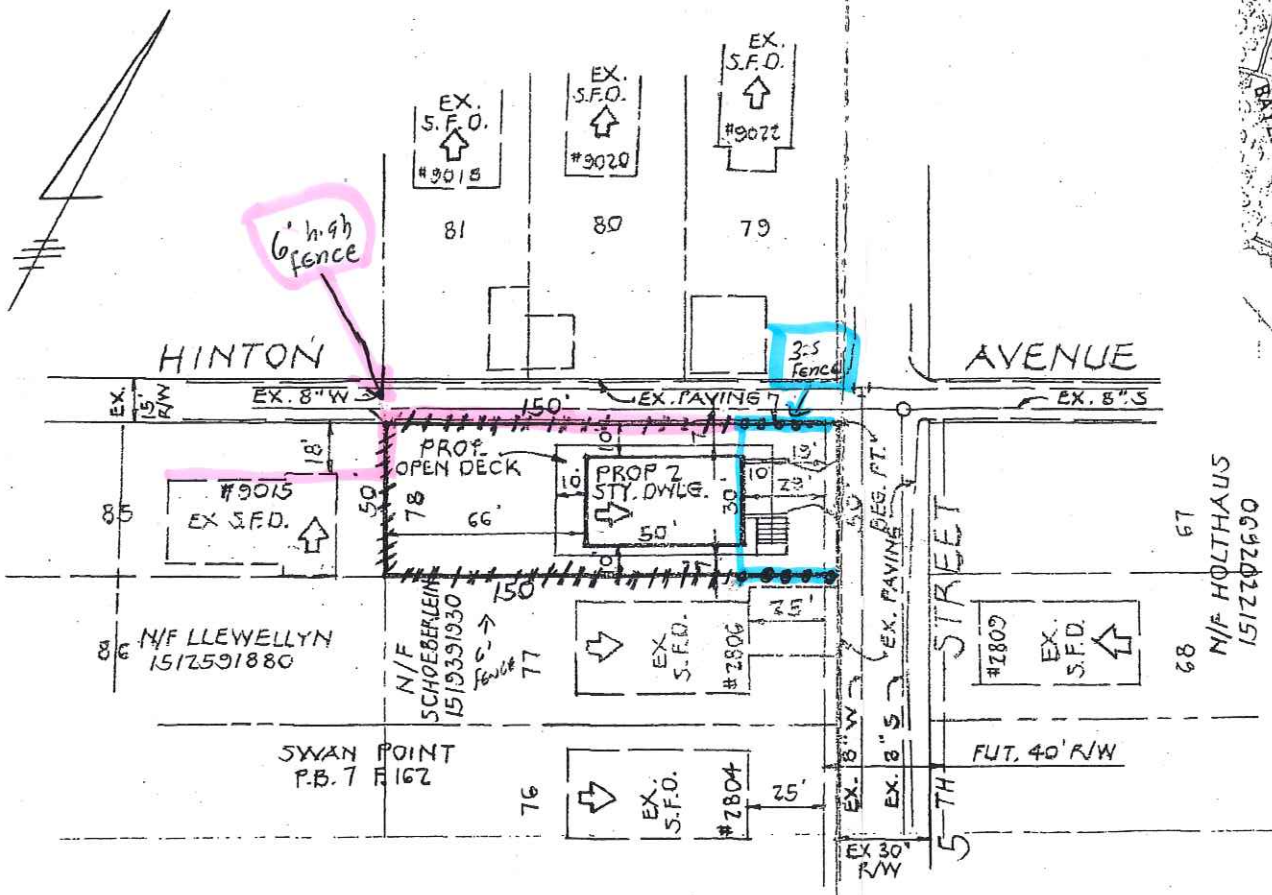
Case No.: 2022-217-A 2808 5th St.

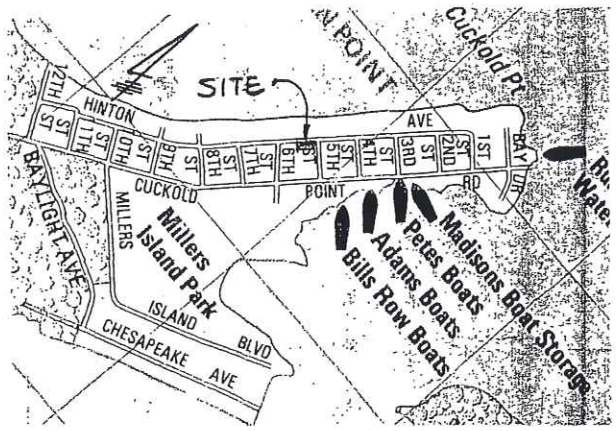
Sparrows Point

Exhibit Sheet

12-2-22 DW

	Petitioner/Developer	Protestants
No. 1	Site Plan	
No. 2	Deed filed 9/13/2022	
No. 3 3A-3N	Photos Street View	
No. 4	Letters of Support	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





VICINITY MAP
SCALE 1" = 1000'

NOTES

1. ZONING.....DR 5.5 (MAP NO. 112B2)
2. AREA.....7,500 S.F. = 0.172 ACRE
3. NO PREVIOUS ZONING HISTORY OR VIOLATIONS KNOWN
4. SITE IS LOCATED IN CBCA AND FLOOD ZONE A9.
5. PUBLIC WATER AND SEWER IS EXISTING
6. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS EXIST
7. Fence is setback 2.5ft. off property Line along Hinton Ave.

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER
MARK FABISZAK
5012 E. EAGER STREET
BALTO., MD. 21205
DEED REF.: L18919 L.715
PROP. NO. 1508801840

Scale 1" = 40'

2022-0217-A

Pet Ex: 1

Dulaney Title & Escrow, LLC
File No. **22-PZ-046**
Tax ID # **15-1508801840**

lot 2

This Deed, made this 29th day of July, 2022, by and between **CMW Properties, LLC**, a Maryland Limited Liability Company, GRANTOR, and **Robert Alvis** and **Fiona Chuo**, GRANTEES.

Witnesseth –

That in consideration of the sum of Six Hundred Twenty-Nine Thousand Three Hundred and 00/100 Dollars ($629,300.00), the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

All that lot of ground situate in the County of Baltimore State of Maryland and described as follows, that is to say:

Being known and designated as Lot No. 78, on the Plat of Swan Point, which Plat is recorded among the Plat Records of Baltimore County in Plat Book No. 7, folio 162.

For Informational Purposes Only: The improvements thereon being known as 2808 5th Street, Sparrows Point, MD 21219. Tax ID/Parcel No. 15-1508801840

BEING the same property which, by Deed dated February 26, 2021, and recorded among the Land Records of the County of Baltimore, State of Maryland, in Liber No. 44602, folio 345, was granted and conveyed by PLP III, LLC unto CMW Properties, LLC.

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 tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Robert Alvis and Fiona Chuo, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

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LR - Deed (w Taxes)
Recording only ST20.00
Name: ALVIS
Ref:
LR - Deed (with Taxes)
Surcharge          40.00
LR - Deed State
Transfer Tax   1,573.25
LR - NR Tax - lkd 0.00
======================
SubTotal:      1,633.25
======================
Total:         1,693.25
09/13/2022  09:46
                CC03-SLF
#16602934 CC0301 -
Baltimore
County/CC03.01.17 -
Register 17
```

Pet Ex: 2

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 47338, p. 0032, MSA_CE62_47195. Date available 09/15/2022. Printed 11/09/2022.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

CMW PROPERTIES, LLC

Witness

By: _____(SEAL)
Melvin Wolinski, Authorized Member

STATE OF MARYLAND
COUNTY OF Baltimore } ss

I hereby certify that on this 29th day of July, 2022 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Melvin Wolinski, Authorized Member of CMW PROPERTIES, LLC, and that as such officer, being authorized to do so, executed the aforegoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself as such officer and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all, or substantially all, of the property and assets of the limited liability company, giving oath under penalties of perjury that the consideration recited herein is correct.

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

Notary Public

My Commission Expires: 7.7.23

Paula Pizza
NOTARY PUBLIC
BALTIMORE CITY
MARYLAND
MY COMMISSION EXPIRES July 7, 2023

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.

Wayne S. Goddard, Attorney

AFTER RECORDING, PLEASE RETURN TO:

Dulaney Title & Escrow, LLC
515 East Joppa Road
Suite 202
Towson, Maryland 21286

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 47338, p. 0033, MSA_CE62_47195. Date available 09/15/2022. Printed 11/09/2022.

Pet Ex: 3
2022.0217.A

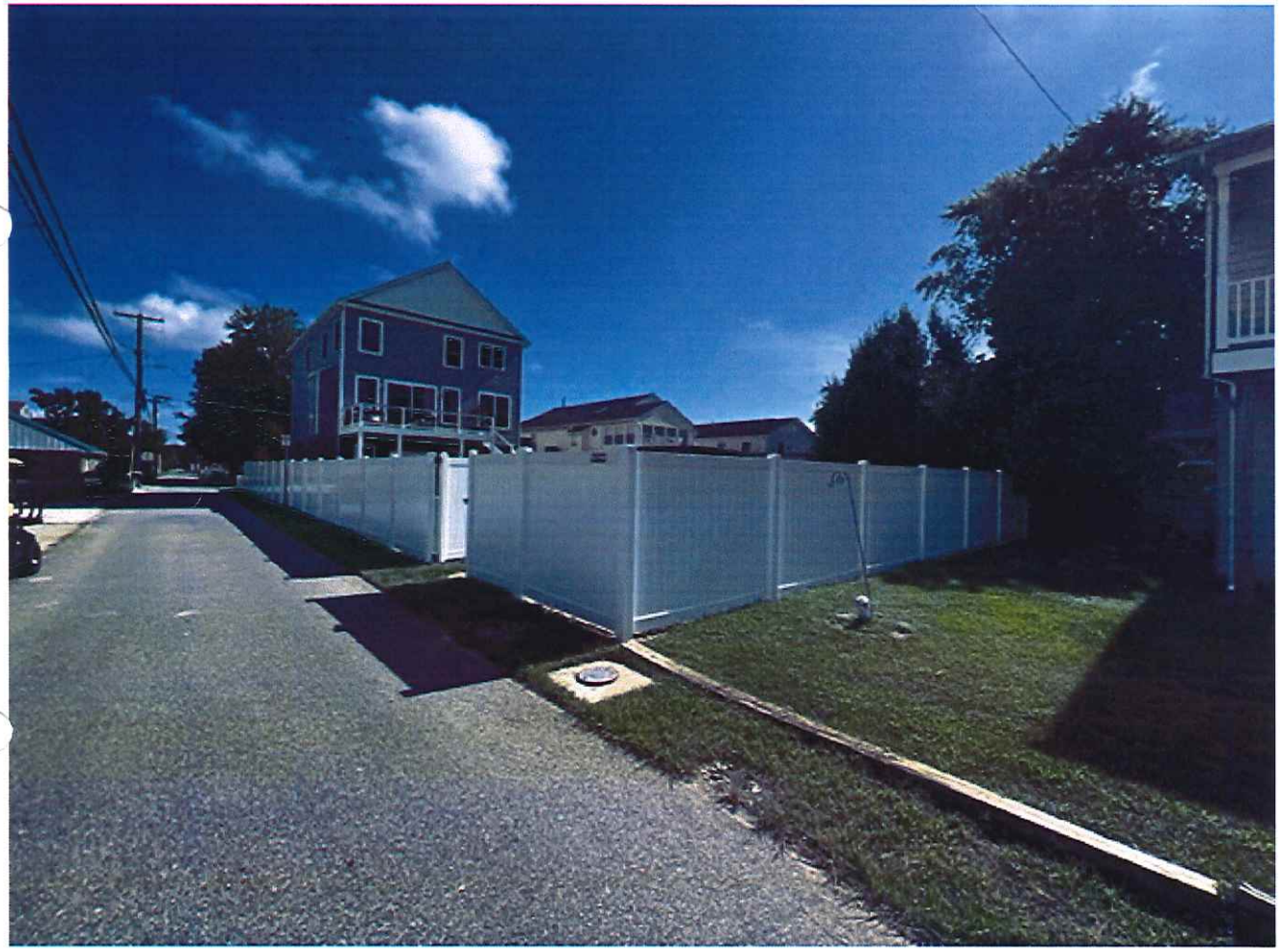
2808 5th St Fence Pictures

2808 5th St fence photos

2808 5th St and 9015 Hinton property line

Pet 3A

2808 5th St fence photos



View down Hinton Ave

Pet 3B

2808 5th St fence photos

View along Hinton Ave. Note, stop sign clearly visible and unobstructed

Pet 3C

2808 5th St fence photos

View from corner of 5th and Hinton ave

Pet 3D

2808 5th St fence photos

View south on corner of Hinton Ave and 5th st. The view down Hinton is not obstructed by the fence

Pet 3E

2808 5th St fence photos

Front left of 2808 5th st

Pet 3 F

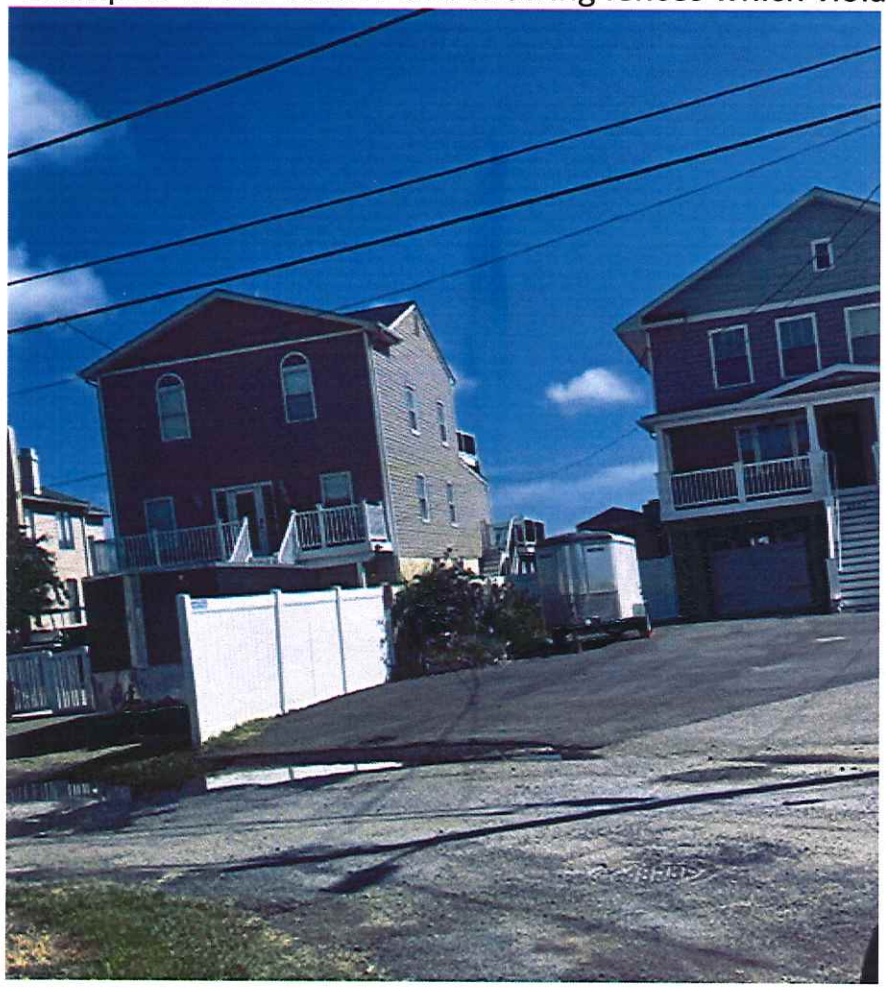
Examples of Fences which are in apparent violation in Swan Point

Examples within Swan Point showing fences which violate "front face" rule. Geo locations can be provided upon request

Ex 1. Nearly identical setup to 2808 5th st. This property is a corner lot, and the image clearly shows a 6ft fence beyond the front face of neighboring property

Pet 3G

Examples within Swan Point showing fences which violate "front face" rule. Geo locations can be provided upon request



Ex 2. Fence is 6ft well beyond front face of neighbor property

Pet 3 A

Examples within Swan Point showing fences which violate "front face" rule. Geo locations can be provided upon request

Ex 3. Fence is 6ft along Hinton ave and is beyond the front face of the neighboring property

Pet 3 I

Examples within Swan Point showing fences which violate "front face" rule. Geo locations can be provided upon request

Ex 4. Corner lot with fence >42in in height all the way to the street edge

Pet 3 J

Examples within Swan Point showing fences which violate “front face” rule. Geo locations can be provided upon request

Ex 5. Fence does not obey the front face property line rule

Pet 3K

Examples within Swan Point showing fences which violate "front face" rule. Geo locations can be provided upon request

Ex 6. 6ft privacy fence extends beyond the front face of the neighboring propety

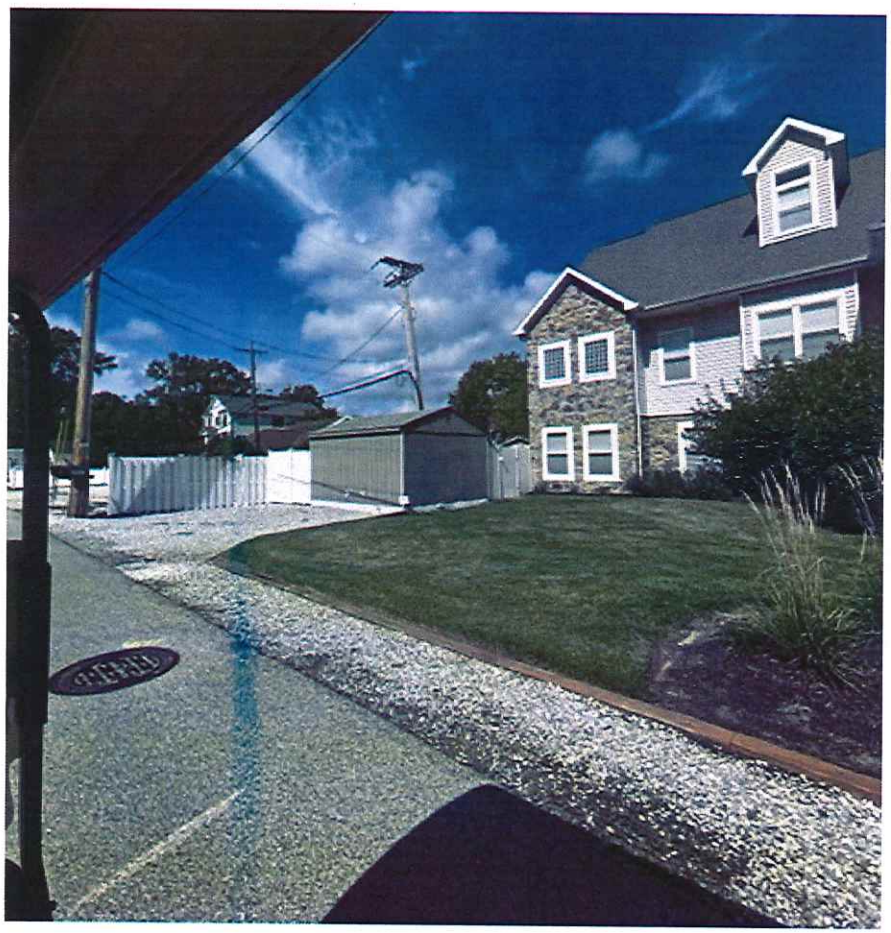
Pet 3L

Examples within Swan Point showing fences which violate "front face" rule. Geo locations can be provided upon request

Ex 7. 6ft privacy fence extending all the way to the road

Pet 3 M

Examples within Swan Point showing fences which violate "front face" rule. Geo locations can be provided upon request



Ex 8. 6ft privacy fence extending all the way to the road

Pet 3N

UNCONTESTED FENCE WAIVER AFFIDAVIT

To Whom it may concern,

Regarding CASE NUMBER CC2211532 of Baltimore County Codes and Regulations.

I, Charles Wolinski, the owner of 2809 5th St., Sparrows Point, MD 21909 and residing at this address on this date the of September 2022, am writing this affidavit in support of the fence built on 2808 5th St, Sparrows Point. I face no obstruction nor discomfort with the fence's height. I also do not contest that the fence along Hinton Ave in any way obstructs or restricts a motorist's view in any way. All county signage is on the street side of the setback or clearly visible above the 42-inch section. I do not recommend the owners of 2808 5th St remove or lower the fence height and as a result I do not contest to the presence of the fence on 2808 5th St.

Respectfully,

Charles Wolinski CMW Properties, LLC

Dated: 9-18-2022

Pet 4-A

UNCONTESTED FENCE WAIVER AFFIDAVIT

To Whom it may concern,

Regarding CASE NUMBER CC2211532 of Baltimore County Codes and Regulations.

I, Richard Stryjewski, the owner of 9026 Hinton Ave, Sparrows Point, MD 21909 and residing at this address on this date the of September 2022, am writing this affidavit in support of the fence built on 2808 5th St, Sparrows Point. I face no obstruction nor discomfort with the fence's height. I also do not contest that the fence along Hinton Ave in any way obstructs or restricts a motorist's view in any way. All county signage is on the street side of the setback or clearly visible above the 42-inch section. I do not recommend the owners of 2808 5th St remove or lower the fence height and as a result I do not contest to the presence of the fence on 2808 5th St.

Respectfully,

Richard Stryjewski

Dated:

Pet 4B

UNCONTESTED FENCE WAIVER AFFIDAVIT

To Whom it may concern,

Regarding CASE NUMBER CC2211532 of Baltimore County Codes and Regulations.

I, Thomas D'Alleva, the owner of 9015 Hinton Ave, Sparrows Point, MD 21909 and residing at this address on this date the 9th of September 2022, am writing this affidavit in support of the fence built on 2808 5th St, Sparrows Point. A section of the 6ft fence built on 2808 5th St property line is beyond my property's front building line, which the owners of 2808 5th st were recently issued a code enforcement correction notice pursuant to. My home is a 3-story building and is windowless on the ground floor/basement in the direct line of sight of the fence on the relevant side. As a result, I face no obstruction nor discomfort with the fence's height. I prefer the fence as I have noticed it prevents trucks/vehicles from driving into my property. I also do not contest that the fence along Hinton Ave in any way obstructs or restricts a motorist's view in any way. All county signage is on the street side of the setback or clearly visible above the 42-inch section. I do not recommend the owners of 2808 5th St remove or lower the fence height and as a result I do not contest to the presence of the fence on 2808 5th st being past my front building line, as the most affected party in this matter besides the owners of 2808 5th st.

Respectfully,

Dated: 9-9-22

Pet 4C