No. 1954, folio 187 was granted and conveyed by Francis E. Dilworth and wife unto Ella M. Rogers, et al. And running thence from the aforesaid place of beginning and binding on the northernmost side of Glen Arm Road the following courses and distance vis: south 76 degrees 11 minutes east 155.4 feet and south 81 degrees 22 minutes east 155.4 feet and south 81 degrees 22 minutes east 100 feet to the land which by Deed dated November 29, 1948 and recorded among the land records of Baltimore County in Liber TBS No. 1718, folio 165, etc., was conveyed by William H.H. Grafft and wife to Hugo M. Gunnarsson and wife: thence binding on the outline of said land north 14 degrees 23 minutes east 44.17 feet to intersect the north 74 1/4 degrees west 598 feet line of the land which by Deed dated April 4, 1951 and recorded among the Land Records of aforesaid in Liber GLB No. 1954, folio 187 etc., was conveyed by Frances E. Dilworth, et al, to Ella M. Rogers, et al; thence binding on the last mentioned line north 72 degrees 20 minutes west 251.7 feet to a point in line with the center of the partition wall aforesaid; and thence through the said partition wall and continuing the same course in all south 17 degrees 30 minutes west 71 feet to the place of beginning. Containing .35 acres, more or less. The improvements thereon being known as No. 5308 Glen Arm Road.

**GRANTORS: CHARLES LOUIS OTTER and MARLENE ANN OTTER, his wife**
**GRANTEES: CHARLES J. OTTER**

Account ID: District - 11 Account Number - 1107083101

BEING the same property which by Deed, dated May 27, 2014, and recorded among the Land Records of Baltimore County, in Liber JLE No. 35060, folio 450, was granted and conveyed by Charles Louis Otter and Marlene Ann Otter unto Charles Louis Otter and Marlene Ann Otter, husband and wife, the said Charles Louis Otter and Marlene Ann Otter being the Grantors within.

TOGETHER with all improvements thereon and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging, or appertaining thereto.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantee, and to his personal representatives, heirs, and assigns, in fee simple, forever, but RESERVING UNTO THE GRANTORS A LIFE ESTATE in the property for their joint lives and the life of the survivor, without liability for waste. The Grantors also reserve, for their joint lives and the life of the survivor, the full power and authority during their joint lives and the life of the survivor to sell, convey and dispose of the property (but not to devise the property) in fee simple, and to retain absolutely as their or the survivor's own all of the proceeds thereof, thereby divesting the remainder granted by this deed. The Grantors also reserve for their joint lives and the life of the survivor the right to mortgage the entire fee simple estate in the property, including the remainder granted herein, and to retain absolutely as their or the survivor's own all of the proceeds thereof.

And the said Grantors do hereby covenant that they have not done nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby granted and conveyed; that they will warrant specially the property hereby granted and conveyed; and that they will execute such further assurances of said property as may be requisite.



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BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 36885, p. 0198, MSA_CE62_36741. Date available 11/23/2015. Printed 07/12/2022.

**GRANTORS:** **CHARLES LOUIS OTTER and MARLENE ANN OTTER, his wife**
**GRANTEES:** **CHARLES J. OTTER**

WITNESS the hand and seal of the said Grantors.

WITNESS:

_____ _____(SEAL)
CHARLES LOUIS OTTER

_____ _____(SEAL)
MARLENE ANN OTTER

I HEREBY CERTIFY that on this 28th day of August, in the year two thousand fifteen, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared CHARLES LOUIS OTTER, known to me (or satisfactorily proven) to be the person who executed the foregoing Deed as principal and acknowledged to me that he executed the same as his free act and deed for the purposes therein contained.

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

MICHELLE PRADA SOMERS
My Commission Expires
NOTARY PUBLIC
02-13-2016
BALTIMORE COUNTY, MD

_____
Notary Public
My Commission Expires: 2/13/16

I HEREBY CERTIFY that on this 28th day of August, in the year two thousand fifteen, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared MARLENE ANN OTTER, known to me (or satisfactorily proven) to be the person who executed the foregoing Deed as principal and acknowledged to me that she executed the same as her free act and deed for the purposes therein contained.

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

MICHELLE PRADA SOMERS
My Commission Expires
NOTARY PUBLIC
02-13-2016
BALTIMORE COUNTY, MD

_____
Notary Public
My Commission Expires: 2/13/16

**GRANTORS:** **CHARLES LOUIS OTTER and MARLENE ANN OTTER, his wife**
**GRANTEES:** **CHARLES J. OTTER**

I HEREBY CERTIFY that this Deed was prepared by or under the supervision of an attorney duly admitted to practice before the Court of Appeals of Maryland.

Brianna Davidson Jarrett, Esquire

**Return to:** **Law Offices of Nomiki Bouloubassis Weitzel & Associates, LLC**
**7652 Belair Road**
**Baltimore, MD 21236**
**(410) 663-9400**



BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 36885, p. 0199, MSA_CE62_36741. Date available 11/23/2015. Printed 07/12/2022.

NOTE: As of 5/2007, the gray shading has been rem[illegible]m the Intake Sheet to improve readability. The Intake Sheet is designed as an 8 1/2" x [illegible] document. You may need to adjust your printer settings to accomplish this. The Clerk will only accept the Intake Sheet in full 8 1/2" x 14" page size.

This form is fillable and can be completed using your PC. You can save the form to your PC for reuse but the information you input will not save (unless you have installed Adobe Acrobat or Adobe Approval software on your PC). For this reason, you should print the form once it is completed and make the appropriate number of copies - at least 4 copies.

# 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.*

(Type or Print in Black Ink Only--All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

**1 Type(s) of Instruments** (☐ Check Box if addendum Intake Form is Attached.)

☑ Deed / Deed of Trust ☐ Mortgage / Lease ☐ Other _____ ☐ Other _____

**2 Conveyance Type Check Box**

☐ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]

**3 Tax Exemptions (if applicable) Cite or Explain Authority**

Recordation: TRANSFER FROM
State Transfer: HUSBAND & WIFE
County Transfer: TO SON (Free Simple To Life Estate w/Powers)

**4 Consideration and Tax Calculations**

| Consideration Amount | |
|---|---|
| Purchase Price/Consideration | $0 |
| Any New Mortgage | $0 |
| Balance of Existing Mortgage | $0 |
| 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 | |

AND TO SURE 40.00
RECORDING FEE 20.00
TOTAL 60.00
Rec'd: BA01 Rcpt # 19814
JLE TD Blk # 1291
Nov 17, 2015 09:50 a
Tax Bill:
C.B. Credit:
JLE BA01
Nov 17, 2015 09:51 a
11-17-2015

**5 Fees**

| Amount of Fees | Doc. 1 | Doc. 2 |
|---|---|---|
| Recording Charge | $ 20 | $ |
| Surcharge | $ 40 | $ |
| State Recordation Tax | $ | $ |
| State Transfer Tax | $ | $ |
| County Transfer Tax | $ | $ |
| Other | $ | $ |
| 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)(i).

| District | Property Tax ID No. (1) | Grantor Liber/Folio | Map | Parcel No. | Var. LOG |
|---|---|---|---|---|---|
| 11 | 1107083101 | 35060/00450 | 0053 | 0295 | (5) |

| Subdivision Name | Lot (3a) | Block (3b) | Sect/AR (3c) | Plat Ref. | SqFt/Acreage (4) |
|---|---|---|---|---|---|
| | | | | | 15,246 SF |

Location/Address of Property Being Conveyed (2): 5308 Glen Arm Road

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): Charles Louis Otter, Marlene Ann Otter
Doc. 2 – Grantor(s) Name(s):
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): Charles J. Otter
Doc. 2 – Grantee(s) Name(s):
New Owner's (Grantee) Mailing Address: (Address Of Record)

**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: A. Brenner
Firm: Law Office Of Nomiki B. Weitzel & Assoc., LLC
Address: 7652 Bel Air Road, Baltimore, MD 21236
Phone: (410) 663-9400

☒ Return to Contact Person
☐ Hold for Pickup
☒ Return Address Provided

**11 Assessment Information**

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

☐ 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).

Space Reserved for County Validation

**Assessment Use Only – Do Not Write Below This Line**

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification
Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

| | 20 | 20 | | | | |
|---|---|---|---|---|---|---|
| Year | | | Geo. | Map | Sub | Block |
| Land | | | Zoning | Grid | Plat | Lot |
| Buildings | | | Use | Section | Occ. Cd. | |
| Total | | | Town Cd. | Ex. Cd. | | |

REMARKS:

☐ COUNTY TRANSFER TAX
Per _____ ART 11 TITLE 3 SUBTITLE 2, 11-3-202

☐ RECORDATION TAX
Per _____ T.P. ART 12-108

Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
Date _____

RESET FORM | PRINT FORM on 8 1/2 x 14 | Submit 4 copies

Distribution: White – Clerk's Office, Pink – Office of Finance, Canary – SDAT, Goldenrod – Preparer

AOC-CC-300 (5/2007)

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# ZAC AGENDA

**Case Number:** 2022-0172-A **Reviewer:** Gary Hucik
**Existng Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL
**Type:** ADMINISTRATIVE VARIANCE
**Legal Owner:** Kyle and Kimberly O'haro
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No **Flood Plain:** No **Historic:** Yes **Election Dist:** 13 **Council Dist:** 1

**Property Address:** 1603 S ROLLING RD
**Location:** Property located on the Southeast side of S. Rolling Rd., 134 feet Northwest to centerline of Linden Lane.

**Existing Zoning:** DR 2 **Area:** 5.04 ACRES
**Proposed Zoning:**
ADMINISTRATIVE VARIANCE:
BCZR 400.1: To permit the reconstruction of an accessory building (well house) located in the side yard in lieu of the required rear yard.
**Attorney:** Not Available
**Prior Zoning Cases:** None
**Concurrent Cases:** None
**Violation Cases:** None
**Closing Date:** 08/22/2022

**Miscellaneous Notes:**

---

**Case Number:** 2022-0173-A **Reviewer:** Jason Seidelman
**Existng Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL
**Type:** ADMINISTRATIVE VARIANCE
**Legal Owner:** Charles Otter
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

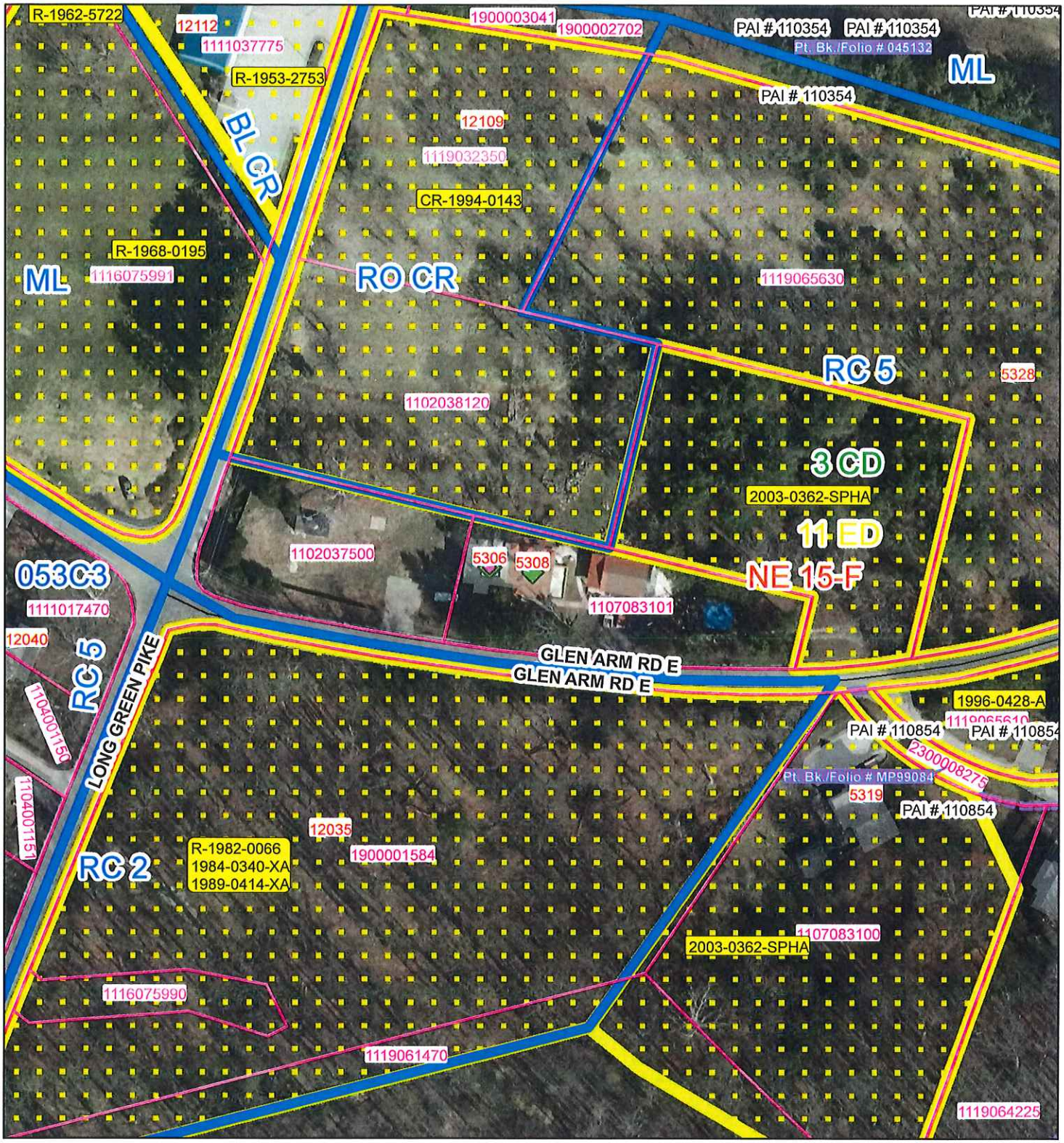
**Property Address:** 5308 GLEN ARM RD
**Location:** Property located on the Northside of Glen Arm Rd. (20 feet), 208 feet East of Centerline of Long Green Pike. (20 feet).

**Existing Zoning:** RC 5 **Area:** .35 ACRES
**Proposed Zoning:**
ADMINISTRATIVE VARIANCE:
BCZR 400.1: To permit an accessory structure (pole barn) to be erected in front and side yard in lieu of the required rear yard placement.
**Attorney:** Not Available
**Prior Zoning Cases:** None
**Concurrent Cases:** None
**Violation Cases:** None
**Closing Date:** 08/22/2022

**Miscellaneous Notes:**

---

# 5308 Glen Arm Road




Publication Date: 7/25/2022

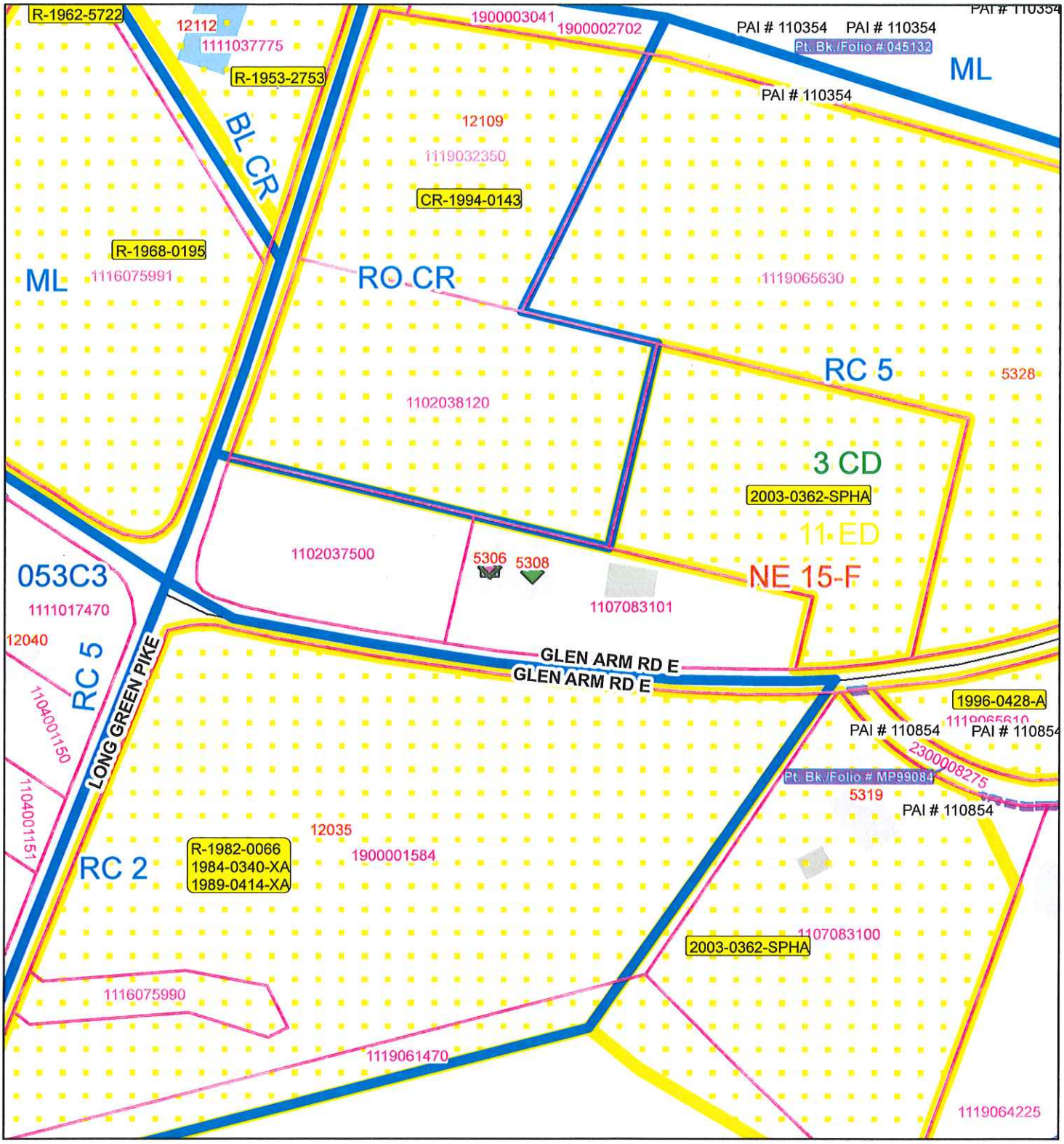
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N W E S

0 25 50 100 150 200 Feet

1 inch = 100 feet

# 5308 Glen Arm Road




Publication Date: 7/25/2022

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Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N W E S

0 25 50 100 150 200 Feet

1 inch = 100 feet