IN THE MATTER OF MILTON SHAW AND JEAN SOBUS, LEGAL OWNERS AND PETITIONERS FOR SPECIAL HEARING ON THE PROPERTY LOCATED AT 1306 IVY HILL ROAD	*	BEFORE THE BOARD OF APPEALS OF
8th ELECTION DISTRICT 3rd COUNCIL DISTRICT	*	BALTIMORE COUNTY
	*	Case No.: 23-111-SPH

* * * * * * * * * * * * *

OPINION

This matter comes before the Baltimore County Board of Appeals ("Board") as an appeal of the decision of Administrative Law Judge ("ALJ") Maureen E. Murphy dated August 7, 2023, denying a Petition filed by Milton Shaw and Jean Sobus ("Petitioner") owners of the property located at 1306 Ivy Hill Road ("Property") requesting a Special Hearing to allow a 1.21 acre unimproved parcel zoned R.C.4 to be a buildable lot.

The appeal was heard *de novo* by this Board on January 24, 2024. A virtual public deliberation was held on March 19, 2024.

Petitioner was represented by Lawrence E. Schmidt, Esquire. Petitioner's counsel proffered testimony and evidence that was corroborated through the testimony of Petitioner Shaw and W. Carl Richards, former employee of the Baltimore County Zoning Office, who was accepted as an expert witness in the application and interpretation of the Baltimore County Zoning Regulations.

Protestants were represented by Renee Hamidi of the Valleys Planning Counsel. Dr. Ralph Brown, M.D., Oregon Ridge Nature Center Council President, and Michelle Spiziri, a local resident, testified on behalf of the Protestants.

A. Ownership History of the Property

The property is 1.214 acres of unimproved land located on Ivy Hill Road in a residential area and adjacent to Oregon Ridge Park. Baltimore County land records, specifically a deed between The Worthington Valley Company (Grantor) and Estate of C. Wilbur Miller (Grantee) dated July 11, 1956, Liber 2968, Folio 497, pages 505-506), documents the Property as part of a tract of land measuring 22.29 acres (Petitioner's Ex. 12). On November 1, 1962, a deed was recorded noting a conveyance of the tract by the Estate of Mr. Miller to the First National Bank of Maryland (Petitioner's Ex. 11, Deed dated November 1, 1962, Liber 4077, Folio 169.) The Property was created as a single lot of record in 1976 when on April 7 of that year, Baltimore County acquired 21.07 acres of the 22.29 acre tract from First National Bank for the purpose of expanding Oregon Ridge Park, a large park owned by the County (Petitioner's Ex. 9, a Deed between First National Bank and Baltimore County dated April 7, 1976 and recorded at Liber 5629, Folio 868) leaving the then owner (First National Bank) a remainder 1.2 acre lot which is the lot at issue. Since that transaction, the Property was twice conveyed. On January 16, 1990, the Property was then conveyed by First National Bank to Elizabeth Fenwick, Davison White, and Thomas Whedbee (Petitioner' s Ex. 7, Deed dated January 16, 1990, Liber 8394, Page 261) who later conveyed the Property to the Petitioner in 1997 who have been the owners of record since the date of the conveyance. (Petitioner's Ex. 6, Deed dated June 20, 1997, Liber 0012263, Page 147).

B. History Zoning in Baltimore County

The history of zoning in Baltimore County[1] reveals that in 1945 Baltimore County

[1] A-Historical-Review-of-the-P-Z-of-Rural-BC1.pdf (thevpc.org), Budesheim, Solomon, and Dillon, December 2014.

established six zones, Zones A – F and promulgated corresponding regulations. In 1955, the County's zoning regulations were amended, making substantial changes to the classifications. In 1970, the County Council made additional changes to the zoning classifications including the introduction of a rural zone (Rural Deferred Planning, ("RDP.") This classification was in existence until the Council adopted the R.C. zones in 1975. The R.C.5 zone was established in 1975, and the R.C.4 was established by the County Council via the enactment of Bill 178-79 (Petitioner's Ex. 23). In 1979, R.C. zones were codified into Baltimore County Zoning Regulations ("BCZR"). In 2000, the County underwent the quadrennial Comprehensive Zoning Map Process ("CZMP.")

C. History of Zoning for this Property

As Mr. Richards, Petitioner's expert witness and former employee of Baltimore County's Zoning Office, testified, the Property was part of the tract that was zoned RDP in 1970 and then zoned R.C.5 in 1975. It remained R.C.5 from 1975 until 2000. In the 2000 CZMP, the Property's zoning was changed from R.C.5 to R.C.4 (Petitioner's Ex. 27) and has remained R.C.4 since the reclassification.

ARGUMENTS PRESENTED

I. Petitioner

A. This Property/Lot Is Grandfathered As A Buildable Lot And Was Compliant With The Applicable Regulations When Created

Petitioner argues that the Property is grandfathered as a buildable lot and was compliant with the regulations in existence at the time the Property was created. To support this argument, Petitioner relied on the provisions of R.C.4 zone governing development of a property zoned R.C.4 which set out three scenarios establishing the minimum lot size for development/

subdivision in that zone, none of which apply to the current facts presented in this case because the 1.2 acre Property is substantially less than the six to ten acre lots discussed in BCZR § 1A03.4 which states in part, that a property *between six and ten acres* can be *subdivided to create two lots,* and each created lot must be a minimum of three acres. Although this regulation is not applicable for the aforesaid reasons, Petitioner asks the Board to consider that two of the scenarios discussed, including optional development set forth in BCZR §1A03.6, requiring each lot be no less than one acre, a requirement that this property satisfies. Additionally, Petitioner contends that since the regulations do not specifically pertain to the Property at issue in this case, the Property should meet the buildable lot requirements as a valid and lawful "Lot of Record" defined in BCZR §101.1 since it is "a parcel of land with boundaries as recorded in the land records of Baltimore County on the same date as the effective date of the zoning regulation which governs the use, subdivision or other condition thereof."

For these aforesaid reasons, Petitioner asks the Board to determine that the property at issue is grandfathered as a buildable lot and therefore is compliant with applicable regulations.

B. Lot Has Been Approved by The Department of Environmental Protection and Sustainability ("DEPS")

Petitioner also argues that since DEPS approves the location and area of the conservancy lot in a R.C.4 cluster subdivision and effectively controls the development proposed due to the environmental constraints associated with properties located with the zone, it is important to note that DEPS has approved an existing well on the Property (Petitioner's Ex. 2, 17 and 18) and has also approved a proposed septic system[2] (Petitioner's Ex. 14) for this area. They further contend

[2] There are no public water and sewer facilities in the immediate area and any residential use of the property would require a functioning well and septic system.

that despite "Protestants assertions to the contrary, there was no proof offered that the development of this single lot with one dwelling will cause any environmental degradation or impact." (Petitioner's Memo, p. 9.) They also addressed Protestants concerns regarding the environmental impact of an alleged stream noting that Protestants offered no exhibits depicting a stream with both Mr. Shaw and Dr. Brown testifying that during rain events, there is a low area to the rear of the Property that "gets wet" making Protestants assertions of such an impact speculative. (Petitioner's Memo p. 10.)

Petitioner further argues that Protestants' opposition "is not based on the actual circumstances related to this specific matter, but an overriding objection to any development in the area…likening it to uncontrolled development in their neighborhood and "death by one thousand cuts." (Petitioner's Memo p. 11.) Petitioner contends that the Protestants are requesting the Board to impose a moratorium on development in the area which is beyond the Board's authority and such authority rests solely with the County Council stating if "the Council sees fit to eliminate/restrict development in this area of Baltimore County or in the R.C.4 zone; it may enact such legislation to do so." (Petitioner's Memo, p. 11.)

C. Equity, Precedence, and Consistency with Similar BCZR Provisions

Petitioner further argues that a denial of the relief would lead to an "unfair and untenable result" and to assert that the Petitioner should not be able to build a house on a lot similar in size with their neighbors, lawfully created even before they owned it, and compliant with the applicable lot size requirements when created is fundamentally unfair and improper. (Petitioner's Memo p. 11.)

Both Mr. Richards and Mr. Shaw testified that the Property is worthless unless it is buildable. Additionally, Petitioner argues that the Board should consider the approval of the

Property as a buildable lot because the underlying intent of their request is consistent with BCZR § 103.5.D which states that lots of record in existence prior to December 1, 1985 may be residentially developed even if not meeting the area and/or density requirement of the applicable zone area and/or density requirements of the applicable zone despite the section only applying to properties in the Chesapeake Bay Critical Area. Finally, they argue the Board should consider the equitable relief recently granted in the *Matter of Mark Krebs, et. Al.*, Case No. 22-52- SPHA which based on the Board's rationale held that an undersized and vacant R.C.2 zoned lot was, as in this case, not now being created but was a lawful lot of record that could be improved with a detached single-family dwelling and said lot would be without value if it was not buildable.

II. Protestants

A. The Protestants put several questions before the Board to consider when making its determination of whether the Special Hearing request should be granted.

1. When was the property created?

The first question to address is when was the property created? The Protestants state that the earliest the Property might possibly be considered to have been "created" is April 7, 1976, when a description of a 21.076 acre parcel was included in the deed transferring land to Baltimore County. Prior to that date, they state that deeds described a 22.29-acre parcel. They argue that for "unknown" reasons, a 1.214-acre part of the 22.29-acre parcel was not included with a potential explanation that the actual date of creation of the 1.214-acre parcel was January 16, 1990, the first time a deed was recorded that included the boundaries of the parcel. Protestants concede that by the time the instant property was created, the larger 22.29-acre parcel that it had been part of was zoned R.C.5.

2. Is §1A04.3.b. (1) the controlling law for the case at hand thus rendering the property non-compliant?

Protestants ask the Board to rely on the language of §1A04.3.B.1.a., which states:

"A lot having an area of less than one and one-half acres may not be created in an R.C.5 Zone. The maximum gross residential density is 0.5 dwelling per acre." (Protestants' Memo p. 3.) They argue that when reading §1A04.3.B.1.a, the Property should not have been created, in 1990 nor in 1976 because in 1975, when the R.C.5 zone was created, the maximum allowed gross residential density was 0.667 dwelling per acre. They contend that was changed to 0.5 dwelling per acre in 2005; thus, using the original 0.667 dwelling per acre calculation, the instant property would have had to have been 1.334 acres to have a residential density. They conclude that when the Petitioner purchased the instant property in 1997, it was zoned R.C.5 and had no density.

Protestants further contend that in 1997, Petitioner could have availed themselves to the provisions of §1A04.3.b.(1), which allows "The owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement ... may apply for a special hearing under Article 5 to alter the minimum lot size requirement," stating the Petitioner appears to be trying to do this now. (Protestants' Memo p. 3.) They also note that the Property was rezoned to R.C.4 in the 2000 CZMP, and it is unclear whether the Petitioner protested the rezoning. They further argue that since §1A03.4.B.4 states, in determining lot density for R.C.4, "Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the land records of Baltimore County with the approval of the Baltimore County Department of Planning on or before December 22, 1975, and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone, may be approved for residential

development in accordance with the standards prescribed and in force at the time of the lot recordation" finding that the instant property was not recorded on or before December 22, 1975. On that date, it was still part of a larger parcel. (Protestants' Memo p. 4.)

Protestants then suggested the Board look for further guidance in forming an opinion as to whether any density currently exists to the BCZR for R.C.4. They argue that when the Petitioner purchased the Property, it had no density; however, they admit that Property does not fall into either of those categories wherein density is discussed in § 1A03.4.B.1.a., since the section only references tracts with a gross area of less than six acres ("may not be subdivided") and tracts with a gross area of between six and ten acres ("may not be subdivided into more than two lots (total), each of which must be at least three acres") rendering the regulations for lots in R.C.4 "remarkably unhelpful."(Protestants' Memo p. 4.)

Finally, the Protestants ask the Board to consider the intent behind the creation of the R.C.4 (Watershed Protection) Zone. Per §1A03.1, "... major, high-quality sources of water supply for the entire Baltimore Metropolitan Area and for other neighboring jurisdictions lie within Baltimore County and that continuing development in the critical watersheds of those water supply.

APPLICABLE LAW

§ 500.7. - Petitions for public hearing; notice. [Bill No. 18-1976]

> The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to

determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

With respect to any zoning petition other than a petition for a special exception, variance or reclassification, the Zoning Commissioner shall schedule a public hearing for a date not less than 30 days after the petition is accepted for filing. If the petition relates to a specific property, notice of the time and place of the hearing shall be conspicuously posted on the property for a period of at least 15 days before the time of the hearing. Whether or not a specific property is involved, notice shall be given for the same period of time in at least two newspapers of general circulation in the county. The notice shall describe the property, if any, and the action requested in the petition. Upon establishing a hearing date for the petition, the Zoning Commissioner shall promptly forward a copy thereof to the Director of Planning (or his deputy) for his consideration and for a written report containing his findings thereon with regard to planning factors.

SECTION 1A03 - R.C.4 (Watershed Protection) Zone

§ 1A03.1. - Findings and legislative policy. [Bill No. 178-1979]

The County Council finds that major, high-quality sources of water supply for the entire Baltimore Metropolitan Area and for other neighboring jurisdictions lie within Baltimore County and that continuing development in the critical watersheds of those water supply sources is causing increased pollution and sedimentation in the impoundments, resulting in increasing water treatment costs and decreasing water storage capacity. The R.C.4 zoning classification and its regulations are established to provide for the protection of the water supplies of metropolitan Baltimore and neighboring jurisdictions by preventing contamination through unsuitable types or levels of development in their watersheds.

§ 1A03.2. - Rezoning by petition. [Bill No. 178-1979]

No petition for reclassification of property in an R.C.4 Zone may be granted unless a registered professional engineer, architect, landscape architect or land surveyor first certifies that:

A. The parcel of land under petition lies at least 200 feet from the property line of any public water reservoir;

B. The parcel lies at least 300 feet from any first or second order or greater stream that flows directly into a public water reservoir;

C. That the parcel lies at least 300 feet from any third order or greater stream that flows directly or indirectly into a public water reservoir;

D. No more than 30 percent of the parcel has a slope of more than 20 percent;

E. The parcel does not lie within a 100-year floodplain; and

F. As shown by an environmental impact statement, the manner in which proposed reclassification will affect water quality in the watershed or any public water reservoir.

For the purpose of this section, streams are classified by order as shown on the map of stream orders adopted by the Planning Board on March 25, 1976.

§ 1A03.4. - Height and area regulations.

A. Height. No structure hereafter erected in an R.C.4 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.

B. Area regulations. [Bill Nos. 178-1979; 113-1992]

1. Lot density.

a. A tract to be developed in an R.C.4 Zone with a gross area of less than six acres may not be subdivided, and a tract to be developed with a gross area of at least six acres but not more than ten acres may not be subdivided into more than two lots (total), each of which must be at least three acres, except as otherwise provided in Section 103.3 or in Paragraph 4 below.

b. The maximum gross density of a tract to be developed with a gross area of more than ten acres is 0.2 lot per acre. Any lots created hereafter, except as provided in Paragraph 4 below, shall be in accordance with the following standards for rural cluster development:

(1) A minimum of 70 percent of the gross area of the tract to be developed shall be designated as the conservancy area. Only one of the permitted dwelling units, including any existing dwellings, may be located in the conservancy area. The conservancy area is subject to the standards contained in Section 1A03.5.

(2) All of the remaining permitted density shall be located in the building area on lots with a minimum lot size of one acre.

(3) Subject to the conditions of the performance standards of Section 1A03.5.G, any building or structure officially included on the preliminary or final list of the Landmarks Preservation Commission or the National Register of Historic Areas, and included in the conservancy area, need not be included in the calculation of the total permitted density, subject to the following requirements:

(a) There is an area of sufficient size surrounding the building, structure or landmark to preserve the integrity of its historic setting;

(b) An overall photographic and written description of the building, structure or landmark identified for preservation has been submitted; and

(c) Documentation of the preservation, restoration and protection for the building, structure or landmark has been submitted and approved by the Director of Planning prior to issuance of any building permit for the development.

§1A03.6- Optional development in R.C.4 Zones. [Bill No. 107-1994]

A. In an R.C.4 Zone, a tract with a gross area of more than ten acres may be developed at the developer's option at a maximum gross density of 0.1 lot per acre. The minimum lot size is one acre.

B. The lots which are created for the tract shall each be subject to a permanent preservation easement to be prepared and recorded in accordance with the requirements of Section 1A03.5.D.

C. Only one principal dwelling is permitted on any lot in an R.C.4 Zone, except that a tenant dwelling may be approved for the tract in accordance with Section 1A03.4.B.5.

D. No structure or dwelling shall be situated within 75 feet of the center line of any street or within 50 feet of any lot line other than a street line.

E. The development plan for a tract to be developed under this section shall delineate a diagrammatic conservancy area which is equal to a minimum of 70 percent of the gross tract acreage as determined by Section 1A03.5.A.1. The conservancy area shall remain undisturbed except as utilized as provided in Section 1A03.5.G.1, 2 or 3.

F. A development plan shall be submitted to the Baltimore County Planning Board for its review and recommendations if the site:

1. Contains areas of significant contiguous agricultural resources as determined by the amount, location and suitability of the soils which are used for or have the potential for agricultural activity as defined in § 33-6-101 of the Baltimore County Code and is located within the master plan designated "agricultural protection area";

2. Contains forest resources which include or are adjacent to critical habitat areas as defined in § 33-6-101 of the Baltimore County Code; or

3. Contains or is contiguous to historic landmarks or districts recognized or listed by the Baltimore County Landmarks Preservation Commission, National Register or Maryland Historical Trust.

G. In making its recommendations, the Planning Board shall consider whether the optional development authorized by this section will be detrimental to the use of the land for continued commercial farming operations or to the long-term protection of the forest resources on the land.

H. The provisions of Section 1A03.5.E apply to development of a tract under this section.

ANALYSIS

Issue 1: Special Hearing Per BCZR § 500.7.

The parties agree to both the history of the zoning classifications and adoption of corresponding regulations by the County Council. Based on the title history, the Property was part of a larger parcel in the RDP in 1970 which had 1 acre lot minimums when established. The larger parcel was rezoned to R.C.5 in 1975 and remained in R.C.5 until 2000 when the CZMP changed it from R.C.5 to R.C.4. Protestants' memorandum notes that the land records fail to identify this Property distinctively but its boundaries were included in a deed dated January 16, 1990, so they agree "a case can be made" that it was a part of the larger 22.29 acre parcel zoned R.C.5.

To determine whether a Special Hearing should be granted, the Board must first determine whether the property is grandfathered as a buildable lot and if so, was the Property compliant with the zoning regulations when the Property was created. Based on the deed history, this parcel existed at the time it was recorded by the Estate of Miller in 1962. Therefore, the Property is grandfathered as a buildable lot.

Next, the Board must determine whether it was compliant with BCZR at the time it was created. Although the Protestants argue that the property may not have been created until 1990 when its boundaries were identified in the January 16, 1990 First National to Fenwick, et. al deed and subsequently sold to the Petitioner in 1997, the argument fails because the property came into existence when it was created as a single lot of record in 1976 at the time on April 7, 1976, when Baltimore County acquired 21.07 acres of the 22.29-acre tract from First National Bank for the purpose of expanding Oregon Ridge Park, leaving the then owner (First National Bank) a remainder 1.2-acre lot. Since (as both parties agree) none of the R.C.4 provisions apply to this property, this panel finds that the regulations should not be applied to this property because the property failed to meet the R.C.4 standards when rezoned in 2000 rendering the lot buildable as a valid and lawful "Lot of Record" per BCZR § 101.1, "a parcel of land with boundaries as recorded in the land records on the same date as the effective date of the zoning regulation which governs the use, subdivision, or other condition thereof." Therefore, being a Lot of Record, the Property was compliant when it was created in 1976 and transferred in 1990 and 1997. It remained compliant until it was rezoned to R.C.4 by the CZMP in 2000. Upon the adoption of the RDP zone, as Mr. Richards, Petitioner's expert witness and former employee of Baltimore County's Zoning Office, testified, this Property was rezoned RDP, and the minimum lot size for a lot zoned RDP was one acre. While it seems Petitioner would have sought relief when the

rezoning took place in 2000 by as Protestants suggested "avail(ing) themselves of §1A04.3.b(1)" which provides:

> The owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement... may apply for a special hearing under Article 5 to alter the minimum lot size requirement.

Petitioner testified they did not intend to build at the time, so they did not pursue the issue. Their failure to do so should not preclude them from seeking relief provided them per BCZR § 500.7.

Issue 2: Equitable Considerations

Although Protestants' argue that "it seems the instant property should not have been created,..." this panel finds there is greater support that the Property is grandfathered as a buildable lot as held in a similar case, *Matter of Mark Krebs, et. al. Case No. 22-52-SPHA,* wherein the Board allowed an undersized and vacant R.C.2 zoned lot be buildable because the property would not be valuable otherwise. To not allow the Petitioner to build makes the property virtually valueless unless a neighbor or the County wants to purchase it. This undoubtedly creates not only a hardship but, absent an offer from the County or neighbors renders the Property worthless, and that arguably was not intended when it was originally subdivided and deeded as a parcel. Also, the Petitioner has been paying county taxes on the parcel as a buildable lot. So, the Board concurs with the Petitioner's rationale for arguing the Property is a grandfathered buildable lot and to deny this finding would create inequity equivalent to an unlawful taking.

Issue 3: Environment Concerns

One Protestant concern is that the Property is in Loch Raven Watershed with close proximity to Basin Run which could contribute to pollution and sedimentation in the Reservoir. Expert Witness W. Carl Richards testified that R.C.4 zone tracts are driven by environmental

constraints associated with the property. Baltimore County's Department of Environmental Protection and Sustainability ("DEPS") approved the existing well and septic system and has not expressed any opposition to development on this property. Thus, this panel finds no validity to the environmental concerns raised by Protestants.

Issue 4: Other issues raised by Protestants

The Protestants requests the Board to consider looking for further guidance in forming an opinion as to whether any density currently exists to the BCZR for R.C.4. This panel considered the legal arguments presented and the applicable law raised in support of those arguments, and therefore finds it unnecessary and inappropriate to seek information while the case is within the jurisdiction of the Board.

CONCLUSION

The Property was part of the tract that was zoned RDP in 1970 and then zoned R.C.5 in 1975. It remained R.C.5 from 1975 until 2000. In the 2000 Comprehensive Zoning Map Process ("CZMP"), the Property's zoning was changed from R.C.5 to R.C.4. Upon the adoption of the RDP zone, this Property was rezoned RDP, and the minimum lot size for a lot zoned RDP was one acre; thus, as a grandfathered Lot of Record, this Board finds the Property compliant with the county regulations and shall be deemed a buildable lot. Furthermore, to find otherwise would create an undue hardship and inequity for the Petitioner. For these reasons, the Special Hearing should be granted pursuant to BCZR §500.1.

ORDER

THEREFORE, IT IS THIS 6th day of June, 2024, by the Board of Appeals of Baltimore County,

ORDERED that the Petition for Special Hearing to allow a 1.21-acre unimproved parcel to be a buildable lot; the zoning for the parcel being R.C.4, and the minimum acreage requirement being 3 acres, be and is hereby **GRANTED.**

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through 7-210 of the *Maryland Rules*.

BOARD OF APPEALS OF BALTIMORE COUNTY

Sharonne R. Bonardi, Panel Chair

Fred M. Lauer

Bryan T. Pennington

Board of Appeals of Baltimore County

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June 6, 2024

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RE: In the Matter of: *Milton Shaw and Jean Sobus – Legal Owners*
Case No.: 23-111-SPH

Dear Messrs. Schmidt and Hamidi:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Krysundra "Sunny" Cannington
Legal Administrative Secretary

KLC/taz
Duplicate Original Cover Letter
Enclosure

c: Milton Shaw and Jean Sobus
Ralph Brown, M.D., President/Oregon Ridge Nature Center Council
Michael Leff and Michelle Spiziri
H. George Meredith, Jr.
Office of People's Counsel
Maureen E. Murphy, Chief Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

IN THE MATTER OF:	*	BEFORE THE
MILTON SHAW AND JEAN SOBUS	*	BOARD OF APPEALS
Petitioner/Legal Owners	*	FOR
1306 IVY HILL ROAD	*	BALTIMORE COUNTY
8th Election District 3rd Councilmanic District	*	**Case No.: 2023-0111-SPH**
	*	

* *

MEMORANDUM IN LIEU OF CLOSING ARGUMENT

This matter comes before the Board as an appeal of the decision of Administrative Law Judge ("ALJ") Maureen M. Murphy dated August 7, 2023, which denied a Petition for Special Hearing filed by Milton Shaw and Jean Sobus ("Petitioners"). Mr. Shaw and Ms. Sobus are husband and wife and owners of the subject property, known as 1306 Ivy Hill Road (the "Property"). The Petition for Special Hearing requests approval of the Property as a buildable lot.

As noted above, the petitions came in for public hearing before ALJ Murphy. At that hearing, the Petitioners were not represented by counsel. After ALJ Murphy's decision denying the petition was issued, the Petitioners retained the undesigned counsel and instituted this appeal to the Board. The Board's hearing was conducted in a single day, on January 24, 2024. In addition to undersigned counsel, appearing on behalf of the Petitioners was W. Carl Richards, a long-time former employee of the Zoning Office and accepted expert witness in the application and interpretation of the Baltimore County Zoning Regulations ("BCZR"). Appearing as Protestants

(and not represented by counsel) were Renee Hamidi (on behalf of the Valleys Planning Counsel), Dr. Ralph Brown and Michelle Spiziri, a resident in the locale.

At the onset of the hearing, the Board permitted Petitioner's counsel to present a proffer of the relevant testimony and evidence in this case. This proffer was then corroborated through the testimony of Mr. Shaw and Mr. Richards and accepted by the Board. The Petitioner also submitted 28 exhibits in support of the request, which were also accepted by the Board.

Following the conclusion of the hearing and at the request of the Board, the submittal of post hearing memorandum was agreed to; and this memorandum, on Petitioners' behalf, follows.

Statement of Facts

A. The ownership and land title history which "created" the Property

The Property is 1.214 acres in gross area, zoned RC 4. It is located on Ivy Hill Road in the Hunt Valley community of Baltimore County. The property is unimproved and is largely wooded. The Property is located in a residential area and adjacent to Oregon Ridge Park, a large County owned park/recreational facility. There are no public facilities (water and sewer) in the immediate area and any residential use of the property would require a functioning well and septic system.

The Petitioners offered the following information as to the creation and title evolution of the Property, all of which was not disputed. This was also supported by relevant documentary evidence including a series of deeds showing the title history.

Originally, the Property was part of a tract that was 22.29 acres (see Petitioner's Ex. 12, Deed dated July 11, 1956, Liber 2968, Folio 497, by and between The Worthington Valley Company/Grantor and Estate of C. Wilbur Miller/Grantee, the tract is described at pages 505-506). Later this 22.298-acre tract was conveyed by the Estate of Mr. Miller to the First National Bank of Maryland (See Petitioner's Ex. 11, Deed dated November 1, 1962, Liber 4077, Folio 169.) In 1976,

Baltimore County desired to expand the size of Oregon Ridge Park and acquired 21.07 acres of the 22.29-acre tract from First National Bank. This acquisition is shown on Petitioner's Ex. 9, a Deed between First National Bank and Baltimore County dated April 7, 1976, and recorded at Liber 5629, Folio 868. Since the County did not acquire all the acreage of the 22.298-acre tract, this conveyance left the then owner (First National Bank) with a 1.2-acre lot, which is the lot under consideration in this matter. The 1.2-acre lot (the "Property") was later conveyed by First National Bank to Elizabth Fenwick, Davison White and Thomas Whedbee (Petitioner' s Ex. 7, Deed dated January 16, 1990, Liber 8394, Page 261). Ms. Fenwick, Mr. White and Mr. Whedbee then conveyed the Property to the Petitioners (Shaw/Sobus) in 1997 (Petitioner's Ex. 6, Deed dated June 20, 1997, Liber 0012263, Page 147). Mr. Shaw and Ms. Sobus have owned it since that date. Thus, the Property was created as a single lot of record in 1976 (when the County acquired acreage to expand Oregon Ridge) and has been conveyed as a separate and individual lot twice since then (in 1990 and 1997).

B. <u>The Zoning history of the Property</u>

As is well settled, zoning came to Baltimore County in 1945 when the first zones were created, and initial zoning regulations adopted. The first regulations were rudimentary in nature and established only six zones (i.e., Zones A—F). In 1955, the County's zoning regulations were comprehensively amended. In 1970, the next significant change to the zoning classifications was made by the County Council. A rural zone (Rural Deferred Planning, a/k/a RDP) was then introduced. This Property was zoned RDP upon the adoption of this zone. As Mr. Richards indicated, the minimum lot size for a lot zoned RDP was one acre. It is of note that the RDP zone was essentially a placeholder until the Council adopted the RC zones in 1975. The RC 5 zone was

established in 1975 and the RC 4 was established by the County Council via the enactment of Bill 178-79 (Petitioner's Ex. 23) in 1979.

As noted above, the tract of which the Property was part of was zoned RDP in 1970 and then zoned RC 5 in 1975. It remained RC 5 from 1975 until 2000. In the 2000 Comprehensive Zoning Map Process ("CZMP"), the Property's zoning was changed from RC 5 to RC 4 (Petitioner's Ex. 27) Thus, the Property was zoned RC 5 when it was created in 1976 resulting from the County's acquisition of acreage for Oregon Ridge Park and remained so when acquired by the Petitioners in 1997. It was re-zoned to RC 4 in 2000 and has remained so since.

Argument

I. This Property/Lot Is Grandfathered As A Buildable Lot And Was Compliant With The Applicable Regulations When Created

Prior to addressing the subject Property, an understanding of the RC 4 zone and its standards and requirements is warranted, particularly in view of the rationale expressed by ALJ Murphy for her decision. The regulations governing development of a property zoned RC 4 set out three scenarios establishing the minimum lot size for development/subdivision in that zone. As will be discussed hereinafter within this Memorandum and explained by Mr. Richards at the Board's hearing, none of those scenarios apply in this case. But in determining whether this Property is buildable, it is instructive to review the RC 4 regulations and the lot sizes required when a RC 4 zoned parcel is subdivided.

The first section in the regulations prescribing a minimum lot size is BCZR § 1A03.4. A.a.1. That section states, in part, that a property *between six and ten acres* can be *subdivided to create two lots* and each created lot must be a minimum of three acres. This section does not apply

to the instant matter as the lot at issue is not between six and ten acres (it is 1.2 acres) and there is no subdivision proposed. [1]

The second scenario involves a "conservancy subdivision" and is set forth in BCZR §1A03.4. A.a.2. The RC 4 regulations are unique among the subdivision requirements set out for zones in the BCZR because of the particular purpose of that zone. The RC 4 zone is a watershed protection zone and generally applies to properties in proximity to one of the County reservoirs that supply drinking water to the Baltimore Metropolitan area. To protect that resource, the RC 4 regulations encourage subdivision/development via a "cluster subdivision" approach. For tracts over 10 acres, a property owner is encouraged to subdivide and create a conservancy lot comprising 70% of the total acreage. This conservancy lot is identified based upon the presence thereon of environmental features and constraints. Only one dwelling is allowed on the conservancy lot and the remaining acreage of that lot is to be protected by easement and will be undisturbed. Development (at a ratio of one house allowed for every five acres of the overall tract) is then "clustered" on the remaining 30% area of the tract, called the "building area." For the lots on this 30% "building area", each lot must be one acre. Thus, by way of example, the cluster development of a 50-acre RC 4 tract would allow 10 dwellings (one dwelling for every five acres) and the regulations would mandate one lot on the 35 (70%) acre conservancy lot and nine dwellings (a minimum of one acre each) on the remaining 15 acres.

The conservancy /cluster subdivision regulations are also not applicable to the instant matter. As with the six-to-ten-acre regulation discussed above, the conservancy/cluster subdivision regulations only apply when a property is being subdivided and when the tract under

[1] For reasons not explained in her opinion, ALJ Murphy applied this section to the instant case and denied the Petition as the subject lot is less than three acres. Her reasoning is clearly erroneous.

consideration is at least ten acres. The Property is much smaller and, as noted above, no subdivision is proposed.

However, it is emphasized that for the lots in the buildable area for a cluster subdivision, the regulations require that each lot must be a minimum of one acre. The subject Property meets that requirement. One wonders why the ALJ, if she was to apply a RC 4 regulation which mandated a minimum lot size, would apply the standard for the subdivision of a parcel six to ten acres in size, rather than applying the requirement for a subdivision that expressly furthers the goals and purposes of the RC 4 zone.

Finally, the third scenario is what as labeled an "optional development." (BCZR §1A03.6) Under this scenario, the regulations permit the owner to simply subdivide its property, without creating a conservancy lot and building area. However, the owner is penalized if it adopts this approach, as density is computed at one house for every 10 acres as opposed to one house every five acres allowed under the "cluster development" approach. However, as with the cluster approach, every lot must be at least one acre.

Thus, although none of the three scenarios described above apply, two of the three require a minimum lot size of one acre, and the Property meets that minimum. Thus, from a "spirit and intent" standpoint, the Property meets the one acre minimum set out for most subdivisions envisioned in the RC 4 zone. The ALJ erred when she applied the "six to ten acres" requirement of a three-acre minimum.

If none of these scenarios directly apply, then the question presented is "is this lot buildable?" The answer to this question (as Mr. Richards testified) is that there is no prescribed minimum applicable in this circumstance and the Property is buildable because it is a valid and lawful "Lot of Record", as defined in BCZR §101.1 A Lot of Record is "a parcel of land with

boundaries as recorded in the land records of Baltimore County on the same date as the effective date of the zoning regulation which governs the use, subdivision or other condition thereof." BCZR §101.1. The Property's boundaries were established when the County acquired acreage for the Oregon Ridge Park in 1976 and "created" this lot as the remaining acreage retained by the then owner. The boundaries of the Property were established at that time. It is well settled that a lot "created" by conveyances of parts of an original tract (thereby creating a lot from the remaining acreage, typically described in a savings and excepting clause) is a valid lot. Further, there were subsequent deeds (after the 1976 conveyance) where a "legal description" (i.e. a metes and bounds description established via a survey) is set forth (See Petitioner's Exs. 6 and 7). The deed by which Petitioners acquired the Property in 1997 contains a legal description of the Property and further establishes it as a Lot of Record. All of these deeds were prior to when the RC 4 zoning was applied (2000) and when the RC 4 regulations "attached" to this Property.

Most importantly, it is significant that this Lot of Record was compliant with the then applicable area requirements when it was created. As stated above, when the County acquired lands for the expansion of Oregon Ridge Park and created this lot in 1976, the Property was then zoned RC 5. At that time, the required lot size for a lot in the RC 5 zone was one acre. Later, in 2004 (Ex. 27) the RC 5 lot size regulation was changed by legislative act of the County Council and the minimum lot size was increased to 1.5 acres. But this was well after the Property was re-zoned to RC 4 and after the lot was created (and the Petitioners acquired it.)[2]

Thus, the Property was compliant with the then applicable zoning requirements as to minimum lot size when it was created in 1976. As Mr. Richards surmised, the County left the then

[2] ALJ Murphy's decision commenting that the lot was non-compliant with the RC 5 standards was thus erroneous as well. She apparently was unaware that the RC 5 lot size minimum was changed from one acre to one and one-half acre in 2004.

owner with a 1.2-acre parcel at that time, recognizing that the owner would have a zoning compliant property to develop after the large amount of acreage was conveyed from the original parcel. Simply stated, this Property was "legal" and buildable when created. It remained as such and compliant when it was zoned RC 5 from 1979 to 2000. It is grandfathered as a valid and buildable lot when its zoning was changed to RC 4 in 2000.

Although the Petitioners request that the Board approve this lot as buildable (based upon its size), they acknowledge that the RC 4 zoning regulations are applicable insofar as improving the Property. For example, any use proposed for the Property must comply with the use regulations for the RC 4 zone (BCZR § 1A01.2). Therein, a single-family dwelling, detached, is a use permitted by right in the RC 4 zone. Thus, the proposed use of the Property is specifically allowed under its current zoning classification. Further, the applicable height, setback and other bulk RC 4 regulations would be considered when any building permit was issued. In sum, Petitioner does not suggest that the RC 4 regulations do not apply, but that in applying the BCZR the Board must recognize that the lot was "legal" when created, was grandfathered from the zoning change in 2000 and is therefore buildable.

A denial of the relief would lead to an unfair and untenable result. As testified by both Mr. Richards and Mr. Shaw at the hearing, the Property is essentially worthless and without value unless it is buildable. Mr. Shaw and Ms. Sobus own only this lot, they do not own adjoining property on either side of the lot. The Petitioners cannot "borrow" acreage from the adjacent lots to increase the lot size because they do not own adjacent land and, as importantly, those lots are themselves undersized. Not permitting a single family detached dwelling on the Property would be an improper and harsh result upon the Petitioners, who have been paying property taxes on this lot based upon its value as a buildable lot for years (Petitioner's Exs. 15 and 16).

As the Department of Planning noted in its Zoning Advisory Committee comment, "(t)he requested relief does not appear to pose any risk to the RC 4 zoning classifications. The requested relief appears to be a common occurrence in this particular location." (Petitioner's Ex. 28) This conclusion is correct as there are multiple adjacent lots that are a size similar to the Property that are zoned RC 4 and are improved with dwellings. There are lots in the immediate neighborhood smaller than the three-acre minimum erroneously applied by ALJ Murphy.

It is also vital to appreciate that this case is not about the subdivision of the Property or about its density (or, as known in the RC zones, the "rights of subdivision).[3] The Petitioners propose no subdivision. Subdivision is essentially defined as the division of a single property/lot into multiple lots. The Petitioners propose nothing of the kind. They are dividing nothing and creating nothing. They are not now subdividing a property to create the lot. It is vital to understand that the issue presented is not a density or subdivision issue. Allowing this lot to be improved does not establish any improper precedent relating to the RC 4 regulations (as noted by the Department of Planning) and causes no impact upon how those regulations are applied to a subdivision.

II. The Lot Has Been Approved By The Department Of Environmental Protection and Sustainability ("DEPS")

As Mr. Richards testified, the RC 4 zone is unique from the perspective that any development/subdivision of an RC 4 tract is largely driven by environmental constraints associated with that property. That is, DEPS approves the location and area of the conservancy lot in a RC 4 cluster subdivision and effectively controls the development proposed. Although no subdivision is proposed here, it is significant in this case that DEPS has approved an existing well on the Property (Petitioner's Exs. 2, 17 and 18) and also approved a proposed septic system (Petitioner's Ex. 14).

[3] In fact, RC properties (under the County's zoning scheme, do not have zoning density per se (as is the case with the DR zones). The DR zones provide for density to permit the number of dwelling units allowed per acre. In contrast, the RC regulations speak more in terms of "rights of subdivision". As noted herein, no subdivision is proposed here.

Thus, DEPS has expressed no opposition to the development of the Property with a dwelling and, in fact, has approved much of the infrastructure required. The Protestants assertions to the contrary, there was no proof offered that the development of this single lot with one dwelling will cause any environmental degradation or impact. The existing well meets DEPS standards, including the requiring setbacks between wells and there is no evidence that the existing well will impact neighboring wells. In fact, no immediate neighbor even appeared at the hearing to express such a concern. DEPS also has approved the proposed septic system for the Property (Petitioner's Ex. 14). Finally, in its Zoning Advisory Committee comment, DEPS offered no objection to the development of the Property with a dwelling, offering only the standard comment that the Property must comply with all applicable environment requirements during the building permit process (Petitioner's Ex. 28).

Insofar about potential other environmental impacts, Ms. Hamidi also testified about a supposedly existing nearby stream. Whether there is even an existing stream where alleged by Ms. Hamidi is doubtful. The exhibits she offered do not show a stream (as defined and regulated by the County) and the scaled drawings submitted do not depict a stream in the location alleged. The testimony from Mr. Shaw (and even Dr. Brown) was to the effect that during rain events, there is a low area to the rear of the Property that "gets wet". There is simply no credible evidence in the record of this case that there is a stream immediately adjacent to the Property. Even if the Board were to find that such a resource does exist, there is no evidence at all that development of the Property would impact it. The Protestants assertions of such an impact are pure speculation and without foundation.

III. The impact of One Thousand Cuts

Indeed, the opposition of the Protestants is not based on the actual circumstances related to this specific matter, but an overriding objection to any development in the area. The Protestants object to the relief here; likening it to uncontrolled development in their neighborhood and "death by one thousand cuts." As Ms. Spiziri stated, "there are already to many houses around here" and as testified to by Ms. Hamidi and Mr. Brown, "we don't want any more development near the Oregon Ridge Park." Whether these assertions about "over development" in the area are true and accurate (and the Petitioners aver that they are not and simply a matter of personal opinion), what the Protestants seek here is effectively a moratorium on development to be imposed by the Board. In other words, the Protestants request that the Board, in essence, assume the role of the County Council and impose a moratorium on development in this neighborhood. They ignore the facts and law relevant to the issues in this specific matter and seek a remedy which is within the province of the Conty Council. Such a result is clearly improper. If the Council sees fit to eliminate/restrict development in this area of Baltimore County or in the RC 4 zone; it may enact such legislation to do so. But to assert that the Petitioners should not be able to build a house on a lot similar in size with their neighbors, lawfully created even before they owned, and compliant with the applicable lot size requirements when created is fundamentally unfair and improper. The Board, respectfully, cannot usurp the role of the Council and effectively impose a moratorium in a given area.

IV. The Proposal is consistent with similar provisions of the BCZR and precedent

Finally, it is to be noted that approval of the Property as a buildable lot would be consistent with certain other provisions of the BCZR. Specifically, BCZR § 103.5.D states that lots of record in existence prior to December 1, 1985 may be residentially developed even if not meeting the area and/or density

requirements of the applicable zone. Admittedly, this section applies to properties in the Chesapeake Bay Critical Area but the underlying spirit and intent of the instant request is the same.

Additionally, the Board recently held (in the Matter of Mark Krebs, et. al, Case No. 22-52-SPHA) that an undersized and vacant RC 2 zoned lot could be improved with a detached single-family dwelling. Admittedly, that property was zoned RC 2 (not RC 4) but the Board's rationale, that the lot would be without value if it was not buildable, that the lot was not now being created but was a lawful lot of record, etc. applies in the instant matter.

Conclusion

For the above reasons, the Petitioners request that the Board issue an order that the Property is compliant with the BCZR and can be improved with a single-family dwelling.

Respectfully submitted,



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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of **February 2024,** a copy of the foregoing Memorandum in Lieu of Closing Argument was emailed to:

Renee Hamidi – rene@thevpc.org

Ralph Brown –ralphbrownmd@gmail.com

Michelle Spiziri – michellespiziri@gmail.com



LAWRENCE E. SCHMIDT

From: Alyssa Moyers
To: Appeals Board
Cc: Lawrence Schmidt; rene@thevpc.org; ralphbrownmd@gmail.com; michellespizirri@gmail.com
Subject: In the matter of Shaw/Sobus - 1306 Ivy Hill Road (Case No. 2023-0111-SPH)
Date: Monday, February 26, 2024 2:09:31 PM
Attachments: Outlook-Text Desc
Memorandum in Lieu of Closing Argument to the BOA.PDF

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Please see the attached Memorandum in Lieu of Closing Argument in connection with the above-referenced matter.

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RE: PETITION FOR SPECIAL HEARING		BEFORE THE BOARD OF APPEALS
Milton Shaw and Jean Sobus *Legal Owners* Petitioners	*	FOR BALTIMORE COUNTY
1306 Ivy Hill Road	*	**Case No.: 2023-011-SPH**
8th Election District 3rd Councilmanic District	*	**Case No.: 23-111-SPH**

* * * * * * * * * * * * *

WRITTEN MEMORANDUM IN LIEU OF CLOSING ARGUMENT

Renée Hamidi, Executive Director of The Valleys Planning Council, Inc., Protestant and on behalf of other protestants, submits this Written Memorandum in Lieu of Closing Argument and respectfully states:

STATEMENT OF THE CASE AND BACKGROUND

This matter comes before the Board on Appeal from the Administrative Law Judge. By Opinion and Order of the Administrative Law Judge, dated August 7, 2023, the Petition for Special Hearing was denied.

The Petition for Special Hearing was filed to allow the 1.21 acre, unimproved parcel zoned RC-4 to be a buildable lot. The appeal was heard *de novo* by this Board. The public hearing before the Board was held January 24, 2024. Testimony was offered in support of the petition by Milton Shaw, Owner, and by W. Carl Richards, former Baltimore County employee. A local resident, the President of the Oregon Ridge Nature Council, and a Valleys Planning Council representative testified in opposition to the petition.

STATEMENT OF FACTS

The Petitioners are seeking to establish that a building right exists on the unimproved property located at 1306 Ivy Hill Road. The instant property is 1.21 acres, zoned R.C.4.

The applicable zoning history is

-1971, zoned Rural Planning Deferred

-1975, R.C. zoning enacted

-1979, R.C. zones codified in Baltimore County Zoning Regulations (BCZR)

-2000, zoning changed from R.C.5 to R.C.4 during the quadrennial Comprehensive Zoning Map Process (CZMP)

The applicable deed history is

-November 1, 1962, Estate of Miller to First National Bank (Petitioners' Exhibit 11)

-April 7, 1976, First National Bank to Baltimore County (Petitioners' Exhibit 9)

-January 16, 1990, First National Bank to Fenwick et. al. (Petitioners' Exhibit 7)

-June 20, 1997, Fenwick et. al. to Shaw and Sobus ((Petitioners' Exhibit 6)

ANALYSIS

A special hearing is effectively a declaratory judgement proceeding to determine issues of zoning law. *Antwerpen v. Baltimore County* 163 Md. App. 194, 209 (2005). The essence of the issue to be determined in this matter is the interpretation of the language found in BCZR §1A03.4 and §1A04.3, and the timing of zoning changes.

When was the instant property created? The earliest the instant property might possibly be considered to have been "created" is April 7, 1976, when a description of a 21.076 acre parcel was included in the deed transferring land to Baltimore County. Prior to that date,

deeds described a 22.29-acre parcel. For unknown reasons, a 1.214-acre part of the 22.29-acre parcel was not included. This 1.214-acre parcel is the instant property.

A case can be made that the actual date of creation of the 1.214-acre parcel was is January 16, 1990, the first time a deed was recorded that included the boundaries of the parcel.

By the time the instant property was created, the larger 22.29-acre parcel that it had been part of was zoned R.C.5.

Per §1A04.3.B.1.a., "A lot having an area of less than one and one-half acres may not be created in an R.C.5 Zone. The maximum gross residential density is 0.5 dwelling per acre." It seems the instant property should not have been created, not in 1990 and not in 1976 either.

In 1975, when the R.C.5 zone was created, the maximum allowed gross residential density was 0.667 dwelling per acre. That was changed to 0.5 dwelling per acre in 2005. Using the original 0.667 dwelling per acre calculation, the instant property would have had to have been 1.334 acres to have a residential density.

So, when the Petitioners purchased the instant property in 1997, it was zoned R.C.5 and had no density.

At that time, Petitioners could have availed themselves of §1A04.3.b.(1), "The owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement … may apply for a special hearing under Article 5 to alter the minimum lot size requirement." It appears this is what Petitioners are trying to do now.

But the instant property was rezoned to R.C.4 in the 2000 CZMP. It's not clear that the Petitioners protested the rezoning.

§1A03.4.B.4 states, in determining lot density for R.C.4, "Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the land records of Baltimore County with the approval of the Baltimore County Department of Planning on or before December 22, 1975, and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone, may be approved for residential development in accordance with the standards prescribed and in force at the time of the lot recordation."

But the instant property was not recorded on or before December 22, 1975. On that date, it was still part of a larger parcel.

The Board may look for further guidance in forming an opinion as to whether any density currently exists to the BCZR for R.C.4. Careful reading of the area regulations for lots in R.C.4 is remarkably unhelpful. Density is discussed in §1A03.4.B.1.a., regarding tracts with a gross area of less than six acres ("may not be subdivided") and tracts with a gross area of between six and ten acres ("may not be subdivided into more than two lots (total), each of which must be at least three acres"). The instant property does not fall into either of those categories.

The Board must consider the intent behind the creation of the R.C.4 (Watershed Protection) Zone. Per §1A03.1, "...major, high-quality sources of water supply for the entire Baltimore Metropolitan Area and for other neighboring jurisdictions lie within Baltimore County and that continuing development in the critical watersheds of those water supply

sources is causing increased pollution and sedimentation in the impoundments… The R.C.4 zoning classification and its regulations are established to provide for the protection of the water supplies of metropolitan Baltimore and neighboring jurisdictions by preventing contamination through unsuitable types or levels of development in their watersheds."

The instant property is in the Loch Raven Watershed. The Loch Raven Reservoir provides drinking water for hundreds of thousands of people in the metropolitan Baltimore area. Does a single residence constitute an "unsuitable type or level of development"? Taken by itself, perhaps not. But considering the instant property's proximity to Baisman Run, a Use III-P (nontidal cold water and public water supply) stream, the Board must question whether allowing the instant property to be developed would contribute to pollution and sedimentation in the Reservoir.

If no residence is allowed on the instant property, Petitioners have some options. They could ask adjacent landowners if they would be willing to buy the property. One adjoining landowner is Baltimore County, which might be willing to purchase or accept a donation of the land to Oregon Ride Park. Petitioners could apply for a special exception use that does not require development right.

CONCLUSION

The Board of Appeals should find that no development right exists on the 1.214 acres located at 1306 Ivy Hill Road.

Respectfully submitted,

Renée Hamidi

Renée Hamidi
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CERTIFICATE OF SERVICE

I hereby certify, that on February 26, 2024, a copy of the foregoing Memorandum was emailed to:

Lawrence E. Schmidt
Smith, Gildea & Schmidt, LLC
lschmidt@sgs-law.com

Renée Hamidi

Renée Hamidi

Tammy Zahner

From: Appeals Board <appealsboard@baltimorecountymd.gov>
Sent: Monday, February 26, 2024 12:45 PM
To: Renee Hamidi
Subject: RE: 2023-0111-SPH

Thank you.

Board of Appeals for Baltimore County
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(410) 887-3182 Fax

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Regards,
Renée

From: Renee Hamidi
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Subject: 2023-0111-SPH

Please see attached.

Sincerely,
Renée

Renée Hamidi
Executive Director
The Valleys Planning Council

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Tammy Zahner

From: Appeals Board <appealsboard@baltimorecountymd.gov>
Sent: Monday, February 26, 2024 12:35 PM
To: Renee Hamidi
Subject: RE: 23-111-SPH

Received. Please confirm that you have also send your closing Memo to Mr. Schmidt via email.

Thank you

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Please see attached a brief for 23-111-SPH, due today.

Sincerely,
Renée Hamidi

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Board of Appeals of Baltimore County

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January 26, 2024

NOTICE OF DELIBERATION

IN THE MATTER OF: Milton Shaw and Jean Sobus
1306 Ivy Hill Road
23-111-SPH 8th Election District ; 3rd Council District

Re: Petition for Special Hearing from BCZR §500.7 to allow a 1.21-acre unimproved parcel to be a buildable lot; the zoning for the parcel being RC-4, and the minimum acreage requirement being 3 acres.

8/7/23 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Hearing was DENIED.

This matter having been heard and concluded on January 24, 2024, a public deliberation has been

ASSIGNED FOR: MARCH 19, 2024, AT 9:00 A.M.

The above scheduled public deliberation will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the public deliberation will be posted on our web calendar the night before at** www.baltimorecountymd.gov/departments/appeals.html.

NOTE: PUBLIC DELIBERATIONS ARE OPEN WORK SESSIONS WHICH ALLOW THE PUBLIC TO WITNESS THE DECISION-MAKING PROCESS. A WRITTEN OPINION AND ORDER WILL BE ISSUED BY THE BOARD WITHIN A REASONABLE TIMEFRAME AFTER DELIBERATION AND A COPY SENT TO ALL PARTIES.

NOTE: Closing briefs are due on **FEBRUARY 26, 2024 no later than 3:00 p.m. (Electronic copy emailed to: appealsboard@baltimorecountymd.gov)**

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled deliberation.

Krysundra Cannington
Legal Administrative Secretary

c.	Counsel for Petitioner	: Lawrence E. Schmidt, Esquire
	Petitioner/Appellant *pro se*	: Milton Shaw and Jean Sobus
	Protestants *pro se*	: H. George Meredith, Jr., Michael Leff and Michelle Spiziri, Ralph Brown, M.D., President Oregon Ridge Nature Center Council, Renee Hamidi, Executive Director The Valleys Planning Council, Inc.

Office of People's Counsel
Maureen E. Murphy, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

Shaw
23-111-SPH

1306 Ivy Hill Road
Case No. 2023-0111-SPHA
Petitioner's Exhibit List

ALL IN

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Zoning 5 West Inn Apts

My copy

P.1

PETITION FOR ZONING HEARING(S)

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 13006 Ivy Hill Rd, Cockeysville Currently Zoned RC-4

Deed Reference 00122631 147 10 Digit Tax Account # 2200000987

Owner(s) Printed Name(s) Milton Shaw & Jean Sobus

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

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 a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

10' to lane
3' to road

2. ____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ____ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

To Be Presented at Hearing

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.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Milton Shaw Jean Sobus

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature # 2

4517 Schenley Rd. Balto. Md.

Mailing Address City State

21210 443.386.8800 miltonbshaw@gmail.com

Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Owners Above

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER ____ Filing Date ____/____/____ Do Not Schedule Dates ____ Reviewer ____

3/2022

EXHIBIT

1

Zoning has 12 copies My Copy

AKA: 1306 Ivy Hill Rd, Cockysville, Md.

Petition for Zoning Special Hearing
Election District 8, Councilmanic Dist. 3
Zoning RC-4, GIS map 050C1, Parcel # 22-00-000987
Milton Shaw, Jean Sobus, owners
4 June 2022, Not in CBCA/Historic or floodplain

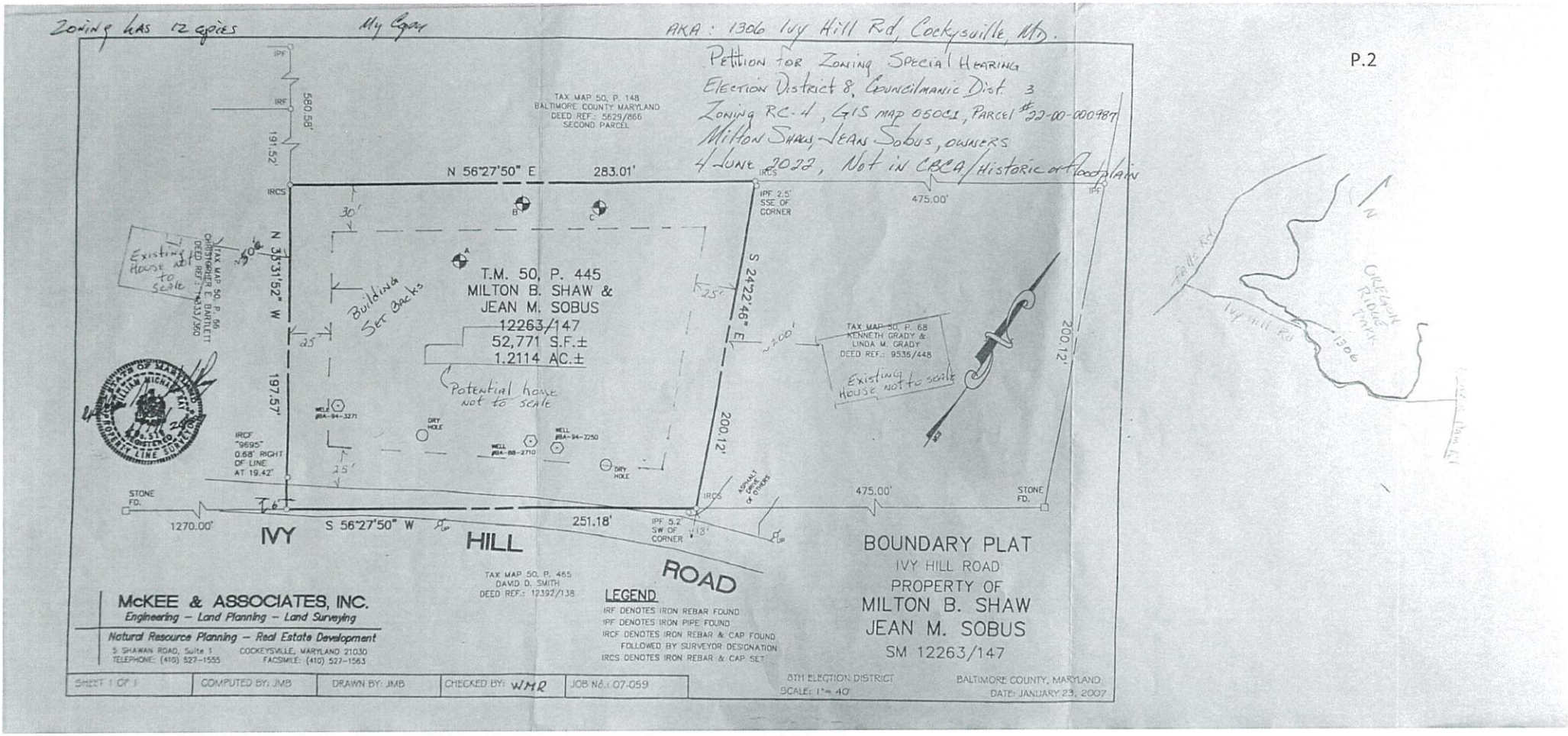
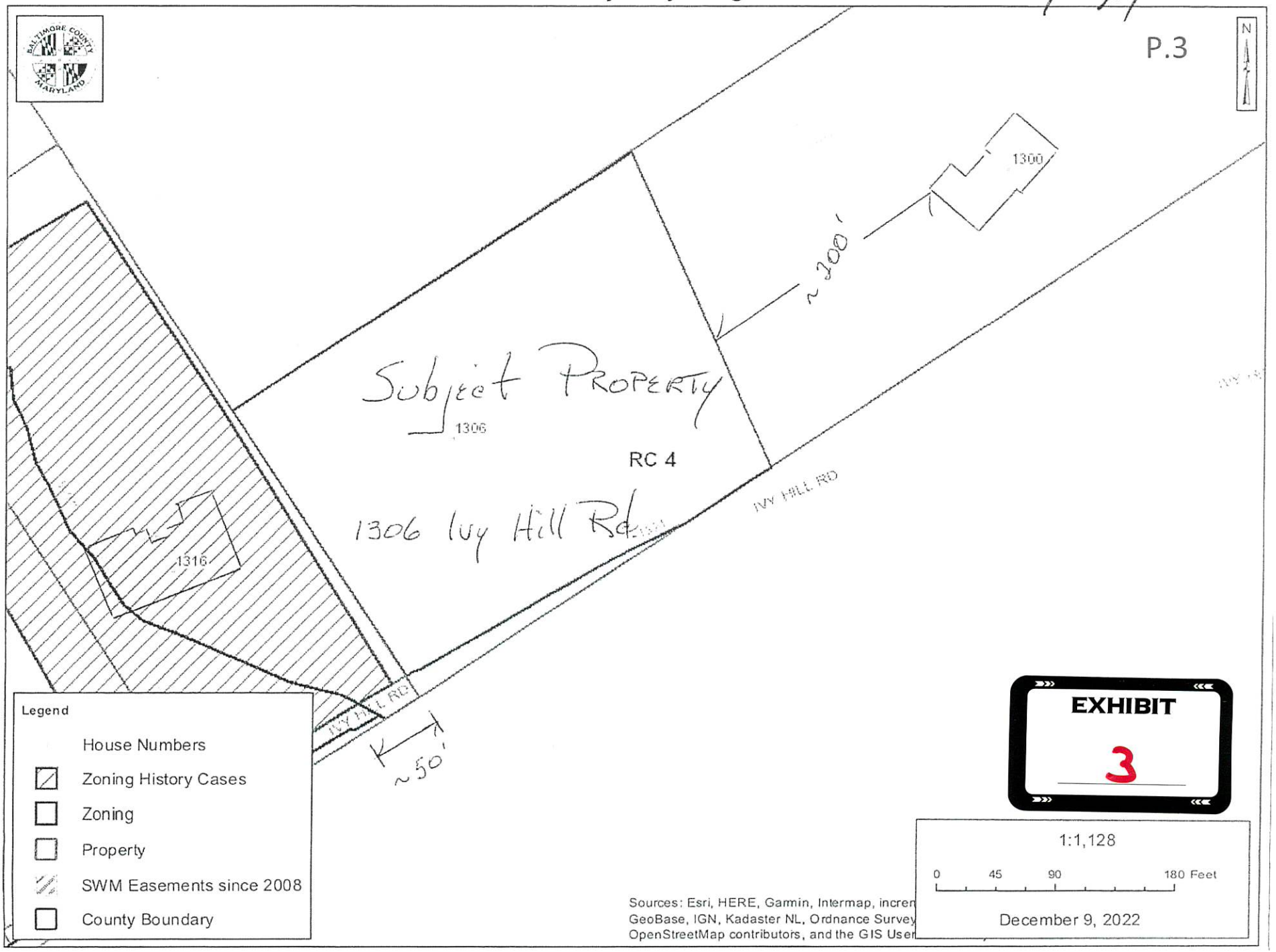


EXHIBIT
2

Baltimore County - My Neighborhood

My Copy

P.3



EXHIBIT

3

My copy

1.21 Acres Ivy Hill Rd.
Parcel #22-00-000987
Conveyance of Property

Map #1
June, 1997
Deed From: Elizabeth W. Fenwick, et al
To: Milton Shaw & Jean Sobus
Liber 12263 Folio 147, 1.214 Acres

Map #2
January, 1990
Deed From: First National Bank, Successor, Trustee
To: Elizabeth W. Fenwick, et al
Liber 8394, Folio 274, 1.214 Acres

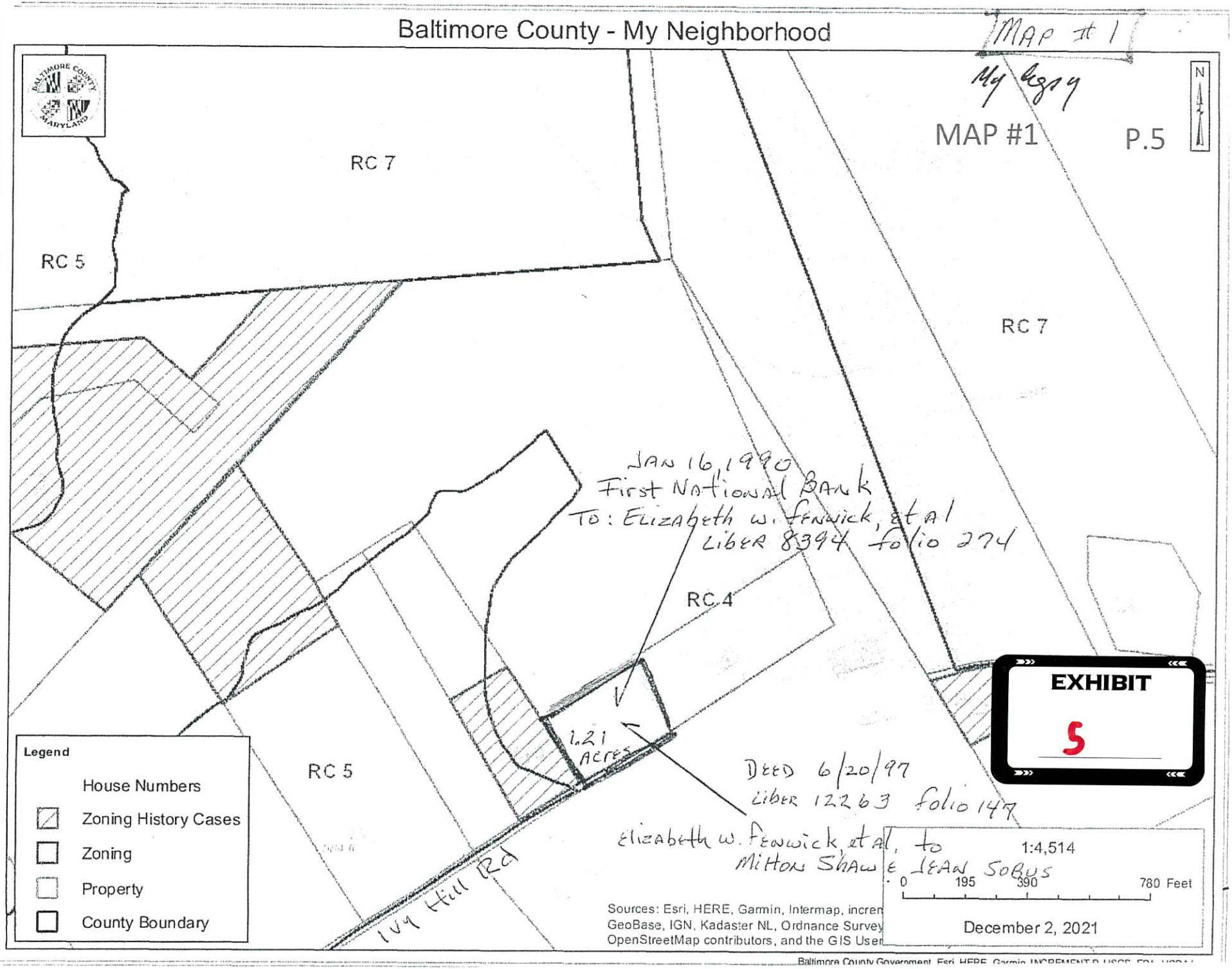
Map #2
April, 1976
Deed From: First National Bank of Maryland
To: Baltimore County, Maryland
Liber 5629, Folio 866, 21.076 Acres

Map #3
November , 1962
Deed From: Grace Whedbee, Administratrix
To: The First National Bank of Maryland
Liber 4077, Folio 169

Map #3
July, 1956
Deed From: The Worthington Valley Company
To: James C.L. Anderson, Executor to Wilbur Miller
Liber 2968, Folio 497 (See Folio 505 & 506) 22.29 Acres

Conclusion : 22.29 Acres (Deeds from 1956 & 1962)
Minus 21.076 Acres (1976 Sale to Baltimore County)
Equals 1.214 Acres Remaining




Baltimore County - My Neighborhood
MAP #1
My Copy
MAP #1
P.5
N
RC 7
RC 5
RC 7
JAN 16, 1990
First National Bank
To: Elizabeth W. Fenwick, et al
Liber 8394 folio 274
RC 4
1.21 Acres
RC 5
DEED 6/20/97
Liber 12263 folio 147
Elizabeth W. Fenwick, et al, to
Milton Shaw & Jean Sobus
Ivy Hill Rd
EXHIBIT
5
Legend
House Numbers
Zoning History Cases
Zoning
Property
County Boundary
1:4,514
0 195 390 780 Feet
December 2, 2021
Sources: Esri, HERE, Garmin, Intermap, incren
GeoBase, IGN, Kadaster NL, Ordnance Survey
OpenStreetMap contributors, and the GIS User
Baltimore County Government, Esri, HERE, Garmin, INCREMENT P, USGS, FDA, USDA

JUNE 6, 1997

0012263 147

My copy

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DEED

97-2731

THIS DEED, Made this 20th day of June, in the year one thousand nine hundred and ninety-seven, by and between

Elizabeth W. Fenwick, Davison White, and Thomas C. Whedbee, party of the first part, Grantor, and

Milton B. Shaw and Jean M. Sobus, party of the second part, Grantee.

THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS $38,500.00.

WITNESSETH: That in consideration of the sum of Five Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto Milton B. Shaw and Jean M. Sobus, as tenants by the entireties, their heirs, personal representatives and assigns, all that lot of ground situate in Baltimore County in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at the beginning of the parcel of land designated as Item 10 in a Deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first line of said parcel of land and running for a part diagonally across the bed of Ivy Mill Road, as the following description is compiled from Deeds, North 65 degrees 20 minutes East 251.5 feet, thence leaving said road and running with and binding on the second line of said parcel of land, North 15 degrees 30 minutes West 200 feet to intersect the last line of the parcel of land secondly described in a Deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 5629, folio 866 which was conveyed by First National Bank of Maryland Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence binding reversely on a part of said last line, South 65 degrees 20 minutes West 283.15 feet to intersect the last line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to Anderson and thence running with and binding on a part of said line South 24 degrees 40 minutes East 197.45 feet more or less to the place of beginning. Containing 1.214 acres of land more or less.

BEING a part of the property which by Deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Book 8394, page 261, was granted and conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased unto Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, the Grantors herein.

TOGETHER WITH the buildings and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said Grantee, as tenants by the entireties, their heirs, personal representatives and assigns, in fee simple.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE _____ DATE 6/30/97

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
6/30/97
By Date

EXHIBIT
6

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12263, p. 0147, MSA_CE62_12118. Date available 03/04/2005. Printed 12/02/2021.

AND the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hands and seals of the said Grantors.

WITNESS:

Elizabeth W. Fenwick

Davison White

Thomas C. Whedbee

STATE OF MARYLAND, Harford COUNTY, TO WIT:

On this 19TH day of June, 1997, before me, a Notary Public of said State, personally appeared Elizabeth W. Fenwick, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.

KATHLEEN C. ETZEL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 23, 1997

Notary Public (Seal)

My commission expires: 6-23-97

STATE OF MARYLAND, City of Baltimore COUNTY, TO WIT:

On this 18th day of June, 1997, before me, a Notary Public of said State, personally appeared Davison White, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.

Linda A. Newcomb
Notary Public (Seal)

My commission expires: 3/1/98

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12263, p. 0148, MSA_CE62_12118. Date available 03/04/2005. Printed 12/02/2021.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0261, MSA_CE62_8249. Date available 03/09/2005. Printed 01/22/2024.

D RCPT 76.00
DEED 0 M
SM CLERK 76.00
No Consideration
#57454 0002 R02 T11 1:39

THIS DEED, made this 16TH day of January, 1990, by and between the First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, which Will was probated and recorded in the Office of the Register of Wills for Baltimore County, Maryland, in Wills Liber J.P.C. No. 50, folio 33, Grantor, and Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, Grantees. 02/01/90

WHEREAS the First National Bank of Maryland, as Successor Trustee under a trust established under the Will of C. Wilbur Miller, deceased, is seized and possessed of title, as Trustee, of the hereinafter described parcels of land; and

WHEREAS, by the terms of the Last Will and Testament, the trust terminated as of the death of C. Wilbur Miller's daughter, Grace Miller Whedbee (his other daughter having predeceased her and all of his grandchildren having reached the age of thirty), and the assets of the trust are distributable to his three grandchildren, the Grantees herein

NOW THEREFORE, in consideration of the promises and pursuant to the power and authority in it vested and to its obligations under said trust, the Grantor, as Trustee aforesaid, does hereby grant and convey to the Grantees, and to their respective personal representatives, heirs and assigns, as tenants in common, in undivided one-third shares, in fee simple, all those pieces and parcels of land, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

FIRST: Beginning for the same at a point in the center of Tufton Avenue and in the first line of the parcel of land firstly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson Executor of the last will and testament of C. Wilbur Miller, deceased, said point being distant North 85 degrees 54 minutes West 620 feet measured along said first line from the beginning thereof, said point also being at the end of the first line of a parcel of land which by a deed dated November 19, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R No. 4077 folio 171 was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife and running thence with and binding on a part of the first line of the first herein referred to parcel of land and binding in the center of Tufton Avenue, as the following description is compiled from deeds, North 85 degrees 54 minutes West 1361.50 feet to the end of said

TAX RECEIPT
TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per [signature]
Authorized Signature
Date 2-1-90 Sec. 11-85 H

EXHIBIT 7

LIBER 8 3 9 4 PAGE 2 6 2

line, thence leaving said Avenue and running with and binding on the second line and on a part of the third line of said parcel of land which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, the two following courses and distances viz: North 3 degrees 24 minutes East 768.34 feet and North 86 degrees 36 minutes West 3448.92 feet more or less to intersect the eighth or South 4 degrees 15 minutes 20 seconds West 2233.92 foot line of a parcel of land which by a deed dated September 15, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3904 folio 298 was conveyed by Grace Miller Whedbee, Administratrix to Charles M. Nes III and wife, thence binding reversely on a part of said line, North 3 degrees 31 minutes East 1506.43 feet more or less to the center of Geist Road and to intersect the seventh or North 77 degrees 23 minutes East 400 foot line of a parcel of land which by a deed dated July 14, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3866 folio 577 was conveyed by Frances J. Lomas and husband to Grace Miller Whedbee, Administratrix of the Estate of C. Wilbur Miller, deceased, thence running with and binding on a part of said seventh line and on the eighth and ninth lines of said parcel of land and binding in the center of Geist Road, the three following courses and distances viz: North 76 degrees 15 minutes East 165.32 feet, North 76 degrees 41 minutes East 400 feet and North 78 degrees 07 minutes East 404 feet, thence leaving the center of said Road and running with and binding on the last line of said last mentioned parcel of land and running with and binding on the ninth line of a parcel of land which by a deed dated January 13, 1988 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7769 folio 1 was conveyed by Clare M. Boyce to Michael J. McCarthy and wife, South 0 degrees 09 minutes West 18 feet to a stone set at the beginning of the last line of said last mentioned parcel of land, thence running with and binding on said line and binding near and south of the south side of Geist Road and running with and binding on a part of the fifth line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, North 77 degrees 07 minutes East 741.76 feet to a stone on the southernmost right of way line of Geist Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 70-311-5 which plat is attached to a deed from the Garrison School, Incorporated et al to Baltimore County, Maryland dated January 21, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5165 folio 396, thence binding on the southernmost right of way lines of Geist Road as shown on Plats Nos. 70-311-5, 4, 3, 2 and 1 as attached to said deed and continuing to run with and bind on a part of said fifth line in the deed from The Worthington Valley Company to James C. L Anderson, Executor, North 77 degrees 07 minutes East 1705.87 feet, thence continuing to run with and bind on a part of said fifth line and on a part of the sixth line of said parcel of land, North 77 degrees 07 minutes East 165 feet and North 3 degrees 16 minutes East 16.5 feet more or less to the center of Geist Road and to the

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0262, MSA_CE62_8249. Date available 03/09/2005. Printed 01/22/2024.

end of the fifteenth or North 88 degrees 44 minutes 40 seconds West 25.89 foot line of a parcel of land which by a deed dated September 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G.No. 4202 folio 483 was conveyed by the First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Thomas M. Monroe and wife, thence binding reversely on the fifteenth, fourteenth, thirteenth, twelfth, eleventh and tenth lines of said parcel of land and binding in the center of Geist Road, the six following courses and distances viz: South 88 degrees 31 minutes 30 seconds East 25.89 feet, South 83 degrees 38 minutes 50 seconds East 84.30 feet, South 84 degrees 32 minutes 50 seconds East 169.25 feet South 86 degrees 51 minutes 20 seconds East 166.93 feet, South 86 degrees 25 minutes 20 seconds East 276.17 feet and South 86 degrees 19 minutes 05 seconds East 569.89 feet to the center of Falls Road and to intersect the fourth or South 13 degrees 48 minutes 00 seconds East 100.18 foot line of a parcel of land which by a deed dated March 9, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5255 folio 31 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Charles P. McCausland III and wife, thence running with and binding on a part of the fourth line and on the fifth, sixth, seventh, eighth, ninth and tenth lines of said parcel of land and binding in the center of Falls Road, the seven following courses and distances viz: South 16 degrees 57 minutes 40 seconds East 18.37 feet more or less, South 17 degrees 37 minutes 00 seconds East 132.01 feet, South 17 degrees 00 minutes 20 seconds East 49.81 feet, South 16 degrees 22 minutes 40 seconds East 49.74 feet, South 13 degrees 59 minutes 50 seconds East 99.79 feet, South 13 degrees 00 minutes 30 seconds East 99.84 feet and South 12 degrees 09 minutes 40 seconds East 94.79 feet to the end of the seventh or North 9 degrees 24 minutes 30 seconds West 89.62 foot line of a parcel of land which by a deed dated November 8, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6623 folio 756 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to James C. Alban III and wife, thence binding reversely on a part of said seventh line and binding in the center of Falls Road, South 12 degrees 34 minutes 10 seconds East 26.48 feet more or less to the beginning of the third line of a parcel of land which by a deed dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4684 folio 199 was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife, thence leaving said road and running with and binding on said third line, North 88 degrees 59 minutes 40 seconds West 360.23 feet to the beginning of a parcel of land which by a deed dated September 20, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5221 folio 950 was conveyed by The First National Bank of Maryland, Successor Trustee under the

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LIBER 8 3 9 4 PAGE 2 6 4

last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife, thence binding reversely on the last, third and second lines of said parcel of land, the three following courses and distances viz: North 88 degrees 59 minutes 40 seconds West 181.04 feet, South 5 degrees 07 minutes 30 seconds East 752.84 feet and North 78 degrees 41 minutes 10 seconds East 181.06 feet to the beginning of the last line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife and recorded in Liber O.T.G. No. 4684 folio 199, thence running with and binding on said last line, North 78 degrees 41 minutes 10 seconds East 465.20 feet to the center of Falls Road, thence binding in the center of said Road and running with and binding on the first line and on a part of the second line of said last mentioned parcel of land, the two following courses and distances viz: North 15 degrees 32 minutes West 415.37 feet and North 12 degrees 48 minutes 10 seconds West 155.66 feet more or less to the end of the sixth or South 80 degrees 46 minutes West 30 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Trustee to James C. Alban III and wife, thence leaving Falls Road and binding reversely on the sixth, fifth, fourth and third lines of said parcel of land, the four following courses and distances viz: North 77 degrees 36 minutes 20 seconds East 30 feet, North 10 degrees 04 minutes 52 seconds East 66.82 feet, North 75 degrees 24 minutes 00 seconds East 250.78 feet and North 73 degrees 14 minutes 35 seconds East 1600.97 feet to the beginning of the eleventh or North 73 degrees 01 minute East 1026.65 foot line of the aforesaid firstly described parcel of land in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of said eleventh line, North 7 degrees 01 minute East 401.49 feet to the end of the fifth or North 8 degrees 37 minutes West 45.07 foot line of a parcel of land which by a deed dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5636 folio 804 was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Patrick C. Walsh and wife, thence binding reversely on the fifth, fourth and third lines of said parcel of land, the three following courses and distances viz: South 8 degrees 46 minutes East 45.07 feet, South 15 degrees 43 minutes 25 seconds East 412.85 feet and North 59 degrees 20 minutes 30 seconds East 827.54 feet to a point in Cuba Road and in the thirteenth line of the aforesaid firstly described parcel of land in Item I in the deed from The Worthington Valley Company to James C. L Anderson, Executor, thence running with and binding on a part of the thirteenth line and on the fourteenth and fifteenth lines and on a part of the sixteenth line of said parcel of land and binding in or near the center of Cuba Road, the four following courses and distances viz: South 50 degrees 08 minutes East 402.55 feet, South 54 degrees 34 minutes East 146.7 feet, South 60 degrees 00 minutes

3083M

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East 129.6 feet and South 61 degrees 19 minutes East 460.27 feet to the beginning of a parcel of land which by a deed dated August 6, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5207 folio 789 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife, thence leaving said road and binding reversely on the last and third lines of said parcel of land, the two following courses and distances viz: South 44 degrees 43 minutes West 434 feet and South 10 degrees 59 minutes 10 seconds West 456.27 feet to the end of the tenth or North 11 degrees 15 minutes East 82.53 foot line of a parcel of land which by a deed dated April 4, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4863 folio 276 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife, thence binding reversely on the tenth, ninth, eighth and seventh lines of said parcel of land, the four following courses and distances viz: South 11 degrees 15 minutes West 82.53 feet, South 60 degrees 58 minutes East 241.82 feet, North 73 degrees 51 minutes 10 seconds East 607.65 feet and North 64 degrees 27 minutes East 226.79 feet to a point in Cuba Road and in the twenty-first or South 36 degrees 59 minutes East 295.8 foot line of the aforesaid parcel of land firstly described in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of the twenty-first line and on the twenty-second and twenty-third lines of said parcel of land andbinding in or near the center of Cuba Road, the three following courses and distances viz: South 36 degrees 59 minutes East 217.77 feet, South 54 degrees 28 minutes East 266.9 feet and South 54 degrees 47 minutes East 520.2 feet, thence leaving said Road and running with and binding on the twenty-fourth, twenty-fifth and twenty-sixth lines of said last mentioned parcel of land, the three following courses and distances viz: South 3 degrees 15 minutes West 481.85 feet, South 62 degrees 54 minutes East 211.1 feet and South 29 degrees 35 minutes West 1202.54 feet to the center of Shawan Road (formerly known as Tufton Avenue), thence binding in or near the center of said Road and continuing to run with and bind on the outlines of said last mentioned parcel of land, the sixteen following courses and distances viz: North 87 degrees 10 minutes West 663.42 feet, North 88 degrees 35 minutes West 470 feet, South 84 degrees 26 minutes West 52 feet, South 67 degrees 48 minutes West 55.1 feet, South 50 degrees 59 minutes West 64.8 feet, South 67 degrees 05 minutes West 100 feet, South 67 degrees 48 minutes West 100 feet, South 86 degrees West 1000 feet, North 85 degrees 42 minutes West 202.2 feet, North 77 degrees 25 minutes West 206.5 feet, North 65 degrees 52 minutes West 81.7 feet, North 55 degrees 58 minutes West 110.7 feet, North 60 degrees 16 minutes West 100 feet, North 72 degrees 46 minutes West 100 feet, North 82 degrees 21 minutes West 100 feet and North 86 degrees 15 minutes West 925.30 feet to a point distant South 86 degrees 15 minutes East 320 feet

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measured along the center of Shawan Road from the center of Falls Road and to the easternmost outline of the parcel of land known as the store lot and zoned RCC, thence leaving Shawan Road and binding on the easternmost and northernmost outlines of said store lot, the two following courses and distances viz; North 3 degrees 45 minutes East 315 feet and North 86 degrees 15 minutes West 301 feet more or less to the easternmost right of way line of Falls Road as widened and shown on State Roads Commission of Maryland Plat No. 49978 as referred to in a deed from The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to The State of Maryland dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94, thence binding on the easternmost right of way line of Falls Road as widened and shown on said plat, North 1 degree 07 minutes East 235 feet more or less to the end of said widening, thence North 88 degrees 53 minutes West 23.64 feet to the center of Falls Road and to intersect the twenty-third or South 2 degrees 31 minutes West 581.12 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland to T. Courtenay J. Whedbee and wife, thence binding reversely on a part of said twenty-third line and on the twenty-second to the thirteenth lines inclusive and binding reversely on a part of the twelfth line of said last mentioned parcel of land and binding in the center of Falls Road, the twelve following courses and distances viz: North 1 degree 07 minutes East 26 feet more or less to the beginning of said twenty-third line, North 3 degrees 09 minutes East 100 feet, North 7 degrees 07 minutes East 100 feet, North 12 degrees 06 minutes East 100 feet, North 14 degrees 28 minutes East 100 feet, North 8 degrees 56 minutes East 60 feet, North 1 degree 44 minutes East 193 feet, North 3 degrees 02 minutes West 50 feet, North 10 degrees 32 minutes West 50 feet, North 18 degrees 39 minutes West 50 feet, North 21 degrees 40 minutes West 202.30 feet and North 19 degrees 49 minutes West 72.06 feet to the end of the sixth or South 70 degrees 27 minutes 50 seconds West 727.57 foot line of a parcel of land which by a deed dated September 26, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5039 folio 149 was conveyed by The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to Charles M. Nes, Jr. and wife, thence leaving Falls Road and binding reversely on the sixth and fifth lines of said parcel of land, the two following courses and distances viz: North 69 degrees 03 minutes 50 seconds East 727.57 feet and North 11 degrees 24 minutes 40 seconds West 431.20 feet to the southeast side of a 60 foot right of way as laid out in said last mentioned deed, thence binding on the southeast side of said right of way, with the right and use thereof in common with others entitled thereto and binding reversely on the fourth and third lines of the parcel of land conveyed in said last mentioned deed, the two following courses and distances viz: South 65 degrees 56 minutes West 460 feet and North 67 degrees 55 minutes West 127 feet to the beginning of the third line of the parcel of land described as an

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exception to the firstly described parcel of land of Item 1 in the aforesaid deed from the Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on said third line and continuing to bind on the southeast side of said 60 foot right of way, South 67 degrees 05 minutes West 213.9 feet more or less to the center of Falls Road, thence binding in the center of Falls Road, South 15 degrees 54 minutes East 147.22 feet more or less to the end of the ninth or North 84 degrees 48 minutes East 500.90 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife, thence leaving said Falls Road and binding reversely on the ninth, eighth, seventh, sixth, fifth, fourth, third and second lines of said parcel of land, the eight following courses and distances viz: South 83 degrees 24 minutes West 500.90 feet, South 4 degrees 53 minutes East 270.26 feet, South 4 degrees 40 minutes East 226.40 feet, South 75 degrees 34 minutes West 20.85 feet, South 7 degrees 07 minutes 30 seconds East 151.44 feet, South 0 degrees 46 minutes 30 seconds West 87.69 feet, North 89 degrees 27 minutes West 9.90 feet and South 0 degrees 33 minutes West 1130.40 feet to the place of beginning.

Containing 574.7 Acres of land more or less as calculated from deeds and conveyances.

Saving and excepting therefrom a parcel of land located on Shawan Road and containing 0.027 of an Acre which was conveyed in a deed from the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to Baltimore County, Maryland dated June 9, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr.No. 7197 folio 226, said parcel of land is shown on Baltimore County Bureau of Land Acquisition Drawing 85-028-1 which drawing is attached to said deed.

Subject to a utility easement containing 0.036 of an Acre of land located on Shawan Road which by a deed and agreement between The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, deceased and Baltimore County, Maryland dated June 9, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7197 folio 236. Said easement is shown on Baltimore County Bureau of Land Acquisition Drawing 85-028-1 which drawing is attached to said Deed and Agreement.

Subject to the revertible easement for support slopes as shown on State Roads Commission of Maryland Plat No. 49978.

Subject to easements heretofore granted to The Baltimore Gas and Electric Company, The C & P Telephone Company and the American Telephone and Telegraph Company.

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Together with the reservation pertaining to the water supply system as set forth in the deed from The First National Bank of Maryland Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4684 folio 199.

Subject to the right and easement pertaining to the water supply system as set forth in the deed from The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife dated April 4, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4863 folio 276 if applicable.

Together with the right to use Dick Powells Lane, 15 feet wide, leading to Cuba Road and the use of the water supply system as set forth in the deed from The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Patrick C. Walsh and wife dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5636 folio 804.

Being a part of the first parcel of land described in Item 1 in a deed from The Worthington Valley Company to James C. L. Anderson Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed between Grace M. Whedbee, Administratrix d.b.n., c.t.a. of the Estate of C. Wilbur Miller, deceased, Grantor and The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased, Grantee dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

SECOND: Beginning for the same in the center of Shawan Road (formerly known as Tufton Avenue) at the beginning of the parcel of land secondly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first and second lines and on a part of the third line of said parcel of land, the three following courses and distances viz: as the following description is compiled from deeds, South 3 degrees 03 minutes West 655.65 feet, North 86 degrees 44 minutes West 1307.40 feet and North 86 degrees 26 minutes West 100 feet more or less to the center of Falls Road and to intersect the South 37 degrees 05 minutes 21 seconds West 148.89 foot line of a parcel of land which by a deed dated October 24, 1956 and recorded

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among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to The Worthington Valley Development Corporation, thence running with and binding on the outlines of said parcel of land and binding in the center of Falls Road, the seven following courses and distances viz: South 44 degrees 52 minutes 21 seconds West 148 feet more or less, South 45 degrees 39 minutes 47 seconds West 391.17 feet, South 36 degrees 13 minutes West 182.03 feet, South 15 degrees 17 minutes 20 seconds West 213.90 feet, South 5 degrees 22 minutes 17 seconds East 172.16 feet, South 25 degrees 53 minutes 52 seconds East 210.65 feet and South 45 degrees 55 minutes 04 seconds East 184.21 feet to intersect the seventh or North 11 degrees 20 minutes East 1221 foot line of the aforesaid secondly described parcel of land in Item 1 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence leaving Falls Road and running with and binding on a part of said seventh line, North 11 degrees 20 minutes East 73 feet more or less to the beginning of the eighth line of said last mentioned parcel of land, thence running with and binding on the eighth and ninth lines of said parcel of land and running with and binding on the first and second lines as described in a deed and agreement between James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and Edwin Griffith et al dated December 27, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B.No. 3330 folio 265, the two following courses and distances viz: North 77 degrees 27 minutes East 567.10 feet and South 45 degrees 50 minutes East 660 feet to the beginning of the eleventh or North 59 degrees 22 minutes 03 seconds East 1033.38 foot line of the parcel of land firstly described in a deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629 folio 866 which was conveyed by the First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence running with and binding on said eleventh line, North 66 degrees 56 minutes 03 seconds East 1033.38 feet to intersect the last line of the aforesaid secondly described parcel of land in Item 1 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor and thence running with and binding on a part of said last line, North 23 degrees 04 minutes West 1711.27 feet to the place of beginning.

Containing 61.0 Acres of land more or less.

Being a part of the parcel of land secondly described in the parcel designated as Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2958 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

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For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

THIRD: Beginning for the same at a point in Tufton Avenue at the beginning of the second line of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence and leaving said Avenue and running with and binding on the second and third lines and on a part of the fourth line of said parcel of land, the three following courses and distances viz: as the following description is compiled from deeds, North 3 degrees 24 minutes East 768.34 feet, North 86 degrees 36 minutes West 1693.20 feet and South 6 degrees 34 minutes West 680.07 feet to a point in or near the center of Tufton Avenue and in the outline of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased, to Worthington Valley Development Corporation and thence running with and binding on the outlines of said parcel of land and binding in or near the center of Tufton Avenue, the three following courses and distances viz: South 83 degrees 31 minutes East 1344.48 feet, South 83 degrees 39 minutes East 168.96 feet and South 84 degrees 26 minutes East 219.65 feet to the place of beginning.

Containing 28.53 Acres of land more or less.

Being a part of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B.No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

FOURTH: Beginning for the same at the intersection of the centerline of Falls Road with the centerline of Tufton Avenue which extends west of Falls Road, said intersection being at the beginning of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The

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Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on a part of the first line of said parcel of land and binding in the center of Tufton Avenue, North 85 degrees 54 minutes West 360 feet to the beginning of the South 6 degrees 20 minutes 53 seconds East 386.28 foot line of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation, thence leaving Tufton Avenue and running with and binding on the outline of said parcel of land, the two following courses and distances viz: South 6 degree 10 minutes West 386.28 feet and South 85 degrees 31 minutes East 360.11 feet to the center of Falls Road and to intersect the last line of said parcel of land designated as Item 2 in the deed from Worthington Valley Company to Anderson and thence binding in or near the center of Falls Road and binding on a part of said last line, North 1 degree 26 minutes East 386.69 feet to the place of beginning.

Containing 3.20 Acres of land more or less.

Saving and excepting therefrom a parcel of land containing 0.016 of an acre of land more or less designated as Parcel No. 1-75346 on State Roads Commission of Maryland Plat No. 49978 and conveyed in a deed from The First National Bank of Maryland, Trustee under the Will and Testament of C. Wilbur Miller, deceased to The State of Maryland to the use of the State Highway Administration of the Department of Transportation dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94.

Being a part of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 169.

FIFTH: Beginning for the same at a point in Tufton Avenue at the beginning of a parcel of land designated as Item 3 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, said point

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being in the outline of the parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation and running thence leaving said Road and binding reversely on the last and ninth lines of the first herein referred to parcel of land, the two following courses and distances viz: North 6 degrees 34 minutes East 680.07 feet and North 86 degrees 36 minutes West 1755.56 feet more or less to intersect the eighth or South 4 degrees 15 minutes 20 seconds West 2233.92 foot line of a parcel of land which by a deed dated September 15, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3904 folio 298 was conveyed by Grace Miller Whedbee, Administratrix D.B.N.C.T.A. of the Estate of C. Wilbur Miller, deceased to Charles M. Ness III and wife, thence running with and binding on a part of said eighth line, South 3 degrees 31 minutes West 699.56 feet more or less to the center of Tufton Avenue and to intersect the outline of the aforesaid parcel of land which was conveyed by James C. L. Anderson, Executor to Worthington Valley Development Corporation, thence binding in said Avenue and binding on said outlines, the two following courses and distances viz: South 87 degrees 25 minutes East 1659.19 feet and South 83 degrees 46 minutes East 60.48 feet to the place of beginning.

Containing 27.41 Acres of land more or less.

Being a part of the parcel of land designated as Item 3 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

SIXTH: Beginning for the same at the beginning of the second line of the parcel of land designated as Item 7 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 and running thence with and binding on said line, as this description is compiled from deeds, North 86 degrees 44 minutes West 1307.40 feet to the end of the South 86 degrees 26 minutes East 670.14 foot line of the parcel of land designated as Item 2 in said deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence binding reversely

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on a part of said line, North 86 degrees 26 minutes West 100 feet more or less to a point in or near the center of Falls Road and to intersect the outline of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Developement Corporation, thence binding reversely on the outlines of said parcel of land and binding in or near the center of Falls Road, the two following courses and distances viz: North 23 degrees 52 minutes 03 seconds East 119.73 feet more or less and North 9 degrees 27 minutes 16 seconds East 149.51 feet to intersect the last line of the aforesaid parcel of land designated as Item 2 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of said last line and running with and binding for a part on the third line of the aforesaid parcel of land designated as Item 7 in said deed and binding in or near the center of Falls Road, North 1 degree 26 minutes East 388.69 feet to the beginning of the aforesaid parcel of land designated as Item 2 and to a point at the beginning of the parcel of land firstly described in the parcel of land designated as Item 1 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor, said point being the intersection of the centerline of Falls Road with the centerline of Tufton Avenue which extends to the west, thence binding reversely on the last line of said last mentioned parcel of land and binding in the center of Falls Road, North 1 degree 14 minutes East 16.48 feet to the intersection of the center of Falls Road with the center of Shawan Road (formerly Tufton Avenue which extends to the east), thence binding in the center of Shawan Road and binding reversely on the forty-second line and reversely on a part of the forty-first line of said last mentioned parcel of land, the two following courses and distances viz: South 86 degrees 15 minutes East 1245.30 feet and South 82 degrees 21 minutes East 81.6 feet to a point in line with the northerly extension of the first line of the aforesaid parcel of land designated as Item 7 and thence leaving said Road and running to and running with and binding on said first line, South 3 degrees 03 minutes West, in all, 655.65 feet to the place of beginning.

Containing 19.26 Acres of land more or less.

Being all of the parcel of land designated as Item 7 and a small portion of the parcel of land designated as Item 2 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The

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First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

Saving and excepting therefrom a parcel of land containing 0.019 of an Acre of land more or less designated as Parcel No. 2-75346 on State Roads Commission of Maryland Plat No. 49978 and conveyed in a deed from The First National Bank of Maryland, Trustee under the Will and Testament of C. Wilbur Miller, deceased to The State of Maryland to the use of the State Highway Administration of the Department of Transportation dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No 7743 folio 94.

SEVENTH: Beginning for the same at the beginning of the parcel of land designated as Item 10 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first line of said parcel of land and running for a part diagonally across the bed of Ivy Hill Road, as the following description is compiled from deeds, North 65 degrees 20 minutes East 251.5 feet, thence leaving said road and running with and binding on the second line of said parcel of land, North 15 degrees 30 minutes West 200 feet to intersect the last line of the parcel of land secondly described in a deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629 folio 866 which was conveyed by First National Bank of Maryland Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence binding reversely on a part of said last line, South 65 degrees 20 minutes West 283.15 feet to intersect the last line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to Anderson and thence running with and binding on a part of said line South 24 degrees 40 minutes East 197.45 feet more or less to the place of beginning.

Containing 1.214 Acres of land more or less.

Being a part of the parcel of land designated as Item 10 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 169.

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EIGHTH: Beginning for the same at a point in the center of Shawan Road formerly known as Tufton Avenue) and in the forty-second or North 86 degrees 15 minutes West 1245.30 foot line of the parcel of land firstly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.F. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, said point being distant South 86 degrees 15 minutes East 320 feet measured reversely along said line from the end thereof, the end of said line being at the intersection of the center of Falls Road with the center of Shawan Road and running thence and leaving said Shawan Road and outline and binding on the easternmost and northernmost outlines of the parcel of land known as the store lot, as this description is compiled from deeds, the two following courses and distances viz: North 3 degrees 45 minutes East 315 feet and North 86 degrees 15 minutes West 301 feet more or less to the easternmost right of way line of Falls Road, as widened and shown on State Roads Commission of Maryland Plat No. 49978 as referred to in a deed from The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, deceased to the State of Maryland dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.H.No. 7743 folio 94, thence binding on the right of way lines of Falls Road as widened and described in Parcel 3 and Parcel 4 and shown on said plat, the seven following courses and distances viz: South 1 degree 07 minutes 00 seconds West 25 feet more or less, South 88 degrees 48 minutes 05 seconds East 50.99 feet, South 1 degree 11 minutes 55 seconds West 71.00 feet, North 88 degrees 48 minutes 05 seconds West 25 feet North 30 degrees 24 minutes 32 seconds West 15.26 feet, North 88 degrees 48 minutes 05 seconds West 17.92 feet and South 1 degree 13 minutes 27 seconds West 172 feet, thence binding on the line that connects the east right of way line of Falls Road with the north right of way line of Shawan Road, as shown on said plat, South 40 degrees 24 minutes 59 seconds East 54.61 feet to the north right of way line of Shawan Road as shown on said State Roads Commission of Maryland Plat No. 49978, thence binding on the north right of way line of Shawan Road as widened and shown on said plat, South 88 degrees 00 minutes 35 seconds East 40 feet to the end of said widening, thence South 1 degree 59 minutes 25 seconds West 20 feet more or less to the center of Shawan Road and to intersect the aforesaid forty-second line in the deed from The Worthington Valley Company to James C. L. Anderson, Trustee and thence binding reversely on a part of said line and binding in the center of Shawan Road, South 86 degrees 15 minutes East 220 feet more or less to the place of beginning.

Containing 2.0 Acres of land more or less.

Being a part of the first parcel of land described in Item 1 in a deed from The Worthington Valley Company to James C. L. Anderson,

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0275, MSA_CE62_8249. Date available 03/09/2005. Printed 01/22/2024.

Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed between Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased, Grantor and the First National Bank of Maryland, Trustee under the will of C. Wilbur Miller, deceased, Grantee dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

Subject to the revertible easement for support slopes as shown on State Roads Commission of Maryland Plat No. 49978.

NINTH: Beginning for the same at a planted stone at the end of the South 78-3/4 degrees West 54-1/3 perches line of the land which by a Deed dated October 5, 1893, and recorded among the Land Records of Baltimore County in Liber LMB No. 199, folio 515, was conveyed by Robert H. Bussey, Attorney, etc., to Abram C. Scott and running thence on said line reversely (magnetic-meridan 1897) North 79-1/2 degrees East 54 perches to the centre of the County Road leading from Oregon to the Western Run Turnpike Road thence running on said road South 6-1/2 degrees East 38 perches to the North side of a private road leading to the residence of Isaac K. Griffith (now Fowble) thence binding on the North side of said private road and also on the boundary line of the said Isaac K. Griffith (now Fowble) South 71-3/4 degrees West 61.8 perches to a planted stone thence leaving said private road and still bounding on the land of the said Isaac K. Griffith (now Fowble) North 1-3/8 degrees East 47.1 perches to the place of beginning. Containing 14 acres 155 square perches of land, more or less.

Being all of the parcel of land described in Item 8 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed between Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased, Grantor and the First National Bank of Maryland, Trustee under the will of C. Wilbur Miller, deceased, Grantee dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

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

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0276, MSA_CE62_8249. Date available 03/09/2005. Printed 01/22/2024.

TO HAVE AND TO HOLD the said parcels of ground and premises hereby conveyed unto and to the use of said Grantees, their respective personal representatives, heirs and assigns, in fee simple forever, as tenants in common, in undivided one-third shares.

In Testimony Whereof, said Grantor has caused its corporate seal to be hereto affixed, and its Vice President to set his hand hereto.

First National Bank of Maryland,
Successor Trustee, under Will of
C. Wilbur Miller, dec'd

By: _____
Vice President

State of Maryland, Baltimore City, to wit:

I HEREBY CERTIFY that on this 16th day of January, 1990, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared William A. Bowser, a Vice President of First National Bank of Maryland, the within named Grantor, and he acknowledged the foregoing Deed to be the act of the body corporate as Trustee aforesaid.

As witness my Hand and Seal.

_____
MARGARET J. CLARK, Notary Public

My Commission Expires: 7-1-90

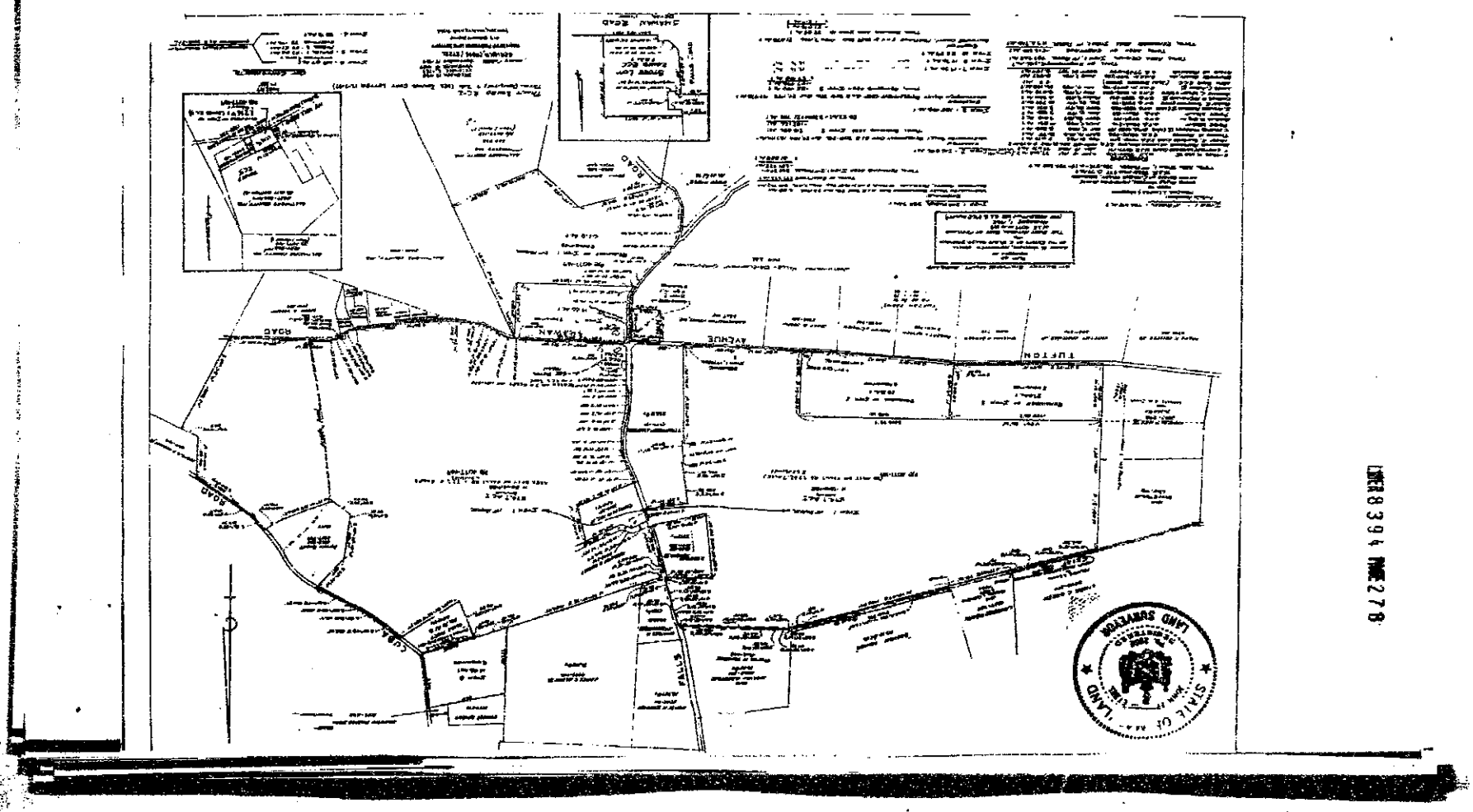
MARGARET J. CLARK
NOTARY PUBLIC
BALTIMORE CITY, MD.

George W. Constable
Wright, Constable & Skeen
250 W. Pratt St. 13th Fl.
Balto MD 21201

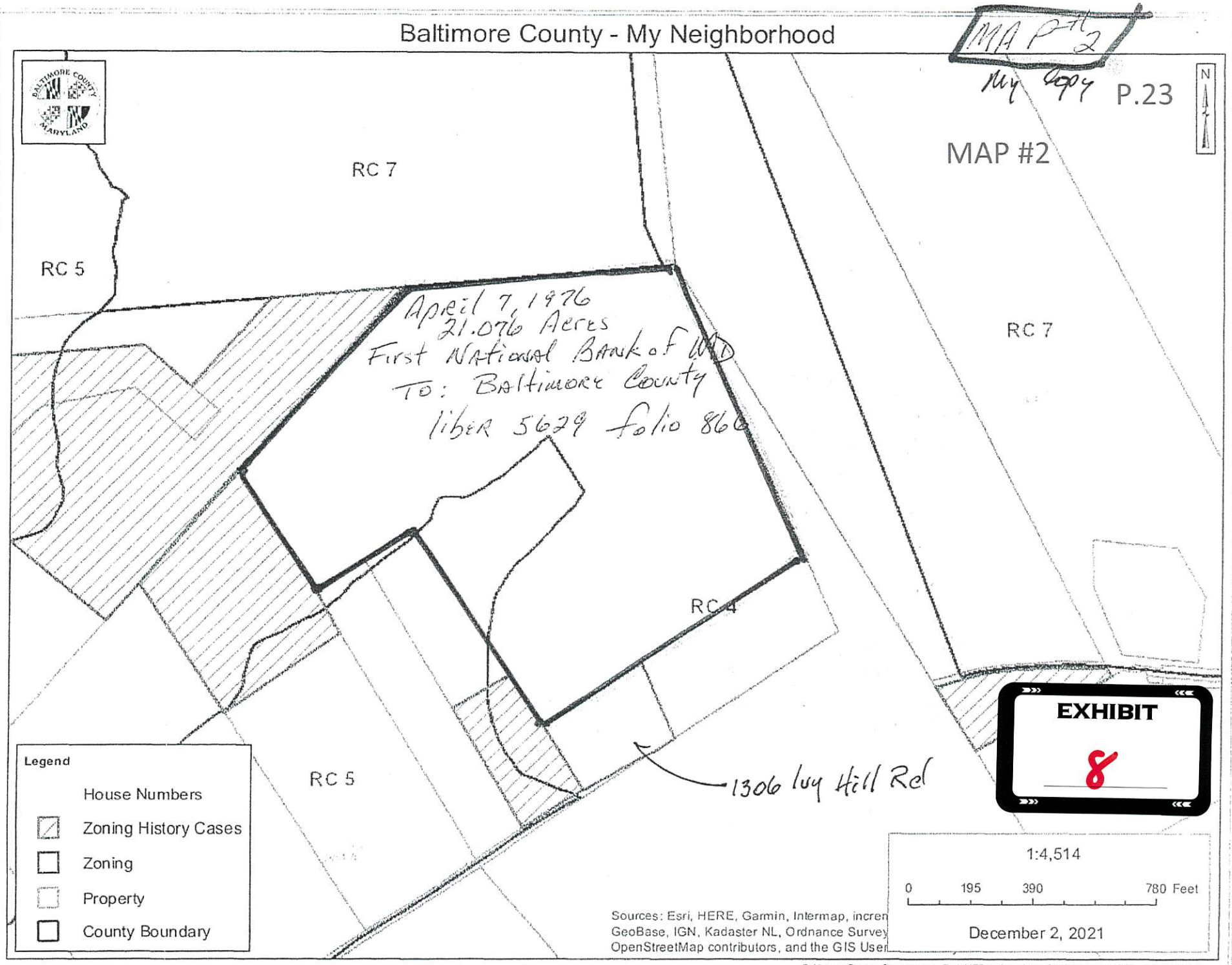
3083M

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0277, MSA_CE62_8249. Date available 03/09/2005. Printed 01/22/2024.

ALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0278, MSA_CE62_8249. Date available 03/09/2005. Printed 01/22/2024.



LIBER 8394 PAGE 278


Baltimore County - My Neighborhood
MAP #2
my copy
P.23
MAP #2
RC 7
RC 5
RC 7
RC 4
RC 5
April 7, 1976
21.076 Acres
First National Bank of MD
To: Baltimore County
liber 5629 folio 860
1306 Ivy Hill Rd
EXHIBIT
8
Legend
House Numbers
Zoning History Cases
Zoning
Property
County Boundary
1:4,514
0 195 390 780 Feet
December 2, 2021
Sources: Esri, HERE, Garmin, Intermap, incren
GeoBase, IGN, Kadaster NL, Ordnance Survey
OpenStreetMap contributors, and the GIS User
Baltimore County Government, Esri, HERE, Garmin, INCREMENT P, USGS, FPA, USDA

P.24

7 April 19 76

MAP #2 P.24

My Copy

LIBER 5629 FOLIO 866

Item 1A
Code: 12--R-124-B
J.O.No. 12.205.6
District 8
Account

THIS DEED, Made this 7TH day of April, in the year Nineteen Hundred and Seventy-six, by and between FIRST NATIONAL BANK OF MARYLAND, a national banking association duly organized under the Laws of the United States of America, Trustee, under the Last Will and Testament of C. Wilbur Miller, party of the first part; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars ($5.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey unto the said BALTIMORE COUNTY, MARYLAND, a body corporate and politic, its successors and assigns, in fee simple, all that lot of ground, situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and being more particularly described as follows, that is to say:

FIRST: BEING a parcel of land of irregular dimensions, said parcel of land consisting of 243.332 acres, more or less (10,599,542 Sq.Ft.), as shown outlined on Baltimore County Bureau of Land Acquisition Drawings Nos. R-124-B-1, R-124-B-2, R-124-B-3 and R-124-B-4, which are attached hereto and made a part hereof, and being more particularly described as follows, that is to say:

BEGINNING for the first at a point, said point being situate at the end of the nineteenth or N 77 degrees 41 minutes W 1422 foot line of the first parcel, second tract of land described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2958 folio 497, from the Worthington Valley Company, a body corporate of the State of Maryland to James C. L. Anderson, Executor of last will and testament of C. Wilbur Miller, deceased, and running thence as now surveyed by Baltimore County and binding reversely on the nineteenth through tenth lines of said deed the ten following courses and distances, viz: (1) S 84 degrees 28 minutes 06 seconds E 1431.67 feet; (2) S 12 degrees 15 minutes 42 seconds E 1979.53 feet; (3) S 06 degrees 03 minutes 58 seconds E 1344.37 feet; (4) S 85 degrees 11 minutes 28 seconds W 2134.33 feet; (5) N 47 degrees 58 minutes 46 seconds W 142.84 feet; (6) N 54 degrees 08 minutes 15 seconds E 214.22 feet; (7) N 02 degrees 44 minutes 14 seconds E 891.62 feet; (8) N 56 degrees 40 minutes 51 seconds W 1066.76 feet; (9) N 33 degrees 02 minutes 12 seconds W 1583.94 feet; (10) N 06 degrees 25 minutes 28 seconds E 1324.54 feet, thence leaving said tenth line and running for a new line of division N 59 degrees 22 minutes 03 seconds E 1033.38 feet to intersect the twentieth line of the above mentioned deed thence binding reversely on a part of said twentieth line S 30 degrees 37 minutes 55 seconds E 1501.82 feet to the place of beginning.

SECOND: BEING a parcel of land of irregular dimensions, said parcel of land consisting of 21.076 acres, more or less (918,071 Sq.Ft.), as shown outlined on Baltimore County Bureau of Land Acquisition Drawing No. R-124-B-4, which is attached hereto and made a part hereof, and being more particularly described as follows, that is to say:

BEGINNING for the second at a point, said point being situate at the beginning of the fourth or N 15 degrees 30 minutes W 786 foot line of the tenth parcel of land described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968, folio 497, from the

EXHIBIT 9

Worthington Valley Company, a body corporate of the State of Maryland, to James C. L. Anderson, Executor of last will and testament of C. Wilbur Miller, deceased, and running thence as now surveyed by Baltimore County and binding on the fourth through eighth lines and part of the ninth line of said deed the six following courses and distances, viz: (1) N 24 degrees 08 minutes 29 seconds W 782.55 feet; (2) S 85 degrees 11 minutes 28 seconds W 664.89 feet; (3) S 41 degrees 29 minutes 13 seconds W 599.18 feet; (4) [illegible] 27 seconds E 351.80 feet; (5) N 56 degrees 42 minutes [illegible] (6) S 33 degrees 17 minutes 27 seconds E 580.55 feet; thence leaving said ninth line and running for a new line of division N 56 degrees 42 minutes 33 seconds E 756.15 feet to the place of beginning.

BEING part of the property which by Deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R., No. 4077, folio 169 was granted and conveyed by Grace M. Whedbee, Administratrix of the Estate of C. Wilbur Miller to the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises [illegible] 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 Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, SUBJECT, HOWEVER, to the following restrictions which shall be covenants running with the land:

1 - The above described property, or any interest therein, may not be sold, leased, or otherwise transferred without the prior written approval of the Secretary of Natural Resources and the Secretary of the Department of State Planning, or their successors.

2 - The above described property may not be converted [illegible] recreation or open space use to any other use without the [illegible] of the Secretary of Natural Resources and the Secretary of Planning, or their successors.

WITNESS the hands and seals of the said party of the first part.

TEST:

FIRST NATIONAL BANK OF MARYLAND,
TRUSTEE, Under the Last Will and Testament of C. Wilbur Miller, deceased.

[signature] By: [signature] (SEAL)
Sr. Vice-Pres.

P.26

LIBER 5629 FOLIO 868

STATE OF MARYLAND, BALTIMORE

I HEREBY CERTIFY that on this 7th day of April, in the year Nineteen Hundred and Seventy-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Walter R. Fotheringay Jr. of FIRST NATIONAL BANK OF MARYLAND, TRUSTEE, and he acknowledged the foregoing Deed to be the act of said banking association as trustee, under the Last Will and Testament of C. Wilbur Miller.

AS WITNESS my Hand and Notarial Seal.

Notary Public

My commission expires July 1, 1977

APPROVED as to form:

Assistant County Solicitor

APPROVED as to legal sufficiency:

Assistant County Solicitor

APPROVED and ACCEPTED this 28th day of April, 1976.

BALTIMORE COUNTY, MARYLAND

ATTEST:

BY: THEODORE G. VENTOURIS
COUNTY EXECUTIVE

3-24-76

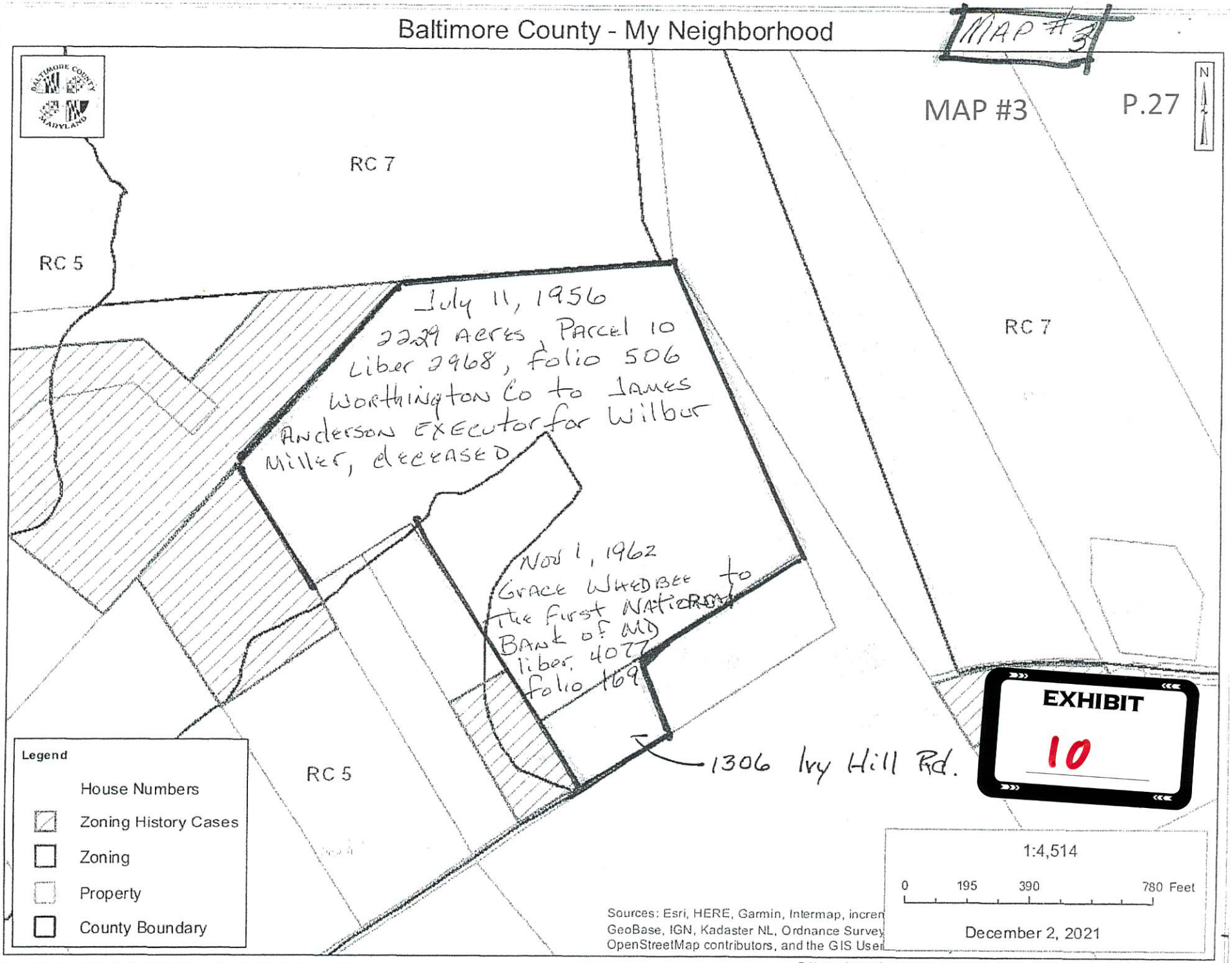
- 3 -

JAR:VKH:mco
INDEX:
ACCT.NO.09-6-22180 P

TRANSFER TAX NOT REQUIRED
4-5-76

Per (illegible)
Authorized Signature

Rec'd 11:50 A


Baltimore County - My Neighborhood
MAP #3
P.27
N
RC 7
RC 5
July 11, 1956
2229 Acres Parcel 10
Liber 2968, folio 506
Worthington Co to James
Anderson Executor for Wilbur
Miller, deceased
Nov 1, 1962
Grace Whedbee to
The First National
Bank of MD
liber 4077
folio 169
1306 Ivy Hill Rd.
RC 7
RC 5
EXHIBIT
10
Legend
House Numbers
Zoning History Cases
Zoning
Property
County Boundary
1:4,514
0 195 390 780 Feet
December 2, 2021
Sources: Esri, HERE, Garmin, Intermap, increm
GeoBase, IGN, Kadaster NL, Ordnance Survey
OpenStreetMap contributors, and the GIS User
Baltimore County Government, Esri, HERE, Garmin, INCREMENT P, USGS, FSA, USDA

IND 1962

LIBER 4077 PAGE 169 P. 28 P.28 MAP #3

My copy

THIS DEED, made this 19th day of November, 1962, by and between GRACE M. WHEDBEE, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased of Baltimore County, State of Maryland, Grantor, of the first part, and THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Will of C. Wilbur Miller, Deceased, Grantee, of the second part.

WITNESSETH, that in consideration of the sum of $5.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased, does hereby grant and convey unto The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, its successors and assigns, in fee simple, all those pieces or parcels of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, which were granted and conveyed by The Worthington Valley Company, a body corporate, to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, by deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968, folio 497, reference to said deed is made as if the descriptions of the parcels conveyed therein were included herein; SAVING and EXCEPTING, however, from the above described property all of those portions of said pieces or parcels of land which were heretofore conveyed therefrom by James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased and by Grace M. Whedbee, Administratrix, d.b.n. c.t.a. of the Estate of C. Wilbur Miller, Deceased.

Enclosed

The said James C. L. Anderson, Executor as aforesaid, died on January 17, 1961 and Grace M. Whedbee was duly appointed Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller as successor to the said James C. L. Anderson, Executor; this deed being made pursuant to the distribution shown in the First Administration Account of Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. filed on or about September 5, 1962 in the Orphans' Court of Baltimore County, Maryland.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

EXHIBIT 11

P.29

P.29

TO HAVE AND TO HOLD the said lots or parcels of ground and premises, above described and mentioned (saving and excepting the portions as aforesaid), 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 The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, its successors and assigns, in fee simple.

WITNESS the hand and seal of the said Grantor.

WITNESS:

Jane C. Renald

Grace M. Whedbee (SEAL)
Grace M. Whedbee, Administratrix, d.b.n., c.t.a. of the Estate of C. Wilbur Miller, Deceased.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 1st day of November in the year one thousand nine hundred and sixty-two, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GRACE M. WHEDBEE, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased, the within named Grantor, and she acknowledged the foregoing deed to be her act.

AS WITNESS my hand and Notarial Seal.

Jane C. Renald, Notary Public

My commission expires 5/6/63.

THE TITLE GUARANTEE COMPANY

229358 4.50

P.30

See folio 505 & 506 My Copy

11/14/1956

LIBER 2968 PAGE 497

THIS DEED, Made this 11th day of July, in the year one thousand nine hundred and fifty-six, by and between THE WORTHINGTON VALLEY COMPANY, a body corporate of the State of Maryland, of the first part, Grantor, and JAMES C. L. ANDERSON, Executor of the Last Will and Testament of C. WILBUR MILLER, Deceased, of Baltimore County, State of Maryland, of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Five ($5.00) dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said THE WORTHINGTON VALLEY COMPANY, a body corporate, does hereby grant and convey unto the said JAMES C. L. ANDERSON, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, his successors and assigns, in fee simple, all those pieces or parcels of land situate, lying and being in the County of Baltimore, in the State of Maryland, and more particularly described as follows:

1. All those two tracts of land situate in Baltimore County, in the State of Maryland and which by a survey made by E. V. Coonan and Company are described as follows, that is to say:

BEGINNING for the first thereof at the intersection of the centre line of Falls Road with the centre line of that part of Tufton Avenue which extends west of the Falls Road and running thence north eighty-five degrees, fifty-four minutes west nineteen hundred and eighty-one and five-tenths feet to the end of the first line of the parcel of land firstly described in a deed from Edward N. Rich, Trustee to C. Morton Stewart, Jr., dated July 3rd, 1905, and recorded among the Land Records of Baltimore County in Liber WPC No. 287, folio 463, and running thence with and binding on the outlines of said land the four following courses and distances, viz: North three degrees, twenty-four minutes east seven hundred and sixty-eight and thirty-four one-hundredths feet to a stone, north eighty-six degrees, thirty-six minutes west forty-six hundred and eighteen and twenty-three one-hundredths feet to a stone marked "B", north three degrees, thirty-one minutes east eleven hundred and eighty-four and twenty-four one-hundredths feet to a stone marked "C.R. No. 6", and north seventy-seven degrees, seven minutes east forty-eight hundred and four and fifty-eight one-hundredths feet to a stone at the southwest corner of a tract of land conveyed by James Kittenhouse, Sheriff, to C. Morton Stewart by Deed dated September 26th, 1911 and recorded as aforesaid in Liber WPC No. 417, folio 67, thence binding on the outline of said land north three degrees, sixteen minutes east nine hundred and forty-six and seventeen one-hundredths feet to a post at the southwest corner of the lot of ground conveyed by Frank G. Scott to C. Wilbur Miller and wife, by Deed dated November 20th, 1914 and recorded as aforesaid in Liber WPC No. 436, folio 227, thence binding on the outline of said land north eighty-five degrees, thirty-one minutes east passing through a boundary stone heretofore set on the west side of Falls Road in all ten hundred and twenty-six and twenty-one one hundredths feet to the centre of Falls Road, thence north six degrees,

EXHIBIT 12

[illegible] twenty-four minutes west two hundred and seventy-five and one-tenth feet to the northerly limit of the land described in Deed [illegible] one hundredths feet to the point of beginning in the land secondly described in the said Deed from Trustee to Stewart above referred to, thence binding on the outlines of said land and following the outlines of the land described in a Deed from Santa Cole Smale and husband to Sophia Mahoney Stewart, dated June 3rd, 1908 and recorded as aforesaid (these said Nos. 2[illegible]2 to 6, all of the said lands of the land secondly described in the said Deed from Trustee to Stewart above referred to) south eighty-six degrees, forty-two minutes east twenty-three hundred and one and forty-one one-hundredths feet to a point distant north eighty-six degrees, thirty-two minutes west two perches from a stone marked "S.M." thence still binding on the outlines of the land conveyed by Trustee to Stewart, south two degrees, fifty-two minutes west thirteen hundred and forty-nine and nine-tenths feet to a point distant north forty-three degrees, one minute, east ten hundred and twenty-six and sixty-five one-hundredths feet to the centre of the Oregon Road, thence binding on the centre of said Road the twelve following courses and distances viz: South forty-three degrees, twenty-one minutes east fifty-three and thirty-nine one-hundredths feet, south fifty degrees eight minutes east six hundred and fifty-eight feet, south fifty-four degrees, thirty-four minutes east one-hundred and forty-six and seven tenths feet, south sixty degrees, east one hundred and twenty-nine and six-tenths feet, south sixty-one degrees, nineteen minutes east five hundred and seventy-one and two-tenths feet, south fifty-one degrees, fifty-two minutes, east one hundred and forty and six-tenths feet, south forty-six degrees, thirty-four minutes east one hundred and thirty feet, south twenty-eight degrees, forty-six minutes east two hundred and sixty and six-tenths feet, south thirty-four degrees, fifty-one minutes east two hundred and four and one-tenth feet, south thirty-six degrees fifty-nine minutes east two hundred and ninety-five and eight-tenths feet, south fifty-four degrees, twenty-eight minutes east two hundred and sixty-six and nine-tenths feet and south fifty-four degrees, forty-seven minutes east five hundred and twenty and two-tenths feet to the end of the south fifty-five and three-quarter degrees, east forty-four and nine-tenths perches line of the first parcel of land described in the Deed from Fitch, Trustee, to Stewart above referred to, thence binding on the outlines of said land South three degrees, fifteen minutes west four hundred eighty-one and eighty-five one-hundredths feet to a stone "S P" south sixty-two degrees, fifty-four minutes east two hundred and eleven and ten one-hundredths feet to a stone marked "S.M.R." and south twenty-nine degrees, thirty-five minutes, west twelve hundred and two and fifty-four one-hundredths feet to the centre of Tifton Avenue, thence binding thereon the sixteen following courses and distances, viz: north eighty-seven degrees, ten minutes west six hundred and sixty-three and forty-two one-hundredths feet, north eighty-eight degrees, thirty-five minutes west four hundred and seventy-two feet, south eighty-four degrees, twenty-six minutes west fifty-two feet, south sixty-seven degrees, forty-eight minutes west fifty-five and one-tenths feet, south fifty degrees fifty-nine minutes west sixty-four and eight-tenths feet, south sixty-seven degrees, five minutes west one hundred feet, south seventy-six degrees, forty-eight minutes west one hundred feet, south eighty-six degrees west one thousand feet, north eighty-five degrees, forty-four minutes west two hundred and two and two-tenths feet, north seventy-seven degrees, twenty-five minutes west two hundred and six and five-tenths feet, north sixty-five degrees, fifty-two minutes west eighty-one and seven-tenths feet, north fifty-five degrees, fifty-eight minutes west one hundred and ten and seven tenths feet, north sixty degrees, sixteen minutes west one hundred feet, north seventy-two degrees, forty-six minutes west one hundred feet, north eighty-two degrees, twenty-one minutes west one hundred feet and north eighty-six degrees, fifteen minutes west twelve hundred and forty-five and three-tenths feet to the centre of Yale Road and thence binding thereon south one degree, fourteen minutes west sixteen and forty-eight one-hundredths feet to the place of beginning.

EXCEPTING from the above described lot of ground belonging to the School Commissioners of Baltimore County and described as follows:

BEGINNING in the centre of Falls Road twenty-hundred and forty-two feet northerly from the centre line of Tufton Avenue extending easterly from the Falls Road and running thence north sixty-five degrees, fifty-four minutes east two hundred and seventeen and seven-tenths feet, north seventeen degrees, forty-eight minutes west one hundred and three and eight one-hundredths feet, south sixty-six degrees, thirty minutes west five hundred and thirteen and nine-tenths feet to the centre of Falls Road and thence binding thereon south fifteen degrees, forty-five minutes east one hundred and five and seventy one-hundredths feet to the place of beginning, containing exclusive of the School lot seven hundred and eighty-six and five hundred and seventy-two one-thousandths acres of land, more or less.

BEGINNING for the second thereof at a point in the centre line of Tufton Avenue where formerly stood the stone, the beginning of Shawan Hunting Grounds, Sepessas Town, John and Thomas' Forest, Talbott Forest Resurveyed, said point is at the distance of thirteen hundred twenty-six and nine-tenths feet easterly measured along the centre line of Tufton Avenue from the centre of Falls Road, said point being also the beginning of the land secondly described in a deed from Edward N. Rich, Trustee, to O. Norton Stewart, Jr., dated July 3rd, 1905 and recorded among the Land Records of Baltimore County in Liber WPC No. 257, folio 163 &c., thence binding on the outlines of said land the following courses and distances, viz: south three degrees, three minutes west six hundred fifty-five and sixty-five one hundredths feet, north eighty-six degrees, fourteen minutes west thirteen hundred seven and forty-one-hundredths feet to a stone, north eighty-six degrees, twenty-six minutes west six hundred seventy and fourteen one-hundredths feet to a stone heretofore planted, thence south four degrees, nine minutes west twenty hundred nine and sixty-one-hundredths feet and north eighty-five degrees, twenty-one minutes west one hundred sixty-six and four one-hundredths feet, thence south forty-two degrees, three minutes east five hundred fifty-six and two-tenths feet, north eleven degrees, twenty minutes east twelve hundred twenty-one feet, north seventy-seven degrees, twenty-seven minutes east nine hundred sixty-seven and one-tenth feet, south thirteen five degrees, fifty minutes east six hundred and sixty feet, south thirteen degrees, eight minutes west thirteen hundred twenty-four and fifty-four one hundredths feet, south twenty-five degrees, thirty-three minutes east fifteen hundred eighty-four feet, south forty-nine degrees, twelve minutes east ten hundred and eighty-nine feet, south ten degrees, eleven minutes west eight hundred and ninety-two feet, south sixty-one degrees, thirty-eight minutes west two hundred fourteen and five-tenths feet, south forty degrees, forty-two minutes east one hundred forty-three and fifty-five one-hundredths feet and south eighty-seven degrees, twenty-one minutes, east twenty-one hundred thirty-three and eighty-three one hundredths feet to a stone heretofore planted, thence binding on the outlines of the land conveyed by Rebecca Freeman to John H. F. Worthington by a Deed dated March 4th, 1835 and recorded among the aforesaid Land Records in Liber T. K. No. 240, folio 63 &c., so as to include the same the three following courses and distances, viz: north one degree, twenty-five minutes east thirteen hundred forty-four and six-tenths feet north five degrees, seven minutes west twenty hundred seventeen and thirteen one-hundredths feet and north seventy-seven degrees, forty-one minutes west fourteen hundred twenty-two feet to the given line of Talbotts Forest and thence binding on said line north twenty-three degrees, four minutes, west thirty-two hundred thirteen and nine one-hundredths feet to the place of beginning. Containing three hundred twenty and thirty-four one-hundredths acres of land, more or less.

2. BEGINNING for the same at the intersection of the centre line of Falls Road with the centre line of that part of Tufton Avenue which extends West of the Falls Road and running thence North 85 degrees 24 minutes West, binding on the centre of Tufton Avenue 1901.5 feet to the end of the first line of the parcel of land firstly described in a deed from Edward R. Eich, Trustee, to C. Morton Stewart, Jr., dated July 5th, 1905, and recorded among the Land Records of Baltimore County aforesaid in Liber WPC No. 267, folio 463 &c., and to the first line of the land described in a deed from Robert G. McKee, Assignee, to O. Bernard Ferdon, dated December 6, 1927 and recorded among the land records aforesaid in Liber WPC No. 652, folio 32 &c., thence binding on the outlines of said lands the two following courses and distances, viz:- North 3 degrees 24 minutes East 768.4 feet to a stone and North 86 degrees 36 minutes West 1693.20 feet to aforesaid at the end of the second line of the land conveyed as aforesaid by McKee to Fernick, thence binding on the outlines of said land the six following courses and distances viz: South 6 degrees 34 minutes West 2938.10 feet to a post, South 87 degrees 46 minutes East 257.0 feet to a stake in a chestnut stump, thence South 6 degrees 09 minutes West 1809.85 feet to a stake, South 85 degrees 06 minutes East 1269.35 feet to a stake, South 3 degrees 58 minutes West 165 feet to a stake, south 88 degrees 06 minutes east 343.22 feet to a stone marked "A" at the end of the fourth line of the land described in a deed from John S. Biddison and others, Trustees, to Howard B. Parks and wife, dated May 10th, 1918 and recorded among the aforesaid Land Records in Liber WPC No. 497, folio 513 &c., thence binding on the fifth line of said land South 85 degrees 21 minutes East 1308.8 feet to the South 4 degrees 09 minutes West 2009.67 feet line of the land described in a deed from C. Morton Stewart to the Safe Deposit and Trust Company, dated July 8, 1929, and recorded among the Land Records aforesaid prior hereto, thence binding reversely on the outline of said land the two following courses and distances, viz: North 4 degrees 09 minutes East 2009.60 feet to a stone and South 85 degrees 24 minutes East 670.14 feet to a stone on the East side of Falls Road, said stone being at the end of the South 85-1/4 degrees East 40.65 perches line of the land described in the deed from Biddison to Parks above referred to, thence diagonally along and in or near the centre of said road and binding on the eighth line of said last mentioned land North 1 degree 26 minutes East 655.35 feet to the place of beginning. Containing 210-656/1000 acres of land more or less.

3. BEGINNING for the same in the centre of Tufton Avenue where the same is intersected by the south 2 degrees west one hundred and twenty-three and one-half perches line of the land which by deed dated October 25th, 1919 and recorded among the Land Records of Baltimore County in Liber WPC No. 519, folio 7, was conveyed by Albert F. Whittle to John S. Stansbury, and running thence binding on the outlines of said land and on the outlines of land by a deed dated December 1st, 1927, and recorded among the Land Records of Baltimore County aforesaid, was conveyed by Robert G. Rose, Assignee, to O. Bernard Fernick, the following courses and distances, viz: South six degrees thirty-four minutes west 1350.03 feet to a post south 87 degrees forty-six minutes East two hundred and thirty-seven feet to a stake in a chestnut stump and south six degrees nine minutes West twelve hundred nine and forty-five one-hundredths feet to a stake at the end of the South one degree west seventy-three and one-half perches line of the land described in the aforesaid deed from Albert F. Whittle to John S. Stansbury, thence binding on the outlines of said land north eighty-four degrees fifty-nine minutes 20 seconds west one thousand two and sixty-six one hundredths feet to a stone heretofore planted at the beginning of the last mentioned land thence still binding on the outlines of said last mentioned land south 01 degrees fifty-seven minutes west twenty-four hundred forty-eight and thirty-one-hundredths feet to a stake in the root of a chestnut tree thence north seventeen degrees fourteen minutes forty seconds east twenty-three hundred forty-eight feet and ten one-hundredths feet to a stake in a chestnut stump and south sixty-nine degrees forty-four minutes thirty seconds east one hundred and thirty-

two feet to a stake thence north fifteen degrees forty-nine minutes east twenty-two hundred eighty-one and eighty one-hundredths feet to a stake at the end of the seventy and seven-eighths perches line south eighty-six degrees thirty-six minutes east from a stone heretofore planted marked "D.D." at the end of the third line of Shawan Hunting Ground and to intersect the outline of the land which by deed dated July 3, 1905, and recorded among the Land Records of Baltimore County aforesaid in Liber WPC No. 207, folio 463, was conveyed by Edward H. Rich, Trustee to C. Morton Stewart, Junior, thence binding on said outline and on the northern-most outline of the land conveyed as aforesaid by Albert F. Whittle to John E. Stansbury south eighty-six degrees thirty-six minutes east seventeen hundred fifty-five and fifty-six one hundredths feet to the beginning of the south 2 degrees west one hundred twenty-three and one-half perches line of the last mentioned land and thence binding thereon south 2 degrees thirty-four minutes west six hundred eighty and seven one-hundredths feet to the place of beginning. Containing one hundred eighty-five and four hundred six one-thousandths acres of land more or less.

BEGINNING for the same at a stone marked "D.D." heretofore planted at the beginning of the first line of a parcel of land which by a deed dated December 16, 1891 and recorded among the Land Records of Baltimore County in Liber LMB No. 190, folio 212, was conveyed by the Safe Deposit and Trust Company of Baltimore to F. Augustus Bourquin; thence running with and binding on said first line as now surveyed South 85 degrees 13 minutes East 1169.50 feet to the end of the eighth line of a parcel of land which by a deed dated October 26, 1927 and recorded among the Land Records of Baltimore County in Liber 4C.M. No. 833, folio 114, was conveyed by John E. Stansbury and wife to the Title Guarantee and Trust Company; thence binding reversely on the eighth, seven and sixth lines of the last mentioned parcel of land the three following courses and distances, to wit: South 16 degrees 08 minutes West 2261.80 feet, North 69 degrees 39 minutes west 151.80 feet to a stake in a chestnut stump and South 19 degrees 30 minutes west 2305.25 feet to a stone heretofore planted; thence running with and binding on the third line of the above mentioned parcel of land from the Safe Deposit and Trust Company of Baltimore to F. Augustus Bourquin South 69 degrees 57 minutes west 100.70 feet to a stone heretofore planted at the end of the south 33 degrees 30 minutes east 473 feet 10 inches line of a parcel of land secondly described in a deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 382, was conveyed by Margaret O. Fennick and husband, to the Worthington Valley Stock Farms, Incorporated; thence binding reversely on said line North 33 degrees 30 minutes west 472 feet to the beginning of the fourteenth line of a parcel of land which by a deed dated April 25, 1918 and recorded among the Land Records of Baltimore County in Liber WPC No. 495, folio 533, was conveyed by Henri B. Kelley and wife to George E. Stack and wife; thence running with and binding on the fourteenth to twenty-fourth lines inclusive the eleven following courses and distances, to wit: North 5 degrees 58 minutes west 201.40 feet, North 24 degrees 09 minutes west 212.85 feet, North 50 degrees 24 minutes West 149.82 feet, North 25 degrees 09 minutes West 214.50 feet, North 34 degrees 09 minutes west 235.56 feet, North 42 degrees 09 minutes West 115.50 feet, North 14 degrees 24 minutes West 139.62 feet, North 20 degrees 54 minutes West 176.20 feet, North 6 degrees 51 minutes East 231 feet, North 27 degrees 06 minutes East 276.38 feet and North 4 degrees 54 minutes East 356.20 feet to the end of the North 63 degrees 06 minutes west 3034.73 feet line of a parcel of land first described in a deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 382, was conveyed by Margaret G. Fennick and husband to the Worthington Valley Stock Farms, Incorporated; thence binding reversely on said line South 64 degrees 30 minutes east 342.82 feet to a stone in the centre of a white oak stump; thence still binding on the last referred to parcel of land the five following courses

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and distances, to wit, North 29 degrees 27 minutes East 84.33 feet, North 16 degrees 21 minutes East 65 feet, North 34 degrees 00 minutes West 43.00 feet, North 80 degrees 24 minutes West 288.80 feet and North 86 degrees 46 minutes West 202.40 feet to a stake on a White Oak Stump, thence still binding for a part on the last referred to parcel of land and for a part on the land which by a deed dated March 8, 1912 and recorded among the Records of Baltimore County in Liber WPC No. 342, folio 56 was conveyed by John C. Bosley and wife to Charles Lee A, Reisert, North 1 degree East 611.88 feet to a stone marked "WM"; thence running with and binding on the first to fifth lines inclusive of the last mentioned deed from Bosley to Reisert the five following courses and distances, to wit, South 87 degrees 07 minutes East 592.53 feet to a Poplar Tree, North 11 degrees 26 minutes East 90.75 feet, South 86 degrees 13 minutes East 219.95 feet to a Poplar Tree North 3 degrees 56 minutes east 90.09 feet and South 85 degrees 50 minutes east 100.90 feet to the place of beginning. Containing 149.07/100 acres of land, more or less.

SAVING AND EXCEPTING HOWEVER Deed from Worthington Valley Company to Frank A. Bonsal, dated May 14, 1946 and duly recorded among the Land Records of Baltimore County in Liber T. B. S. No. 1654, folio 460. Containing 9.16 Acres, more or less.

5. BEGINNING for the first thereof at a point in the centre line of Tufton Avenue and at the end of the north no degrees thirty-one minutes East one hundred forty-two and forty-one hundredths feet line (erroneously described as North thirty-one degrees East one hundred forty-two and forty one-hundredths feet) of the lot or tract of land described in a deed dated September 16, 1930 from the Worthington Valley Farms, Incorporated, to J. William Young Martin and duly recorded among the Land Records of Baltimore County, and running thence on the centre line of Tufton Avenue the following four courses and distances, North nine degrees twenty-four minutes West four hundred eighty-four and seventy-seven one hundredths feet, North no degrees thirty-one minutes East one hundred forty-five and fifteen one hundredths feet, North sixty-seven degrees sixteen minutes east one hundred thirty-five and seventy-five one hundredths feet, and South seventy-five degrees forty-four minutes east nine hundred ninety-four and forty-one hundredths feet to the beginning of the land which by deed dated September 24th, 1902, and recorded among the Land Records of Baltimore County in Liber WPC No. 205, folio 49, was conveyed by John C. Bosley, et al, to Joseph Friedenwald, and running thence and binding reversely on lines of last mentioned land the ten following courses and distances, south two degrees nineteen minutes west five hundred sixty-nine and twenty-six one-hundredths feet to a stone, South eighty-three degrees forty-five minutes east two hundred and three feet, North eighty-six degrees forty-five minutes east two hundred eighty-eight and eighty one-hundredths feet, south thirty-four degrees forty-five minutes east four hundred twenty-three and seven tenths feet, south twenty degrees forty-five minutes west sixty-six feet, south twenty-six degrees thirty-four minutes west eight hundred three and fifty-one hundredths feet, north eighty-three degrees five minutes west three hundred forty-three and seventy-three one hundredths feet, north eighty-three degrees forty-five minutes east three hundred four and fifty-seven one hundredths feet, north eighty-nine degrees twenty-four minutes east two hundred four and forty one-hundredths feet and south eighty-five degrees forty minutes west one hundred sixty-eight feet to the centre of Nantua Mill Road and to intersect the South eight degrees twenty-two minutes east thirty and eight tenths feet line of the tract of land conveyed by the aforesaid deed from Worthington Valley Farms, Incorporated, to J. William Young Martin, thence reversing said line along the centre of the Nantua Mill Road the following courses and distances, north eight degrees twenty-two minutes west thirty and eight tenths feet, north twenty-six degrees twenty-one minutes west four hundred and twenty-five feet and north nine

degrees twenty minutes west eight hundred eleven and ninety-eight one-hundredths feet to the place of beginning; containing fifty-two and sixty-two one hundredths acres of land, more or less.

BEGINNING for the second thereof at a stone heretofore planted on the east side of the Mantua Mill Road, said stone being in the north eighty-seven degrees west thirty-six and three-tenths perches line of land which by deed dated April 20th, 1871, and recorded among the Land Records of Baltimore County in Liber JHB No. 224, folio 47, was conveyed by David G. McIntosh, Trustee to Joseph Friedenwald, and running thence binding on said line north eighty-four degrees twenty-six minutes west thirteen and twelve one hundredths feet to the centre of said Road; thence binding on the centre of said road the four following courses and distances, North sixteen degrees three minutes west seven hundred forty-two and eighty-one hundredths feet, North three degrees three minutes west six hundred sixteen and fifteen one hundredths feet, North two degrees fifty-three minutes west two hundred seventy-eight and seventy one hundredths feet and north three degrees ten minutes west three hundred fifty-one and seventy-four one hundredths feet to the end of the North seventy-four degrees east two hundred sixty-seven and fifty-six one hundredths perches line of land conveyed as aforesaid by David G. McIntosh, Trustee, to Joseph Friedenwald, said point being also at the end of the two following courses and distances from the end of the south six degrees forty-three minutes west three hundred and ninety-seven one-hundredths feet line of the first parcel of land conveyed in the deed from Margaret G. Fenwick and husband to Worthington Valley Stock Farms, Inc., dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 342, etc., south six degrees forty-three minutes west eleven and ninety-three one hundredths feet, and south three degrees ten minutes east ninety-eight and twenty-six one hundredths feet; thence binding on the outlines of the land conveyed as aforesaid from McIntosh, Trustee, to Friedenwald, the five following courses and distances, north seventy-six degrees sixteen minutes east twelve hundred five and sixty-three one hundredths feet; thence south thirty-three degrees fifty-eight minutes east four hundred seventy-three and ten one hundredths feet to a stone, south seventeen degrees sixteen minutes west six hundred twenty-seven feet to a stone south sixteen degrees twenty-eight minutes west thirteen hundred fifty-eight and eighty-one hundredths feet to a stone, and north eighty-four degrees twenty-eight minutes west five hundred eighty-two and seventy-four one hundredths feet to the place of beginning; containing fifty-three and fifty-one one hundredths acres of land, more or less.

Said tracts of land being the same tracts as were conveyed by Margaret Griffis Fenwick and G. Bernard Fenwick, her husband, to Worthington Valley Stock Farm, Incorporated, by Deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 342, etc., saving and excepting from the first tract herein described the land conveyed by deed dated September 10th, 1930, by Worthington Valley Farms, Incorporated, to J. William Young Martin, and the tract of land conveyed by Worthington Valley Farms, Incorporated, to Margaret G. Fenwick, by deed dated May 2nd, 1930, both of said deeds having been duly recorded among the Land Records of Baltimore County.

SAVING AND EXCEPTING from the above described parcel of land, all that lot or parcel of ground which by a Deed dated October 6th, 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2577, folio 188, was granted and conveyed by The Worthington Valley Company, a body corporate, to The Maryland Broadcasting Company, a body corporate, and described as follows:

Northwesterly from the end of a stone at the southeast corner of the second parcel of land which by deed dated July 3, 1927 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 605, Folio 192, was conveyed by Margaret O. Fennell and husband to Worthington Valley Brook Farms, Inc., and running thence and binding on the outlines of said second parcel and passing over an iron stone North 81 degrees 41 minutes 50 seconds West 807.20 feet to a point in or near the centre of Dover Road (formerly Mantua Mill Road), thence still binding on the outlines of said second parcel and in or near the centre of said Dover Road north 13 degrees 10 minutes 10 seconds west 742.80 feet and North 2 degrees 40 minutes 50 seconds west 367.20 feet, thence leaving said outlines and Dover Road and running for a new line of division North 81 degrees 29 minutes 00 seconds east 1691.27 feet to the northeasternmost corner of said second parcel, thence, binding on the outlines of said second parcel south 17 degrees 13 minutes 40 seconds west 627.00 feet and south 10 degrees 55 minutes 40 seconds west 1394.80 feet to the place of beginning. Containing 35.176 acres of land, more or less.

6. BEGINNING for the same at a point in or near the centre of the Mantua Mill Road, and at the end of the eighth line of that tract of land which by deed dated October 10th, A. D. 1895, and recorded among the Land Records of Baltimore County in Liber WPC No. 224, Folio 87 &c., was conveyed by Edward Worthington, et al, to Joseph Freidenwald, and running thence bounding on the lines described in said deed, and bounding on or near the centre of said road, the six following courses and distances, viz: South 14 1/4 degrees west 12-14/100 perches, south 5-1/2 degrees west 6 perches, South 5 perches, South 17-1/2 degrees East 16-4/10 perches, South 14-1/4 degrees East 4-8/10 perches, and South 7 degrees East 21-48/100 perches, thence running and continuing to bound on or near the centre of the said road, south 3-1/2 degrees east 17-88/100 perches, South 7-3/4 degrees East 14-32/100 perches, South 10 degrees West 8-36/100 perches, South 7-1/4 degrees West 21-24/100 perches and South 5 degrees West 16-76/100 perches, to the end of the North 73 degrees East 1-16/100 perches line described in the above mentioned deed to Freidenwald, thence bounding on the land described in that deed south 5-1/4 degrees East 6-32/100 perches to intersect the south 73-3/4 degrees West 337-3/10 perches line of the whole tract of land conveyed by Gill to Worthington and McIntosh, of which the lot or parcel now being described is a part, and running thence bounding on said line reversely, North 73-3/4 degrees East 70-5/10 perches to the land which by deed dated May 13, A. D. 1888 and recorded among the Land Records of said County in Liber J.W.S. No. 171, Folio 9 &c., was conveyed by Rose B. Walker, Executrix to Augusta Fowler, thence bounding on the outlines of said land as now defined and found, North 2-1/2 degrees West 10-1/2 perches, North 26-1/2 degrees west 42-9/10 perches, North 52-3/4 degrees West 9-8/10 perches, North 27-1/2 degrees west 15 perches, North 10-1/2 degrees west 11-52/100 perches, North 4-1/2 degrees West 7 perches, North 16-3/4 degrees West 8-20/100 perches, North 23-1/4 degrees West 10-8/10 perches, North 4-1/2 degrees East 14 perches, North 24-3/4 degrees east 16-3/4 perches, and North 2-1/2 degrees East 21-6/10 perches, thence running and continuing on the outlines of the said whole tract conveyed as aforesaid to Worthington and McIntosh, North 86-3/4 degrees west 18-4/10 perches, South 69-1/2 degrees West 12-32/100 perches and South 82-3/4 degrees West 9-76/100 perches to the place of beginning. Containing 36-1/2 acres of land, more or less.

7. BEGINNING for the same at a stone standing on the South side of Oregon Road marked with the letter "A", the beginning of the whole tract of land called "Espeses Town Enlarged" thence running with and bounding on the outline of said land the two following courses, allowing two degrees for variation, South one-fourth of a degree East thirty-eight perches, South eighty-nine degrees sixteen minutes west seventy-eight and thirteen-hundredths

perches to a stone marked with the letter "C" thence North one-fourth of a degree West forty perches to the middle of the Oregon Road, thence along the South side of said road East seventy-nine and seventeen twenty-fifths perches to the first place of beginning. Containing nineteen acres and one and and perch of land, more/or/less.

8. BEGINNING for the same at a planted stone at the end of the South 78-3/4 degrees West 54-1/3 Perches line of the land which by a Deed dated October 5th, 1893, and recorded among the Land Records of Baltimore County in Liber 1/B No. 199, folio 515, was conveyed by Robert H. Bussey, Attorney, etc., to Avrom C. Scott and running thence on said line reversely (magnetic-meridian 1897) North 79-1/2 degrees East 54 perches to the centre of the County Road leading from Oregon to the Western Run Turnpike Road thence running on said road South 6-1/2 degrees East 38 perches to the North side of a private road leading to the residence of Isaac K. Griffith (now Fouble) thence binding on the North side of said private road and also on the boundary line of the said Isaac K. Griffith (now Fouble) South 71-3/4 degrees West 61.8 perches to a planted stone thence leaving said private road and still bounding on the land of the said Isaac K. Griffith (now Fouble) North 1-3/8 degrees East 47.1 perches to the place of beginning. Containing 14 acres 155 square perches of land, more or less.

9. BEGINNING for the same at a point in the center of the Falls Road at the beginning of the South 86 degrees 32 minutes East 2304.41 feet line of the firstly described parcel of land which by a Deed dated May 10th, 1931, and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 877, rolio 243, was conveyed by Charles Forton Stewart, et al, to the Worthington Valley Company, a body corporate, thence running with and binding on a part of the said line South 86 degrees 32 minutes East 862.78 feet thence leaving said outline and running for a line of division South 3 degrees 59 minutes West 1070.42 feet to the center of a thirty foot road leading from the Falls Road to Cuba Road thence binding on the center of said Road South 75 degrees 19 minutes West 361.68 feet to the center of the Falls Road thence running with and binding on the center of the said Falls Road the six following courses and distances, to wit, North 13 degrees 10 minutes West 341.09 feet North 18 degrees 10 minutes West 237.66 feet North 15 degrees 20 minutes West 143.60 feet North 10 degrees 37 minutes West 100 feet North 9 degrees 09 minutes West 647.50 feet and North 13 degrees 04 minutes West 209.55 feet to the beginning of the North 6 degrees 24 minutes West 375.32 feet line of the above mentioned firstly described parcel of land in the Deed from Charles Norton Stewart, et al., to the Worthington Valley Company, thence running with and binding on said line and on the center of the Falls Road North 6 degrees 24 minutes West 375.32 feet to the place of beginning. Containing 28.71 acres of land, more or less.

10. BEGINNING for the same at a point in the South 60 3/4 degrees West 120 perches line of the land described in a deed from H. Courtney Jenifer, Trustee, and Thomas A. McCaslin and wife to Harry McMahon and wife, by deed dated January 5, 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1092, folio 157, etc., at the distance of 1276 feet northerly from a stone at the end of said line and at the southeast corner of the lot of ground recently conveyed to Louis Muermser and wife, thence running North 65 degrees 20 minutes East binding on said South 60 3/4 degrees West 120 perches line reversely and in part diagonally across the bed of Ivy Hill Road, in all 251.5 feet to a point in the South 60 3/4 degrees line and at the southwesternmost corner of the lot of ground recently conveyed by deed dated November 1, 1947 from Harry McMahon and wife to August F. Thun and wife, thence North 15 degrees 30 minutes west 200 feet, thence North 65 degrees 20 minutes East 475 feet to a

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point in the South 10 1/4 degrees E. 21 line of the land described in the deed from Mr. Courtney Tomlin, Trustee, etc., to Harry McMahon and wife above referred to, and distant 210 feet from the stone at the beginning of the secondly and distant 210 feet from the stone at the beginning of the hereinbefore referred to 120 perches more or less binding on the outlines of said land conveyed as aforesaid by Courtney Tomlin, Trustee, et al, to Orphan Fox the following courses: North 15 degrees 30 minutes West 186 feet to a stone and North 86 degrees 00 minutes West 660.2 feet to an iron pipe, thence leaving said outline and running South 30 degrees 07 minutes West 261.7 feet to an iron pipe and continuing still South 30 degrees 07 minutes West 342 feet to another iron pipe, thence South 24 degrees 40 minutes East 351.80 feet to the northwest corner of the lot of ground recently conveyed to Louis Muermer and wife, thence North 65 degrees 20 minutes East and binding on the northernmost boundary of Louis Muermer's lot 200 feet, thence South 24 degrees 40 minutes East and binding on the easternmost boundary of Louis Muermeer's lot 778 feet to the place of beginning. Containing 22.27 acres of ground, more or less.

THE 1st, 4th and 7th tracts of land being all and the same land described in a deed from C. Wilbur Miller and James C. L. Anderson, Receivers, to Keith Davison Miller, dated the 28th day of July, 1935 and recorded among the Land Records of Baltimore County in Liber CWBJr. No. 979, folio 120.

THE 2nd, 3rd, 5th and 6th tract of land being all and the same land described in a deed from Edith Davison Miller and C. Wilbur Miller, her husband, to The Worthington Valley Company, a body corporate, dated the 31st day of December, 1940, and recorded among the Land Records of Baltimore County in Liber CWBJr., No. 1142, folio 322.

THE 8th tract of land being all and the same land described in a deed from C. Wilbur Miller and Nell R. Miller, his wife, to The Worthington Valley Company, a body corporate, dated the 29th day of November, 1946, and recorded among the Land Records of Baltimore County in Liber JWB No. 1528, folio 370.

THE 9th tract of land being all and the same land described in a deed from C. Wilbur Miller and Nell R. Miller, his wife, to The Worthington Valley Company, a body corporate, dated the 29th day of November, 1946, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1528, folio 268.

THE 10th tract of land being all and the same land described in a deed from Ida W. Thau to The Worthington Valley Company, a body corporate, dated the 28th day of October, 1953, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2466, folio 559.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots 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 James C. L. Anderson, Executor of the last Will and Testament of C. Wilbur Miller,

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deceased, his successors and assigns, in fee simple.

AND the said party of the first part 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 granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the signature of said body corporate by the hand of Grace M. Whedbee, its President, and its corporate seal hereto affixed.

WITNESS:

THE WORTHINGTON VALLEY COMPANY
a body corporate,

By Grace M. Whedbee, President

Mildred Z. Hungovan

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 10th day of July, 1956, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GRACE M. WHEDBEE, President of THE WORTHINGTON VALLEY COMPANY, the within named Grantor, and she acknowledged the foregoing Deed to be the act of said body corporate.

AS WITNESS my hand and Notarial Seal.

Mildred Z. Hungovan - Notary Public

Recd for Record JUL 12 1956 at 2 P.M.
Per George L. Byerly, Clerk.
Mailed to Paul C. L. Anderson

My Copy

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BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

February 27, 2008

Milton Shaw
4517 Schenley Road
Baltimore, MD 21210

Re: Zoning verification; 1306 Ivy Hill Road; tax # 2200000987; 5th Election District

Dear Mr. Shaw:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the available zoning records, the following has been determined.

The subject property is currently zoned RC-4 (Resource Conservation, Watershed Protection) as shown on the official 2004 Baltimore County zoning map 050C1. There are several county agencies which need to review a building permit application. Uses and zoning requirements can be found in Section 1A03, Baltimore County Zoning Regulations (BCZR). The Zoning Office can only address those requirements pertaining to zoning which for this classification are as follows: establishing how and when the lot was created; maintaining a 25 ft. setback from any building face to a public street right-of-way or property line; setbacks for buildings located adjacent to arterial roadways shall be increased by 20 ft.; no more than 10% of any lot may be covered by impermeable surfaces; no more than 25% of the natural vegetation may be removed from the lot; and the Performance Standards of Section 1Ao4.4, BCZR must be met as well. The County's zoning regulations can be found at http://www.baltimorecountymd.gov/Agencies/law/countycode.html.

The foregoing is merely an informal opinion, it is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis
Zoning Review

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887
www.baltimorecountymd.gov

EXHIBIT
13

P. 42.

My copy

P.42

JOHN A. OLSZEWSKI, JR.
County Executive

DAVID V. LYKENS, *Director*
Department of Environmental Protection and Sustainability

April 28, 2021

Milton Shaw
4517 Schenley Rd
Baltimore, MD 21210

RE: 1306 Ivy Hill Rd, District 8

Dear Mr. Shaw,

At your request, this office reviewed the information on file for the above-referenced property to determine if the prior approval to install an onsite sewage disposal system (OSDS) can be revalidated.

Based on our review, approval to install an OSDS on the lot(s) referenced above will be granted and no additional soil evaluations will be required provided there is no alteration to the Master Plan dated 1/23/2007 and Building Permit Application(s) are submitted within 5 years from the date of this letter. This approval will become void without notice at the expiration of this time period, after which revalidation must be obtained in writing from this office. If a Building Permit is submitted, the following information should be considered:

- It should be noted, that septic reserve area(s) are depicted on the Master Plan for the installation of an initial OSDS and future repairs. Under no circumstance shall any easements, rights-of-way, buildings, any other permanent or physical structures above or below ground, be permitted within this area and it may not be disturbed by earth moving, compaction, tree removal or grading. Also, no underground electric lines, water pipes, gas lines, etc., shall be permitted in the septic reserve area.
- There are existing drilled water wells on this property. A water well yield test must be performed prior to issuance of a building permit or conveyance of the property.

This property is approved for a 4 bedroom home. Proposed dwellings with more bedrooms and/or commercial uses require further evaluation. This approval letter affirms that the Master Plan referenced above meets the state and county regulatory requirements for wells and septic systems. It does not guarantee that a building permit will be issued by Baltimore County.

Soil Evaluation Results: PLEASE SEE ATTACHED

If you have any questions regarding this matter, please contact this office at 410-887-2762.

Sincerely,

Miranda Clifford

Miranda P. Clifford, L.E.H.S.
Soil Evaluation Program
Ground Water Management-EPS

S:\EPS\GWM\PERC LETTERS\2021 PERC LETTERS\Revalidation Letters 2021\Ivy Hill Rd, 1306, 4-28-21.docx

EXHIBIT
14

Re: 1306 Ivy Hill Rd., D-8
TA# 22-00-000987

TEST PIT	DRAWDOWN	DEPTH	SOIL
A	2 min.	3'	Clay 0-3', LRS 3'-14' (Rock)
B			Clay 0-4', LRS 4'-16'
C			Clay 0-5', LRS 5'-16'

*LRS: Loch Raven Schist

MAKE CHECKS PAYABLE TO: BALTIMORE COUNTY, MD.

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAX BILL

P.44 TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2803

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	ELECTION DISTRICT
22-00-000987	2023	FY	07/01/2022	08

ASSESSMENT
134,800

LEVY PERIOD
JULY 1,2022-JUNE 30,2023

PROPERTY STATUS: NOT SEMIANNUAL ELIGIBLE

	RATE PER $100	TAXES/CHARGES
COUNTY TAX	1.10	1,482.80
STATE TAX	.112	150.98
SEWER BENEFIT		
SEWER SERVICE		
WATER BENEFIT		
WATER DISTRIBUTION		
CONSTRUCTION LOAN		
BAY RESTORATION FEE		
TOTAL CHARGES *		

OWNER'S NAME AND ADDRESS
SHAW MILTON B
SOBUS JEAN M
4517 SCHENLEY RD
BALTIMORE MD 21210

PROPERTY DESCRIPTION
3800 NE FALLS RD
1.24 AC NS IVY HILL
00000 IVY HILL
1-196423

GROSS BILL 1,633.78

* WWW.BALTIMORECOUNTYMD.GOV/MYTAXBILL

LOT BLOCK SEC PLAT BOOK FOLIO

INTEREST/DISCOUNT

NET TOTAL

CONSTANT YIELD 1.0079 DIFFERENCE 0.0002

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH YOUR FIRST SEMIANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	
22-00-000987	2023	FY	07/01/2022	1-196423

OWNER'S NAME AND ADDRESS

FIRST SEMIANNUAL PAYMENT CHARGES | IF PAID IN | DISCOUNT | PAY THIS AMOUNT

SEMIANNUAL PAYMENT ELIGIBILITY :

A PROPERTY OWNER IS ELIGIBLE TO ELECT THE SEMIANNUAL PAYMENT OF THEIR REAL PROPERTY TAXES FOR A RESIDENTIAL PROPERTY THAT IS DESIGNATED AS THEIR 'PRINCIPAL RESIDENCE' AND CERTAIN QUALIFIED COMMERCIAL PROPERTIES.

SECOND SEMIANNUAL PAYMENT

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH YOUR FULL ANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE
22-00-000987	2023	FY	07/01/2022

OWNER'S NAME AND ADDRESS

	FULL ANNUAL PAYMENT CHARGES	IF PAID IN	DISCOUNT OR INTEREST	PAY THIS AMOUNT
COTAX	1,482.80	JUL-2022	14.83-	1,618.95
STTAX	150.98	AUG-2022	7.41-	1,626.37
		SEP-2022		1,633.78

SHAW MILTON B
SOBUS JEAN M
4517 SCHENLEY RD
BALTIMORE MD 21210

+.95 = 1619.90

220000098720232FY007001618950016263700163378001633780000000

EXHIBIT 15

RESIDENTIAL WORKSHEET - REASSESSMENT YEAR 2020 - TAX YEAR 2020

My Copy

1 PROPERTY ADMINISTRATIVE DATA

Account No.	04082200000987	Value Method	MD Value
Map/ Gr/ Par/Sec/Bl/Lt	0050/0006/0445///	Occupancy	Non-owner Occupied (N)
District/ Card Seq	08/ 00863-000-00-00	Curtilage	0
Owner's Name	SHAW MILTON B	Land Use	Residential (R)
Site Address	IVY HILL RD 0-0000	Valued By	0421
		Geo Code	81
Neighborhood Name	8080150.04	Zoning	
Neighborhood Code	8080150.04		

2 LAND VALUATION

LAND TYPE	SIZE	RATE	ADJUSTMENT	LAND NOTE	COST
Primary Vacant 1	1.0000 Acreage	175,000.00	0.75 (ADJ: 0.75)		131,200
Secondary 1	0.2100 Acreage	17,500.00	1.00		3,600

3 TOTAL LAND VALUE 134,800

4 TOTAL PROPERTY VALUE 134,800

Remarks

Legal Description 1.214 AC NS IVY HILL 3600 NE FALLS RD

		SALES HISTORY		
Prior Land	134,800	SALE DATE	06/30/1997	02/01/1990
Prior Improv	0	SALE PRICE	38,500	0
Prior Total	134,800	CONVEYANCE	Arms Length Vacant	Non-Arms Length Other

For more information about the worksheet, see our website at dat.maryland.gov, click on Real Property, then Other Information.



My Copy Pitt

JONES WELL DRILLING
3700 RUSH RD
Jarrettsville MD 21084
410-692-6981

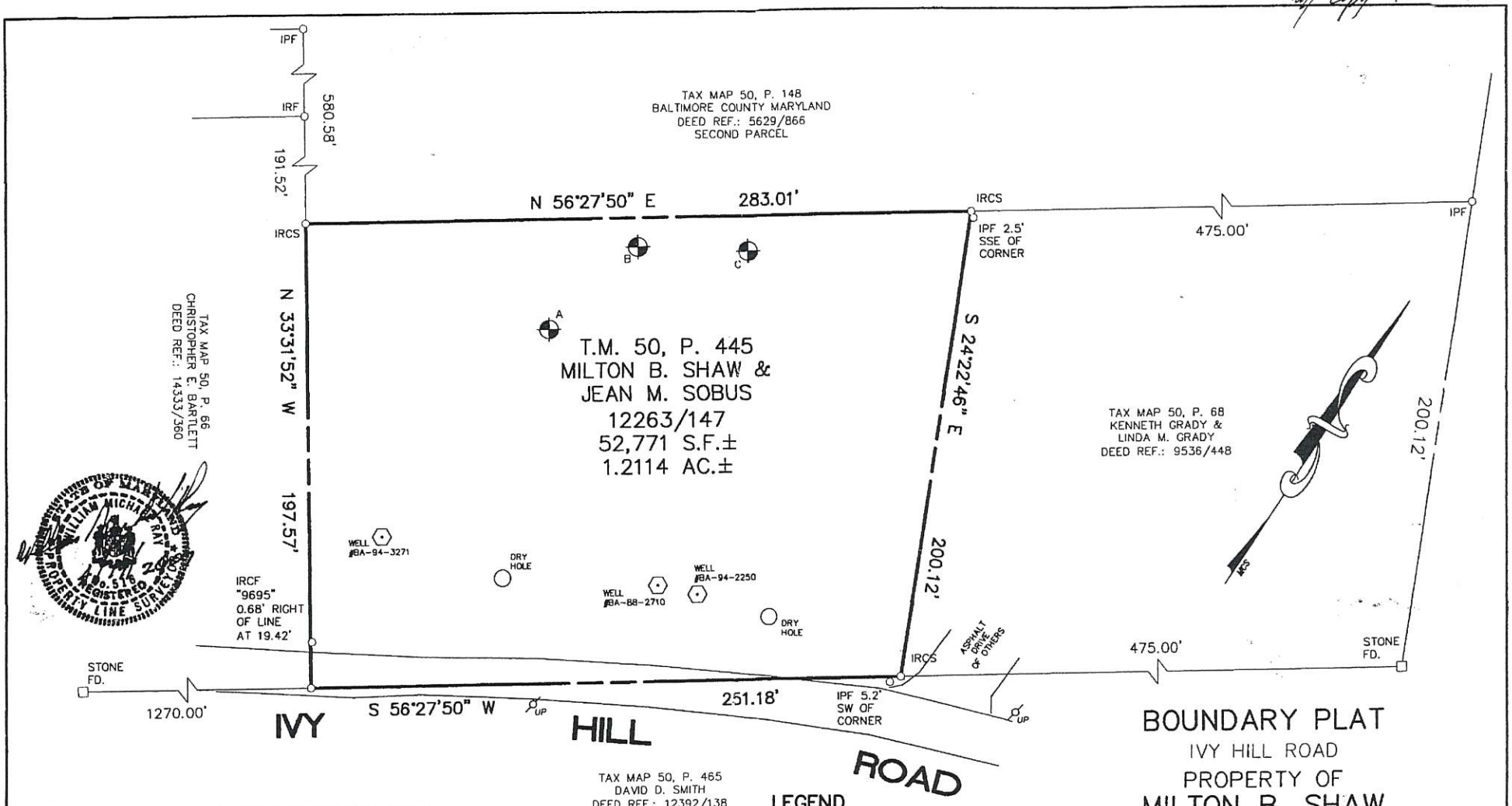
Yield Test Completed: 1/23/2019 Initials: DK
Permit Number: BA-94-3271 Well Depth:
Subdivision:
Section: Lot: County: BA
Road: 1306 Ivy Hill Rd State: MD

	Time	Water Level	Time to Fill 5 Gallon Bucket/ Seconds	Gallons/Minute
1	9:15	35	22	13.64
2	9:30	138	26	11.54
3	9:45	220	29	10.29
4	10:00	299	33	9.09
5	10:15	340	37	8.11
6	10:30	390	2017	1.39
7	10:45	390	220	1.36
8	11:00	390	220	1.36
9	11:15	390	221	1.35
10	11:30	390	222	1.35
11	11:45	390	222	1.35
12	12:00	390	223	1.35
13	12:15	390	223	1.35
14	12:30	390	224	1.34
15	12:45	390	224	1.34
16	1:00	390	224	1.34
17	1:15	390	225	1.33
18	1:30	390	225	1.33
19	1:45	390	226	1.33
20	2:00	390	227	1.32
21	2:15	390	226	1.33
22	2:30	390	227	1.32
23	2:45	390	227	1.32
24	3:00	390	227	1.32
25	3:15	390	228	1.32
26	3:30	390	228	1.32
27	3:45	390	229	1.31
28	4:00	390	229	1.31
29	4:15	390	230	1.30
30	4:30	390	230	1.30
31				

FUTURE PERFORMANCE MAY VARY FROM TESTED PERFORMANCE

EXHIBIT
17

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LEGEND

IRF DENOTES IRON REBAR FOUND
IPF DENOTES IRON PIPE FOUND
IRCF DENOTES IRON REBAR & CAP FOUND
FOLLOWED BY SURVEYOR DESIGNATION
IRCS DENOTES IRON REBAR & CAP SET

BOUNDARY PLAT

IVY HILL ROAD

PROPERTY OF

MILTON B. SHAW

JEAN M. SOBUS

SM 12263/147

8TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

SCALE: 1"= 40' — , 2007

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

SHEET 1 OF 1	COMPUTED BY: JMB	DRAWN BY: JMB	CHECKED BY: WMR	JOB No.: 07-059

EXHIBIT

18

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DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS P.48
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: _____

Property Address: AKA 1306 Ivy Hill Rd

Legal Owners (Petitioners): Milton Shaw, Jean Sobus

Contract Purchaser/Lessee: N.A.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Milton Shaw

Address: 4517 Schenley Rd
Baltimore, MD 21210

Telephone Number: 443-386-8800

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a $250.00 rescheduling fee may be required after two failed advertisings and/or postings.

022

EXHIBIT 19

13

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Property Description
Milton Shaw , Jean Sobus,
Zoning Hearing 1306 Ivy Hill Rd,
Cockeysville, Md. 21230

Starting with a point of commencement at the SW corner of the lot, being 1270' NE of a found stone marker and 6' from the center line of Ivy Hill Rd, run 197.57' North 33 degrees 31' 52" West to a iron rebar & cap set. Continue 283.01', North 56 degrees 27' 50" East to the NE corner of the lot marked with an iron pipe, being 2.5' SSE of the corner. Continue 200.12', South 24 degrees 22' 46" East to the SE corner of the lot marked with an iron rebar & cap set."Continue to the point of beginning 251.18', South 56 degrees 27' 50" West.

EXHIBIT
20



1306 Ayrault Rd

N

EXHIBIT
21

P.50

Baltimore County - My Neighborhood



Baltimore County - My Neighborhood



Baltimore County - My Neighborhood



Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map **View GroundRent Redemption** **View GroundRent Registration**

Special Tax Recapture: None

Account Identifier: **District -** 08 **Account Number -** 2200000987

Owner Information

Owner Name:	SHAW MILTON B SOBUS JEAN M	**Use:** **Principal Residence:**	RESIDENTIAL NO
Mailing Address:	4517 SCHENLEY RD BALTIMORE MD 21210-2523	**Deed Reference:**	/12263/ 00147

Location & Structure Information

Premises Address:	IVY HILL RD 0-0000	**Legal Description:**	1.214 AC NS IVY HILL 3600 NE FALLS RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0050	0006	0445	8080150.04	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			1.2100 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		/					

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2023	As of 07/01/2023	As of 07/01/2024
Land:	134,800	134,800		
Improvements	0	0		
Total:	134,800	134,800	134,800	134,800
Preferential Land:	0	0		

Transfer Information

Seller: FENWICK ELIZABETH W WHITE DAVISON	**Date:** 06/30/1997	**Price:** $38,500
Type: ARMS LENGTH VACANT	**Deed1:** /12263/ 00147	**Deed2:**
Seller: FIRST NATIONAL B ANK OF MARYLAND	**Date:** 02/01/1990	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /08394/ 00261	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2023	07/01/2024
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:**



Baltimore County 2000 Comprehensive Zoning Map Issues

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Planning Board Recommendations	County Council Decisions	Comments
3-108	Falls Road Community Association	Beaver Dam Run Watershed Area	RC 5 2,440.0 Total 2,440.0	RC 4 2,440.0 Total 2,440.0	RC 5 2,440.0 Total 2,440.0	RC 4 1,364.0 RC 5 1,076.0 Total 2,440.0	See Issues 3-061, 3-070, 3-083, 3-159
3-109	Garrison Realty Investors, LLC	North side of Reisterstown Rd, 1100' northwest of Greenspring Valley Rd	ML IM 0.1 Total 0.1	BM IM 0.1 Total 0.1	BM 0.1 Total 0.1	BM 0.1 Total 0.1	See Issue 3-074
3-110	James L. Rouse	3012 & 3016 Anderson Rd, 750' to Zelda Ct	RC 2 26.3 Total 26.3	RC 4 26.3 Total 26.3	RC 2 26.3 Total 26.3	RC 2 26.3 Total 26.3	
3-111	Harrison & Grass	15 Gwynnbrook Ave, southeast corner of Walk Ave and Gwynnbrook Ave	DR 3.5 0.3 Total 0.3	BM 0.3 Total 0.3	DR 3.5 0.3 Total 0.3	DR 3.5 0.3 Total 0.3	See Issues 3-017, 3-112, 3-113, 3-114, 3-115, 3-116, 3 151
3-112	Harrison & Grass	12 Walk Ave, west side of Walk Ave 400' south of Gwynnbrook Ave	DR 3.5 0.6 Total 0.6	BM 0.6 Total 0.6	DR 3.5 0.6 Total 0.6	DR 3.5 0.6 Total 0.6	See Issues 3-017, 3-111, 3-113, 3-114, 3-115, 3-116, 3 151
3-113	Harrison & Grass	6 Walk Ave, west side of Walk Ave 200' south of Gwynnbrook Ave	DR 3.5 0.5 Total 0.5	BM 0.5 Total 0.5	DR 3.5 0.5 Total 0.5	DR 3.5 0.5 Total 0.5	See Issues 3-017, 3-111, 3-112, 3-114, 3-115, 3-116, 3 151
3-114	Harrison & Grass	11123 Reisterstown Rd, east side of Reisterstown Rd 416' south of Gwynnbrook Ave	OR 2 1.0 Total 1.0	BM 1.0 Total 1.0	OR 2 1.0 Total 1.0	OR 2 1.0 Total 1.0	See Issues 3-017, 3-111, 3-112, 3-113, 3-115, 3-116, 3 151



Baltimore County - My Neighborhood

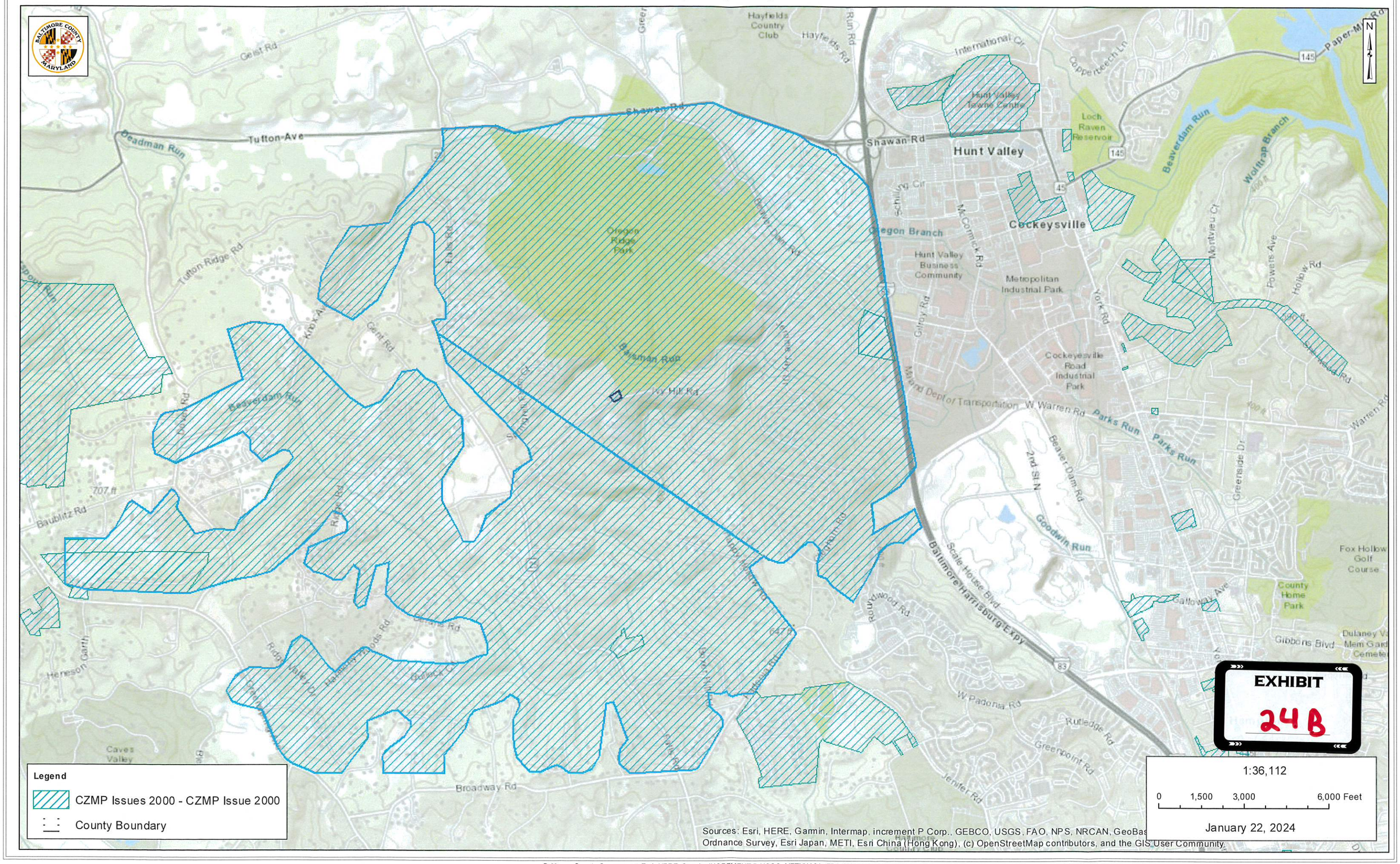


EXHIBIT
24B

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1979, Legislative Day No. 20

BILL NO. 178-79

Mr. Norman W. Lauenstein, Councilman

By the County Council, October 15, 1979

A BILL
ENTITLED

AN ACT to implement various elements of the County's ~~Comprehensive~~ Master Plan, and more specifically those objectives, policies and standards relating to the assimilation, location, quantity, quality and timing of growth and development in Baltimore County, the provision of adequate public facilities to support development and the protection of agricultural and environmentally-sensitive land in the resource conservation zoning classifications, ~~and to provide for the establishment of overlay district areas and regulations and requirements pertaining thereto; to provide for a master plan consistency determinatio~~ AND TO ADOPT BASIC SERVICES MAPS AND REGULATIONS AND REQUIREMENTS PERTAINING THERETO; and to provide for monitoring of development activity; by adding new Article 4A - GROWTH MANAGEMENT; by repealing Subsections 1A01.2.B., 1A01.2.C., 1A01.3.B., 1A02.1, 1A03.1, 1A03.2, 1A03.4.B.1. and 2., 1A03.4.B.5. and 1A04.3.B.1. of said regulations and enacting new Subsections 1A01.2.B., 1A01.2.C., 1A01.3.B., 1A02.1, 1A03.1, 1A03.2, 1A03.4.B.1. and 2., 1A03.4.B.5. and 1A04.3.B.1. in lieu thereof; by adding Subsections 1A01.4, 1A02.4, 259.3 and new definitions ~~"Facilities impact use, Class A"; "Facilities impact use, Class B";~~ "Housing for the elderly"; "Industrial, quasi-industrial, or industry-related use"; and "Nonindustrial use" to Section 101, all of the Baltimore County Zoning Regulations; ~~by repealing and re-enacting with amendments Subsections 100.1.B.2, 100.1.C., 100.4., the definition of "Farm" under Section 101, and Subsection 259.2, all of the Baltimore County Zoning Regulations;~~ by repealing Subsection 1A04.3.B.2 of said regulations; and by repealing Council Bill 177-79.

EXHIBIT
2s

WHEREAS, by Article XI-A of the Maryland Constitution, the General Assembly is authorized to provide a grant of "express powers" to counties that form a charter government; and

WHEREAS, by Article 25A, Section 5 of the Annotated Code of Maryland, the General Assembly has designated the "express powers" to be granted to charter counties, which powers include the power to enact local laws for the protection and promotion of public health, safety and welfare, relating to planning, zoning and subdivision and to pass all ordinances, resolutions or bylaws that may be necessary and proper to execute and enforce any of the powers expressly enumerated; and

WHEREAS, the people of Baltimore County in accordance with the Constitution and Laws of the State of Maryland have adopted, ordained and established the Baltimore County Charter; and

WHEREAS, pursuant to provisions of the Charter and of the County Code, the County is responsible for planning for the future growth and development of the County, including the preparation of a Master Plan; and

WHEREAS, pursuant to Section 523 of the Baltimore County Charter, the Master Plan shall be a composite of mapped and written proposals setting forth comprehensive objectives, policies and standards to serve as a guide for the development of the County; and

WHEREAS, the County Council has adopted the Master Plan by Resolution No. 71 -79 dated ~~October 15~~ NOVEMBER 19, 1979; and

WHEREAS, pursuant to the Baltimore County Charter and Code, the County Council is responsible for the implementation of the Master Plan through the adoption or amendment of zoning maps and regulations, subdivision regulations, capital improvement programs and such other legislation, regulations, policies and programs which may be necessary; and

WHEREAS, said Master Plan divides the County into areas for the purpose of achieving specific plan objectives related to the location, density, timing and quantity of growth and development in such areas and the appropriate distribution of population, housing units and land uses throughout the County; and

WHEREAS, said Master Plan contains objectives, policies and standards designed to assimilate full population growth by the County representing the County's share of regional growth, to insure orderly growth and development of said population in the County; to protect valuable and irreplaceable natural, agricultural and environmental land and resources; to promote economic growth; to meet the housing needs of present and future anticipated residents; to assure that new development is adequately served by public facilities and services; to correct service and facility deficiencies in existing neighborhoods; and to promote the public health, safety and welfare of all residents of the County; now, therefore

SECTION 1. Be it enacted by the County Council of Baltimore County, Maryland, that a new Article 4A - GROWTH MANAGEMENT, be and it is hereby added to the Baltimore County Zoning Regulations, said new article to read as follows:

ARTICLE 4A - GROWTH MANAGEMENT

Section 4A00 - Purpose and Definitions

4A00.1 - Purpose.

The purpose and intent of this Article is to implement the objectives of the County-wide Master Plan and to adopt standards and guidelines relative to new development in all areas of the County which would result in land use patterns, location of new growth and timing of growth and development that is consistent with preservation of the quality of life in existing neighborhoods, with the ability of the County to provide necessary public facilities and services to support new development, with the ability of the County to correct existing service and facility deficiencies, with the preservation of natural, agricultural and environmental resources and with the promotion of new growth and development in appropriate areas.

4A00.2 - Definitions

For the purposes of this Article, certain words and terms are defined as set forth below:

1. Capital Improvements Program. A proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds, over and above the annual budget, for the purchase, construction, or replacement of the physical assets of the community are included as set forth in the Baltimore County Charter. Capital Improvements Program shall refer to the existing or any subsequently adopted CIP as defined herein.

~~--------2. Development Applications. Applications to the County for nonindustrial development approval necessary prior to and including building permit applications; includes applications for special permits, special exceptions, tentative or final subdivision approval (with or without public works agreements) and building permits when no other development approval has been required.----------~~

~~--------3. Director. The Director of the Office of Planning and Zoning of Baltimore County.~~

-4- 2. Master Plan. The comprehensive plan for orderly development of the County, adopted by the County Council, pursuant to the Baltimore County Charter and Code, and including all parts and elements thereof which shall serve as the basis for land use regulations in the County.

Section 4A01 - Monitoring of Development Activity.

4A01.1 - Generally.

In order to insure consistency between the operation and effectiveness of the Growth Management process, including but not limited to zoning maps, zoning regulations, subdivision regulations, basic services mapping standards, PUD requirements, community plans, and capital improvement programs and the growth management objectives of the County-wide Master Plan, as adopted, development activity in the County shall be monitored on a semi-annual basis in order to reflect current trends and activities and to provide a basis for amendment to the County's Growth Management process and/or County-wide

Master Plan from time to time.

A. Monitoring Function.

1. The responsibility for monitoring development activity shall be with the Director of the Office of Planning and Zoning.

2. The Director of the Office of Planning and Zoning shall, semi-annually, request such information as is necessary from any and all departments of the County and State or federal agencies, as needed, in order to prepare and formulate a comprehensive report on development activity having taken place during the preceding six month period in the County and which might be expected to take place during the following six month period.

3. The report on development activity shall be completed not more than one month following the conclusion of the six-month period that is subject of the report.

4. Upon completion of the report, it shall be forwarded to the Administrative Officer, Planning Board and the County Council for review, recommendation and appropriate action, as determined by the County Council.

4A01.2 - Contents of Report.

A. The report on development activity shall include, but need not be limited to, consideration of applications for, status and disposition of requests for permit issuance or approval of the following:

1. reclassifications

2. special exceptions

3. tentative subdivisions

4. final subdivisions

5. building permits

B. Development activity shall be described by type of development as follows:

1. residential

2. office

3. commercial

4. industrial

5. public

6. other

C. Development activity shall be described and located by the growth areas referred to in the land use elements of the County-wide Master Plan.

D. Development activity shall be described by the number of acres being developed, the number and type of units being developed, ~~or~~ AND by other appropriate criteria as determined by the Director of the Office of Planning and Zoning.

E. The report on development activity shall specify whether or not, and the extent to which, such development activity is consistent with the objectives of the County-wide Master Plan and elements thereof and with other adopted County plans, and the County capital improvements program, with respect to each growth area. As such, the report shall emphasize the degree of conformity between the County capital budget and long-term capital improvements program regarding the timing and sequencing of the provision of public facilities and services necessary to support development and the scope, extent and location of development activity that has actually occurred during the previous monitoring period. To the extent that the County capital budget and capital improvements program is found to be deficient in providing public facilities and services necessary to support development activity consistent with Master Plan projections and recommendations, the Director of the Office of Planning and Zoning, in conjunction with other County staff, departments, agencies and officials shall consider such deficiencies and shall recommend appropriate actions for Planning Board and County Council review and consideration.

Section 4A02 - Basic Services Maps.

4A02.1 - Purpose and intent.

The County Council finds that important public facilities in certain predominantly urban areas of the County are inadequate to serve all of the development that would be permitted under the regulations of the zones or

commercial districts within which those areas lie. Basic service maps are hereby established to regulate ~~residential-and-other-~~nonindustrial development in those underserved areas to a degree commensurate with the availability of these facilities. Basic service maps are not permanent, and will be reviewed annually with reports to the County Council.

4A02.2 Conflicts.

In the event that there is any conflict between the provisions of this ~~subsectio~~ ARTICLE and any other provisions of these zoning regulations, the provisions of this ~~subsection~~ ARTICLE shall govern.

4A02.3 Adoption of Basic Services Maps.

A. The following basic services maps, which shall be in the custody of the zoning commissioner for Baltimore County, are hereby adopted and made a part of this Article:

1. Basic Service Sewerage Map, dated November 19, 1979.

2. Basic Service Water Supply Map, dated November 19, 1979.

3. Basic Service Transportation Map, dated November 19, 1979.

B. The three basic services maps shall be prepared annually in accordance with the schedule set forth below, which maps shall incorporate a delineation of adequacy and availability of water supply, sewerage, transportation services and facilities according to the standards and requirements set forth in this section.

C. The individual sewer, water supply and transportation basic services maps shall be adopted by the County Council in accordance with the procedures and requirements of this Article contrary provisions of Title 22. of the Baltimore County Code notwithstanding.

D. Boundaries as shown on the basic services maps shall be interpreted in accordance with section 100.4 of these zoning regulations.

E. 1. Before July 31, 1980, and annually thereafter, the Planning Board shall recommend to the County Council any revisions to the basic services maps. The Planning Board need not adopt a preliminary report or hold a public hearing with respect to its recommendations, although it shall allow the public a reasonable opportunity to comment before adopting the recommendations.

2. Before October 15, 1980 and annually thereafter, the County Council shall take action on said maps-with-respect-to----- AFTER CONSIDERATION OF the recommendations of the Planning

Board. The County Council shall hold one public hearing prior to adoption of said maps which hearing shall be advertised and held in accordance with Section 22-22(a) of the Baltimore County Code.

3. The basic services maps may be amended only under the annual-revision procedures set forth above except in the case of error. In such case, the maps may be corrected at any time by legislative act of the County Council, providing that the Planning Board has been given an opportunity, at a regular meeting of the board, to review and issue a report with respect to the amendment under consideration and provided that the County Council has found that an error has, in fact, been made, after consideration of the purposes of the zoning regulations and map, including the factors set forth in subsection 2-40.1(j) (Council Bill 46-79). Contrary provisions of Section 22-22 of the Code notwithstanding, only one hearing under the procedures of subsection 22-22(a) need be held before the County Council adopts a corrective amendment pursuant to this subsection, and the report of the Planning Board and any accompanying materials need not be displayed in each councilmanic district.

F. Basic services maps are not intended to permanently establish either areas of service deficiencies or areas of service availability and adequacy. Such maps will be reviewed annually, as it is the intent of the County Council that existing service deficiencies will be corrected in accordance with the Master Plan and capital improvements program. It is also recognized by the County Council that continuing development in certain areas may create service deficiencies in areas that presently have adequate levels of service. In some cases, changes in underlying zoning classifications may have to be made to better correlate development potential.

~~G. 1. Except as otherwise provided in this Article, no building permit, pursuant to subsection 500.1 of Article 5 of these Zoning Regulations, or final subdivision approval shall be granted after the effective date of this Article within a basic sewerage or basic transportation mapped area, unless the Director of the Office of Planning and Zoning has issued, upon appropriate application on forms issued by the Director, a reserve capacity use certificate for that development as follows:~~

~~a. With respect to all subdivisions recorded prior to the effective date of this Article, no building permit shall be issued which allows an extent of development exceeding that authorized by the certificate;~~

~~b. The Office of Planning and Zoning shall not approve a final~~

~~plat for any subdivision that provides an extent of development beyond that authorized in the certificate;~~

~~c. With respect to an application for development which does not require subdivision approval, no building permits shall be issued for development which allows an extent of development exceeding that authorized by the certificate.~~

~~2. a. An application for a reserve capacity use certificate shall be accepted by the Director of the Office of Planning and Zoning after the applicant has applied for a building permit or final subdivision approval for which the application for a reserve capacity use certificate is sought.~~

~~b. Applications may be acted upon only according to the order in which they are accepted by the Office of Planning and Zoning.~~

~~3. a. Prior to January 1, 1980 no applications for a reserve capacity use certificate shall be accepted by the Office of Planning and Zoning unless the applicant has a final subdivision plat covering the subject property recorded prior to the effective date of this Article or the applicant has applied for a building permit for development of the property for which subdivision approval is not otherwise required.~~

~~b. After January 1, 1980, applications shall be accepted pursuant to the provisions of subparagraph 1 of this paragraph G.~~

~~4. A reserve capacity use certificate shall authorize development only to the extent that it will not utilize more than the reserve capacity of the sewerage or the transportation network, as the case may be, of the basic services mapped area within which the property is located. Before issuance of such a certificate, the capacity shall be determined under the formula~~

~~R = N - A + E~~

~~in which~~

~~R = the reserve capacity at the time of application, in millions of gallons per day or peak hour trips per day, as the case may be;~~

~~N = the numerical designation of the mapped area;~~

~~A = the aggregate reserve capacity already authorized by certificate applications approved on or after the effective date of the basic services map in question plus the aggregate reserve capacity that will be used by development for which certificates are not required but which has been authorized by building permits since that date; and~~

~~E. = the aggregate reserve capacity so authorized by issuance of certifi-~~
~~cates that have expired, as provided in this paragraph G.~~

~~5. Except as otherwise provided in Subparagraph 6, any reserve capacity~~
~~use certificate for development of a subdivision tract shall expire 9 months after the~~
~~date it is issued, except to the extent that it applies to a tract or part of a tract~~
~~on which substantial construction of the utilities or roads has taken place on that~~
~~date or with respect to which a public works agreement has been both executed and~~
~~funded, in that there has been deposited with Baltimore County money or irrevocable~~
~~security in an amount sufficient to secure the construction of the public improvements~~
~~covered by that agreement.~~

~~6. A reserve capacity use certificate pertaining to development that~~
~~has been authorized by a building permit does not expire unless the building permit has~~
~~expired.~~

~~7. For all sewerage allocations made by the Department of Public Works~~
~~prior to the effective date of this Article, and for all development for which there is~~
~~an approved and unexpired building permit issued prior to the effective date of this~~
~~Article, reserve capacity use certificates shall be issued by the Director of the Office~~
~~of Planning and Zoning without application. The effective date of issuance of such~~
~~certificates shall be the effective date of this Article.~~

G. 1. EXCEPT AS OTHERWISE PROVIDED IN THIS ARTICLE, NO BUILDING PERMIT, PURSUANT TO SUBSECTION 500.1 OF ARTICLE 5 OF THESE ZONING REGULATIONS AND NO FINAL SUBDIVISION APPROVAL SHALL BE ISSUED OR GRANTED AFTER THE EFFECTIVE DATE OF THIS ARTICLE WITHIN A BASIC SERVICES MAPPED AREA, UNLESS THE DIRECTOR OF THE OFFICE OF PLANNING AND ZONING HAS ISSUED, UPON APPROPRIATE APPLICATION ON FORMS PREPARED BY THE DIRECTOR, A RESERVE-CAPACITY-USE CERTIFICATE FOR THAT DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING:

A. WITH RESPECT TO ALL SUBDIVISIONS RECORDED PRIOR TO THE EFFECTIVE DATE OF THIS ARTICLE, NO RESERVE-CAPACITY-USE CERTIFICATE SHALL BE ISSUED WHICH ALLOWS AN EXTENT OF DEVELOPMENT EXCEEDING THAT ALLOWED IN ACCORDANCE WITH SUBPARAGRAPH 4 HEREOF.

B. WITH RESPECT TO ALL SUBDIVISIONS FINALLY APPROVED SUBSEQUENT TO THE EFFECTIVE DATE OF THIS ARTICLE, THE OFFICE OF PLANNING AND ZONING SHALL NOTIFY THE APPLICANT AS PART OF ANY SUCH FINAL SUBDIVISION APPROVAL, THE EXTENT OF DEVELOPMENT ALLOWED PURSUANT TO SUCH RESERVE-CAPACITY-USE CERTIFICATES APPLICABLE THERETO AS OF THE DATE OF FINAL SUBDIVISION APPROVAL ISSUED IN ACCORDANCE WITH SUBPARAGRAPH 4 HEREOF.

C. WITH RESPECT TO AN APPLICATION FOR A BUILDING PERMIT FOR DEVELOPMENT WHICH DOES NOT REQUIRE SUBDIVISION APPROVAL, NO RESERVE-CAPACITY-USE CERTIFICATE SHALL BE ISSUED WHICH ALLOWS AN EXTENT OF DEVELOPMENT EXCEEDING THAT ALLOWED IN ACCORDANCE WITH SUBPARAGRAPH 4 HEREOF.

2. A. EXCEPT AS OTHERWISE PROVIDED IN SUBPARAGRAPH 3, AN APPLICATION FOR A RESERVE-CAPACITY-USE CERTIFICATE SHALL BE FILED WITH THE DIRECTOR OF THE OFFICE OF PLANNING AND ZONING AFTER THE APPLICANT HAS APPLIED FOR A BUILDING PERMIT (FOR DEVELOPMENT WHICH DOES NOT OTHERWISE REQUIRE SUBDIVISION APPROVAL) OR FINAL SUBDIVISION APPROVA FOR WHICH THE APPLICATION FOR A RESERVE-CAPACITY-USE CERTIFICATE IS SOUGHT, AND SHALL BE ACTED UPON BY THE DIRECTOR WITHIN 3 WORKING DAYS AFTER SAID FILING.

B. APPLICATIONS MAY BE ACTED UPON ONLY ACCORDING TO THE ORDER IN WHICH THEY ARE PROPERLY FILED WITH THE OFFICE OF PLANNING AND ZONING.

3. PRIOR TO JANUARY 1, 1980, NO APPLICATIONS FOR A RESERVE-CAPACITY-USE CERTIFICATE SHALL BE ACCEPTED BY THE OFFICE OF PLANNING AND ZONING UNLESS THE APPLICANT HAS A FINAL SUBDIVISION PLAT COVERING THE SUBJECT PROPERTY RECORDED PRIOR TO THE EFFECTIVE DATE OF THIS ARTICLE OR THE APPLICANT HAS APPLIED FOR A BUILDING PERMIT FOR DEVELOPMENT FOR WHICH SUBDIVISION APPROVAL IS NOT OTHERWISE REQUIRED.

4. A. A RESERVE-CAPACITY-USE CERTIFICATE SHALL AUTHORIZE DEVELOPMENT ONLY TO THE EXTENT THAT IT WILL MEET THE WATER SUPPLY STANDARDS OF SECTION 4A02.4 AND WILL NOT UTILIZE MORE THAN THE RESERVE CAPACITY OF THE SEWERAGE OR THE TRANSPORTATION NETWORK AS THE CASE MAY BE, OF THE BASIC SERVICES MAPPED AREA WITHIN WHICH THE PROPERTY IS LOCATED. BEFORE ISSUANCE OF SUCH A CERTIFICATE, THE SEWERAGE OR TRANSPORTATION CAPACITY SHALL BE DETERMINED UNDER THE FORMULA

$$R = (N - A) + E$$

IN WHICH

R = THE RESERVE CAPACITY AT THE TIME OF APPLICATION, IN MILLIONS OF GALLONS PER DAY OR PEAK-HOUR TRIPS PER DAY, AS THE CASE MAY BE;

N = THE NUMERICAL DESIGNATION OF THE MAPPED AREA;

A = THE AGGREGATE RESERVE CAPACITY ALREADY AUTHORIZED BY CERTIFICATE APPLICATIONS APPROVED ON OR AFTER THE EFFECTIVE DATE OF THE BASIC SERVICES MAP IN QUESTION PLUS THE AGGREGATE RESERVE CAPACITY THAT WILL BE USED FOR DEVELOPMENT FOR WHICH CERTIFICATES ARE NOT REQUIRED BUT WHICH HAS BEEN AUTHORIZED BY BUILDING PERMITS SINCE THAT DATE; AND

E = THE AGGREGATE RESERVE CAPACITY SO AUTHORIZED BY ISSUANCE OF CERTIFICATES THAT HAVE EXPIRED, AS PROVIDED IN THIS PARAGRAPH G.

B. IN THE EVENT THAT ANY RESERVE-CAPACITY-USE CERTIFICATE DETERMINATION RESULTS IN R EQUALLING ZERO, SUCH DETERMINATION SHALL NOT PROHIBIT THE GRANTING OF FINAL SUBDIVISION APPROVAL.

5. EXCEPT AS OTHERWISE PROVIDED IN SUBPARAGRAPH 6, ANY RESERVE-CAPACITY-USE CERTIFICATE FOR DEVELOPMENT OF A SUBDIVISION TRACT SHALL EXPIRE 9 MONTHS AFTER THE DATE

IT IS ISSUED, EXCEPT TO THE EXTENT THAT IT APPLIES TO A TRACT OR PART OF A TRACT ON WHICH SUBSTANTIAL CONSTRUCTION OF THE UTILITIES OR ROADS HAS TAKEN PLACE ON THAT DATE OR WITH RESPECT TO WHICH A PUBLIC WORKS AGREEMENT HAS BEEN BOTH EXECUTED AND FUNDED IN THAT THERE HAS BEEN DEPOSITED WITH BALTIMORE COUNTY MONEY OR IRREVOCABLE SECURITY IN AN AMOUNT SUFFICIENT TO SECURE THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS COVERED BY THAT AGREEMENT.

6. A RESERVE-CAPACITY-USE CERTIFICATE PERTAINING TO DEVELOPMENT THAT HAS BEEN AUTHORIZED BY A BUILDING PERMIT DOES NOT EXPIRE UNLESS AND UNTIL THE BUILDING PERMIT EXPIRES.

7. FOR ALL SEWERAGE ALLOCATIONS MADE BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO NOVEMBER 19, 1979, AND FOR ALL DEVELOPMENT FOR WHICH THERE IS AN APPROVED AND UNEXPIRED BUILDING PERMIT ISSUED PRIOR TO NOVEMBER 19, 1979, AND FOR ALL DEVELOPMENT OF A SUBDIVISION TRACT OR PART OF A TRACT ON WHICH SUBSTANTIAL CONSTRUCTION OF THE UTILITIES OR ROADS HAS TAKEN PLACE PRIOR TO NOVEMBER 19, 1979 OR WITH RESPECT TO WHICH A PUBLIC WORKS AGREEMENT HAS BEEN BOTH EXECUTED AND FUNDED IN THAT THERE HAS BEEN DEPOSITED WITH BALTIMORE COUNTY MONEY OR IRREVOCABLE SECURITY IN AN AMOUNT SUFFICIENT TO SECURE THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS COVERED BY THAT AGREEMENT PRIOR TO NOVEMBER 19, 1979, RESERVE-CAPACITY-USE CERTIFICATES SHALL BE ISSUED BY THE DIRECTOR OF THE OFFICE OF PLANNING AND ZONING UPON APPLICATION REGARDLESS OF THE CIRCUMSTANCE THAT SAID ISSUANCE WOULD ALLOW AN EXTENT OF DEVELOPMENT BEYOND THAT ALLOWED PURSUANT TO SUBPARAGRAPH 4 ABOVE. THE EFFECTIVE DATE OF ISSUANCE OF SUCH CERTIFICATES SHALL BE THE EFFECTIVE DATE OF THIS ARTICLE REGARDLESS OF THE DATE OF FILING BY THE APPLICANT. ANY SUCH CERTIFICATES SHALL BE GOVERNED BY AND SUBJECT TO THE PROVISIONS OF SUBPARAGRAPHS 5 AND 6 ABOVE.

4A02.4 Basic Services Mapping Standards.

A. Generally.

The standards contained herein are intended to form the basis for the delineation of areas on the basic services maps as well as for the evaluation of development applications in accordance with the requirements of this Article.

B. Water Supply Standards.

1. Intent. The water supply standards and maps are intended to regulate nonindustrial development where there are serious deficiencies in the public water supply system, as evidenced by County tests of water flows from a substantial sample of fire hydrants.

2. Standard. Residual water pressure at the public fire hydrant nearest the site of the proposed nonindustrial development must meet the standards established by the National Board of Fire Underwriters fire flow test.

3. Exception. This subparagraph does not apply to any development application relating to a structure or structures that would not draw upon the public water supply system or which involve a residential development of no more than 3 dwelling

units on a lot of record as of the effective date of this Article or to any development in a CCC district, CSA district, OR RAE zone ~~or~~ IN a town center other than a town center within a new development area so designated in the Master Plan.

C. Sewerage Standards.

1. Intent. The sewerage standards and maps are intended to regulate nonindustrial development where it has been determined that the County's share of public sewerage capacity is substantially less than the capacity necessary both to serve already established uses and to serve new uses likely to be established pursuant to this legislation.

2. Determination of Reserve Capacity. The County's share of public sewerage capacity must be capable of serving already established uses and new uses likely to be established under the provisions of this legislation.

3. Maximum Level of Nonindustrial Development. The maximum level of nonindustrial development per sewerage area shall not be greater than that capable of being provided with available sewerage capacity based on the following:

a. the County's share of the maximum reserve capacity of the sewerage in the area on the effective date of mapping of the area minus the daily quantity of sewerage from any industrial buildings for which construction permits are expected to be issued between that date and the time the "basic services" map is next revised, in millions of gallons of sewage per day, and

b. the maximum level of nonindustrial development allowable in the district as determined based on the following assumptions:

1. Each dwelling unit with 3 bedrooms or more shall be considered to result in a yield of 300 gallons of sewage per day; and

2. Each dwelling unit with less than 3 bedrooms shall be considered to result in a yield of 200 gallons of sewage per day.

3. Each square foot of gross floor area of a building or a part of a building devoted principally to retail use shall be considered to result in a yield of 0.05 gallon of sewage per day; and

4. Each square foot of gross floor area of a building or a part of a building devoted principally to office use shall be considered to result in a yield of 0.09 gallon of sewage per day.

c. The quantity of sewage yielded by a building or a part of a building to be devoted principally to ~~nonindustrial~~ uses other than dwelling or retail

or office uses shall be determined by the Department of Public Works.

4. Exception. This subparagraph does not apply to any development application relating to a structure or structures that will be situated on a lot or lots not served by a public sewerage system or which involve a residential development of no more than 3 dwelling units on a lot of record as of the effective date of this Article or to any development in a CCC district, CSA district OR RAE zone ~~or~~ IN a town center~~s~~ other than a town center within a new development area so designated in the Master Plan.

D. Transportation.

1. Intent. The transportation standards and maps are intended to regulate nonindustrial development where it has been determined that the capacity of arterial and arterial collectors~~-~~ INTERSECTIONS is less than the capacity necessary to accommodate traffic both from established uses and from uses likely to be built pursuant to this Article. Such development is not intended to be restricted unless there is a substantial probability that an arterial and arterial collector intersection situated within ~~and serving~~ the MAPPED area will, on the date the map becomes effective, be rated at level-of-service E or F under standards established by the Highway Capacity Manual, 1965, published by the Highway Research Board of the Division of Engineering and Industrial Research, National Academy of Sciences-National Research Council.

2. Determination of critical vehicle-trip number. a. For the purpose of this subparagraph, the "critical vehicle-trip number" of an intersection is determined by the formula

~~C = E - F + E~~ $C = \frac{F - E}{2} + E$

in which each letter represents a number of daily vehicle trips through a given intersection at peak hour and

C = the critical vehicle-trip number;

F = that number which if reduced by one would result in a change in the intersection's level of service from F to E; and

E = that number which if reduced by one would result in a change in the intersection's level of service from E to D.

b. Determination of reserve capacity. It is intended that the reserve capacity be determined for each district by the formula

$$N = C - (T+I)$$

in which

N = reserve capacity

C = the critical vehicle-trip number for the most congested arterial

intersection in a transportation mapped area on the date the designation becomes effective;

T = the number of daily peak-hour vehicle trips, based on actual traffic counts taken by the Department of Traffic Engineering, passing through the most congested arterial intersection in a transportation mapped area; and

I = the projected number of additional daily peak-hour vehicle trips to be generated by nonindustrial developments that have been approved under the provisions of this Article and have not yet been constructed and would most likely pass through that intersection. For partially completed nonindustrial developments, the amount of peak-hour vehicle trip shall be prorated based on number of completed units or square footage.

However, if N is less than zero under the formula, the reserve capacity in the area shall be zero.

3. Maximum Level of Nonindustrial Development.

a. The level of additional nonindustrial development in a mapped area as provided above, may not exceed that which would generate the number of daily peak-hour vehicle trips equal to the reserve capacity of that mapped area, based on the following assumptions:

1. Every 100 dwelling units, other than for the elderly, shall be considered to result in the generation of 85 peak-hour vehicle trips daily;

2. Every 100 dwelling units in housing for the elderly shall be considered to result in the generation of twenty-five peak-hour vehicle trips daily;

3. Every 1000 square feet of gross floor area of a building or a part of a building devoted principally to retail use shall be considered to result in the generation of 14.70 peak-hour vehicle trips daily; and

4. Every 1000 square feet of gross floor area of a building or a part of a building devoted principally to office use shall be considered to result in the generation of 2.34 peak-hour vehicle trips daily.

b. The number of daily peak-hour vehicle trips generated by a building or a part of a building to be devoted principally to uses other than dwellings or retail or office uses shall be determined by the Department of Traffic Engineering.

4. Exception.

This subparagraph does not apply to any development application relating to a residential development of no more than 3 dwelling units on a lot of record as of the effective date of this Article or to any development in a CCC district, CSA district OR RAE zone ~~or~~ IN a town center~~,~~ other than a town center within a new development area so designated in the Master Plan.

~~4A02.5 Basic Services Determination.~~

~~A. Generally.~~

~~Any development application within any basic services mapped area in addition to all other requirements imposed by the zoning regulations, subdivision regulations and other County legislation and regulations, shall be subject to a basic services availability determination.~~

~~B. Scope and Applicability of Basic Services Availability Determination.~~

~~The basic services availability determination shall be made by the Director of the Office of Planning and Zoning, in accordance with the basic services maps and standards set forth in this Article.~~

SECTION 2. Be it further enacted, that Subsections 1A01.2.B., 1A01.2.C., 1A01.3.B., 1A02.1, 1A03.1, 1A03.2, 1A03.4.B.1. and 2., 1A03.4.B.5, and 1A04.3.B.1 of the Baltimore County Zoning Regulations, by and they are hereby repealed and new Subsections 1A01.2.B., 1A01.2.C, 1A01.3.B., 1A02.1, 1A03.1,

1A03.2, 1A03.4.B.1. and 2., 1A03.4.B.5 and 1A04.3.B.1 are hereby enacted in lieu thereof to said regulations, to read as follows:

Section 1A01 - R.C.2 (AGRICULTURAL) ZONES

1A01.2-Use regulations.

B. Uses permitted as of right. The following uses, only, are permitted as of right in all R.C. 2 zones:

1. Dwellings, 1-family detached

2. Farms, satellite farms, farmettes, and limited-acreage wholesale flower farms (see Section 404)

3. Open space, common

4. Streets and ways

5. Telephone, telegraph, electrical-power, or other lines or cables, provided that any such line or cable is underground; underground gas, water, or sewer mains or storm drains; or other underground conduits, except interstate or international pipelines.

6. Trailers, provided that any trailer allowed under this provision must be used or stored in accordance with the provisions of paragraphs b, c, e or f of subsection 415.1 and subparagraph 415.2.a(1) or 415.3.c(1), as applicable.

7. Accessory uses or structures, including, but not limited to, the following:

a. Excavations, uncontrolled

b. Farmers' roadside stands (see Section 404)

c. Home occupations

d. Offices or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians, or persons engaged in other, similar occupations, provided that the use is established within the building that serves as the owner's domicile; occupies a floor area no greater than 25% of the floor area used for residential purposes, not including garage floor area or unfinished basement space; and does not involve the employment of more than 2 nonresidents.

e. Parking space, including residential-garage space and space for recreational vehicle (see Section 415A)

f. Piers, wharves, docks and bulkheads (subject to the provisions of Section 417)

g. Radio antennas in conjunction with wireless transmitting or receiving facilities, provided that any such facility is used by a resident who has an amateur radio operator's license issued by the Federal Communications Commission. No such antenna may extend closer than the front building line to any street on which the lot may front; no rigid-structure antenna may be taller above grade level than the horizontal distance to the nearest property line or 100 feet, whichever is less; and no supporting structure may be situated within 50 feet of any property line (see also Section 400).

h. Swimming pools, tennis courts, garages, utility sheds or other accessory structures or uses (subject to the height and area provisions for buildings as set forth in Section 400)

I. TENANT HOUSES, INCLUDING TRAILERS USED AS TENANT HOUSES.

C. Uses permitted by special exception. The following uses, only, may be permitted by special exception in any R.C. 2 zone, provided that in each case the hearing authority empowered to hear the petition finds that the use would not be detrimental to the primary agricultural uses in its vicinity; and, in the case of any use permitted under Item 24, further provided that the hearing authority finds that the use would support the primary agricultural use in its vicinity and would not itself be situated on land more appropriately used for primary agricultural uses:

1. Airports

2. Animal boarding places (regardless of class), kennels, veterinarians' offices, or veterinariums (see Section 421)

3. Antique shops (see Section 402B)

4. Camps, including day camps

5. Community care centers providing care for not more than 15 persons per site

6. Churches or other buildings for religious workship

7. Excavations, controlled

8. Farmers' co-op roadside stands

9. Fishing and shellfishing facilities, Class I or II

10. Golf courses or country clubs

11. Hunting or fishing preserves

12. Offices for agriculture-related uses; physicians' or dentists' offices as principal uses

13. Public-utility uses not permitted as of right

14. Research institutes (see Section 418)

15. Residential art salons (see Section 402C)

16. Restaurants or tea rooms converted from dwellings (see subsection 402.3)

17. Riding stables

18. Sanitary landfills (see Section 412)

19. Schools, including schools for agricultural training, private preparatory schools, business or trade schools, conservatories, or colleges

20. Shooting ranges, including archery, pistol, skeet, trap, or small-bore rifle ranges, or turkey shoots

21. Trailers as provided in Paragraph 415.1.d

22. Volunteer-fire-company or ambulance rescue facilities

23. Wireless transmitting or receiving facilities as principal uses

24. The following "agricultural-support" uses:

a. Farm-machinery sales, storage, or service; blacksmithing

b. Feed or grain mills or driers

c. Fertilizer sales or storage

d. Sawmills

e. Slaughter houses or manufacture, processing, or packing of fruit, vegetables, animal, or meat products, or by-products

f. Wine or spirits manufacture, including the manufacture of alcohol to be used in gasoline-alcohol mixtures, but excluding the production of those mixtures (as a principal use)

lA01.3 - Height and area regulations

B. Area regulations

1. Subdivision Lot Density.

No lot of record lying within an R.C.2 zone and having a gross area of LESS THAN 2 acres ~~-or-less-~~ may be subdivided. No such lot having a gross area between 2 and 100 acres may be subdivided into more than 2 lots (total), and such a lot having a gross area of MORE THAN 100 acres ~~-or-more-~~ may be subdivided only at the rate of 1

lot for each 50 acres of gross area.

2. Lot size. A lot having an area less than 1 acre may not be created in an R.C. 2 zone.

3. Setback requirements. No principal structure or dwelling (whether or not it is a principal structure) in an R.C.2 zone may be situated within 75 feet of the centerline of any street or within 35 feet of any lot line other than a street line.

4. Principal dwellings per lot. No more than 1 principal dwelling is permitted on any lot in an R.C. 2 zone.

Section 1A02 - R.C. 3 (DEFERRAL OF PLANNING AND DEVELOPMENT) ZONES

1A02.1 - Findings and Legislative Policy.

A. Declaration of findings. The County Council finds that some presently rural areas which may in the future be suitable for urban development are being pre-empted by sprawling development that will preclude future development of urban intensity. The Council also foresees a strong possibility that market demand, energy policies, food needs, and numerous other significant conditions may change substantially, or even drastically, with the result that the public interest would be impaired if urban development were to be allowed in some of these areas, despite their physiographic suitability to accommodate urban water-supply and sewerage systems. All of these areas are suitable for agriculture, which is the preferred use of the land in these areas, thus providing a reasonable present and future use for the land. The R.C. 3 zoning classification and its regulations are established, therefore, to prevent inappropriate sprawling development when WHERE urban development may be appropriate in the future and where the detailed planning necessary for that development must be deferred.

B. Location. The R.C. 3 classification may be applied only to land that lies beyond the Urban-Rural Demarcation Line, as established in the ~~1979~~ 1975 Master Sewer and Water Plan, and as amended from time to time.

Section 1A03 - R.C. 4 (WATERSHED PROTECTION) ZONES

1A03.1 - Findings and Legislative Policy. The County Council finds that major, high-quality sources of water supply for the entire Baltimore metropolitan area and for other neighboring jurisdictions lie within Baltimore County and that continuing development in the critical watersheds of those water-supply sources is causing increased pollution and sedimentation in the impoundments, resulting in

increasing water-treatment costs and decreasing water-storage capacity. The R.C. 4 zoning classification and its regulations are established to provide for the protection of the water supplies of metropolitan Baltimore and neighboring jurisdictions by preventing contamination through unsuitable types or levels of development in their watersheds.

1A03.2 - Rezoning by petition. No petition for reclassification of property in an R.C. 4 zone may be granted unless a registered professional engineer, architect, landscape architect, or land surveyor first certifies:

1. That the parcel of land under petition lies at least 200 feet from the property line of any public water reservoir;

2. That the parcel lies at least 300 feet from any 1st - or 2nd - order or greater stream that flows directly into a public water reservoir;

3. That the parcel lies at least 300 feet from any 3rd - order or greater stream that flows directly or indirectly into a public water reservoir;

4. That no more than 30% of the parcel has a slope of more than 20%;

5. That the parcel does not lie within a 100-year floodplain; and

6. That, as shown by an environmental impact statement, the MANNER IN WHICH proposed reclassification will ~~not impair~~ AFFECT water quality in the watershed or any public water reservoir.

For the purpose of this subsection, streams are classified by order as shown on the map of stream orders adopted by the Planning Board on March 25, 1976.

1A03.4 - Height and Area Regulations.

B. Area regulations.

1. No lot less than three acres in area may be hereafter created from a larger tract in an R.C. 4 zone, and no detached single-family dwelling may be hereafter erected on any lot of smaller area except as otherwise provided in Subsection 103.3 or in Paragraph 6, below.

2. Lot density. A lot of record in an R.C. 4 zone with a gross area of less than 6 acres may not be subdivided, and a lot of record with a gross area of ~~more than~~ 6 ACRES but not more than 10 acres may not be subdivided into more than 2 lots (total). The maximum gross density of a lot of record with a gross area of more than 10 acres is 0.2 lot per acre.

5. Coverage. No more than 10 percent of any lot in an R.C. 4 zone may be covered by impermeable surfaces (such as structures or pavement). No more than

25 per cent of the natural vegetation may be removed from any lot in an R.C. 4 zone.

Section 1A04 - R.C. 5 (RURAL - RESIDENTIAL) ZONE

1A04.3 - Height and area regulations.

B. Area regulations.

1. Lot area; density control. A lot having an area of less than 1 acre may not be created in an R.C. 5 zone. The maximum gross residential density of a lot of record is 0.667 dwellings per acre.

SECTION 3. Be it further enacted, that new Subsections 1A01.4, 1A02.4, and new definitions "Housing for the elderly", "Industrial, quasi-industrial, or industry-related uses" and "Nonindustrial uses" to Section 101, all of the Baltimore County Zoning Regulations, be and they are hereby added to said regulations, to read as follows:

Section ~~1A02~~ 1A01 - R.C. 2 (AGRICULTURAL) ZONES

1A01.4 - Maryland Agricultural Land Preservation Program. The use or development of land in an agricultural district established in accordance with Section 2-509 of the Agriculture article of the Annotated Code of Maryland, 1974, 1979 Cumulative Supplement, shall be governed by agricultural land preservation provisions enacted by the County Council pursuant to Section 2-513 of that article in the case of any conflict between those provisions and these Zoning Regulations.

Section 1A02 - R.C. 3 (DEFERRAL OF PLANNING AND DEVELOPMENT) ZONES

1A02.4 - Maryland Agricultural Land Preservation Program. The use or development of land in an agricultural district established in accordance with Section 2-509 of the Agriculture article of the Annotated Code of Maryland, 1974, 1979 Cumulative Supplement, shall be governed by agricultural land preservation provisions enacted by the County Council pursuant to Section 2-513 of that article in the case of any conflict between those provisions and these Zoning Regulations.

Section 101 - DEFINITIONS

Housing for the elderly: Housing that is constructed and designated for occupancy by elderly persons under the applicable provisions of a federal housing act.

Industrial, quasi-industrial, or industry-related use: Any use listed in Paragraph 253.1.A other than Item 33; any use listed in Paragraph 253.1.B, Paragraph 253.2.A, or Subsection 256.2; any manufacturing use not listed in those provisions; or any use accessory to one of those uses.

Nonindustrial use: Any use other than an industrial, quasi-industrial,

or industry-related use.

SECTION 4. Be it further enacted, that Subsection 1A04.3.B.2 of the Baltimore County Zoning Regulations, be and it is hereby repealed.

SECTION 5. Be it further enacted, that Council Bill No. 177-79 be and it is hereby repealed ~~upon the enactment of this bill.~~ EFFECTIVE 12:01 A.M. November 25, 1979.

SECTION 6. Be it further enacted, that every part of every section, subsection, sentence, clause or word of this Act is enacted independently and is therefore, severable; if any section, subsection, sentence, clause, phrase or word hereof is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions shall not be affected thereby, it being the intent of the County Council of Baltimore County, Maryland in adopting this Act that no portion thereof or provision or regulation contained therein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion or provision or regulation.

SECTION 7. And be it further enacted, that this Act is hereby declared to be an emergency measure affecting the public health, safety or welfare, and having been passed by the affirmative vote of five members of the County Council, the same shall take effect ~~from the date of its enactment.~~ 12:01 A.M. November 25, 1979.

READ AND PASSED this 19th day of November 1979

By Order

Thomas Toporovich
Thomas Toporovich
Secretary

PRESENTED to the County Executive for his approval this 21st day of November 1979

Thomas Toporovich
Thomas Toporovich
Secretary

APPROVED AND ENACTED: November 24, 1979.

James W. Falk

Donald P. Hutchinson
Donald P. Hutchinson
County Executive

I HEREBY CERTIFY THAT BILL NO. 178-79 IS TRUE AND CORRECT AND TOOK EFFECT ON November 25, 1979.

Norman W. Lauenstein
Norman W. Lauenstein
Chairman, County Council

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

LEGISLATIVE SESSION 1992, LEGISLATIVE DAY NO. 13

BILL NO. 113-92

MR. C. A. DUTCH RUPPERSBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, JUNE 1, 1992

A BILL ENTITLED

AN ACT concerning

Development Regulations - Agricultural Preservation

FOR the purpose of amending the Baltimore County Zoning Regulations and the Baltimore County Code in order to provide standards that conserve valuable and limited natural resources, provide open space and protect the character of rural-residential development in certain Resource Conservation areas, define terms, amend height and area regulations, provide standards for Rural Cluster Development and require that contracts for sale of real estate disclose possible inconveniences arising from agricultural operations, restricting development on prime and productive soils in the RC 2 zones, and generally providing performance standards for rural cluster development in R.C. 4 zones.

BY adding

Section 101 - Definitions, the definitions, alphabetically, of "Conservancy Area", "Prime and Productive Soils", and "Rural Cluster Development" and Sections 1A03.5, 1A03.6 and 1A03.7

Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Section 1A03.4

Baltimore County Zoning Regulations, as amended

- -

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.



PRIME AND PRODUCTIVE SOILS: SOIL TYPES DEFINED IN THE U.S.D.A. SOIL SURVEY OF BALTIMORE COUNTY ISSUED MARCH, 1976, AND AS UPDATED, AS AGRICULTURAL CAPABILITY CLASSES I, II OR III.

RURAL CLUSTER DEVELOPMENT: A FORM OF RESIDENTIAL SUBDIVISION FOR USE IN AN R.C.4 ZONE IN WHICH THE PERMITTED DENSITY FOR AN ENTIRE TRACT IS LOCATED ONLY ON A DESIGNATED PORTION OF THE TRACT IN ORDER TO PRESERVE SIGNIFICANT NATURAL, SCENIC OR HISTORIC FEATURES.

Section 1A03 - R.C. 4 ZONES

1A03.5 PERFORMANCE STANDARDS FOR RURAL CLUSTER DEVELOPMENT

~~IN AN R.C. 4 ZONE, ONLY A RURAL CLUSTER DEVELOPMENT IS PERMITTED ON A TRACT WITH A GROSS AREA OF MORE THAN 10 ACRES. SEVENTY PERCENT (70%) OF THE TRACT ACREAGE SHALL BE DESIGNATED A CONSERVANCY AREA.~~

~~A.1. THE CONSERVANCY AREA SHALL BE CONTIGUOUS AND SHALL INCLUDE WITHIN IT THE FOLLOWING FEATURES OF THE TRACT TO BE DEVELOPED IF THESE FEATURES ARE PRESENT ON THE TRACT:~~

IN AN R.C. 4 ZONE, ONLY A RURAL CLUSTER DEVELOPMENT IS PERMITTED ON A TRACT TO BE DEVELOPED WITH A GROSS AREA OF MORE THAN 10 ACRES. A MINIMUM OF SEVENTY PERCENT (70%) OF THE TRACT ACREAGE SHALL BE DESIGNATED A CONSERVANCY AREA. THE BALANCE OF THE TRACT IS THE BUILDING AREA.

A.1. IT IS THE INTENTION OF THESE REGULATIONS THAT THE ACREAGE OF THE CONSERVANCY AREA, WHENEVER POSSIBLE, BE CONTIGUOUS AND THAT IT INCLUDE THE FOLLOWING FEATURES OF THE TRACT TO BE DEVELOPED AS DETERMINED BY THE STANDARDS CONTAINED IN THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES:

I. PRIME AND PRODUCTIVE SOILS;

II. STEEP SLOPES, AS DEFINED IN TITLE 26 OF THE BALTIMORE COUNTY CODE;

III. WETLANDS;

C.1. SUBJECT TO APPROVAL BY BALTIMORE COUNTY AS TO LEGAL FORM AND SUFFICIENCY, THE CONSERVANCY AREA SHALL BE HELD IN UNIFIED OWNERSHIP AND CONTROL WHICH MAY TAKE THE FORM OF A HOMEOWNERS' ASSOCIATION, CONDOMINIUM ASSOCIATION, PUBLIC OR PRIVATE ORGANIZATION, LAND TRUST, CORPORATION OR INDIVIDUAL. THE OWNER SHALL ASSUME ALL RESPONSIBILITY FOR THE MAINTENANCE AND CONTINUED PROTECTION OF THE CONSERVANCY AREA, INCLUDING ANY RECREATIONAL AMENITIES. ~~THE CONSERVANCY AREA SHALL BE HELD IN SINGLE OWNERSHIP EXCEPT IN CASES WHERE THE STANDARDS FOR MULTIPLE OWNERSHIP ESTABLISHED IN THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES --- RURAL AREAS SECTION ARE MET. --- THIS DETERMINATION SHALL BE MADE BY THE DIRECTORS OF PLANNING AND ZONING, ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, AND RECREATION AND PARKS.~~

2. THE CONSERVANCY AREA SHALL BE HELD IN SINGLE OWNERSHIP UNLESS A DWELLING LOT, AS PERMITTED BY SECTION 1A03.4.B.1.B.(1), IS LOCATED IN THE CONSERVANCY AREA.

D. EASEMENT FOR CONSERVANCY AREA. PRIOR TO FINAL APPROVAL OF ANY RECORD PLAT, OR, IN THE CASE OF A TRACT LESS THAN 20 ACRES IN SIZE WHICH IS TO BE SUBDIVIDED INTO THREE OR FEWER LOTS, PRIOR TO FINAL APPROVAL OF A PLAN, A PERMANENT PRESERVATION EASEMENT ON THE CONSERVANCY AREA SHALL BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY TO RUN WITH THE LAND AND CONTINUE IN PERPETUITY.

1. THE EASEMENT SHALL BE GRANTED TO THE COUNTY OR SUCH OTHER AGENCY OR ENTITY WHICH THE COUNTY APPROVES, AND SHALL PERMANENTLY RESTRICT FURTHER SUBDIVISION OF THE CONSERVANCY AREA.

2. THE EASEMENT SHALL ALLOW FOR THE CONTINUED AGRICULTURAL, FOREST OR SIMILAR OPEN SPACE USE AS PROVIDED IN SUBSECTION 1A03.5.G.

3. IF ANY PORTION OF A CONSERVANCY AREA IS ALSO REQUIRED TO BE RECORDED AS A FOREST BUFFER EASEMENT, PURSUANT TO SECTION 14-340 OF THE BALTIMORE COUNTY CODE, THE TERMS OF SECTION 14-340 SHALL PREVAIL.

5. A SINGLE-FAMILY DWELLING AS PERMITTED BY SECTION 1A03.4.B.1.B.(1).

H. EXCEPT AS NEEDED AS ACCESS TO EXISTING BUILDINGS OR TO THE LOT PERMITTED UNDER SECTION 1A03.4.B.1.B.(1), ROADS ARE NOT PERMITTED IN A CONSERVANCY AREA, UNLESS THE PROVISION THEREOF WILL RESULT IN BETTER PROTECTION OF NATURAL RESOURCES. THE DIRECTORS OF PLANNING AND ZONING, PUBLIC WORKS, AND ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT SHALL MAKE THIS DETERMINATION.

I. STORMWATER MANAGEMENT FACILITIES AND STORM DRAINS ARE NOT PERMITTED IN THE CONSERVANCY AREA EXCEPT IN CASES WHERE THEIR PROVISION WILL RESULT IN IMPROVED WATER QUALITY OR REDUCED IMPACT ON WATER QUANTITY AND WILL NOT RESULT IN THE LOSS OF PRIME AND PRODUCTIVE SOILS, AS APPROVED BY THE DIRECTORS OF PLANNING AND ZONING AND ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. ~~HOWEVER, SUCH APPROVAL MAY NOT BE GRANTED IN VIOLATION OF THE PROVISIONS OF TITLE 5, SUBTITLE 16 OF THE NATURAL RESOURCES ARTICLE OF THE ANNOTATED CODE OF MARYLAND.~~

1A03.6 ADDITIONAL STANDARDS

UNDER PROVISIONS ADOPTED PURSUANT TO THE AUTHORITY OF THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, DEVELOPMENT IN R.C. 4 ZONES MAY BE MADE SUBJECT TO ADDITIONAL STANDARDS OF LOT AREA, YARD SPACE, OPEN SPACE, BUILDING DISTRIBUTION, OR OTHER ASPECTS OR CHARACTERISTICS OF SITE PLANNING OR PROJECT DESIGN. SUCH STANDARDS SHALL BE BASED UPON SPECIFIED EXISTING, PROSPECTIVE, OR STIPULATED CONDITIONS OR CIRCUMSTANCES OF DEVELOPMENT, AND SHALL BE DESIGNED TO FURTHER THE SPECIFIC PURPOSES OF THIS ARTICLE AND THE PURPOSES OF THESE ZONING REGULATIONS IN GENERAL.

1A03.7 INCONVENIENCES ARISING FROM AGRICULTURAL OPERATIONS

ANY DWELLING IN AN R.C. 4 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE

CREATED HEREAFTER, EXCEPT AS PROVIDED IN PARAGRAPH 4 BELOW, SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS FOR RURAL CLUSTER DEVELOPMENT:

(1) A MINIMUM OF 70% OF THE GROSS AREA OF THE TRACT TO BE DEVELOPED SHALL BE DESIGNATED AS THE CONSERVANCY AREA. ONLY ONE OF THE PERMITTED DWELLING UNITS, INCLUDING ANY EXISTING DWELLINGS, MAY BE LOCATED IN THE CONSERVANCY AREA. THE CONSERVANCY AREA IS SUBJECT TO THE STANDARDS CONTAINED IN 1A03.5.

(2) ALL OF THE REMAINING PERMITTED DENSITY SHALL BE LOCATED ~~ON THE 30% OF THE TRACT OUTSIDE OF THE CONSERVANCY~~ IN THE BUILDING AREA ON LOTS WITH A MINIMUM LOT SIZE OF ONE ACRE. ~~IN NO CASE SHALL ANY PORTION OF THESE LOTS BE INCLUDED IN THE MINIMUM AGREAGE REQUIREMENT FOR THE CONSERVANCY AREA.~~

(3) SUBJECT TO THE CONDITIONS OF THE PERFORMANCE STANDARDS OF SECTION 1A03.5.G., ANY BUILDING OR STRUCTURE OFFICIALLY INCLUDED ON THE PRELIMINARY OR FINAL LIST OF THE LANDMARKS PRESERVATION COMMISSION, OR THE NATIONAL REGISTER OF HISTORIC AREAS, AND INCLUDED IN THE CONSERVANCY AREA, NEED NOT BE INCLUDED IN THE CALCULATION OF THE TOTAL PERMITTED DENSITY, SUBJECT TO THE FOLLOWING REQUIREMENTS:

A. THERE IS AN AREA OF SUFFICIENT SIZE SURROUNDING THE BUILDING, STRUCTURE OR LANDMARK TO PRESERVE THE INTEGRITY OF ITS HISTORIC SETTING;

B. AN OVERALL PHOTOGRAPHIC AND WRITTEN DESCRIPTION OF THE BUILDING, STRUCTURE OR LANDMARK IDENTIFIED FOR PRESERVATION HAS BEEN SUBMITTED; AND

C. DOCUMENTATION OF THE PRESERVATION, RESTORATION AND PROTECTION FOR THE BUILDING, STRUCTURE OR LANDMARK HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR THE DEVELOPMENT.

Any existing lot or parcel of land with boundaries duly recorded among the Land Records of Baltimore County with the approval of the Baltimore County Office of Planning and Zoning on or before {the effective date of these zoning regulations} DECEMBER 22, 1975 and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone, may be approved for residential development in accordance with the standards prescribed and in force at the time of the lot recordation.

{7. Dwellings per lot. No more than one dwelling is permitted on any lot in an R.C. 4 zone, but not excluding additional dwellings for bona fide tenant farmers.}

5. DWELLING UNITS PER LOT. NO MORE THAN ONE DWELLING UNIT SHALL BE LOCATED ON ANY LOT IN AN R.C. 4 ZONE, EXCEPT THAT TENANT DWELLINGS MAY BE APPROVED IF THE LAND PRESERVATION ADVISORY BOARD CERTIFIES THAT: 1) ANY SUCH PROPOSED DWELLING IS REQUIRED FOR THE OPERATION OF THE FARM FOR THE USE OF BONA FIDE TENANT FARMERS; AND 2) THAT ANY SUCH DWELLING, IN THE LOCATION PROPOSED, WILL NOT INTERFERE WITH THE OPERATION OF THE FARM.

SECTION 3. AND BE IT FURTHER ENACTED, that Section 3-4(b) be and it is hereby added to Title 3 - Advertising and Signs, of the Baltimore County Code, 1988, to read as follows:

Section 3-4. Advertising and contracts for sale of real estate to disclose sewer service, water supply {and}, panhandle lots {.} AND AGRICULTURAL OPERATIONS.

(B) ANY CONTRACT IN THE COUNTY FOR THE SALE OF REAL ESTATE IN OR WITHIN 500 FEET OF ANY R.C. 4 ZONE SHALL CONTAIN A NOTICE (1) THAT THE PROPERTY MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT LIMITED TO: OPERATION OF MACHINERY OF ANY KIND

accepted for filing by the department of public works prior to the effective date of this Act shall be governed by the regulations in effect at the time of such approval, vesting, or acceptance for filing, as the case may be.

SECTION 7. And be it further enacted, that this Act having been passed by the affirmative vote of five members shall take effect July 1, 1992.

B11392/BILLS92

READ AND PASSED this 15th day of June , 1992

BY ORDER

Thomas J. Peddicord, Jr.
Secretary

PRESENTED to the County Executive for his approval this 17th day of June , 1992.

Thomas J. Peddicord, Jr.
Secretary

APPROVED AND ENACTED:

June 22, 1992

Roger B. Hayden
County Executive

I HEREBY CERTIFY THAT BILL NO. 113-92 IS TRUE AND CORRECT AND TOOK EFFECT ON July 1, 1992.

William A. Howard, IV
Chairman, County Council

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2004, Legislative Day No. 9

Bill No. 55-04

Mr. Kevin Kamenetz, Councilman

By the County Council, May 3, 2004

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations - R.C. 5 Zone

FOR the purpose of amending the minimum lot requirement in the R.C. 5 Zone; providing exceptions; repealing obsolete references; altering the building setback requirement of the R.C. 5 Zone; providing performance standards for residential development in the R.C. 5 Zone; providing for the application of the Act; and generally relating to residential development in R.C. 5 Zones.

BY repealing

Sections 1A04.2.A.12 and 1A04.4
Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Sections 1A04.3.B.1. and 2.
Baltimore County Zoning Regulations, as amended

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.



BY adding

Sections 1A04.4
Baltimore County Zoning Regulations, as amended

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that Sections 1A04.2.A.12 and 1A04.4 of the Baltimore County Zoning Regulations, as amended, be and they are hereby repealed.

SECTION 2. AND BE IT FURTHER ENACTED, that Sections 1A04.3.B.1. and 2. of the Baltimore County Zoning Regulations, as amended, be and they are hereby repealed and re-enacted, with amendments, to read as follows:

Section 1A04

R.C. 5 (Rural - Residential) Zone

1A04.3 Height and area regulations.

B. Area regulations.

1. Lot area; density control. A lot having an area of less than [one acre] ~~TWO~~ ONE AND ONE-HALF ACRES may not be created in an R.C. 5 Zone. The maximum gross residential density of a lot of record is 0.667 dwelling per acre.

THE OWNER OF A SINGLE LOT OF RECORD THAT IS NOT A SUBDIVISION AND THAT IS IN EXISTENCE PRIOR TO SEPTEMBER 2, 2003 BUT DOES NOT MEET THE MINIMUM ~~TWO-ACRE REQUIREMENT~~ ACREAGE REQUIREMENT, OR DOES NOT MEET THE SETBACK REQUIREMENT OF PARAGRAPH 2., MAY APPLY FOR A SPECIAL HEARING UNDER ARTICLE 5 TO ALTER THE MINIMUM LOT SIZE

REQUIREMENT. HOWEVER, THE PROVISIONS OF SECTION 1A04.4 MAY NOT BE VARIED.

~~2. Building setbacks. Any principal building hereafter constructed in an R.C. 5 Zone shall be situated at least 200 FEET FROM THE CENTER LINE OF ANY PUBLIC ROAD IN EXISTENCE AND MAINTAINED BY THE COUNTY PRIOR TO 1990, AND AT LEAST 75 feet from the center line of any OTHER street, and at least 50 feet from any lot line other than a street line, except as otherwise provided in Paragraph 5 below.~~

2. BUILDING SETBACKS.

(A) AS USED IN THIS SECTION, COLLECTOR ROAD MEANS A STREET OR ROAD THAT IS DESIGNED FOR SPEEDS OF AT LEAST 35 MILES PER HOUR, AND IS INTENDED FOR TRAVEL, INCLUDING COMMUTER TRAVEL, BETWEEN RESIDENTIAL NEIGHBORHOODS, BUT NOT FOR TRAVEL WITHIN NEIGHBORHOODS, AND IS NOT DESIGNATED AS A PRINCIPAL ARTERIAL.

(B) ANY PRINCIPAL BUILDING HEREAFTER CONSTRUCTED IN AN R.C. 5 ZONE SHALL BE SITUATED AT LEAST 150 FEET FROM THE CENTER LINE OF ANY COLLECTOR ROAD, AND 100 FEET FROM THE CENTER LINE OF ANY ROAD THAT LEADS TO OR CONNECTS WITH A COLLECTOR ROAD, AND AT LEAST 75 FEET FROM THE CENTER LINE OF ANY OTHER STREET OR ROAD, AND AT LEAST 50 FEET FROM ANY LOT LINE OTHER THAN A STREET LINE, EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 5 BELOW.

(C) ANY PRINCIPAL BUILDING CONSTRUCTED IN AN R.C. 5 ZONE THAT IS CONTIGUOUS TO AN R.C. 2 OR R.C. 7 ZONE SHALL BE SITUATED AT LEAST 150 FEET FROM THE ZONE LINE.

SECTION 3. AND BE IT FURTHER ENACTED, that Section 1A04.4 be and it is hereby added to the Baltimore County Zoning Regulations, as amended, to read as follows:

1A04.4 PERFORMANCE STANDARDS.

A. THE STANDARDS IN THIS SECTION APPLY TO ALL RESIDENTIAL DEVELOPMENT IN THE R.C. 5 ZONE INCLUDING SINGLE LOTS OF RECORD AND MINOR SUBDIVISIONS.

B. INTENT; EVALUATION OF COMPLIANCE.

1. THESE STANDARDS ARE INTENDED TO ENSURE THAT RURAL RESIDENTIAL DEVELOPMENT CONFORMS WITH A ~~HIGHER~~ QUALITY OF DESIGN THAT MAINTAINS AND REFLECTS THE RURAL CHARACTER OF THE COUNTY.

2. THE EVALUATION OF COMPLIANCE SHALL OCCUR AS PART OF THE REVIEW OF DEVELOPMENT PROPOSALS. IN ADDITION TO ALL OTHER TIMES REQUIRED BY LAW, THE OFFICE OF PLANNING SHALL REVIEW A PLAN AND SUBMIT FINDINGS TO ENSURE COMPLIANCE, INCLUDING SITE LAYOUT OF PRINCIPAL BUILDINGS AND PROPOSED ROADS, AT THE TIME OF PERC TEST APPLICATION AND AT THE TIME OF CONSTRUCTION DOCUMENT SUBMISSION.

3. THE OFFICE OF PLANNING MAY REQUIRE THE SUBMITTAL OF SUFFICIENT INFORMATION, SUCH AS A WRITTEN NARRATIVE OF THE SALIENT FEATURES OF THE SITE, THE DESIGN CONCEPT OF THE SITE PLAN, A PHOTO MONTAGE AND BUILDING ELEVATIONS AND GRADING PLANS, FROM WHICH A FINDING CAN BE MADE ON COMPLIANCE OF THE PROJECT WITH THE STANDARDS.

4. DEVIATION FROM THE STANDARDS MAY BE ALLOWED ONLY IF CLEARLY NECESSARY TO:

(I) COMPLY WITH ANOTHER STANDARD; OR

(II) COMPLY WITH ENVIRONMENTAL REGULATIONS OR OTHERWISE PROTECT RESOURCES.

5. DEVIATION FROM THE STANDARDS IS NOT PERMITTED FOR THE PURPOSE OF ALLOWING ADDITIONAL LOTS.

C. CONSIDERATION OF FINDINGS; DEVIATION FROM STANDARDS.

~~1. THE OFFICE OF PLANNING'S FINDINGS SHALL BE MADE BY THE DIRECTOR OF PLANNING AND SUBMITTED TO THE HEARING OFFICER OR TO THE~~

1. THE FINDINGS OF THE OFFICE OF PLANNING SHALL BE SUBMITTED TO THE HEARING OFFICER OR TO THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT, AS APPLICABLE.

2. THE HEARING OFFICER OR THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT, AS APPLICABLE, SHALL ~~CONSIDER~~ ADOPT THE FINDINGS PRESENTED BY THE ~~DIRECTOR OF PLANNING OR THE DIRECTOR'S DESIGNEE~~ OFFICE OF PLANNING BEFORE A DEVELOPMENT PLAN IS APPROVED, UNLESS THE HEARING OFFICER OR DIRECTOR DETERMINES THAT THE FINDINGS CONSTITUTE AN ABUSE OF DISCRETION OR ARE UNSUPPORTED BY THE DOCUMENTATION AND EVIDENCE PRESENTED TO THE OFFICE. THE OFFICE OF PLANNING MAY RECOMMEND RELAXATION OF PUBLIC WORKS STANDARDS IF NECESSARY TO ENHANCE OR MAINTAIN THE RURAL CHARACTER OF THE

PROPOSED DEVELOPMENT PROVIDED THAT PUBLIC SAFETY IS NOT JEOPARDIZED.

~~3. AFTER CONSIDERING THE FINDINGS, THE HEARING OFFICER OR THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT MAY DEVIATE FROM THE STANDARDS ONLY IN ACCORDANCE WITH THE REQUIREMENTS IN PARAGRAPH B.4 OF THIS SUBSECTION.~~

~~4. DEVIATION FROM THE STANDARDS IS NOT PERMITTED FOR THE PURPOSE OF ALLOWING ADDITIONAL LOTS.~~

D. SITE PLANNING.

1. A DEVELOPMENT PROPOSAL SHALL:

(I) REFLECT THE TRADITIONAL RURAL CHARACTER OF THE AREA IN ARCHITECTURAL FORM, SCALE, MATERIALS, DETAILING AND LANDSCAPING CONTEXT.

(II) RETAIN THE EXISTING QUALITY VEGETATION OF THE SITE TO THE FULLEST EXTENT POSSIBLE AND PROTECT THE ROOT SYSTEMS OF THE REMAINING VEGETATION DURING CONSTRUCTION.

(III) INTEGRATE, ~~AS POSSIBLE, LOCALLY~~ WHERE POSSIBLE, SIGNIFICANT FEATURES OF THE SITE, SUCH AS DISTINCTIVE BUILDINGS, VISTAS, TOPOGRAPHIC FEATURES, SPECIMEN TREES, TREE STANDS, HEDGEROWS, MONUMENTS, LANDMARKS AND GARDENS, INTO THE SITE DESIGN, AND RETAIN THE EXISTING CHARACTER OF THE FEATURES AND THEIR SETTINGS.

(IV) COORDINATE BUILDING DESIGN, SITE LAYOUT, AND GRADING SO THAT GRADE TRANSITIONS ARE GRADUAL AND RESPECT THE

EXISTING TOPOGRAPHY.

(V) PROVIDE FOR SMOOTH TRANSITIONS BETWEEN ~~NEIGHBORHOODS~~ THE PROPOSED DEVELOPMENT AND THE SURROUNDING RURAL AREA BY ARRANGING AND ORIENTING THE PROPOSED BUILDINGS AND SITE IMPROVEMENTS TO COMPLEMENT THOSE IN THE SURROUNDING ~~NEIGHBORHOOD~~ VICINITY.

(VI) PROVIDE ~~TRANSITIONS~~ VARIETAL TRANSITIONS BETWEEN PROPOSED BUILDINGS AND SITE IMPROVEMENTS WITH RESPECT TO SETBACKS, STREET PATTERNS, AND BUILDING-TO-STREET GRADE RELATIONSHIPS.

2. REVERSE-FRONTAGE LOTS ARE PERMITTED ONLY IF THE APPLICANT CAN DEMONSTRATE THAT ADEQUATE SETBACKS, TOPOGRAPHY, BERMING, LANDSCAPING OR BUILDING DESIGN WILL EFFECTIVELY SCREEN PRIVATE YARD SPACE AND DECKS FROM THE PUBLIC VIEW.

3. FENCES MAY NOT BE LOCATED CLOSER THAN 50 FEET TO A PUBLIC RIGHT-OF-WAY.

~~3~~ 4. PANHANDLE LOTS MUST CONFORM TO SECTION 32-4-409 OF THE BALTIMORE COUNTY CODE AND TO THE STANDARDS IN THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES.

5. STREETS SHALL INCORPORATE CURVILINEAR OR CIRCULAR FEATURES.

E. OPEN SPACE. A DEVELOPMENT PROPOSAL SHALL:

1. INTEGRATE OPEN SPACE AREAS INTO THE PROPOSED DEVELOPMENT BY:

(I) CREATING FOCAL POINTS ALONG STREETS;

(II) LOCATING LANDSCAPED OPEN GREEN SPACES ~~IN VIEW OF~~ THAT MAY BE VIEWABLE FROM THE DEVELOPMENT ENTRANCE OR ADJOINING PUBLIC STREET; AND

~~(III) PLANNING A LINKED NETWORK OF NATURAL AND LANDSCAPED OPEN AREAS CONNECTED BY PEDESTRIAN/BIKE TRAILS; AND~~

~~(IV)~~ (III) ORIENTING DWELLING UNITS AROUND OPEN AREAS OR SQUARES.

2. INCORPORATE SIGNIFICANT FEATURES, SUCH AS STANDS OF TREES, INTO OPEN AREAS.

~~3. LINK THE DEVELOPMENT'S OPEN AREAS TO ANY SURROUNDING NEIGHBORHOOD OPEN AREAS, INCLUDING PUBLIC PARKS, WALKS, AND BIKE TRAILS AND CREATE BOTH FUNCTIONAL AND VISUAL CONTINUITY.~~

~~F. STREETS AND PARKING.~~

~~1. A DEVELOPMENT PROPOSAL SHALL:~~

~~(I) DESIGN STREETS TO SLOW TRAFFIC, INCLUDING THE USE, AS APPROPRIATE, OF REDUCED STREET WIDTH AND BLOCK LENGTH AND THE USE OF TRAFFIC MANAGEMENT DEVICES, SUCH AS ROUNDABOUTS, ETC.~~

~~(II) ALLOW ON-STREET PARKING.~~

~~2. STREET WIDTHS AND FRONT YARD SETBACKS, OTHER THAN TO PUBLIC ROADS IN EXISTENCE AND MAINTAINED BY THE COUNTY PRIOR TO 1990, MAY BE REDUCED IN ACCORDANCE WITH TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS.~~

3. IN ADDITION TO PLANT MATERIAL, USE FENCES, WALLS OR EARTH FORMS TO PROVIDE EFFECTIVE AND ATTRACTIVE SCREENS AND BUFFERS WHERE NECESSARY. BUFFER QUANTITIES ARE NOT LIMITED BY THE BALTIMORE COUNTY LANDSCAPE MANUAL.

~~G. LANDSCAPE DESIGN.~~

~~1. A DEVELOPMENT PROPOSAL SHALL:~~

~~(I) LANDSCAPE PUBLIC OPEN SPACES TO INVITE USERS, EMPHASIZING, PARTICULARLY, THE INTENDED ENTRANCE TO THE OPEN SPACE.~~

~~(II) IN ADDITION TO PLANT MATERIAL, USE FENCES, WALLS OR EARTH FORMS TO PROVIDE EFFECTIVE AND ATTRACTIVE SCREENS AND BUFFERS WHERE NECESSARY.~~

~~(III) PROVIDE FOR, OR REINFORCE AND MAINTAIN, A CONTINUOUS TREE GROWTH BY PRESERVING HEALTHY TREES OR, IF THEY ARE NOT PRESENT, PLANTING NEW TREES. THE GROWTH SHALL BE COMPRISED OF TREES OF THE SAME SPECIES OR TREES WITH DESIGN CHARACTERISTICS AND GROWTH HABITS THAT ARE SIMILAR TO THOSE OF THE EXISTING TREES.~~

~~(IV) COMMUNITY SIGNAGE SHALL BE DESIGNED TO INCORPORATE NATURAL MATERIALS. THE DESIGN FOR COMMUNITY SIGNAGE~~

F. LANDSCAPE DESIGN.

1. A DEVELOPMENT PROPOSAL SHALL BE LANDSCAPED TO MAINTAIN AND ENHANCE A RURAL CHARACTER, ESPECIALLY AS VISIBLE FROM AN ARTERIAL OR CONNECTOR ROAD. THIS MAY INCLUDE A PROVISION FOR CONTIGUOUS TREE GROWTH OF THE SAME SPECIES OR TREES WITH DESIGN

CHARACTERISTICS AND GROWTH HABITS THAT ARE SIMILAR TO THOSE OF THE SURROUNDING RURAL AREA.

2. COMMUNITY SIGNAGE SHALL BE DESIGNED WITH NATURAL MATERIALS THAT REFLECT A RURAL CHARACTER. THE DESIGN FOR COMMUNITY SIGNAGE, INCLUDING THE SIZE OF LETTERING, SHALL BE SHOWN ON THE SCHEMATIC LANDSCAPE PLAN OR INCLUDED IN THE FINAL DEVELOPMENT PLAN AND SHALL BE ~~APPROVED~~ PART OF THE APPROVAL PROCESS BEFORE ISSUANCE OF ANY BUILDING PERMITS.

~~H~~ G. BUILDINGS.

1. A DEVELOPMENT PROPOSAL SHALL:

(I) ~~PROVIDE~~ ALLOW VARIETY IN HOUSING TYPE OR DESIGN, WHILE MAINTAINING CONTINUITY IN SCALE, RHYTHM, PROPORTION AND DETAIL.

(II) ORIENT THE FRONT OF THE DWELLING TOWARD THE STREET AND INCORPORATE PROMINENT ENTRIES AND PORCHES OR STOOPS IN FRONT BUILDING FACADES.

~~(III) DESIGN DECKS, BALCONIES, AND PORCHES AS~~

(III) PROVIDE FOR THE COORDINATED ARCHITECTURAL DESIGN OF DECKS, BALCONIES, WINDOWS, DORMERS, CHIMNEYS AND PORCHES AS COMPONENTS OF THE BUILDING FOLLOWING DOMINANT BUILDING LINES, ~~PROPORTIONS, AND STYLE, AND IN A SCALE APPROPRIATE TO THE AVAILABLE~~ PROPORTIONS, STYLE AND SCALE. ~~SPACE ON THE SITE.~~ DECKS SHALL BE SCREENED TO MINIMIZE VISIBILITY FROM A PUBLIC STREET.

(IV) DESIGN ACCESSORY STRUCTURES AT A SCALE APPROPRIATE TO THE DWELLING AND DESIGN GARAGES WITH THE SAME ARCHITECTURAL THEME AS THE PRINCIPAL BUILDING ON THE SITE, PROVIDING CONSISTENCY IN MATERIALS, COLORS, ROOF PITCH, AND STYLE.

~~(V) EXTERIORS OF ALL BUILDINGS SHALL USE THE SAME FINISH MATERIALS ON ALL FRONT AND SIDE ELEVATIONS. IN THE CASE OF REVERSE FRONTAGE LOTS, EXTERIORS SHALL USE THE SAME FINISH MATERIALS ON ALL ELEVATIONS.~~

~~(VI) EXTEND THE FINISH MATERIAL OF THE EXTERIORS OF BUILDINGS TO GRADE, OR, IF THIS IS NOT POSSIBLE, TO WITHIN 12 INCHES OF GRADE, ON ALL SIDES OF THE BUILDING EXCLUDING FOUNDATION WALLS WHICH SHALL USE A FINISHED QUALITY MATERIAL SUCH AS BRICK, STONE, DECORATIVE CONCRETE BLOCK, POURED CONCRETE WITH A BRICK PATTERN, OR STUCCO, AND PROVIDE LANDSCAPING ALONG THE FOUNDATION.~~

~~(VII) USE SIMILAR MATERIALS AND DESIGN ELEMENTS ON ALL BUILDING FACADES AND ARTICULATE ALL BUILDING FACADES USING COORDINATED ARCHITECTURAL FEATURES SUCH AS PORCHES, WINDOWS, DOORS, CHIMNEYS, GABLES, AND DORMERS.~~

(V) ENSURE THAT EXTERIORS OF ALL BUILDINGS USE THE SAME FINISH MATERIALS AND ARCHITECTURAL DETAILS ON ALL FRONT, SIDE AND REAR ELEVATIONS. USE OF QUALITY MATERIAL SUCH AS BRICK, STONE OR CEDAR IS ENCOURAGED.

2. GARAGES MAY NOT BECOME THE DOMINANT STREET FEATURE.

GARAGE DOORS SHALL USE ITEMS SUCH AS WINDOWS, DECORATIVE PATTERNS, AND COLOR TO RELIEVE THE VISUAL IMPACT OF THE HOUSE FROM THE STREET.

SECTION 4. AND BE IT FURTHER ENACTED, that this Act shall not apply to any concept plan or application for limited exemption or waiver accepted for filing prior to ~~September 2, 2003~~ June 7, 2004.

SECTION 5. AND BE IT FURTHER ENACTED, that this Act shall not apply to the Back River Neck District as defined in Section 4A03.13 of the Baltimore County Zoning Regulations.

SECTION ~~5~~ 6. AND BE IT FURTHER ENACTED, that any structure, building or use in existence prior to the effective date of this Act that is damaged or destroyed by fire or other casualty after the effective date of this Act is subject to the provisions of Section 104 of the Baltimore County Zoning Regulations regarding nonconforming uses.

SECTION ~~6~~ 7. AND BE IT FURTHER ENACTED, that this Act, having been passed by the affirmative vote of five members of the County Council, shall take effect June 11, 2004.

b05504.AMENDED3.BIL

READ AND PASSED this ***7TH*** day of ***JUNE***, 2004.

BY ORDER

Thomas J. Peddicord, Jr.
Secretary

PRESENTED to the County Executive for his approval this ***8TH*** day of ***JUNE***, 2004.

Thomas J. Peddicord, Jr.
Secretary

APPROVED AND ENACTED:

June 9, 2004

James T. Smith, Jr.
County Executive

I HEREBY CERTIFY THAT BILL NO. ***55-04*** IS TRUE AND CORRECT AND TOOK EFFECT ON June 11, 2004.

S. G. Samuel Moxley
Chairman, County Council

July 25, 2023

Milton Shaw
Jean Sobus
4517 Schenley Road
Baltimore, MD 21210

RE: Case Number: 2023-0111-SPH, 1306 Ivy Hill 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 May 18, 2023. 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. There have not been any comments submitted from these agencies. If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

Jeffrey Perlow

Jeff Perlow
Supervisor
Department of Zoning

Kl

EXHIBIT
28

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: May 30, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0111-SPH
Address: 1306 Ivy Hill Rd
Legal Owner: Milton Shaw and Jean Sobus

Zoning Advisory Committee Meeting of May 30, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation Regulations may be addressed for this project by filing a Single Lot Declaration of Intent with EPS only if proposed forest clearing is under 20,000 square feet and the lot will not be the subject of a regulated activity within five years of that forest disturbance.

Reviewer: Jannifer Anderson May 24, 2023

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 5/25/2023

FROM: Steve Lafferty
Director, Department of Planning

RECEIVED
MAY 26 2023
OFFICE OF
ADMINISTRATIVE HEARINGS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2023-0111-SPH

INFORMATION:
Property Address: 1306 Ivy Hill Road
Petitioner: Milton Shaw & Jean Sobus
Zoning: RC 4
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to allow 1.21 acres of an unimproved parcel to be a buildable lot. The zoning for the parcel is R.C. 4 and the minimum acreage requirement is 3 acres.

The subject property is located directly along Ivy Hill Road in the Cockeysville area of Baltimore County. Rural residential dwellings, forest conservation and agricultural uses surround the property.

The requested relief does not appear to pose any risk to the R.C.4 zoning classifications. The requested relief appears to be a common occurrence in this particular location. It is worth noting that neither of the properties adjacent to this parcel meets the minimum acreage requirement of 3 acres for a buildable lot, as mandated by the R.C.4 regulations.

The Department of Planning has no objections to the request and has deferred the decision-making process to the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN

c: Milton Shaw & Jean Sobus
Joseph Wiley, Megan Benjamin and Abigail Rogers, Community Planners

S:\Planning\Dev Rev\ZAC\ZACs 2023\Due 05-24\2023-0111-SPH Henry Due 05-24\Shell\23-111.docx

Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristin Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Board of Appeals

Exhibit List

Case No.: 23-111-SPH Case Name: Shaw

Party: Valleys Planning Council Protestant Date: 1/24/2024

Exhibit No.	Description	ID Only
1	Valleys Planning Letter	
2	PLAT MAP	
3/7	Topographical View of Area	
4	Designated Use Classes for Water	
5	My Neighborhood Map	
6	Barlett Property.	
7	BIOWET	
	VERIFIED BY: _____ DATE: _____	

Tammy Zahner

From: Renee Hamidi <renee@thevpc.org>
Sent: Monday, January 22, 2024 9:51 AM
To: Appeals Board
Subject: Exhibits for Case 2023-111-SPH
Attachments: 2023-111-SPH.pdf

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

Please find attached exhibits for Case 2023-111-SPH, scheduled to be heard 1/24/2023.

Sincerely,
Renée

VPC
Renée Hamidi
Executive Director
The Valleys Planning Council
(410) 337-6877
renee@thevpc.org

THE VALLEYS
PLANNING COUNCIL INC

January 22, 2024

Case 2023-111-SPH
Milton Shaw and Jean Sobus

In the matter of Case 2023-111-SPH, The Valleys Planning Council offers several reasons why the 1.21-acre parcel located at 1306 Ivy Hill Road should not be a buildable lot.

The property is zoned RC4, which requires a minimum lot size of 3 acres.

The rear edge of the property is approximately 50 feet from a tributary of Baisman Run, a Use III-P (nontidal cold water and public water supply) stream according to MDE.

The property is rated Tier 4, moderately significant for biodiversity conservation, on BioNet, a map developed as a tool for the Natural Heritage Program that prioritizes areas for terrestrial and freshwater biodiversity conservation. BioNet is used to locate appropriate areas for project mitigation, habitat restoration, and land conservation, as well as planning for areas that require management to sustain species and habitats.

Per Baltimore County Zoning Regulations, Section 1A03.B.3, "no more than ten percent of any lot in an RC4 Zone may be covered by impermeable surfaces (such as structures or pavement)." The parcel measures approximately 52,000 square feet. Thus, allowed impermeable surfaces could cover just 5,200 square feet of the parcel.

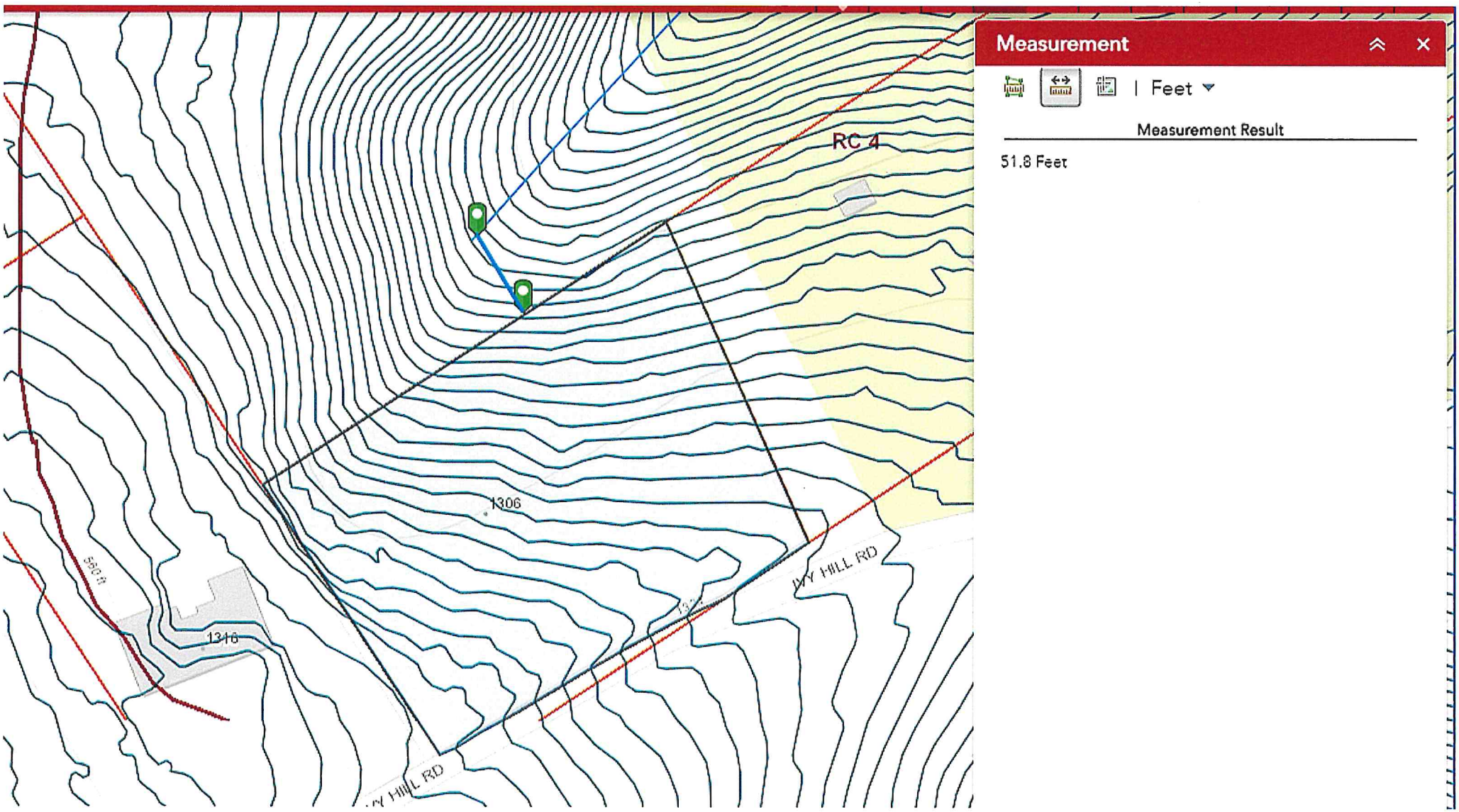
The property is located in a large continuous tract of forest, including Oregon Ridge Park. As a buildable lot, up to 25% of the forest on the property could be cleared.

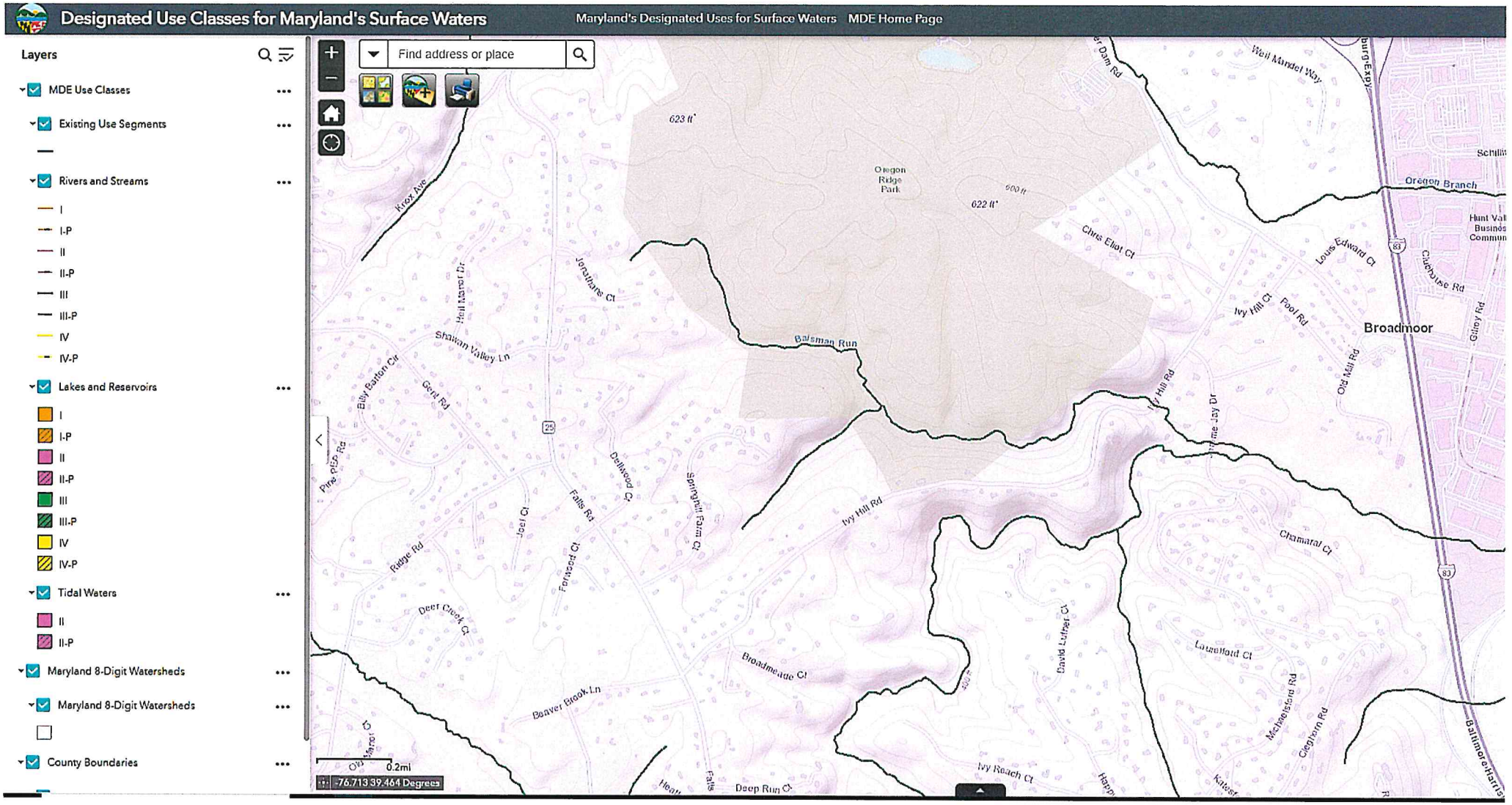
Sincerely,

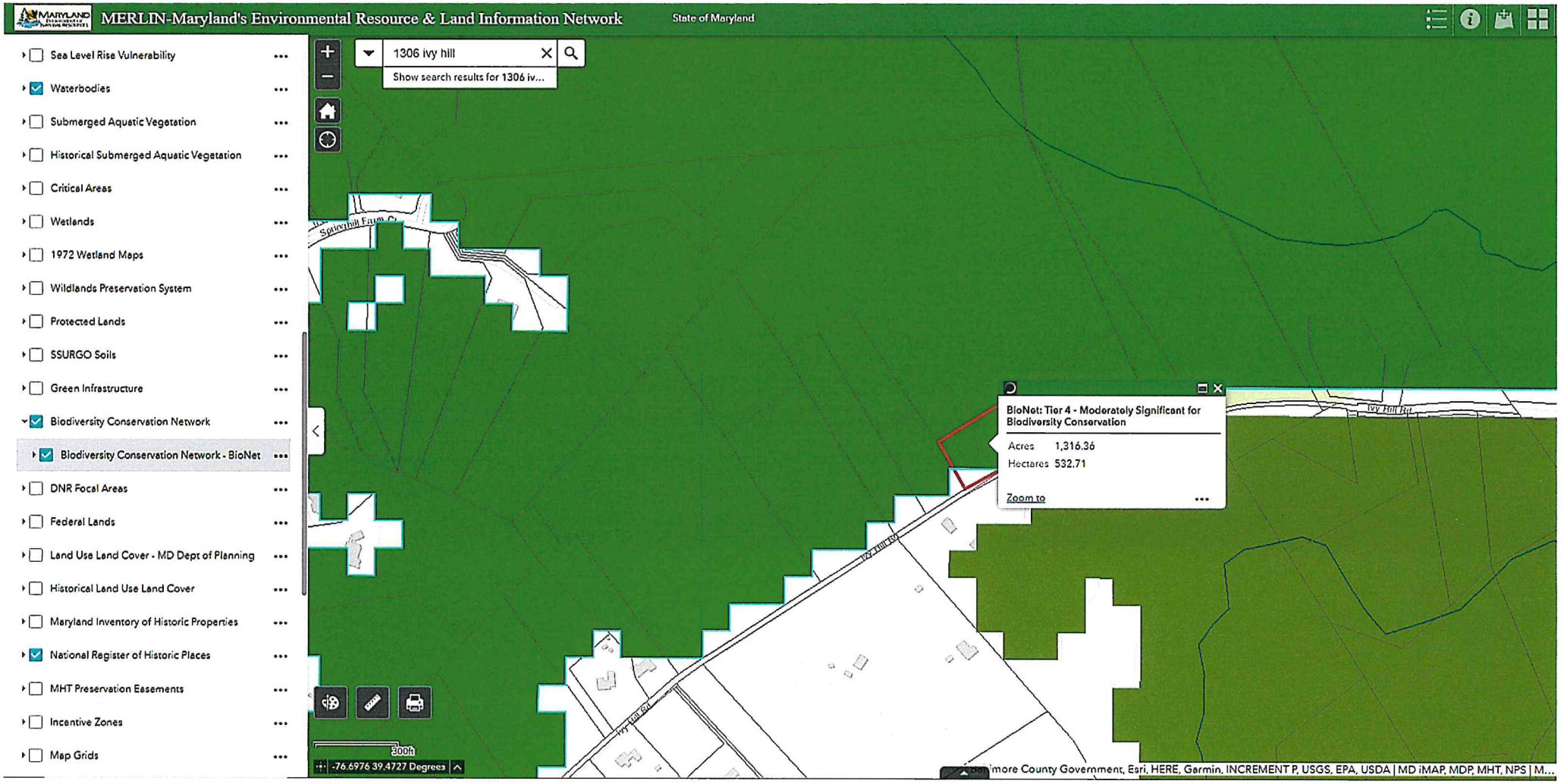
Renée Hamidi

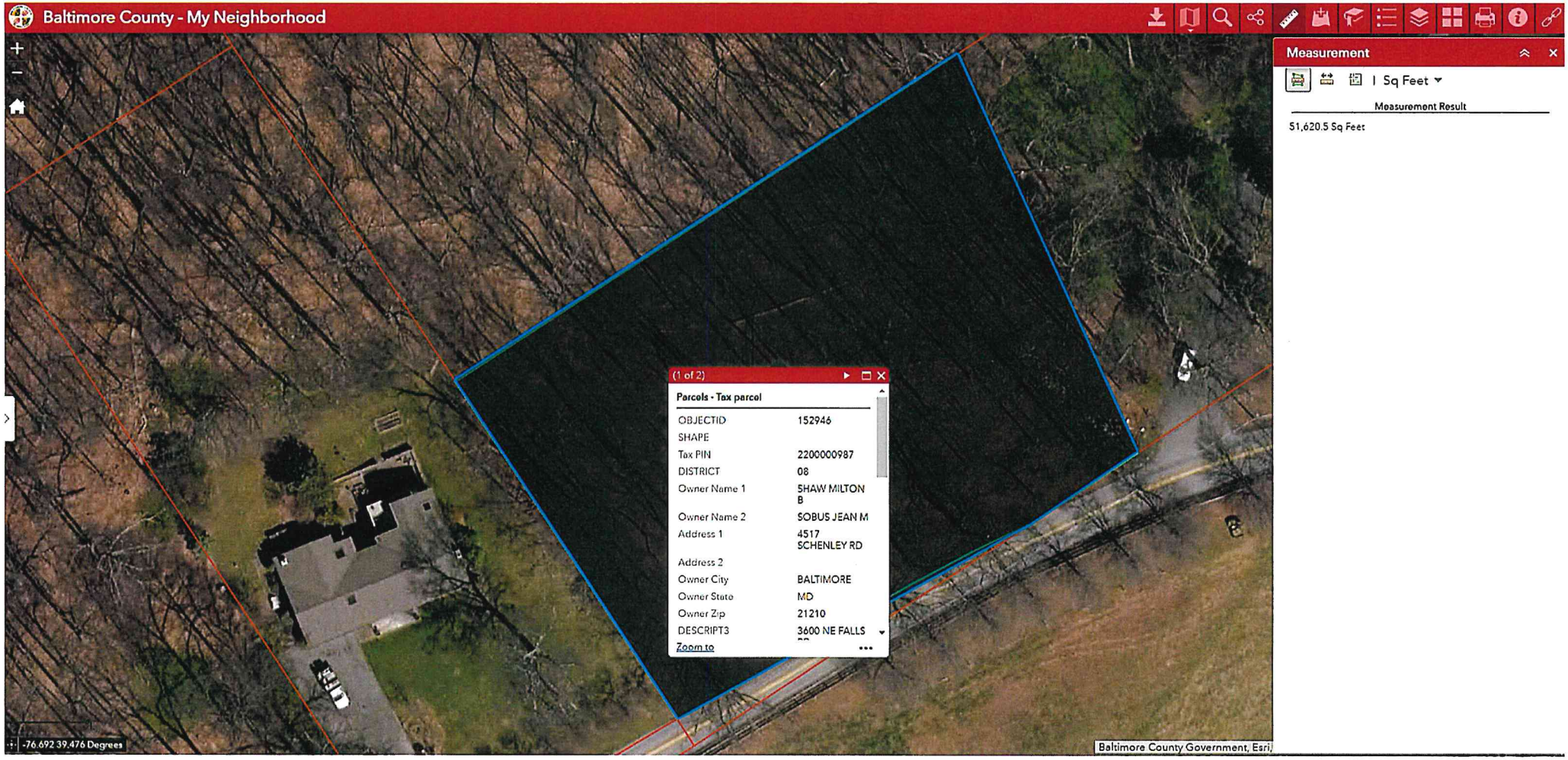
Renée Hamidi, Executive Director

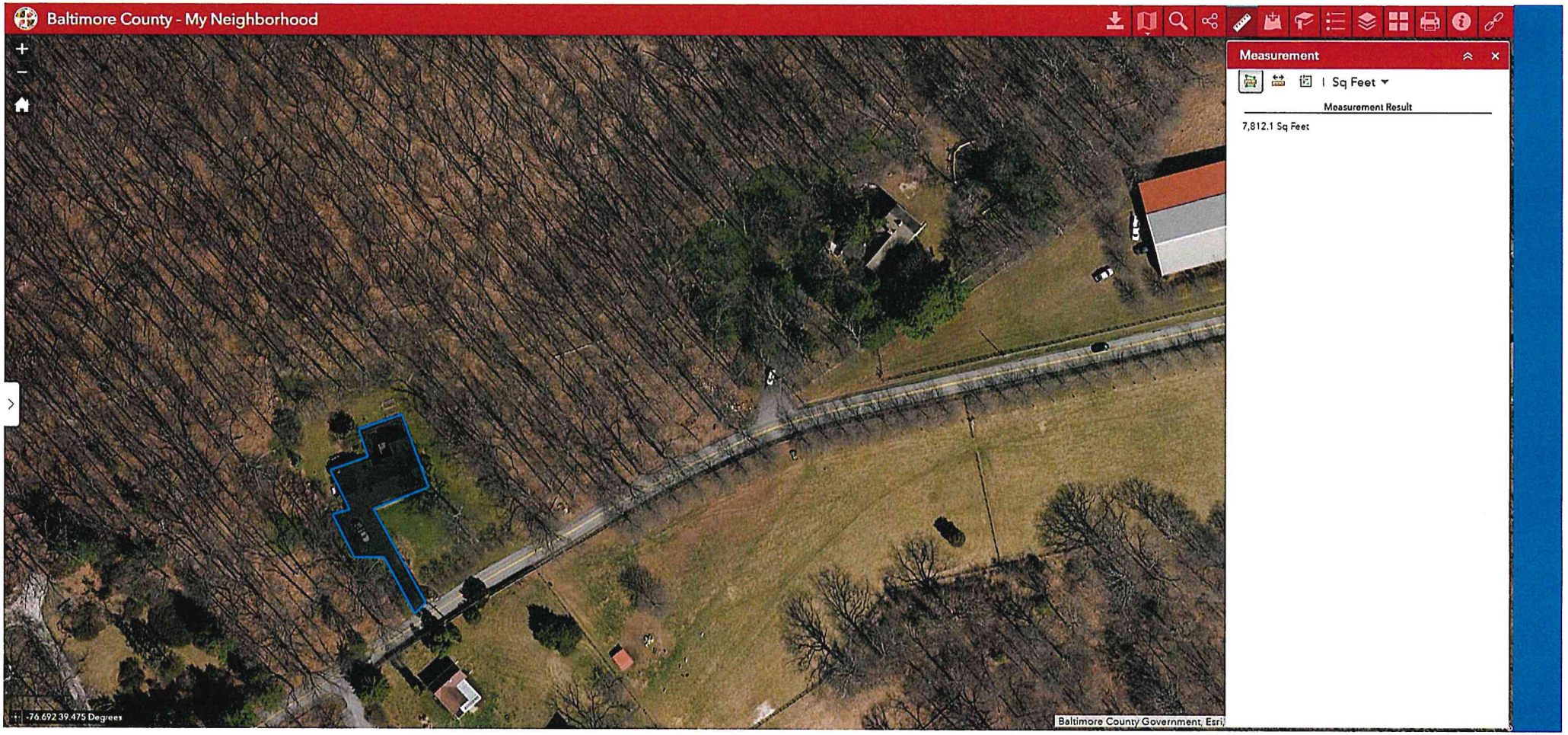
118 W. Pennsylvania Avenue Towson, Maryland 21204
Mailing Address: P.O. Box 5402 Towson, Maryland 21285-5402
Phone: 410-337-6877

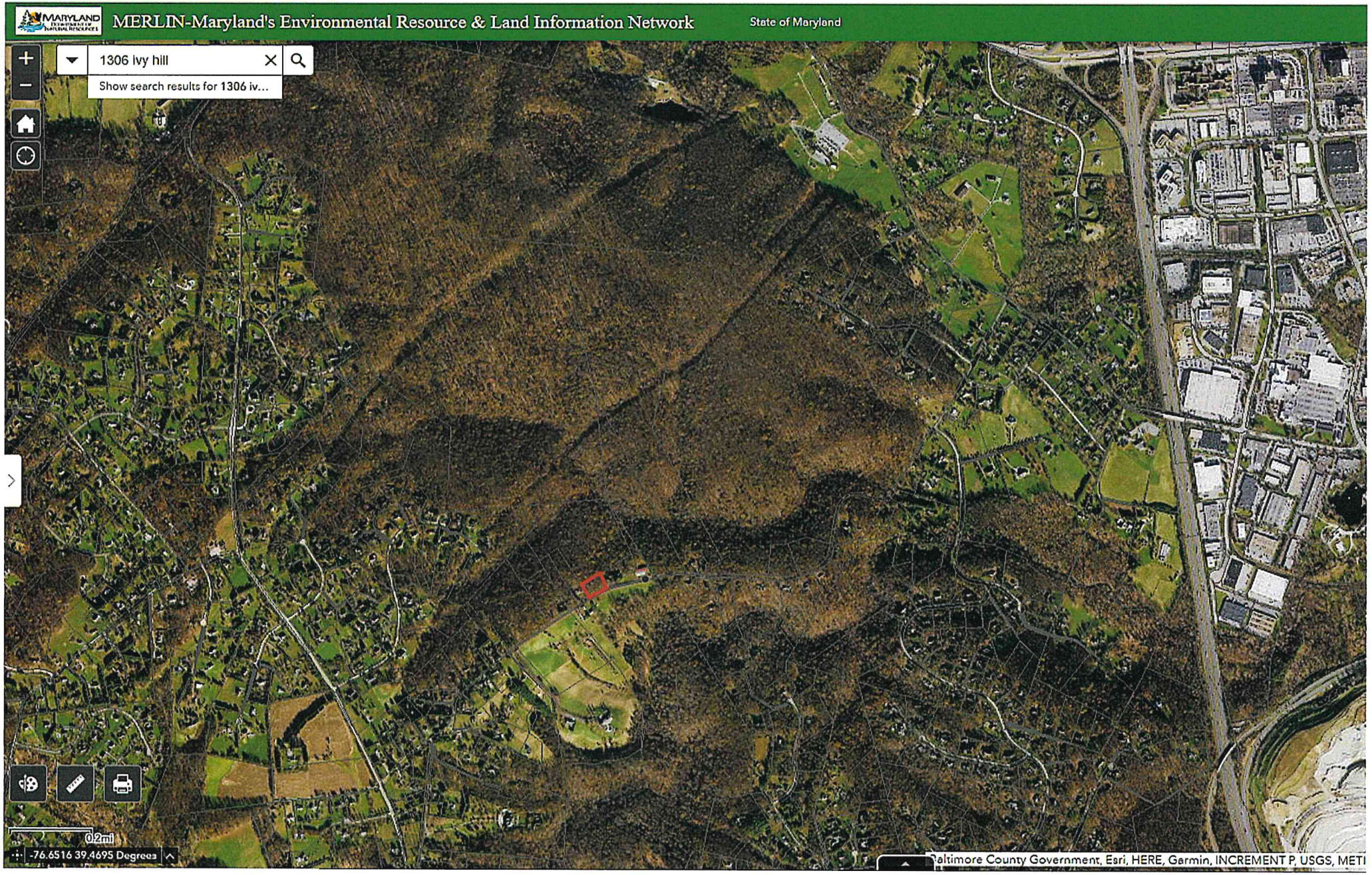

RC 4
1306
1316
HILL RD
HILL RD
Measurement
Feet
Measurement Result
51.8 Feet


Designated Use Classes for Maryland's Surface Waters
Maryland's Designated Uses for Surface Waters
MDE Home Page
Layers
MDE Use Classes
Existing Use Segments
Rivers and Streams
I
I-P
II
II-P
III
III-P
IV
IV-P
Lakes and Reservoirs
I
I-P
II
II-P
III
III-P
IV
IV-P
Tidal Waters
II
II-P
Maryland 8-Digit Watersheds
Maryland 8-Digit Watersheds
County Boundaries
Find address or place
Oregon Ridge Park
623 ft
622 ft
900 ft
Balsman Run
Broadmoor
Oregon Branch
Ivy Hill Rd
Ivy Hill Ct
Pool Rd
Old Mill Rd
Chris Eliot Ct
Louis Edward Ct
Clubhouse Rd
Gilroy Rd
Well Mandel Way
Dam Rd
Knox Ave
Heil Manor Ct
Jonathans Ct
Shaiwan Valley Ln
Billy Barton Cir
Gent Rd
Pine Ridge Rd
Ridge Rd
Deer Creek Ct
Beel Ct
Falls Rd
Fernwood Ct
Dellwood Ct
Springhill Farm Ct
Broadmeade Ct
Beaver Brook Ln
Deep Run Ct
Ivy Reach Ct
David Luther Ct
Chamaral Ct
Lauewald Ct
Mcheelston Rd
Cleghorn Rd
Baltimore-Harris
Jaime Jay Dr
0.2mi
-76.713 39.464 Degrees


MERLIN-Maryland's Environmental Resource & Land Information Network
State of Maryland
Sea Level Rise Vulnerability
Waterbodies
Submerged Aquatic Vegetation
Historical Submerged Aquatic Vegetation
Critical Areas
Wetlands
1972 Wetland Maps
Wildlands Preservation System
Protected Lands
SSURGO Soils
Green Infrastructure
Biodiversity Conservation Network
Biodiversity Conservation Network - BioNet
DNR Focal Areas
Federal Lands
Land Use Land Cover - MD Dept of Planning
Historical Land Use Land Cover
Maryland Inventory of Historic Properties
National Register of Historic Places
MHT Preservation Easements
Incentive Zones
Map Grids
1306 ivy hill
Show search results for 1306 iv...
BioNet: Tier 4 - Moderately Significant for Biodiversity Conservation
Acres 1,316.36
Hectares 532.71
Zoom to
Ivy Hill Rd
300ft
-76.6976 39.4727 Degrees
more County Government, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | MD iMAP, MDP, MHT, NPS | M...


Baltimore County - My Neighborhood
Measurement
Sq Feet
Measurement Result
51,620.5 Sq Feet
(1 of 2)
Parcels - Tax parcel
OBJECTID 152946
SHAPE
Tax PIN 2200000987
DISTRICT 08
Owner Name 1 SHAW MILTON B
Owner Name 2 SOBUS JEAN M
Address 1 4517 SCHENLEY RD
Address 2
Owner City BALTIMORE
Owner State MD
Owner Zip 21210
DESCRIPT3 3600 NE FALLS
Zoom to
-76.692 39.476 Degrees
Baltimore County Government, Esri


Baltimore County - My Neighborhood
Measurement
Sq Feet
Measurement Result
7,812.1 Sq Feet
-76.692 39.475 Degrees
Baltimore County Government, Esri


MERLIN-Maryland's Environmental Resource & Land Information Network
State of Maryland
1306 ivy hill
Show search results for 1306 iv...
0.2mi
-76.6516 39.4695 Degrees
Baltimore County Government, Esri, HERE, Garmin, INCREMENT P, USGS, METI

Tammy Zahner

From: Elaine Kasmer <elainekasmer@gmail.com>
Sent: Monday, January 22, 2024 9:43 AM
To: Appeals Board
Subject: Re: Opposed to variance request for 1306 Ivy Hill Road (hearing date 8/2/2023)

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

Sent from my iPad

> On Jul 30, 2023, at 6:22 PM, Elaine Kasmer <elainekasmer@gmail.com> wrote:
>
> I am strongly opposed to granting any variance for the 1.2 acre lot at 1306 Ivy Hill Road, Case #23-0111-SPH, which is zoned for a minimum 3 acre building lot (watershed protection.) This land abuts Oregon Ridge Park at a crucial natural area, very close to Baisman Run, a nationally known and studied trout stream, which owes its pristine condition to a watershed of cool forested land. Building on this lot, which slopes toward the park, with removal of trees, paved surfaces, displacement of soil, and increased run-off, could severely impact and even eliminate the trout and other fauna in the stream.
> I have been following and supporting the Oregon Ridge Master Plan which stresses the preservation and conservation of the deep woods forest and its denizens. Approving this variance would be a direct contradiction to the goals of the plan, and a blow to all its supporters, to benefit only one person. It would set a dangerous precedent for all landowners who live outside the URDL, and defeat all efforts to protect our natural watershed areas. Why couldn't I ask to subdivide my 2.5 treed lot above a stream? Baltimore County cannot allow anyone to endanger the land it protects for the benefit of all its citizens. Please uphold the required zoning to protect our nature park.
> Thank you,
> Elaine Kasmer
>
> Sent from my iPad

Tammy Zahner

From: Ralph Brown <ralphbrownmd@gmail.com>
Sent: Monday, January 22, 2024 8:58 AM
To: Appeals Board; Administrative Hearings
Subject: 1306 Ivy Hill Road (case #23-111-SPH)

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

Your Honor:

I am the president of the Oregon Ridge Nature Center Council and I want to express the Council's strong opposition to the Variance Request for 1306 Ivy Hill Road (case #23-111-SPH).

Since the County purchased the land to establish Oregon Ridge Park in1969 the County government has managed to squander the trust that the supporters of the park had in the stewardship role of those responsible for the care of the park. By ignoring its obligation to protect and enhance the park's natural environments, the County has allowed many of these areas to deteriorate. The southern portion of the park, through which the Baisman Run stream flows, is the one area of the park that remains healthy. Recently, Baltimore County paid consultants over a half million dollars to create a master plan for Oregon Ridge. This report recognized the neglect that the park has endured and clearly stated that there was an immediate need for the County to oversee this land in a more responsible manner.

This Master Plan has given hope to the Nature Council and the many users of the park that we represent, that the County has turned a corner and realizes its need to better care for Oregon Ridge. By granting a variance to the RC-4 zoning requirement that was established to protect just such watersheds as Baisman Run, the County would once again be abdicating its responsibility by placing the desires of one landowner over the protection of the environment for current and future residents of Baltimore County. Unfortunately, the people who care most about the well being of the park and its natural environment are the same people who best remember all the ways that Baltimore County has mistreated this land. They are expecting that the decision in this case will just be another example of the County's disregard for this park.

The granting of this variance to a one acre property that abuts Oregon Ridge would establish a terrible environmental precedent. The Oregon Ridge Nature Center Council urges you to reject this request.

Thank you.

Ralph Brown MD
President, Oregon Ridge Nature Center Council

Tammy Zahner

From: Judy Breitenbach <jembreiten@gmail.com>
Sent: Monday, January 22, 2024 9:33 AM
To: Appeals Board
Subject: Case# 23-111-SPH - 1306 Ivy Hill Road Hearing
Attachments: Current Stream Health Overview.pdf

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

To Whom it May Concern:

I am in opposition to any changes in the current zoning for 1306 Ivy Hill Road property. The size of the lot, 1.21 acres, does not meet the current R.C.4 requirements that prohibit building on less than 3 acres. To allow for changes would be a detriment to the surrounding Oregon Ridge Park and the Baisman Run Stream that empties into the Gunpowder and ultimately the Bay.

In addition, allowing one owner to alter the zoning on Ivy Hill sets a precedent for other owners to seek approval to decrease the size of their current property lots and allow others to build on smaller lot sizes. The negative impact of this type of residential growth on the current Oregon Ridge Park ecosystem would be unrepairable. I strongly encourage the Board to deny this request for these reasons.

I request the Board to consider findings from the Department of Natural Resources. The Maryland DNR has published the current stream health report for the Maryland Watershed area. I have attached a pdf copy of that map. Please note the number of areas in red and yellow where stream quality has been rated fair to poor. It is sad to see that most of our streams throughout the State and Baltimore County are not of the highest health quality.

Please also view Maryland's DNR published report (November 2023) - S*patial and Temporal Trends in Biological, Physical, and Chemical Data (1995 – 2020) Collected at 30 Stream Sites within the Maryland Sentinel Site Network* [https://dnr.maryland.gov/streams/publications/Sentinel-Site-Report-2023-plus-Appendices.pdf]. Note on page 7 of the report the map identifies LOCH-120-S Baisman Run as a MBSS Sentinel Site located within protected land.

Note on page 59 the reference to the Maryland's Brook Trout - *"The brook trout is Maryland's only native trout species and brook trout that reside in Maryland are located on the southeastern edge of their species distribution. These fish prefer streams with summer water temperatures that rarely exceed 24°C (MacCrimmon and Campbell 1969), therefore any change in water temperature due to climate change and/or land cover change has the potential to affect Maryland brook trout populations. Significant negative correlations were observed between sampling year and % abundance of brook trout at several sentinel sites in the Highlands and Eastern Piedmont."*

On page 62 of the report focuses on the Physical Habitat Trends. The report states: *"Stream physical habitat appears to have changed at sites in the SSN over the past 20+ years with lower instream habitat scores, in particular, observed in recent years at 40% of these sites and mostly in the Eastern Piedmont and Highlands, similar to patterns observed in biological and chemical data....Land cover change may have also played a role in reduced habitat quality at some of these sites. Land cover alterations from forest to urban land cover can alter the way stormwater enters a stream, in turn altering the stream channel, stream banks, and available habitat."*

I encourage the Board to consider these findings and the negative impact of reversing the zoning ordinance for Ivy Hill Road on Baisman Run and the Oregon Ridge Park.

Respectfully,

Judith E Breitenbach, MSL, MS, RN
Maryland Master Naturalist
Oregon Ridge Nature Center Volunteer Chair

Tammy Zahner

From: brian bernstein <brianbernstein21093@gmail.com>
Sent: Sunday, January 21, 2024 8:15 PM
To: Appeals Board; Tom Gamper; Norma Haynes
Subject: Case # 23-111-SPH

CAUTION: This message from brianbernstein21093@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Your Honor,

I serve as president of the Maryland Trout Unlimited Chapter (greater Baltimore County area). Our mission is to protect our native and wild trout species, with special emphasis on our native brook trout such as those found in Baisman Run. I want to express my concern about the Variance Request for 1306 Ivy Hill Road (Case #23-111-SPH).

Recently, the Baltimore County government spent a half million dollars to have a landscape architecture firm produce a 20 year Master Plan for Oregon Ridge. After extensive research and evaluation, the report concluded that the highest priority was to "Protect, Restore and Enhance" the natural ecosystems of the park. This, of course, includes the watershed of Baisman Run, one of the few streams in Baltimore County of such high quality that it supports our native brook trout and the healthy macroinvertebrate populations that trout depend on.

It is our understanding that the back of this lot slopes down towards the park and the rear property line is only several hundred feet from Baisman Run. The owner of the property at 1306 Ivy Hill Road is requesting to be allowed to build a house on 1.2 acres of land rather than the 3 acres as required under RC-4 zoning. To build such a house, it is our understanding that a good portion of this wooded lot would have to be cleared. The loss of canopy coverage would increase the runoff into Baisman Run. In addition, the driveway, parking pad, and walkways would increase the impervious surfaces of that lot. This could raise the temperature of the water running onto the stream. In order for native brook trout to survive in a stream the water temperature needs to stay below 68°. Even a small increase in the amount of impervious surface in the watershed could raise this temperature. Finally, the septic system for this house would need to be placed at the rear of the lot. Leakage from this septic field would create another risk for Baisman Run.

The granting of this variance would set an environmental precedent that would not be in line with Baltimore County's goal of protecting Oregon Ridge and Baisman Run. Trout Unlimited chapter members including myself urge you to reject this request.

Thank you.

Norma Haynes
President
Maryland Chapter - Trout Unlimited

Tammy Zahner

From: marthakjohnston@gmail.com
Sent: Sunday, January 21, 2024 10:56 AM
To: Appeals Board
Subject: Oppose Variance Appeal for 1306 Ivy Hill Road (Case #2023-0111-SPH)

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

To: Baltimore County Board of Appeals

In the matter of: Milton Shaw and Jean Sobus
Case number: 23-111-SPH
Property Location: 1306 Ivy Hill Road

Your Honors:
I am writing to **oppose granting the variance requested for 1306 Ivy Hill Road (Case #2023-0111-SPH**, **hearing date 1/24/24)** and urge you to rule in harmony with the spirit and intent of RC-4.

RC-4 was created by the County explicitly to protect the region's watersheds. The petitioners wish to build on property zoned RC-4, however the property does not meet the minimum acreage required. This property lies in proximity to a contributing stream, feeding Baisman Run.

A variance threatens one of the watershed's environmental treasures, Baisman Run. Notably, Baisman Run has been studied by the scientific community for ~50 years and it along with nearby Pond Branch continue to be monitored and cited to this day in long term studies of the watershed.

For more than 40 years, the people of Baltimore County have recognized this jewel and joined together to conserve and treasure Baisman Run and the 1,000 acres of woods, streams and meadows that are known as Oregon Ridge Park, leveraging capital and ongoing resources from private individuals and institutions as well as from Baltimore County and Maryland state government. Tens of thousands of families, school children and nature lovers of diverse interests and backgrounds enjoy nature-inspired recreation, learning and fun at the park every year.

Further, hundreds of thousands of residents within the watershed ultimately benefit from the park's protected streams and the County's healthy waterways.

As a long-time Oregon Ridge visitor and volunteer and as a homeowner who relies on the municipal water supply, I ask that the variance requested be denied.

Thank you for this opportunity to comment.

Respectfully yours,
Martha Johnston

Tammy Zahner

From: carol newill <cnewill@gmail.com>
Sent: Friday, January 19, 2024 2:24 PM
To: Appeals Board
Subject: Testimony opposed to granting a variance for 1306 Ivy Hill Rd, Cockeysville, case # 2023-0111-SPH

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

Your Honor,

This letter is to strongly oppose granting a variance for 1306 Ivy Hill Rd, Cockeysville, MD. I understand that the case number is #2023-0111-SPH, and the appeals hearing is scheduled for January 24, 2024.

The land has been zoned RC-4 with the goal of protecting the watershed of Baisman Run and that section of Oregon Ridge Park. A variance to that zoning would endanger precisely the natural resources that RC-4 seeks to protect, with effects on the stream, its wildlife, the watershed and the public park that would be intolerable.

Please do not allow a variance from the existing zoning.

Carol Newill MD PhD
Baltimore County resident, and active leader in multiple volunteer-based environmental organizations

RE: **Case no. 2023-0111-SPH**
1306 Ivy Hill Road

Prof. Christopher Bartlett
1316 Ivy Hill Road,
Cockeysville, MD 21030

01/18/2024

Your Honor,
I am strongly opposed to this request for a zoning variance. I wanted to be at the hearing, but I'll be leaving for Mexico on business this weekend.

I live next door. My house, at 1316, was originally built in 1967 on a 5-acre lot. The vacant lot (1306) is adjacent, and east of my property on Ivy Hill Road.
I am no lawyer, or in real estate, I am just an ordinary concerned neighbor. With respect, if I might suggest that if this request is approved, it would set a precedent for any landowner with an acre on RC-4 zoned land to apply for an exception to the requirement of three acres to build a house. Potentially, it could also devalue any surrounding properties.

1.2 acres is only a little more than a third of the required lot size for RC-4 and even less than the minimum of 1.5 acres required for RC-5. 1306 slopes quite steeply from the road frontage and measures only 200 ft. front to back. At the rear it is contiguous with the State Park. Its steepest part is in the north-east corner acting as a funnel for carrying pollution into the Oregon Ridge State Park land. That land also runs downhill into the valley and into Baisman Run. Baisman Run is a Baltimore County treasure, an important, highly valued, and ecologically sensitive brook trout stream.

This lot is wooded and with its undergrowth currently ameliorates silt and pollution as well as winter road salt. If a house was built on this small lot it would have to be virtually tree-less, compounded by impervious paved surfaces, parking places, driveways, and walkways. It would impact the aquifers in this part of Ivy Hill that are already depleted. Both Mr. Grady at 1300 and myself are fearful our water supply would be diminished. 1306 has had six wells dug on the property before a bare minimum of the required yield of one gallon per minute was found, but only by combining three wells!

Set-back requirements would compound all these issues. The septic drainage field would be at the back of the house and potentially yet another pollution source for the brook trout stream.

We all knew that re-zoning from RC-5 to RC-4 was imminent in 2006. I wonder why Mr. Shaw did not submit building plans for approval 17 years ago to preserve the lot's buildable value as other landowners in the neighborhood did, even though it incurred expenses. 1306 has been for sale by the owner or by real estate companies for 26 years. It would be hard to imagine that Mr. Shaw would have been oblivious to a highly publicized Baltimore County re-zoning and not informed by his realtors.

Respectfully,
Christopher Bartlett

From: Administrative Hearings
To: Keith Rosenstiel; Administrative Hearings
Cc: Appeals Board
Subject: RE: Opposition to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 1/24/2024)
Date: Thursday, January 18, 2024 8:26:28 AM

Good Morning,

Your email has reached the Office of Administrative Hearings.

Unfortunately, this matter is not before our office. However, it is before the County Board of Appeals ("CBA") on January 24th. By copy of this email to the CBA, we're notifying them of your email.

Have a great and safe day.

From: Keith Rosenstiel <keithrosenstiel@comcast.net>
Sent: Thursday, January 18, 2024 8:14 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Opposition to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 1/24/2024)

CAUTION: This message from keithrosenstiel@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.

Your Honor,

I'm strongly opposed to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 8/2/2023), but unfortunately I cannot attend the hearing in person. I believe that if this variance is approved, it would set a precedent for anyone with a parcel zoned RC-4 to build a home on a lot much smaller than the existing zoning requires.

Additionally, this lot is adjacent to Oregon Ridge Park, considered by many to be the crown jewel of the County's park system, and is situated on a steep hillside that drains directly into the Baisman Run. The Baisman Run, designated a Pristine Trout Stream, is both unique and invaluable, and I believe it's one of the most important natural resources in Baltimore County.

The Baisman is so unique that Dr 'Reds' Wolman, the longest tenured professor in the history of Johns Hopkin University, spent much of his life studying the Baisman Run, and he wrote the seminal, groundbreaking, and internationally recognized Fluvial Processes in Geomorphology based on many of his observations of this stream. I can't think of any place with a more perfect textbook example of a stream/river being born, and there is immense ecological and educational value in maintaining and protecting this special waterway.

Shoehorning a home onto this very steep lot, next to a sensitive waterway, adjacent to a park, would further stress this critical waterway, and this Variance Request must be rejected.

Best regards,

Keith Rosenstiel

13212 Falls Road,

Cockeysville MD 21030

From:	Dawn Symonds
To:	Appeals Board
Subject:	Opposition to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 1/24/2024)
Date:	Thursday, January 18, 2024 11:09:39 AM

CAUTION: This message from dawnsymonds1@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Your Honor,

I'm strongly opposed to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 8/2/2023), but unfortunately I cannot attend the hearing in person due to my work schedule. I believe that IF this variance is approved, it would set a precedent for anyone with a parcel zoned RC-4 to build a home on a lot much smaller than the existing zoning requires.

Additionally, this lot is adjacent to Oregon Ridge Park, considered by many to be the crown jewel of the County's park system, and is situated on a steep hillside that drains directly into the Baisman Run. The Baisman Run, designated a Pristine Trout Stream, is both unique and invaluable, and I believe it's one of the most important natural resources in Baltimore County.

The Baisman is so unique that Dr 'Reds' Wolman, the longest tenured professor in the history of Johns Hopkin University, spent much of his life studying the Baisman Run, and he wrote the seminal, groundbreaking, and internationally recognized Fluvial Processes in Geomorphology based on many of his observations of this stream. I can't think of any place with a more perfect textbook example of a stream/river being born, and there is immense ecological and educational value in maintaining and protecting this special waterway.

Shoehorning a home onto this very steep lot, next to a sensitive waterway, adjacent to a park, would further stress this critical waterway, and this Variance Request must be rejected.

After all….aren't we all including those that have the jobs to care for our county have the same goal which is to preserve the beauty and natural space that Orgeon Ridge is for all (including children)who live play and work in Baltimore County?

Sincerely,

Dawn Symonds
13212 Falls Road,

Cockeysville MD 21030

Sent from my iPhone

Tammy Zahner

From: John Meredith <johnmeredith1439@gmail.com>
Sent: Wednesday, January 17, 2024 2:56 PM
To: Appeals Board
Subject: Opposition to Appeal case# 23-111-SPH

CAUTION: This message from johnmeredith1439@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello. I would like to go on record in opposition to the appeal of the above-referenced Case. There are several reasons:
1. The lot is far smaller than the minimum required for a building lot in RC-4 2. The lot is in a sensitive environmental area close to a stream, Baisman Run, which supplies the Loch Raven Reservoir.
3. The traffic sightlines are very limited in this area.

I urge that you reject this appeal. Thank you for your consideration.
--
John Meredith

Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

November 30, 2023

NOTICE OF REASSIGNMENT

IN THE MATTER OF: Milton Shaw and Jean Sobus
1306 Ivy Hill Road
23-111-SPH 8th Election District ; 3rd Council District

Re: Petition for Special Hearing from BCZR §500.7 to allow a 1.21-acre unimproved parcel to be a buildable lot; the zoning for the parcel being RC-4, and the minimum acreage requirement being 3 acres.

8/7/23 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Hearing was DENIED.

ASSIGNED FOR: JANUARY 24, 2024, AT 10:00 A.M.

The above scheduled hearing will be held **in-person.** Parties, witnesses, and attorneys, please make arrangements to attend in-person.

Location for in-person:
Hearing Room #2, Second Floor, Suite 206,
Jefferson Building, 105 W. Chesapeake Avenue, Towson

Any interested person can watch the hearing online or listen by telephone and *will not* be able to participate. Call-in information and a link to the hearing online will be posted on our web calendar the night before. Our web calendar is located at www.baltimorecountymd.gov/departments/appeals.

A paper copy of exhibits must be provided during the hearing, with copies for all parties.

Pursuant to Rule 6 of the Board's Rules, a complete set of **exhibits must be emailed** at least **48 hours before the hearing** to **appealsboard@baltimorecountymd.gov** in a format that complies with MDEC (Maryland Electronic Court) standards.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington
Legal Administrative Secretary

c. Counsel for Petitioner : Lawrence E. Schmidt, Esquire
Petitioner/Appellant *pro se* : Milton Shaw and Jean Sobus

Protestants *pro se* : H. George Meredith, Jr.,
Michael Leff and Michelle Spiziri,
Ralph Brown, M.D., President
Oregon Ridge Nature Center Council,
Renee Hamidi, Executive Director
The Valleys Planning Council, Inc.

Office of People's Counsel
Maureen E. Murphy, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

Tammy Zahner

From: Alyssa Moyers <amoyers@sgs-law.com>
Sent: Thursday, November 2, 2023 10:38 AM
To: Appeals Board; Lawrence Schmidt
Cc: alto1cat@aol.com; msleff007@gmail.com; michellespiziri@gmail.com; ralphbrownmd@gmail.com; Renee Hamidi; Peoples Counsel
Subject: RE: Shaw/Sobus/1306 Ivy Hill Road (23-111-SPH)

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

Good morning,

Please accept this email as a formal request for this hearing to be re-scheduled in person rather than a virtual format.

We understand the dates previously offered by the Board were for a virtual hearing. Please let us know what dates in January would be available based on the Board calendar. I can confirm that our side would be unavailable the week of January 8th, but should otherwise be available.

Thanks so much,

SGS SMITH GILDEA & SCHMIDT LLC
Alyssa F. Moyers
SENIOR PARALEGAL

Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Baltimore, MD 21204
(410) 824-1165 (Direct) ***NEW NUMBER***
(410) 821-0070 (Office)
(410) 821-0071 (Fax)
amoyers@sgs-law.com
http://secure-web.cisco.com/1MqWkW_mpGzdtoCtQHUWienSGq1Dq9dBCuP08LcBN-hqUPNC2Tvp002Kl6porf6BzcjBnLaQCOW7R0Y_o7xfT3QZ6AIP6YDScK-euBIwpjAcybjm0XT4Iit19SKMvF3TIXSsnq7xq_YNEYXjC9oLJvUSpr5ve7LOG0y8MkfVPfazntK9HiYUI5_q6xSfNZvZxHXhrwWuiEU1law.com

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Please consider the environment before printing this email.

From: Appeals Board <appealsboard@baltimorecountymd.gov>
Sent: Monday, October 23, 2023 12:02 PM
To: Lawrence Schmidt <lschmidt@sgs-law.com>
Cc: alto1cat@aol.com; msleff007@gmail.com; michellespiziri@gmail.com; ralphbrownmd@gmail.com; Renee Hamidi

<Renee@thevpc.org>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Alyssa Moyers <amoyers@sgs-law.com>
Subject: RE: Shaw/Sobus/1306 Ivy Hill Road (23-111-SPH)

Good afternoon,

Please be advised that I cannot continue to hold the dates previously offered as other cases also need to be scheduled. However, if you find that some of the dates offered are good for your clients, I will do my best to work your case into the Board's docket.

Thank you,

Sunny

Krysundra Cannington
Legal Administrative Secretary
Board of Appeals of Baltimore County
The Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, Maryland 21204
Phone: (410) 887-3180
Fax: (410) 887-3182

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From: Lawrence Schmidt <lschmidt@sgs-law.com>
Sent: Monday, October 23, 2023 11:18 AM
To: Appeals Board <appealsboard@baltimorecountymd.gov>
Cc: alto1cat@aol.com; msleff007@gmail.com; michellespiziri@gmail.com; ralphbrownmd@gmail.com; Renee Hamidi <Renee@thevpc.org>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Alyssa Moyers <amoyers@sgs-law.com>
Subject: RE: Shaw/Sobus/1306 Ivy Hill Road (23-111-SPH)

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

Sunny: My apologies for the delay in responding. Due to a variety of complications, I have not been able to ascertain our availability on the dates provided. I should be able to confirm the available dates for my client and myself on or about October 31, 2023. Thank you for your patience.

Larry Schmidt

SGS SMITH GILDEA & SCHMIDT LLC
Lawrence E. Schmidt
PARTNER

Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Baltimore, MD 21204
(410) 803-3854 (Direct)
(410) 821-0070 (Office)
(410) 821-0071 (Fax)
lschmidt@sgs-law.com
http://secure-web.cisco.com/1OdRNGuyZuAPdjHYjQwF-kE7eLGGjj1anVf1pZ8pFg4nL_DOfZ7V48HLFo4j38jxEgurPph-C8TcsEGapZTdOsN9IJW0XzlgmfDiPOA1tgoc7wdfESwvcfBxnwArOACPSNHPYvP7ZpUt_0XS2cr6m4E-NIHZUttX4bSYeEbzayvO3JQR7MIYDZR24Od0BypLdJZ2t9oXwOZgOVqTd6PkwGqGqtUtsdmCq29j4xQ-q0eUM9iE4JOXV2O3RZAPUnYqbeIPy3CD8aq3cHx4EM-IYG-n1QArtUFhqm67i7zd7JCrJjVzxmsByPxJYZ4MfWkY5Z2Cz8YeMCIqZ0DbKdcn3qLbuzK0PGvNpHj4jUG64S28z-a-qpAQnEQi8kEfiqDuprE1ZqTVN_cHqSp1FHaZwD8-xkq6ZWXZG9km3IbI2hy7QtKz9AQ-Hv8-Q8P8XyzR_/http%3A%2F%2Fwww.sgs-law.com

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From: Appeals Board <appealsboard@baltimorecountymd.gov>
Sent: Monday, October 23, 2023 7:30 AM
To: Lawrence Schmidt <lschmidt@sgs-law.com>; Appeals Board <appealsboard@baltimorecountymd.gov>
Cc: alto1cat@aol.com; msleff007@gmail.com; michellespiziri@gmail.com; ralphbrownmd@gmail.com; Renee Hamidi <Renee@thevpc.org>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Alyssa Moyers <amoyers@sgs-law.com>
Subject: RE: Shaw/Sobus/1306 Ivy Hill Road (23-111-SPH)

Good morning Mr. Schmidt,

Following up on the dates offered last week.

Thank you,

Sunny

From: Lawrence Schmidt <lschmidt@sgs-law.com>
Sent: Wednesday, October 18, 2023 1:47 PM
To: Appeals Board <appealsboard@baltimorecountymd.gov>
Cc: alto1cat@aol.com; msleff007@gmail.com; michellespiziri@gmail.com; ralphbrownmd@gmail.com; Renee Hamidi <Renee@thevpc.org>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Alyssa Moyers <amoyers@sgs-law.com>
Subject: Re: Shaw/Sobus/1306 Ivy Hill Road (23-111-SPH)

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

Thanks
I will check my calendar and that of my client and get back to you

Sent from my iPhone

On Oct 18, 2023, at 1:42 PM, Appeals Board <appealsboard@baltimorecountymd.gov> wrote:

Good afternoon Mr. Schmidt,

The hearing on November 2, 2023 is postponed per your request. We currently have the following dates available on our calendar for rescheduling this matter: November 28, 29, 30, December 5, 6, 7, 13, 14, 19 or 20.

Please let me know which of these dates work for you.

Thank you,

Sunny

Krysundra Cannington
Legal Administrative Secretary
Board of Appeals of Baltimore County
The Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, Maryland 21204
Phone: (410) 887-3180
Fax: (410) 887-3182

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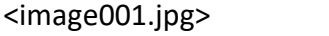
From: Alyssa Moyers <amoyers@sgs-law.com>
Sent: Thursday, October 12, 2023 1:54 PM
To: Appeals Board <appealsboard@baltimorecountymd.gov>
Cc: Lawrence Schmidt <lschmidt@sgs-law.com>; 'alto1cat@aol.com' <alto1cat@aol.com>; 'msleff007@gmail.com' <msleff007@gmail.com>; 'michellespiziri@gmail.com' <michellespiziri@gmail.com>; 'ralphbrownmd@gmail.com' <ralphbrownmd@gmail.com>; Renee Hamidi <Renee@thevpc.org>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>
Subject: Shaw/Sobus/1306 Ivy Hill Road (23-111-SPH)

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

Good afternoon,

Please see the attached for the above captioned matter.

Thanks so much,



Alyssa F. Moyers
SENIOR PARALEGAL

Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
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http://secure-web.cisco.com/1MlKXMmsHKkFcJK6VSGyWhPQsb-4XnKnINv1tU8UL_ehp-_5yciSAl-f3ukUWJ4Vgc7rIMkzZx9Ew32YOaiA6g5uwz6wo8rXoyCpN86Y7QSF8CMYL_qdHTB0FXLJXmke4NqTxV6KF4WPdz7GvCUGKZSybIhn9VWTuS77smvQePwy1GoT2_XRsNsYkxhW888CsaLNIuCIZ92b4u575rq7oz5A-Ozjlm0PsN6v2nbjj-ZFIQ1-EG3No1nrqD5dTKn2

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CONNECT WITH BALTIMORE COUNTY

Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

October 25, 2023

NOTICE OF POSTPONEMENT

IN THE MATTER OF: Milton Shaw and Jean Sobus
1306 Ivy Hill Road
23-111-SPH 8th Election District ; 3rd Council District

Re: Petition for Special Hearing from BCZR §500.7 to allow a 1.21-acre unimproved parcel to be a buildable lot; the zoning for the parcel being RC-4, and the minimum acreage requirement being 3 acres.

8/7/23 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Hearing was DENIED.

This matter was scheduled for hearing on November 2, 2023 and postponed by request of Petitioner's Counsel. This matter will be reassigned to a later date.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington
Legal Administrative Secretary

c. Counsel for Petitioner/Appellant : Lawrence E. Schmidt, Esquire
Petitioner/Appellant : Milton Shaw and Jean Sobus

Protestants *pro se* : H. George Meredith, Jr.,
Michael Leff and Michelle Spiziri,
Ralph Brown, M.D., President
Oregon Ridge Nature Center Council,
Renee Hamidi, Executive Director
The Valleys Planning Council, Inc.

Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

SMITH GILDEA & SCHMIDT LLC

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
JASON T. VETTORI
MELISSA L. ENGLISH*
* Admitted in MD, NC

GREGORY D. GALLI
AMY L. HICKS GROSSI
STEPHEN T. HARRIS
CARMELO D. MORABITO
senior counsel:
ERIC R. HARLAN
of counsel:
EUGENE A. ARBAUGH, JR.
STEPHEN J. NOLAN

October 12, 2023

Via Email Only
Krysundra Cannington
Board of Appeals of Baltimore County
105 W. Chesapeake Avenue, Suite 203
Towson, MD 21204

Re: In the Matter of: Milton Shaw and Jean Sobus
1306 Ivy Hill Road
Case No. 23-111-SPH

Dear Sunny,

Enclosed please find an Entry of Appearance for filing in the above referenced matter. I understand a hearing has been assigned for November 2, 2023 at 10:00 a.m. As I have just recently been retained to represent Mr. Shaw and Ms. Sobus in this matter, please accept this letter as my formal request to postpone the November 2nd hearing to a later date so that I may have the opportunity to meet with my clients and properly prepare for a hearing in this matter. Assuming this request will be granted, please reach out to coordinate a new hearing date with my office.

Thank you for your consideration. Please call should you have any interim questions.

Very truly yours,

Lawrence E. Schmidt

LES/amf
Enclosure
cc: Milton Shaw and Jean Sobus
H. George Meredith, Jr., alto1cat@aol.com
Michael Leff and Michelle Spiziri, msleff007@gmail.com; michellespiziri@gmail.com
Ralph Brown, M.D., President, ralphbrownmd@gmail.com
Renee Hamidi, Executive Director, renee@thevpc.org
Office of People's Counsel, peoplescounsel@baltimorecountymd.gov

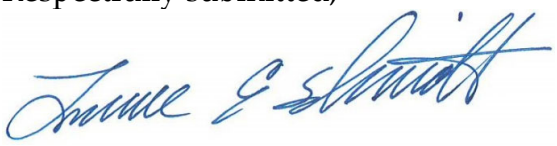
IN THE MATTER OF: Milton Shaw and Jean Sobus	*	BEFORE THE COUNTY
	*	BOARD OF
1306 Ivy Hill Road 8th Election District 3rd Councilmanic District	*	APPEALS FOR
	*	BALTIMORE COUNTY
	*	Case No. 23-111-SPH

* * * * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Lawrence E. Schmidt, and Smith, Gildea & Schmidt LLC, on behalf of Milton Shaw and Jean Sobus in the above captioned case.

Respectfully submitted,



Lawrence E. Schmidt
Smith, Gildea & Schmidt, LLC
600 Washington Ave., Suite 200
Towson, MD 21204
410-821-0070
lschmidt@sgs-law.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of October, 2023 a copy of the foregoing document was emailed to:

H. George Meredith, Jr., alto1cat@aol.com

Michael Leff and Michelle Spiziri, msleff007@gmail.com; michellespiziri@gmail.com

Ralph Brown, M.D., President, ralphbrownmd@gmail.com
Oregon Ridge Nature Center Council

Renee Hamidi, Executive Director, renee@thevpc.org
The Valleys Planning Council, Inc.

Office of People's Counsel for Baltimore County, peoplescounsel@baltimorecountymd.gov



Lawrence E. Schmidt

Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

September 12, 2023

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Milton Shaw and Jean Sobus
1306 Ivy Hill Road
23-111-SPH 8th Election District ; 3rd Council District

Re: Petition for Special Hearing from BCZR §500.7 to allow a 1.21-acre unimproved parcel to be a buildable lot; the zoning for the parcel being RC-4, and the minimum acreage requirement being 3 acres.

8/7/23 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Hearing was DENIED.

ASSIGNED FOR: NOVEMBER 2, 2023, AT 10:00 A.M.

The above scheduled hearing will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the hearing will be posted on our web calendar at** www.baltimorecountymd.gov/departments/appeals **the night before**.

A complete set of **exhibits must be emailed** at least **48 hours before the hearing** to **appealsboard@baltimorecountymd.gov** in a format that complies with MDEC (Maryland Electronic Court) standards.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington
Legal Administrative Secretary

c. Petitioner/Appellant *pro se* : Milton Shaw and Jean Sobus

Protestants *pro se* : H. George Meredith, Jr.,
Michael Leff and Michelle Spiziri,
Ralph Brown, M.D., President
Oregon Ridge Nature Center Council,
Renee Hamidi, Executive Director
The Valleys Planning Council, Inc.

Office of People's Counsel
Paul M. Mayhew, Managing Administrative Law Judge
Stephen Lafferty, Director/Department of Planning
C. Pete Gutwald, Director/PAI
James R. Benjamin, Jr., County Attorney/Office of Law

From: John Meredith
To: Appeals Board
Subject: Case # 2023-0111 SPH 1306 Ivy Hill Road
Date: Thursday, September 7, 2023 7:12:18 PM

CAUTION: This message from johnmeredith1439@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hello. I would like to go on record in opposition to the appeal of the
above-referenced Case. There are several reasons:
1. The lot is far smaller than the minimum required for a building lot in RC-4
2. The lot is in a sensitive environmental area close to a stream,
Baisman Run, that supplies the Loch Raven Reservoir.
3. The traffic sightlines are very limited in this area.

I urge that you reject this appeal. Thank you for your consideration.

--
John Meredith

JOHN A. OLSZEWSKI, JR.
County Executive

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

September 5, 2023

Milton Shaw – miltonbshaw@gmail.com
Jean Sobus
1306 Ivy Hill Road
Cockeysville, MD 21030

RECEIVED
SEP 05 2023
BALTIMORE COUNTY
BOARD OF APPEALS

RE: **APPEAL TO BOARD OF APPEALS**
Petition for Special Hearing
Case No. 2023-0111- SPH
Property: 1306 Ivy Hill Road

Dear Petitioners

Please be advised that an appeal of the above-referenced case was filed in this Office on September 5, 2023. 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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Attachment

c: - *continued to next page*

c: Michael Leff – msleff007@gmail.com
Michelle Spiziri – michellespiziri@gmail.com
Dr. Carol Newill - cnewill@gmail.com
H George Meredith, Jr. - alto1cat@aol.com
M Johnston- marthakjohnston@gmail.com
Michael Ruby - mildmanneredcomm@aol.com
Michael Leff - msleff007@verizon.net
Patricia Claget t- p231tricia@outlook.com
Ralph Brown - ralphbrownmd@gmail.com
Renee Hamidi - rene@thepvc.org
John Meredith - johnmeredith1439@gmail.com
James Curtis – curtisjim@comcast.net
Ken Grady – kengrady@verizon.net
Prof. Christopher Bartlett – cbartlett@towson.edu
Judith Breitenbach – jembreiten@gmail.com
Brian Bernstein – brianbernstein21093@gmail.com
Gary Anderson – merrilland@comcast.net
Deborah Bacharach – debbiebacharach@gmail.com
Keith Rosensteil – keithrosenstiel@comast.net
Dawn Symonds – dawnsymonds1gmail.com
Elaine Kasmer – elainekasmer@gmail.com
Polly Roberts – probertsmd@comcast.net

APPEAL

Petition for Special Hearing
Case No.: 2023-0111-SPH
1306 Ivy Hill Road
8th Election District, 3rd Council District

Petition for Special Hearing filed by Petitioners- 5/18/23

Zoning Description of Property (1 page)

Web Ex Hearing – August 2, 2023 at 10:00 a.m. – Date of Notice: 7/7/23

Certification of Publication – *The Daily Record* Newspaper – 7/13/23

Certification of Posting by Larry Pilson – 7/12/23 and 7/28/23

Entry of Appearance by People's Counsel – 5/25/23

Attendance Sheets -5 pages

Zoning Advisory Committee Comments-
DOP – 5/25/23
DEPS – 5/30/23

Petitioner's Exhibits

1	PETITION FOR ZONING HEARING
2	PROPERTY PLAT
3	PROPERTY PLAN
4	MAPS & DEEDS INDEX
5	MAP #1 FOR DEED LIBER 12263 FOLIO 147-148
6-7	DEED DATED 6/20/1997 LIBER 12263 FOLIO 147-148
8-22	DEED 1/16/1990 LIBER 8394 PAGES 261-271
23	MAP #2 FOR DEED LIBER 5629 PAGES 866-868
24-26	DEED 4/7/1976 LIBER 5629 PAGES 866-868
27	MAP #3 FOR DEED LIBER 4077 PAGES 169-170 & LIBER 2968 PAGES 497-507
28-29	DEED 11/1/1962 LIBER 4077 PAGES 169-170
30-40	DEED 7/11/1956 LIBER 2968 PAGES 497-507
41	ZONING REVIEW LETTER 2/27/2008
42-43	DEPS SEPTIC APPROVAL LETTER 4/28/2021
44-45	PROPERTY TAX BILL & ASSESSMENT 2022-2023
46	WELL YIELD TEST 1/23/2019
47	PROPERTY PLAT
48	ZONING HEARING ADVERTISING REQUIREMENTS
49	PROPERTY BOUNDARY DESCRIPTION
50	PROPERTY PHOTO

Letters of Opposition from various people

Miscellaneous: ZAC Agenda, SDAT, Emails, Plans, pictures, Web ex

Cover Letter and Administrative Law Judge's Opinion and Order – August 7, 2023 (BY JUDGE MURPHY)

Notice of Appeal & Check No. 5015 for $300.00 on 9/5/23by Milton Shaw

Cashier's Receipt No. 223611

Materials Sent to BOA Folder on 9/5/23

09/05/23
Baltimore County Court of Appeals
105 W. Chesapeake Ave, Suite # 103
Towson, Maryland
21210

Re: Petition For A Special Hearing Appeal
Case No. 2023-0111-SPH
Property : 1306 Ivy Hill Road

Dear Appeal Group,
We wish to appeal the decision of the Special Hearing Judge, the Honorable Maureen E Murphy made concerning our property 1306 Ivy Hill Rd. We were notified by letter dated 7 August, 2023.

Thanking you,

Milton B Shaw

Jean Marie Sobus



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 223611

Date: 9/5/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$300.00
						Total:		$300.00

Rec From: Milton Snaw

For: OAH * Appeal
Case #: 2023-0111-SPH
Address: 13016 Ivy Hill Road
Hearing Date: Aug 2, 2023 @ 10-
Check #: 5015

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
9/07/2023 9/06/2023 12:52:08 5
REG TRNS WALKIN LRB
>>RECEIPT # 056715 9/06/2023 OFLN
Dept 5 528 ZONING VERIFICATION
Doc # 223611
Rcpt Tot $ 300.00
300.00 CK .00 CA
Baltimore County, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 223611

Date: 9/5/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$300.00
							Total:	$300.00

Rec From: Milton Shaw

For: OAH *Appeal
Case #: 2023-0111-SPH
Address: 13306 Ivy Hill Road
Hearing Date: Aug 2, 2023 @ 10-
Check #: 5015

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION



MILTON B SHAW ASSOCIATES LTD
4517 SCHENLEY ROAD
BALTIMORE, MD 21210

5015
65-320/550 7409

5 SEPT 2023
Date

Pay to the Order of BALTIMORE COUNTY MARYLAND $300.00

THREE HUNDRED xx/100 Dollars

Photo Safe Deposit® Details on back

WELLS FARGO
Wells Fargo Bank, N.A.
Maryland
wellsfargo.com

For APPEAL 2023-0111-SPH

MP

Debra Wiley

From:	Debra Wiley
Sent:	Monday, August 7, 2023 7:30 AM
To:	Milton Shaw & Jean Sobus -
Cc:	Michael Leff –; Michelle Spiziri –; Dr. Carol Newill -; H George Meredith, Jr. -; M Johnston -; Michael Ruby -; Michael Leff -; Patricia Claget t-; Ralph Brown -; Renee Hamidi -; John Meredith -; James Curtis –; Ken Grady –; Prof. Christopher Bartlett –; Judith Breitenbach –; Brian Bernstein –; Gary Anderson –; Deborah Bacharach –; Keith Rosensteil –; Dawn Symonds –; Elaine Kasmer –; Polly Roberts –; Donna Mignon; County Council; Henry Ayakwah; Jeffery Livingston; Jenifer G. Nugent; PAI Zoning; Peoples Counsel; Vishnubhai K Desai
Subject:	DECISION - Case No. 2023-0111-SPH - 1306 Ivy Hill Road - Shaw / Sobus
Attachments:	1030_001.pdf

Good Morning,

Please find attached a copy of ALJ Murphy's Opinion and Order in reference to the above matter.

Thank you.

From: adminhearingcopier@baltimorecountymd.gov <adminhearingcopier@baltimorecountymd.gov>
Sent: Monday, August 7, 2023 7:30 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Attached Image

Debra Wiley

From:	Debra Wiley
Sent:	Monday, August 7, 2023 7:32 AM
To:	'renee@thevpc.org'
Subject:	FW: DECISION - Case No. 2023-0111-SPH - 1306 Ivy Hill Road - Shaw / Sobus
Attachments:	1030_001.pdf

From: Debra Wiley
Sent: Monday, August 7, 2023 7:30 AM
To: Milton Shaw & Jean Sobus - <miltonbshaw@gmail.com>
Cc: Michael Leff – <msleff007@gmail.com>; Michelle Spiziri – <michellespiziri@gmail.com>; Dr. Carol Newill - <cnewill@gmail.com>; H George Meredith, Jr. - <alto1cat@aol.com>; M Johnston - <marthakjohnston@gmail.com>; Michael Ruby - <mildmanneredcomm@aol.com>; Michael Leff - <msleff007@verizon.net>; Patricia Claget t- <p231tricia@outlook.com>; Ralph Brown - <ralphbrownmd@gmail.com>; Renee Hamidi - <rene@thevpc.org>; John Meredith - <johnmeredith1439@gmail.com>; James Curtis – <curtisjim@comcast.net>; Ken Grady – <kengrady@verizon.net>; Prof. Christopher Bartlett – <cbartlett@towson.edu>; Judith Breitenbach – <jembreiten@gmail.com>; Brian Bernstein – <brianbernstein21093@gmail.com>; Gary Anderson – <merrilland@comcast.net>; Deborah Bacharach – <debbiebacharach@gmail.com>; Keith Rosensteil – <keithrosenstiel@comast.net>; Dawn Symonds – <dawnsymonds1@gmail.com>; Elaine Kasmer – <elainekasmer@gmail.com>; Polly Roberts – <probertsmd@comcast.net>; Donna Mignon <dmignon@baltimorecountymd.gov>; County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>; PAI Zoning <paizoning@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Subject: DECISION - Case No. 2023-0111-SPH - 1306 Ivy Hill Road - Shaw / Sobus

Good Morning,

Please find attached a copy of ALJ Murphy's Opinion and Order in reference to the above matter.

Thank you.

From: adminhearingcopier@baltimorecountymd.gov <adminhearingcopier@baltimorecountymd.gov>
Sent: Monday, August 7, 2023 7:30 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Attached Image

JOHN A. OLSZEWSKI, JR.
County Executive

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

August 7, 2023

Milton Shaw – miltonbshaw@gmail.com
Jean Sobus
1306 Ivy Hill Road
Cockeysville, MD

RE: Petition for Special Hearing
Case No. 2023-0111-SPH
Property: 1306 Ivy Hill Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure
c: *Please see next page*

Michael Leff – msleff007@gmail.com
Michelle Spiziri – michellespiziri@gmail.com
Dr. Carol Newill - cnewill@gmail.com
H George Meredith, Jr. - alto1cat@aol.com
M Johnston - marthakjohnston@gmail.com
Michael Ruby - mildmanneredcomm@aol.com
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James Curtis – curtisjim@comcast.net
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Keith Rosensteil – keithrosenstiel@comast.net
Dawn Symonds – dawnsymonds1gmail.com
Elaine Kasmer – elainekasmer@gmail.com
Polly Roberts – probertsmd@comcast.net

IN RE: **PETITION FOR SPECIAL HEARING** **(1306 Ivy Hill Road)** 8th Election District 3rd Council District Milton Shaw and Jean Sobus *Legal Owners*	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY
Petitioners	*	**Case No: 2023-0111-SPH**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petition for Special Hearing filed by Milton Shaw and Jean Sobus, legal owners ("Petitioners") for the property located 1406 Ivy Hill Road, Cockeysville (the "Property"). The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations ("BCZR"), §500.7: to allow 1.21 acres unimproved parcel to be a buildable lot. The zoning for this parcel is RC-4 and the minimum acreage requirement is 3 acres.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Milton Shaw appeared in *pro se*. Prior to the hearing, there were many written comments submitted opposing the relief from interested citizens including property owners, Valleys Planning Council, and Oregon Ridge Nature Center Council. At the hearing, many interested citizens appeared, three (3) of whom testified in opposition: H. George Meredith, Jr., 1439 Ivy Hill Rd., Michelle Spiziri 41 Spring Hill Farm Ct., and Ralph Brown, MD, President of Oregon Ridge Nature Center Council.

Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP") and from the Department of Environmental Protection and Sustainability ("DEPS") which agencies did not oppose the requested relief.

ORDER RECEIVED FOR FILING
Date 8-7-23
By lav

A boundary plat was prepared by McKee & Associates, Inc. (the "Site Plan"). The Property is an unimproved parcel measuring 1.214 acres +/-, and is zoned Resource Conservation, Watershed Protection (RC4). On the western side, it adjoins 1316 Ivy Hill Rd., a 1.24 acre +/- parcel which is improved with a house constructed in or about 1967 and owned by Christopher Bartlett, ("1316 Ivy Hill"). 1316 Ivy Hill is split zoned RC4 and RC5. On the eastern side, it adjoins 1300 Ivy Hill Rd. ("1300 Ivy Hill") which is a 2.18 acre parcel improved with a home constructed in or about 1949. 1300 Ivy Hill is zoned RC4.

Mr. Shaw testified that he and his wife live in Baltimore City and purchased the Property in June, 1997. He explained that in 1996, the original contract of sale ($75,000.00) was contingent on well drilling to get the proper yield. When it did not yield, they offered a lower purchase price ($38,500.00) to the Seller, it was accepted. Mr. Shaw stated that he and his wife spent $15,000.00 on well drilling/perk tests and that the Property needs 3 wells to produce the proper yield. They have paid $30,000.00 in real property taxes. Although he does not remember how he came to learn that the Property lacked the minimum acreage to build a house, Mr. Shaw believed it was 1.5 years ago. He suggested that the County should have told him about the minimum acreage when he applied for the well permit.

Mr. Shaw went through the title deeds to explain how he believed the Property came to be 1.21 acres in size. He further highlighted that there are 7 properties along Ivy Hill Rd. which are zoned either RC4, RC5 or RC7, are under the minimum acreage, but are improved with homes: 1300 Ivy Hill; 1316 Ivy Hill; 1201 Ivy Hill; 1005 Ivy Hill; 903 Ivy Hill; 845/859 Ivy Hill; and 809 Ivy Hill.

ORDER RECEIVED FOR FILING
Date 8-7-23
By

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

> The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

The RC 4 zone was created in 1979 for the protection of watersheds. It is worth repeating here the County Council's findings and legislative policy emphasized the importance of protecting watersheds and in the supply of well water:

> § 1A03.1. - Findings and legislative policy.
>
> The County Council finds that major, high-quality sources of water supply for the entire Baltimore Metropolitan Area and for other neighboring jurisdictions lie within Baltimore County and that continuing development in the critical watersheds of those water supply sources is causing increased pollution and sedimentation in the impoundments, resulting in increasing water treatment costs and decreasing water storage capacity. The R.C.4 zoning classification and its regulations are established to provide for the protection of the water supplies of metropolitan Baltimore and neighboring jurisdictions by preventing contamination through unsuitable types or levels of development in their watersheds.

ORDER RECEIVED FOR FILING
Date 8-7-23
By

It is also worth noting that due to its importance in the protection of waterways, an RC4-zoned property may not be reclassified unless it is a certain distance from water reservoir/stream and has a specific slope:

> § 1A03.2. - Rezoning by petition.
>
> No petition for reclassification of property in an R.C.4 Zone may be granted unless a registered professional engineer, architect, landscape architect or land surveyor first certifies that:
>
> A. The parcel of land under petition lies at least 200 feet from the property line of any public water reservoir;
>
> B. The parcel lies at least 300 feet from any first or second order or greater stream that flows directly into a public water reservoir;
>
> C. That the parcel lies at least 300 feet from any third order or greater stream that flows directly or indirectly into a public water reservoir;
>
> D. No more than 30 percent of the parcel has a slope of more than 20 percent;
>
> E. The parcel does not lie within a 100-year floodplain; and
>
> F. As shown by an environmental impact statement, the manner in which proposed reclassification will affect water quality in the watershed or any public water reservoir.

In this case, the minimum acreage requirement is at issue:

> § 1A03.4. - Height and area regulations.
>
> * * * *
>
> B. Area regulations.
>
> 1. Lot density.
>
> a. A tract to be developed in an R.C.4 Zone with a gross area of less than six acres may not be subdivided, and a tract to be developed with a gross area of at least six acres but not more than ten acres may not be subdivided into more than two lots (total), each of which must be

ORDER RECEIVED FOR FILING
Date 8-7-23
By

at least three acres, except as otherwise provided in Section 103.3 or in Paragraph 4 below.

The Property here is 1.21 acres and has never been improved with a dwelling. Each of the homes mentioned by Mr. Shaw are located on Ivy Hill Rd. were all constructed prior to the enactment of the RC4 zone in 1979. The RC4 zone existed prior to the purchase by Mr. Shaw and Ms. Sobus in 1997. Even if the Property were zoned RC5 (Rural Residential), the minimum acreage is 1.5 acres. There was no evidence submitted that the Property meets the requirements of BCZR, §1A03.4.B.4. It would take 3 wells to produce water for any home. The Property is within several 100 feet of Baisman Run, a stream with native brook trout. To build a house, most of the trees on the Property would need to be cleared which would increase water run-off into Baisman Run. The Property slopes down towards Baisman Run, increasing run-off. Unfortunately for the Petitioners, the money spent on the purchase of the Property, on property taxes, on perk tests, or on a survey, are not reasons to ignore the mandatory 3 acre minimum, particularly in light of the opposition here. Accordingly, I find that the Special Hearing relief is not within the spirit or intent of the BCZR and must be denied.

THEREFORE, IT IS ORDERED this 7th day of **August, 2023** by this Administrative Law Judge that the Petition for Special Hearing from BCZR, §500.7 to allow 1.21 acres unimproved parcel to be a buildable lot; the zoning for this parcel being RC-4, and the minimum acreage requirement being 3 acres, be and it is hereby **DENIED**.

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

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING
Date 8-7-23
By dlm

JOHN A. OLSZEWSKI, JR.
County Executive

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

August 7, 2023

Milton Shaw – miltonbshaw@gmail.com
Jean Sobus
1306 Ivy Hill Road
Cockeysville, MD

RE: Petition for Special Hearing
Case No. 2023-0111-SPH
Property: 1306 Ivy Hill Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure
c: *Please see next page*

Michael Leff – msleff007@gmail.com
Michelle Spiziri – michellespiziri@gmail.com
Dr. Carol Newill - cnewill@gmail.com
H George Meredith, Jr. - alto1cat@aol.com
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Keith Rosensteil – keithrosenstiel@comast.net
Dawn Symonds – dawnsymonds1gmail.com
Elaine Kasmer – elainekasmer@gmail.com
Polly Roberts – probertsmd@comcast.net

IN RE: **PETITION FOR SPECIAL HEARING** **(1306 Ivy Hill Road)** 8th Election District 3rd Council District Milton Shaw and Jean Sobus *Legal Owners*	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY
Petitioners	*	**Case No: 2023-0111-SPH**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petition for Special Hearing filed by Milton Shaw and Jean Sobus, legal owners ("Petitioners") for the property located 1406 Ivy Hill Road, Cockeysville (the "Property"). The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations ("BCZR"), §500.7: to allow 1.21 acres unimproved parcel to be a buildable lot. The zoning for this parcel is RC-4 and the minimum acreage requirement is 3 acres.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Milton Shaw appeared in *pro se*. Prior to the hearing, there were many written comments submitted opposing the relief from interested citizens including property owners, Valleys Planning Council, and Oregon Ridge Nature Center Council. At the hearing, many interested citizens appeared, three (3) of whom testified in opposition: H. George Meredith, Jr., 1439 Ivy Hill Rd., Michelle Spiziri 41 Spring Hill Farm Ct., and Ralph Brown, MD, President of Oregon Ridge Nature Center Council.

Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP") and from the Department of Environmental Protection and Sustainability ("DEPS") which agencies did not oppose the requested relief.

A boundary plat was prepared by McKee & Associates, Inc. (the "Site Plan"). The Property is an unimproved parcel measuring 1.214 acres +/-, and is zoned Resource Conservation, Watershed Protection (RC4). On the western side, it adjoins 1316 Ivy Hill Rd., a 1.24 acre +/- parcel which is improved with a house constructed in or about 1967 and owned by Christopher Bartlett, ("1316 Ivy Hill"). 1316 Ivy Hill is split zoned RC4 and RC5. On the eastern side, it adjoins 1300 Ivy Hill Rd. ("1300 Ivy Hill") which is a 2.18 acre parcel improved with a home constructed in or about 1949. 1300 Ivy Hill is zoned RC4.

Mr. Shaw testified that he and his wife live in Baltimore City and purchased the Property in June, 1997. He explained that in 1996, the original contract of sale ($75,000.00) was contingent on well drilling to get the proper yield. When it did not yield, they offered a lower purchase price ($38,500.00) to the Seller, it was accepted. Mr. Shaw stated that he and his wife spent $15,000.00 on well drilling/perk tests and that the Property needs 3 wells to produce the proper yield. They have paid $30,000.00 in real property taxes. Although he does not remember how he came to learn that the Property lacked the minimum acreage to build a house, Mr. Shaw believed it was 1.5 years ago. He suggested that the County should have told him about the minimum acreage when he applied for the well permit.

Mr. Shaw went through the title deeds to explain how he believed the Property came to be 1.21 acres in size. He further highlighted that there are 7 properties along Ivy Hill Rd. which are zoned either RC4, RC5 or RC7, are under the minimum acreage, but are improved with homes: 1300 Ivy Hill; 1316 Ivy Hill; 1201 Ivy Hill; 1005 Ivy Hill; 903 Ivy Hill; 845/859 Ivy Hill; and 809 Ivy Hill.

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

> The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

The RC 4 zone was created in 1979 for the protection of watersheds. It is worth repeating here the County Council's findings and legislative policy emphasized the importance of protecting watersheds and in the supply of well water:

> § 1A03.1. - Findings and legislative policy.
>
> The County Council finds that major, high-quality sources of water supply for the entire Baltimore Metropolitan Area and for other neighboring jurisdictions lie within Baltimore County and that continuing development in the critical watersheds of those water supply sources is causing increased pollution and sedimentation in the impoundments, resulting in increasing water treatment costs and decreasing water storage capacity. The R.C.4 zoning classification and its regulations are established to provide for the protection of the water supplies of metropolitan Baltimore and neighboring jurisdictions by preventing contamination through unsuitable types or levels of development in their watersheds.

It is also worth noting that due to its importance in the protection of waterways, an RC4-zoned property may not be reclassified unless it is a certain distance from water reservoir/stream and has a specific slope:

> § 1A03.2. - Rezoning by petition.
>
> No petition for reclassification of property in an R.C.4 Zone may be granted unless a registered professional engineer, architect, landscape architect or land surveyor first certifies that:
>
> A. The parcel of land under petition lies at least 200 feet from the property line of any public water reservoir;
>
> B. The parcel lies at least 300 feet from any first or second order or greater stream that flows directly into a public water reservoir;
>
> C. That the parcel lies at least 300 feet from any third order or greater stream that flows directly or indirectly into a public water reservoir;
>
> D. No more than 30 percent of the parcel has a slope of more than 20 percent;
>
> E. The parcel does not lie within a 100-year floodplain; and
>
> F. As shown by an environmental impact statement, the manner in which proposed reclassification will affect water quality in the watershed or any public water reservoir.

In this case, the minimum acreage requirement is at issue:

> § 1A03.4. - Height and area regulations.
>
> * * * *
>
> B. Area regulations.
>
> 1. Lot density.
>
> a. A tract to be developed in an R.C.4 Zone with a gross area of less than six acres may not be subdivided, and a tract to be developed with a gross area of at least six acres but not more than ten acres may not be subdivided into more than two lots (total), each of which must be

> at least three acres, except as otherwise provided in Section 103.3 or in Paragraph 4 below.

The Property here is 1.21 acres and has never been improved with a dwelling. Each of the homes mentioned by Mr. Shaw are located on Ivy Hill Rd. were all constructed prior to the enactment of the RC4 zone in 1979. The RC4 zone existed prior to the purchase by Mr. Shaw and Ms. Sobus in 1997. Even if the Property were zoned RC5 (Rural Residential), the minimum acreage is 1.5 acres. There was no evidence submitted that the Property meets the requirements of BCZR, §1A03.4.B.4. It would take 3 wells to produce water for any home. The Property is within several 100 feet of Baisman Run, a stream with native brook trout. To build a house, most of the trees on the Property would need to be cleared which would increase water run-off into Baisman Run. The Property slopes down towards Baisman Run, increasing run-off. Unfortunately for the Petitioners, the money spent on the purchase of the Property, on property taxes, on perk tests, or on a survey, are not reasons to ignore the mandatory 3 acre minimum, particularly in light of the opposition here. Accordingly, I find that the Special Hearing relief is not within the spirit or intent of the BCZR and must be denied.

THEREFORE, IT IS ORDERED this 7th day of **August, 2023** by this Administrative Law Judge that the Petition for Special Hearing from BCZR, §500.7 to allow 1.21 acres unimproved parcel to be a buildable lot; the zoning for this parcel being RC-4, and the minimum acreage requirement being 3 acres, be and it is hereby **DENIED**.

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

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

Webinar ID	Webinar Name
265325248643080804	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill Road - Owners: Milton Shawn, Jean Sobus
265325248643080804	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill Road - Owners: Milton Shawn, Jean Sobus
265325248643080804	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill Road - Owners: Milton Shawn, Jean Sobus
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Webinar Scheduled Start Time	Webinar Scheduled End Time	Webinar/Recording Scheduled Duration	Webinar Start Time
2023-08-02 10:00:00	2023-08-02 11:00:00	60 mins	2023-08-02 09:36:47
2023-08-02 10:00:00	2023-08-02 11:00:00	60 mins	2023-08-02 09:36:47
2023-08-02 10:00:00	2023-08-02 11:00:00	60 mins	2023-08-02 09:36:47
2023-08-02 10:00:00	2023-08-02 11:00:00	60 mins	2023-08-02 09:36:47
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2023-08-02 10:00:00	2023-08-02 11:00:00	60 mins	2023-08-02 09:36:47

Webinar End Time	Display Name	First Name	Last Name	Role	Attendee Email
2023-08-02 10:44:10	Call-in User_2 (410963****)	N/A	N/A	attendee	
2023-08-02 10:44:10	Donna Mignon	Donna	Mignon	coHost	dmignon@baltimorecountymd.gov
2023-08-02 10:44:10	Dr. Carol Newill	N/A	N/A	attendee	cnewill@gmail.com
2023-08-02 10:44:10	H George Meredith, Jr.	N/A	N/A	panelist	alto1cat@aol.com
2023-08-02 10:44:10	MJohnston	N/A	N/A	attendee	marthakjohnston@gmail.com
2023-08-02 10:44:10	Maureen E Murphy	Maureen	Murphy	host	mmurphy@baltimorecountymd.gov
2023-08-02 10:44:10	Michael Ruby	N/A	N/A	attendee	mildmanneredcomm@aol.com
2023-08-02 10:44:10	Michael leff	N/A	N/A	attendee	msleff007@verizon.net
2023-08-02 10:44:10	Michael leff	N/A	N/A	attendee	msleff007@verizon.net
2023-08-02 10:44:10	Patricia Clagett	N/A	N/A	attendee	p231tricia@outlook.com
2023-08-02 10:44:10	Ralph Brown	N/A	N/A	attendee	ralphbrownmd@gmail.com
2023-08-02 10:44:10	Renee Hamidi	N/A	N/A	panelist	rene@thevpc.org
2023-08-02 10:44:10	john Meredith	N/A	N/A	panelist	johnmeredith1439@gmail.com
2023-08-02 10:44:10	michelle spiziri	N/A	N/A	panelist	michellespiziri@gmail.com
2023-08-02 10:44:10	milton shaw	N/A	N/A	panelist	miltonbshaw@gmail.com
2023-08-02 10:44:10	milton shaw	N/A	N/A	panelist	miltonbshaw@gmail.com

Join Time	Leave Time	Attendance	Connection Type	Source ID	Session Name
2023-08-02 10:01:19	2023-08-02 10:10:49	10 mins	Other app	N/A	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill
2023-08-02 09:36:47	2023-08-02 09:47:48	12 mins	Desktop app	N/A	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill
2023-08-02 10:24:29	2023-08-02 10:44:16	20 mins	Desktop app	N/A	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill
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2023-08-02 10:03:53	2023-08-02 10:44:16	41 mins	Desktop app	N/A	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill
2023-08-02 09:45:25	2023-08-02 10:44:15	59 mins	Desktop app	N/A	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill
2023-08-02 10:02:45	2023-08-02 10:44:16	42 mins	Desktop app	N/A	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill
2023-08-02 10:27:49	2023-08-02 10:44:06	17 mins	Mobile app	N/A	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill
2023-08-02 10:10:39	2023-08-02 10:23:06	13 mins	Mobile app	N/A	Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill
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Road - Owners: Milton Shawn, Jean Sobus
Road - Owners: Milton Shawn, Jean Sobus
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Road - Owners: Milton Shawn, Jean Sobus

HEARING PETITION FOR

1306 IVY HILL ROAD

COCKEYSVILLE, MD 21030

CASE #2023-011 SPH

HEARING DATE: AUGUST 2, 2023 10:00 A.M.

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23	MAP #2 FOR DEED LIBER 5629 PAGES 866-868
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27	MAP #3 FOR DEED LIBER 4077 PAGES 169-170 & LIBER 2968 PAGES 497-507
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50	PROPERTY PHOTO

Zoning 3 WEEK INN applies

My copy

P.1

PETITION FOR ZONING HEARING(S)

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 1306 Ivy Hill Rd, Cockeysville Currently Zoned RC-4

Deed Reference 00122631 147 10 Digit Tax Account # 2200000987

Owner(s) Printed Name(s) Milton Shaw & Jean Sobus

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

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 **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

10' to lane Blvd

2. ____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ____ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

To Be Presented at Hearing

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.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Milton Shaw Jean Sobus

Name #1 - Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

4517 Schenley Rd Balto Md.

Mailing Address City State

21210 443.386.8800 miltonbshaw@gmail.com

Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

OWNERS ABOVE

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER _____ Filing Date ____/____/____ Do Not Schedule Dates _____ Reviewer _____

3/2022

Zoning has 12 copies — My Copy

AKA: 1306 Ivy Hill Rd, Cockeysville, Md.

Petition for Zoning Special Hearing
Election District 8, Councilmanic Dist. 3
Zoning RC-4, GIS map 050C1, Parcel #22-00-000987
Milton Shaw, Jean Sobus, owners
4 June 2022, Not in CBCA/Historic or floodplain

TAX MAP 50, P. 148
BALTIMORE COUNTY MARYLAND
DEED REF.: 5629/866
SECOND PARCEL

IPF
IRF
580.58'
191.52'
IRCS
N 56°27'50" E 283.01'
IRCS
IPF 2.5' SSE OF CORNER
475.00'
IPF

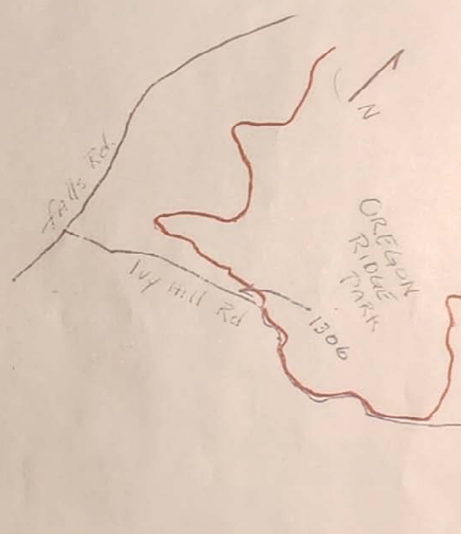
30'
B
C
A
T.M. 50, P. 445
MILTON B. SHAW &
JEAN M. SOBUS
~~12263/147~~
52,771 S.F.±
1.2114 AC.±
Potential home not to scale
Building Set Backs
25'
25'
N 35°31'52" W 350'
Existing House not to scale
TAX MAP 50 P. 66
CHRISTOPHER E. BARTLETT
DEED REF.: 14833/360
197.57'
S 24°22'46" E ~200'
200.12'
TAX MAP 50, P. 68
KENNETH GRADY &
LINDA M. GRADY
DEED REF.: 9536/448
Existing House not to scale
200.12'

WELL #BA-94-3271
DRY HOLE
WELL #BA-94-2250
WELL #BA-88-2710
DRY HOLE
IRCF "9695" 0.68' RIGHT OF LINE AT 19.42'
25'

STONE FD.
6'
1270.00'
IVY
S 56°27'50" W
HILL
ROAD
251.18'
IPF 5.2' SW OF CORNER
1.18'
IRCS
ASPHALT DRIVE OF OTHERS
475.00'
STONE FD.

TAX MAP 50, P. 465
DAVID D. SMITH
DEED REF.: 12392/138

LEGEND
IRF DENOTES IRON REBAR FOUND
IPF DENOTES IRON PIPE FOUND
IRCF DENOTES IRON REBAR & CAP FOUND FOLLOWED BY SURVEYOR DESIGNATION
IRCS DENOTES IRON REBAR & CAP SET



STATE OF MARYLAND
WILLIAM MICHAEL RAY
No. 515
REGISTERED PROPERTY LINE SURVEYOR

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

BOUNDARY PLAT

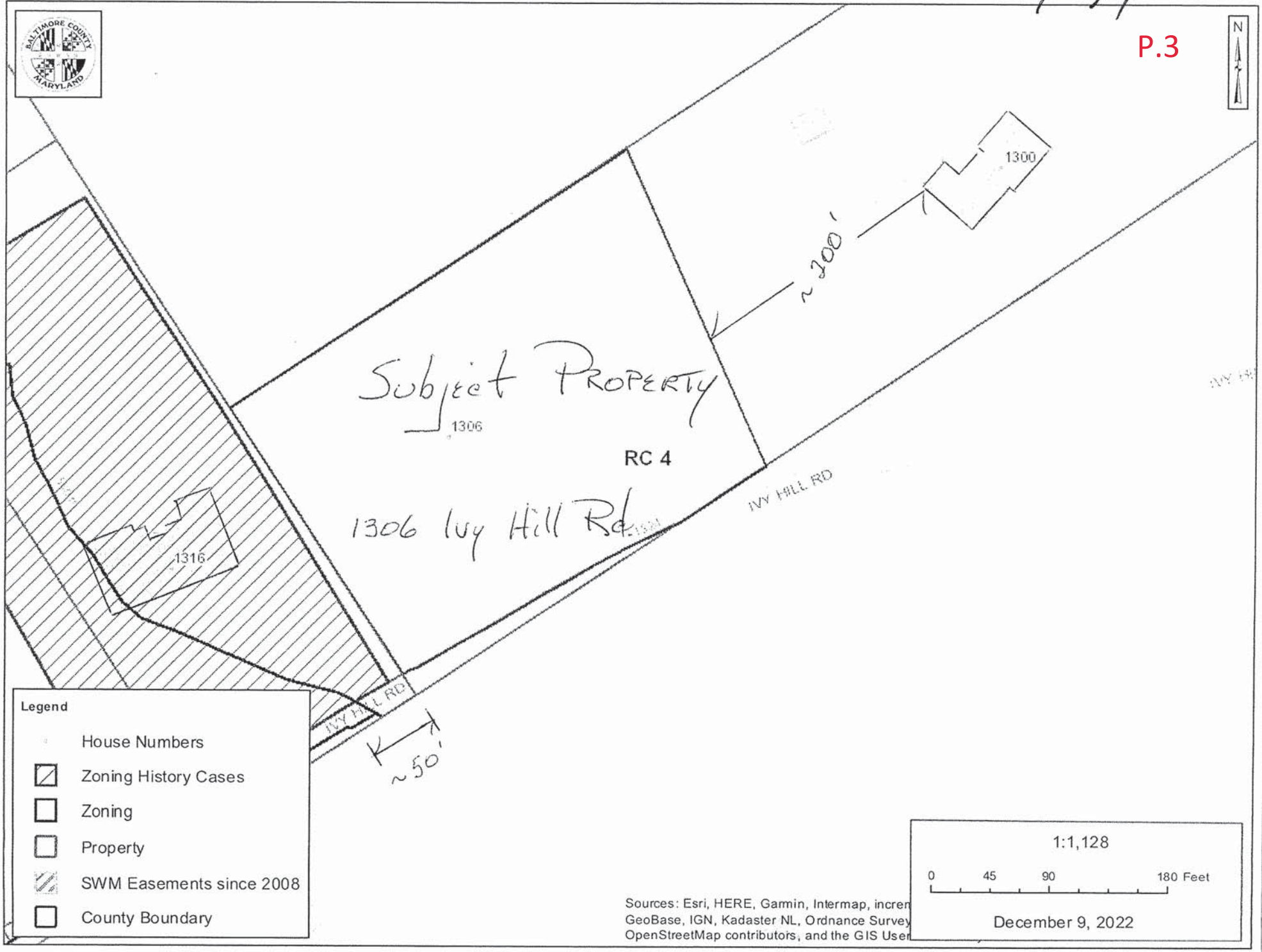
IVY HILL ROAD
PROPERTY OF
MILTON B. SHAW
JEAN M. SOBUS
SM 12263/147

SHEET 1 OF 1	COMPUTED BY: JMB	DRAWN BY: JMB	CHECKED BY: WMR	JOB NO.: 07-059

8TH ELECTION DISTRICT
SCALE: 1"= 40'
BALTIMORE COUNTY, MARYLAND
DATE: JANUARY 23, 2007

Baltimore County - My Neighborhood

My Copy



My copy

P.4

1.21 Acres Ivy Hill Rd.
Parcel #22-00-000987
Conveyance of Property

Map #1
June, 1997
Deed From: Elizabeth W. Fenwick, et al
To: Milton Shaw & Jean Sobus
Liber 12263 Folio 147, 1.214 Acres

Map #2
January, 1990
Deed From: First National Bank, Successor, Trustee
To: Elizabeth W. Fenwick, et al
Liber 8394, Folio 274, 1.214 Acres

Map #2
April, 1976
Deed From: First National Bank of Maryland
To: Baltimore County, Maryland
Liber 5629, Folio 866, 21.076 Acres

Map #3
November , 1962
Deed From: Grace Whedbee, Administratrix
To: The First National Bank of Maryland
Liber 4077, Folio 169

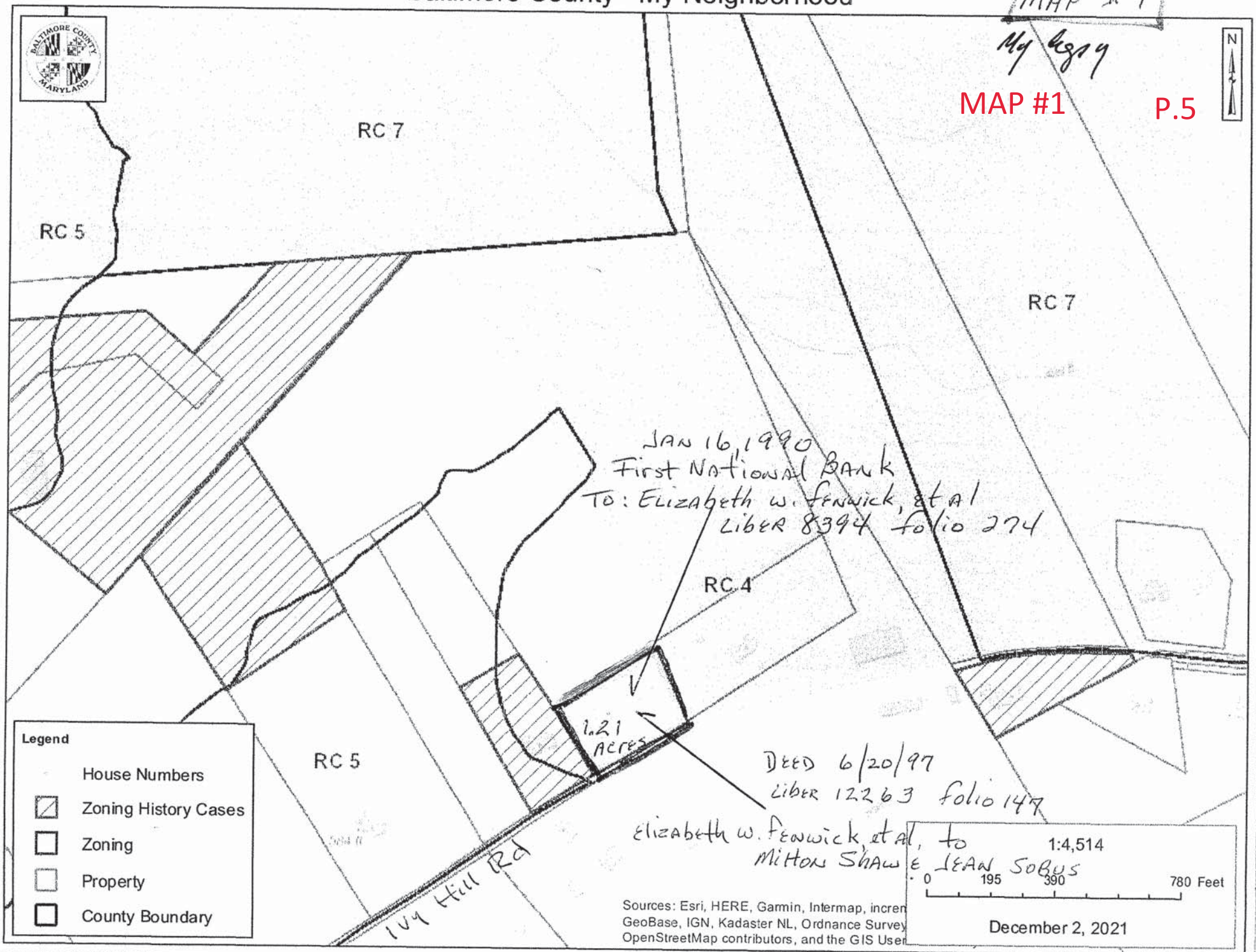
Map #3
July, 1956
Deed From: The Worthington Valley Company
To: James C.L. Anderson, Executor to Wilbur Miller
Liber 2968, Folio 497 (See Folio 505 & 506) 22.29 Acres

Conclusion : 22.29 Acres (Deeds from 1956 & 1962)
Minus 21.076 Acres (1976 Sale to Baltimore County)
Equals 1.214 Acres Remaining

Baltimore County - My Neighborhood

MAP #1
My Neighborhood

MAP #1 P.5



Baltimore County Government, Esri, HERE, Garmin, INCREMENT P, USGS, FSA, USDA

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JUNE 6, 1997

0012263 147

My copy

MAP 1

P.6

DEED

97-2731

THIS DEED, Made this 20th day of June, in the year one thousand nine hundred and ninety-seven, by and between

Elizabeth W. Fenwick, Davison White, and Thomas C. Whedbee, party of the first part, Grantor, and

Milton B. Shaw and Jean M. Sobus, party of the second part, Grantee.

THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS $38,500.00.

WITNESSETH: That in consideration of the sum of Five Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto Milton B. Shaw and Jean M. Sobus, as tenants by the entireties, their heirs, personal representatives and assigns, all that lot of ground situate in Baltimore County in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at the beginning of the parcel of land designated as Item 10 in a Deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first line of said parcel of land and running for a part diagonally across the bed of Ivy Mill Road, as the following description is compiled from Deeds, North 65 degrees 20 minutes East 251.5 feet, thence leaving said road and running with and binding on the second line of said parcel of land, North 15 degrees 30 minutes West 200 feet to intersect the last line of the parcel of land secondly described in a Deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 5629, folio 866 which was conveyed by First National Bank of Maryland Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence binding reversely on a part of said last line, South 65 degrees 20 minutes West 283.15 feet to intersect the last line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to Anderson and thence running with and binding on a part of said line South 24 degrees 40 minutes East 197.45 feet more or less to the place of beginning. Containing 1.214 acres of land more or less.

BEING a part of the property which by Deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Book 8394, page 261, was granted and conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased unto Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, the Grantors herein.

TOGETHER WITH the buildings and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said Grantee, as tenants by the entireties, their heirs, personal representatives and assigns, in fee simple.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE [signature] DATE 6/30/97

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
[signature] 6/30/97
By Date

AND the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hands and seals of the said Grantors.

WITNESS:

Elizabeth W. Fenwick

Davison White

Thomas C. Whedbee

STATE OF MARYLAND, HARFORD COUNTY, TO WIT:

On this 19TH day of June, 1997, before me, a Notary Public of said State, personally appeared Elizabeth W. Fenwick, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.

KATHLEEN C. ETZEL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 23, 1997

Notary Public (Seal)

My commission expires: 6-23-97

STATE OF MARYLAND, City of Baltimore COUNTY, TO WIT:

On this 18th day of June, 1997, before me, a Notary Public of said State, personally appeared Davison White, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.

Linda A. Newcomb
Notary Public (Seal)

My commission expires: 3/1/98

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MAP 1

See Page 2.7d

JAN. 16, 1990

LIBER 8394 PAGE 261

P.8

D RCF 76.00

DEED
SM CLERK 76.00
No Consideration

M57454 0002 R02 T11 12:38

THIS DEED, made this 16TH day of January, 1990, by and between the First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, which Will was probated and recorded in the Office of the Register of Wills for Baltimore County, Maryland, in Wills Liber J.P.C. No. 50, folio 33, Grantor, and Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, Grantees. 02/01/90

WHEREAS the First National Bank of Maryland, as Successor Trustee under a trust established under the Will of C. Wilbur Miller, deceased, is seized and possessed of title, as Trustee, of the hereinafter described parcels of land; and

WHEREAS, by the terms of the Last Will and Testament, the trust terminated as of the death of C. Wilbur Miller's daughter, Grace Miller Whedbee (his other daughter having predeceased her and all of his grandchildren having reached the age of thirty), and the assets of the trust are distributable to his three grandchildren, the Grantees herein

NOW THEREFORE, in consideration of the promises and pursuant to the power and authority in it vested and to its obligations under said trust, the Grantor, as Trustee aforesaid, does hereby grant and convey to the Grantees, and to their respective personal representatives, heirs and assigns, as tenants in common, in undivided one-third shares, in fee simple, all those pieces and parcels of land, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

FIRST: Beginning for the same at a point in the center of Tufton Avenue and in the first line of the parcel of land firstly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson Executor of the last will and testament of C. Wilbur Miller, deceased, said point being distant North 85 degrees 54 minutes West 620 feet measured along said first line from the beginning thereof, said point also being at the end of the first line of a parcel of land which by a deed dated November 19, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R No. 4077 folio 171 was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife and running thence with and binding on a part of the first line of the first herein referred to parcel of land and binding in the center of Tufton Avenue, as the following description is compiled from deeds, North 85 degrees 54 minutes West 1361.50 feet to the end of said

TAX

2-1-90

2-1-90

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per Jay Burger
Authorized Signature
Date 2-1-90 Sec. 11-85 H

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line, thence leaving said Avenue and running with and binding on the second line and on a part of the third line of said parcel of land which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, the two following courses and distances viz: North 3 degrees 24 minutes East 768.34 feet and North 86 degrees 36 minutes West 3448.92 feet more or less to intersect the eighth or South 4 degrees 15 minutes 20 seconds West 2233.92 foot line of a parcel of land which by a deed dated September 15, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3904 folio 298 was conveyed by Grace Miller Whedbee, Administratrix to Charles M. Nes III and wife, thence binding reversely on a part of said line, North 3 degrees 31 minutes East 1506.43 feet more or less to the center of Geist Road and to intersect the seventh or North 77 degrees 23 minutes East 400 foot line of a parcel of land which by a deed dated July 14, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3866 folio 577 was conveyed by Frances J. Lomas and husband to Grace Miller Whedbee, Administratrix of the Estate of C. Wilbur Miller, deceased, thence running with and binding on a part of said seventh line and on the eighth and ninth lines of said parcel of land and binding in the center of Geist Road, the three following courses and distances viz: North 76 degrees 15 minutes East 165.32 feet, North 76 degrees 41 minutes East 400 feet and North 78 degrees 07 minutes East 404 feet, thence leaving the center of said Road and running with and binding on the last line of said last mentioned parcel of land and running with and binding on the ninth line of a parcel of land which by a deed dated January 13, 1988 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7769 folio 1 was conveyed by Clare M. Boyce to Michael J. McCarthy and wife, South 0 degrees 09 minutes West 18 feet to a stone set at the beginning of the last line of said last mentioned parcel of land, thence running with and binding on said line and binding near and south of the south side of Geist Road and running with and binding on a part of the fifth line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, North 77 degrees 07 minutes East 741.76 feet to a stone on the southernmost right of way line of Geist Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 70-311-5 which plat is attached to a deed from the Garrison School, Incorporated et al to Baltimore County, Maryland dated January 21, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5165 folio 396, thence binding on the southernmost right of way lines of Geist Road as shown on Plats Nos. 70-311-5, 4, 3, 2 and 1 as attached to said deed and continuing to run with and bind on a part of said fifth line in the deed from The Worthington Valley Company to James C. L Anderson, Executor, North 77 degrees 07 minutes East 1705.87 feet, thence continuing to run with and bind on a part of said fifth line and on a part of the sixth line of said parcel of land, North 77 degrees 07 minutes East 165 feet and North 3 degrees 16 minutes East 16.5 feet more or less to the center of Geist Road and to the

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end of the fifteenth or North 88 degrees 44 minutes 40 seconds West 25.89 foot line of a parcel of land which by a deed dated September 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G.No. 4202 folio 483 was conveyed by the First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Thomas M. Monroe and wife, thence binding reversely on the fifteenth, fourteenth, thirteenth, twelfth, eleventh and tenth lines of said parcel of land and binding in the center of Geist Road, the six following courses and distances viz: South 88 degrees 31 minutes 30 seconds East 25.89 feet, South 83 degrees 38 minutes 50 seconds East 84.30 feet, South 84 degrees 32 minutes 50 seconds East 169.25 feet South 86 degrees 51 minutes 20 seconds East 166.93 feet, South 86 degrees 25 minutes 20 seconds East 276.17 feet and South 86 degrees 19 minutes 05 seconds East 569.89 feet to the center of Falls Road and to intersect the fourth or South 13 degrees 48 minutes 00 seconds East 100.18 foot line of a parcel of land which by a deed dated March 9, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5255 folio 31 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Charles P. McCausland III and wife, thence running with and binding on a part of the fourth line and on the fifth, sixth, seventh, eighth, ninth and tenth lines of said parcel of land and binding in the center of Falls Road, the seven following courses and distances viz: South 16 degrees 57 minutes 40 seconds East 18.37 feet more or less, South 17 degrees 37 minutes 00 seconds East 132.01 feet, South 17 degrees 00 minutes 20 seconds East 49.81 feet, South 16 degrees 22 minutes 40 seconds East 49.74 feet, South 13 degrees 59 minutes 50 seconds East 99.79 feet, South 13 degrees 00 minutes 30 seconds East 99.84 feet and South 12 degrees 09 minutes 40 seconds East 94.79 feet to the end of the seventh or North 9 degrees 24 minutes 30 seconds West 89.62 foot line of a parcel of land which by a deed dated November 8, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6623 folio 756 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to James C. Alban III and wife, thence binding reversely on a part of said seventh line and binding in the center of Falls Road, South 12 degrees 34 minutes 10 seconds East 26.48 feet more or less to the beginning of the third line of a parcel of land which by a deed dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4684 folio 199 was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife, thence leaving said road and running with and binding on said third line, North 88 degrees 59 minutes 40 seconds West 360.28 feet to the beginning of a parcel of land which by a deed dated September 20, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5221 folio 950 was conveyed by The First National Bank of Maryland, Successor Trustee under the

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last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife, thence binding reversely on the last, third and second lines of said parcel of land, the three following courses and distances viz: North 88 degrees 59 minutes 40 seconds West 181.04 feet, South 5 degrees 07 minutes 30 seconds East 752.84 feet and North 78 degrees 41 minutes 10 seconds East 181.06 feet to the beginning of the last line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife and recorded in Liber O.T.G. No. 4684 folio 199, thence running with and binding on said last line, North 78 degrees 41 minutes 10 seconds East 465.20 feet to the center of Falls Road, thence binding in the center of said Road and running with and binding on the first line and on a part of the second line of said last mentioned parcel of land, the two following courses and distances viz: North 15 degrees 32 minutes West 415.37 feet and North 12 degrees 48 minutes 10 seconds West 155.66 feet more or less to the end of the sixth or South 80 degrees 46 minutes West 30 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Trustee to James C. Alban III and wife, thence leaving Falls Road and binding reversely on the sixth, fifth, fourth and third lines of said parcel of land, the four following courses and distances viz: North 77 degrees 36 minutes 20 seconds East 30 feet, North 10 degrees 04 minutes 52 seconds East 66.82 feet, North 75 degrees 24 minutes 00 seconds East 250.78 feet and North 73 degrees 14 minutes 35 seconds East 1600.97 feet to the beginning of the eleventh or North 73 degrees 01 minute East 1026.65 foot line of the aforesaid firstly described parcel of land in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of said eleventh line, North 7 degrees 01 minute East 401.49 feet to the end of the fifth or North 8 degrees 37 minutes West 45.07 foot line of a parcel of land which by a deed dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5636 folio 804 was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Patrick C. Walsh and wife, thence binding reversely on the fifth, fourth and third lines of said parcel of land, the three following courses and distances viz: South 8 degrees 46 minutes East 45.07 feet, South 15 degrees 43 minutes 25 seconds East 412.85 feet and North 59 degrees 20 minutes 30 seconds East 827.54 feet to a point in Cuba Road and in the thirteenth line of the aforesaid firstly described parcel of land in Item I in the deed from The Worthington Valley Company to James C. L Anderson, Executor, thence running with and binding on a part of the thirteenth line and on the fourteenth and fifteenth lines and on a part of the sixteenth line of said parcel of land and binding in or near the center of Cuba Road, the four following courses and distances viz: South 50 degrees 08 minutes East 402.55 feet, South 54 degrees 34 minutes East 146.7 feet, South 60 degrees 00 minutes

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East 129.6 feet and South 61 degrees 19 minutes East 460.27 feet to the beginning of a parcel of land which by a deed dated August 6, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5207 folio 789 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife, thence leaving said road and binding reversely on the last and third lines of said parcel of land, the two following courses and distances viz: South 44 degrees 43 minutes West 434 feet and South 10 degrees 59 minutes 10 seconds West 456.27 feet to the end of the tenth or North 11 degrees 15 minutes East 82.53 foot line of a parcel of land which by a deed dated April 4, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4863 folio 276 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife, thence binding reversely on the tenth, ninth, eighth and seventh lines of said parcel of land, the four following courses and distances viz: South 11 degrees 15 minutes West 82.53 feet, South 60 degrees 58 minutes East 241.82 feet, North 73 degrees 51 minutes 10 seconds East 607.65 feet and North 64 degrees 27 minutes East 226.79 feet to a point in Cuba Road and in the twenty-first or South 36 degrees 59 minutes East 295.8 foot line of the aforesaid parcel of land firstly described in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of the twenty-first line and on the twenty-second and twenty-third lines of said parcel of land andbinding in or near the center of Cuba Road, the three following courses and distances viz: South 36 degrees 59 minutes East 217.77 feet, South 54 degrees 28 minutes East 266.9 feet and South 54 degrees 47 minutes East 520.2 feet, thence leaving said Road and running with and binding on the twenty-fourth, twenty-fifth and twenty-sixth lines of said last mentioned parcel of land, the three following courses and distances viz: South 3 degrees 15 minutes West 481.85 feet, South 62 degrees 54 minutes East 211.1 feet and South 29 degrees 35 minutes West 1202.54 feet to the center of Shawan Road (formerly known as Tufton Avenue), thence binding in or near the center of said Road and continuing to run with and bind on the outlines of said last mentioned parcel of land, the sixteen following courses and distances viz: North 87 degrees 10 minutes West 663.42 feet, North 88 degrees 35 minutes West 470 feet, South 84 degrees 26 minutes West 52 feet, South 67 degrees 48 minutes West 55.1 feet, South 50 degrees 59 minutes West 64.8 feet, South 67 degrees 05 minutes West 100 feet, South 67 degrees 48 minutes West 100 feet, South 86 degrees West 1000 feet, North 85 degrees 42 minutes West 202.2 feet, North 77 degrees 25 minutes West 206.5 feet, North 65 degrees 52 minutes West 81.7 feet, North 55 degrees 58 minutes West 110.7 feet, North 60 degrees 16 minutes West 100 feet, North 72 degrees 46 minutes West 100 feet, North 82 degrees 21 minutes West 100 feet and North 86 degrees 15 minutes West 925.30 feet to a point distant South 86 degrees 15 minutes East 320 feet

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measured along the center of Shawan Road from the center of Falls Road and to the easternmost outline of the parcel of land known as the store lot and zoned RCC, thence leaving Shawan Road and binding on the easternmost and northernmost outlines of said store lot, the two following courses and distances viz; North 3 degrees 45 minutes East 315 feet and North 86 degrees 15 minutes West 301 feet more or less to the easternmost right of way line of Falls Road as widened and shown on State Roads Commission of Maryland Plat No. 49978 as referred to in a deed from The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to The State of Maryland dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94, thence binding on the easternmost right of way line of Falls Road as widened and shown on said plat, North 1 degree 07 minutes East 235 feet more or less to the end of said widening, thence North 88 degrees 53 minutes West 23.64 feet to the center of Falls Road and to intersect the twenty-third or South 2 degrees 31 minutes West 581.12 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland to T. Courtenay J. Whedbee and wife, thence binding reversely on a part of said twenty-third line and on the twenty-second to the thirteenth lines inclusive and binding reversely on a part of the twelfth line of said last mentioned parcel of land and binding in the center of Falls Road, the twelve following courses and distances viz: North 1 degree 07 minutes East 26 feet more or less to the beginning of said twenty-third line, North 3 degrees 09 minutes East 100 feet, North 7 degrees 07 minutes East 100 feet, North 12 degrees 06 minutes East 100 feet, North 14 degrees 28 minutes East 100 feet, North 8 degrees 56 minutes East 60 feet, North 1 degree 44 minutes East 193 feet, North 3 degrees 02 minutes West 50 feet, North 10 degrees 32 minutes West 50 feet, North 18 degrees 39 minutes West 50 feet, North 21 degrees 40 minutes West 202.30 feet and North 19 degrees 49 minutes West 72.06 feet to the end of the sixth or South 70 degrees 27 minutes 50 seconds West 727.57 foot line of a parcel of land which by a deed dated September 26, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5039 folio 149 was conveyed by The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to Charles M. Nes, Jr. and wife, thence leaving Falls Road and binding reversely on the sixth and fifth lines of said parcel of land, the two following courses and distances viz: North 69 degrees 03 minutes 50 seconds East 727.57 feet and North 11 degrees 24 minutes 40 seconds West 431.20 feet to the southeast side of a 60 foot right of way as laid out in said last mentioned deed, thence binding on the southeast side of said right of way, with the right and use thereof in common with others entitled thereto and binding reversely on the fourth and third lines of the parcel of land conveyed in said last mentioned deed, the two following courses and distances viz: South 65 degrees 56 minutes West 460 feet and North 67 degrees 55 minutes West 127 feet to the beginning of the third line of the parcel of land described as an

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exception to the firstly described parcel of land of Item 1 in the aforesaid deed from the Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on said third line and continuing to bind on the southeast side of said 60 foot right of way, South 67 degrees 05 minutes West 213.9 feet more or less to the center of Falls Road, thence binding in the center of Falls Road, South 15 degrees 54 minutes East 143.22 feet more or less to the end of the ninth or North 84 degrees 48 minutes East 500.90 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife, thence leaving said Falls Road and binding reversely on the ninth, eighth, seventh, sixth, fifth, fourth, third and second lines of said parcel of land, the eight following courses and distances viz: South 83 degrees 24 minutes West 500.90 feet, South 4 degrees 53 minutes East 270.26 feet, South 4 degrees 40 minutes East 226.40 feet, South 75 degrees 34 minutes West 20.85 feet, South 7 degrees 07 minutes 30 seconds East 151.44 feet, South 0 degrees 46 minutes 30 seconds West 87.69 feet, North 89 degrees 27 minutes West 9.90 feet and South 0 degrees 33 minutes West 1130.40 feet to the place of beginning.

Containing 574.7 Acres of land more or less as calculated from deeds and conveyances.

Saving and excepting therefrom a parcel of land located on Shawan Road and containing 0.027 of an Acre which was conveyed in a deed from the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to Baltimore County, Maryland dated June 9, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr.No. 7197 folio 226, said parcel of land is shown on Baltimore County Bureau of Land Acquisition Drawing 85-028-1 which drawing is attached to said deed.

Subject to a utility easement containing 0.036 of an Acre of land located on Shawan Road which by a deed and agreement between The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, deceased and Baltimore County, Maryland dated June 9, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7197 folio 236. Said easement is shown on Baltimore County Bureau of Land Acquisition Drawing 85-028-1 which drawing is attached to said Deed and Agreement.

Subject to the revertible easement for support slopes as shown on State Roads Commission of Maryland Plat No. 49978.

Subject to easements heretofore granted to The Baltimore Gas and Electric Company, The C & P Telephone Company and the American Telephone and Telegraph Company.

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Together with the reservation pertaining to the water supply system as set forth in the deed from The First National Bank of Maryland Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4684 folio 199.

Subject to the right and easement pertaining to the water supply system as set forth in the deed from The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife dated April 4, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4863 folio 276 if applicable.

Together with the right to use Dick Powells Lane, 15 feet wide, leading to Cuba Road and the use of the water supply system as set forth in the deed from The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Patrick C. Walsh and wife dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5636 folio 804.

Being a part of the first parcel of land described in Item 1 in a deed from The Worthington Valley Company to James C. L. Anderson Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed between Grace M. Whedbee, Administratrix d.b.n., c.t.a. of the Estate of C. Wilbur Miller, deceased, Grantor and The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased, Grantee dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

SECOND: Beginning for the same in the center of Shawan Road (formerly known as Tufton Avenue) at the beginning of the parcel of land secondly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first and second lines and on a part of the third line of said parcel of land, the three following courses and distances viz: as the following description is compiled from deeds, South 3 degrees 03 minutes West 655.65 feet, North 86 degrees 44 minutes West 1307.40 feet and North 86 degrees 26 minutes West 100 feet more or less to the center of Falls Road and to intersect the South 37 degrees 05 minutes 21 seconds West 148.89 foot line of a parcel of land which by a deed dated October 24, 1956 and recorded

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among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to The Worthington Valley Development Corporation, thence running with and binding on the outlines of said parcel of land and binding in the center of Falls Road, the seven following courses and distances viz: South 44 degrees 52 minutes 21 seconds West 148 feet more or less, South 45 degrees 39 minutes 47 seconds West 391.17 feet, South 36 degrees 13 minutes West 182.03 feet, South 15 degrees 17 minutes 20 seconds West 213.90 feet, South 5 degrees 22 minutes 17 seconds East 172.16 feet, South 25 degrees 53 minutes 52 seconds East 210.65 feet and South 45 degrees 55 minutes 04 seconds East 184.21 feet to intersect the seventh or North 11 degrees 20 minutes East 1221 foot line of the aforesaid secondly described parcel of land in Item 1 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence leaving Falls Road and running with and binding on a part of said seventh line, North 11 degrees 20 minutes East 73 feet more or less to the beginning of the eighth line of said last mentioned parcel of land, thence running with and binding on the eighth and ninth lines of said parcel of land and running with and binding on the first and second lines as described in a deed and agreement between James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and Edwin Griffith et al dated December 27, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B.No. 3330 folio 265, the two following courses and distances viz: North 77 degrees 27 minutes East 567.10 feet and South 45 degrees 50 minutes East 660 feet to the beginning of the eleventh or North 59 degrees 22 minutes 03 seconds East 1033.38 foot line of the parcel of land firstly described in a deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629 folio 866 which was conveyed by the First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence running with and binding on said eleventh line, North 66 degrees 56 minutes 03 seconds East 1033.38 feet to intersect the last line of the aforesaid secondly described parcel of land in Item 1 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor and thence running with and binding on a part of said last line, North 23 degrees 04 minutes West 1711.27 feet to the place of beginning.

Containing 61.0 Acres of land more or less.

Being a part of the parcel of land secondly described in the parcel designated as Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2938 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0269, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

THIRD: Beginning for the same at a point in Tufton Avenue at the beginning of the second line of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence and leaving said Avenue and running with and binding on the second and third lines and on a part of the fourth line of said parcel of land, the three following courses and distances viz: as the following description is compiled from deeds, North 3 degrees 24 minutes East 768.34 feet, North 86 degrees 36 minutes West 1693.20 feet and South 6 degrees 34 minutes West 680.07 feet to a point in or near the center of Tufton Avenue and in the outline of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased, to Worthington Valley Development Corporation and thence running with and binding on the outlines of said parcel of land and binding in or near the center of Tufton Avenue, the three following courses and distances viz: South 83 degrees 31 minutes East 1344.48 feet, South 83 degrees 39 minutes East 168.96 feet and South 84 degrees 26 minutes East 219.65 feet to the place of beginning.

Containing 28.53 Acres of land more or less.

Being a part of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B.No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

FOURTH: Beginning for the same at the intersection of the centerline of Falls Road with the centerline of Tufton Avenue which extends west of Falls Road, said intersection being at the beginning of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0270, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on a part of the first line of said parcel of land and binding in the center of Tufton Avenue, North 85 degrees 54 minutes West 360 feet to the beginning of the South 6 degrees 20 minutes 53 seconds East 386.28 foot line of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation, thence leaving Tufton Avenue and running with and binding on the outline of said parcel of land, the two following courses and distances viz: South 1 degree 10 minutes West 386.28 feet and South 85 degrees 31 minutes East 360.11 feet to the center of Falls Road and to intersect the last line of said parcel of land designated as Item 2 in the deed from Worthington Valley Company to Anderson and thence binding in or near the center of Falls Road and binding on a part of said last line, North 1 degree 26 minutes East 388.69 feet to the place of beginning.

Containing 3.20 Acres of land more or less.

Saving and excepting therefrom a parcel of land containing 0.016 of an Acre of land more or less designated as Parcel No. 1-75346 on State Roads Commission of Maryland Plat No. 49978 and conveyed in a deed from The First National Bank of Maryland, Trustee under the Will and Testament of C. Wilbur Miller, deceased to The State of Maryland to the use of the State Highway Administration of the Department of Transportation dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 54.

Being a part of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 169.

FIFTH: Beginning for the same at a point in Tufton Avenue at the beginning of a parcel of land designated as Item 3 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, said point

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0271, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

being in the outline of the parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation and running thence leaving said Road and binding reversely on the last and ninth lines of the first herein referred to parcel of land, the two following courses and distances viz: North 6 degrees 34 minutes East 680.07 feet and North 86 degrees 36 minutes West 1755.56 feet more or less to intersect the eighth or South 4 degrees 15 minutes 20 seconds West 2233.92 foot line of a parcel of land which by a deed dated September 15, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3904 folio 298 was conveyed by Grace Miller Whedbee, Administratrix D.B.N.C.T.A. of the Estate of C. Wilbur Miller, deceased to Charles M. Ness III and wife, thence running with and binding on a part of said eighth line, South 3 degrees 31 minutes West 699.56 feet more or less to the center of Tufton Avenue and to intersect the outline of the aforesaid parcel of land which was conveyed by James C. L. Anderson, Executor to Worthington Valley Development Corporation, thence binding in said Avenue and binding on said outlines, the two following courses and distances viz: South 87 degrees 25 minutes East 1659.19 feet and South 83 degrees 46 minutes East 60.48 feet to the place of beginning.

Containing 27.41 Acres of land more or less.

Being a part of the parcel of land designated as Item 3 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

SIXTH: Beginning for the same at the beginning of the second line of the parcel of land designated as Item 7 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 and running thence with and binding on said line, as this description is compiled from deeds, North 86 degrees 44 minutes West 1307.40 feet to the end of the South 86 degrees 26 minutes East 670.14 foot line of the parcel of land designated as Item 2 in said deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence binding reversely

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0272, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

on a part of said line, North 86 degrees 26 minutes West 100 feet more or less to a point in or near the center of Falls Road and to intersect the outline of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Developement Corporation, thence binding reversely on the outlines of said parcel of land and binding in or near the center of Falls Road, the two following courses and distances viz: North 23 degrees 52 minutes 03 seconds East 119.73 feet more or less and North 9 degrees 27 minutes 16 seconds East 149.51 feet to intersect the last line of the aforesaid parcel of land designated as Item 2 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of said last line and running with and binding for a part on the third line of the aforesaid parcel of land designated as Item 7 in said deed and binding in or near the center of Falls Road, North 1 degree 26 minutes East 388.69 feet to the beginning of the aforesaid parcel of land designated as Item 2 and to a point at the beginning of the parcel of land firstly described in the parcel of land designated as Item 1 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor, said point being the intersection of the centerline of Falls Road with the centerline of Tufton Avenue which extends to the west, thence binding reversely on the last line of said last mentioned parcel of land and binding in the center of Falls Road, North 1 degree 14 minutes East 16.48 feet to the intersection of the center of Falls Road with the center of Shawan Road (formerly Tufton Avenue which extends to the east), thence binding in the center of Shawan Road and binding reversely on the forty-second line and reversely on a part of the forty-first line of said last mentioned parcel of land, the two following courses and distances viz: South 86 degrees 15 minutes East 1245.30 feet and South 82 degrees 21 minutes East 81.6 feet to a point in line with the northerly extension of the first line of the aforesaid parcel of land designated as Item 7 and thence leaving said Road and running to and running with and binding on said first line, South 3 degrees 03 minutes West, in all, 655.65 feet to the place of beginning.

Containing 19.26 Acres of land more or less.

Being all of the parcel of land designated as Item 7 and a small portion of the parcel of land designated as Item 2 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0273, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

Saving and excepting therefrom a parcel of land containing 0.019 of an Acre of land more or less designated as Parcel No. 2-75346 on State Roads Commission of Maryland Plat No. 49978 and conveyed in a deed from The First National Bank of Maryland, Trustee under the Will and Testament of C. Wilbur Miller, deceased to The State of Maryland to the use of the State Highway Administration of the Department of Transportation dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No 7743 folio 94.

SEVENTH: Beginning for the same at the beginning of the parcel of land designated as Item 10 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first line of said parcel of land and running for a part diagonally across the bed of Ivy Hill Road, as the following description is compiled from deeds, North 65 degrees 20 minutes East 251.5 feet, thence leaving said road and running with and binding on the second line of said parcel of land, North 15 degrees 30 minutes West 200 feet to intersect the last line of the parcel of land secondly described in a deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629 folio 866 which was conveyed by First National Bank of Maryland Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence binding reversely on a part of said last line, South 65 degrees 20 minutes West 283.15 feet to intersect the last line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to Anderson and thence running with and binding on a part of said line South 24 degrees 40 minutes East 197.45 feet more or less to the place of beginning.

Containing 1.214 Acres of land more or less.

Being a part of the parcel of land designated as Item 10 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 169.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0274, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

EIGHTH: Beginning for the same at a point in the center of Shawan Road formerly known as Tufton Avenue) and in the forty-second or North 86 degrees 15 minutes West 1245.30 foot line of the parcel of land firstly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, said point being distant South 86 degrees 15 minutes East 320 feet measured reversely along said line from the end thereof, the end of said line being at the intersection of the center of Falls Road with the center of Shawan Road and running thence and leaving said Shawan Road and outline and binding on the easternmost and northernmost outlines of the parcel of land known as the store lot, as this description is compiled from deeds, the two following courses and distances viz: North 3 degrees 45 minutes East 315 feet and North 86 degrees 15 minutes West 301 feet more or less to the easternmost right of way line of Falls Road, as widened and shown on State Roads Commission of Maryland Plat No. 49978 as referred to in a deed from The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, deceased to the State of Maryland dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94, thence binding on the right of way lines of Falls Road as widened and described in Parcel 3 and Parcel 4 and shown on said plat, the seven following courses and distances viz: South 1 degree 07 minutes 00 seconds West 25 feet more or less, South 88 degrees 48 minutes 05 seconds East 50.99 feet, South 1 degree 11 minutes 55 seconds West 71.00 feet, North 88 degrees 48 minutes 05 seconds West 25 feet North 30 degrees 24 minutes 32 seconds West 15.26 feet, North 88 degrees 48 minutes 05 seconds West 17.92 feet and South 1 degree 13 minutes 27 seconds West 172 feet, thence binding on the line that connects the east right of way line of Falls Road with the north right of way line of Shawan Road, as shown on said plat, South 40 degrees 24 minutes 59 seconds East 54.61 feet to the north right of way line of Shawan Road as shown on said State Roads Commission of Maryland Plat No. 49978, thence binding on the north right of way line of Shawan Road as widened and shown on said plat, South 88 degrees 00 minutes 35 seconds East 40 feet to the end of said widening, thence South 1 degree 59 minutes 25 seconds West 20 feet more or less to the center of Shawan Road and to intersect the aforesaid forty-second line in the deed from The Worthington Valley Company to James C. L. Anderson, Trustee and thence binding reversely on a part of said line and binding in the center of Shawan Road, South 86 degrees 15 minutes East 220 feet more or less to the place of beginning.

Containing 2.0 Acres of land more or less.

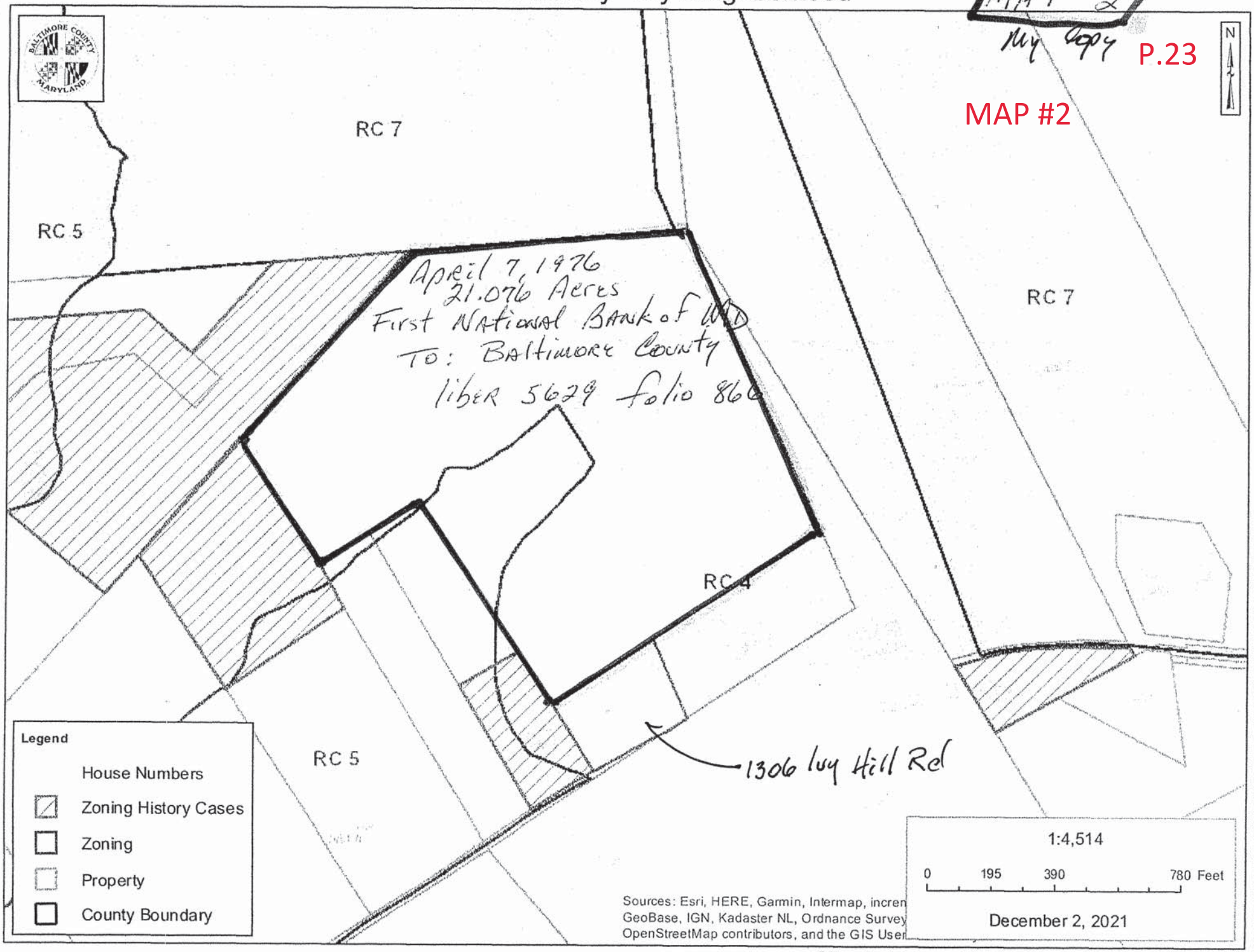
Being a part of the first parcel of land described in Item 1 in a deed from The Worthington Valley Company to James C. L. Anderson,

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0275, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

Baltimore County - My Neighborhood

MAP #2

My Copy P.23



7 April 1976

P.24

MAP #2 P.24

My Copy

LIBER 5629 PAGE 866

Item 1A
Code: 12--R-124-B
J.O.No. 12.205.6
District 8
Account

THIS DEED, Made this 7TH day of April, in the year Nineteen Hundred and Seventy-six, by and between FIRST NATIONAL BANK OF MARYLAND, a national banking association duly organized under the Laws of the United States of America, Trustee, under the Last Will and Testament of C. Wilbur Miller, party of the first part; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars ($5.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey unto the said BALTIMORE COUNTY, MARYLAND, a body corporate and politic, its successors and assigns, in fee simple, all that lot of ground, situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and being more particularly described as follows, that is to say:

FIRST: BEING a parcel of land of irregular dimensions, said parcel of land consisting of 243.332 acres, more or less (10,599,542 Sq.Ft.), as shown outlined on Baltimore County Bureau of Land Acquisition Drawings Nos. R-124-B-1, R-124-B-2, R-124-B-3 and R-124-B-4, which are attached hereto and made a part hereof, and being more particularly described as follows, that is to say:

BEGINNING for the first at a point, said point being situate at the end of the nineteenth or N 77 degrees 41 minutes W 1422 foot line of the first parcel, second tract of land described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968 folio 497, from the Worthington Valley Company, a body corporate of the State of Maryland to James C. L. Anderson, Executor of last will and testament of C. Wilbur Miller, deceased, and running thence as now surveyed by Baltimore County and binding reversely on the nineteenth through tenth lines of said deed the ten following courses and distances, viz: (1) S 84 degrees 28 minutes 06 seconds E 1431.67 feet; (2) S 12 degrees 15 minutes 42 seconds E 1979.53 feet; (3) S 06 degrees 03 minutes 58 seconds E 1344.37 feet; (4) S 85 degrees 11 minutes 26 seconds W 2134.33 feet; (5) N 47 degrees 58 minutes 46 seconds W 142.84 feet; (6) N 54 degrees 06 minutes 15 seconds E 214.22 feet; (7) N 02 degrees 44 minutes 14 seconds E 891.62 feet; (8) N 56 degrees 40 minutes 51 seconds W 1066.76 feet; (9) N 33 degrees 02 minutes 12 seconds W 1583.94 feet; (10) N 06 degrees 25 minutes 28 seconds E 1324.54 feet, thence leaving said tenth line and running for a new line of division N 59 degrees 22 minutes 03 seconds E 1033.38 feet to intersect the twentieth line of the above mentioned deed thence binding reversely on a part of said twentieth line S 30 degrees 37 minutes 55 seconds E 1501.82 feet to the place of beginning.

SECOND: BEING a parcel of land of irregular dimensions, said parcel of land consisting of 21.076 acres, more or less (918,071 Sq.Ft.), as shown outlined on Baltimore County Bureau of Land Acquisition Drawing No. R-124-B-4, which is attached hereto and made a part hereof, and being more particularly described as follows, that is to say:

BEGINNING for the second at a point, said point being situate at the beginning of the fourth or N 15 degrees 30 minutes W 786 foot line of the tenth parcel of land described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968, folio 497, from the

Worthington Valley Company, a body corporate of the State of Maryland, to James C. L. Anderson, Executor of last will and testament of C. Wilbur Miller, deceased, and running thence as now surveyed by Baltimore County and binding on the fourth through eighth lines and part of the ninth line of said deed the six following courses and distances, viz: (1) N 24 degrees 08 minutes 29 seconds W 782.55 feet; (2) S 85 degrees 11 minutes 28 seconds W 664.89 feet; (3) S 41 degrees 29 minutes 13 seconds W 599.18 feet; (4) S [illegible] 27 seconds E 351.80 feet; (5) N 56 degrees 42 minutes [illegible] (6) S 33 degrees 17 minutes 27 seconds E 580.55 feet, thence leaving said ninth line and running for a new line of division N 56 degrees 42 minutes 33 seconds E 758.15 feet to the place of beginning.

BEING part of the property which by Deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R., No. 4077, folio 169 was granted and conveyed by Grace M. Whedbee, Administratrix of the Estate of C. Wilbur Miller to the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises [illegible] 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 Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, SUBJECT, HOWEVER, to the following restrictions which shall be covenants running with the land:

1 - The above described property, or any interest therein, may not be sold, leased, or otherwise transferred without the prior written approval of the Secretary of Natural Resources and the Secretary of the Department of State Planning, or their successors.

2 - The above described property may not be converted [illegible] recreation or open space use to any other use without the [illegible] of the Secretary of Natural Resources and the Secretary of [illegible] Planning, or their successors.

WITNESS the hands and seals of the said party of the first part.

TEST:

FIRST NATIONAL BANK OF MARYLAND,
TRUSTEE, Under the Last Will and
Testament of C. Wilbur Miller, deceased.

[signature] BY: [signature] (SEAL)
SR. VICE-PRES.

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STATE OF MARYLAND, BALTIMORE

I HEREBY CERTIFY that on this 7th day of April, in the year Nineteen Hundred and Seventy-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Walter R. Fatzinger Jr., Senior Vice President of FIRST NATIONAL BANK OF MARYLAND, TRUSTEE, and he acknowledged the foregoing Deed to be the act of said banking association as trustee, under the Last Will and Testament of C. Wilbur Miller.

AS WITNESS my Hand and Notarial Seal.

Notary Public

My commission expires July 1, 1976

APPROVED as to form:

Assistant County Solicitor

APPROVED as to legal sufficiency:

Assistant County Solicitor

APPROVED and ACCEPTED this 27th day of April, 1976.

BALTIMORE COUNTY, MARYLAND

ATTEST:

BY:

THEODORE G. VENETOULIS
COUNTY EXECUTIVE

3-24-76

- 3 -

JAR:VKM:mcc
INDEX:
ACCT.NO.08-6-22180 P

TRANSFER TAX NOT REQUIRED
4-5-76

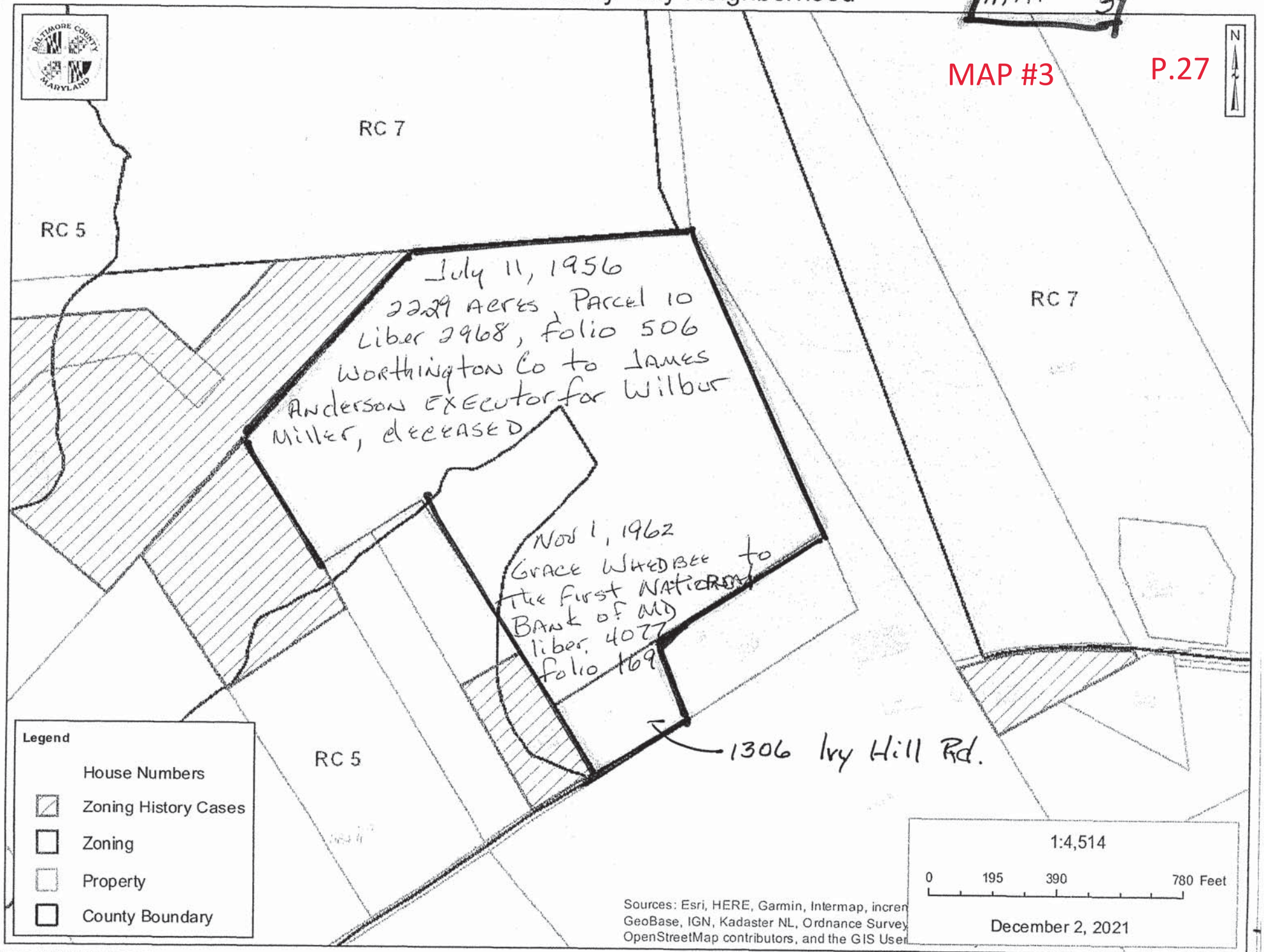
Per
Authorized Signature

4-5-76

Baltimore County - My Neighborhood

MAP #3

MAP #3 P.27



IND 1962

LIBER 4077 PAGE 169 P. 28

P.28 MAP #3 my copy

THIS DEED, made this 1st day of November, 1962, by and between GRACE M. WHEDBEE, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased of Baltimore County, State of Maryland, Grantor, of the first part, and THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Will of C. Wilbur Miller, Deceased, Grantee, of the second part.

WITNESSETH, that in consideration of the sum of $5.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased, does hereby grant and convey unto The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, its successors and assigns, in fee simple, all those pieces or parcels of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, which were granted and conveyed by The Worthington Valley Company, a body corporate, to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, by deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968, folio 497, reference to said deed is made as if the descriptions of the parcels conveyed therein were included herein; SAVING and EXCEPTING, however, from the above described property all of those portions of said pieces or parcels of land which were heretofore conveyed therefrom by James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased and by Grace M. Whedbee, Administratrix, d.b.n. c.t.a. of the Estate of C. Wilbur Miller, Deceased.

Enclosed →

The said James C. L. Anderson, Executor as aforesaid, died on January 17, 1961 and Grace M. Whedbee was duly appointed Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller as successor to the said James C. L. Anderson, Executor; this deed being made pursuant to the distribution shown in the First Administration Account of Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. filed on or about September 5, 1962 in the Orphans' Court of Baltimore County, Maryland.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

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TO HAVE AND TO HOLD the said lots or parcels of ground and premises, above described and mentioned (saving and excepting the portions as aforesaid), 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 The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, its successors and assigns, in fee simple.

WITNESS the hand and seal of the said Grantor.

WITNESS:

Jane C. Renald

Grace M. Whedbee, Administratrix, d.b.n., c.t.a. of the Estate of C. Wilbur Miller, Deceased. (SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 1st day of November in the year one thousand nine hundred and sixty-two, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GRACE M. WHEDBEE, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased, the within named Grantor, and she acknowledged the foregoing deed to be her act.

AS WITNESS my hand and Notarial Seal.

Jane C. Renald, Notary Public

My commission expires 5/6/63.

TRANSFER TAX NOT REQUIRED

Maurice T. Wood
Deputy Supervisor of Assessments

Per: F. H. Schluederberg
Assistant Supervisor

936A

THE TITLE GUARANTEE COMPANY

229388 85-52

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See folio 505 & 506 My Copy

11 July 1956

LIBER 2968 PAGE 497

THIS DEED, Made this 11th day of July, in the year one thousand nine hundred and fifty-six, by and between THE WORTHINGTON VALLEY COMPANY, a body corporate of the State of Maryland, of the first part, Grantor, and JAMES C. L. ANDERSON, Executor of the Last Will and Testament of C. WILBUR MILLER, Deceased, of Baltimore County, State of Maryland, of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Five ($5.00) dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said THE WORTHINGTON VALLEY COMPANY, a body corporate, does hereby grant and convey unto the said JAMES C. L. ANDERSON, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, his successors and assigns, in fee simple, all those pieces or parcels of land situate, lying and being in the County of Baltimore, in the State of Maryland, and more particularly described as follows:

1. All those two tracts of land situate in Baltimore County, in the State of Maryland and which by a survey made by E. V. Coonan and Company are described as follows, that is to say:

BEGINNING for the first thereof at the intersection of the centre line of Falls Road with the centre line of that part of Tufton Avenue which extends west of the Falls Road and running thence north eighty-five degrees, fifty-four minutes west nineteen hundred and eighty-one and five-tenths feet to the end of the first line of the parcel of land firstly described in a deed from Edward N. Rich, Trustee to C. Morton Stewart, Jr., dated July 3rd, 1905, and recorded among the Land Records of Baltimore County in Liber WPC No. 207, folio 463, and running thence with and binding on the outlines of said land the four following courses and distances, viz: North three degrees, twenty-four minutes east seven hundred and sixty-eight and thirty-four one-hundredths feet to a stone, north eighty-six degrees, thirty-six minutes west forty-six hundred and eighteen and twenty-three one-hundredths feet to a stone marked "P", north three degrees, thirty-one minutes east eleven hundred and eighty-four and twenty-four one-hundredths feet to a stone marked "C.R. No. 6", and north seventy-seven degrees, seven minutes east forty-eight hundred and four and fifty-eight one-hundredths feet to a stone at the southwest corner of a tract of land conveyed by James Rittenhouse, Sheriff, to C. Morton Stewart by Deed dated September 26th, 1911 and recorded as aforesaid in Liber WPC No. 417, folio 87, thence binding on the outline of said land north three degrees, sixteen minutes east nine hundred and forty-six and seventeen one-hundredths feet to a post at the southwest corner of the lot of ground conveyed by Frank G. Scott to C. Wilbur Miller and wife, by Deed dated November 20th, 1914 and recorded as aforesaid in Liber WPC No. 436, folio 227, thence binding on the outline of said land north eighty-five degrees, thirty-one minutes east passing through a boundary stone heretofore set on the west side of Falls Road in all ten hundred and twenty-six and twenty-one one hundredths feet to the centre of Falls Road, thence north six degrees,

twenty-four minutes west three hundred and seventy-five and thirtytwo one hundredths feet to the beginning of the land described in a deed last above referred to, thence binding on the outline of said land and on the outline of the land described in a Deed from Susie Cole Fowble and husband to Sophia McHenry Stewart, dated June 3rd, 1910 and recorded as aforesaid in Liber WPC No. 363, folio 6, and on the outline of the land adjoining on the north of the now being described belonging to C. Wilbur Miller, south eighty-six degrees, thirtytwo minutes east twenty-three hundred and one and forty-one one-hundredths feet to a point distant north eighty-six degrees, thirty-two minutes west two perches from a stone marked "5" thence still binding on the outlines of the land conveyed by Fowble to Stewart south two degrees, fifty-two minutes west thirteen hundred and forty-nine and nine-tenths feet to a flint-stone and north seventy-three degrees, one minute east ten hundred and twenty-six and sixty-five one hundredths feet to the centre of the Oregon Road, thence binding on the centre of said Road the twelve following courses and distances viz: South forty-three degrees, twenty-one minutes east fifty-three and thirty-nine one-hundredths feet, south fifty degrees eight minutes east six hundred and fifty-eight feet, south fifty-four degrees, thirty-four minutes east one-hundred and forty-six and seven tenths feet, south sixty degrees, east one hundred and twenty-nine and six-tenths feet, south sixty-one degrees, nineteen minutes east five hundred and seventy-one and two-tenths feet, south fifty-one degrees, fifty-two minutes, east one hundred and forty and six-tenths feet, south forty-six degrees, thirty-four minutes east one hundred and thirty feet, south twenty-eight degrees, forty-six minutes east two hundred and sixty and six-tenths feet, south thirty-four degrees fifty-one minutes east two hundred and four and one-tenth feet, south thirty-six degrees fifty-nine minutes east two hundred and ninety-five and eight-tenths feet, south fifty-four degrees, twenty-eight minutes east two hundred and sixty-six and nine-tenths feet and south fifty-four degrees, forty-seven minutes east five hundred and twenty and two-tenths feet to the end of the south fifty-five and three-quarter degrees, east forty-four and nine-tenths perches line of the first parcel of land described in the Deed from Rich, Trustee, to Stewart above referred to, thence binding on the outlines of said land South three degrees, fifteen minutes west four hundred eighty one and eighty-five one-hundredths feet to a stone "B P" south sixty-two degrees, fifty-four minutes east two hundred and eleven and ten one-hundredths feet to a stone marked "S.W.R." and south twenty-nine degrees, thirty-five minutes, west twelve hundred and two and fifty-four one-hundredths feet to the centre of Tufton Avenue, thence binding thereon the sixteen following courses and distances, viz: north eighty-seven degrees, ten minutes west six hundred and sixty-three and forty-two one-hundredths feet, north eighty-eight degrees, thirty-five minutes west four hundred and seventy-feet, south eighty-four degrees, twenty-six minutes west fifty-two feet, south sixty-seven degrees, forty-eight minutes west fifty-five and one-tenths feet, south fifty degrees fifty-nine minutes west sixty-four and eight-tenths feet, south sixty-seven degrees, five minutes, west one hundred feet, south seventy-six degrees, forty-eight minutes west one hundred feet, south eighty-six degrees west one thousand feet, north eighty-five degrees, forty-four minutes west two hundred and two and two-tenths feet, north seventy-seven degrees, twenty-five minutes west two hundred and six and five-tenths feet, north sixty-five degrees, fifty-two minutes west eighty-one and seven-tenths feet, north fifty-five degrees, fifty-eight minutes west one hundred and ten and seven tenths feet, north sixty degrees, sixteen minutes west one hundred feet, north seventy-two degrees, forty-six minutes west one hundred feet, north eighty-two degrees, twenty-one minutes west one hundred feet and north eighty-six degrees, fifteen minutes west twelve hundred and forty-five and three-tenths feet to the centre of Falls Road and thence binding thereon south one degree, fourteen minutes west sixteen and forty-eight one-hundredths feet to the place of beginning.

EXCEPTING from the above land a lot of ground belonging to the School Commissioners of Baltimore County and described as follows:

BEGINNING in the centre of Falls Road twentyhundred and forty-two feet northerly from the centre line of Tufton Avenue extending easterly from the Falls Road and running thence north sixty-five degrees, fifty-four minutes east two hundred and seventeen and seven tenths feet, north seventeen degrees, forty-eight minutes west one hundred and three and eight one-hundredths feet, south sixty-six degrees, thirty minutes west two hundred and thirteen and nine-tenths feet to the centre of Falls Road and thence binding thereon south fifteen degrees, forty-five minutes east one hundred and five and seventy one-hundredths feet to the place of beginning. Containing exclusive of the School lot seven hundred and eighty-six and five hundred and seventy-two one-thousandths acres of land, more or less.

BEGINNING for the second thereof at a point in the centre line of Tufton Avenue where formerly stood the stone, the beginning of Shawan Hunting Grounds, Sepessas Town, John and Thomas' Forest, Talbott Forest Resurveyed, said point is at the distance of thirteen hundred twenty-six and nine-tenths feet easterly measured along the centre line of Tufton Avenue from the centre of Falls Road, said point being also the beginning of the land secondly described in a deed from Edward N. Rich, Trustee, to O. Morton Stewart, Jr., dated July 3rd, 1905 and recorded among the Land Records of Baltimore County in Liber WPC No. 287, folio 463 &c., thence binding on the outlines of said land the following courses and distances, viz: south three degrees, three minutes west six hundred fifty-five and sixty-five one hundredths feet, north eighty-six degrees, fourteen minutes west thirteen hundred seven and forty-one-hundredths feet to a stone, north eighty-six degrees, twenty-six minutes west six hundred seventy and fourteen one-hundredths feet to a stone heretofore planted, thence south four degrees, nine minutes west twenty hundred nine and sixty-one-hundredths feet and north eighty-five degrees, twenty-one minutes west one hundred sixty-six and four one-hundredths feet, thence south forty-two degrees, three minutes east five hundred fifty-six and two-tenths feet, north eleven degrees, twenty minutes east twelve hundred twenty-one feet, north seventy-seven degrees, twenty-seven minutes east nine hundred sixty-seven and one-tenth feet, south forty-five degrees, fifty minutes east six hundred and sixty feet, south thirteen degrees, eight minutes west thirteen hundred twenty-four and fifty-four one hundredths feet, south twenty-five degrees, thirty-three minutes east fifteen hundred eighty-four feet, south forty-nine degrees, twelve minutes east ten hundred and eighty-nine feet, south ten degrees, eleven minutes west eight hundred and ninety-two feet, south sixty-one degrees, thirty-eight minutes west two hundred fourteen and five-tenths feet, south forty degrees, forty-two minutes east onehundred forty-three and fifty-five one-hundredths feet and south eighty-seven degrees, twenty-one minutes, east twenty-one hundred thirty-three and eighty-three one hundredths feet to a stone heretofore planted, thence binding on the outlines of the land conveyed by Rebecca Freeman to John H. P. Worthington by a Deed dated March 4th, 1835 and recorded among the aforesaid Land Records in Liber T. K. No. 246, folio 63 &c., so as to include the same the three following courses and distances, viz: North one degree, twenty-five minutes east thirteen hundred forty-four and six-tenths feet north five degrees, seven minutes west twenty hundred seventeen and thirteen one-hundredths feet and north seventy-seven degrees, forty-one minutes west fourteen hundred twenty-two feet to the given line of Talbotts Forest and thence binding on said line north twenty-three degrees, four minutes, west thirty-two hundred thirteen and nine one-hundredths feet to the place of beginning. Containing three hundred twenty and thirty-four one-hundredths acres of Land, more or less.

2. BEGINNING for the same at the intersection of the centre line of Falls road with the centre line of that part of Tufton Avenue which extends west of the Falls Road and running thence North 85 degrees 54 minutes West binding on the centre of Tufton Avenue 1981.5 feet to the end of the first line of the parcel of land firstly described in a deed from Edward N. Rich, Trustee, to C. Morton Stewart, Jr., dated July 3rd, 1905, and recorded among the Land Records of Baltimore County in Liber WPC No. 287, folio 463 &c., and to the first line of the Land described in a deed from Robert C. McKee, Assignee, to G. Bernard Fenwick dated December 1, 1927 and recorded among the Land Records aforesaid in Liber WPC No. 652, folio 32 &c., thence binding on the outlines of said lands the two following courses and distances, viz:- North 3 degrees 24 minutes East 768.34 feet to a stone and North 86 degrees 36 minutes west 1693.20 feet to a stake at the end of the second line of the land conveyed as aforesaid by McKee to Fenwick, thence binding on the outline of said land the six following courses and distances viz: South 6 degrees 34 minutes West 2038.10 feet to a post, South 87 degrees 46 minutes East 237.0 feet to a stake in a Chestnut Stump, thence South 6 degrees 09 minutes West 1209.45 feet to a stake, South 85 degrees 06 minutes East 1285.35 feet to a stake, South 3 degrees 54 minutes west 165 feet to a stake, south 88 degrees 08 minutes east 343.22 feet to a stone marked "A" at the end of the fourth line of the Land described in a deed from John S. Biddison and others, Trustees, to Howard C. Parks and wife, dated May 10th, 1918 and recorded among the aforesaid Land Records in Liber WPC No. 497, folio 513 &c., thence binding on the fifth line of said land South 85 degrees 21 minutes East 1308.2 feet to the South 4 degrees 09 minutes West 2009.60 feet line of the Land described in a deed from C. Morton Stewart to the Safe Deposit and Trust Company, dated July 8, 1929, and recorded among the Land Records aforesaid prior hereto, thence binding reversely on the outline of said land the two following courses and distances, viz: North 4 degrees 09 minutes East 2009.60 feet to a stone and South 86 degrees 26 minutes East 670.14 feet to a stone on the East side of Falls Road, said stone being at the end of the South 88-1/8 degrees East 40.65 perches line of the land described in the deed from Biddison to Parks above referred to, thence diagonally along and in or near the centre of said road and binding on the eighth line of said last mentioned land North 1 degree 26 minutes East 656.35 feet to the place of beginning. Containing 216-656/1000 acres of land more or less.

3. BEGINNING for the same in the centre of Tufton Avenue where the same is intersected by the south 2 degrees west one hundred and twenty-three and one-half perches line of the land which by deed dated October 25th, 1919 and recorded among the Land Records of Baltimore County in Liber WPC No. 519, folio 7, was conveyed by Albert F. Whittle to John S. Stansbury, and running thence binding on the outlines of said land and on the outlines of land by a deed dated December 1st, 1937, and recorded among the Land Records of Baltimore County aforesaid, was conveyed by Robert C. McKee, Assignee, to G. Bernard Fenwick, the following courses and distances, viz: South six degrees thirty-four minutes west 1358.03 feet to a post south 87 degrees forty-six minutes East two hundred and thirty-seven feet to a stake in a chestnut stump and south six degrees nine minutes west twelve hundred nine and forty-five one-hundredths feet to a stake at the end of the South one degree west seventy-three and one-half perches line of the land described in the aforesaid deed from Albert F. Whittle to John S. Stansbury, thence binding on the outlines of said land north eighty-four degrees fifty-nine minutes 20 seconds west one thousand two and sixty-six one hundredths feet to a stone heretofore planted at the beginning of the last mentioned land thence still binding on the outlines of said last mentioned land south 01 degrees fifty-seven minutes west twenty-four hundred forty-eight and thirty-one-hundredths feet to a stone in the root of a chestnut tree thence north nineteen degrees fourteen minutes forty seconds east twenty-three hundred eighty-eight feet and ten one-hundredths feet to a stake in a chestnut stump and south sixty-nine degrees forty-four minutes thirty seconds east one hundred and thirty-

two feet to a stake thence north fifteen degrees forty-nine minutes east twenty-two hundred eighty-one and eighty one-hundredths feet to a stake at the end of the seventy and seven-eighths perches line south eighty-six degrees thirty-six minutes east from a stone heretofore planted marked "D.D." at the end of the third line of Shawan Hunting Ground and to intersect the outline of the land which by deed dated July 3, 1905, and recorded among the Land Records of Baltimore County aforesaid in Liber WPC No. 287, folio 463, was conveyed by Edward N. Rich, Trustee to C. Morton Stewart, Junior, thence binding on said outline and on the northern-most outline of the land conveyed as aforesaid by Albert F. Whittle to John E. Stansbury south eighty-six degrees thirty-six minutes east seventeen hundred fifty-five and fifty-six one hundredths feet to the beginning of the south 2 degrees west one hundred twenty-three and one-half perches line of the last mentioned land and thence binding thereon south 0 degrees thirty-four minutes west six hundred eighty and seven one-hundredths feet to the place of beginning. Containing one hundred eighty-five and four hundred six one-thousandths acres of land more or less.

4. BEGINNING for the same at a stone marked "D.D." heretofore planted at the beginning of the first line of a parcel of land which by a deed dated December 16, 1891 and recorded among the Land Records of Baltimore County in Liber JMB No. 190, folio 212, was conveyed by the Safe Deposit and Trust Company of Baltimore to F. Augustus Bourquin; thence running with and binding on said first line as now surveyed South 85 degrees 13 minutes East 1169.50 feet to the end of the eighth line of a parcel of land which by a deed dated October 28, 1929 and recorded among the Land Records of Baltimore County in Liber FCM No. 833, folio 114, was conveyed by John E. Stansbury and wife to the Title Guarantee and Trust Company; thence binding reversely on the eighth, seven and sixth lines of the last mentioned parcel of land the three following courses and distances, to wit: South 16 degrees 08 minutes West 2281.80 feet, North 69 degrees 59 minutes West 151.80 feet to a stake in a chestnut stump and South 19 degrees 20 minutes West 2385.25 feet to a stone heretofore planted; thence running with and binding on the third line of the above mentioned parcel of land from the Safe Deposit and Trust Company of Baltimore to F. Augustus Bourquin South 62 degrees 57 minutes West 180.30 feet to a stone heretofore planted at the end of the south 33 degrees 50 minutes east 473 feet 10 inches line of a parcel of land secondly described in a deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 342, was conveyed by Margaret G. Fenwick and husband, to the Northington Valley Stock Farms, Incorporated; thence binding reversely on said line North 33 degrees 44 minutes West 472 feet to the beginning of the fourteenth line of a parcel of land which by a deed dated April 25, 1918 and recorded among the Land Records of Baltimore County in Liber WPC No. 495, folio 532, was conveyed by Basil B. Kelley and wife to George E. Swom and wife; thence running with and binding on the fourteenth to twenty-fourth lines inclusive the eleven following courses and distances, to wit: North 5 degrees 56 minutes west 207.40 feet, North 24 degrees 09 minutes west 212.85 feet, North 30 degrees 24 minutes West 149.82 feet, North 25 degrees 09 minutes West 214.50 feet, North 34 degrees 09 minutes west 239.58 feet, North 42 degrees 09 minutes West 119.50 feet, North 14 degrees 24 minutes West 135.42 feet, North 20 degrees 54 minutes west 178.20 feet, North 6 degrees 51 minutes East 231 feet, North 27 degrees 06 minutes East 276.38 feet and North 4 degrees 54 minutes East 356.20 feet to the end of the North 83 degrees 05 minutes west 343.73 feet line of a parcel of land first described in a deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 342, was conveyed by Margaret G. Fenwick and husband to the Northington Valley Stock Farms, Incorporated; thence binding reversely on said line South 84 degrees 30 minutes east 342.82 feet to a stake in the centre of a white oak stump; thence still binding on the last referred to parcel of land the five following courses

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and distances, to wit, North 27 degrees 27 minutes East 830.33 feet, North 18 degrees 24 minutes East 66 feet, North 37 degrees 06 minutes West 423.70 feet, South 84 degrees 24 minutes West 288.80 feet and North 86 degrees 06 minutes West 202.46 feet to a stake in a White Oak Stump; thence still binding for a part on the last referred to parcel of land and for a part on the land which by a deed dated March 8, 1912 and recorded among the Land Records of Baltimore County in Liber WPC No. 392, folio 56 was conveyed by John C. Bosley and wife to Charles Lee A. Heiser North 1 degree East 814.88 feet to a stone marked "[illegible]"; thence running with and binding on the first to fifth lines inclusive of the last mentioned deed from Bosley to Heiser the five following courses and distances, to wit: South 87 degrees 07 minutes East 892.53 feet to a Poplar Tree, North 11 degrees 28 minutes East 90.75 feet, South 86 degrees 13 minutes East 219.95 feet to a Poplar Tree North 3 degrees 56 minutes east 90.09 feet and South 85 degrees 50 minutes East 100.98 feet to the place of beginning. Containing 149-07/100 acres of land, more or less.

SAVING AND EXCEPTING HOWEVER Deed from Worthington Valley Company to Frank A. Bonsal, dated May 14, 1946 and duly recorded among the Land Records of Baltimore County in Liber T. B. S. No. 1654, folio 480. Containing 9.6 Acres, more or less.

5. BEGINNING for the first thereof at a point in the centre line of Tufton Avenue and at the end of the north no degrees thirty-one minutes East one hundred forty-two and forty-one hundredths feet line (erroneously described as North thirty-one degrees East one hundred forty-two and forty one-hundredths feet) of the lot or tract of land described in a deed dated September 16, 1930 from the Worthington Valley Farms, Incorporated, to J. William Young Martin and duly recorded among the Land Records of Baltimore County, and running thence on the centre line of Tufton Avenue the following four courses and distances, North nine degrees twenty-four minutes west four hundred eighty-four and seventy-seven one hundredths feet, North no degrees thirty-one minutes East one hundred forty-five and fifteen one hundredths feet, North sixty-seven degrees sixteen minutes East one hundred thirty-five and seventy-five one hundredths feet, and South seventy-five degrees forty-four minutes east nine hundred ninety-four and forty-one hundredths feet to the beginning of the land which by deed dated September 24th, 1902, and recorded among the Land Records of Baltimore County in Liber NBM No. 265, folio 49, was conveyed by John C. Bosley, et al, to Joseph Friedenwald, and running thence and binding reversely on lines of last mentioned land the ten following courses and distances, south two degrees nineteen minutes west five hundred sixty-nine and twenty-six one-hundredths feet to a stone, South eighty-three degrees forty-five minutes east two hundred and three feet, North eighty-six degrees forty-five minutes east two hundred eighty-eight and eighty one-hundredths feet, South thirty-four degrees forty-five minutes east four hundred twenty-three and seven tenths feet, south twenty degrees forty-five minutes west sixty-six feet, south twenty-six degrees thirty-four minutes west eight hundred three and fifty-one hundredths feet, north eighty-three degrees five minutes west three hundred forty-three and seventy-three one hundredths feet, north eighty-three degrees forty-five minutes west three hundred four and fifty-seven one hundredths feet, north eighty-nine degrees twenty-four minutes west two hundred four and forty one-hundredths feet and south eighty-five degrees forty minutes west one hundred sixty-eight feet to the centre of Mantua Mill Road and to intersect the South eight degrees twenty-two minutes east thirty and eight tenths feet line of the tract of land conveyed by the aforesaid deed from Worthington Valley Farms, Incorporated, to J. William Young Martin; thence reversing said line along the centre of the Mantua Mill Road the following courses and distances, north eight degrees twenty-two minutes west thirty and eight tenths feet, north twenty-six degrees twenty-one minutes west four hundred and twenty-five feet and north nine

degrees twenty minutes west eight hundred eleven and ninety-eight one-hundredths feet to the place of beginning; containing fifty-two and sixty-two one hundredths acres of land, more or less.

BEGINNING for the second thereof at a stone heretofore planted on the East side of the Mantua Mill Road, said stone being in the north eighty-seven degrees west thirty-six and three tenths perches line of land which by deed dated April 20th, 1897, and recorded among the Land Records of Baltimore County in Liber LMB No. 224, folio 47, was conveyed by David G. McIntosh, Trustee to Joseph Friedenwald, and running thence binding on said line north eighty-four degrees twenty-six minutes west thirteen and twelve one hundredths feet to the centre of said Road; thence binding on the centre of said road the four following courses and distances, North sixteen degrees three minutes west seven hundred forty-two and eighty-one hundredths feet, North three degrees three minutes west six hundred sixteen and fifteen one hundredths feet, North two degrees fifty-three minutes west two hundred seventy-eight and seventy one hundredths feet and north three degrees ten minutes west three hundred fifty-one and seventy-four one hundredths feet to the end of the North seventy-four degrees east two hundred sixty-seven and fifty-six one hundredths perches line of land conveyed as aforesaid by David G. McIntosh, Trustee, to Joseph Friedenwald, said point being also at the end of the two following courses and distances from the end of the south six degrees forty-three minutes west three hundred and ninety-seven one-hundredths feet line of the first parcel of land conveyed in the deed from Margaret G. Fenwick and husband to Worthington Valley Stock Farms, Inc., dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 342, etc., south six degrees forty-three minutes west eleven and ninety-three one hundredths feet, and south three degrees ten minutes east ninety-eight and twenty-six one hundredths feet; thence binding on the outlines of the land conveyed as aforesaid from McIntosh, Trustee, to Friedenwald, the five following courses and distances, north seventy-six degrees sixteen minutes east twelve hundred five and sixty-three one hundredths feet; thence south thirty-three degrees fifty-eight minutes east four hundred seventy-three and ten one hundredths feet to a stone, south seventeen degrees sixteen minutes west six hundred twenty-seven feet to a stone South sixteen degrees twenty-eight minutes West thirteen hundred fifty-eight and eighty-one hundredths feet to a stone, and north eighty-four degrees twenty-eight minutes west five hundred eighty-two and seventy-four one hundredths feet to the place of beginning; containing fifty-three and fifty-one one hundredths acres of land, more or less.

Said tracts of land being the same tracts as were conveyed by Margaret Griffis Fenwick and C. Bernard Fenwick, her husband, to Worthington Valley Stock Farm, Incorporated, by Deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 342, etc., saving and excepting from the first tract herein described the land conveyed by deed dated September 10th, 1930, by Worthington Valley Farms, Incorporated, to J. William Young Martin, and the tract of land conveyed by Worthington Valley Farms, Incorporated, to Margaret G. Fenwick, by deed dated May 2nd, 1930, both of said deeds having been duly recorded among the Land Records of Baltimore County.

SAVING AND EXCEPTING from the above described parcel of land, all that lot or parcel of ground which by a Deed dated October 6th, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2577, folio 184, was granted and conveyed by The Worthington Valley Company, a body corporate, to The Maryland Broadcasting Company, a body corporate, and described as follows:

BEGINNING for the same at a stone at the southeast corner of the second parcel of land which, by deed dated July 1, 1927, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 645, folio 352, was conveyed by Margaret G. Fenwick and husband to Worthington Valley Stock Farms, Inc.; and running thence and binding on the outlines of said second parcel and passing over another stone north 84 degrees 14 minutes 50 seconds west 595.86 feet to a point in or near the center of Dover Road (formerly Mantua Mill Road); thence still binding on the outlines of said second parcel and in or near the center of said Dover Road north 15 degrees 49 minutes 50 seconds west 742.80 feet and north 2 degrees 49 minutes 50 seconds west 367.20 feet; thence leaving said outlines and Dover Road and running for a line of division north 61 degrees 38 minutes 00 seconds east 1591.27 feet to the northeasternmost corner of said second parcel; thence, binding on the outlines of said second parcel, south 17 degrees 43 minutes 40 seconds west 627.00 feet and south 16 degrees 55 minutes 44 seconds west 1358.80 feet to the place of beginning. Containing 33.176 acres of land, more or less.

6. BEGINNING for the same at a point in or near the centre of the Mantua Mill Road, and at the end of the eighth line of that tract of land which by deed dated October 19th, A. D. 1895, and recorded among the Land Records of Baltimore County in Liber LMB No. 214, folio 87 &c., was conveyed by Edward Worthington, et al, to Joseph Freidenwald, and running thence bounding on the lines described in said deed, and bounding on or near the centre of said road, the six following courses and distances, viz: South 14 1/4 degrees west 12-14/100 perches, south 5-1/2 degrees West 6 perches, South 5 perches, South 17-1/2 degrees East 16-4/10 perches. South 14-1/4 degrees East 4-8/10 perches, and South 7 degrees East 21-48/100 perches, thence running and continuing to bound on or near the centre of the said road, south 3-1/2 degrees east 17-88/100 perches, South 7-3/4 degrees East 14-32/100 perches, South 10 degrees West 8-36/100 perches, South 7-1/4 degrees West 21-24/100 perches and South 5 degrees West 18-76/100 perches, to the end of the North 73 degrees East 1-16/100 perches line described in the above mentioned deed to Freidenwald; thence bounding on the land described in that deed south 5-1/4 degrees East 6-32/100 perches to intersect the south 73-3/4 degrees West 337-3/10 perches line of the whole tract of land conveyed by Gill to Worthington and McIntosh, of which the lot or parcel now being described is part; and running thence bounding on said line reversely, North 73-3/4 degrees East 70-5/10 perches to the land which by deed dated May 15, A. D. 1888 and recorded among the Land Records of said County in Liber J.W.S. No. 171, folio 9 &c., was conveyed by Rose B. Walker, Executrix to Jessie Fowler; thence bounding on the outlines of said land as now defined and found, North 5-1/2 degrees West 16-1/2 perches, North 26-1/2 degrees west 12-9/10 perches, North 52-3/4 degrees west 9-8/10 perches, North 27-1/2 degrees west 13 perches, North 36-1/2 degrees west 14-52/100 perches, North 44-1/2 degrees West 7 perches, North 16-3/4 degrees West 8-28/100 perches, North 23-1/4 degrees west 10-8/10 perches, North 4-1/2 degrees East 14 perches, North 24-3/4 degrees east 16-3/4 perches, and North 2-1/2 degrees East 21-6/10 perches, thence running and continuing on the outlines of the said whole tract conveyed as aforesaid to Worthington and McIntosh, North 86-3/4 degrees west 18-4/10 perches, South 89-1/2 degrees west 12-32/100 perches and south 82-3/4 degrees west 9-76/100 perches to the place of beginning. Containing 36-1/2 acres of land, more or less.

7. BEGINNING for the same at a stone standing on the South side of Oregon Road marked with the letter "A", the beginning of the whole tract of land called "Sepeses Town Enlarged" thence running with and bounding on the outline of said land the two following courses allowing two degrees for variation, South one-fourth of a degree East thirty-eight perches, South eighty-nine degrees sixteen minutes west seventy-eight and thirteen-hundredths

perches to a stone marked with the letter "C" thence North one-fourth of a degree West forty perches to the middle of the Oregon Road, thence along the South side of said road East seventy-nine and seventeen twenty-fifths perches to the first place of beginning. Containing nineteen acres one rood and one perch of land, more or less.

8. BEGINNING for the same at a planted stone at the end of the South 78-3/4 degrees West 54-1/3 perches line of the land which by a Deed dated October 5th, 1893, and recorded among the Land Records of Baltimore County in Liber LMB No. 199, folio 515, was conveyed by Robert H. Bussey, Attorney, etc., to Abram C. Scott and running thence on said line reversely (magnetic-meridan 1897) North 79-1/2 degrees East 54 perches to the centre of the County Road leading from Oregon to the Western Run Turnpike Road thence running on said road South 6-1/2 degrees East 38 perches to the North side of a private road leading to the residence of Isaac K. Griffith (now Fowble) thence binding on the North side of said private road and also on the boundary line of the said Isaac K. Griffith (now Fowble) South 71-3/4 degrees West 61.8 perches to a planted stone thence leaving said private road and still bounding on the land of the said Isaac K. Griffith (now Fowble) North 1-3/8 degrees East 47.1 perches to the place of beginning. Containing 14 acres 155 square perches of land, more or less.

9. BEGINNING for the same at a point in the center of the Falls Road at the beginning of the South 86 degrees 32 minutes East 2304.11 feet line of the firstly described parcel of land which by a Deed dated May 18th, 1931, and recorded among the Land Records of Baltimore County in Liber L.McL.M. No. 877, folio 243, was conveyed by Charles Morton Stewart, et al, to the Worthington Valley Company, a body corporate, thence running with and binding on a part of the said line South 86 degrees 32 minutes East 882.78 feet thence leaving said outline and running for a line of division South 3 degrees 59 minutes West 1870.42 feet to the center of a thirty foot road leading from the Falls Road to Cuba Road thence binding on the center of said Road South 75 degrees 19 minutes West 361.88 feet to the center of the Falls Road thence running with and binding on the center of the said Falls Road the six following courses and distances, to wit, North 13 degrees 10 minutes West 341.09 feet North 18 degrees 10 minutes west 237.66 feet North 15 degrees 20 minutes West 143.60 feet North 10 degrees 57 minutes West 100 feet North 9 degrees 09 minutes West 847.50 feet and North 13 degrees 04 minutes west 209.55 feet to the beginning of the North 6 degrees 24 minutes West 375.32 feet line of the above mentioned firstly described parcel of land in the Deed from Charles Morton Stewart, et al, to the Worthington Valley Company thence running with and binding on said line and on the center of the Falls Road North 6 degrees 24 minutes West 375.32 feet to the place of beginning. Containing 28.71 acres of land, more or less.

10. BEGINNING for the same at a point in the South 60 3/4 degrees West 120 perches line of the land described in a deed from H. Courtney Jenifer, Trustee, and Thomas A. McCaslin and wife to Harry McMahon and wife, by deed dated January 5, 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1092, folio 157, etc., at the distance of 1270 feet northerly from a stone at the end of said line and at the southeast corner of the lot of ground recently conveyed to Louis Wuermser and wife, thence running North 65 degrees 20 minutes East binding on said South 60 3/4 degrees West 120 perches line reversely and in part diagonally across the bed of Ivy Hill Road, in all 251.5 feet to a point in the South 60 3/4 degrees line and at the southwesternmost corner of the lot of ground recently conveyed by deed dated November 1, 1947 from Harry McMahon and wife to August F. Thau and wife, thence North 15 degrees 30 minutes West 200 feet, thence North 65 degrees 20 minutes East 475 feet to a

251.5

point in the South 19 1/4 degrees East line of the land described in the deed from H. Courtney Jenifer, Trustee, etc., to Harry McMahon and wife above referred to, and distant 200 feet from the stone at the beginning of the hereinbefore referred to 120 perches line, thence binding on the outlines of said land conveyed as aforesaid by Jenifer, Trustee, et al, to McMahan two following courses: [North 15 degrees 30 minutes West 786 feet to a stone and North 86 degrees 20 minutes West 660.5 feet to an iron pipe, thence leaving said outline and running South 50 degrees 07 minutes West 261.7 feet to an iron pipe and continuing still South 50 degrees 07 minutes West 342 feet to another iron pipe, thence South 24 degrees 40 minutes East 351.80 feet to the northwest corner of the lot of ground recently conveyed to Louis Wuermser and wife, thence North 65 degrees 20 minutes East and binding on the northernmost boundary of Louis Wuermser's lot 280 feet, thence South 24 degrees 40 minutes East and binding on the easternmost boundary of Louis Wuermser's lot 778 feet to the place of beginning. Containing 22.29 acres of ground, more or less.

THE 1st, 4th and 7th tracts of land being all and the same land described in a deed from C. Wilbur Miller and James C. L. Anderson, Receivers, to Edith Davison Miller, dated the 28th day of July, 1936 and recorded among the Land Records of Baltimore County in Liber CWBJr. No. 979, folio 120.

THE 2nd, 3rd, 5th and 6th tract of land being all and the same land described in a deed from Edith Davison Miller and C. Wilbur Miller, her husband, to The Worthington Valley Company, a body corporate, dated the 31st day of December, 1940, and recorded among the Land Records of Baltimore County in Liber CWBJr., No. 1142, folio 322.

THE 8th tract of land being all and the same land described in a deed from C. Wilbur Miller and Nell R. Miller, his wife, to The Worthington Valley Company, a body corporate, dated the 29th day of November, 1946, and recorded among the Land Records of Baltimore County in Liber JWB No. 1528, folio 370.

THE 9th tract of land being all and the same land described in a deed from C. Wilbur Miller and Nell R. Miller, his wife, to The Worthington Valley Company, a body corporate, dated the 29th day of November, 1946, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1528, folio 268.

THE 10th tract of land being all and the same land described in a deed from Ida M. Thau to The Worthington Valley Company, a body corporate, dated the 28th day of October, 1953, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2406, folio 559.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots 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 James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller,

P.40

deceased, his successors and assigns, in fee simple.

AND the said party of the first part 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 granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the signature of said body corporate by the hand of Grace M. Whedbee, its President, and its corporate seal hereto affixed.

WITNESS:

THE WORTHINGTON VALLEY COMPANY,
a body corporate,

By Grace M. Whedbee - President

Mildred Z. Mungovan

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 11th day of July, 1956, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GRACE M. WHEDBEE, President of THE WORTHINGTON VALLEY COMPANY, the within named Grantor, and she acknowledged the foregoing Deed to be the act of said body corporate.

AS WITNESS my hand and Notarial Seal.

Mildred Z. Mungovan - Notary Public

Rec'd for Record JUL 12 1956 at 2 05 P.M.
Per George L. Byerly, Clerk.
Mailed to Jas. C. L. Anderson

My Copy

P.41

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

February 27, 2008

Milton Shaw
4517 Schenley Road
Baltimore, MD 21210

Re: Zoning verification; 1306 Ivy Hill Road; tax # 2200000987; 5th Election District

Dear Mr. Shaw:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the available zoning records, the following has been determined.

The subject property is currently zoned RC-4 (Resource Conservation, Watershed Protection) as shown on the official 2004 Baltimore County zoning map 050C1. There are several county agencies which need to review a building permit application. Uses and zoning requirements can be found in Section 1A03, Baltimore County Zoning Regulations (BCZR). The Zoning Office can only address those requirements pertaining to zoning which for this classification are as follows: establishing how and when the lot was created; maintaining a 25 ft. setback from any building face to a public street right-of-way or property line; setbacks for buildings located adjacent to arterial roadways shall be increased by 20 ft.; no more than 10% of any lot may be covered by impermeable surfaces; no more than 25% of the natural vegetation may be removed from the lot; and the Performance Standards of Section 1Ao4.4, BCZR must be met as well. The County's zoning regulations can be found at http://www.baltimorecountymd.gov/Agencies/law/countycode.html.

The foregoing is merely an informal opinion, it is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis

Bruno Rudaitis
Zoning Review

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

my copy

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JOHN A. OLSZEWSKI, JR.
County Executive

DAVID V. LYKENS, *Director*
Department of Environmental Protection and Sustainability

April 28, 2021

Milton Shaw
4517 Schenley Rd
Baltimore, MD 21210

RE: 1306 Ivy Hill Rd, District 8

Dear Mr. Shaw,

At your request, this office reviewed the information on file for the above-referenced property to determine if the prior approval to install an onsite sewage disposal system (OSDS) can be revalidated.

Based on our review, approval to install an OSDS on the lot(s) referenced above will be granted and no additional soil evaluations will be required provided there is no alteration to the Master Plan dated 1/23/2007 and Building Permit Application(s) are submitted within 5 years from the date of this letter. This approval will become void without notice at the expiration of this time period, after which revalidation must be obtained in writing from this office. If a Building Permit is submitted, the following information should be considered:

- It should be noted, that septic reserve area(s) are depicted on the Master Plan for the installation of an initial OSDS and future repairs. Under no circumstance shall any easements, rights-of-way, buildings, any other permanent or physical structures above or below ground, be permitted within this area and it may not be disturbed by earth moving, compaction, tree removal or grading. Also, no underground electric lines, water pipes, gas lines, etc., shall be permitted in the septic reserve area.
- There are existing drilled water wells on this property. A water well yield test must be performed prior to issuance of a building permit or conveyance of the property.

This property is approved for a 4 bedroom home. Proposed dwellings with more bedrooms and/or commercial uses require further evaluation. This approval letter affirms that the Master Plan referenced above meets the state and county regulatory requirements for wells and septic systems. It does not guarantee that a building permit will be issued by Baltimore County.

Soil Evaluation Results: PLEASE SEE ATTACHED

If you have any questions regarding this matter, please contact this office at 410-887-2762.

Sincerely,

Miranda Clifford

Miranda P. Clifford, L.E.H.S.
Soil Evaluation Program
Ground Water Management-EPS

S:\EPS\GWM\PERC LETTERS\2021 PERC LETTERS\Revalidation Letters 2021\Ivy Hill Rd, 1306, 4-28-21.docx

Re: 1306 Ivy Hill Rd., D-8
TA# 22-00-000987

TEST PIT	DRAWDOWN	DEPTH	SOIL
A	2 min.	3'	Clay 0-3', LRS 3'-14' (Rock)
B			Clay 0-4', LRS 4'-16'
C			Clay 0-5', LRS 5'-16'

*LRS: Loch Raven Schist

MAKE CHECKS PAYABLE TO:
BALTIMORE COUNTY, MD.

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAX BILL

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2003

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	ELECTION DISTRICT
22-00-000987	2023	FY	07/01/2022	08

ASSESSMENT: 134,800

LEVY PERIOD: JULY 1,2022-JUNE 30,2023

PROPERTY STATUS: NOT SEMIANNUAL ELIGIBLE

	RATE PER $100	TAXES/CHARGES
COUNTY TAX	1.10	1,482.80
STATE TAX	.112	150.98
SEWER BENEFIT		
SEWER SERVICE		
WATER BENEFIT		
WATER DISTRIBUTION		
CONSTRUCTION LOAN		
BAY RESTORATION FEE		
TOTAL CHARGES *		

OWNER'S NAME AND ADDRESS
SHAW MILTON B
SOBUS JEAN M
4517 SCHENLEY RD
BALTIMORE MD 21210

PROPERTY DESCRIPTION
3600 NE FALLS RD
1.214 AC NS IVY HILL
00008 IVY HILL
1-196423

GROSS BILL 1,633.78

INTEREST/DISCOUNT

NET TOTAL

* WWW.BALTIMORECOUNTYMD.GOV/MYTAXBILL

LOT BLOCK SEC PLAT BOOK FOLIO

CONSTANT YIELD 1.0079 DIFFERENCE 0.0002

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH YOUR FIRST SEMIANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE
22-00-000987	2023	FY	07/01/2022

1-196423

OWNER'S NAME AND ADDRESS

FIRST SEMIANNUAL PAYMENT CHARGES | IF PAID IN | DISCOUNT | PAY THIS AMOUNT

SEMIANNUAL PAYMENT ELIGIBILITY :

A PROPERTY OWNER IS ELIGIBLE TO ELECT THE SEMIANNUAL PAYMENT OF THEIR REAL PROPERTY TAXES FOR A RESIDENTIAL PROPERTY THAT IS DESIGNATED AS THEIR 'PRINCIPAL RESIDENCE' AND CERTAIN QUALIFIED COMMERCIAL PROPERTIES.

SECOND SEMIANNUAL PAYMENT

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH YOUR FULL ANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE
22-00-000987	2023	FY	07/01/2022

OWNER'S NAME AND ADDRESS

	FULL ANNUAL PAYMENT CHARGES
COTAX	1,482.80
STTAX	150.98

IF PAID IN	DISCOUNT OR INTEREST	PAY THIS AMOUNT
JUL-2022	14.83-	1,618.95
AUG-2022	7.41-	1,626.37
SEP-2022		1,633.78

+.95 = 1619.90

SHAW MILTON B
SOBUS JEAN M
4517 SCHENLEY RD
BALTIMORE MD 21210

2200000987202 32FY007001618950016263700163378001633780000000000000000

STATE OF MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
RESIDENTIAL WORKSHEET - REASSESSMENT YEAR 2020 - TAX YEAR 2020

P.45

My Copy

1 PROPERTY ADMINISTRATIVE DATA

Account No.	04082200000987	**Value Method**	MD Value
Map/ Gr/ Par/Sec/Bl/Lt	0050/0006/0445///	**Occupancy**	Non-owner Occupied (N)
District/ Card Seq	08/ 00863-000-00-00	**Curtilage**	0
Owner's Name	SHAW MILTON B	**Land Use**	Residential (R)
Site Address	IVY HILL RD 0-0000	**Valued By**	0421
		Geo Code	81
Neighborhood Name	8080150.04	**Zoning**	
Neighborhood Code	8080150.04		

2 LAND VALUATION

LAND TYPE	SIZE	RATE	ADJUSTMENT	LAND NOTE	COST
Primary Vacant 1	1.0000 Acreage	175,000.00	0.75 (ADJ: 0.75)		131,200
Secondary 1	0.2100 Acreage	17,500.00	1.00		3,600

3 TOTAL LAND VALUE 134,800

4 TOTAL PROPERTY VALUE 134,800

Remarks

Legal Description 1.214 AC NS IVY HILL 3600 NE FALLS RD

Prior Land	134,800	**SALES HISTORY**		
Prior Improv	0	**SALE DATE**	06/30/1997	02/01/1990
Prior Total	134,800	**SALE PRICE**	38,500	0
		CONVEYANCE	Arms Length Vacant	Non-Arms Length Other

For more information about the worksheet, see our website at dat.maryland.gov, click on Real Property, then Other Information.

My Copy F.T.C.

JONES WELL DRILLING
3700 RUSH RD
Jarrettsville MD 21084
410-692-6981

Yield Test Completed: 1/23/2019 Initials: DK
Permit Number: BA-94-3271 Well Depth:
Subdivision:
Section: Lot: County: BA
Road: 1306 Ivy Hill Rd State: MD

	Time	Water Level	Time to Fill 5 Gallon Bucket/ Seconds	Gallons/Minute
1	9:15	35	22	13.64
2	9:30	138	26	11.54
3	9:45	220	29	10.29
4	10:00	299	33	9.09
5	10:15	340	37	8.11
6	10:30	390	2017	1.39
7	10:45	390	220	1.36
8	11:00	390	220	1.36
9	11:15	390	221	1.35
10	11:30	390	222	1.35
11	11:45	390	222	1.35
12	12:00	390	223	1.35
13	12:15	390	223	1.35
14	12:30	390	224	1.34
15	12:45	390	224	1.34
16	1:00	390	224	1.34
17	1:15	390	225	1.33
18	1:30	390	225	1.33
19	1:45	390	226	1.33
20	2:00	390	227	1.32
21	2:15	390	226	1.33
22	2:30	390	227	1.32
23	2:45	390	227	1.32
24	3:00	390	227	1.32
25	3:15	390	228	1.32
26	3:30	390	228	1.32
27	3:45	390	229	1.31
28	4:00	390	229	1.31
29	4:15	390	230	1.30
30	4:30	390	230	1.30
31				

FUTURE PERFORMANCE MAY VARY FROM TESTED PERFORMANCE

IPF

IRF

580.58'

191.52'

IRCS

TAX MAP 50, P. 148
BALTIMORE COUNTY MARYLAND
DEED REF.: 5629/866
SECOND PARCEL

N 56°27'50" E 283.01'

IRCS

IPF 2.5' SSE OF CORNER

475.00'

IPF

B

C

A

T.M. 50, P. 445
MILTON B. SHAW &
JEAN M. SOBUS
12263/147
52,771 S.F.±
1.2114 AC.±

N 33°31'52" W

197.57'

S 24°22'46" E

200.12'

TAX MAP 50, P. 66
CHRISTOPHER E. BARTLETT
DEED REF.: 14333/360

TAX MAP 50, P. 68
KENNETH GRADY &
LINDA M. GRADY
DEED REF.: 9536/448

200.12'

IRCS

STATE OF MARYLAND
WILLIAM MICHAEL RAY
No. 5176
REGISTERED PROPERTY LINE SURVEYOR

WELL #BA-94-3271

DRY HOLE

WELL #BA-88-2710

WELL #BA-94-2250

DRY HOLE

IRCF "9695" 0.68' RIGHT OF LINE AT 19.42'

STONE FD.

1270.00'

S 56°27'50" W

UP

251.18'

IRCS

IPF 5.2' SW OF CORNER

ASPHALT DRIVE OF OTHERS

UP

475.00'

STONE FD.

IVY HILL ROAD

TAX MAP 50, P. 465
DAVID D. SMITH
DEED REF.: 12392/138

LEGEND

IRF DENOTES IRON REBAR FOUND
IPF DENOTES IRON PIPE FOUND
IRCF DENOTES IRON REBAR & CAP FOUND
FOLLOWED BY SURVEYOR DESIGNATION
IRCS DENOTES IRON REBAR & CAP SET

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

BOUNDARY PLAT

IVY HILL ROAD
PROPERTY OF
MILTON B. SHAW
JEAN M. SOBUS
SM 12263/147

SHEET 1 OF 1	COMPUTED BY: JMB	DRAWN BY: JMB	CHECKED BY: WMR	JOB No.: 07-059

8TH ELECTION DISTRICT
SCALE: 1"= 40'

BALTIMORE COUNTY, MARYLAND
DATE: JANUARY 23, 2007

My Copy

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

P.48

ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: _____

Property Address: AKA 1306 Ivy Hill Rd

Legal Owners (Petitioners): Milton Shaw, Jean Sobus

Contract Purchaser/Lessee: N.A.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Milton Shaw

Address: 4517 Schenley Rd
Baltimore, MD 21210

Telephone Number: 443-386-8800

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a $250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

My Copy

Property Description
Milton Shaw , Jean Sobus,
Zoning Hearing 1306 Ivy Hill Rd,
Cockeysville, Md. 21230

Starting with a point of commencement at the SW corner of the lot, being 1270' NE of a found stone marker and 6' from the center line of Ivy Hill Rd, run 197.57' North 33 degrees 31' 52" West to a iron rebar & cap set. Continue 283.01', North 56 degrees 27' 50" East to the NE corner of the lot marked with an iron pipe, being 2.5' SSE of the corner. Continue 200.12', South 24 degrees 22' 46" East to the SE corner of the lot marked with an iron rebar & cap set."Continue to the point of beginning 251.18', South 56 degrees 27' 50" West.

My Copy



1306 4 H 11 Rd

N

From: brian bernstein
To: Administrative Hearings
Subject: 1306 Ivy Hill Road (Case #2023-0111-SPH)
Date: Monday, July 31, 2023 9:29:16 AM

CAUTION: This message from brianbernstein21093@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Your Honor,

I am active in our Maryland Trout Unlimited Chapter (greater Baltimore County area) in protecting our native and wild trout species, with special emphasis on our native brook trout. I want to express my concern about the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 8/2/2023).

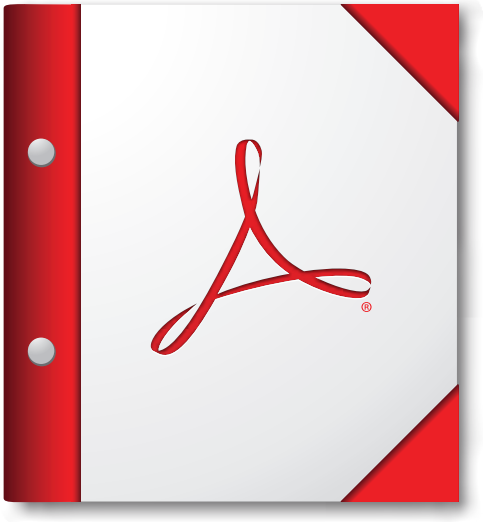
In the past year, Baltimore County government spent a half million dollars to have a landscape architecture firm produce a 20 year Master Plan for Oregon Ridge. After extensive research and evaluation, the report concluded that the highest priority was to "Protect, Restore and Enhance" the natural ecosystems of the park. This, of course, includes the watershed of Baisman Run, one of the few streams in Baltimore County of such high quality that it supports our native brook trout and the healthy macroinvertebrate populations that trout depend on.

It is our understanding that the back of this lot slopes down towards the park and the rear property line is only several hundred feet from Baisman Run. The owner of the property at 1306 Ivy Hill Road is requesting to be allowed to build a house on 1.2 acres of land rather than the 3 acres as required under RC-4 zoning. To build such a house, a good portion of this wooded lot would have to be cleared. The loss of canopy coverage would increase the runoff into Baisman Run. In addition, the driveway, parking pad, and walkways would increase the impervious surfaces of that lot. This could raise the temperature of the water running onto the stream. In order for native brook trout to survive in a stream the water temperature needs to stay below 68°. Even a small increase in the amount of impervious surface in the watershed could raise this temperature. Finally, the septic system for this house would need to be placed at the rear of the lot. Leakage from this septic field would create another risk for Baisman Run.

The granting of this variance would set an environmental precedent that would not be in line with Baltimore County's goal of protecting Oregon Ridge and Baisman Run. Trout Unlimited chapter members including myself urge you to reject this request.

Thank you.

Brian Bernstein



For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

Get Adobe Reader Now!

From: Dawn Symonds
To: Administrative Hearings
Subject: "Opposition to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 8/2/2023)"
Date: Sunday, July 30, 2023 3:07:12 PM

CAUTION: This message from dawnsymonds1@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Your Honor,

I stand with my community and strongly opposed to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 8/2/2023), but unfortunately I cannot attend the hearing in person. I believe that if this variance is approved, it would set a precedent for anyone with a parcel zoned RC-4 to build a home on a lot much smaller than the existing zoning requires.

Additionally, this lot is adjacent to Oregon Ridge Park, considered by many to be the crown jewel of the County's park system, and is situated on a steep hillside that drains directly into the Baisman Run. The Baisman Run, designated a Pristine Trout Stream, is both unique and invaluable, and I believe it's one of the most important natural resources in Baltimore County.

The Baisman is so unique that Dr 'Reds' Wolman, the longest tenured professor in the history of Johns Hopkin University, spent much of his life studying the Baisman Run, and he wrote the seminal, groundbreaking, and internationally recognized Fluvial Processes in Geomorphology based on many of his observations of this stream. I can't think of any place with a more perfect textbook example of a stream/river being born, and there is immense ecological and educational value in maintaining and protecting this special waterway.

Shoehorning a home onto this very steep lot, next to a sensitive waterway, adjacent to a park, would further stress this critical waterway, and this Variance Request must be rejected.

Thank you for considering our oppositions

Dawn Symonds

Sent from my iPhone

From: deborah bacharach
To: Administrative Hearings
Subject: Opposition to Requested zoning variance for 1306 Ivy Hill Road
Date: Sunday, July 30, 2023 9:10:17 PM

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

Case #2023-0111SPH

I am a member of the Board of the Oregon Ridge Nature Center Council, Inc., and it has come to my attention that someone is seeking a zoning variance to build a home on Ivy Hill Road on only slightly more than an acre of ground when the zoning laws require at least 3 acres. In addition, and most important, the property borders Oregon Ridge, a county park, and the home would be very close and uphill from Baisman Run,
an extremely sensitive stream in Baltimore County. The more impervious surfaces built close to the stream, the more the water quality is endangered.

Following is information I recently received from one of the Oregon Ridge park naturalists regarding Baisman Run, the stream in question:

Here are a few facts about Baisman Run if you are not familiar with its importance. Baisman Run, "LOCH-120-S", is listed as one of the state's high quality reference site in the Sentinel Site Network. Here is the link. https://dnr.maryland.gov/streams/Publications/2014SentinelSiteReportWEB.pdf It is also a frequently cited stream used as a baseline in a number of scientific papers because of how much it has been studied over the years. It is also a stream with native brook trout and stoneflies that can not survive if impervious surfaces like roofs and driveways exceed just a few percent of the watershed. https://dnr.maryland.gov/streams/Pages/streamhealth/How-Impervious-Surface-Impacts-Stream-Health.aspx
In the very short time we had to survey Baisman yesterday before the storm ran us out, it was clear stoneflies are present and in greater numbers than what we sampled in Oregon Branch on Friday. It would be a shame to allow any changes to the watershed that would alter it current condition. In fact, more effort should be made to improve this watershed, not degrade it.

This variance should not be granted. It is very unlikely that the County departments responsible for environmental quality would support such a variance.

Deborah Bacharach
Baltimore County resident

From: Elaine Kasmer
To: Administrative Hearings
Subject: Fwd: Opposed to variance request for 1306 Ivy Hill Road (hearing date 8/2/2023)
Date: Sunday, July 30, 2023 6:32:00 PM

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

Sent from my iPad

Begin forwarded message:

From: Elaine Kasmer <elainekasmer@gmail.com>
Date: July 30, 2023 at 6:22:47 PM EDT
To: administrativehearing@baltimorecountymd.gov
Subject: Opposed to variance request for 1306 Ivy Hill Road (hearing date 8/2/2023)

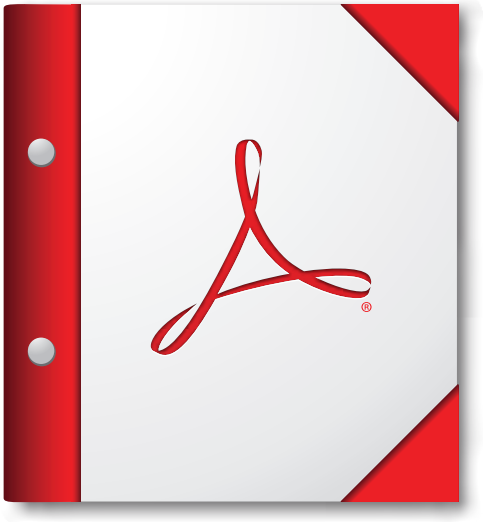
I am strongly opposed to granting any variance for the 1.2 acre lot at 1306 Ivy Hill Road, Case #2023-0111-SPH, which is zoned for a minimum 3 acre building lot. This land abuts Oregon Ridge Park at a crucial natural area, close to Baisman Run, a nationally known trout stream, which owes its pristine condition to a watershed of cool forested land. Building on this lot which slopes toward the park could severely impact and even eliminate the trout and other fauna in the stream. I have been following and supporting the Oregon Ridge Master Plan which stresses the preservation of the deep woods forest and its denizens. Approving this variance would be a direct contradiction to the goals of the plan, and a blow to all its supporters, to benefit only one person. It would set a dangerous precedent for all landowners who live outside the URDL, and defeat all efforts to protect our natural watershed areas. Why couldn't I ask to subdivide my 2.5 lot above a stream? Baltimore County cannot allow anyone to endanger the land it protects for the benefit of all its citizens. Please uphold the required zoning to protect the our nature park.
Thank you,
Elaine Kasmer

Sent from my iPad

From: Gary Anderson
To: Administrative Hearings
Subject: Variance to zoning requirement
Date: Monday, July 31, 2023 8:55:22 AM

CAUTION: This message from merrilland@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.

To Whom It May Concern:
I am writing to urge opposition to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 8/2/2023). The site is smaller than the minimum requirement for building on lots with that zoning designation and the location of the lot is right next to the Baisman Run, an important stream for environmental, scientific research and water quality purposes, and a key feature of the Oregon Ridge Nature Center and Park. There are not only harmful effects of runoff to Baisman Run from building on this site to consider but the cumulative effect of additional building being allowed due to future variances based on the precedent this request would set.
Sincerely,
Gary Anderson
Cockeysville



For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

Get Adobe Reader Now!

Donna Mignon

From: John Meredith <johnmeredith1439@gmail.com>
Sent: Wednesday, August 2, 2023 9:29 AM
To: Administrative Hearings
Subject: Case number 2023-0111-SPH

CAUTION: This message from johnmeredith1439@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

I would like to express my objection to this zoning exception. This is a very small lot which is close to Baisman Run, in the Loch Raven Watershed. This would set a bad precedent in this fragile environmental area. Also the traffic sight lines are very difficult on this point of Ivy Hill Road. As a land owner ,I have abided by the zoning restrictions and the rules should continue.Thank you

Sent from my iPad

From: Judy Breitenbach
To: Administrative Hearings
Subject: Case #2023-0111-SPH
Date: Monday, July 31, 2023 9:27:52 AM

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

To Whom it May Concern -
I recently learned of the request to build on a 1.2 acre wooded lot at 1306 Ivy Hill Road. I am in opposition to this Variance Request due to the negative impact it will have on Baisman Run, an important freshwater stream for the Maryland Brook Trout. Per the Maryland DNR website I. quote - "The story of brook trout fishing in Maryland is one steeped with tradition and lore...However, brook trout are not actually a trout, but rather a charr. They typically inhabit only the most pristine bodies of water and thus, can be wonderful predictors of water quality and stream health. In Maryland brook trout can be found from the Piedmont to the far western end of the state in Garrett County. Areas with high brook trout densities include the Gunpowder River watershed,....our only native salmonid." As a Maryland Master Naturalist and a Save Our Streams Monitor with the IZAAK WALTON League of America I. strongly advocate for not approving the Variance Request allowing the 1306 lot to be built upon.
Thank you-
Judith Breitenbach

From: Keith Rosenstiel
To: Administrative Hearings
Subject: Opposition to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 8/2/2023)
Date: Saturday, July 29, 2023 6:02:45 PM

CAUTION: This message from keithrosenstiel@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.

Your Honor,

I'm strongly opposed to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 8/2/2023), but unfortunately I cannot attend the hearing in person. I believe that if this variance is approved, it would set a precedent for anyone with a parcel zoned RC-4 to build a home on a lot much smaller than the existing zoning requires.

Additionally, this lot is adjacent to Oregon Ridge Park, considered by many to be the crown jewel of the County's park system, and is situated on a steep hillside that drains directly into the Baisman Run. The Baisman Run, designated a Pristine Trout Stream, is both unique and invaluable, and I believe it's one of the most important natural resources in Baltimore County.

The Baisman is so unique that Dr 'Reds' Wolman, the longest tenured professor in the history of Johns Hopkin University, spent much of his life studying the Baisman Run, and he wrote the seminal, groundbreaking, and internationally recognized Fluvial Processes in Geomorphology based on many of his observations of this stream. I can't think of any place with a more perfect textbook example of a stream/river being born, and there is immense ecological and educational value in maintaining and protecting this special waterway.

Shoehorning a home onto this very steep lot, next to a sensitive waterway, adjacent to a park, would further stress this critical waterway, and this Variance Request must be rejected.

Best regards,

Keith Rosenstiel

13212 Falls Road,

Cockeysville MD 21030

From: Ken Grady
To: Administrative Hearings
Subject: Case #2023-0111-SPH (1306 Ivy-Hill Road)
Date: Friday, July 28, 2023 12:13:44 PM

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

Dear Your Honor,

I am writing to you to address my concerns for the Zoning Notice listed above. I am strongly opposed to allow the unimproved property of 1.21 acres to become a buildable lot.

My property is on the west side of 1306 Ivy-Hill Road. I have lived here for forty years. The water in this area is hard to locate and most wells are around one gallon. I have two wells on my property and yield a little over one gallon.

I am concerned about the silt and contaminants running down and going into the aquifer. The above property has a steep grade and one of my wells is adjacent to his property, almost to the bottom of his property line which would put his septic close to bottom of the property with drain field close to Oregon Ridge Park property.

I have just returned from vacation to learn of this zoning notice. I have emailed Trout Unlimited Towson Chapter, Tom Gamper. I have also emailed Gunpowder River Keeper, Theo Gardner about this zoning notice. This property is 1,500 yards from Baisman Run, which is one of the last Brook Trout streams in Baltimore County.

I know Milton Shaw and did give him permission to park in my driveway to put notice up, however, I was not aware RC-4 was in place and he never offered the information to me. This property has been for sale off and on for over 20 years. One of the previous owners, Roger Haskell drilled 3 wells and gave up on property because of low water yield, having had 3 daughters.

My other issue is that 7 years ago, a Baltimore County salt truck overturned and affected our neighbors water at 1201 Ivy-Hill Road. Our water has been hand held tested with a private meter and we are above the range of Sodium Chloride. We are currently in the process of having our water professionally tested next week.

I feel for Milton but I have to protect my interest, my wells, aquifer, property value and Oregon Ridge Park.

Sincerely,

Kenneth Grady
1300 Ivy-Hill Road
Cockeysville, Md 21030

Sent from the all new AOL app for iOS

From: marthakjohnston@gmail.com
To: Administrative Hearings
Subject: Oppose Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH)
Date: Monday, July 31, 2023 1:37:27 AM

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

Your Honor,
I am writing to **oppose granting the variance requested for 1306 Ivy Hill Road (Case #2023-0111-SPH**, hearing date 8/2/23). A variance would result in irreparable harm to one of Baltimore County's environmental treasures, Baisman Run, and ultimately degrade the entire watershed. Varying from the County's zoning standards for this property simply cannot be justified, given the consequences.

For more than 40 years, the people of Baltimore County have joined together to conserve and treasure Baisman Run and the 1,000 acres that are now known as Oregon Ridge Park, leveraging capital and ongoing resources from Baltimore County and Maryland state government. Tens of thousands of families, school children and nature lovers of all types enjoy nature-inspired recreation, learning and fun at the park every year. Hundreds of thousands of residents within the watershed ultimately benefit from the park's and County's healthy streams and waterways. Baisman Run's significance and status as a pristine waterway has been recognized by the academic field for ~50 years. It was the site where the field of stream ecology was essentially established and has been continually studied and monitored to this day as the standard by which other waterways in the region are compared.

Construction as requested by a variance would threaten all of that. As a long-time visitor to Oregon Ridge and volunteer at Baltimore County parks, I ask that the variance request be denied.

Thank you for this opportunity to comment on this important matter.

Sincerely yours,
Martha Johnston

From: P Clagett
To: Administrative Hearings
Subject: Opposition to Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH) adjoining Oregan Ridge Park
Date: Sunday, July 30, 2023 11:29:42 PM

CAUTION: This message from tricia_231@outlook.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

To Baltimore County Zoning Board:

I am writing in objection to the above zoning variance request to build a house on the lot at 1306 Ivy Hill Road, Cockeysville, MD.

Allowing construction of a dwelling on this lot abutting Oregon Ridge Park, poses risks to trails and streams in the largest forested park in Baltimore County. This construction would likely lead to trail damage and erosion runoff that would contimnate historic Baisman Run.

Baltimore County recently approved a 20-year Master Plan to protect and preserve the almost 1000 acres of woodlands, trails, streams and ponds that make Oregon Ridge a unique nature preserve. It was the support and advocacy of thousands of local residents and visitors to Oregon Ridge that helped assure a Master Plan that recognizes the importance of this stewardship. Changing this zoning to suit one adjacent home owner is not the stewardship we worked so hard to protect. Oregon Ridge is a place of beauty and solace that I cherish.

Please reject this petition.

Sincerely,
Patricia Clagett
6 Gurteen CT
Timonium, MD 21093

From: Polly Roberts
To: Administrative Hearings
Subject: "Opposition to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 8/2/2023)"
Date: Sunday, July 30, 2023 6:29:39 PM

CAUTION: This message from probertsmd@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.

Your Honor:

I am writing to oppose (strongly) the Variance Request for 1306 Ivy Hill Rd. (case #2023-0111- SPH, hearing date 8/2/2023).

I have lived next to Oregon Ridge Park for 44 years and have volunteered as a member of its Oregon Ridge Nature Center Council for more than 25 years. Over that period of time, I have consistently heard strong praise for the unique stream there, Baisman Run. It is one of the most pristine streams in the County, able to support trout. It has been studied for decades by local universities and used to educate thousands upon thousands of Baltimore County schoolchildren in the hands-on evaluation and importance of stream purity.

The sole purpose of RC-4 zoning in Baltimore County is "watershed protection". In addition to sitting on a lot significantly smaller than required for watershed protection, a house at this address (1306 Ivy Hill Rd.) would be located on a steep hill directly above the stream, which means that any and all run-off (examples: oil and acid rain from non-permeable surfaces, salt used for de-icing, pesticides, fertilizers, etc.) will travel directly downhill into the stream.

I am also worried about the "slippery slope" that will occur if a zoning exception is made in this case. In coming decades, water availability and purity will likely be a huge issue, and I am extremely concerned about the precedent that would be set by allowing pollution of one of our purest streams.

Sincerely,

Polly Roberts, M.D.
4 Beechmere Lane
Cockeysville, MD 21030

RE: **Case no. 2023-0111-SPH**
1306 Ivy Hill Road

Prof. Christopher Bartlett
1316 Ivy Hill Road,
Cockeysville, MD 21030

07/27/2023

Your Honor,
I am strongly opposed to this request for a zoning variance.
I wanted to be at the hearing, but unfortunately, I'll be on business in Quebec next week.

The vacant lot (1306) is adjacent, and east of my property on Ivy Hill Road.
I am no lawyer, or in real estate, I am just an ordinary concerned neighbor. With respect, your honor, if I might, I suggest that if this request is approved, it would set a precedent for any landowner with an acre on RC-4 zoned land to apply for an exception to the requirement of three acres to build a house. Potentially, it could also devalue any neighboring properties.

1.2 acres is only a little more than a third of the required lot size for RC-4 and even less than the minimum of 1.5 acres I believe is required even for RC-5.

The depth of this wooded lot that slopes quite steeply from the road frontage measures only 200 ft. front to back and at the rear is contiguous with the State Park. Its steepest part is in the north-east corner acting as a funnel into the Oregon Ridge State Park land that also runs downhill into the valley and into Baisman Run, an ecologically sensitive brook trout stream.

This lot is currently wooded and with its undergrowth ameliorates silt and pollution as well as winter road salt. If a house was built it would be virtually tree-less, compounded by impervious paved surfaces such as parking places, driveways, and walkways. All lessening rainwater filling aquifers while increasing silt, pollution and road salt chemicals running down the hill into Baisman Run. The aquifers in this neighborhood are already depleted. I believe 1306 has had 6 wells dug on the property before a minimum of one g.p.m. might have been found if it was.

The set-back requirements would be compound the issues with a house on this size lot. If it's 75 ft from the road and 50 ft from the rear property line, it doesn't leave much for the house. The septic drainage field would be at the back of the house and potentially yet another pollution source.

I also wonder why Mr. Shaw, the owner, did not submit building plans for approval years ago to preserve the lot's value as buildable when we all knew that re-zoning from RC-5 to RC-4 was imminent. Other owners in the neighborhood did just that, even though it might have incurred some expenses. 1306 has been for sale by the owner or by real estate companies for longer than I've lived next door, now 26 years. It would be hard to imagine that Mr. Shaw would have been oblivious to a highly publicized Baltimore County re-zoning…

Respectfully,

Chris Bartlett

From: Ralph Brown
To: Administrative Hearings
Subject: 1306 Ivy Hill Road
Date: Wednesday, August 2, 2023 1:42:43 PM

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

Your Honor,

This information is in regard to Case# 2023-0111-SPH. At today's hearing it was mentioned that there were several houses on Ivy Hill Road that were situated on less than 3 acres. This is the information as to when those houses were built:

As part of the 2000 CZMP, the land was rezoned from RC-5 to RC-4.
1300 Ivy Hill was built in 1945. 1316 Ivy Hill, 1967. 1201 Ivy Hill, 1964. 1005 Ivy Hill, 1978.

As you can see, those houses were erected long before the land was rezoned RC-4. In 2000 it was acknowledged that RC-4 zoning was needed to protect valuable park land and watershed areas. Those houses did not need zoning variances to be built.

Thank you for your consideration in this matter.

Ralph Brown MD
President, Oregon Ridge Nature Center Council

From: OregonRidgeNatureCouncil Board
To: Administrative Hearings
Subject: opposition to variance request for 1306 Ivy Hill Road Case# 2023-0111-SPH date 8/2/23
Date: Sunday, July 30, 2023 6:36:21 PM

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

Your Honor,

I am the president of the Oregon Ridge Nature Center Council and I want to express my strong opposition to the Variance Request for 1306 Ivy Hill Road (Case #2023-0111-SPH, hearing date 8/2/2023).

In the past year, Baltimore County government spent a half million dollars to have a landscape architecture firm produce a 20 year Master Plan for Oregon Ridge. After extensive research and evaluation, the report concluded that the highest priority was to "Protect, Restore and Enhance" the natural ecosystems of the park. This, of course, includes the watershed of Baisman Run, one of the few streams in Baltimore County of such high quality that it supports native brook trout and healthy macroinvertebrate populations.

It was precisely to protect such valuable and irreplaceable waterways that the lands on these watersheds were zoned RC-4. The back of this lot slopes down towards the park and the rear property line is only several hundred feet from Baisman Run. The owner of the property at 1306 Ivy Hill Road is requesting to be allowed to build a house on 1.2 acres of land rather than the 3 acres as required under RC-4 zoning. To build such a house, a good portion of this wooded lot would have to be cleared. The loss of canopy coverage would increase the runoff into Baisman Run. In addition, the driveway, parking pad, and walkways would increase the impervious surfaces of that lot. This would raise the temperature of the water running onto the stream. In order for native brook trout to survive in a stream the water temperature needs to stay below 68°. Even a small increase in the amount of impervious surface in the watershed can raise this temperature. Finally, the septic system for this house would need to be placed at the rear of the lot. Leakage from this septic field would create another risk for Baisman Run.

The granting of this variance would create a terrible environmental precedent. The Oregon Ridge Nature Center Council urges you to reject this request.

Thank you.

Ralph Brown, MD
President, Oregon Ridge Nature Center Council

THE VALLEYS
PLANNING COUNCIL INC

July 31, 2023

Re: 2023-0111-SPH

To Whom it May Concern:

The Valleys Planning Council opposes the special variance to allow this 1.2-acre parcel to become a buildable lot.

According to BioNet, a digital map created by the Department of Natural Resources' Natural Heritage Program, the parcel is in Tier 4: moderately significant for biodiversity conservation.

BioNet, short for Biodiversity Conservation Network, collects data concerning plants, animals, habitats, and landscapes, and assigns priorities to irreplaceable species and habitats, as well as to high-quality common habitats.

According to a description of BioNet, "These data were needed to maximize the influence and effectiveness of public and private conservation investments; promote shared responsibilities for land conservation between public and private sectors; and guide and encourage compatible land uses and land management practices."

Allowing this undersized parcel adjacent to Oregon Ridge Park to be developed would be in direct opposition to the goals of BioNet.

Sincerely,

Renée Hamidi

Renée Hamidi
Executive Director, The Valleys Planning Council

118 W. Pennsylvania Avenue Towson, Maryland 21204
Mailing Address: P.O. Box 5402 Towson, Maryland 21285-5402
Phone: 410-337-6877

Donna Mignon

Invited on 7/27/23

From: webmaster@baltimorecountymd.gov
Sent: Thursday, July 27, 2023 9:39 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Michael
Last Name	Leff
Email	msleff007@gmail.com
Phone	410-963-5750
Address	41 springhill Farm Court
City	Cockeysville
State	Maryland
ZIP Code	21030
Case Number	2023-0111-SPH
Scheduled Hearing Date	August 2, 2023

Debra Wiley

From: Larry Pilson <lpilson@hotmail.com>
Sent: Friday, July 28, 2023 12:08 PM
To: Administrative Hearings; PAI Zoning Advisory Committee; Milton Shaw
Subject: 2023-0111-SPH 1306 Ivy Hill Rd. RECERT
Attachments: Scan_20230728 (3).pdf; DSC_1404.JPG; DSC_1405.JPG

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

RECEIVED
JUL 28 2023
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

Date: 7-28-23

RE: Case Number: 2023-011-SPH RECERT

Petitioner/Developer: Shaw

Date of Hearing/Closing: Aug 2, 2023 10AM

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 1306 Ivy Hill Rd

The sign(s) were posted on RECERT 7-28-23
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

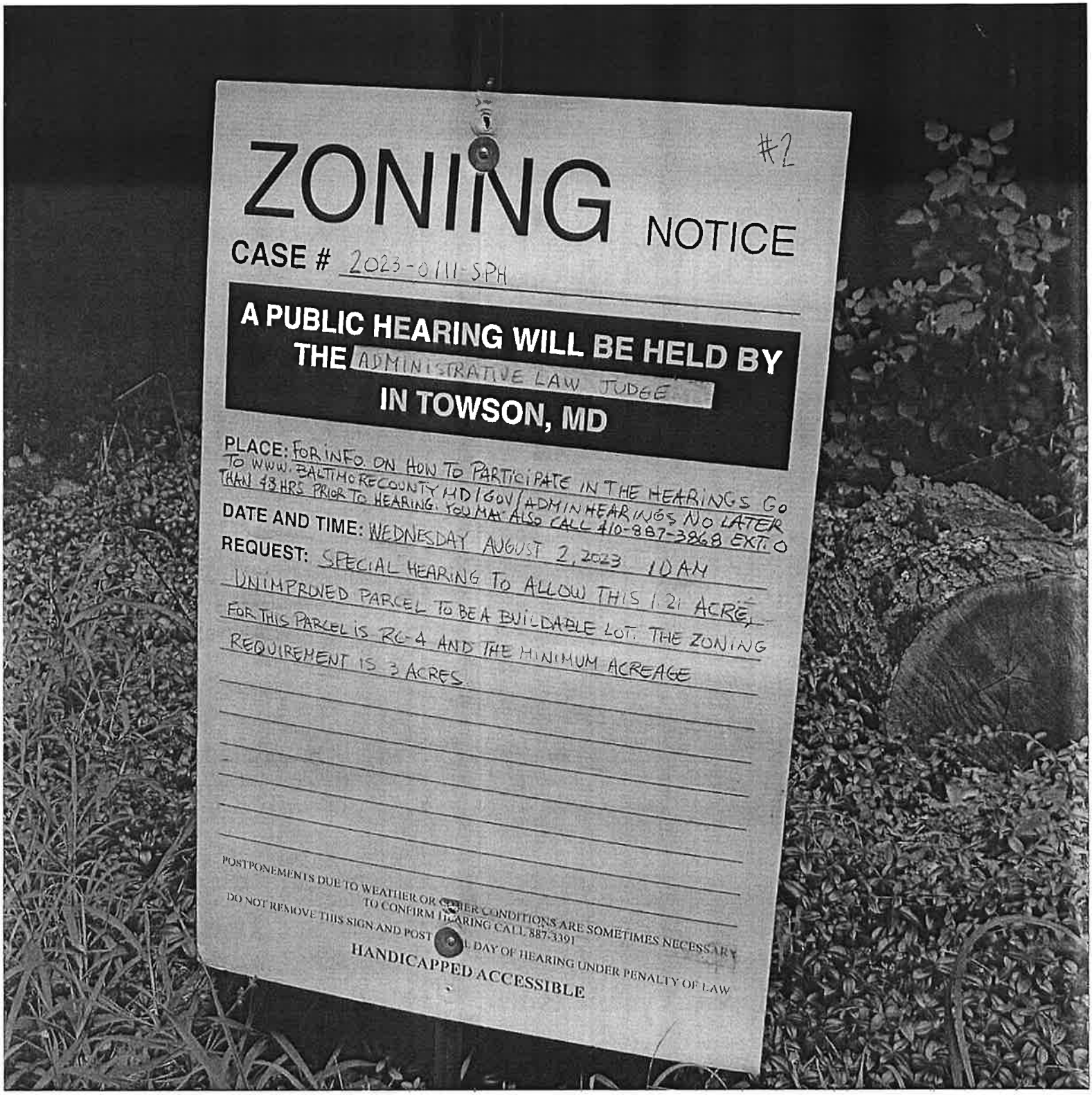
J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



#2

ZONING NOTICE

CASE # 2023-0111-SPH

A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE **IN TOWSON, MD**

PLACE: FOR INFO. ON HOW TO PARTICIPATE IN THE HEARINGS GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN 48 HRS PRIOR TO HEARING. YOU MAY ALSO CALL 410-887-3868 EXT. 0

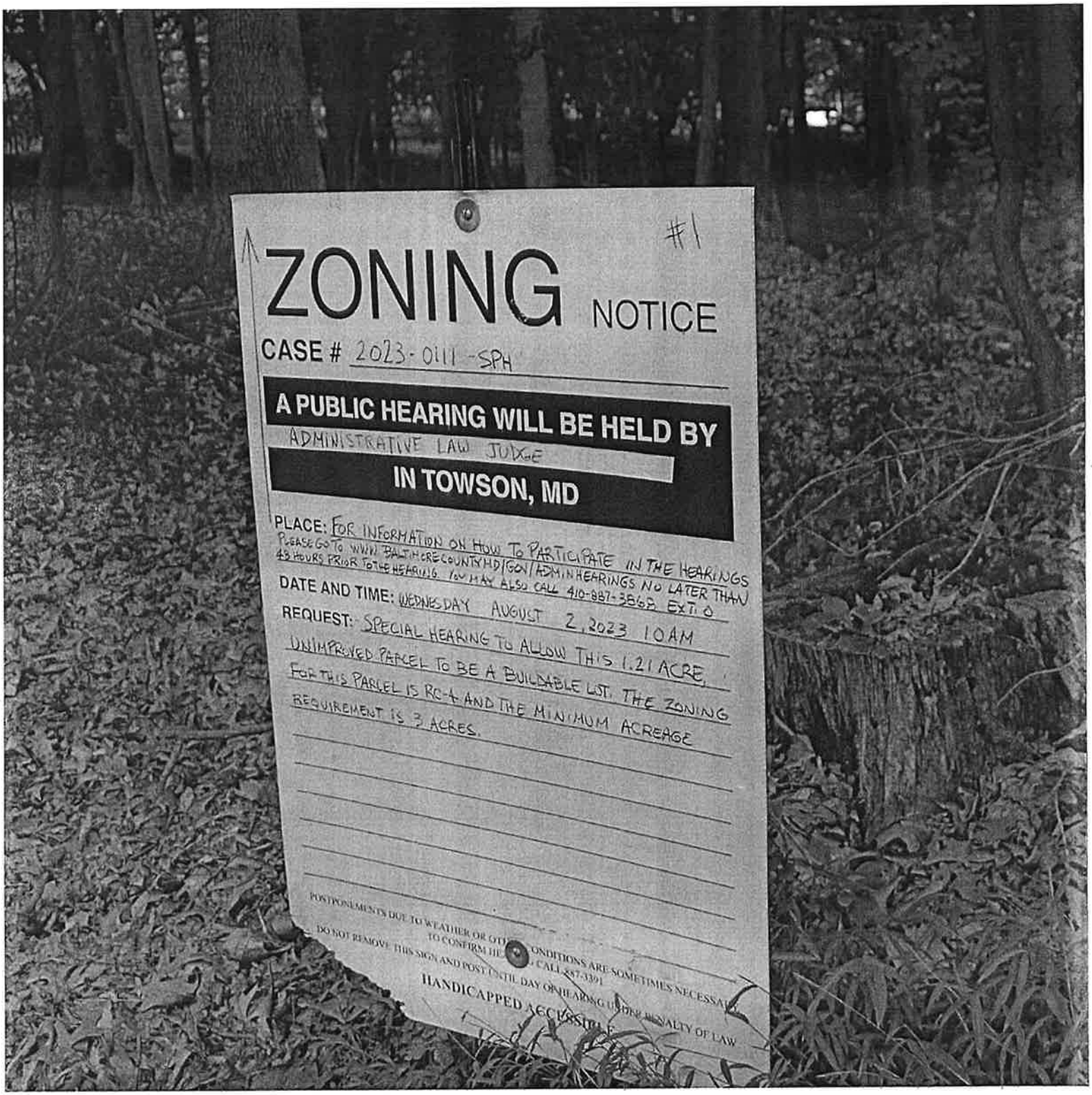
DATE AND TIME: WEDNESDAY AUGUST 2, 2023 10 AM

REQUEST: SPECIAL HEARING TO ALLOW THIS 1.21 ACRE, UNIMPROVED PARCEL TO BE A BUILDABLE LOT. THE ZONING FOR THIS PARCEL IS RC-4 AND THE MINIMUM ACREAGE REQUIREMENT IS 3 ACRES.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE


#1
ZONING NOTICE
CASE # 2023-0111-SPH
A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD
PLACE: FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-887-3868 EXT. 0
DATE AND TIME: WEDNESDAY AUGUST 2, 2023 10AM
REQUEST: SPECIAL HEARING TO ALLOW THIS 1.21 ACRE, UNIMPROVED PARCEL TO BE A BUILDABLE LOT. THE ZONING FOR THIS PARCEL IS RC-4 AND THE MINIMUM ACREAGE REQUIREMENT IS 3 ACRES.
POSTPONEMENTS DUE TO WEATHER OR OTH
TO CONFIRM HE
CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING U
HANDICAPPED ACCESSIBLE
ALTY OF LAW

Donna Mignon

invited 7/27/23

From: webmaster@baltimorecountymd.gov
Sent: Thursday, July 27, 2023 9:37 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Michelle
Last Name	Spiziri
Email	michellespiziri@gmail.com
Phone	410-913-5724
Address	41 Springhill Farm Court
City	Cockeysville
State	Maryland
ZIP Code	21030
Case Number	2023-0111-SPH
Scheduled Hearing Date	August 2, 20203

Donna Mignon

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Thursday, July 27, 2023 9:37 AM
To: michellespiziri@gmail.com
Subject: 2023-0111-SPH 1306 Ivy Hill Road
Attachments: 2023-0111-SPH 1306 Ivy Hill Road Petition Description.pdf

Good Morning,
Per our telephone conversation, please find attached a copy of the Petition for Zoning that was filed in regard to this case.

Thank you. Have a great day.

Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND
THE DAILY RECORD

Affidavit of Publication

To: Milton Shaw -
4517 Schenley Road
Baltimore, MD, 21210

Re: Legal Notice 2520629,

CASE NUMBER: 2023-0111-SPH

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published
in the State of Maryland 1 time(s) on the following date(s):
07/13/2023

By 

Joy Hough
Authorized Designee of the Publisher

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2023-0111-SPH
1306 Ivy Hill Road
Northeast side of Ivy Hill Road, northeast from Falls Road
8th Election District - 3rd Councilmanic District
Legal Owners: Milton Shaw, Jean Solms

Special Hearing to allow this 1.21 acre, unimproved parcel to be a buildable lot. The zoning for this parcel is RC-4 and the minimum acreage requirement is 3 acres.

Hearing: Wednesday, August 2, 2023 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/agencies/zoning/zhahearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

jy13 2520629

TO: THE DAILY RECORD
Thursday, July 13, 2023 - Issue

Please forward billing to:
Milton Shaw
4517 Schenley Road
Baltimore, MD 21210

443-386-8800

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2023-0111-SPH
1306 Ivy Hill Road
Northeast side of Ivy Hill Road, northeast from Falls Road
8th Election District – 3rd Councilmanic District
Legal Owners: Milton Shaw, Jean Sobus

Special Hearing to allow this 1.21 acre, unimproved parcel to be a buildable lot. The zoning for this parcel is RC-4 and the minimum acreage requirement is 3 acres.

Hearing: Wednesday, August 2, 2023 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

CERTIFICATE OF POSTING

Date: 7-12-23

RECEIVED
JUL 12 2023
OFFICE OF
ADMINISTRATIVE HEARINGS

RE: Case Number: 2023-0111-SPH

Petitioner/Developer: Shaw

Date of Hearing/Closing: Aug 2, 2023 10AM

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 13067 Hilla Rd

The sign(s) were posted on 7-12-23
(Month, Day, Year)

J Laurence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

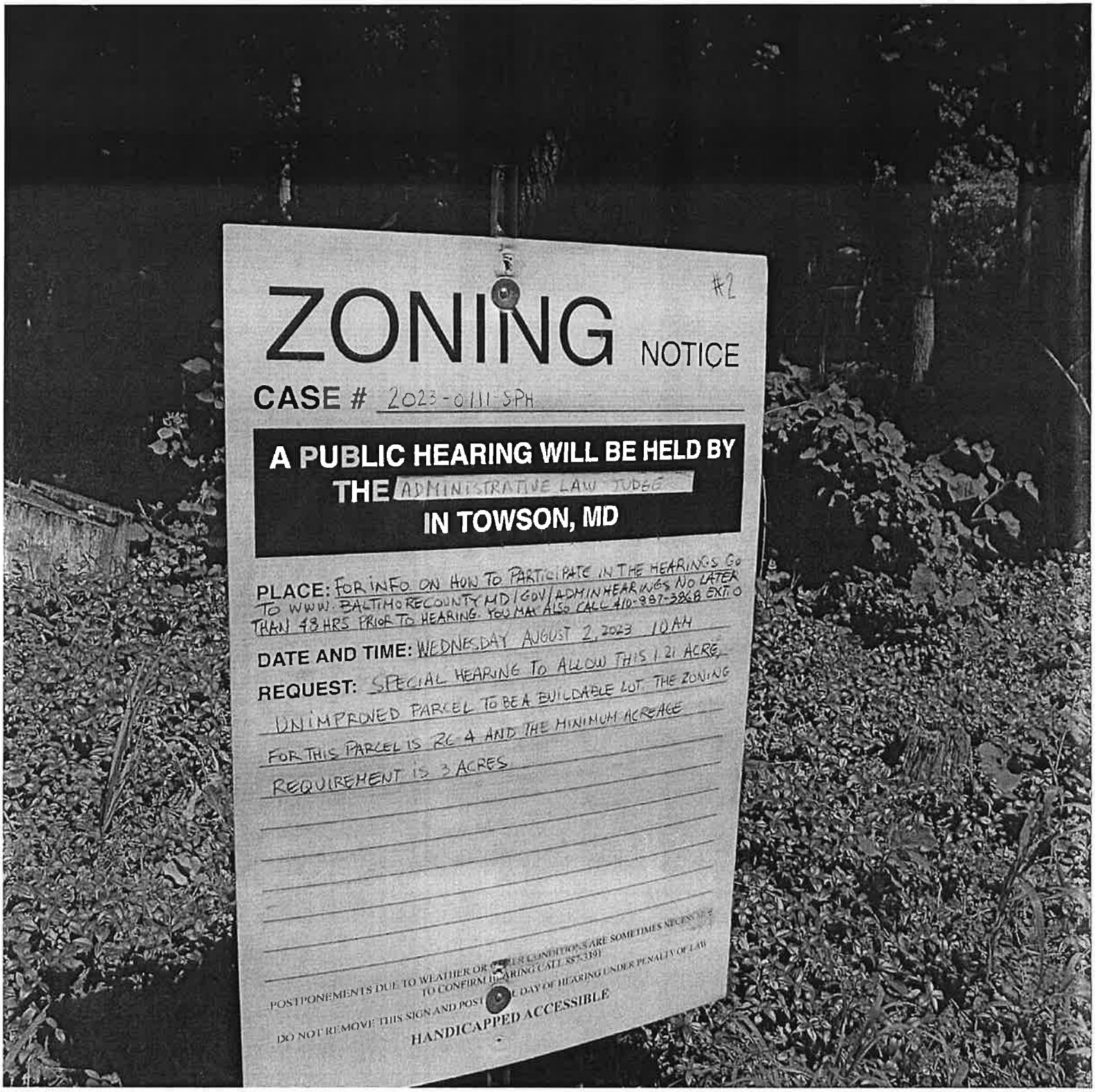
ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)


#1
ZONING NOTICE
CASE # 2023-0111-SPH
A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD
PLACE: FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN 48 HOURS PRIOR TO THE HEARING. YOU MAY ALSO CALL 410-887-3868 EXT. 0
DATE AND TIME: WEDNESDAY AUGUST 2, 2023 10AM
REQUEST: SPECIAL HEARING TO ALLOW THIS 1.21 ACRE UNIMPROVED PARCEL TO BE A BUILDABLE LOT. THE ZONING FOR THIS PARCEL IS RC-4 AND THE MINIMUM ACREAGE REQUIREMENT IS 3 ACRES.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE


#2
ZONING NOTICE
CASE # 2023-0111-SPH
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD
PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN 48 HRS PRIOR TO HEARING. YOU MAY ALSO CALL 410-887-3868 EXT 0
DATE AND TIME: WEDNESDAY AUGUST 2, 2023 10 AM
REQUEST: SPECIAL HEARING TO ALLOW THIS 1.21 ACRE, UNIMPROVED PARCEL TO BE A BUILDABLE LOT. THE ZONING FOR THIS PARCEL IS RC 4 AND THE MINIMUM ACREAGE REQUIREMENT IS 3 ACRES
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST ON DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

JOHN A. OLSZEWSKI, JR.
Executive

C. PETE GUTWALD, AICP
Director, Department of Permits, Approvals and Inspections

County

July 7, 2023

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2023-0111-SPH
1306 Ivy Hill Road
Northeast side of Ivy Hill Road, northeast from Falls Road
8th Election District – 3rd Councilmanic District
Legal Owners: Milton Shaw, Jean Sobus

Special Hearing to allow this 1.21 acre, unimproved parcel to be a buildable lot. The zoning for this parcel is RC-4 and the minimum acreage requirement is 3 acres.

Hearing: Wednesday, August 2, 2023 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald
Director

PW/kl

C: Milton Shaw, Jean Sobus, 4517 Schenley Road, Baltimore 21210

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THUR., JULY 13, 2023**

RE: PETITION FOR SPECIAL HEARING 1306 Ivy Hill Road; NE/S of Ivy Hill Road, NE from Falls Road 8th Election & 3rd Councilmanic Districts Legal Owner(s): Milton Shaw & Jean Sobus Petitioner(s)	*	BEFORE THE OFFICE
	*	OF ADMINSTRATIVE
	*	HEARINGS FOR
	*	BALTIMORE COUNTY
	*	2023-111-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio /rmw
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188
peoplescounsel@baltimorecountymd.gov

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of May, 2023, a copy of the foregoing Entry of Appearance was emailed to Milton Shaw & Jean Sobus, 4517 Schenley Road, Baltimore, Maryland 21210, MiltonBShaw@gmail.com, Attorney for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ZAC AGENDA

Case Number: 2023-0110-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Garrett & Catherine Bates
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 742 SUE GROVE RD
Location: East side of Sue Grove Road, 1080 ft. south of Turkey Point Road

Existing Zoning: DR 3.5 **Area:** 11,067 SQ. FT.
Proposed Zoning:
VARIANCE:
To permit a proposed dwelling with a side setback of 11 feet and a sum of side setbacks of 22 feet in lieu of the minimum required 15 feet and 25 feet, respectively.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2023-0111-SPH **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Milton Shaw, Jean Sobus
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 1306 IVY HILL RD
Location: Northeast side of Ivy Hill Road, northeast from Falls Road

Existing Zoning: RC4 **Area:** 1.214 AC
Proposed Zoning:
SPECIAL HEARING:
To allow this 1.21 acre, unimproved parcel to be a buildable lot. The zoning for this parcel is rc-4 and the minimum acreage requirement is 3 acres.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2023-0111-SPH

Property Address: AKA 1306 Ivy Hill Rd

Legal Owners (Petitioners): Milton Shaw, Jean Sobus

Contract Purchaser/Lessee: N.A.

PLEASE FORWARD ADVERTISING BILL TO:

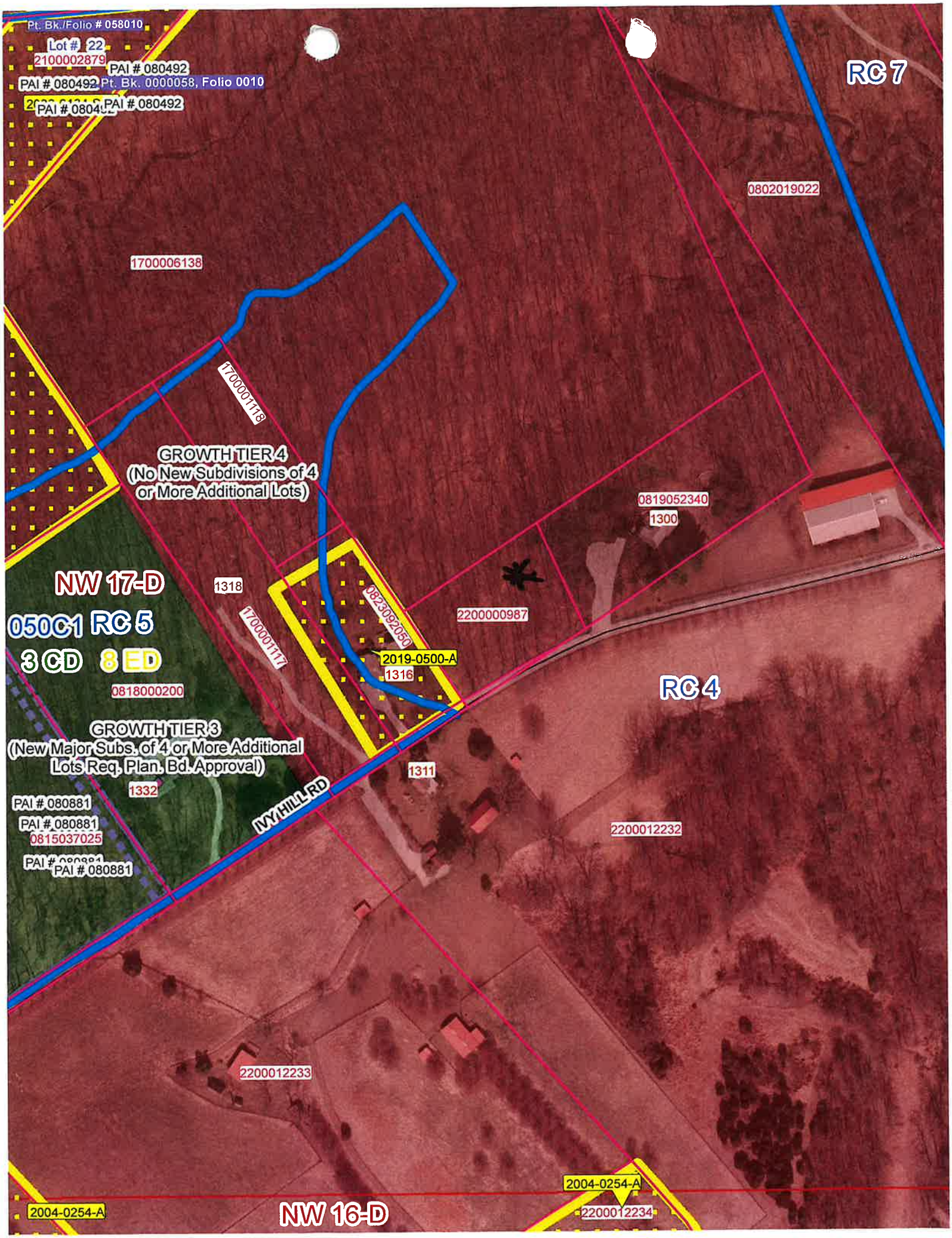
Name: Company/Firm (if applicable): Milton Shaw

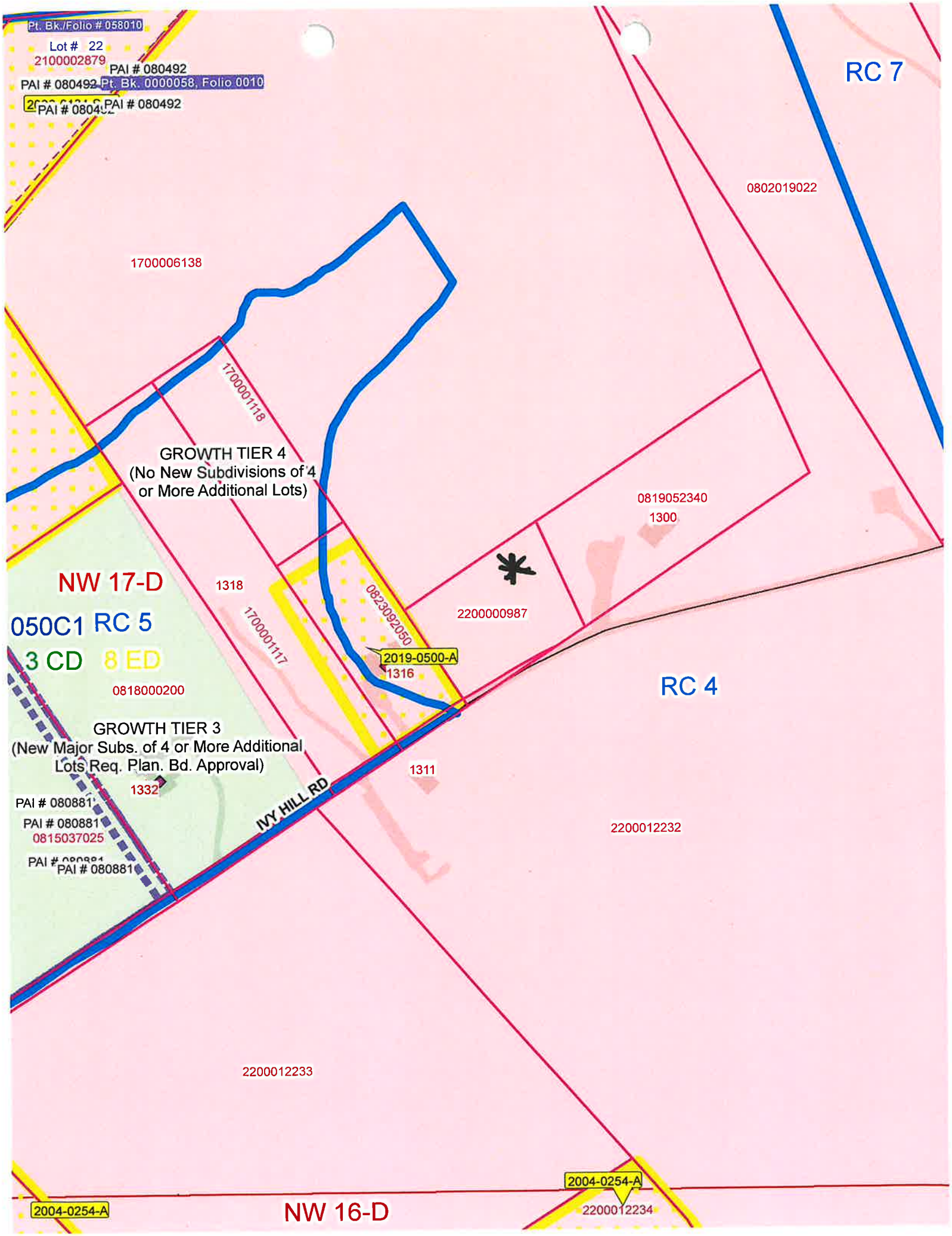
Address: 4517 Schenley Rd
Baltimore, MD 21210

Telephone Number: 443-386-8800

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a $250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022


Pt. Bk./Folio # 058010
Lot # 22
2100002879
PAI # 080492
PAI # 080492
Pt. Bk. 0000058, Folio 0010
PAI # 080492
RC 7
0802019022
1700006138
1700001118
GROWTH TIER 4
(No New Subdivisions of 4 or More Additional Lots)
0819052340
1300
NW 17-D
050C1 RC 5
3 CD 8 ED
1318
0823092050
2200000987
1700001117
2019-0500-A
1316
0818000200
RC 4
GROWTH TIER 3
(New Major Subs. of 4 or More Additional Lots Req. Plan. Bd. Approval)
1311
1332
IVY HILL RD
PAI # 080881
PAI # 080881
0815037025
PAI # 080881
2200012232
2200012233
2004-0254-A
NW 16-D
2004-0254-A
2200012234


Pt. Bk./Folio # 058010
Lot # 22
2100002879
PAI # 080492
PAI # 080492 Pt. Bk. 0000058, Folio 0010
PAI # 080492
PAI # 080492
RC 7
0802019022
1700006138
1700001118
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
0819052340
1300
NW 17-D
1318
0823092050
2200000987
050C1 RC 5
1700001117
2019-0500-A
1316
3 CD 8 ED
0818000200
RC 4
GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)
1311
1332
PAI # 080881
IVY HILL RD
PAI # 080881
0815037025
2200012232
PAI # 080881
PAI # 080881
2200012233
2004-0254-A
2004-0254-A
NW 16-D
2200012234

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 08 **Account Number** - 2200000987

Owner Information

Owner Name:	SHAW MILTON B SOBUS JEAN M	**Use:** **Principal Residence:**	RESIDENTIAL NO
Mailing Address:	4517 SCHENLEY RD BALTIMORE MD 21210-2523	**Deed Reference:**	/12263/ 00147

Location & Structure Information

Premises Address:	IVY HILL RD 0-0000	**Legal Description:**	1.214 AC NS IVY HILL 3600 NE FALLS RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0050	0006	0445	8080150.04	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			1.2100 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		/					

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	134,800	134,800		
Improvements	0	0		
Total:	134,800	134,800	134,800	
Preferential Land:	0			

Transfer Information

Seller: FENWICK ELIZABETH W WHITE DAVISON	**Date:** 06/30/1997	**Price:** $38,500
Type: ARMS LENGTH VACANT	**Deed1:** /12263/ 00147	**Deed2:**
Seller: FIRST NATIONAL B ANK OF MARYLAND	**Date:** 02/01/1990	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /08394/ 00261	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

PETITION FOR ZONING HEARING(S)

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 13606 Ivy Hill Rd, Lockeysville **Currently Zoned** RC-4

Deed Reference 00122613 / 147 **10 Digit Tax Account #** 1200000987

Owner(s) Printed Name(s) Milton Shaw, Jean Sobus

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

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.____ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3.____ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". *If you need additional space, you may add an attachment to this petition)***

To Be Presented at Hearing

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.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N.A.

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Milton Shaw Jean Sobus

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

4517 Schenley Rd, Balto, MD 21210

Mailing Address City State

21210 : 443 386 8800 : miltonbshaw@gmail.com

Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2023-0111-SPH Filing Date 5 / 18 / 23 Do Not Schedule Dates _____ Reviewer JS

3/2022

5/18/23

Zoning Hearing for 1306 Ivy Hill Rd, Cockeysville, Md
Milton Shaw & Jean Sobus , Owners

We are requesting a special hearing to allow this 1.21 acre, unimproved parcel to be a buildable lot. The zoning for this parcel is RC-4 and the minimum acreage requirement is 3 acres..

2023-0111-SPH

Property Description
Milton Shaw , Jean Sobus,
Zoning Hearing 1306 Ivy Hill Rd,
Cockeysville, Md. 21230

Starting with a point of commencement at the SW corner of the lot, being 1270' NE of a found stone marker and 6' from the center line of Ivy Hill Rd, run 197.57' North 33 degrees 31' 52" West to a iron rebar & cap set. Continue 283.01', North 56 degrees 27' 50" East to the NE corner of the lot marked with an iron pipe, being 2.5' SSE of the corner. Continue 200.12', South 24 degrees 22' 46" East to the SE corner of the lot marked with an iron rebar & cap set."Continue to the point of beginning 251.18', South 56 degrees 27' 50" West.

2023-0111-SPH

Donna Mignon

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Wednesday, July 26, 2023 2:54 PM
To: cbartlett@towson.edu
Subject: Case No: 2023-0111-SPH
Attachments: 2023-0111-SPH 1306 Ivy Hill Road Petition Description.pdf

Dear Mr. Bartlett,
Per our telephone conversation, please find a copy of the Petition that was filed in regard to the above-referenced matter. This case is currently scheduled for a hearing on August 2, 2023 at 10:00 a.m. and will be held virtual through Web Ex. If you wish to participate and wish to testify you can click on the below link.
You will need to fill out the Request to Testify and we will send you an invitation to the hearing. You will click on the join event button that morning about 15 minutes before the hearing. We always open the hearings about 15 minutes early to make sure you can get on and your video and audio are working.
https://www.baltimorecountymd.gov/departments/adminhearings/testimonyrequest.html

If you are unable to attend the hearing, you are more than welcome to send a letter to our office at this email address (administrativehearings@baltimorecountymd.gov

In your letter, please have the case number (2023-0111-SPH) and address: (1306 Ivy Hill Road) listed on the letter and provide why you are opposing to this request and this will be given to the Judge for review and will be part of the file.

If you feel that you wish to Request a Postponement since you will be out of town, you may do so by sending a letter to our office as soon as possible so we can give to the Judge and can be ruled. Please indicate why you wish to have this case postponed.

You may also go on our website at : https://www.baltimorecountymd.gov/departments/adminhearings/ to find out more information regarding our hearing process.

Hope the above helps. Have a great and safe day.

Donna L. Mignon
Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Administrative Hearings
Sent: Monday, July 24, 2023 8:26 AM
To: 'miltonbshaw@gmail.com'
Subject: 2023-0111-SPH 1306 Ivy Jill Road 8/2/23 at 10:00 a.m.

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for August 2, 2023 at 10:00 a.m. You should have received an invitation in an email which invited you to this hearing when the event was created on or about July 7, 2023.

Please email any and all hearing exhibits, documents, site plans, photographs or evidence of any kind that you wish to present at the hearing to our office . The documents must be submitted in PDF format at **least two full business days** in advance of the hearing to : Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov

Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

*****These exhibits will be displayed on a computer screen as you explain at the hearing what you are seeking in your case. Please note that these documents are in addition to any paperwork submitted when you originally filed your petition with the Office of Zoning Review. Our Office is separate from the Office of Zoning. ***** If our office does not receive this information, your case may not be able to be heard on this day. Thank you.

You can find more information on our website at: https://www.baltimorecountymd.gov/departments/adminhearings/devzoninghearings.html

Please bring a hard copy of all exhibits and drop off in our lobby (address below) at least two full business days before the hearing date.

Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Kristen L Lewis
Sent: Friday, July 7, 2023 11:07 AM
To: Donna Mignon; Debra Wiley
Subject: Webex 2023-0111-SPH

Good morning,

Below is a case needing a webex link created. Thank you.

2023-0111-SPH
1306 Ivy Hill Road
Owners: Milton Shaw, Jean Sobus – miltonbshaw@gmail.com
8/2/23 at 10:00 a.m.

Kristen Lewis-Coles
Legal Secretary
PAI – Zoning Review

webex by cisco

For

Join a meeting or search for a meeting, recording, or transcript

English

< Back to List

Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill Road - Owners: Milton Shawn, Jean Sobus

Webinar

Donna Mignon | 10:00 AM - 11:00 AM | Wednesday, August 2, 2023 |
(UTC-04:00) Eastern Time (US & Canada)

Save as template

Start

Webinar information

Join information

Panelist Attendee Host

Join link:
https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=md2780304997237c8487273de9e1523cb

Webinar number:
2307 249 5111

Webinar password:
4321 (4321 from phones and video systems)

Panelist password:
1234 (1234 from phones and video systems)

Host key:

Customize email template

Donna Mignon

From: Donna Mignon
Sent: Friday, July 7, 2023 11:12 AM
To: Kristen L Lewis; Debra Wiley
Subject: LINK - RE: Webex 2023-0111-SPH

Webinar topic:
Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill Road - Owners: Milton Shawn, Jean Sobus

Date and time:
Wednesday, August 2, 2023 10:00 AM | (UTC-04:00) Eastern Time (US & Canada)

Join link:
https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=md2780304997237c8487273de9e1523cb

Webinar number:
2307 249 5111

Webinar password:
4321 (4321 from phones and video systems)

Join by phone
+1-415-655-0001 US Toll

Access code: 230 724 95111

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, July 7, 2023 11:07 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2023-0111-SPH

Good morning,

Below is a case needing a webex link created. Thank you.

2023-0111-SPH
1306 Ivy Hill Road
Owners: Milton Shaw, Jean Sobus – miltonbshaw@gmail.com
8/2/23 at 10:00 a.m.

Kristen Lewis-Coles
Legal Secretary
PAI – Zoning Review

Donna Mignon

Subject: Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill Road - Owners: Milton Shawn, Jean Sobus
Location: https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=md2780304997237c8487273de9e1523cb

Start: Wed 8/2/2023 10:00 AM
End: Wed 8/2/2023 11:00 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Cisco Webex

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

Zoning Hearing
Case No: 2023-0111-SPH
Address: 1306 Ivy Hill Road
Owners: Milton Shaw and Jean Sobus
_~_

You are the host for this Webex webinar.

When it's time, start your webinar.

Wednesday, August 2, 2023
10:00 AM | (UTC-04:00) Eastern Time (US & Canada) | 1 hr

Start webinar

More ways to join:

Join from the webinar link

https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=md2780304997237c8487273de9e1523cb

Join by the webinar number

Webinar number (access code): 2307 249 5111

Webinar password: 4321 (4321 from phones and video systems)

Panelist password: 1234 (1234 from phones and video systems)

Tap to join from a mobile device (attendees only)

+1-415-655-0001,,23072495111#4321# US Toll

Some mobile devices may ask attendees to enter a numeric password.

Join by phone

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 23072495111@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your webinar number.

If you are a host, click here and login site to view host information.

Need help? Go to https://help.webex.com

Donna Mignon

From: Donna Mignon <messenger@webex.com>
Sent: Friday, July 7, 2023 11:11 AM
To: Donna Mignon
Subject: (Forward to attendee) Webex webinar invitation: Zoning Hearing - Case No: 2023-0111-SPH - 1306 Ivy Hill Road - Owners: Milton Shawn, Jean Sobus
Attachments: Webex_webinar.ics

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

Zoning Hearing
Case No: 2023-0111-SPH
Address: 1306 Ivy Hill Road
Owners: Milton Shaw and Jean Sobus
_~_



Donna Mignon is inviting you to a scheduled Webex webinar.

Wednesday, August 2, 2023
10:00 AM | (UTC-04:00) Eastern Time (US & Canada) | 1 hr

Add to calendar Google · O365

Join webinar

More ways to join:

Join from the webinar link

https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=m9ffd94f192a6a3711a7ad59329d7af7f

Join by the webinar number

Webinar number (access code): 2307 249 5111

Webinar password: 4321 (4321 from phones and video systems)

Tap to join from a mobile device (attendees only)

+1-415-655-0001,,23072495111#4321# US Toll

Some mobile devices may ask attendees to enter a numeric password.

Join by phone

+1-415-655-0001 US Toll

Global call-in numbers

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July 25, 2023

Milton Shaw
Jean Sobus
4517 Schenley Road
Baltimore, MD 21210

RE: Case Number: 2023-0111-SPH, 1306 Ivy Hill 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 May 18, 2023. 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. There have not been any comments submitted from these agencies. If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

Jeffrey Perlow

Jeff Perlow
Supervisor
Department of Zoning

Kl

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: May 30, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0111-SPH
Address: 1306 Ivy Hill Rd
Legal Owner: Milton Shaw and Jean Sobus

Zoning Advisory Committee Meeting of May 30, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation Regulations may be addressed for this project by filing a Single Lot Declaration of Intent with EPS only if proposed forest clearing is under 20,000 square feet and the lot will not be the subject of a regulated activity within five years of that forest disturbance.

Reviewer: Jannifer Anderson May 24, 2023

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 5/25/2023

FROM: Steve Lafferty
Director, Department of Planning

RECEIVED
MAY 26 2023
OFFICE OF
ADMINISTRATIVE HEARINGS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2023-0111-SPH

INFORMATION:
Property Address: 1306 Ivy Hill Road
Petitioner: Milton Shaw & Jean Sobus
Zoning: RC 4
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to allow 1.21 acres of an unimproved parcel to be a buildable lot. The zoning for the parcel is R.C. 4 and the minimum acreage requirement is 3 acres.

The subject property is located directly along Ivy Hill Road in the Cockeysville area of Baltimore County. Rural residential dwellings, forest conservation and agricultural uses surround the property.

The requested relief does not appear to pose any risk to the R.C.4 zoning classifications. The requested relief appears to be a common occurrence in this particular location. It is worth noting that neither of the properties adjacent to this parcel meets the minimum acreage requirement of 3 acres for a buildable lot, as mandated by the R.C.4 regulations.

The Department of Planning has no objections to the request and has deferred the decision-making process to the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN

c: Milton Shaw & Jean Sobus
Joseph Wiley, Megan Benjamin and Abigail Rogers, Community Planners

S:\Planning\Dev Rev\ZAC\ZACs 2023\Due 05-24\2023-0111-SPH Henry Due 05-24\Shell\23-111.docx

Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristin Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

PETITION FOR ZONING HEARING(S)

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 1306 Ivy Hill Rd, Lockeysville **Currently Zoned** RC-4

Deed Reference 00122613 / 147 **10 Digit Tax Account #** 2200000987

Owner(s) Printed Name(s) Milton Shaw, Jean Sobus

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

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 **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

2. ____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ____ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

To Be Presented at Hearing

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.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N.A.
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Milton Shaw / Jean Sobus
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

4517 Schenley Rd, Balto, MD 21210
Mailing Address City State

21210 / 443 386 8800 / miltonbshaw@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 8-7-23
BY

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2023-0111-SPH Filing Date 5 / 18 / 23 Do Not Schedule Dates _____ Reviewer JS

3/2022

PETITION FOR ZONING HEARING(S)

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 1306 Ivy Hill Rd, Cockeysville **Currently Zoned** RC-4

Deed Reference 00122613 / 147 **10 Digit Tax Account #** 1200000987

Owner(s) Printed Name(s) Milton Shaw, Jean Sobus

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

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Contract Purchaser/Lessee:

N.A.
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Milton Shaw / Jean Sobus
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

4517 Schenley Rd, Balto, MD 21210
Mailing Address City State

21210 : 443 386 8800 : miltonbshaw@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2023-0111-SPH **Filing Date** 5 / 18 / 23 **Do Not Schedule Dates** _____ **Reviewer** JS

3/2022

5/18/23

Zoning Hearing for 1306 Ivy Hill Rd, Cockeysville, Md
Milton Shaw & Jean Sobus , Owners

We are requesting a special hearing to allow this 1.21 acre, unimproved parcel to be a buildable lot. The zoning for this parcel is RC-4 and the minimum acreage requirement is 3 acres..

2023-0111-SPH

Property Description
Milton Shaw , Jean Sobus,
Zoning Hearing 1306 Ivy Hill Rd,
Cockeysville, Md. 21230

Starting with a point of commencement at the SW corner of the lot, being 1270' NE of a found stone marker and 6' from the center line of Ivy Hill Rd, run 197.57' North 33 degrees 31' 52" West to a iron rebar & cap set. Continue 283.01', North 56 degrees 27' 50" East to the NE corner of the lot marked with an iron pipe, being 2.5' SSE of the corner. Continue 200.12', South 24 degrees 22' 46" East to the SE corner of the lot marked with an iron rebar & cap set."Continue to the point of beginning 251.18', South 56 degrees 27' 50" West.

2023-0111-SPH

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/ neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.*

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2023-0111-SPH

Property Address: AKA 1306 Ivy Hill Rd

Legal Owners (Petitioners): Milton Shaw, Jean Sobus

Contract Purchaser/Lessee: N.A.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Milton Shaw

Address: 4517 Schenley Rd
Baltimore, MD 21210

Telephone Number: 443-386-8800

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a $250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 2200000987

Owner Information

Owner Name:	SHAW MILTON B SOBUS JEAN M	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	4517 SCHENLEY RD BALTIMORE MD 21210-2523	**Deed Reference:**	/12263/ 00147

Location & Structure Information

Premises Address:	IVY HILL RD 0-0000	**Legal Description:**	1.214 AC NS IVY HILL 3600 NE FALLS RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0050	0006	0445	8080150.04	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			1.2100 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		/					

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	134,800	134,800		
Improvements	0	0		
Total:	134,800	134,800	134,800	
Preferential Land:	0			

Transfer Information

Seller: FENWICK ELIZABETH W WHITE DAVISON	**Date:** 06/30/1997	**Price:** $38,500
Type: ARMS LENGTH VACANT	**Deed1:** /12263/ 00147	**Deed2:**
Seller: FIRST NATIONAL B ANK OF MARYLAND	**Date:** 02/01/1990	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /08394/ 00261	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 220072

Date: 5/11/23

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75

Total: 75

Rec From: M. Hon B Shaw

For: 2200000987
1306 Ivy Hill Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

MILTON B SHAW ASSOCIATES LTD
4517 SCHENLEY ROAD
BALTIMORE, MD 21210

4991
65-320/550 7409

11 May 2023
Date

Pay to the Order of Baltimore County $ 75.-

Seventy five xx/100 Dollars

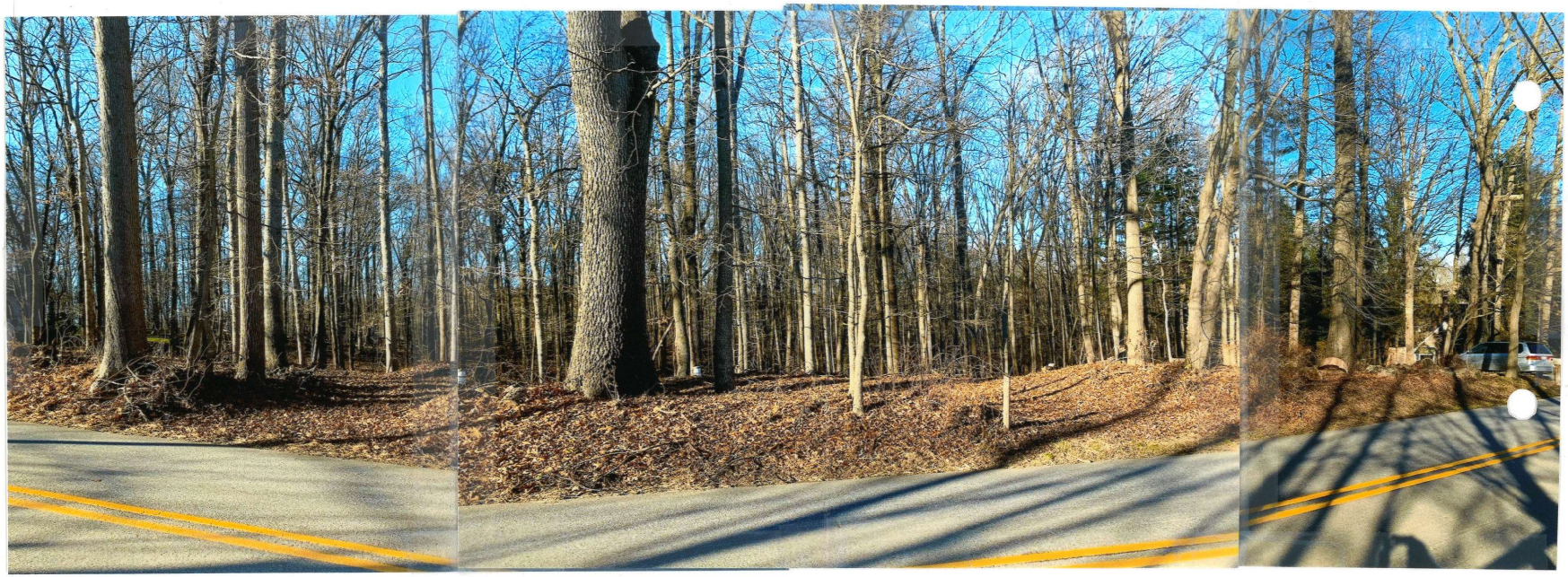
Photo Safe Deposit® Details on back

WELLS FARGO
Wells Fargo Bank, N.A.
Maryland
wellsfargo.com

For

MP

⑆055003201⑆ 2000036687505⑈04991



2023-0111-SPH

5/18/23

Zoning Hearing for 1306 Ivy Hill Rd, Cockeysville, Md
Milton Shaw & Jean Sobus , Owners

We are requesting a special hearing to allow this 1.21 acre, unimproved parcel to be a buildable lot. The zoning for this parcel is RC-4 and the minimum acreage requirement is 3 acres..

2023-0111-SPH

Property Description
Milton Shaw , Jean Sobus,
Zoning Hearing 1306 Ivy Hill Rd,
Cockeysville, Md. 21230

Starting with a point of commencement at the SW corner of the lot, being 1270' NE of a found stone marker and 6' from the center line of Ivy Hill Rd, run 197.57' North 33 degrees 31' 52" West to a iron rebar & cap set. Continue 283.01', North 56 degrees 27' 50" East to the NE corner of the lot marked with an iron pipe, being 2.5' SSE of the corner. Continue 200.12', South 24 degrees 22' 46" East to the SE corner of the lot marked with an iron rebar & cap set."Continue to the point of beginning 251.18', South 56 degrees 27' 50" West.

2023-0111-SPH


#2
ZONING NOTICE
CASE # 2023-0111-SPH
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE LAW JUDGE IN TOWSON, MD
PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN 48 HRS PRIOR TO HEARING. YOU MAY ALSO CALL 410-887-3868 EXT. 0
DATE AND TIME: WEDNESDAY AUGUST 2, 2023 10 AM
REQUEST: SPECIAL HEARING TO ALLOW THIS 1.21 ACRE, UNIMPROVED PARCEL TO BE A BUILDABLE LOT. THE ZONING FOR THIS PARCEL IS RC-4 AND THE MINIMUM ACREAGE REQUIREMENT IS 3 ACRES.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 7-12-23

RE: Case Number: 2023-0111-SPH

Petitioner/Developer: Shaw

Date of Hearing/Closing: Aug 2, 2023 10AM

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 13067 Ivy Hill Rd

The signs(s) were posted on 7-12-23
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 1, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2023
Item No. 2023-0101-A, 0107-SPH, 0111-SPH & 0112-A

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

* * * * * *

VKD: cen
cc: file

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: May 30, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0111-SPH
Address: 1306 Ivy Hill Rd
Legal Owner: Milton Shaw and Jean Sobus

Zoning Advisory Committee Meeting of May 30, 2023.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation Regulations may be addressed for this project by filing a Single Lot Declaration of Intent with EPS only if proposed forest clearing is under 20,000 square feet and the lot will not be the subject of a regulated activity within five years of that forest disturbance.

Reviewer: Jannifer Anderson May 24, 2023

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

February 27, 2008

Milton Shaw
4517 Schenley Road
Baltimore, MD 21210

Re: Zoning verification; 1306 Ivy Hill Road; tax # 2200000987; 5th Election District

Dear Mr. Shaw:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the available zoning records, the following has been determined.

The subject property is currently zoned RC-4 (Resource Conservation, Watershed Protection) as shown on the official 2004 Baltimore County zoning map 050C1. There are several county agencies which need to review a building permit application. Uses and zoning requirements can be found in Section 1A03, Baltimore County Zoning Regulations (BCZR). The Zoning Office can only address those requirements pertaining to zoning which for this classification are as follows: establishing how and when the lot was created; maintaining a 25 ft. setback from any building face to a public street right-of-way or property line; setbacks for buildings located adjacent to arterial roadways shall be increased by 20 ft.; no more than 10% of any lot may be covered by impermeable surfaces; no more than 25% of the natural vegetation may be removed from the lot; and the Performance Standards of Section 1Ao4.4, BCZR must be met as well. The County's zoning regulations can be found at http://www.baltimorecountymd.gov/Agencies/law/countycode.html.

The foregoing is merely an informal opinion, it is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

Bruno Rudaitis

Bruno Rudaitis
Zoning Review

2023-0111-SPH

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

February 27, 2008

Milton Shaw
4517 Schenley Road
Baltimore, MD 21210

Re: Zoning verification; 1306 Ivy Hill Road; tax # 2200000987; 5th Election District

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The foregoing is merely an informal opinion, it is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

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Sincerely,

Bruno Rudaitis

Bruno Rudaitis
Zoning Review

2023-0111-SPH

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

JOHN A. OLSZEWSKI, JR.
County Executive

DAVID V. LYKENS, *Director*
Department of Environmental Protection and Sustainability

April 28, 2021

Milton Shaw
4517 Schenley Rd
Baltimore, MD 21210

RE: 1306 Ivy Hill Rd, District 8

Dear Mr. Shaw,

At your request, this office reviewed the information on file for the above-referenced property to determine if the prior approval to install an onsite sewage disposal system (OSDS) can be revalidated.

Based on our review, approval to install an OSDS on the lot(s) referenced above will be granted and no additional soil evaluations will be required provided there is no alteration to the Master Plan dated 1/23/2007 and Building Permit Application(s) are submitted within 5 years from the date of this letter. This approval will become void without notice at the expiration of this time period, after which revalidation must be obtained in writing from this office. If a Building Permit is submitted, the following information should be considered:

- It should be noted, that septic reserve area(s) are depicted on the Master Plan for the installation of an initial OSDS and future repairs. Under no circumstance shall any easements, rights-of-way, buildings, any other permanent or physical structures above or below ground, be permitted within this area and it may not be disturbed by earth moving, compaction, tree removal or grading. Also, no underground electric lines, water pipes, gas lines, etc., shall be permitted in the septic reserve area.
- There are existing drilled water wells on this property. A water well yield test must be performed prior to issuance of a building permit or conveyance of the property.

This property is approved for a 4 bedroom home. Proposed dwellings with more bedrooms and/or commercial uses require further evaluation. This approval letter affirms that the Master Plan referenced above meets the state and county regulatory requirements for wells and septic systems. It does not guarantee that a building permit will be issued by Baltimore County.

Soil Evaluation Results: PLEASE SEE ATTACHED

If you have any questions regarding this matter, please contact this office at 410-887-2762.

Sincerely,

Miranda Clifford

Miranda P. Clifford, L.E.H.S.
Soil Evaluation Program
Ground Water Management-EPS

2023-0111-SPH

S:\EPS\GWM\PERC LETTERS\2021 PERC LETTERS\Revalidation Letters 2021\Ivy Hill Rd, 1306, 4-28-21.docx

Re: 1306 Ivy Hill Rd., D-8
TA# 22-00-000987

TEST PIT	DRAWDOWN	DEPTH	SOIL
A	2 min.	3'	Clay 0-3', LRS 3'-14' (Rock)
B			Clay 0-4', LRS 4'-16'
C			Clay 0-5', LRS 5'-16'

*LRS: Loch Raven Schist

MAKE CHECKS PAYABLE TO:
BALTIMORE COUNTY, MD.

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAX BILL

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	ELECTION DISTRICT
22-00-000987	2023	FY	07/01/2022	08

ASSESSMENT: 134,800

LEVY PERIOD: JULY 1,2022-JUNE 30,2023

PROPERTY STATUS: NOT SEMIANNUAL ELIGIBLE

	RATE PER $100	TAXES/CHARGES
COUNTY TAX	1.10	1,482.80
STATE TAX	.112	150.98
SEWER BENEFIT		
SEWER SERVICE		
WATER BENEFIT		
WATER DISTRIBUTION		
CONSTRUCTION LOAN		
BAY RESTORATION FEE		
TOTAL CHARGES *		

Pd 2/9 County State TRANS# 364781

OWNER'S NAME AND ADDRESS
SHAW MILTON B
SOBUS JEAN M
4517 SCHENLEY RD
BALTIMORE MD 21210

PROPERTY DESCRIPTION
3600 NE FALLS RD
1.24 AC NS IVY HILL
00000 IVY HILL
1-196423

GROSS BILL 1,633.78

* WWW.BALTIMORECOUNTYMD.GOV/MYTAXBILL

LOT BLOCK SEC PLAT BOOK FOLIO

INTEREST/ DISCOUNT

NET TOTAL

CONSTANT YIELD 1.0079 DIFFERENCE 0.0002

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH YOUR FIRST SEMIANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	
22-00-000987	2023	FY	07/01/2022	1-196423

OWNER'S NAME AND ADDRESS

FIRST SEMIANNUAL PAYMENT CHARGES	IF PAID IN	DISCOUNT	PAY THIS AMOUNT

SEMIANNUAL PAYMENT ELIGIBILITY :

A PROPERTY OWNER IS ELIGIBLE TO ELECT THE SEMIANNUAL PAYMENT OF THEIR REAL PROPERTY TAXES FOR A RESIDENTIAL PROPERTY THAT IS DESIGNATED AS THEIR 'PRINCIPAL RESIDENCE' AND CERTAIN QUALIFIED COMMERCIAL PROPERTIES.

SECOND SEMIANNUAL PAYMENT

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH YOUR FULL ANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE
22-00-000987	2023	FY	07/01/2022

OWNER'S NAME AND ADDRESS

	FULL ANNUAL PAYMENT CHARGES
COTAX	1,482.80
STTAX	150.98

IF PAID IN	DISCOUNT OR INTEREST	PAY THIS AMOUNT
JUL-2022	14.83-	1,618.95
AUG-2022	7.41-	1,626.37
SEP-2022		1,633.78

+.95 = 1619.90

SHAW MILTON B
SOBUS JEAN M
4517 SCHENLEY RD
BALTIMORE MD 21210

220000098720232FY007001618950016263700163378001633780000000000000000

2023-0111-SAH

STATE OF MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
RESIDENTIAL WORKSHEET - REASSESSMENT YEAR 2020 - TAX YEAR 2020

1 PROPERTY ADMINISTRATIVE DATA

Account No.	04082200000987	**Value Method**	MD Value
Map/ Gr/ Par/Sec/Bl/Lt	0050/0006/0445///	**Occupancy**	Non-owner Occupied (N)
District/ Card Seq	08/ 00863-000-00-00	**Curtilage**	0
Owner's Name	SHAW MILTON B	**Land Use**	Residential (R)
Site Address	IVY HILL RD 0-0000	**Valued By**	0421
		Geo Code	81
Neighborhood Name	8080150.04	**Zoning**	
Neighborhood Code	8080150.04		

2 LAND VALUATION

LAND TYPE	SIZE	RATE	ADJUSTMENT	LAND NOTE	COST
Primary Vacant 1	1.0000 Acreage	175,000.00	0.75 (ADJ: 0.75)		131,200
Secondary 1	0.2100 Acreage	17,500.00	1.00		3,600

3 TOTAL LAND VALUE 134,800

4 TOTAL PROPERTY VALUE 134,800

Remarks

Legal Description 1.214 AC NS IVY HILL 3600 NE FALLS RD

Prior Land	134,800	**SALES HISTORY**		
Prior Improv	0	**SALE DATE**	06/30/1997	02/01/1990
Prior Total	134,800	**SALE PRICE**	38,500	0
		CONVEYANCE	Arms Length Vacant	Non-Arms Length Other

For more information about the worksheet, see our website at dat.maryland.gov, click on Real Property, then Other Information.

2023-0111-SAH

JONES WELL DRILLING
3700 RUSH RD
Jarrettsville MD 21084
410-692-6981

Yield Test Completed: 1/23/2019 Initials: DK
Permit Number: BA-94-3271 Well Depth:
Subdivision:
Section: Lot: County: BA
Road: 1306 Ivy Hill Rd State: MD

	Time	Water Level	Time to Fill 5 Gallon Bucket/ Seconds	Gallons/Minute
1	9:15	35	22	13.64
2	9:30	138	26	11.54
3	9:45	220	29	10.29
4	10:00	299	33	9.09
5	10:15	340	37	8.11
6	10:30	390	2017	1.39
7	10:45	390	220	1.36
8	11:00	390	220	1.36
9	11:15	390	221	1.35
10	11:30	390	222	1.35
11	11:45	390	222	1.35
12	12:00	390	223	1.35
13	12:15	390	223	1.35
14	12:30	390	224	1.34
15	12:45	390	224	1.34
16	1:00	390	224	1.34
17	1:15	390	225	1.33
18	1:30	390	225	1.33
19	1:45	390	226	1.33
20	2:00	390	227	1.32
21	2:15	390	226	1.33
22	2:30	390	227	1.32
23	2:45	390	227	1.32
24	3:00	390	227	1.32
25	3:15	390	228	1.32
26	3:30	390	228	1.32
27	3:45	390	229	1.31
28	4:00	390	229	1.31
29	4:15	390	230	1.30
30	4:30	390	230	1.30
31				

FUTURE PERFORMANCE MAY VARY FROM TESTED PERFORMANCE

1.21 Acres Ivy Hill Rd.
Parcel #22-00-000987
Conveyance of Property

Map #1
June, 1997
Deed From: Elizabeth W. Fenwick, et al
To: Milton Shaw & Jean Sobus
Liber 12263 Folio 147, 1.214 Acres

Map #2
January, 1990
Deed From: First National Bank, Successor, Trustee
To: Elizabeth W. Fenwick, et al
Liber 8394, Folio 274, 1.214 Acres

Map #2
April, 1976
Deed From: First National Bank of Maryland
To: Baltimore County, Maryland
Liber 5629, Folio 866, 21.076 Acres

Map #3
November , 1962
Deed From: Grace Whedbee, Administratrix
To: The First National Bank of Maryland
Liber 4077, Folio 169

Map #3
July, 1956
Deed From: The Worthington Valley Company
To: James C.L. Anderson, Executor to Wilbur Miller
Liber 2968, Folio 497 (See Folio 505 & 506) 22.29 Acres

Conclusion : 22.29 Acres (Deeds from 1956 & 1962)
Minus 21.076 Acres (1976 Sale to Baltimore County)
Equals 1.214 Acres Remaining

2023-0111-SPH

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12263, p. 0147, MSA_CE62_12118. Date available 03/04/2005. Printed 12/02/2021.

June 6, 1997

0012263 147

MAP 1

DEED

97-2731

THIS DEED, Made this 20th day of June, in the year one thousand nine hundred and ninety-seven, by and between

Elizabeth W. Fenwick, Davison White, and Thomas C. Whedbee, party of the first part, Grantor, and

Milton B. Shaw and Jean M. Sobus, party of the second part, Grantee.

THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS $38,500.00.

WITNESSETH: That in consideration of the sum of Five Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto Milton B. Shaw and Jean M. Sobus, as tenants by the entireties, their heirs, personal representatives and assigns, all that lot of ground situate in Baltimore County in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at the beginning of the parcel of land designated as Item 10 in a Deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first line of said parcel of land and running for a part diagonally across the bed of Ivy Mill Road, as the following description is compiled from Deeds, North 65 degrees 20 minutes East 251.5 feet, thence leaving said road and running with and binding on the second line of said parcel of land, North 15 degrees 30 minutes West 200 feet to intersect the last line of the parcel of land secondly described in a Deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 5629, folio 866 which was conveyed by First National Bank of Maryland Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence binding reversely on a part of said last line, South 65 degrees 20 minutes West 283.15 feet to intersect the last line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to Anderson and thence running with and binding on a part of said line South 24 degrees 40 minutes East 197.45 feet more or less to the place of beginning. Containing 1.214 acres of land more or less.

BEING a part of the property which by Deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Book 8394, page 261, was granted and conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased unto Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, the Grantors herein.

TOGETHER WITH the buildings and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said Grantee, as tenants by the entireties, their heirs, personal representatives and assigns, in fee simple.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE _____ DATE 6/30/97

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

6/30/97
By Date

2023-0111-SPH

AND the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hands and seals of the said Grantors.

WITNESS:

Elizabeth W. Fenwick

Davison White

Thomas C. Whedbee

STATE OF MARYLAND, Harford COUNTY, TO WIT:

On this 19TH day of June, 1997, before me, a Notary Public of said State, personally appeared Elizabeth W. Fenwick, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.

KATHLEEN C. ETZEL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 23, 1997

Notary Public (Seal)

My commission expires: 6-23-97

STATE OF MARYLAND, City of Baltimore COUNTY, TO WIT:

On this 18th day of June, 1997, before me, a Notary Public of said State, personally appeared Davison White, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.

Notary Public (Seal)

My commission expires: 3/1/98

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12263, p. 0148, MSA_CE62_12118. Date available 03/04/2005. Printed 12/02/2021.

MAP 17

See Page 274

Jan. 16, 1990

LIBER 8394 PAGE 261

D RC/F 76.00
DEED 0 #
SM CLERK 76.00
No Consideration
#57454 0002 R02 T13:38
02/01/90

THIS DEED, made this 16th day of January, 1990, by and between the First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, which Will was probated and recorded in the Office of the Register of Wills for Baltimore County, Maryland, in Wills Liber J.P.C. No. 50, folio 33, Grantor, and Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, Grantees.

WHEREAS the First National Bank of Maryland, as Successor Trustee under a trust established under the Will of C. Wilbur Miller, deceased, is seized and possessed of title, as Trustee, of the hereinafter described parcels of land; and

WHEREAS, by the terms of the Last Will and Testament, the trust terminated as of the death of C. Wilbur Miller's daughter, Grace Miller Whedbee (his other daughter having predeceased her and all of his grandchildren having reached the age of thirty), and the assets of the trust are distributable to his three grandchildren, the Grantees herein

NOW THEREFORE, in consideration of the promises and pursuant to the power and authority in it vested and to its obligations under said trust, the Grantor, as Trustee aforesaid, does hereby grant and convey to the Grantees, and to their respective personal representatives, heirs and assigns, as tenants in common, in undivided one-third shares, in fee simple, all those pieces and parcels of land, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

FIRST: Beginning for the same at a point in the center of Tufton Avenue and in the first line of the parcel of land firstly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson Executor of the last will and testament of C. Wilbur Miller, deceased, said point being distant North 85 degrees 54 minutes West 620 feet measured along said first line from the beginning thereof, said point also being at the end of the first line of a parcel of land which by a deed dated November 19, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R No. 4077 folio 171 was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife and running thence with and binding on a part of the first line of the first herein referred to parcel of land and binding in the center of Tufton Avenue, as the following description is compiled from deeds, North 85 degrees 54 minutes West 1361.50 feet to the end of said

TAX ... TAX

2-1-90 for 2-1-90 date

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per Jay Burgon
Authorized Signature
Date 2-1-90 Sec. 11-65 H

2023-0111-SPH

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0261, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

LIBER 8394 PAGE 262

line, thence leaving said Avenue and running with and binding on the second line and on a part of the third line of said parcel of land which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, the two following courses and distances viz: North 3 degrees 24 minutes East 768.34 feet and North 86 degrees 36 minutes West 3448.92 feet more or less to intersect the eighth or South 4 degrees 15 minutes 20 seconds West 2233.92 foot line of a parcel of land which by a deed dated September 15, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3904 folio 298 was conveyed by Grace Miller Whedbee, Administratrix to Charles M. Nes III and wife, thence binding reversely on a part of said line, North 3 degrees 31 minutes East 1506.43 feet more or less to the center of Geist Road and to intersect the seventh or North 77 degrees 23 minutes East 400 foot line of a parcel of land which by a deed dated July 14, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3866 folio 577 was conveyed by Frances J. Lomas and husband to Grace Miller Whedbee, Administratrix of the Estate of C. Wilbur Miller, deceased, thence running with and binding on a part of said seventh line and on the eighth and ninth lines of said parcel of land and binding in the center of Geist Road, the three following courses and distances viz: North 76 degrees 15 minutes East 165.32 feet, North 76 degrees 41 minutes East 400 feet and North 78 degrees 07 minutes East 404 feet, thence leaving the center of said Road and running with and binding on the last line of said last mentioned parcel of land and running with and binding on the ninth line of a parcel of land which by a deed dated January 13, 1988 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7769 folio 1 was conveyed by Clare M. Boyce to Michael J. McCarthy and wife, South 0 degrees 09 minutes West 18 feet to a stone set at the beginning of the last line of said last mentioned parcel of land, thence running with and binding on said line and binding near and south of the south side of Geist Road and running with and binding on a part of the fifth line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, North 77 degrees 07 minutes East 741.76 feet to a stone on the southernmost right of way line of Geist Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 70-311-5 which plat is attached to a deed from the Garrison School, Incorporated et al to Baltimore County, Maryland dated January 21, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5165 folio 396, thence binding on the southernmost right of way lines of Geist Road as shown on Plats Nos. 70-311-5, 4, 3, 2 and 1 as attached to said deed and continuing to run with and bind on a part of said fifth line in the deed from The Worthington Valley Company to James C. L Anderson, Executor, North 77 degrees 07 minutes East 1705.87 feet, thence continuing to run with and bind on a part of said fifth line and on a part of the sixth line of said parcel of land, North 77 degrees 07 minutes East 165 feet and North 3 degrees 16 minutes East 16.5 feet more or less to the center of Geist Road and to the

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0262, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

end of the fifteenth or North 88 degrees 44 minutes 40 seconds West 25.89 foot line of a parcel of land which by a deed dated September 13, 1963 and recorded among the Land Records of Baltimore County in Liber E.H.K.No. 4202 folio 483 was conveyed by the First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Thomas M. Monroe and wife, thence binding reversely on the fifteenth, fourteenth, thirteenth, twelfth, eleventh and tenth lines of said parcel of land and binding in the center of Geist Road, the six following courses and distances viz: South 88 degrees 31 minutes 30 seconds East 25.89 feet, South 83 degrees 38 minutes 50 seconds East 84.30 feet, South 84 degrees 32 minutes 50 seconds East 169.25 feet South 86 degrees 51 minutes 20 seconds East 166.93 feet, South 86 degrees 25 minutes 20 seconds East 276.17 feet and South 86 degrees 19 minutes 05 seconds East 569.80 feet to the center of Falls Road and to intersect the fourth or South 13 degrees 48 minutes 00 seconds East 100.18 foot line of a parcel of land which by a deed dated March 9, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5255 folio 31 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Charles P. McCausland III and wife, thence running with and binding on a part of the fourth line and on the fifth, sixth, seventh, eighth, ninth and tenth lines of said parcel of land and binding in the center of Falls Road, the seven following courses and distances viz: South 16 degrees 57 minutes 40 seconds East 18.37 feet more or less, South 17 degrees 37 minutes 00 seconds East 132.01 feet, South 17 degrees 00 minutes 20 seconds East 49.81 feet, South 16 degrees 22 minutes 40 seconds East 49.74 feet, South 13 degrees 59 minutes 50 seconds East 99.79 feet, South 13 degrees 00 minutes 30 seconds East 99.84 feet and South 12 degrees 09 minutes 40 seconds East 94.79 feet to the end of the seventh or North 9 degrees 24 minutes 30 seconds West 89.62 foot line of a parcel of land which by a deed dated November 8, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6623 folio 756 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to James C. Alban III and wife, thence binding reversely on a part of said seventh line and binding in the center of Falls Road, South 12 degrees 34 minutes 10 seconds East 26.48 feet more or less to the beginning of the third line of a parcel of land which by a deed dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4684 folio 199 was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife, thence leaving said road and running with and binding on said third line, North 88 degrees 59 minutes 40 seconds West 360.28 feet to the beginning of a parcel of land which by a deed dated September 20, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5221 folio 950 was conveyed by The First National Bank of Maryland, Successor Trustee under the

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LIBER 8 3 9 4 PAGE 2 6 4

last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife, thence binding reversely on the last, third and second lines of said parcel of land, the three following courses and distances viz: North 88 degrees 59 minutes 40 seconds West 181.04 feet, South 5 degrees 07 minutes 30 seconds East 752.84 feet and North 78 degrees 41 minutes 10 seconds East 181.06 feet to the beginning of the last line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife and recorded in Liber O.T.G. No. 4684 folio 199, thence running with and binding on said last line, North 78 degrees 41 minutes 10 seconds East 465.20 feet to the center of Falls Road, thence binding in the center of said Road and running with and binding on the first line and on a part of the second line of said last mentioned parcel of land, the two following courses and distances viz: North 15 degrees 32 minutes West 415.37 feet and North 12 degrees 48 minutes 10 seconds West 155.66 feet more or less to the end of the sixth or South 80 degrees 46 minutes West 30 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Trustee to James C. Alban III and wife, thence leaving Falls Road and binding reversely on the sixth, fifth, fourth and third lines of said parcel of land, the four following courses and distances viz: North 77 degrees 36 minutes 20 seconds East 30 feet, North 10 degrees 04 minutes 52 seconds East 66.82 feet, North 75 degrees 24 minutes 00 seconds East 250.78 feet and North 73 degrees 14 minutes 35 seconds East 1600.97 feet to the beginning of the eleventh or North 73 degrees 01 minute East 1026.65 foot line of the aforesaid firstly described parcel of land in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of said eleventh line, North 7 degrees 01 minute East 401.49 feet to the end of the fifth or North 8 degrees 37 minutes West 45.07 foot line of a parcel of land which by a deed dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5636 folio 804 was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Patrick C. Walsh and wife, thence binding reversely on the fifth, fourth and third lines of said parcel of land, the three following courses and distances viz: South 8 degrees 46 minutes East 45.07 feet, South 15 degrees 43 minutes 25 seconds East 412.85 feet and North 59 degrees 20 minutes 30 seconds East 827.54 feet to a point in Cuba Road and in the thirteenth line of the aforesaid firstly described parcel of land in Item I in the deed from The Worthington Valley Company to James C. L Anderson, Executor, thence running with and binding on a part of the thirteenth line and on the fourteenth and fifteenth lines and on a part of the sixteenth line of said parcel of land and binding in or near the center of Cuba Road, the four following courses and distances viz: South 50 degrees 08 minutes East 402.55 feet, South 54 degrees 34 minutes East 146.7 feet, South 60 degrees 00 minutes

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0264, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

East 129.6 feet and South 61 degrees 19 minutes East 460.27 feet to the beginning of a parcel of land which by a deed dated August 6, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5207 folio 789 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife, thence leaving said road and binding reversely on the last and third lines of said parcel of land, the two following courses and distances viz: South 44 degrees 43 minutes West 434 feet and South 10 degrees 59 minutes 10 seconds West 456.27 feet to the end of the tenth or North 11 degrees 15 minutes East 82.53 foot line of a parcel of land which by a deed dated April 4, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4863 folio 276 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife, thence binding reversely on the tenth, ninth, eighth and seventh lines of said parcel of land, the four following courses and distances viz: South 11 degrees 15 minutes West 82.53 feet, South 60 degrees 58 minutes East 241.82 feet, North 73 degrees 51 minutes 10 seconds East 607.65 feet and North 64 degrees 27 minutes East 226.79 feet to a point in Cuba Road and in the twenty-first or South 36 degrees 59 minutes East 295.8 foot line of the aforesaid parcel of land firstly described in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of the twenty-first line and on the twenty-second and twenty-third lines of said parcel of land andbinding in or near the center of Cuba Road, the three following courses and distances viz: South 36 degrees 59 minutes East 217.77 feet, South 54 degrees 28 minutes East 266.9 feet and South 54 degrees 47 minutes East 520.2 feet, thence leaving said Road and running with and binding on the twenty-fourth, twenty-fifth and twenty-sixth lines of said last mentioned parcel of land, the three following courses and distances viz: South 3 degrees 15 minutes West 481.85 feet, South 62 degrees 54 minutes East 211.1 feet and South 29 degrees 35 minutes West 1202.54 feet to the center of Shawan Road (formerly known as Tufton Avenue), thence binding in or near the center of said Road and continuing to run with and bind on the outlines of said last mentioned parcel of land, the sixteen following courses and distances viz: North 87 degrees 10 minutes West 663.42 feet, North 88 degrees 35 minutes West 470 feet, South 84 degrees 26 minutes West 52 feet, South 67 degrees 48 minutes West 55.1 feet, South 50 degrees 59 minutes West 64.8 feet, South 67 degrees 05 minutes West 100 feet, South 67 degrees 48 minutes West 100 feet, South 86 degrees West 1000 feet, North 85 degrees 42 minutes West 202.2 feet, North 77 degrees 25 minutes West 206.5 feet, North 65 degrees 52 minutes West 81.7 feet, North 55 degrees 58 minutes West 110.7 feet, North 60 degrees 16 minutes West 100 feet, North 72 degrees 46 minutes West 100 feet, North 82 degrees 21 minutes West 100 feet and North 86 degrees 15 minutes West 925.30 feet to a point distant South 86 degrees 15 minutes East 320 feet

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measured along the center of Shawan Road from the center of Falls Road and to the easternmost outline of the parcel of land known as the store lot and zoned RCC, thence leaving Shawan Road and binding on the easternmost and northernmost outlines of said store lot, the two following courses and distances viz; North 3 degrees 45 minutes East 315 feet and North 86 degrees 15 minutes West 301 feet more or less to the easternmost right of way line of Falls Road as widened and shown on State Roads Commission of Maryland Plat No. 49978 as referred to in a deed from The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to The State of Maryland dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94, thence binding on the easternmost right of way line of Falls Road as widened and shown on said plat, North 1 degree 07 minutes East 235 feet more or less to the end of said widening, thence North 88 degrees 53 minutes West 23.64 feet to the center of Falls Road and to intersect the twenty-third or South 2 degrees 31 minutes West 581.12 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland to T. Courtenay J. Whedbee and wife, thence binding reversely on a part of said twenty-third line and on the twenty-second to the thirteenth lines inclusive and binding reversely on a part of the twelfth line of said last mentioned parcel of land and binding in the center of Falls Road, the twelve following courses and distances viz: North 1 degree 07 minutes East 26 feet more or less to the beginning of said twenty-third line, North 3 degrees 09 minutes East 100 feet, North 7 degrees 07 minutes East 100 feet, North 12 degrees 06 minutes East 100 feet, North 14 degrees 28 minutes East 100 feet, North 8 degrees 56 minutes East 60 feet, North 1 degree 44 minutes East 193 feet, North 3 degrees 02 minutes West 50 feet, North 10 degrees 32 minutes West 50 feet, North 18 degrees 39 minutes West 50 feet, North 21 degrees 40 minutes West 202.30 feet and North 19 degrees 49 minutes West 72.06 feet to the end of the sixth or South 70 degrees 27 minutes 50 seconds West 727.57 foot line of a parcel of land which by a deed dated September 26, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5039 folio 149 was conveyed by The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to Charles M. Nes, Jr. and wife, thence leaving Falls Road and binding reversely on the sixth and fifth lines of said parcel of land, the two following courses and distances viz: North 69 degrees 03 minutes 50 seconds East 727.57 feet and North 11 degrees 24 minutes 40 seconds West 431.20 feet to the southeast side of a 60 foot right of way as laid out in said last mentioned deed, thence binding on the southeast side of said right of way, with the right and use thereof in common with others entitled thereto and binding reversely on the fourth and third lines of the parcel of land conveyed in said last mentioned deed, the two following courses and distances viz: South 65 degrees 56 minutes West 460 feet and North 67 degrees 55 minutes West 127 feet to the beginning of the third line of the parcel of land described as an

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exception to the firstly described parcel of land of Item 1 in the aforesaid deed from the Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on said third line and continuing to bind on the southeast side of said 60 foot right of way, South 67 degrees 05 minutes West 213.9 feet more or less to the center of Falls Road, thence binding in the center of Falls Road, South 15 degrees 54 minutes East 141.22 feet more or less to the end of the ninth or North 84 degrees 48 minutes East 500.90 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife, thence leaving said Falls Road and binding reversely on the ninth, eighth, seventh, sixth, fifth, fourth, third and second lines of said parcel of land, the eight following courses and distances viz: South 83 degrees 24 minutes West 500.90 feet, South 4 degrees 53 minutes East 270.26 feet, South 4 degrees 40 minutes East 226.40 feet, South 75 degrees 34 minutes West 20.85 feet, South 7 degrees 07 minutes 30 seconds East 151.44 feet, South 0 degrees 46 minutes 30 seconds West 87.69 feet, North 89 degrees 27 minutes West 9.90 feet and South 0 degrees 33 minutes West 1130.40 feet to the place of beginning.

Containing 574.7 Acres of land more or less as calculated from deeds and conveyances.

Saving and excepting therefrom a parcel of land located on Shawan Road and containing 0.027 of an Acre which was conveyed in a deed from the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to Baltimore County, Maryland dated June 9, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr.No. 7197 folio 226, said parcel of land is shown on Baltimore County Bureau of Land Acquisition Drawing 85-028-1 which drawing is attached to said deed.

Subject to a utility easement containing 0.036 of an Acre of land located on Shawan Road which by a deed and agreement between The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, deceased and Baltimore County, Maryland dated June 9, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7197 folio 236. Said easement is shown on Baltimore County Bureau of Land Acquisition Drawing 85-028-1 which drawing is attached to said Deed and Agreement.

Subject to the revertible easement for support slopes as shown on State Roads Commission of Maryland Plat No. 49978.

Subject to easements heretofore granted to The Baltimore Gas and Electric Company, The C & P Telephone Company and the American Telephone and Telegraph Company.

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Together with the reservation pertaining to the water supply system as set forth in the deed from The First National Bank of Maryland Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4684 folio 199.

Subject to the right and easement pertaining to the water supply system as set forth in the deed from The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife dated April 4, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4863 folio 276 if applicable.

Together with the right to use Dick Powells Lane, 15 feet wide, leading to Cuba Road and the use of the water supply system as set forth in the deed from The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Patrick C. Walsh and wife dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5636 folio 804.

Being a part of the first parcel of land described in Item 1 in a deed from The Worthington Valley Company to James C. L. Anderson Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed between Grace M. Whedbee, Administratrix d.b.n., c.t.a. of the Estate of C. Wilbur Miller, deceased, Grantor and The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased, Grantee dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

SECOND: Beginning for the same in the center of Shawan Road (formerly known as Tufton Avenue) at the beginning of the parcel of land secondly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first and second lines and on a part of the third line of said parcel of land, the three following courses and distances viz: as the following description is compiled from deeds, South 3 degrees 03 minutes West 655.65 feet, North 86 degrees 44 minutes West 1307.40 feet and North 86 degrees 26 minutes West 100 feet more or less to the center of Falls Road and to intersect the South 37 degrees 05 minutes 21 seconds West 148.89 foot line of a parcel of land which by a deed dated October 24, 1956 and recorded

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among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to The Worthington Valley Development Corporation, thence running with and binding on the outlines of said parcel of land and binding in the center of Falls Road, the seven following courses and distances viz: South 44 degrees 52 minutes 21 seconds West 148 feet more or less, South 45 degrees 39 minutes 47 seconds West 391.17 feet, South 36 degrees 13 minutes West 182.03 feet, South 15 degrees 17 minutes 20 seconds West 213.90 feet, South 5 degrees 22 minutes 17 seconds East 172.16 feet, South 25 degrees 53 minutes 52 seconds East 210.65 feet and South 45 degrees 55 minutes 04 seconds East 184.21 feet to intersect the seventh or North 11 degrees 20 minutes East 1221 foot line of the aforesaid secondly described parcel of land in Item 1 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence leaving Falls Road and running with and binding on a part of said seventh line, North 11 degrees 20 minutes East 73 feet more or less to the beginning of the eighth line of said last mentioned parcel of land, thence running with and binding on the eighth and ninth lines of said parcel of land and running with and binding on the first and second lines as described in a deed and agreement between James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and Edwin Griffith et al dated December 27, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B.No. 3330 folio 265, the two following courses and distances viz: North 77 degrees 27 minutes East 567.10 feet and South 45 degrees 50 minutes East 660 feet to the beginning of the eleventh or North 59 degrees 22 minutes 03 seconds East 1033.38 foot line of the parcel of land firstly described in a deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629 folio 866 which was conveyed by the First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence running with and binding on said eleventh line, North 66 degrees 56 minutes 03 seconds East 1033.38 feet to intersect the last line of the aforesaid secondly described parcel of land in Item 1 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor and thence running with and binding on a part of said last line, North 23 degrees 04 minutes West 1711.27 feet to the place of beginning.

Containing 61.0 Acres of land more or less.

Being a part of the parcel of land secondly described in the parcel designated as Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2918 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

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For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

THIRD: Beginning for the same at a point in Tufton Avenue at the beginning of the second line of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence and leaving said Avenue and running with and binding on the second and third lines and on a part of the fourth line of said parcel of land, the three following courses and distances viz: as the following description is compiled from deeds, North 3 degrees 24 minutes East 768.34 feet, North 86 degrees 36 minutes West 1693.20 feet and South 6 degrees 34 minutes West 680.07 feet to a point in or near the center of Tufton Avenue and in the outline of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased, to Worthington Valley Development Corporation and thence running with and binding on the outlines of said parcel of land and binding in or near the center of Tufton Avenue, the three following courses and distances viz: South 83 degrees 31 minutes East 1344.48 feet, South 83 degrees 39 minutes East 168.96 feet and South 84 degrees 26 minutes East 219.65 feet to the place of beginning.

Containing 28.53 Acres of land more or less.

Being a part of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B.No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

FOURTH: Beginning for the same at the intersection of the centerline of Falls Road with the centerline of Tufton Avenue which extends west of Falls Road, said intersection being at the beginning of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The

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Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on a part of the first line of said parcel of land and binding in the center of Tufton Avenue, North 85 degrees 54 minutes West 360 feet to the beginning of the South 6 degrees 20 minutes 53 seconds East 386.28 foot line of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation, thence leaving Tufton Avenue and running with and binding on the outline of said parcel of land, the two following courses and distances viz: South 1 degree 10 minutes West 386.28 feet and South 85 degrees 31 minutes East 360.11 feet to the center of Falls Road and to intersect the last line of said parcel of land designated as Item 2 in the deed from Worthington Valley Company to Anderson and thence binding in or near the center of Falls Road and binding on a part of said last line, North 1 degree 26 minutes East 388.69 feet to the place of beginning.

Containing 3.20 Acres of land more or less.

Saving and excepting therefrom a parcel of land containing 0.016 of an Acre of land more or less designated as Parcel No. 1-75346 on State Roads Commission of Maryland Plat No. 49978 and conveyed in a deed from The First National Bank of Maryland, Trustee under the Will and Testament of C. Wilbur Miller, deceased to The State of Marylard to the use of the State Highway Administration of the Department of Transportation dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 54.

Being a part of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 169.

FIFTH: Beginning for the same at a point in Tufton Avenue at the beginning of a parcel of land designated as Item 3 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, said point

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being in the outline of the parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation and running thence leaving said Road and binding reversely on the last and ninth lines of the first herein referred to parcel of land, the two following courses and distances viz: North 6 degrees 34 minutes East 680.07 feet and North 86 degrees 36 minutes West 1755.56 feet more or less to intersect the eighth or South 4 degrees 15 minutes 20 seconds West 2233.92 foot line of a parcel of land which by a deed dated September 15, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3904 folio 298 was conveyed by Grace Miller Whedbee, Administratrix D.B.N.C.T.A. of the Estate of C. Wilbur Miller, deceased to Charles M. Ness III and wife, thence running with and binding on a part of said eighth line, South 3 degrees 31 minutes West 699.56 feet more or less to the center of Tufton Avenue and to intersect the outline of the aforesaid parcel of land which was conveyed by James C. L. Anderson, Executor to Worthington Valley Development Corporation, thence binding in said Avenue and binding on said outlines, the two following courses and distances viz: South 87 degrees 25 minutes East 1659.19 feet and South 83 degrees 46 minutes East 60.48 feet to the place of beginning.

Containing 27.41 Acres of land more or less.

Being a part of the parcel of land designated as Item 3 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

SIXTH: Beginning for the same at the beginning of the second line of the parcel of land designated as Item 7 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 and running thence with and binding on said line, as this description is compiled from deeds, North 86 degrees 44 minutes West 1307.40 feet to the end of the South 86 degrees 26 minutes East 670.14 foot line of the parcel of land designated as Item 2 in said deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence binding reversely

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on a part of said line, North 86 degrees 26 minutes West 100 feet more or less to a point in or near the center of Falls Road and to intersect the outline of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Developement Corporation, thence binding reversely on the outlines of said parcel of land and binding in or near the center of Falls Road, the two following courses and distances viz: North 23 degrees 52 minutes 03 seconds East 119.73 feet more or less and North 9 degrees 27 minutes 16 seconds East 149.51 feet to intersect the last line of the aforesaid parcel of land designated as Item 2 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of said last line and running with and binding for a part on the third line of the aforesaid parcel of land designated as Item 7 in said deed and binding in or near the center of Falls Road, North 1 degree 26 minutes East 388.69 feet to the beginning of the aforesaid parcel of land designated as Item 2 and to a point at the beginning of the parcel of land firstly described in the parcel of land designated as Item 1 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor, said point being the intersection of the centerline of Falls Road with the centerline of Tufton Avenue which extends to the west, thence binding reversely on the last line of said last mentioned parcel of land and binding in the center of Falls Road, North 1 degree 14 minutes East 16.48 feet to the intersection of the center of Falls Road with the center of Shawan Road (formerly Tufton Avenue which extends to the east), thence binding in the center of Shawan Road and binding reversely on the forty-second line and reversely on a part of the forty-first line of said last mentioned parcel of land, the two following courses and distances viz: South 86 degrees 15 minutes East 1245.30 feet and South 82 degrees 21 minutes East 81.6 feet to a point in line with the northerly extension of the first line of the aforesaid parcel of land designated as Item 7 and thence leaving said Road and running to and running with and binding on said first line, South 3 degrees 03 minutes West, in all, 655.65 feet to the place of beginning.

Containing 19.26 Acres of land more or less.

Being all of the parcel of land designated as Item 7 and a small portion of the parcel of land designated as Item 2 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The

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First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

Saving and excepting therefrom a parcel of land containing 0.019 of an Acre of land more or less designated as Parcel No. 2-75346 on State Roads Commission of Maryland Plat No. 49978 and conveyed in a deed from The First National Bank of Maryland, Trustee under the Will and Testament of C. Wilbur Miller, deceased to The State of Maryland to the use of the State Highway Administration of the Department of Transportation dated September 24, 1987 and recorded among the Land Records of Baitimore County in Liber S.M.No 7743 folio 94.

SEVENTH: Beginning for the same at the beginning of the parcel of land designated as Item 10 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first line of said parcel of land and running for a part diagonally across the bed of Ivy Hill Road, as the following description is compiled from deeds, North 65 degrees 20 minutes East 251.5 feet, thence leaving said road and running with and binding on the second line of said parcel of land, North 15 degrees 30 minutes West 200 feet to intersect the last line of the parcel of land secondly described in a deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629 folio 866 which was conveyed by First National Bank of Maryland Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence binding reversely on a part of said last line, South 65 degrees 20 minutes West 283.15 feet to intersect the last line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to Anderson and thence running with and binding on a part of said line South 24 degrees 40 minutes East 197.45 feet more or less to the place of beginning.

Containing 1.214 Acres of land more or less.

Being a part of the parcel of land designated as Item 10 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 169.

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EIGHTH: Beginning for the same at a point in the center of Shawan Road formerly known as Tufton Avenue) and in the forty-second or North 86 degrees 15 minutes West 1245.30 foot line of the parcel of land firstly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.I. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, said point being distant South 86 degrees 15 minutes East 320 feet measured reversely along said line from the end thereof, the end of said line being at the intersection of the center of Falls Road with the center of Shawan Road and running thence and leaving said Shawan Road and outline and binding on the easternmost and northernmost outlines of the parcel of land known as the store lot, as this description is compiled from deeds, the two following courses and distances viz: North 3 degrees 45 minutes East 315 feet and North 86 degrees 15 minutes West 301 feet more or less to the easternmost right of way line of Falls Road, as widened and shown on State Roads Commission of Maryland Plat No. 49978 as referred to in a deed from The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, deceased to the State of Maryland dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94, thence binding on the right of way lines of Falls Road as widened and described in Parcel 3 and Parcel 4 and shown on said plat, the seven following courses and distances viz: South 1 degree 07 minutes 00 seconds West 25 feet more or less, South 88 degrees 48 minutes 05 seconds East 50.99 feet, South 1 degree 11 minutes 55 seconds West 71.00 feet, North 88 degrees 48 minutes 05 seconds West 25 feet North 30 degrees 24 minutes 32 seconds West 15.26 feet, North 88 degrees 48 minutes 05 seconds West 17.92 feet and South 1 degree 13 minutes 27 seconds West 172 feet, thence binding on the line that connects the east right of way line of Falls Road with the north right of way line of Shawan Road, as shown on said plat, South 40 degrees 24 minutes 59 seconds East 54.61 feet to the north right of way line of Shawan Road as shown on said State Roads Commission of Maryland Plat No. 49978, thence binding on the north right of way line of Shawan Road as widened and shown on said plat, South 88 degrees 00 minutes 35 seconds East 40 feet to the end of said widening, thence South 1 degree 59 minutes 25 seconds West 20 feet more or less to the center of Shawan Road and to intersect the aforesaid forty-second line in the deed from The Worthington Valley Company to James C. L. Anderson, Trustee and thence binding reversely on a part of said line and binding in the center of Shawan Road, South 86 degrees 15 minutes East 220 feet more or less to the place of beginning.

Containing 2.0 Acres of land more or less.

Being a part of the first parcel of land described in Item 1 in a deed from The Worthington Valley Company to James C. L. Anderson,

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OCCUPANCY AFFIDAVIT

State of Maryland

} to wit:

County of Baltimore

BEFORE me the undersigned authority a Notary Public of the State of Maryland, on this day personally appeared: Mordechai Shaul, who being duly sworn, depose and say:

1. THAT each of them is over 18 years of age and is otherwise competent to make this affidavit.

2. THAT they are the buyers of certain real property situate in the State of Maryland, the improvements whereon are known as: 3649 Glengyle Avenue, Unit 3A, Baltimore, MD 21215 (the Property).

3. THAT the property is improved by a 1-4 family residential structure which will be occupied by affiants as their principal residence for at least 7 out of the next 12 months immediately following this conveyance.

WITNESS the hand and seal of affiants.

mordechai shaul (Seal) (Seal)

Mordechai Shaul

(Seal) (Seal)

Sworn to and subscribed before me this 9th day of June, 2015.

Notary Public: Eli J. Newman

My Commission Expires: _____



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7 April 1976

MAP 2

LIBER 5629 FOLIO 866

Item 1A
Code: 12--R-12A-B
J.O.No. 12.205.6
District 8
Account

THIS DEED, Made this 7TH day of April, in the year Nineteen Hundred and Seventy-six, by and between FIRST NATIONAL BANK OF MARYLAND, a national banking association duly organized under the Laws of the United States of America, Trustee, under the Last Will and Testament of C. Wilbur Miller, party of the first part; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars ($5.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey unto the said BALTIMORE COUNTY, MARYLAND, a body corporate and politic, its successors and assigns, in fee simple, all that lot of ground, situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and being more particularly described as follows, that is to say:

FIRST: BEING a parcel of land of irregular dimensions, said parcel of land consisting of 243.332 acres, more or less (10,599,542 Sq.Ft.), as shown outlined on Baltimore County Bureau of Land Acquisition Drawings Nos. R-12A-B-1, R-12A-B-2, R-12A-B-3 and R-12A-B-4, which are attached hereto and made a part hereof, and being more particularly described as follows, that is to say:

BEGINNING for the first at a point, said point being situate at the end of the nineteenth or N.77 degrees 41 minutes W 1422 foot line of the first parcel, second tract of land described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968 folio 497, from the Worthington Valley Company, a body corporate of the State of Maryland to James C. L. Anderson, Executor of last will and testament of C. Wilbur Miller, deceased, and running thence as now surveyed by Baltimore County and binding reversely on the nineteenth through tenth lines of said deed the ten following courses and distances, viz: (1) S 84 degrees 28 minutes 06 seconds E 1431.67 feet; (2) S 12 degrees 15 minutes 42 seconds E 1979.53 feet; (3) S 06 degrees 03 minutes 58 seconds E 1344.37 feet; (4) S 85 degrees 11 minutes 28 seconds W 2134.33 feet; (5) N 47 degrees 58 minutes 46 seconds W 142.84 feet; (6) N 54 degrees 08 minutes 15 seconds E 214.22 feet; (7) N 02 degrees 44 minutes 14 seconds E 891.62 feet; (8) N 56 degrees 40 minutes 51 seconds W 1086.76 feet; (9) N 33 degrees 02 minutes 12 seconds W 1583.94 feet; (10) N 06 degrees 25 minutes 28 seconds E 1324.54 feet, thence leaving said tenth line and running for a new line of division N 59 degrees 22 minutes 03 seconds E 1033.38 feet to intersect the twentieth line of the above mentioned deed thence binding reversely on a part of said twentieth line S 30 degrees 37 minutes 55 seconds E 1501.82 feet to the place of beginning.

SECOND: BEING a parcel of land of irregular dimensions, said parcel of land consisting of 21.076 acres, more or less (918,071 Sq.Ft.), as shown outlined on Baltimore County Bureau of Land Acquisition Drawing No. R-12A-B-4, which is attached hereto and made a part hereof, and being more particularly described as follows, that is to say:

BEGINNING for the second at a point, said point being situate at the beginning of the fourth or N.15 degrees 30 minutes W 786 foot line of the tenth parcel of land described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968, folio 497, from the

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Worthington Valley Company, a body corporate of the State of Maryland, to James C. L. Anderson, Executor of last will and testament of C. Wilbur Miller, deceased, and running thence as now surveyed by Baltimore County and binding on the fourth through eighth lines and part of the ninth line of said deed the six following courses and distances, viz: (1) N 24 degrees 08 minutes 29 seconds W 782.55 feet; (2) S 85 degrees 11 minutes 28 seconds W 664.89 feet; (3) S 41 degrees 29 minutes 13 seconds W 599.18 feet; (4) [illegible] 27 seconds E 351.80 feet; (5) N 56 degrees 42 minutes [illegible] (6) S 33 degrees 17 minutes 27 seconds E 580.55 feet, thence leaving said ninth line and running for a new line of division N 56 degrees 42 minutes 33 seconds E 758.15 feet to the place of beginning.

BEING part of the property which by Deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R., No. 4077, folio 169 was granted and conveyed by Grace M. Whedbee, Administratrix of the Estate of C. Wilbur Miller to the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot 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 Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, SUBJECT, HOWEVER, to the following restrictions which shall be covenants running with the land:

1 - The above described property, or any interest therein, may not be sold, leased, or otherwise transferred without the prior written approval of the Secretary of Natural Resources and the Secretary of the Department of State Planning, or their successors.

2 - The above described property may not be converted from outdoor public recreation or open space use to any other use without the p[illegible] of the Secretary of Natural Resources and the Secretary of [illegible] Planning, or their successors.

WITNESS the hands and seals of the said party of the first part.

TEST:

FIRST NATIONAL BANK OF MARYLAND,
TRUSTEE, Under the Last Will and
Testament of C. Wilbur Miller, deceased.

BY: Walter A. Peters Jr. (SEAL)
SR. VICE-PRES.

- 3 -

LIBER 5629 FOLIO 868

STATE OF MARYLAND, BALTIMORE ___ /

I HEREBY CERTIFY that on this 7th day of April, in the year Nineteen Hundred and Seventy-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Walter R. Fatzinger Jr., Sr Vice President of FIRST NATIONAL BANK OF MARYLAND, TRUSTEE, and he acknowledged the foregoing Deed to be the act of said banking association as trustee, under the Last Will and Testament of C. Wilbur Miller.

AS WITNESS my Hand and Notarial Seal.

Notary Public

MY COMMISSION EXPIRES JULY 1, 1976

APPROVED as to form:

Assistant County Solicitor

APPROVED as to legal sufficiency:

Assistant County Solicitor

APPROVED and ACCEPTED this 28th day of April, 1976.

BALTIMORE COUNTY, MARYLAND

ATTEST:

BY: THEODORE G. VENETOULIS
COUNTY EXECUTIVE

3-24-76

- 3 -

JAR:VKM:mcc
INDEX:
ACCT.NO.08-6-22180 P

TRANSFER TAX NOT REQUIRED
5-5-76

Per Authorized Signature

Ltr 11-5074

IN 0J 1962

LIBER 4077 PAGE 169

Map #3

THIS DEED, made this 15th day of November, 1962, by and between GRACE M. WHEDBEE, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased of Baltimore County, State of Maryland, Grantor, of the first part, and THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Will of C. Wilbur Miller, Deceased, Grantee, of the second part.

WITNESSETH, that in consideration of the sum of $5.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased, does hereby grant and convey unto The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, its successors and assigns, in fee simple, all those pieces or parcels of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, which were granted and conveyed by The Worthington Valley Company, a body corporate, to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, by deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968, folio 497, reference to said deed is made as if the descriptions of the parcels conveyed therein were included herein; SAVING and EXCEPTING, however, from the above described property all of those portions of said pieces or parcels of land which were heretofore conveyed therefrom by James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased and by Grace M. Whedbee, Administratrix, d.b.n. c.t.a. of the Estate of C. Wilbur Miller, Deceased.

Enclosed

The said James C. L. Anderson, Executor as aforesaid, died on January 17, 1961 and Grace M. Whedbee was duly appointed Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller as successor to the said James C. L. Anderson, Executor; this deed being made pursuant to the distribution shown in the First Administration Account of Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. filed on or about September 5, 1962 in the Orphans' Court of Baltimore County, Maryland.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

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TO HAVE AND TO HOLD the said lots or parcels of ground and premises, above described and mentioned (saving and excepting the portions as aforesaid), 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 The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, its successors and assigns, in fee simple.

WITNESS the hand and seal of the said Grantor.

WITNESS:

Jane C. Renald

Grace M. Whedbee (SEAL)
Grace M. Whedbee, Administratrix, d.b.n., c.t.a. of the Estate of C. Wilbur Miller, Deceased.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 1st day of November in the year one thousand nine hundred and sixty-two, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GRACE M. WHEDBEE, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased, the within named Grantor, and she acknowledged the foregoing deed to be her act.

AS WITNESS my hand and Notarial Seal.

Jane C. Renald, Notary Public

My commission expires 5/6/63.

TRANSFER TAX NOT REQUIRED

[illegible] W. Wood
[illegible] of Finance

By: F. H. Schluderberg
Authorized Signature

936A

THE TITLE GUARANTEE COMPANY

No. 229358 $5.50

See folio 505 & 506

11 July 1956

LIBER 2968 PAGE 497

THIS DEED, Made this 11th day of July, in the year one thousand nine hundred and fifty-six, by and between THE WASHINGTON VALLEY COMPANY, a body corporate of the State of Maryland, of the first part, Grantor, and JAMES C. L. ANDERSON, Executor of the Last Will and Testament of C. WILBUR MILLER, Deceased, of Baltimore County, State of Maryland, of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Five ($5.00) dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said THE WASHINGTON VALLEY COMPANY, a body corporate, does hereby grant and convey unto the said JAMES C. L. ANDERSON, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, his successors and assigns, in fee simple, all those pieces or parcels of land situate, lying and being in the County of Baltimore, in the State of Maryland, and more particularly described as follows:

1. All those two tracts of land situate in Baltimore County, in the State of Maryland and which by a survey made by E. V. Coonan and Company are described as follows, that is to say:

BEGINNING for the first thereof at the intersection of the centre line of Falls Road with the centre line of that part of Tufton Avenue which extends west of the Falls Road and running thence north eighty-five degrees, fifty-four minutes west nineteen hundred and eighty-one and five-tenths feet to the end of the first line of the parcel of land firstly described in a deed from Edward E. Rich, Trustee to C. Norton Stewart, Jr., dated July 3rd, 1905, and recorded among the Land Records of Baltimore County in Liber WPC No. 207, folio 143, and running thence with and binding on the outlines of said land the four following courses and distances, viz: North three degrees, twenty-four minutes east seven hundred and sixty-eight and thirty-four one-hundredths feet to a stone, north eighty-six degrees, thirty-six minutes west forty-six hundred and eighteen and twenty-three one-hundredths feet to a stone marked "P", north three degrees, thirty-one minutes east eleven hundred and eighty-four and twenty-four one-hundredths feet to a stone marked "C.H. No. 5", and north seventy-seven degrees, seven minutes east forty-eight hundred and four and fifty-eight one-hundredths feet to a stone at the southwest corner of a tract of land conveyed by James Kittenhouse, Sheriff, to C. Norton Stewart by Deed dated September 26th, 1911 and recorded as aforesaid in Liber WPC No. 417, folio 47, thence binding on the outline of said land north three degrees, sixteen minutes east nine hundred and forty-six and seventeen one-hundredths feet to a post at the southwest corner of the lot of ground conveyed by Frank O. Scott to C. Wilbur Miller and wife, by Deed dated November 20th, 1914 and recorded as aforesaid in Liber WPC No. 450, folio 227, thence binding on the outline of said land north eighty-five degrees, thirty-one minutes east passing through a boundary stone heretofore set on the west side of Falls Road in all ten hundred and twenty-six and twenty-one one hundredths feet to the centre of Falls Road, thence north six degrees,

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twenty-four minutes west three hundred and seventy-five and thirtytwo one hundredths feet to the beginning of the land described in a deed last above referred to, thence binding on the outline of said land and on the outline of the land described in a Deed from Susie Cole Fowble and husband to Sophia McHenry Stewart, dated June 3rd, 1910 and recorded as aforesaid in Liber WFC No. 363, folio 6, and on the outline of the land adjoining on the north of the now being described belonging to C. Wilbur Miller, south eighty-six degrees, thirtytwo minutes east twenty-three hundred and one and forty-one one-hundredths feet to a point distant north eighty-six degrees, thirty-two minutes west two perches from a stone marked "5" thence still binding on the outlines of the land conveyed by Fowble to Stewart south two degrees, fifty-two minutes west thirteen hundred and forty-nine and nine-tenths feet to a flint stone and north seventy-three degrees, one minute east ten hundred and twenty-six and sixty-five one hundredths feet to the centre of the Oregon Road, thence binding on the centre of said Road the twelve following courses and distances viz: South forty-three degrees, twenty-one minutes east fifty-three and thirty-nine one-hundredths feet, south fifty degrees eight minutes east six hundred and fifty-eight feet, south fifty-four degrees, thirty-four minutes east one-hundred and forty-six and seven tenths feet, south sixty degrees, east one hundred and twenty-nine and six-tenths feet, south sixty-one degrees, nineteen minutes east five hundred and seventy-one and two-tenths feet, south fifty-one degrees, fifty-two minutes, east one hundred and forty and six-tenths feet, south forty-six degrees, thirty-four minutes east one hundred and thirty feet, south twenty-eight degrees, forty-six minutes east two hundred and sixty and six-tenths feet, south thirty-four degrees, fifty-one minutes east two hundred and four and one-tenth feet, south thirty-six degrees fifty-nine minutes east two hundred and ninety-five and eight-tenths feet, south fifty-four degrees, twenty-eight minutes east two hundred and sixty-six and nine-tenths feet and south fifty-four degrees, forty-seven minutes east five hundred and twenty and two-tenths feet to the end of the south fifty-five and three-quarter degrees, east forty-four and nine-tenths perches line of the first parcel of land described in the Deed from Rich, Trustee, to Stewart above referred to, thence binding on the outlines of said land South three degrees, fifteen minutes west four hundred eighty one and eighty-five one-hundredths feet to a stone "S P" south sixty-two degrees, fifty-four minutes east two hundred and eleven and ten one-hundredths feet to a stone marked "S.W.P." and south twenty-nine degrees, thirty-five minutes, west twelve hundred and two and fifty-four one-hundredths feet to the centre of Tufton Avenue, thence binding thereon the sixteen following courses and distances, viz: north eighty-seven degrees, ten minutes West six hundred and sixty-three and forty-two one-hundredths feet, north eighty-eight degrees, thirty-five minutes west four hundred and seventy-feet, south eighty-four degrees, twenty-six minutes west fifty-two feet, south sixty-seven degrees, forty-eight minutes west fifty-five and one-tenths feet, south fifty degrees fifty-nine minutes west sixty-four and eight-tenths feet, south sixty-seven degrees, five minutes, west one hundred feet, south seventy-six degrees, forty-eight minutes west one hundred feet, south eighty-six degrees west one thousand feet, north eighty-five degrees, forty-four minutes west two hundred and two and two-tenths feet, north seventy-seven degrees, twenty-five minutes west two hundred and six and five-tenths feet, north sixty-five degrees, fifty-two minutes west eighty-one and seven-tenths feet, north fifty-five degrees, fifty-eight minutes west one hundred and ten and seven tenths feet, north sixty degrees, sixteen minutes west one hundred feet, north seventy-two degrees, forty-six minutes west one hundred feet, north eighty-two degrees, twenty-one minutes west one hundred feet and north eight-six degrees, fifteen minutes west twelve hundred and forty-five and three-tenths feet to the centre of Falls Road and thence binding thereon south one degree, fourteen minutes west sixteen and forty-eight one-hundredths feet to the place of beginning.

EXCEPTING from the above land a lot of ground belonging to the School Commissioners of Baltimore County and described as follows:

BEGINNING in the centre of Falls Road twenty-hundred and forty-two feet northerly from the centre line of Tufton Avenue extending easterly from the Falls Road and running thence north sixty-five degrees, fifty-four minutes east two hundred and seventeen and seven tenths feet, north seventeen degrees, forty-eight minutes west one hundred and three and eight one-hundredths feet, south sixty-six degrees, thirty minutes west two hundred and thirteen and nine-tenths feet to the centre of Falls Road and thence binding thereon south fifteen degrees, forty-five minutes east one hundred and [illegible] and seventy one-hundredths feet to the place of beginning. Containing exclusive of the School lot seven hundred and eighty-six and five hundred and seventy-two one-thousandths acres of land, more or less.

BEGINNING for the second thereof at a point in the centre line of Tufton Avenue where formerly stood the stone, the beginning of Shewan Hunting Grounds, Sepessas Town, John and Thomas' Forest, Talbott Forest resurveyed, said point is at the distance of thirteen hundred twenty-six and nine-tenths feet easterly measured along the centre line of Tufton Avenue from the centre of Falls Road, said point being also the beginning of the land secondly described in a deed from Edward N. Rich, Trustee, to C. Morton Stewart, Jr., dated July 3rd, 1905 and recorded among the Land Records of Baltimore County in Liber WPC No. 257, folio 463 &c., thence binding on the outlines of said land the following courses and distances, viz: South three degrees, three minutes west six hundred fifty-five and sixty-five one hundredths feet, north eighty-six degrees, fourteen minutes west thirteen hundred seven and forty-one-hundredths feet to a stone, north eighty-six degrees, twenty-six minutes west six hundred seventy and fourteen one-hundredths feet to a stone heretofore planted, thence south four degrees, nine minutes west twenty hundred nine and sixty-one-hundredths feet and north eighty-five degrees, twenty-one minutes west one hundred sixty-six and four one-hundredths feet, thence south forty-two degrees, three minutes east five hundred fifty-six and two-tenths feet, north eleven degrees, twenty minutes east twelve hundred twenty-one feet, north seventy-seven degrees, twenty-seven minutes east nine hundred sixty-seven and one-tenth feet, south forty-five degrees, fifty minutes east six hundred and sixty feet, south thirteen degrees, eight minutes west thirteen hundred twenty-four and fifty-four one hundredths feet, south twenty-five degrees, thirty-three minutes east fifteen hundred eighty-four feet, south forty-nine degrees, twelve minutes east ten hundred and eighty-nine feet, south ten degrees, eleven minutes west eight hundred and ninety-two feet, south sixty-one degrees, thirty-eight minutes west two hundred fourteen and five-tenths feet, south forty degrees, forty-two minutes east one hundred forty-three and fifty-five one-hundredths feet and south eighty-seven degrees, twenty-one minutes, east twenty-one hundred thirty-three and eighty-three one hundredths feet to a stone heretofore planted, thence binding on the outlines of the land conveyed by Rebecca Freeman to John H. F. Worthington by a deed dated March 4th, 1855 and recorded among the aforesaid Land Records in Liber I. N. No. 246, folio 63 &c., so as to include the same the three following courses and distances, viz: North one degree, twenty-five minutes east thirteen hundred forty-four and six-tenths feet north five degrees, seven minutes west twenty hundred seventeen and thirteen one-hundredths feet and north seventy-seven degrees, forty-one minutes west fourteen hundred twenty-two feet to the given line of Talcotts Forest and thence binding on said line north twenty-three degrees, four minutes, west thirty-two hundred thirteen and nine one-hundredths feet to the place of beginning. Containing three hundred twenty one thirty-four one-hundredths acres of land, more or less.

2. BEGINNING for the same at the intersection of the centre line of Falls road with the centre line of that part of Tufton Avenue which extends West of the Falls Road and running thence North 85 degrees 54 minutes West binding on the centre of Tufton Avenue 1981.5 feet to the end of the first line of the parcel of land firstly described in a deed from Edward N. Rich, Trustee, to G. Morton Stewart, Jr., dated July 3rd, 1905, and recorded among the Land Records of Baltimore County in Liber WPC No. 207, folio 463 &c., and to the first line of the Land described in a deed from Robert C. McKee, Assignee, to G. Bernard Fenwick dated December 1, 1927 and recorded among the Land Records aforesaid in Liber WEN No. 652, folio 32 &c., thence binding on the outlines of said lands the two following courses and distances, viz:- North 3 degrees 24 minutes East 768.34 feet to a stone and North 86 degrees 36 minutes west 1093.20 feet to a stake at the end of the second line of the land conveyed as aforesaid by McKee to Fenwick, thence binding on the outline of said land the six following courses and distances viz: South 6 degrees 34 minutes West 2038.10 feet to a post, South 87 degrees 46 minutes East 237.0 feet to a stake in a Chestnut Stump, thence South 6 degrees 09 minutes West 1209.45 feet to a stake, South 85 degrees 06 minutes East 1285.35 feet to a stake, South 3 degrees 54 minutes west 105 feet to a stake, south 86 degrees 08 minutes east 345.22 feet to a stone marked "A" at the end of the fourth line of the land described in a deed from John S. Maddison and others, Trustees, to Howard C. Parks and wife, dated May 10th, 1918 and recorded among the aforesaid Land Records in Liber WPC No. 497, folio 513 &c., thence binding on the fifth line of said Land South 85 degrees 21 minutes East 1305.2 feet to the South 4 degrees 09 minutes West 2009.69 feet line of the Land described in a deed from G. Morton Stewart to the Safe Deposit and Trust Company, dated July 5, 1929, and recorded among the Land Records aforesaid prior hereto, thence binding reversely on the outline of said land the two following courses and distances, viz: North 4 degrees 09 minutes East 2009.00 feet to a stone and South 86 degrees 20 minutes East 670.14 feet to a stone on the East side of Falls Road, said stone being at the end of the South 88-1/2 degrees East 40.65 perches line of the land described in the deed from Maddison to Parks above referred to, thence diagonally along and in or near the centre of said road and binding on the eighth line of said last mentioned land North 1 degree 26 minutes East 656.35 feet to the place of beginning. Containing 218-56/100 acres of land more or less.

3. BEGINNING for the same in the centre of Tufton Avenue where the same is intersected by the south 2 degrees west one hundred and twenty-three and one-half perches line of the land which by deed dated October 25th, 1919 and recorded among the Land Records of Baltimore County in Liber WPC No. 519, folio 7, was conveyed by Albert F. Whittle to John E. Stansbury, and running thence binding on the outlines of said land and on the outlines of land by a deed dated December 1st, 1927, and recorded among the Land Records of Baltimore County aforesaid, was conveyed by Robert C. McKee, Assignee, to G. Bernard Fenwick, the following courses and distances, viz: South six degrees thirty-four minutes west 1368.03 feet to a post south 87 degrees forty-six minutes East two hundred and thirty-seven feet to a stake in a chestnut stump and south six degrees nine minutes West twelve hundred nine and forty-five one-hundredths feet to a stake at the end of the South one degree west seventy-three and one-half perches line of the land described in the aforesaid deed from Albert F. Whittle to John E. Stansbury, thence binding on the outlines of said land north eighty-four degrees fifty-nine minutes 40 seconds west one thousand two and sixty-six one-hundredths feet to a stone heretofore planted at the beginning of the last mentioned land thence still binding on the outlines of said last mentioned land south 01 degrees fifty-seven minutes west twenty-four hundred forty-eight and thirty-one-hundredths feet to a stone in the root of a chestnut tree thence north northeast degrees fourteen minutes forty seconds east twenty-three hundred eighty-eight feet and ten one-hundredths feet to a stake in a chestnut stump and south sixty-nine degrees forty-four minutes thirty seconds east one hundred and thirty-

BALTIMORE COUNTY CIRCUIT COURT (Land Records) CKE 2968, p. 0500, MSA_CE62_2823. Date available 04/11/2005. Printed 05/21/2021.

two feet to a stake thence north fifteen degrees forty-nine minutes east twenty-two hundred eighty-one and eighty one-hundredths feet to a stake at the end of the seventy and seven-eighths perches line south eighty-six degrees thirty-six minutes east from a stone heretofore planted marked "D.D." at the end of the third line of Shawan Hunting Ground and to intersect the outline of the land which by deed dated July 3, 1905, and recorded among the Land Records of Baltimore County aforesaid in Liber WPC No. 207, folio 163, was conveyed by Edward N. Rice, Trustee to C. Morton Stewart, Junior, thence binding on said outline and on the northern-most outline of the land conveyed as aforesaid by Albert F. Whittle to John D. Stansbury south eighty-six degrees thirty-six minutes east seventeen hundred fifty-five and fifty-six one hundredths feet to the beginning of the south 2 degrees west one hundred twenty-three and one-half perches line of the last mentioned land and thence binding thereon south 2 degrees forty-four minutes west six hundred eighty and seven one-hundredths feet to the place of beginning. Containing one hundred eighty-five and four hundred six one-thousandths acres of land more or less.

L. Beginning for the [illegible] planted "D.D." aforesaid at the beginning of the first line of a parcel of land which by a deed dated December 10, 1931 and recorded among the Land Records of Baltimore County in Liber JHB No. 150, folio 242, was conveyed by the Safe Deposit and Trust Company of Baltimore to J. Augustus Dorsey; thence running then and binding on said first line as now surveyed North 35 degrees 13 minutes East 1167.50 feet to the end of the eighth line of a parcel of land which by a deed dated October 26, 1929 and recorded among the Land Records of Baltimore County in Liber JHB No. 833, folio 448, was conveyed by John D. Stansbury and wife to the Safe Deposit and Trust Company; thence binding reversely on the eighth, seventh and sixth lines of the last mentioned parcel of land the three following courses and distances, to wit: South 10 degrees 18 minutes East 1801.80 feet, North 89 degrees 39 minutes West 115.70 feet to a stake on a chestnut stump and South 17 degrees 20 minutes West 1330.25 feet to a stake at a Baltimore Standard; thence running then and binding on the third line of the above mentioned parcel of land from the Safe Deposit and Trust Company of Baltimore to J. Augustus Dorsey South 42 degrees 57 minutes West 1830.30 feet to a stone heretofore planted at the end of the south 33 degrees 30 minutes east 47.5 feet 20 inches line of a parcel of land secondly described in a deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber JHB No. 545, folio 344, and conveyed by Margaret V. Rowland and husband, to the Worthington Valley Realty Corporation, Incorporated; thence North [illegible] West 1[illegible] feet to the beginning of the [illegible] degrees 30 minutes East 47½ feet to the beginning of the [illegible] a parcel of land which by a deed dated [illegible], and recorded among the Land Records of Baltimore County in Liber [illegible], folio [illegible], was conveyed by Edward N. Rice and wife to Worthington Valley Realty Corporation, Incorporated; thence binding with and binding on the fourteen [illegible] lines of the said parcel of land and the eleven following courses and distances, to wit: North 5 degrees 50 minutes West 207.30 feet, North 24 degrees 07 minutes West 248.4 feet, North 30 degrees 28 minutes West 147.12 feet, North 25 degrees 07 minutes West 214.30 feet, North 42 degrees 07 minutes West 115.4 feet, North 24 degrees 24 minutes West 135.2 feet, North 20 degrees 07 minutes West 176.20 feet, North 4 degrees 51 minutes East 221 feet, North 27 degrees 02 minutes East 175.3 feet and North 4 degrees 34 minutes East 322.20 feet to the end of the North 65 degrees 05 minutes West 747.75 feet line of a parcel of land first described in a deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber [illegible] No. 545, folio 344, and conveyed by Margaret V. Rowland and husband to the Worthington Valley Realty Corporation, Incorporated; thence binding reversely on said line North 65 degrees 30 minutes East 22.82 feet to a stake in the center of a stone [illegible] thence still running on the last mentioned parcel of land the five following courses

BALTIMORE COUNTY, MD (Land Records) (LIBER2968.pg.0501, MSA_CE62_2823, Date Available 04/11/2018, Printed 05/21/2023)

and distances, to wit, North 27 degrees 27 minutes East 830.33 feet, North 16 degrees 24 minutes East 66 feet, North 37 degrees 06 minutes West 423.70 feet, South 64 degrees 24 minutes West 268.80 feet and North 66 degrees 06 minutes West 202.46 feet to a stake in a White Oak Stump; thence still binding for a part on the last referred to parcel of land and for a part on the land which by a deed dated March 8, 1912 and recorded among the Land Records of Baltimore County in Liber WPC No. 392, Folio 56 was conveyed by John O. Bosley and wife to Charles Lee A. Heiser North 1 degree East 611.88 feet to a stone marked "HBS"; thence running with and binding on the first to fifth lines inclusive of the last mentioned deed from Bosley to Heiser the five following courses and distances, to wit: South 87 degrees 07 minutes East 892.53 feet to a Poplar Tree, North 11 degrees 28 minutes East 90.75 feet, South 86 degrees 13 minutes East 219.95 feet to a Poplar Tree North 3 degrees 56 minutes east 90.09 feet and South 85 degrees 50 minutes East 100.98 feet to the place of beginning. Containing 109-07/100 acres of land, more or less.

SAVING AND EXCEPTING HOWEVER Deed from Worthington Valley Company to Frank A. Bonsal, dated May 14, 1948 and duly recorded among the Land Records of Baltimore County in Liber T. B. S. No. 1054, Folio 480. Containing 9.6 Acres, more or less.

5. BEGINNING for the first thereof at a point in the centre line of Turton Avenue and at the end of the north no degrees thirty-one minutes East one hundred forty-two and forty-one hundredths feet line (erroneously described as North thirty-one degrees East one hundred forty-two and forty one-hundredths feet) of the lot or tract of land described in a deed dated September 16, 1930 from the Worthington Valley Farms, Incorporated, to J. William Young Martin and duly recorded among the Land Records of Baltimore County, and running thence on the centre line of Turton Avenue the following four courses and distances, North nine degrees twenty-four minutes west four hundred eighty-four and seventy-seven one hundredths feet, North no degrees thirty-one minutes East one hundred forty-five and fifteen one hundredths feet, North sixty-seven degrees sixteen minutes east one hundred thirty-five and seventy-five one hundredths feet, and South seventy-five degrees forty-four minutes east nine hundred ninety-four and forty-one hundredths feet to the beginning of the land which by deed dated September 24th, 1902, and recorded among the Land Records of Baltimore County in Liber WJH No. 245, folio 49, was conveyed by John O. Bosley, et al, to Joseph Friedenwald, and running thence and binding reversely on lines of last mentioned land for ten following courses and distances, south two degrees nineteen minutes west five hundred sixty-nine and twenty-six one-hundredths feet to a stone, South eighty-three degrees forty-five minutes east two hundred and three feet, North eighty-six degrees forty-five minutes east two hundred eighty-eight and eighty one-hundredths feet, south thirty-two degrees forty-five minutes east four hundred twenty-three and seven tenths feet, south twenty degrees forty-five minutes west sixty-six feet, south twenty-six degrees thirty-four minutes west eight hundred three and thirty-one hundredths feet, north eighty-three degrees five minutes west three hundred forty-three and seventy-three one hundredths feet, north eighty-three degrees forty-five minutes west three hundred four and fifty-seven one hundredths feet, north eighty-nine degrees twenty-four minutes west two hundred four and forty one-hundredths feet and south eighty-five degrees forty minutes west one hundred sixty-eight feet to the centre of Manlus Mill Road and to intersect the South eight degrees twenty-two minutes east thirty and eight tenths feet line of the tract of land conveyed by the aforesaid deed from Worthington Valley Farms, Incorporated, to J. William Young Martin; thence reversing said line along the centre of the Manlus Mill Road the following courses and distances, north eight degrees twenty-two minutes west thirty and eight tenths feet, north twenty-six degrees twenty-one minutes west four hundred and twenty-five feet and north nine

BALTIMORE COUNTY CIRCUIT COURT (Land Records) GLB 2968, p. 0502, MSA_CE62_2823. Date available 04/11/2006. Printed 05/21/2024.

degrees twenty minutes west eight hundred eleven and ninety-eight one-hundredths feet to the place of beginning; containing fifty-two and sixty-two one hundredths acres of land, more or less.

BEGINNING for the second thereof at a stone heretofore planted on the East side of the Nantua Mill Road, said stone being in the north eighty-seven degrees west thirty-six and three tenths perches line of land which by deed dated April 20th, 1927, and recorded among the Land Records of Baltimore County in Liber WSG No. 822, folio 417, was conveyed by David G. McIntosh, Trustee to Joseph Friedemann, and running thence binding on said line north eighty-four degrees twenty-six minutes west thirteen and twelve one hundredths feet to the centre of said road; thence binding on the centre of said road the four following courses and distances, North sixteen degrees three minutes east seven hundred forty-two and eighty-one hundredths feet, North three degrees three minutes west six hundred sixteen and fifteen one hundredths feet, North two degrees fifty-three minutes west two hundred seventy-eight and seventy one hundredths feet or north three degrees ten minutes west three hundred fifty-one and seventy-four one hundredths feet to the end of the North seventy-four degrees east two hundred sixty-seven and fifty-six one hundredths perches line of land conveyed as aforesaid by David G. McIntosh, Trustee, to Joseph Friedemann, said point being also at the end of the two following courses and distances from the end of the south six degrees forty-three minutes west three hundred and ninety-seven one-hundredths feet line of the first parcel of land conveyed in the deed from Margaret G. Fenwick and husband to Northington Valley Stock Farms, Inc., dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WSG No. 822, folio 342, etc., south six degrees forty-three minutes west eleven and ninety-three one hundredths feet, and south three degrees ten minutes east ninety-eight and twenty-six one hundredths feet; thence binding on the outlines of the land conveyed as aforesaid from McIntosh, Trustee, to Friedemann, the five following courses and distances, north seventy-six degrees sixteen minutes east twelve hundred five and sixty-three one hundredths feet; thence south thirty-three degrees fifty-eight minutes east four hundred seventy-three and ten one hundredths feet to a stone, south seventeen degrees fifteen minutes west six hundred twenty-seven feet to a stone south sixteen degrees twenty-eight minutes east thirteen hundred fifty-eight and eighty-one hundredths feet to a stone, and north eighty-four degrees twenty-eight minutes west five hundred eighty-five and seventy-four one hundredths feet to the place of beginning; containing fifty-three and fifty-one one hundredths acres of land, more or less.

Said tract of land being the same tracts as were conveyed by Margaret Griffis Fenwick and H. Bennett Fenwick, her husband, to Northington Valley Stock Farm, Incorporated, by Deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WSG No. [illegible], folio 342, etc., saving and excepting from the first tract herein described and conveyed by deed dated September [illegible], 1927, by Northington Valley Farms, Incorporated, to J. Wallace Ford, Trustee, all the lands of the said conveyed by Northington Valley Farms, Incorporated, to Margaret G. Fenwick by deed dated July 1st, 1927, and of said deed not yet duly recorded among the Land Records of Baltimore County.

[illegible] the above described parcels of land, all that [illegible] parcel of ground situate as aforesaid, [illegible] and recorded among the Land Records of Baltimore County in Liber [illegible] No. 2977, folio 414, conveyed and granted by the said Peter Delaney, a body corporate, to the Maryland Broadcasting Company, a body corporate, as described as follows:

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SLB 2968, p. 0503, MSA_CE62_2822. Date available 04/11/2016. Printed 05/21/2022.

BEGINNING for the same at a stone at the southeast corner of the second parcel of land which, by deed dated July 1, 1927, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 645, folio 352, was conveyed by Margaret G. Fenwick and husband to Worthington Valley Stock Farms, Inc.; and running thence and binding on the outlines of said second parcel and passing over another stone north 84 degrees 14 minutes 50 seconds west 595.86 feet to a point in or near the center of Dover Road (formerly Mantua Mill Road); thence still binding on the outlines of said second parcel and in or near the center of said Dover Road north 15 degrees 49 minutes 50 seconds west 742.80 feet and north 2 degrees 49 minutes 50 seconds west 307.20 feet; thence leaving said outlines and Dover Road and running for a line of division north 61 degrees 38 minutes 00 seconds east 1591.27 feet to the northeasternmost corner of said second parcel; thence, binding on the outlines of said second parcel, south 17 degrees 43 minutes 40 seconds west 627.00 feet and south 16 degrees 55 minutes 44 seconds west 1358.80 feet to the place of beginning. Containing 33.176 acres of land, more or less.

6. BEGINNING for the same at a point in or near the centre of the Mantua Mill Road, and at the end of the eighth line of that tract of land which by deed dated October 19th, A. D. 1895, and recorded among the Land Records of Baltimore County in Liber WPB No. 214, folio 67 &c., was conveyed by Edward Worthington, et al, to Joseph Freidenwald, and running thence bounding on the lines described in said deed, and bounding on or near the centre of said road, the six following courses and distances, viz: South 14 1/4 degrees west 12-14/100 perches, south 5-1/2 degrees West 6 perches, South 5 perches, South 17-1/2 degrees East 16-4/10 perches, South 1-1/4 degrees East 4-8/10 perches, and South 7 degrees East 21-48/100 perches, thence running and continuing to bound on or near the centre of the said road, south 3-1/2 degrees east 17-68/100 perches, South 7-3/4 degrees East 14-32/100 perches, South 10 degrees West 8-36/100 perches, South 7-1/4 degrees West 21-24/100 perches and South 5 degrees West 18-76/100 perches, to the end of the North 73 degrees East 1-16/100 perches line described in the above mentioned deed to Freidenwald; thence bounding on the land described in that deed south 5-1/4 degrees East 6-32/100 perches to intersect the south 73-3/4 degrees West 337-3/10 perches line of the whole tract of land conveyed by Gill to Worthington and McIntosh, of which the lot or parcel now being described is part; and running thence bounding on said line reversely, North 73-3/4 degrees East 70-9/10 perches to the land which by deed dated May 15, A. D. 1886 and recorded among the Land Records of said County in Liber J.W.S. No. 171, folio 9 &c., was conveyed by Rose B. Walker, Executrix to Jessie Fosler; thence bounding on the outlines of said land as now defined and found, North 5-1/2 degrees West 16-1/2 perches, North 20-1/2 degrees West 12-9/10 perches, North 52-3/4 degrees West 9-8/10 perches, North 27-1/2 degrees west 13 perches, North 36-1/2 degrees west 14-52/100 perches, North 44-1/2 degrees West 7 perches, North 15-3/4 degrees West 8-20/100 perches, North 23-1/4 degrees West 10-8/10 perches, North 4-1/2 degrees East 14 perches, North 24-3/4 degrees east 16-3/4 perches, and North 2-1/2 degrees East 21-6/10 perches, thence running and continuing on the outlines of the said whole tract conveyed as aforesaid to Worthington and McIntosh, North 86-3/4 degrees west 18-4/10 perches, South 69-1/2 degrees west 12-32/100 perches and south 82-3/4 degrees west 9-70/100 perches to the place of beginning. Containing 34-1/2 acres of land, more or less.

7. BEGINNING for the same at a stone standing on the South side of Oregon Road marked with the letter "A", the beginning of the whole tract of land called "Depeses Town Enlarged" thence running with and bounding on the outline of said land the two following courses allowing two degrees for Variation, South one-fourth of a degree East thirty-eight perches, South eighty-nine degrees sixteen minutes west seventy-eight and thirteen-hundredths

BALTIMORE COUNTY,CIRCUIT COURT (Land Records) GLB 2968, p. 0504, MSA_CE62_2828. Date available 04/11/2005. Printed 05/21/2024.

perches to a stone marked with the letter "O" thence North one-fourth of a degree West forty perches to the middle of the Oregon Road, thence along the South side of said road East seventy-nine and seventeen twenty-fifths perches to the first place of beginning. Containing nineteen acres one rood and one perch of land, more or less.

5. BEGINNING for the same at a planted stone at the end of the South 78-3/4 degrees West 54-1/3 perches line of the land which by a Deed dated October 5th, 1893, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 199, folio 515, was conveyed by Robert H. Bussey, Attorney, etc., to Abram C. Scott and running thence on said line reversely (magnetic-meridan 1867) North 79-1/2 degrees East 54 perches to the centre of the County Road leading from Oregon to the Western Run Turnpike Road thence running on said road South 6-1/2 degrees East 36 perches to the North side of a private road leading to the residence of Isaac A. Griffith (now Fowble) thence binding on the North side of said private road and also on the boundary line of the said Isaac A. Griffith (now Fowble) South 71-3/4 degrees West 61.6 perches to a planted stone thence leaving said private road and still bounding on the land of the said Isaac A. Griffith (now Fowble) North 1-3/4 degrees East 47.1 perches to the place of beginning. Containing 19 acres 155 square perches of land, more or less.

7. BEGINNING for the same at a point in the center of the Falls Road at the beginning of the South 80 degrees 32 minutes East 25[illegible].11 feet line of the firstly described parcel of land which by a deed dated May 18th, 1931, and recorded among the Land Records of Baltimore County in Liber [illegible] No. 777, folio 243, was conveyed by Charles Norton Stewart, et al, to the Northington Valley Company, a body corporate, thence running with and binding on a part of the said line South 80 degrees 32 minutes East 8[illegible].7[illegible] feet thence leaving said [illegible] and running for a line of division South 3 degrees 52 minutes West 2[illegible].82 feet to the center of a thirty foot road leading from the Falls Road to said road thence binding on the center of said road South 75 degrees 17 minutes West 351.58 feet to the center of the Falls Road thence running with and binding on the center of the said Falls Road the six following courses and distances, to wit, North 1 degrees 10 minutes West 348.09 feet North 18 degrees 10 minutes West 237.50 feet North 15 degrees 20 minutes West 143.00 feet North 10 degrees 57 minutes West 108 feet North 9 degrees 09 minutes West 247.50 feet and North 15 degrees 0 minutes West 209.[illegible] feet to the beginning of the North 0 degrees 24 minutes West [illegible] feet line of the above mentioned firstly described parcel of land in the deed from Charles Norton Stewart, et al, to the Northington Valley Company thence running with and binding on said line and on the center of the Falls Road North 0 degrees 24 minutes West 370.32 feet to the place of beginning. Containing 2.71 acres of land, more or less.

[illegible] for the same at a point in the South 78 3/4 degrees West 131 perches line of the land described in a deed from H. Hartley Sadler, trustee, et ux [illegible] Charles and Ella [illegible] and wife, by deed dated January 2, 1940 and recorded among the Land Records of Baltimore County in Liber [illegible], Jr. No. 1892, folio 157, etc., at the distance of 2.50 feet measuring from a stone at the end of said line and at the southeast corner of the lot of ground recently surveyed to [illegible] Alexander and wife, thence running North 79 degrees 30 minutes East 54 perches to the [illegible] on said South 78 3/4 degrees West line reversely (magnetic meridian 1867) passing across the bed of the Old Road, in all 4[illegible].5 feet to a point in the South 10 3/4 degrees line and at the southeasternmost corner of the lot of ground recently surveyed by deed dated November 1, 1940 from Harry [illegible] and wife to August [illegible], Jean and Alice, thence North 11 degrees 30 minutes West 60 feet, thence North 78 degrees 30 minutes East [illegible] feet to a

251.5

point in the South 19 1/4 degrees East line of the land described in the deed from H. Courtney Jenifer, Trustee, etc., to Harry McMahon and wife above referred to, and distant 200 feet from the stone at the beginning of the hereinbefore referred to 120 perches line, thence binding on the outlines of said land conveyed as aforesaid by Jenifer, Trustee, et al, to McMahan two following courses: [North 15 degrees 30 minutes West 766 feet to a stone and North 80 degrees 20 minutes West 660.5 feet to an iron pipe, thence leaving said outline and running South 50 degrees 07 minutes West 251.7 feet to an iron pipe and continuing still South 50 degrees 07 minutes West 342 feet to another iron pipe, thence South 24 degrees 40 minutes East 351.80 feet to the northwest corner of the lot of ground recently conveyed to Louis Wuermser and wife, thence North 65 degrees 20 minutes East and binding on the northernmost boundary of Louis Wuermser's lot 280 feet, thence South 24 degrees 40 minutes East and binding on the easternmost boundary of Louis Wuermser's lot 776 feet to the place of beginning. Containing 22.29 acres of ground, more or less.

THE 1st, 4th and 7th tracts of land being all and the same land described in a deed from C. Wilbur Miller and James C. L. Anderson, Receivers, to Edith Davison Miller, dated the 26th day of July, 1935 and recorded among the Land Records of Baltimore County in Liber CWBJr. No. 979, folio 120.

THE 2nd, 3rd, 5th and 6th tract of land being all and the same land described in a deed from Edith Davison Miller and C. Wilbur Miller, her husband, to The Worthington Valley Company, a body corporate, dated the 31st day of December, 1940, and recorded among the Land Records of Baltimore County in Liber CWBJr., No. 1142, folio 322.

THE 8th tract of land being all and the same land described in a deed from C. Wilbur Miller and Nell R. Miller, his wife, to The Worthington Valley Company, a body corporate, dated the 29th day of November, 1946, and recorded among the Land Records of Baltimore County in Liber JWB No. 1528, folio 370.

THE 9th tract of land being all and the same land described in a deed from C. Wilbur Miller and Nell R. Miller, his wife, to The Worthington Valley Company, a body corporate, dated the 29th day of November, 1946, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1528, folio 268.

THE 10th tract of land being all and the same land described in a deed from Ida M. Thau to The Worthington Valley Company, a body corporate, dated the 28th day of October, 1953, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2406, folio 559.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots 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 James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller,

BALTIMORE COUNTY CIRCUIT COURT (Land Records) GLB 2968, p. 0506, MSA_CE62_2968. Date available 04/11/2006. Printed 05/2/2021.

deceased, his successors and assigns, in fee simple.

AND the said party of the first part 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 granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the signature of said body corporate by the hand of Grace M. Whedbee, its President, and its corporate seal hereto affixed.

WITNESS:

THE NORTHINGTON VALLEY COMPANY,
a body corporate,

By _____
Grace M. Whedbee - President

_____
Mildred Z. Munyvan

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 6th day of July, 1956, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GRACE M. WHEDBEE, President of THE NORTHINGTON VALLEY COMPANY, the within named Grantor, and she acknowledged the foregoing Deed to be the act of said body corporate.

AS WITNESS my hand and Notarial Seal.

_____
Mildred Z. Munyvan - Notary Public

Rec'd for Record JUL 12 1956 at 2 P.M.
Per George L. Byerly, Clerk
Mailed to Jas. C. L. Anderson

BALTIMORE COUNTY CIRCUIT COURT Land Records Liber 2968 Folio 507 MSA_CE62_2293 Date Available 04/11/2016 Printed 04/12/2021

JOHN A. OLSZEWSKI, JR.
County Executive

DAVID V. LYKENS, *Director*
Department of Environmental Protection and Sustainability

April 28, 2021

Milton Shaw
4517 Schenley Rd
Baltimore, MD 21210

RE: 1306 Ivy Hill Rd, District 8

Dear Mr. Shaw,

At your request, this office reviewed the information on file for the above-referenced property to determine if the prior approval to install an onsite sewage disposal system (OSDS) can be revalidated.

Based on our review, approval to install an OSDS on the lot(s) referenced above will be granted and no additional soil evaluations will be required provided there is no alteration to the Master Plan dated 1/23/2007 and Building Permit Application(s) are submitted within 5 years from the date of this letter. This approval will become void without notice at the expiration of this time period, after which revalidation must be obtained in writing from this office. If a Building Permit is submitted, the following information should be considered:

- It should be noted, that septic reserve area(s) are depicted on the Master Plan for the installation of an initial OSDS and future repairs. Under no circumstance shall any easements, rights-of-way, buildings, any other permanent or physical structures above or below ground, be permitted within this area and it may not be disturbed by earth moving, compaction, tree removal or grading. Also, no underground electric lines, water pipes, gas lines, etc., shall be permitted in the septic reserve area.
- There are existing drilled water wells on this property. A water well yield test must be performed prior to issuance of a building permit or conveyance of the property.

This property is approved for a 4 bedroom home. Proposed dwellings with more bedrooms and/or commercial uses require further evaluation. This approval letter affirms that the Master Plan referenced above meets the state and county regulatory requirements for wells and septic systems. It does not guarantee that a building permit will be issued by Baltimore County.

Soil Evaluation Results: PLEASE SEE ATTACHED

If you have any questions regarding this matter, please contact this office at 410-887-2762.

Sincerely,

Miranda Clifford

Miranda P. Clifford, L.E.H.S.
Soil Evaluation Program
Ground Water Management-EPS

2073-0111-SPH

S:\EPS\GWM\PERC LETTERS\2021 PERC LETTERS\Revalidation Letters 2021\Ivy Hill Rd, 1306, 4-28-21.docx

Re: 1306 Ivy Hill Rd., D-8
TA# 22-00-000987

TEST PIT	DRAWDOWN	DEPTH	SOIL
A	2 min.	3'	Clay 0-3', LRS 3'-14' (Rock)
B			Clay 0-4', LRS 4'-16'
C			Clay 0-5', LRS 5'-16'

*LRS: Loch Raven Schist

MAKE CHECKS PAYABLE TO:
BALTIMORE COUNTY, MD.

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAX BILL

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 410-887-2403

PARCEL NUMBER	YEAR	CY.	BILL DATE	ELECTION DISTRICT	ASSESSMENT	LEVY PERIOD
22-00-000987	2023	FY	07/01/2022	08	134,800	JULY 1,2022-JUNE 30,2023

PROPERTY STATUS
NOT SEMIANNUAL ELIGIBLE

	RATE PER $100	TAXES/CHARGES
COUNTY TAX	1.10	1,482.80
STATE TAX	.112	150.98
SEWER BENEFIT		
SEWER SERVICE		
WATER BENEFIT		
WATER DISTRIBUTION		
CONSTRUCTION LOAN		
BAY RESTORATION FEE		
TOTAL CHARGES *		

Pd 1/9 County S.T. TRANS# 364781

OWNER'S NAME AND ADDRESS
SHAW MILTON B
SOBUS JEAN M
4517 SCHENLEY RD
BALTIMORE MD 21210

PROPERTY DESCRIPTION
3600 NE FALLS RD
1.214 AC NS IVY HILL
00000 IVY HILL
1-196423

GROSS BILL 1,633.78

* WWW.BALTIMORECOUNTYMD.GOV/MYTAXBILL

LOT BLOCK SEC PLAT BOOK FOLIO

INTEREST/DISCOUNT

NET TOTAL

CONSTANT YIELD 1.0079 DIFFERENCE 0.0002

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH YOUR FIRST SEMIANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE	
22-00-000987	2023	FY	07/01/2022	1-196423

OWNER'S NAME AND ADDRESS

FIRST SEMIANNUAL PAYMENT CHARGES | IF PAID IN | DISCOUNT | PAY THIS AMOUNT

SEMIANNUAL PAYMENT ELIGIBILITY :

A PROPERTY OWNER IS ELIGIBLE TO ELECT THE SEMIANNUAL PAYMENT OF THEIR REAL PROPERTY TAXES FOR A RESIDENTIAL PROPERTY THAT IS DESIGNATED AS THEIR 'PRINCIPAL RESIDENCE' AND CERTAIN QUALIFIED COMMERCIAL PROPERTIES.

SECOND SEMIANNUAL PAYMENT

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH YOUR FULL ANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR	CYCLE	BILL DATE
22-00-000987	2023	FY	07/01/2022

OWNER'S NAME AND ADDRESS

	FULL ANNUAL PAYMENT CHARGES	IF PAID IN	DISCOUNT OR INTEREST	PAY THIS AMOUNT
COTAX	1,482.80	JUL-2022	14.83-	1,618.95
STTAX	150.98	AUG-2022	7.41-	1,626.37
		SEP-2022		1,633.78

+.95 = 1619.90

SHAW MILTON B
SOBUS JEAN M
4517 SCHENLEY RD
BALTIMORE MD 21210

2200000987202 32FY007001618950016263700163378001633780000000000000000

2023-0111-SAH

RESIDENTIAL ORKSHEET - REASSESSMENT YEAR 202 AX YEAR 2020

1 PROPERTY ADMINISTRATIVE DATA

Account No.	04082200000987	**Value Method**	MD Value
Map/ Gr/ Par/Sec/Bl/Lt	0050/0006/0445///	**Occupancy**	Non-owner Occupied (N)
District/ Card Seq	08/ 00863-000-00-00	**Curtilage**	0
Owner's Name	SHAW MILTON B	**Land Use**	Residential (R)
Site Address	IVY HILL RD 0-0000	**Valued By**	0421
		Geo Code	81
Neighborhood Name	8080150.04	**Zoning**	
Neighborhood Code	8080150.04		

2 LAND VALUATION

LAND TYPE	SIZE	RATE	ADJUSTMENT	LAND NOTE	COST
Primary Vacant 1	1.0000 Acreage	175,000.00	0.75 (ADJ: 0.75)		131,200
Secondary 1	0.2100 Acreage	17,500.00	1.00		3,600

3 TOTAL LAND VALUE 134,800

4 TOTAL PROPERTY VALUE 134,800

Remarks

Legal Description 1.214 AC NS IVY HILL 3600 NE FALLS RD

Prior Land	134,800	**SALES HISTORY**		
Prior Improv	0	**SALE DATE**	06/30/1997	02/01/1990
Prior Total	134,800	**SALE PRICE**	38,500	0
		CONVEYANCE	Arms Length Vacant	Non-Arms Length Other

For more information about the worksheet, see our website at dat.maryland.gov, click on Real Property, then Other Information.

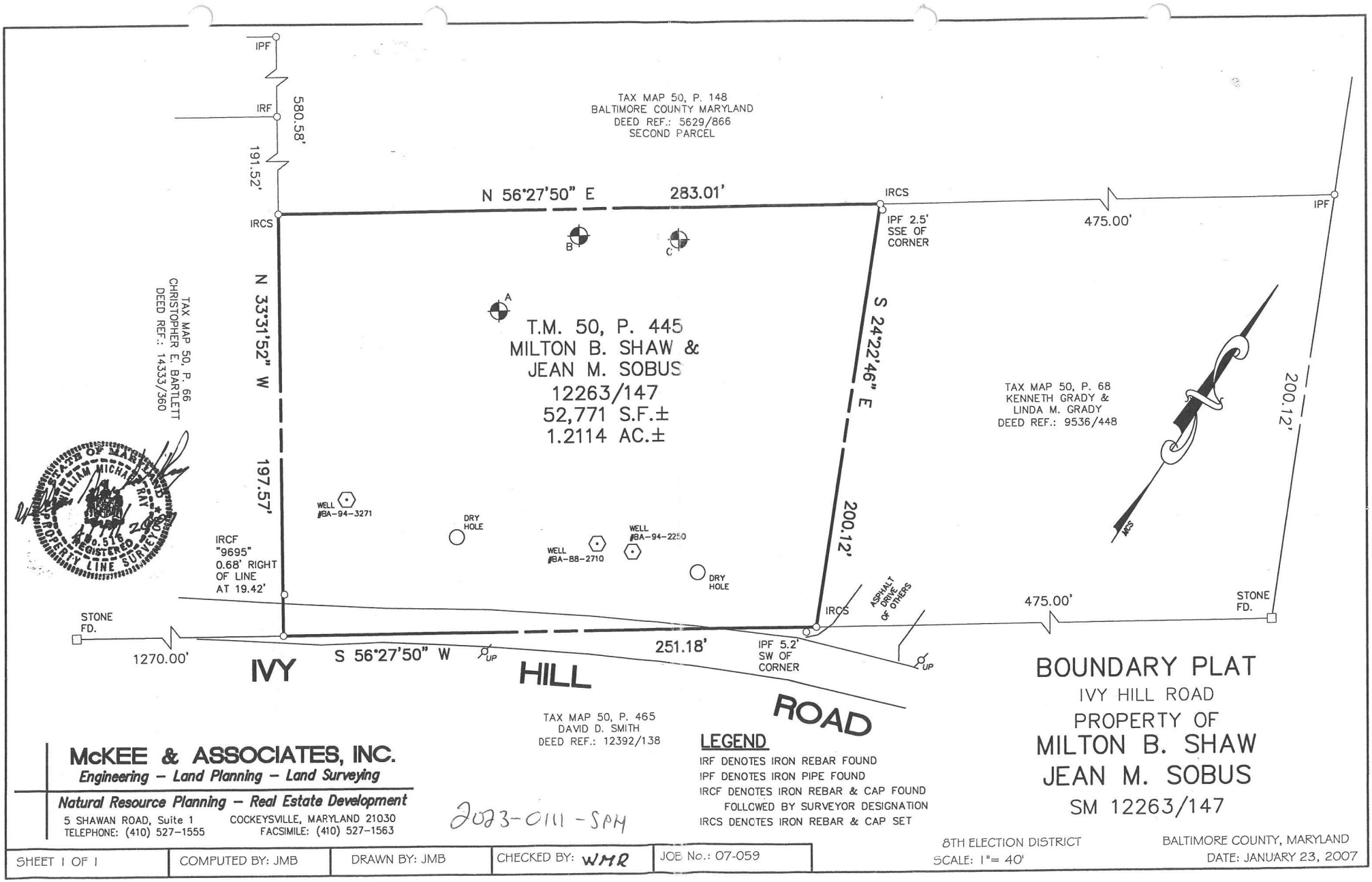
2023-0111-SAH

JONES WELL DRILLING
3700 RUSH RD
Jarrettsville MD 21084
410-692-6981

Yield Test Completed: 1/23/2019 **Initials: DK**
Permit Number: BA-94-3271 **Well Depth:**
Subdivision:
Section: **Lot:** **County: BA**
Road: 1306 Ivy Hill Rd **State: MD**

	Time	Water Level	Time to Fill 5 Gallon Bucket/ Seconds	Gallons/Minute
1	9:15	35	22	13.64
2	9:30	138	26	11.54
3	9:45	220	29	10.29
4	10:00	299	33	9.09
5	10:15	340	37	8.11
6	10:30	390	2017	1.39
7	10:45	390	220	1.36
8	11:00	390	220	1.36
9	11:15	390	221	1.35
10	11:30	390	222	1.35
11	11:45	390	222	1.35
12	12:00	390	223	1.35
13	12:15	390	223	1.35
14	12:30	390	224	1.34
15	12:45	390	224	1.34
16	1:00	390	224	1.34
17	1:15	390	225	1.33
18	1:30	390	225	1.33
19	1:45	390	226	1.33
20	2:00	390	227	1.32
21	2:15	390	226	1.33
22	2:30	390	227	1.32
23	2:45	390	227	1.32
24	3:00	390	227	1.32
25	3:15	390	228	1.32
26	3:30	390	228	1.32
27	3:45	390	229	1.31
28	4:00	390	229	1.31
29	4:15	390	230	1.30
30	4:30	390	230	1.30
31				

FUTURE PERFORMANCE MAY VARY FROM TESTED PERFORMANCE



LEGEND

IRF DENOTES IRON REBAR FOUND
IPF DENOTES IRON PIPE FOUND
IRCF DENOTES IRON REBAR & CAP FOUND FOLLOWED BY SURVEYOR DESIGNATION
IRCS DENOTES IRON REBAR & CAP SET

BOUNDARY PLAT

IVY HILL ROAD

PROPERTY OF

MILTON B. SHAW

JEAN M. SOBUS

SM 12263/147

McKEE & ASSOCIATES, INC.

Engineering – Land Planning – Land Surveying

Natural Resource Planning – Real Estate Development

5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030

TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

2023-0111-SPH

SHEET 1 OF 1	COMPUTED BY: JMB	DRAWN BY: JMB	CHECKED BY: WMR	JOB No.: 07-059

8TH ELECTION DISTRICT
SCALE: 1"= 40'

BALTIMORE COUNTY, MARYLAND
DATE: JANUARY 23, 2007

1.21 Acres Ivy Hill Rd.
Parcel #22-00-000987
Conveyance of Property

Map #1
June, 1997
Deed From: Elizabeth W. Fenwick, et al
To: Milton Shaw & Jean Sobus
Liber 12263 Folio 147, 1.214 Acres

Map #2
January, 1990
Deed From: First National Bank, Successor, Trustee
To: Elizabeth W. Fenwick, et al
Liber 8394, Folio 274, 1.214 Acres

Map #2
April, 1976
Deed From: First National Bank of Maryland
To: Baltimore County, Maryland
Liber 5629, Folio 866, 21.076 Acres

Map #3
November , 1962
Deed From: Grace Whedbee, Administratrix
To: The First National Bank of Maryland
Liber 4077, Folio 169

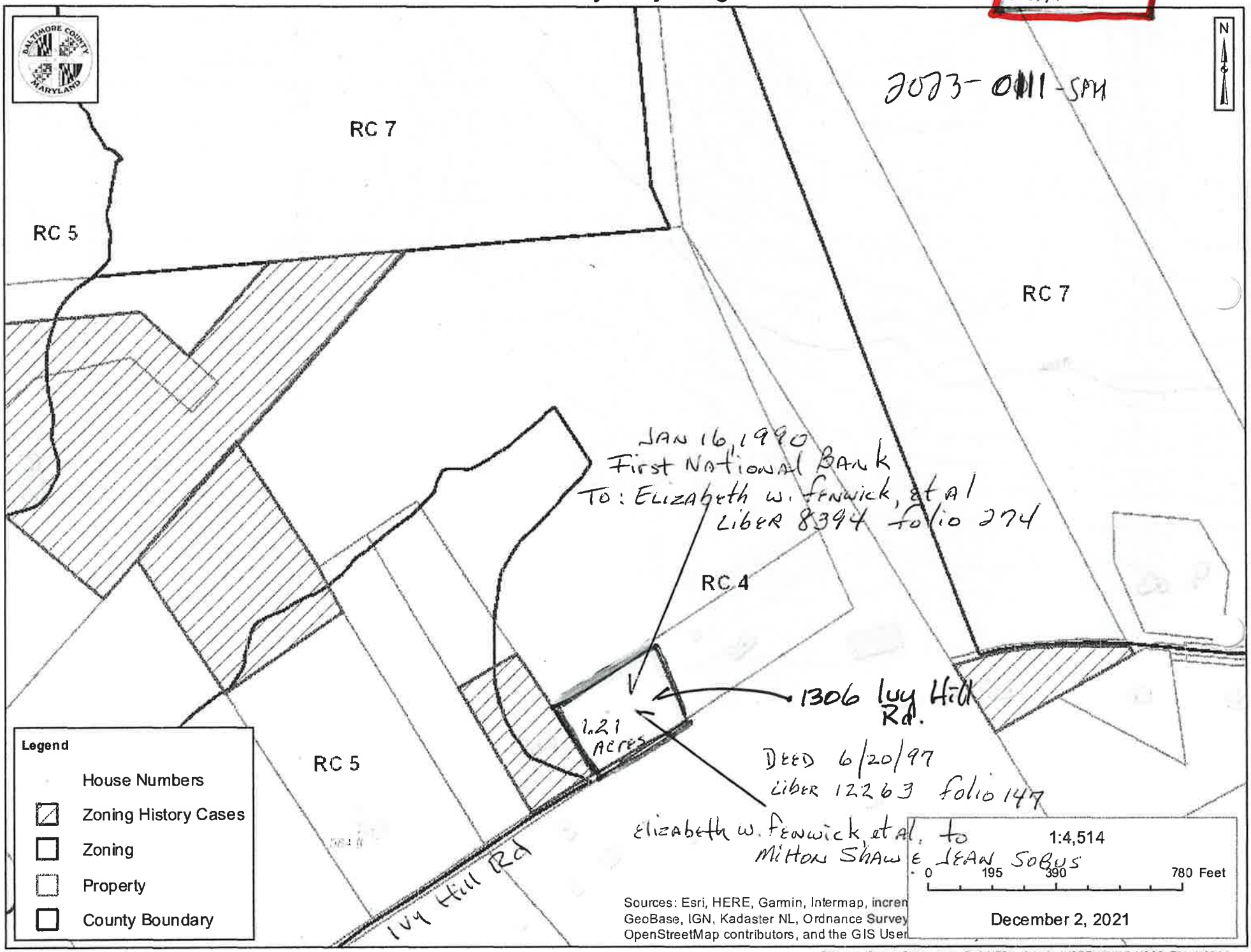
Map #3
July, 1956
Deed From: The Worthington Valley Company
To: James C.L. Anderson, Executor to Wilbur Miller
Liber 2968, Folio 497 (See Folio 505 & 506) 22.29 Acres

Conclusion : 22.29 Acres (Deeds from 1956 & 1962)
Minus 21.076 Acres (1976 Sale to Baltimore County)
Equals 1.214 Acres Remaining

2023-0111-SPH

Baltimore County - My Neighborhood

MAP # 1



BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12263, p. 0147, MSA_CE62_12118. Date available 03/04/2005. Printed 12/02/2021.

June 6, 1997

001226 147

MAP 1

DEED

97-2731

THIS DEED, Made this 20th day of June, in the year one thousand nine hundred and ninety-seven, by and between

Elizabeth W. Fenwick, Davison White, and Thomas C. Whedbee, party of the first part, Grantor, and

Milton B. Shaw and Jean M. Sobus, party of the second part, Grantee.

THE ACTUAL CONSIDERATION PAID OR TO BE PAID IS $38,500.00.

WITNESSETH: That in consideration of the sum of Five Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto Milton B. Shaw and Jean M. Sobus, as tenants by the entireties, their heirs, personal representatives and assigns, all that lot of ground situate in Baltimore County in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at the beginning of the parcel of land designated as Item 10 in a Deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first line of said parcel of land and running for a part diagonally across the bed of Ivy Mill Road, as the following description is compiled from Deeds, North 65 degrees 20 minutes East 251.5 feet, thence leaving said road and running with and binding on the second line of said parcel of land, North 15 degrees 30 minutes West 200 feet to intersect the last line of the parcel of land secondly described in a Deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 5629, folio 866 which was conveyed by First National Bank of Maryland Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence binding reversely on a part of said last line, South 65 degrees 20 minutes West 283.15 feet to intersect the last line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to Anderson and thence running with and binding on a part of said line South 24 degrees 40 minutes East 197.45 feet more or less to the place of beginning. Containing 1.214 acres of land more or less.

BEING a part of the property which by Deed dated January 16, 1990 and recorded among the Land Records of Baltimore County in Book 8394, page 261, was granted and conveyed by First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased unto Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, the Grantors herein.

TOGETHER WITH the buildings and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, unto and to the use of the said Grantee, as tenants by the entireties, their heirs, personal representatives and assigns, in fee simple.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE _____ DATE 6/30/97

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
6/30/97
By Date

2023-0111-SPH

AND the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hands and seals of the said Grantors.

WITNESS:

Elizabeth W. Fenwick

Davison White

Thomas C. Whedbee

STATE OF MARYLAND, Harford COUNTY, TO WIT:

On this 19TH day of June, 1997, before me, a Notary Public of said State, personally appeared Elizabeth W. Fenwick, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.

KATHLEEN C. ETZEL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 23, 1997

Notary Public (Seal)

My commission expires: 6-23-97

STATE OF MARYLAND, City of Baltimore COUNTY, TO WIT:

On this 18th day of June, 1997, before me, a Notary Public of said State, personally appeared Davison White, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.

Notary Public (Seal)

My commission expires: 3/1/98

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MAP 1

SEC PAGE 274

JAN. 16, 1990

LIBER 9394 PAGE 261

D REC/F 76.00

DEED 0 0
SM CLERK 76.00
No Consideration
#57454 C002 R02 T11 1:39

THIS DEED, made this 16TH day of January, 1990, by and between the First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased, which Will was probated and recorded in the Office of the Register of Wills for Baltimore County, Maryland, in Wills Liber J.P.C. No. 50, Folio 33, Grantor, and Elizabeth W. Fenwick, Davison White and Thomas C. Whedbee, Grantees. 02/01/90

WHEREAS the First National Bank of Maryland, as Successor Trustee under a trust established under the Will of C. Wilbur Miller, deceased, is seized and possessed of title, as Trustee, of the hereinafter described parcels of land; and

WHEREAS, by the terms of the Last Will and Testament, the trust terminated as of the death of C. Wilbur Miller's daughter, Grace Miller Whedbee (his other daughter having predeceased her and all of his grandchildren having reached the age of thirty), and the assets of the trust are distributable to his three grandchildren, the Grantees herein

NOW THEREFORE, in consideration of the promises and pursuant to the power and authority in it vested and to its obligations under said trust, the Grantor, as Trustee aforesaid, does hereby grant and convey to the Grantees, and to their respective personal representatives, heirs and assigns, as tenants in common, in undivided one-third shares, in fee simple, all those pieces and parcels of land, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:

FIRST: Beginning for the same at a point in the center of Tufton Avenue and in the first line of the parcel of land firstly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson Executor of the last will and testament of C. Wilbur Miller, deceased, said point being distant North 85 degrees 54 minutes West 620 feet measured along said first line from the beginning thereof, said point also being at the end of the first line of a parcel of land which by a deed dated November 19, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R No. 4077 folio 171 was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife and running thence with and binding on a part of the first line of the first herein referred to parcel of land and binding in the center of Tufton Avenue, as the following description is compiled from deeds, North 85 degrees 54 minutes West 1361.50 feet to the end of said

TAX
af 2-1-90
FY
af 2-1-90
FY

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Per Joy Burgan
Authorized Signature
Date 2-1-90 Sec. 11-85 H

2023-0111-SPH

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LIBER 8 3 9 4 PAGE 2 6 2

line, thence leaving said Avenue and running with and binding on the second line and on a part of the third line of said parcel of land which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, the two following courses and distances viz: North 3 degrees 24 minutes East 768.34 feet and North 86 degrees 36 minutes West 3448.92 feet more or less to intersect the eighth or South 4 degrees 15 minutes 20 seconds West 2233.92 foot line of a parcel of land which by a deed dated September 15, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3904 folio 298 was conveyed by Grace Miller Whedbee, Administratrix to Charles M. Nes III and wife, thence binding reversely on a part of said line, North 3 degrees 31 minutes East 1506.43 feet more or less to the center of Geist Road and to intersect the seventh or North 77 degrees 23 minutes East 400 foot line of a parcel of land which by a deed dated July 14, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3866 folio 577 was conveyed by Frances J. Lomas and husband to Grace Miller Whedbee, Administratrix of the Estate of C. Wilbur Miller, deceased, thence running with and binding on a part of said seventh line and on the eighth and ninth lines of said parcel of land and binding in the center of Geist Road, the three following courses and distances viz: North 76 degrees 15 minutes East 165.32 feet, North 76 degrees 41 minutes East 400 feet and North 78 degrees 07 minutes East 404 feet, thence leaving the center of said Road and running with and binding on the last line of said last mentioned parcel of land and running with and binding on the ninth line of a parcel of land which by a deed dated January 13, 1988 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7769 folio 1 was conveyed by Clare M. Boyce to Michael J. McCarthy and wife, South 0 degrees 09 minutes West 18 feet to a stone set at the beginning of the last line of said last mentioned parcel of land, thence running with and binding on said line and binding near and south of the south side of Geist Road and running with and binding on a part of the fifth line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor, North 77 degrees 07 minutes East 741.76 feet to a stone on the southernmost right of way line of Geist Road as shown on Baltimore County Bureau of Land Acquisition Plat No. RW 70-311-5 which plat is attached to a deed from the Garrison School, Incorporated et al to Baltimore County, Maryland dated January 21, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5165 folio 396, thence binding on the southernmost right of way lines of Geist Road as shown on Plats Nos. 70-311-5, 4, 3, 2 and 1 as attached to said deed and continuing to run with and bind on a part of said fifth line in the deed from The Worthington Valley Company to James C. L Anderson, Executor, North 77 degrees 07 minutes East 1705.87 feet, thence continuing to run with and bind on a part of said fifth line and on a part of the sixth line of said parcel of land, North 77 degrees 07 minutes East 165 feet and North 3 degrees 16 minutes East 16.5 feet more or less to the center of Geist Road and to the

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end of the fifteenth or North 88 degrees 44 minutes 40 seconds West 25.89 foot line of a parcel of land which by a deed dated September 13, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G.No. 4202 folio 483 was conveyed by the First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Thomas M. Monroe and wife, thence binding reversely on the fifteenth, fourteenth, thirteenth, twelfth, eleventh and tenth lines of said parcel of land and binding in the center of Geist Road, the six following courses and distances viz: South 88 degrees 31 minutes 30 seconds East 25.89 feet, South 83 degrees 38 minutes 50 seconds East 84.30 feet, South 84 degrees 32 minutes 50 seconds East 169.25 feet South 86 degrees 51 minutes 20 seconds East 166.93 feet, South 86 degrees 25 minutes 20 seconds East 276.17 feet and South 86 degrees 19 minutes 05 seconds East 569.89 feet to the center of Falls Road and to intersect the fourth or South 13 degrees 48 minutes 00 seconds East 100.18 foot line of a parcel of land which by a deed dated March 9, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5255 folio 31 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Charles P. McCausland III and wife, thence running with and binding on a part of the fourth line and on the fifth, sixth, seventh, eighth, ninth and tenth lines of said parcel of land and binding in the center of Falls Road, the seven following courses and distances viz: South 16 degrees 57 minutes 40 seconds East 18.37 feet more or less, South 17 degrees 37 minutes 00 seconds East 132.01 feet, South 17 degrees 00 minutes 20 seconds East 49.81 feet, South 16 degrees 22 minutes 40 seconds East 49.74 feet, South 13 degrees 59 minutes 50 seconds East 99.79 feet, South 13 degrees 00 minutes 30 seconds East 99.84 feet and South 12 degrees 09 minutes 40 seconds East 94.79 feet to the end of the seventh or North 9 degrees 24 minutes 30 seconds West 89.62 foot line of a parcel of land which by a deed dated November 8, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6623 folio 756 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to James C. Alban III and wife, thence binding reversely on a part of said seventh line and binding in the center of Falls Road, South 12 degrees 34 minutes 10 seconds East 26.48 feet more or less to the beginning of the third line of a parcel of land which by a deed dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4684 folio 199 was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller to T. Manning Parsons III and wife, thence leaving said road and running with and binding on said third line, North 88 degrees 59 minutes 40 seconds West 360.28 feet to the beginning of a parcel of land which by a deed dated September 20, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5221 folio 950 was conveyed by The First National Bank of Maryland, Successor Trustee under the

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last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife, thence binding reversely on the last, third and second lines of said parcel of land, the three following courses and distances viz: North 88 degrees 59 minutes 40 seconds West 181.04 feet, South 5 degrees 07 minutes 30 seconds East 752.84 feet and North 78 degrees 41 minutes 10 seconds East 181.06 feet to the beginning of the last line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife and recorded in Liber O.T.G. No. 4684 folio 199, thence running with and binding on said last line, North 78 degrees 41 minutes 10 seconds East 465.20 feet to the center of Falls Road, thence binding in the center of said Road and running with and binding on the first line and on a part of the second line of said last mentioned parcel of land, the two following courses and distances viz: North 15 degrees 32 minutes West 415.37 feet and North 12 degrees 48 minutes 10 seconds West 155.66 feet more or less to the end of the sixth or South 80 degrees 46 minutes West 30 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Trustee to James C. Alban III and wife, thence leaving Falls Road and binding reversely on the sixth, fifth, fourth and third lines of said parcel of land, the four following courses and distances viz: North 77 degrees 36 minutes 20 seconds East 30 feet, North 10 degrees 04 minutes 52 seconds East 66.82 feet, North 75 degrees 24 minutes 00 seconds East 250.78 feet and North 73 degrees 14 minutes 35 seconds East 1600.97 feet to the beginning of the eleventh or North 73 degrees 01 minute East 1026.65 foot line of the aforesaid firstly described parcel of land in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of said eleventh line, North 7 degrees 01 minute East 401.49 feet to the end of the fifth or North 8 degrees 37 minutes West 45.07 foot line of a parcel of land which by a deed dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5636 folio 804 was conveyed by The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Patrick C. Walsh and wife, thence binding reversely on the fifth, fourth and third lines of said parcel of land, the three following courses and distances viz: South 8 degrees 46 minutes East 45.07 feet, South 15 degrees 43 minutes 25 seconds East 412.85 feet and North 59 degrees 20 minutes 30 seconds East 827.54 feet to a point in Cuba Road and in the thirteenth line of the aforesaid firstly described parcel of land in Item I in the deed from The Worthington Valley Company to James C. L Anderson, Executor, thence running with and binding on a part of the thirteenth line and on the fourteenth and fifteenth lines and on a part of the sixteenth line of said parcel of land and binding in or near the center of Cuba Road, the four following courses and distances viz: South 50 degrees 08 minutes East 402.55 feet, South 54 degrees 34 minutes East 146.7 feet, South 60 degrees 00 minutes

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East 129.6 feet and South 61 degrees 19 minutes East 460.27 feet to the beginning of a parcel of land which by a deed dated August 6, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5207 folio 789 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife, thence leaving said road and binding reversely on the last and third lines of said parcel of land, the two following courses and distances viz: South 44 degrees 43 minutes West 434 feet and South 10 degrees 59 minutes 10 seconds West 456.27 feet to the end of the tenth or North 11 degrees 15 minutes East 82.53 foot line of a parcel of land which by a deed dated April 4, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4863 folio 276 was conveyed by The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife, thence binding reversely on the tenth, ninth, eighth and seventh lines of said parcel of land, the four following courses and distances viz: South 11 degrees 15 minutes West 82.53 feet, South 60 degrees 58 minutes East 241.82 feet, North 73 degrees 51 minutes 10 seconds East 607.65 feet and North 64 degrees 27 minutes East 226.79 feet to a point in Cuba Road and in the twenty-first or South 36 degrees 59 minutes East 295.8 foot line of the aforesaid parcel of land firstly described in Item I in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of the twenty-first line and on the twenty-second and twenty-third lines of said parcel of land andbinding in or near the center of Cuba Road, the three following courses and distances viz: South 36 degrees 59 minutes East 217.77 feet, South 54 degrees 28 minutes East 266.9 feet and South 54 degrees 47 minutes East 520.2 feet, thence leaving said Road and running with and binding on the twenty-fourth, twenty-fifth and twenty-sixth lines of said last mentioned parcel of land, the three following courses and distances viz: South 3 degrees 15 minutes West 481.85 feet, South 62 degrees 54 minutes East 211.1 feet and South 29 degrees 35 minutes West 1202.54 feet to the center of Shawan Road (formerly known as Tufton Avenue), thence binding in or near the center of said Road and continuing to run with and bind on the outlines of said last mentioned parcel of land, the sixteen following courses and distances viz: North 87 degrees 10 minutes West 663.42 feet, North 88 degrees 35 minutes West 470 feet, South 84 degrees 26 minutes West 52 feet, South 67 degrees 48 minutes West 55.1 feet, South 50 degrees 59 minutes West 64.8 feet, South 67 degrees 05 minutes West 100 feet, South 67 degrees 48 minutes West 100 feet, South 86 degrees West 1000 feet, North 85 degrees 42 minutes West 202.2 feet, North 77 degrees 25 minutes West 206.5 feet, North 65 degrees 52 minutes West 81.7 feet, North 55 degrees 58 minutes West 110.7 feet, North 60 degrees 16 minutes West 100 feet, North 72 degrees 46 minutes West 100 feet, North 82 degrees 21 minutes West 100 feet and North 86 degrees 15 minutes West 925.30 feet to a point distant South 86 degrees 15 minutes East 320 feet

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measured along the center of Shawan Road from the center of Falls Road and to the easternmost outline of the parcel of land known as the store lot and zoned RCC, thence leaving Shawan Road and binding on the easternmost and northernmost outlines of said store lot, the two following courses and distances viz; North 3 degrees 45 minutes East 315 feet and North 86 degrees 15 minutes West 301 feet more or less to the easternmost right of way line of Falls Road as widened and shown on State Roads Commission of Maryland Plat No. 49978 as referred to in a deed from The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to The State of Maryland dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94, thence binding on the easternmost right of way line of Falls Road as widened and shown on said plat, North 1 degree 07 minutes East 235 feet more or less to the end of said widening, thence North 88 degrees 53 minutes West 23.64 feet to the center of Falls Road and to intersect the twenty-third or South 2 degrees 31 minutes West 581.12 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland to T. Courtenay J. Whedbee and wife, thence binding reversely on a part of said twenty-third line and on the twenty-second to the thirteenth lines inclusive and binding reversely on a part of the twelfth line of said last mentioned parcel of land and binding in the center of Falls Road, the twelve following courses and distances viz: North 1 degree 07 minutes East 26 feet more or less to the beginning of said twenty-third line, North 3 degrees 09 minutes East 100 feet, North 7 degrees 07 minutes East 100 feet, North 12 degrees 06 minutes East 100 feet, North 14 degrees 28 minutes East 100 feet, North 8 degrees 56 minutes East 60 feet, North 1 degree 44 minutes East 193 feet, North 3 degrees 02 minutes West 50 feet, North 10 degrees 32 minutes West 50 feet, North 18 degrees 39 minutes West 50 feet, North 21 degrees 40 minutes West 202.30 feet and North 19 degrees 49 minutes West 72.06 feet to the end of the sixth or South 70 degrees 27 minutes 50 seconds West 727.57 foot line of a parcel of land which by a deed dated September 26, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 5039 folio 149 was conveyed by The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to Charles M. Nes, Jr. and wife, thence leaving Falls Road and binding reversely on the sixth and fifth lines of said parcel of land, the two following courses and distances viz: North 69 degrees 03 minutes 50 seconds East 727.57 feet and North 11 degrees 24 minutes 40 seconds West 431.20 feet to the southeast side of a 60 foot right of way as laid out in said last mentioned deed, thence binding on the southeast side of said right of way, with the right and use thereof in common with others entitled thereto and binding reversely on the fourth and third lines of the parcel of land conveyed in said last mentioned deed, the two following courses and distances viz: South 65 degrees 56 minutes West 460 feet and North 67 degrees 55 minutes West 127 feet to the beginning of the third line of the parcel of land described as an

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exception to the firstly described parcel of land of Item 1 in the aforesaid deed from the Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on said third line and continuing to bind on the southeast side of said 60 foot right of way, South 67 degrees 05 minutes West 213.9 feet more or less to the center of Falls Road, thence binding in the center of Falls Road, South 15 degrees 54 minutes East 141.22 feet more or less to the end of the ninth or North 84 degrees 48 minutes East 500.90 foot line of the aforesaid parcel of land which was conveyed by The First National Bank of Maryland, Trustee to T. Courtenay J. Whedbee and wife, thence leaving said Falls Road and binding reversely on the ninth, eighth, seventh, sixth, fifth, fourth, third and second lines of said parcel of land, the eight following courses and distances viz: South 83 degrees 24 minutes West 500.90 feet, South 4 degrees 53 minutes East 270.26 feet, South 4 degrees 40 minutes East 226.40 feet, South 75 degrees 34 minutes West 20.85 feet, South 7 degrees 07 minutes 30 seconds East 151.44 feet, South 0 degrees 46 minutes 30 seconds West 87.69 feet, North 89 degrees 27 minutes West 9.90 feet and South 0 degrees 33 minutes West 1130.40 feet to the place of beginning.

Containing 574.7 Acres of land more or less as calculated from deeds and conveyances.

Saving and excepting therefrom a parcel of land located on Shawan Road and containing 0.027 of an Acre which was conveyed in a deed from the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased to Baltimore County, Maryland dated June 9, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr.No. 7197 folio 226, said parcel of land is shown on Baltimore County Bureau of Land Acquisition Drawing 85-028-1 which drawing is attached to said deed.

Subject to a utility easement containing 0.036 of an Acre of land located on Shawan Road which by a deed and agreement between The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, deceased and Baltimore County, Maryland dated June 9, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 7197 folio 236. Said easement is shown on Baltimore County Bureau of Land Acquisition Drawing 85-028-1 which drawing is attached to said Deed and Agreement.

Subject to the revertible easement for support slopes as shown on State Roads Commission of Maryland Plat No. 49978.

Subject to easements heretofore granted to The Baltimore Gas and Electric Company, The C & P Telephone Company and the American Telephone and Telegraph Company.

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Together with the reservation pertaining to the water supply system as set forth in the deed from The First National Bank of Maryland Successor Trustee under the Last Will and Testament of C. Wilbur Miller to I. Manning Parsons III and wife dated October 5, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4684 folio 199.

Subject to the right and easement pertaining to the water supply system as set forth in the deed from The First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Peter Wight and wife dated April 4, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G.No. 4863 folio 276 if applicable.

Together with the right to use Dick Powells Lane, 15 feet wide, leading to Cuba Road and the use of the water supply system as set forth in the deed from The First National Bank of Maryland, Successor Trustee under the Last Will and Testament of C. Wilbur Miller, deceased to Patrick C. Walsh and wife dated May 17, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5636 folio 804.

Being a part of the first parcel of land described in Item 1 in a deed from The Worthington Valley Company to James C. L. Anderson Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed between Grace M. Whedbee, Administratrix d.b.n., c.t.a. of the Estate of C. Wilbur Miller, deceased, Grantor and The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased, Grantee dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

SECOND: Beginning for the same in the center of Shawan Road (formerly known as Tufton Avenue) at the beginning of the parcel of land secondly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first and second lines and on a part of the third line of said parcel of land, the three following courses and distances viz: as the following description is compiled from deeds, South 3 degrees 03 minutes West 655.65 feet, North 86 degrees 44 minutes West 1307.40 feet and North 86 degrees 26 minutes West 100 feet more or less to the center of Falls Road and to intersect the South 37 degrees 05 minutes 21 seconds West 148.89 foot line of a parcel of land which by a deed dated October 24, 1956 and recorded

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0268, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to The Worthington Valley Development Corporation, thence running with and binding on the outlines of said parcel of land and binding in the center of Falls Road, the seven following courses and distances viz: South 44 degrees 52 minutes 21 seconds West 148 feet more or less, South 45 degrees 39 minutes 47 seconds West 391.17 feet, South 36 degrees 13 minutes West 182.03 feet, South 15 degrees 17 minutes 20 seconds West 213.90 feet, South 5 degrees 22 minutes 17 seconds East 172.16 feet, South 25 degrees 53 minutes 52 seconds East 210.65 feet and South 45 degrees 55 minutes 04 seconds East 184.21 feet to intersect the seventh or North 11 degrees 20 minutes East 1221 foot line of the aforesaid secondly described parcel of land in Item 1 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence leaving Falls Road and running with and binding on a part of said seventh line, North 11 degrees 20 minutes East 73 feet more or less to the beginning of the eighth line of said last mentioned parcel of land, thence running with and binding on the eighth and ninth lines of said parcel of land and running with and binding on the first and second lines as described in a deed and agreement between James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and Edwin Griffith et al dated December 27, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B.No. 3330 folio 265, the two following courses and distances viz: North 77 degrees 27 minutes East 567.10 feet and South 45 degrees 50 minutes East 660 feet to the beginning of the eleventh or North 59 degrees 22 minutes 03 seconds East 1033.38 foot line of the parcel of land firstly described in a deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629 folio 866 which was conveyed by the First National Bank of Maryland, Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence running with and binding on said eleventh line, North 66 degrees 56 minutes 03 seconds East 1033.38 feet to intersect the last line of the aforesaid secondly described parcel of land in Item 1 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor and thence running with and binding on a part of said last line, North 23 degrees 04 minutes West 1711.27 feet to the place of beginning.

Containing 61.0 Acres of land more or less.

Being a part of the parcel of land secondly described in the parcel designated as Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2938 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

ALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0269, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

THIRD: Beginning for the same at a point in Tufton Avenue at the beginning of the second line of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence and leaving said Avenue and running with and binding on the second and third lines and on a part of the fourth line of said parcel of land, the three following courses and distances viz: as the following description is compiled from deeds, North 3 degrees 24 minutes East 768.34 feet, North 86 degrees 36 minutes West 1693.20 feet and South 6 degrees 34 minutes West 680.07 feet to a point in or near the center of Tufton Avenue and in the outline of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased, to Worthington Valley Development Corporation and thence running with and binding on the outlines of said parcel of land and binding in or near the center of Tufton Avenue, the three following courses and distances viz: South 83 degrees 31 minutes East 1344.48 feet, South 83 degrees 39 minutes East 168.96 feet and South 84 degrees 26 minutes East 219.65 feet to the place of beginning.

Containing 28.53 Acres of land more or less.

Being a part of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B.No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

FOURTH: Beginning for the same at the intersection of the centerline of Falls Road with the centerline of Tufton Avenue which extends west of Falls Road, said intersection being at the beginning of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 which was conveyed by The

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0270, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on a part of the first line of said parcel of land and binding in the center of Tufton Avenue, North 85 degrees 54 minutes West 360 feet to the beginning of the South 6 degrees 20 minutes 53 seconds East 386.28 foot line of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation, thence leaving Tufton Avenue and running with and binding on the outline of said parcel of land, the two following courses and distances viz: South 1 degree 10 minutes West 386.28 feet and South 85 degrees 31 minutes East 360.11 feet to the center of Falls Road and to intersect the last line of said parcel of land designated as Item 2 in the deed from Worthington Valley Company to Anderson and thence binding in or near the center of Falls Road and binding on a part of said last line, North 1 degree 26 minutes East 388.69 feet to the place of beginning.

Containing 3.20 Acres of land more or less.

Saving and excepting therefrom a parcel of land containing 0.016 of an Acre of land more or less designated as Parcel No. 1-75346 on State Roads Commission of Maryland Plat No. 49978 and conveyed in a deed from The First National Bank of Maryland, Trustee under the Will and Testament of C. Wilbur Miller, deceased to The State of Maryland to the use of the State Highway Administration of the Department of Transportation dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 54.

Being a part of the parcel of land designated as Item 2 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 169.

FIFTH: Beginning for the same at a point in Tufton Avenue at the beginning of a parcel of land designated as Item 3 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, said point

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being in the outline of the parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Development Corporation and running thence leaving said Road and binding reversely on the last and ninth lines of the first herein referred to parcel of land, the two following courses and distances viz: North 6 degrees 34 minutes East 680.07 feet and North 86 degrees 36 minutes West 1755.56 feet more or less to intersect the eighth or South 4 degrees 15 minutes 20 seconds West 2233.92 foot line of a parcel of land which by a deed dated September 15, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 3904 folio 298 was conveyed by Grace Miller Whedbee, Administratrix D.B.N.C.T.A. of the Estate of C. Wilbur Miller, deceased to Charles M. Ness III and wife, thence running with and binding on a part of said eighth line, South 3 degrees 31 minutes West 699.56 feet more or less to the center of Tufton Avenue and to intersect the outline of the aforesaid parcel of land which was conveyed by James C. L. Anderson, Executor to Worthington Valley Development Corporation, thence binding in said Avenue and binding on said outlines, the two following courses and distances viz: South 87 degrees 25 minutes East 1659.19 feet and South 83 degrees 46 minutes East 60.48 feet to the place of beginning.

Containing 27.41 Acres of land more or less.

Being a part of the parcel of land designated as Item 3 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

SIXTH: Beginning for the same at the beginning of the second line of the parcel of land designated as Item 7 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497 and running thence with and binding on said line, as this description is compiled from deeds, North 86 degrees 44 minutes West 1307.40 feet to the end of the South 86 degrees 26 minutes East 670.14 foot line of the parcel of land designated as Item 2 in said deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence binding reversely

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0272, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

on a part of said line, North 86 degrees 26 minutes West 100 feet more or less to a point in or near the center of Falls Road and to intersect the outline of a parcel of land which by a deed dated October 24, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3041 folio 246 was conveyed by James C. L. Anderson, Executor of the Estate of C. Wilbur Miller, deceased to the Worthington Valley Developement Corporation, thence binding reversely on the outlines of said parcel of land and binding in or near the center of Falls Road, the two following courses and distances viz: North 23 degrees 52 minutes 03 seconds East 119.73 feet more or less and North 9 degrees 27 minutes 16 seconds East 149.51 feet to intersect the last line of the aforesaid parcel of land designated as Item 2 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor, thence running with and binding on a part of said last line and running with and binding for a part on the third line of the aforesaid parcel of land designated as Item 7 in said deed and binding in or near the center of Falls Road, North 1 degree 26 minutes East 388.69 feet to the beginning of the aforesaid parcel of land designated as Item 2 and to a point at the beginning of the parcel of land firstly described in the parcel of land designated as Item 1 in the aforesaid deed from The Worthington Valley Company to James C. L. Anderson, Executor, said point being the intersection of the centerline of Falls Road with the centerline of Tufton Avenue which extends to the west, thence binding reversely on the last line of said last mentioned parcel of land and binding in the center of Falls Road, North 1 degree 14 minutes East 16.48 feet to the intersection of the center of Falls Road with the center of Shawan Road (formerly Tufton Avenue which extends to the east), thence binding in the center of Shawan Road and binding reversely on the forty-second line and reversely on a part of the forty-first line of said last mentioned parcel of land, the two following courses and distances viz: South 86 degrees 15 minutes East 1245.30 feet and South 82 degrees 21 minutes East 81.6 feet to a point in line with the northerly extension of the first line of the aforesaid parcel of land designated as Item 7 and thence leaving said Road and running to and running with and binding on said first line, South 3 degrees 03 minutes West, in all, 655.65 feet to the place of beginning.

Containing 19.26 Acres of land more or less.

Being all of the parcel of land designated as Item 7 and a small portion of the parcel of land designated as Item 2 in the deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, deceased to The

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0273, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4077 folio 169.

Saving and excepting therefrom a parcel of land containing 0.019 of an Acre of land more or less designated as Parcel No. 2-75346 on State Roads Commission of Maryland Plat No. 49978 and conveyed in a deed from The First National Bank of Maryland, Trustee under the Will and Testament of C. Wilbur Miller, deceased to The State of Maryland to the use of the State Highway Administration of the Department of Transportation dated September 24, 1987 and recorded among the Land Records of Baitimore County in Liber S.M.No 7743 folio 94.

SEVENTH: Beginning for the same at the beginning of the parcel of land designated as Item 10 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased and running thence with and binding on the first line of said parcel of land and running for a part diagonally across the bed of Ivy Hill Road, as the following description is compiled from deeds, North 65 degrees 20 minutes East 251.5 feet, thence leaving said road and running with and binding on the second line of said parcel of land, North 15 degrees 30 minutes West 200 feet to intersect the last line of the parcel of land secondly described in a deed dated April 7, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5629 folio 866 which was conveyed by First National Bank of Maryland Trustee under the Last Will and Testament of C. Wilbur Miller to Baltimore County, Maryland, thence binding reversely on a part of said last line, South 65 degrees 20 minutes West 283.15 feet to intersect the last line of the first herein referred to parcel of land which was conveyed by The Worthington Valley Company to Anderson and thence running with and binding on a part of said line South 24 degrees 40 minutes East 197.45 feet more or less to the place of beginning.

Containing 1.214 Acres of land more or less.

Being a part of the parcel of land designated as Item 10 in a deed from The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller deceased dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2968 folio 497.

For title see a deed from Grace M. Whedbee, Administratrix d.b.n.c.t.a. of the Estate of C. Wilbur Miller, deceased to The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, deceased dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R.No. 4077 folio 169.

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BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0274, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

EIGHTH: Beginning for the same at a point in the center of Shawan Road formerly known as Tufton Avenue) and in the forty-second or North 86 degrees 15 minutes West 1245.30 foot line of the parcel of land firstly described in Item 1 in a deed dated July 11, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.F. No. 2968 folio 497 which was conveyed by The Worthington Valley Company to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, deceased, said point being distant South 86 degrees 15 minutes East 320 feet measured reversely along said line from the end thereof, the end of said line being at the intersection of the center of Falls Road with the center of Shawan Road and running thence and leaving said Shawan Road and outline and binding on the easternmost and northernmost outlines of the parcel of land known as the store lot, as this description is compiled from deeds, the two following courses and distances viz: North 3 degrees 45 minutes East 315 feet and North 86 degrees 15 minutes West 301 feet more or less to the easternmost right of way line of Falls Road, as widened and shown on State Roads Commission of Maryland Plat No. 49978 as referred to in a deed from The First National Bank of Maryland Trustee under the Will of C. Wilbur Miller, deceased to the State of Maryland dated September 24, 1987 and recorded among the Land Records of Baltimore County in Liber S.M.No. 7743 folio 94, thence binding on the right of way lines of Falls Road as widened and described in Parcel 3 and Parcel 4 and shown on said plat, the seven following courses and distances viz: South 1 degree 07 minutes 00 seconds West 25 feet more or less, South 88 degrees 48 minutes 05 seconds East 50.99 feet, South 1 degree 11 minutes 55 seconds West 71.00 feet, North 88 degrees 48 minutes 05 seconds West 25 feet North 30 degrees 24 minutes 32 seconds West 15.26 feet, North 88 degrees 48 minutes 05 seconds West 17.92 feet and South 1 degree 13 minutes 27 seconds West 172 feet, thence binding on the line that connects the east right of way line of Falls Road with the north right of way line of Shawan Road, as shown on said plat, South 40 degrees 24 minutes 59 seconds East 54.61 feet to the north right of way line of Shawan Road as shown on said State Roads Commission of Maryland Plat No. 49978, thence binding on the north right of way line of Shawan Road as widened and shown on said plat, South 88 degrees 00 minutes 35 seconds East 40 feet to the end of said widening, thence South 1 degree 59 minutes 25 seconds West 20 feet more or less to the center of Shawan Road and to intersect the aforesaid forty-second line in the deed from The Worthington Valley Company to James C. L. Anderson, Trustee and thence binding reversely on a part of said line and binding in the center of Shawan Road, South 86 degrees 15 minutes East 220 feet more or less to the place of beginning.

Containing 2.0 Acres of land more or less.

Being a part of the first parcel of land described in Item 1 in a deed from The Worthington Valley Company to James C. L. Anderson,

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8394, p. 0275, MSA_CE62_8249. Date available 03/09/2005. Printed 12/02/2021.

OCCUPANCY AFFIDAVIT

State of Maryland

} to wit:

County of Baltimore

BEFORE me the undersigned authority a Notary Public of the State of Maryland, on this day personally appeared: Mordechai Shaul, who being duly sworn, depose and say:

1. THAT each of them is over 18 years of age and is otherwise competent to make this affidavit.

2. THAT they are the buyers of certain real property situate in the State of Maryland, the improvements whereon are known as: 3649 Glengyle Avenue, Unit 3A, Baltimore, MD 21215 (the Property).

3. THAT the property is improved by a 1-4 family residential structure which will be occupied by affiants as their principal residence for at least 7 out of the next 12 months immediately following this conveyance.

WITNESS the hand and seal of affiants.

mordechai shaul (Seal) (Seal)

Mordechai Shaul

(Seal) (Seal)

Sworn to and subscribed before me this 9th day of June, 2015.

Notary Public: Eli J. Newman

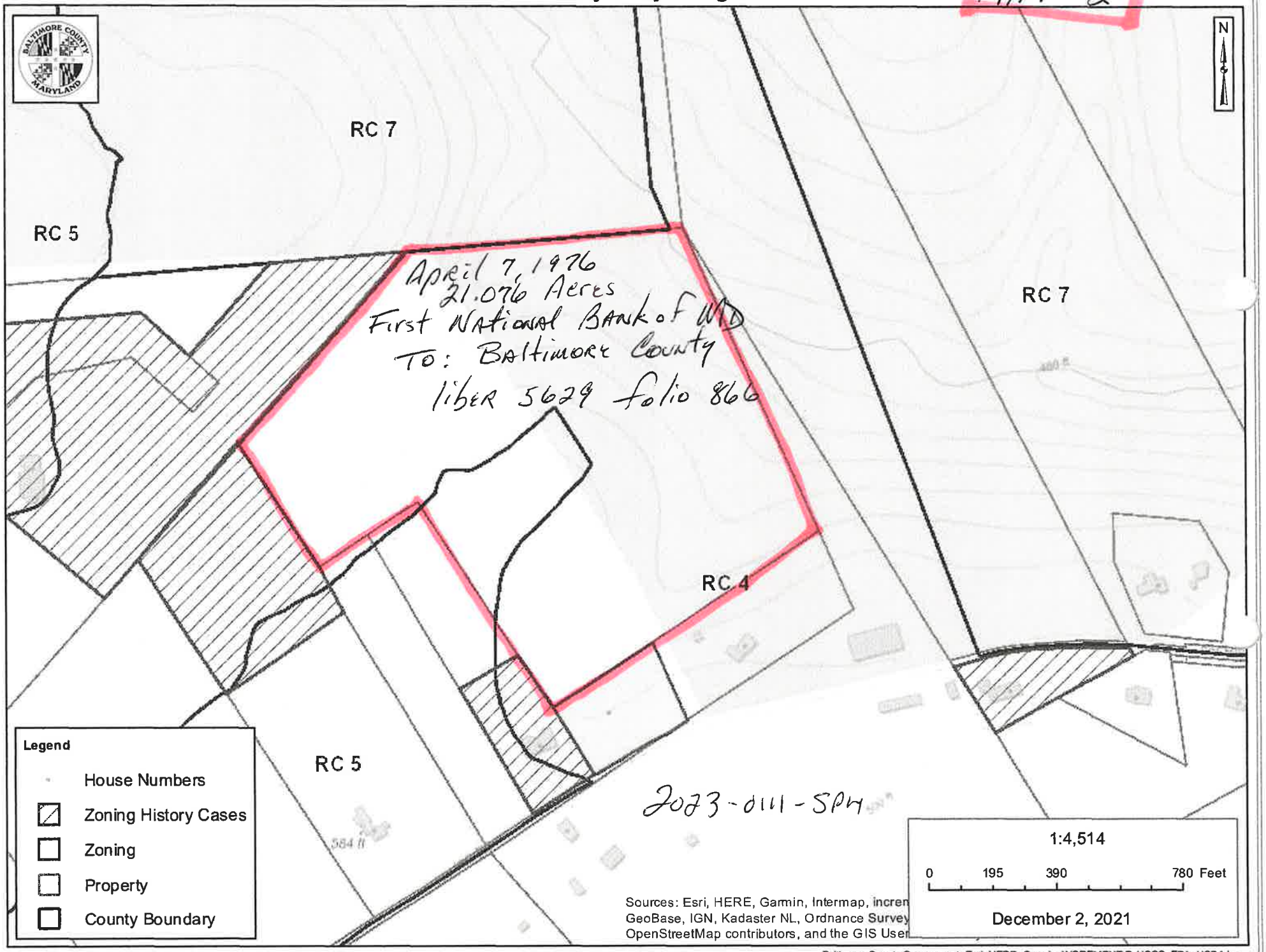
My Commission Expires: _____

ELI J. NEWMAN
COMMISSION EXPIRES
MARCH
3
2019
CITY OF BALTIMORE, MD
NOTARY PUBLIC

Property of Baltimore County (Land Records) SM 6394, p. 0270, MSA_CE62_6249. Date available 03/09/2005. Printed 12/02/2021.

Baltimore County - My Neighborhood

MAP #2



7 April 1976

MAP #2

LIBER 5629 PAGE 866

Item 1A
Code: 12--R-124-B
J.O.No. 12.205.6
District 8
Account

THIS DEED, Made this 7TH day of April, in the year Nineteen Hundred and Seventy-six, by and between FIRST NATIONAL BANK OF MARYLAND, a national banking association duly organized under the Laws of the United States of America, Trustee, under the Last Will and Testament of C. Wilbur Miller, party of the first part; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars ($5.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey unto the said BALTIMORE COUNTY, MARYLAND, a body corporate and politic, its successors and assigns, in fee simple, all that lot of ground, situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and being more particularly described as follows, that is to say:

FIRST: BEING a parcel of land of irregular dimensions, said parcel of land consisting of 243.332 acres, more or less (10,599,542 Sq.Ft.), as shown outlined on Baltimore County Bureau of Land Acquisition Drawings Nos. R-124-B-1, R-124-B-2, R-124-B-3 and R-124-B-4, which are attached hereto and made a part hereof, and being more particularly described as follows, that is to say:

BEGINNING for the first at a point, said point being situate at the end of the nineteenth or N.77 degrees 41 minutes W 1422 foot line of the first parcel, second tract of land described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968 folio 497, from the Worthington Valley Company, a body corporate of the State of Maryland to James C. L. Anderson, Executor of last will and testament of C. Wilbur Miller, deceased, and running thence as now surveyed by Baltimore County and binding reversely on the nineteenth through tenth lines of said deed the ten following courses and distances, viz: (1) S 84 degrees 28 minutes 06 seconds E 1431.67 feet; (2) S 12 degrees 15 minutes 42 seconds E 1979.53 feet; (3) S 06 degrees 03 minutes 58 seconds E 1344.37 feet; (4) S 85 degrees 11 minutes 28 seconds W 2134.33 feet; (5) N 47 degrees 58 minutes 46 seconds W 142.84 feet; (6) N 54 degrees 08 minutes 15 seconds E 214.22 feet; (7) N 02 degrees 44 minutes 14 seconds E 891.62 feet; (8) N 56 degrees 40 minutes 51 seconds W 1066.76 feet; (9) N 33 degrees 02 minutes 12 seconds W 1583.94 feet; (10) N 06 degrees 25 minutes 28 seconds E 1324.54 feet, thence leaving said tenth line and running for a new line of division N 59 degrees 22 minutes 03 seconds E 1033.38 feet to intersect the twentieth line of the above mentioned deed thence binding reversely on a part of said twentieth line S 30 degrees 37 minutes 55 seconds E 1501.82 feet to the place of beginning.

SECOND: BEING a parcel of land of irregular dimensions, said parcel of land consisting of 21.076 acres, more or less (918,071 Sq.Ft.), as shown outlined on Baltimore County Bureau of Land Acquisition Drawing No. R-124-B-4, which is attached hereto and made a part hereof, and being more particularly described as follows, that is to say:

BEGINNING for the second at a point, said point being situate at the beginning of the fourth or N.15 degrees 30 minutes W 786 foot line of the tenth parcel of land described in a deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2963, folio 497, from the

2023-011-SPH

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK2023 Mar 06 MSA_CE62_5629 Printed 03/24/2023

Worthington Valley Company, a body corporate of the State of Maryland, to James C. L. Anderson, Executor of last will and testament of C. Wilbur Miller, deceased, and running thence as now surveyed by Baltimore County and binding on the fourth through eighth lines and part of the ninth line of said deed the six following courses and distances, viz: (1) N 24 degrees 08 minutes 29 seconds W 782.55 feet; (2) S 85 degrees 11 minutes 28 seconds W 664.89 feet; (3) S 41 degrees 29 minutes 13 seconds W 599.18 feet; (4) S [illegible] 27 seconds E 351.80 feet; (5) N 56 degrees 42 minutes [illegible] (6) S 33 degrees 17 minutes 27 seconds E 580.55 feet, thence leaving said ninth line and running for a new line of division N 56 degrees 42 minutes 33 seconds E 758.15 feet to the place of beginning.

BEING part of the property which by Deed dated November 1, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R., No. 4077, folio 169 was granted and conveyed by Grace M. Whedbee, Administratrix of the Estate of C. Wilbur Miller to the First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises 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 Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, SUBJECT, HOWEVER, to the following restrictions which shall be covenants running with the land:

1 - The above described property, or any interest therein, may not be sold, leased, or otherwise transferred without the prior written approval of the Secretary of Natural Resources and the Secretary of the Department of State Planning, or their successors.

2 - The above described property may not be converted [illegible] recreation or open space use to any other use without the p[illegible] of the Secretary of Natural Resources and the Secretary of [illegible] Planning, or their successors.

WITNESS the hands and seals of the said party of the first part.

TEST:

THE FIRST NATIONAL BANK OF MARYLAND

FIRST NATIONAL BANK OF MARYLAND,
TRUSTEE, Under the Last Will and
Testament of C. Wilbur Miller, deceased.

Charles James Goldberg BY: Walter D. Patterson (SEAL)
Sr. Vice-Pres.

T'MORE COUNTY CIRCUIT COURT (Land Records) EHK 5629, p. 0867, MSA_CE62_5654. Date available 11/25/2015. Printed 02/28/2021.

STATE OF MARYLAND, BALTIMORE

I HEREBY CERTIFY that on this 7th day of April, in the year Nineteen Hundred and Seventy-six, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Walter R. Fatzinger Jr., Senior Vice President of FIRST NATIONAL BANK OF MARYLAND, TRUSTEE, and he acknowledged the foregoing Deed to be the act of said banking association as trustee, under the Last Will and Testament of C. Wilbur Miller.

AS WITNESS my Hand and Notarial Seal.

Notary Public

My commission expires July 1, 1976

APPROVED as to form:

Assistant County Solicitor

APPROVED as to legal sufficiency:

Assistant County Solicitor

APPROVED and ACCEPTED this 28th day of April, 1976.

BALTIMORE COUNTY, MARYLAND

ATTEST:

BY: THEODORE G. VENTOULIS
COUNTY EXECUTIVE

3-24-76

- 3 -

JAR:VKM:mcc
INDEX:
ACCT.NO.08-6-22180 P

TRANSFER TAX NOT REQUIRED
5-5-76

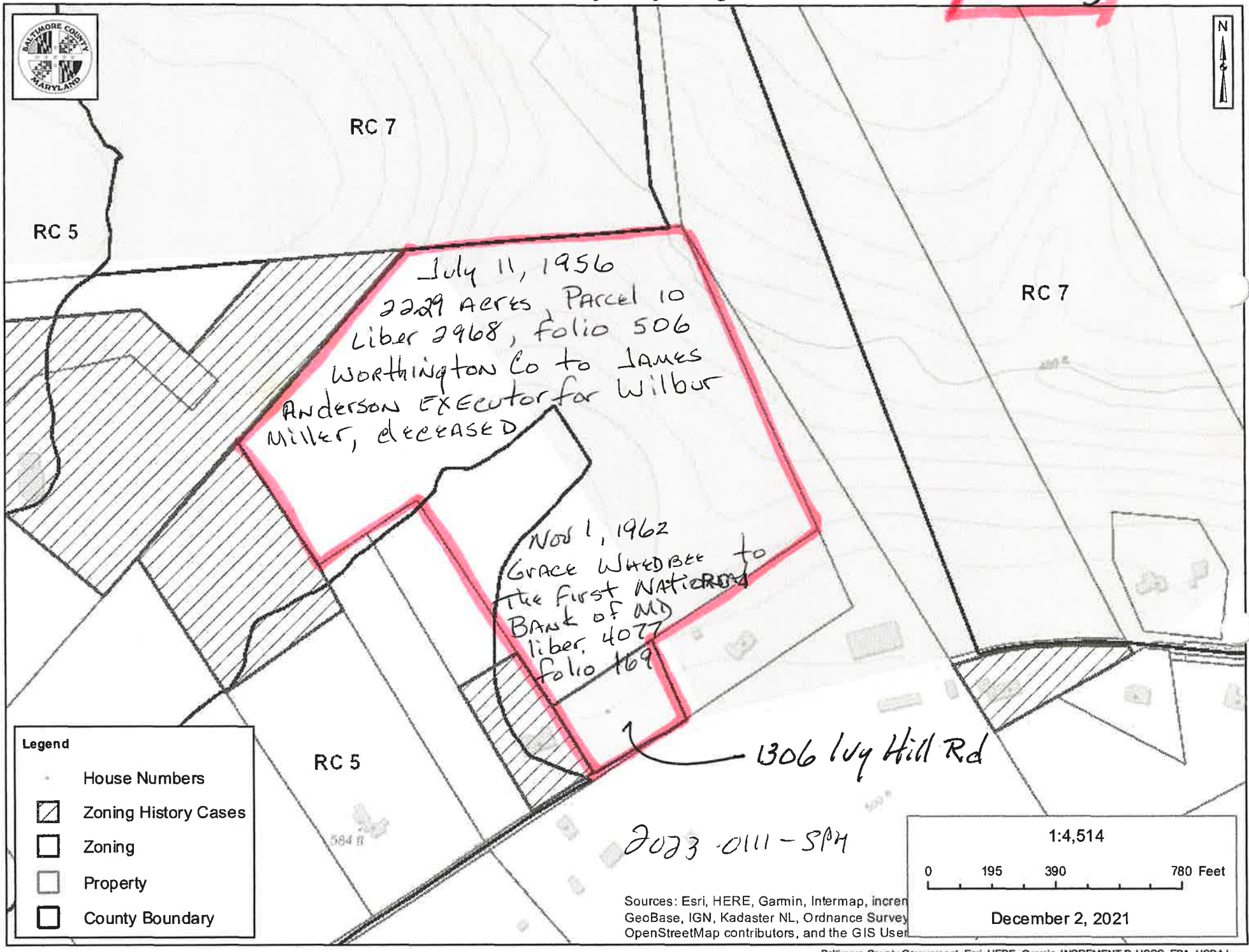
Per Clerk of the Circuit Court
Authorized Signature

Ex 11-2077

MORE COUNTY CIRCUIT COURT (Land Records) ERK 5629, p. 0868, MSA_CE6

Baltimore County - My Neighborhood

MAP #3



IND 1962

LIBER 4077 PAGE 169

MAP #3

THIS DEED, made this 1st day of November, 1962, by and between GRACE M. WHEDBEE, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased of Baltimore County, State of Maryland, Grantor, of the first part, and THE FIRST NATIONAL BANK OF MARYLAND, Trustee under the Will of C. Wilbur Miller, Deceased, Grantee, of the second part.

WITNESSETH, that in consideration of the sum of $5.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased, does hereby grant and convey unto The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, its successors and assigns, in fee simple, all those pieces or parcels of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, which were granted and conveyed by The Worthington Valley Company, a body corporate, to James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, by deed dated July 11, 1956, and recorded among the Land Records of Baltimore County in Liber G.L.B., No. 2968, folio 497, reference to said deed is made as if the descriptions of the parcels conveyed therein were included herein; SAVING and EXCEPTING, however, from the above described property all of those portions of said pieces or parcels of land which were heretofore conveyed therefrom by James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased and by Grace M. Whedbee, Administratrix, d.b.n. c.t.a. of the Estate of C. Wilbur Miller, Deceased.

Enclosed

The said James C. L. Anderson, Executor as aforesaid, died on January 17, 1961 and Grace M. Whedbee was duly appointed Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller as successor to the said James C. L. Anderson, Executor; this deed being made pursuant to the distribution shown in the First Administration Account of Grace M. Whedbee, Administratrix, d.b.n.,c.t.a. filed on or about September 5, 1962 in the Orphans' Court of Baltimore County, Maryland.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

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TO HAVE AND TO HOLD the said lots or parcels of ground and premises, above described and mentioned (saving and excepting the portions as aforesaid), 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 The First National Bank of Maryland, Trustee under the Will of C. Wilbur Miller, Deceased, its successors and assigns, in fee simple.

WITNESS the hand and seal of the said Grantor.

WITNESS:

Jane C. Renald

Grace M. Whedbee, Administratrix (SEAL)
Grace M. Whedbee, Administratrix, d.b.n., c.t.a. of the Estate of C. Wilbur Miller, Deceased.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 1st day of November in the year one thousand nine hundred and sixty-two, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GRACE M. WHEDBEE, Administratrix, d.b.n.,c.t.a. of the Estate of C. Wilbur Miller, Deceased, the within named Grantor, and she acknowledged the foregoing deed to be her act.

AS WITNESS my hand and Notarial Seal.

Jane C. Renald, Notary Public

My commission expires 5/6/63.

RECORDED AND NOT EXAMINED
F. H. Schluderberg

9364

THE TITLE GUARANTEE COMPANY
329388 $5.50

See Folio 505 & 506

11 July 1956

LIBER 2968 PAGE 497

THIS DEED, Made this 11th day of July, in the year one thousand nine hundred and fifty-six, by and between THE WORTHINGTON VALLEY COMPANY, a body corporate of the State of Maryland, of the first part, Grantor, and JAMES C. L. ANDERSON, Executor of the Last Will and Testament of C. WILBUR MILLER, Deceased, of Baltimore County, State of Maryland, of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Five ($5.00) dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said THE WORTHINGTON VALLEY COMPANY, a body corporate, does hereby grant and convey unto the said JAMES C. L. ANDERSON, Executor of the Last Will and Testament of C. Wilbur Miller, Deceased, his successors and assigns, in fee simple, all those pieces or parcels of land situate, lying and being in the County of Baltimore, in the State of Maryland, and more particularly described as follows:

1. All those two tracts of land situate in Baltimore County, in the State of Maryland and which by a survey made by E. W. Coonan and Company are described as follows, that is to say:

BEGINNING for the first thereof at the intersection of the centre line of Falls Road with the centre line of that part of Tufton Avenue which extends west of the Falls Road and running thence north eighty-five degrees, fifty-four minutes west nineteen hundred and eighty-one and five-tenths feet to the end of the first line of the parcel of land firstly described in a deed from Edward N. Rich, Trustee to C. Morton Stewart, Jr., dated July 3rd, 1905, and recorded among the Land Records of Baltimore County in Liber WPC No. 287, folio 463, and running thence with and binding on the outlines of said land the four following courses and distances, viz: North three degrees, twenty-four minutes east seven hundred and sixty-eight and thirty-four one-hundredths feet to a stone, north eighty-six degrees, thirty-six minutes west forty-six hundred and eighteen and twenty-three one-hundredths feet to a stone marked "D", north three degrees, thirty-one minutes east eleven hundred and eighty-four and twenty-four one-hundredths feet to a stone marked "C.M. No. 6", and north seventy-seven degrees, seven minutes east forty-eight hundred and four and fifty-eight one-hundredths feet to a stone at the southwest corner of a tract of land conveyed by James Rittenhouse, Sheriff, to C. Morton Stewart by Deed dated September 26th, 1911 and recorded as aforesaid in Liber WPC No. 417, folio 87, thence binding on the outline of said land north three degrees, sixteen minutes east nine hundred and forty-six and seventeen one-hundredths feet to a post at the southwest corner of the lot of ground conveyed by Frank Q. Scott to C. Wilbur Miller and wife, by Deed dated November 20th, 1914 and recorded as aforesaid in Liber WPC No. 438, folio 227, thence binding on the outline of said land north eighty-five degrees, thirty-one minutes east passing through a boundary stone heretofore set on the west side of Falls Road in all ten hundred and twenty-six and twenty-one one hundredths feet to the centre of Falls Road, thence north six degrees,

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twenty-four minutes west three hundred and seventy-five and thirtytwo one hundredths feet to the beginning of the land described in a deed last above referred to, thence binding on the outline of said land and on the outline of the land described in a Deed from Susie Cole Fowble and husband to Sophia McHenry Stewart, dated June 3rd, 1910 and recorded as aforesaid in Liber MPC No. 363, folio 6, and on the outline of the land adjoining on the north of the now being described belonging to C. Wilbur Miller, south eighty-six degrees, thirtytwo minutes east twenty-three hundred and one and forty-one one-hundredths feet to a point distant north eighty-six degrees, thirty-two minutes west two perches from a stone marked "S" thence still binding on the outlines of the land conveyed by Fowble to Stewart south two degrees, fifty-two minutes west thirteen hundred and forty-nine and nine-tenths feet to a flint stone and north seventy-three degrees, one minute east ten hundred and twenty-six and sixty-five one hundredths feet to the centre of the Oregon Road, thence binding on the centre of said Road the twelve following courses and distances viz: South forty-three degrees, twenty-one minutes east fifty-three and thirty-nine one-hundredths feet, south fifty degrees eight minutes east six hundred and fifty-eight feet, south fifty-four degrees, thirty-four minutes east one-hundred and forty-six and seven tenths feet, south sixty degrees, east one hundred and twenty-nine and six-tenths feet, south sixty-one degrees, nineteen minutes east five hundred and seventy-one and two-tenths feet, south fifty-one degrees, fifty-two minutes, east one hundred and forty and six-tenths feet, south forty-six degrees, thirty-four minutes east one hundred and thirty feet, south twenty-eight degrees, forty-six minutes east two hundred and sixty and six-tenths feet, south thirty-four degrees fifty-one minutes east two hundred and four and one-tenth feet, south thirty-six degrees fifty-nine minutes east two hundred and ninety-five and eight-tenths feet, south fifty-four degrees, twenty-eight minutes east two hundred and sixty-six and nine-tenths feet and south fifty-four degrees, forty-seven minutes east five hundred and twenty and two-tenths feet to the end of the south fifty-five and three-quarter degrees, east forty-four and nine-tenths perches line of the first parcel of land described in the Deed from Rich, Trustee, to Stewart above referred to, thence binding on the outlines of said land South three degrees, fifteen minutes West four hundred eighty one and eighty-five one-hundredths feet to a stone "B P" south sixty-two degrees, fifty-four minutes east two hundred and eleven and ten one-hundredths feet to a stone marked "S.W.R." and south twenty-nine degrees, thirty-five minutes, west twelve hundred and two and fifty-four one-hundredths feet to the centre of Tufton Avenue, thence binding thereon the sixteen following courses and distances, viz: north eighty-seven degrees, ten minutes West six hundred and sixty-three and forty-two one-hundredths feet, north eighty-eight degrees, thirty-five minutes west four hundred and seventy-feet, south eighty-four degrees, twenty-six minutes west fifty-two feet, south sixty-seven degrees, forty-eight minutes west fifty-five and one-tenths feet, south fifty degrees fifty-nine minutes west sixty-four and eight-tenths feet, south sixty-seven degrees, five minutes, west one hundred feet, south seventy-six degrees, forty-eight minutes west one hundred feet, south eighty-six degrees west one thousand feet, north eighty-five degrees, forty-four minutes west two hundred and two and two-tenths feet, north seventy-seven degrees, twenty-five minutes west two hundred and six and five-tenths feet, north sixty-five degrees, fifty-two minutes west eighty-one and seven-tenths feet, north fifty-five degrees, fifty-eight minutes west one hundred and ten and seven tenths feet, north sixty degrees, sixteen minutes west one hundred feet, north seventy-two degrees, forty-six minutes west one hundred feet, north eighty-two degrees, twenty-one minutes west one hundred feet and north eighty-six degrees, fifteen minutes west twelve hundred and forty-five and three-tenths feet to the centre of Falls Road and thence binding thereon south one degree, fourteen minutes west sixteen and forty-eight one-hundredths feet to the place of beginning.

EXCEPTING from the above land a lot of ground belonging to the School Commissioners of Baltimore County and described as follows:

BEGINNING in the centre of Falls Road twentyhundred and forty-two feet northerly from the centre line of Tufton Avenue extending easterly from the Falls Road and running thence north sixty-five degrees, fifty-four minutes east two hundred and seventeen and seven tenths feet, north seventeen degrees, forty-eight minutes west one hundred and three and eight one-hundredths feet, south sixty-six degrees, thirty minutes west two hundred and thirteen and nine-tenths feet to the centre of Falls Road and thence binding thereon south fifteen degrees, forty-five minutes east one hundred and five and seventy one-hundredths feet to the place of beginning. Containing exclusive of the School lot seven hundred and eighty-six and five hundred and seventy-two one-thousandths acres of land, more or less.

BEGINNING for the second thereof at a point in the centre line of Tufton Avenue where formerly stood the stone, the beginning of Shawan Hunting Grounds, Sepessas Town, John and Thomas' Forest, Talbott Forest Resurveyed, said point is at the distance of thirteen hundred twenty-six and nine-tenths feet easterly measured alon the centre line of Tufton Avenue from the centre of Falls Road, said point being also the beginning of the land secondly described in a deed from Edward N. Rich, Trustee, to C. Morton Stewart, Jr., dated July 3rd, 1905 and recorded among the Land Records of Baltimore County in Liber WPC No. 267, folio 463 &c., thence binding on the outlines of said land the following courses and distances, viz: south three degrees, three minutes west six hundred fifty-five and sixty-five one hundredths feet, north eighty-six degrees, fourteen minutes west thirteen hundred seven and forty-one-hundredths feet to a stone, north eighty-six degrees, twenty-six minutes west six hundred seventy and fourteen one-hundredths feet to a stone heretofore planted, thence south four degrees, nine minutes west twenty hundred nine and sixty-one-hundredths feet and north eighty-five degrees, twenty-one minutes west one hundred sixty-six and four one-hundredths feet, thence south forty-two degrees, three minutes east five hundred fifty-six and two-tenths feet, north eleven degrees, twenty minutes east twelve hundred twenty-one feet, north seventy-seven degrees, twenty-seven minutes east nine hundred sixty-seven and one-tenth feet, south forty-five degrees, fifty minutes east six hundred and sixty feet, south thirteen degrees, eight minutes west thirteen hundred twenty-four and fifty-four one hundredths feet, south twenty-five degrees, thirty-three minutes east fifteen hundred eighty-four feet, south forty-nine degrees, twelve minutes east ten hundred and eighty-nine feet, south ten degrees, eleven minutes west eight hundred and ninety-two feet, south sixty-one degrees, thirty-eight minutes west two hundred fourteen and five-tenths feet, south forty degrees, forty-two minutes east onehundred forty-three and fifty-five one-hundredths feet and south eighty-seven degrees, twenty-one minutes, east twenty-one hundred thirty-three and eighty-three one hundredths feet to a stone heretofore planted, thence binding on the outlines of the land conveyed by Rebecca Freeman to John H. P. Worthington by a Deed dated March 4th, 1835 and recorded among the aforesaid Land records in Liber I. N. No. 286, folio 63 &c., so as to include the same the three following courses and distances, viz: North one degree, twenty-five minutes east thirteen hundred forty-four and six-tenths feet north five degrees, seven minutes west twenty hundred seventeen and thirteen one-hundredths feet and north seventy-seven degrees, forty-one minutes west fourteen hundred twenty-two feet to the given line of Talbotts Forest and thence binding on said line north twenty-three degrees, four minutes, west thirty-two hundred thirteen and nine one-hundredths feet to the place of beginning. Containing three hundred twenty and thirty-four one-hundredths acres of land, more or less.

2. BEGINNING for the same at the intersection of the centre line of Falls road with the centre line of that part of Tufton Avenue which extends West of the Falls Road and running thence North 85 degrees 54 minutes West binding on the centre of Tufton Avenue 1981.5 feet to the end of the first line of the parcel of land firstly described in a deed from Edward N. Rich, Trustee, to C. Morton Stewart, Jr., dated July 3rd, 1905, and recorded among the Land Records of Baltimore County in Liber WPC No. 257, folio 463 &c., and to the first line of the Land described in a deed from Robert C. McKee, Assignee, to G. Bernard Fenwick dated December 1, 1927 and recorded among the Land Records aforesaid in Liber WPC No. 652, folio 32 &c., thence binding on the outlines of said lands the two following courses and distances, viz:- North 3 degrees 24 minutes East 768.34 feet to a stone and North 86 degrees 36 minutes west 1693.20 feet to a stake at the end of the second line of the land conveyed as aforesaid by McKee to Fenwick, thence binding on the outline of said land the six following courses and distances viz: South 6 degrees 34 minutes West 2038.10 feet to a post, South 87 degrees 46 minutes East 237.0 feet to a stake in a Chestnut Stump, thence South 6 degrees 09 minutes West 1209.45 feet to a stake, South 85 degrees 06 minutes East 1285.35 feet to a stake, South 3 degrees 54 minutes west 105 feet to a stake, south 88 degrees 08 minutes east 343.22 feet to a stone marked "A" at the end of the fourth line of the land described in a deed from John S. Biddison and others, Trustees, to Howard C. Parks and wife, dated May 10th, 1918 and recorded among the aforesaid Land Records in Liber WPC No. 497, folio 513 &c., thence binding on the fifth line of said land South 85 degrees 21 minutes East 1308.2 feet to the South 4 degrees 09 minutes West 2009.60 feet line of the land described in a deed from C. Morton Stewart to the Safe Deposit and Trust Company, dated July 8, 1929, and recorded among the Land Records aforesaid prior hereto, thence binding reversely on the outline of said land the two following courses and distances, viz: North 4 degrees 09 minutes East 2009.60 feet to a stone and South 86 degrees 20 minutes East 670.14 feet to a stone on the East side of Falls Road, said stone being at the end of the South 88-1/8 degrees East 40.85 perches line of the land described in the deed from Biddison to Parks above referred to, thence diagonally along and in or near the centre of said road and binding on the eighth line of said last mentioned land North 1 degree 26 minutes East 656.35 feet to the place of beginning. Containing 218-656/1000 acres of land more or less.

3. BEGINNING for the same in the centre of Tufton Avenue where the same is intersected by the south 2 degrees west one hundred and twenty-three and one-half perches line of the land which by deed dated October 25th, 1919 and recorded among the Land Records of Baltimore County in Liber WPC No. 519, folio 7, was conveyed by Albert F. Whittle to John E. Stansbury, and running thence binding on the outlines of said land and on the outlines of land by a deed dated December 1st, 1937, and recorded among the Land Records of Baltimore County aforesaid, was conveyed by Robert C. McKee, Assignee, to G. Bernard Fenwick, the following courses and distances, viz: South six degrees thirty-four minutes west 1358.03 feet to a post south 87 degrees forty-six minutes East two hundred and thirty-seven feet to a stake in a chestnut stump and south six degrees nine minutes west twelve hundred nine and forty-five one-hundredths feet to a stake at the end of the South one degree west seventy-three and one-half perches line of the land described in the aforesaid deed from Albert F. Whittle to John E. Stansbury, thence binding on the outlines of said land north eighty-four degrees fifty-nine minutes 20 seconds west one thousand two and sixty-six one hundredths feet to a stone heretofore planted at the beginning of the last mentioned land thence still binding on the outlines of said last mentioned land south 01 degrees fifty-seven minutes west twenty-four hundred forty-eight and thirty-one-hundredths feet to a stone in the root of a chestnut tree thence north nineteen degrees fourteen minutes forty seconds east twenty-three hundred eighty-eight feet and ten one-hundredths feet to a stake in a chestnut stump and south sixty-nine degrees forty-four minutes thirty seconds east one hundred and thirty-

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two feet to a stake thence north fifteen degrees forty-nine minutes east twenty-two hundred eighty-one and eighty one-hundredths feet to a stake at the end of the seventy and seven-eighths perches line south eighty-six degrees thirty-six minutes east from a stone heretofore planted marked "D.D." at the end of the third line of Shawan Hunting Ground and to intersect the outline of the land which by deed dated July 3, 1905, and recorded among the Land Records of Baltimore County aforesaid in Liber WPC No. 287, folio 463, was conveyed by Edward N. Rich, Trustee to O. Morton Stewart, Junior, thence binding on said outline and on the northern-most outline of the land conveyed as aforesaid by Albert F. Whittle to John E. Stansbury south eighty-six degrees thirty-six minutes east seventeen hundred fifty-five and fifty-six one hundredths feet to the beginning of the south 2 degrees west one hundred twenty-three and one-half perches line of the last mentioned land and thence binding thereon south 2 degrees thirty-four minutes west six hundred eighty and seven one-hundredths feet to the place of beginning. Containing one hundred eighty-five and four hundred six one-thousandths acres of land more or less.

4. BEGINNING for the same at a stone marked "D.D." heretofore planted at the beginning of the first line of a parcel of land which by a deed dated December 16, 1891 and recorded among the Land Records of Baltimore County in Liber JMB No. 190, folio 212, was conveyed by the Safe Deposit and Trust Company of Baltimore to F. Augustus Bourquin; thence running with and binding on said first line as now surveyed South 85 degrees 13 minutes East 1109.30 feet to the end of the eighth line of a parcel of land which by a deed dated October 28, 1929 and recorded among the Land Records of Baltimore County in Liber JWCM No. 833, folio 114, was conveyed by John E. Stansbury and wife to the Title Guarantee and Trust Company; thence binding reversely on the eighth, seven and sixth lines of the last mentioned parcel of land the three following courses and distances, to wit: South 16 degrees 08 minutes West 2201.00 feet, North 59 degrees 59 minutes west 131.90 feet to a stake in a chestnut stump and south 19 degrees 20 minutes west 2385.25 feet to a stone heretofore planted; thence running with and binding on the third line of the above mentioned parcel of land from the Safe Deposit and Trust Company of Baltimore to F. Augustus Bourquin South 82 degrees 57 minutes west 180.30 feet to a stone heretofore planted at the end of the south 33 degrees 50 minutes east 473 feet 10 inches line of a parcel of land secondly described in a deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 342, was conveyed by Margaret O. Fenwick and husband, to the Worthington Valley Stock Farms, Incorporated; thence binding reversely on said line North 33 degrees 44 minutes west 472 feet to the beginning of the fourteenth line of a parcel of land which by a deed dated April 25, 1918 and recorded among the Land Records of Baltimore County in Liber WPC No. 495, folio 533, was conveyed by Basil B. Kelley and wife to George E. Swan and wife; thence running with and binding on the fourteenth to twenty-fourth lines inclusive the eleven following courses and distances, to wit: North 5 degrees 56 minutes west 207.40 feet, North 24 degrees 09 minutes west 212.85 feet, North 50 degrees 24 minutes West 149.82 feet, North 25 degrees 09 minutes West 214.50 feet, North 34 degrees 09 minutes West 239.56 feet, North 42 degrees 09 minutes West 115.50 feet, North 14 degrees 24 minutes West 135.62 feet, North 20 degrees 54 minutes West 178.20 feet, North 6 degrees 51 minutes East 231 feet, North 27 degrees 06 minutes East 276.38 feet and North 4 degrees 54 minutes East 356.20 feet to the end of the North 83 degrees 05 minutes west 343.73 feet line of a parcel of land first described in a deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 342, was conveyed by Margaret O. Fenwick and husband to the Worthington Valley Stock Farms, Incorporated; thence binding reversely on said line South 84 degrees 30 minutes east 342.82 feet to a stake in the centre of a white oak stump; thence still binding on the last referred to parcel of land the five following courses

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and distances, to wit, North 27 degrees 27 minutes East 830.33 feet, North 18 degrees 24 minutes East 66 feet, North 37 degrees 06 minutes West 423.70 feet, South 84 degrees 24 minutes West 288.80 feet and North 86 degrees 06 minutes West 202.46 feet to a stake in a White Oak Stump; thence still binding for a part on the last referred to parcel of land and for a part on the land which by a deed dated March 8, 1912 and recorded among the Land Records of Baltimore County in Liber WPC No. 392, folio 56 was conveyed by John C. Bosley and wife to Charles Lee A. Heiser North 1 degree East 814.88 feet to a stone marked "HHH"; thence running with and binding on the first to fifth lines inclusive of the last mentioned deed from Bosley to Heiser the five following courses and distances, to wit: South 87 degrees 07 minutes East 892.53 feet to a Poplar Tree, North 11 degrees 28 minutes East 90.75 feet, South 86 degrees 13 minutes East 219.95 feet to a Poplar Tree North 3 degrees 56 minutes east 90.09 feet and South 85 degrees 50 minutes East 100.98 feet to the place of beginning. Containing 149-07/100 acres of land, more or less.

SAVING AND EXCEPTING HOWEVER Deed from Worthington Valley Company to Frank A. Bonsai, dated May 14, 1948 and duly recorded among the Land Records of Baltimore County in Liber T. B. S. No. 1654, folio 480. Containing 9.6 Acres, more or less.

5. BEGINNING for the first thereof at a point in the centre line of Tufton Avenue and at the end of the north no degrees thirty-one minutes East one hundred forty-two and forty-one hundredths feet line (erroneously described as North thirty-one degrees East one hundred forty-two and forty one-hundredths feet) of the lot or tract of land described in a deed dated September 16, 1930 from the Worthington Valley Farms, Incorporated, to J. William Young Martin and duly recorded among the Land Records of Baltimore County, and running thence on the centre line of Tufton Avenue the following four courses and distances, North nine degrees twenty-four minutes west four hundred eighty-four and seventy-seven one hundredths feet, North no degrees thirty-one minutes East one hundred forty-five and fifteen one hundredths feet, North sixty-seven degrees sixteen minutes East one hundred thirty-five and seventy-five one hundredths feet, and South seventy-five degrees forty-four minutes east nine hundred ninety-four and forty-one hundredths feet to the beginning of the land which by deed dated September 24th, 1902, and recorded among the Land Records of Baltimore County in Liber NBM No. 265, folio 49, was conveyed by John C. Bosley, et al, to Joseph Friedenwald, and running thence and binding reversely on lines of last mentioned land the ten following courses and distances, south two degrees nineteen minutes west five hundred sixty-nine and twenty-six one-hundredths feet to a stone, South eighty-three degrees forty-five minutes east two hundred and three feet, North eighty-six degrees forty-five minutes east two hundred eighty-eight and eighty one-hundredths feet, South thirty-four degrees forty-five minutes east four hundred twenty-three and seven tenths feet, south twenty degrees forty-five minutes west sixty-six feet, south twenty-six degrees thirty-four minutes west eight hundred three and fifty-one hundredths feet, north eighty-three degrees five minutes west three hundred forty-three and seventy-three one hundredths feet, north eighty-three degrees forty-five minutes west three hundred four and fifty-seven one hundredths feet, north eighty-nine degrees twenty-four minutes west two hundred four and forty one-hundredths feet and south eighty-five degrees forty minutes west one hundred sixty-eight feet to the centre of Mantua Mill Road and to intersect the South eight degrees twenty-two minutes east thirty and eight tenths feet line of the tract of land conveyed by the aforesaid deed from Worthington Valley Farms, Incorporated, to J. William Young Martin; thence reversing said line along the centre of the Mantua Mill Road the following courses and distances, north eight degrees twenty-two minutes west thirty and eight tenths feet, north twenty-six degrees twenty-one minutes west four hundred and twenty-five feet and north nine

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degrees twenty minutes west eight hundred eleven and ninety-eight one-hundredths feet to the place of beginning; containing fifty-two and sixty-two one hundredths acres of land, more or less.

BEGINNING for the second thereof at a stone heretofore planted on the East side of the Mantua Mill Road, said stone being in the north eighty-seven degrees west thirty-six and three tenths perches line of land which by deed dated April 20th, 1897, and recorded among the Land Records of Baltimore County in Liber WMB No. 224, folio 47, was conveyed by David G. McIntosh, Trustee to Joseph Friedenwald, and running thence binding on said line north eighty-four degrees twenty-six minutes west thirteen and twelve one hundredths feet to the centre of said Road; thence binding on the centre of said road the four following courses and distances, North sixteen degrees three minutes west seven hundred forty-two and eighty-one hundredths feet, North three degrees three minutes west six hundred sixteen and fifteen one hundredths feet, North two degrees fifty-three minutes west two hundred seventy-eight and seventy one hundredths feet and north three degrees ten minutes west three hundred fifty-one and seventy-four one hundredths feet to the end of the North seventy-four degrees east two hundred sixty-seven and fifty-six one hundredths perches line of land conveyed as aforesaid by David G. McIntosh, Trustee, to Joseph Friedenwald, said point being also at the end of the two following courses and distances from the end of the south six degrees forty-three minutes west three hundred and ninety-seven one-hundredths feet line of the first parcel of land conveyed in the deed from Margaret G. Fenwick and husband to Worthington Valley Stock Farms, Inc., dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 342, etc., south six degrees forty-three minutes west eleven and ninety-three one hundredths feet, and south three degrees ten minutes east ninety-eight and twenty-six one hundredths feet; thence binding on the outlines of the land conveyed as aforesaid from McIntosh, Trustee, to Friedenwald, the five following courses and distances, north seventy-six degrees sixteen minutes east twelve hundred five and sixty-three one hundredths feet; thence south thirty-three degrees fifty-eight minutes east four hundred seventy-three and ten one hundredths feet to a stone, south seventeen degrees sixteen minutes west six hundred twenty-seven feet to a stone South sixteen degrees twenty-eight minutes West thirteen hundred fifty-eight and eighty-one hundredths feet to a stone, and north eighty-four degrees twenty-eight minutes west five hundred eighty-two and seventy-four one hundredths feet to the place of beginning; containing fifty-three and fifty-one one hundredths acres of land, more or less.

Said tracts of land being the same tracts as were conveyed by Margaret Griffis Fenwick and C. Bernard Fenwick, her husband, to Worthington Valley Stock Farm, Incorporated, by Deed dated July 1, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 645, folio 342, etc., saving and excepting from the first tract herein described the land conveyed by deed dated September 16th, 1930, by Worthington Valley Farms, Incorporated, to J. William Young Martin, and the tract of land conveyed by Worthington Valley Farms, Incorporated, to Margaret G. Fenwick, by deed dated May 2nd, 1930, both of said deeds having been duly recorded among the Land Records of Baltimore County.

SAVING AND EXCEPTING from the above described parcel of land, all that lot or parcel of ground which by a Deed dated October 6th, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2577, folio 184, was granted and conveyed by The Worthington Valley Company, a body corporate, to The Maryland Broadcasting Company, a body corporate, and described as follows:

BEGINNING for the same at a stone at the southeast corner of the second parcel of land which, by deed dated July 1, 1927, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 645, folio 352, was conveyed by Margaret G. Fenwick and husband to Worthington Valley Stock Farms, Inc.; and running thence and binding on the outlines of said second parcel and passing over another stone north 84 degrees 14 minutes 50 seconds west 595.86 feet to a point in or near the center of Dover Road (formerly Mantua Mill Road); thence still binding on the outlines of said second parcel and in or near the center of said Dover Road north 15 degrees 49 minutes 50 seconds west 742.80 feet and north 2 degrees 49 minutes 50 seconds west 367.20 feet; thence leaving said outlines and Dover Road and running for a line of division north 61 degrees 38 minutes 00 seconds east 1591.27 feet to the northeasternmost corner of said second parcel; thence, binding on the outlines of said second parcel, south 17 degrees 43 minutes 40 seconds west 627.00 feet and south 16 degrees 55 minutes 44 seconds west 1358.80 feet to the place of beginning. Containing 33.176 acres of land, more or less.

6. BEGINNING for the same at a point in or near the centre of the Mantua Mill Road, and at the end of the eighth line of that tract of land which by deed dated October 19th, A. D. 1895, and recorded among the Land Records of Baltimore County in Liber LMB No. 214, folio 87 &c., was conveyed by Edward Worthington, et al, to Joseph Freidenwald, and running thence bounding on the lines described in said deed, and bounding on or near the centre of said road, the six following courses and distances, viz: South 14 1/4 degrees west 12-14/100 perches, south 5-1/2 degrees West 6 perches, South 5 perches, South 17-1/2 degrees East 16-4/10 perches. South 14-1/4 degrees East 4-8/10 perches, and South 7 degrees East 21-48/100 perches, thence running and continuing to bound on or near the centre of the said road, south 3-1/2 degrees east 17-88/100 perches, South 7-3/4 degrees East 14-32/100 perches, South 10 degrees West 8-36/100 perches, South 7-1/4 degrees West 21-24/100 perches and South 5 degrees West 18-76/100 perches, to the end of the North 73 degrees East 1-16/100 perches line described in the above mentioned deed to Freidenwald; thence bounding on the land described in that deed south 5-1/4 degrees East 6-32/100 perches to intersect the south 73-3/4 degrees West 337-3/10 perches line of the whole tract of land conveyed by Gill to Worthington and McIntosh, of which the lot or parcel now being described is part; and running thence bounding on said line reversely, North 73-3/4 degrees East 70-5/10 perches to the land which by deed dated May 15, A. D. 1888 and recorded among the Land Records of said County in Liber J.W.S. No. 171, folio 9 &c., was conveyed by Rose B. Walker, Executrix to Jessie Fowler; thence bounding on the outlines of said land as now defined and found, North 5-1/2 degrees West 16-1/2 perches, North 26-1/2 degrees West 12-9/10 perches, North 52-3/4 degrees West 9-8/10 perches, North 27-1/2 degrees west 13 perches, North 36-1/2 degrees west 14-52/100 perches, North 44-1/2 degrees West 7 perches, North 16-3/4 degrees West 8-28/100 perches, North 23-1/4 degrees west 10-8/10 perches, North 4-1/2 degrees East 14 perches, North 24-3/4 degrees east 16-3/4 perches, and North 2-1/2 degrees East 21-6/10 perches, thence running and continuing on the outlines of the said whole tract conveyed as aforesaid to Worthington and McIntosh, North 86-3/4 degrees west 18-4/10 perches, South 89-1/2 degrees west 12-32/100 perches and south 82-3/4 degrees west 9-76/100 perches to the place of beginning. Containing 38-1/2 acres of land, more or less.

7. BEGINNING for the same at a stone standing on the South side of Oregon Road marked with the letter "A", the beginning of the whole tract of land called "Sepesos Town Enlarged" thence running with and bounding on the outline of said land the two following courses allowing two degrees for variation, South one-fourth of a degree East thirty-eight perches, South eighty-nine degrees sixteen minutes west seventy-eight and thirteen-hundredths

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SLB 2968, p. 0504, MSA_CE62_2623. Date Available 04/17/2006. Printed 05/21/2021

perches to a stone marked with the letter "C" thence North one-fourth of a degree West forty perches to the middle of the Oregon Road, thence along the South side of said road East seventy-nine and seventeen twenty-fifths perches to the first place of beginning. Containing nineteen acres one rood and one perch of land, more or less.

8. BEGINNING for the same at a planted stone at the end of the South 78-3/4 degrees West 54-1/3 perches line of the land which by a Deed dated October 5th, 1893, and recorded among the Land Records of Baltimore County in Liber LMB No. 199, folio 515, was conveyed by Robert H. Bussey, Attorney, etc., to Abram C. Scott and running thence on said line reversely (magnetic-meridan 1897) North 79-1/2 degrees East 54 perches to the centre of the County Road leading from Oregon to the Western Run Turnpike Road thence running on said road South 6-1/2 degrees East 36 perches to the North side of a private road leading to the residence of Isaac K. Griffith (now Fowble) thence binding on the North side of said private road and also on the boundary line of the said Isaac K. Griffith (now Fowble) South 71-3/4 degrees West 61.8 perches to a planted stone thence leaving said private road and still bounding on the land of the said Isaac K. Griffith (now Fowble) North 1-3/8 degrees East 47.1 perches to the place of beginning. Containing 14 acres 155 square perches of land, more or less.

9. BEGINNING for the same at a point in the center of the Falls Road at the beginning of the South 86 degrees 32 minutes East 2304.41 feet line of the firstly described parcel of land which by a Deed dated May 18th, 1931, and recorded among the Land Records of Baltimore County in Liber L.McL.N. No. 877, folio 243, was conveyed by Charles Morton Stewart, et al, to the Worthington Valley Company, a body corporate, thence running with and binding on a part of the said line South 86 degrees 32 minutes East 882.78 feet thence leaving said outline and running for a line of division South 3 degrees 59 minutes West 1870.42 feet to the center of a thirty foot road leading from the Falls Road to Cuba Road thence binding on the center of said Road South 75 degrees 19 minutes West 361.88 feet to the center of the Falls Road thence running with and binding on the center of the said Falls Road the six following courses and distances, to wit, North 13 degrees 10 minutes West 341.09 feet North 18 degrees 10 minutes west 237.60 feet North 15 degrees 20 minutes West 143.60 feet North 10 degrees 57 minutes West 100 feet North 9 degrees 09 minutes West 647.50 feet and North 13 degrees 04 minutes West 209.55 feet to the beginning of the North 6 degrees 24 minutes West 375.32 feet line of the above mentioned firstly described parcel of land in the Deed from Charles Morton Stewart, et al, to the Worthington Valley Company thence running with and binding on said line and on the center of the Falls Road North 6 degrees 24 minutes West 375.32 feet to the place of beginning. Containing 28.71 acres of land, more or less.

10. BEGINNING for the same at a point in the South 60 3/4 degrees West 120 perches line of the land described in a deed from H. Courtney Jenifer, Trustee, and Thomas R. McCaslin and wife to Harry McMahon and wife, by deed dated January 5, 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1092, folio 157, etc., at the distance of 1270 feet northerly from a stone at the end of said line and at the southeast corner of the lot of ground recently conveyed to Louis Muermser and wife, thence running North 65 degrees 20 minutes East binding on said South 60 3/4 degrees west 120 perches line reversely and in part diagonally across the bed of Ivy Hill Road, in all 251.5 feet to a point in the South 60 3/4 degrees line and at the southwesternmost corner of the lot of ground recently conveyed by deed dated November 1, 1947 from Harry McMahon and wife to August F. Thau and wife, thence North 15 degrees 30 minutes West 200 feet, thence North 65 degrees 20 minutes East 475 feet to a

251.5

point in the South 19 1/4 degrees East line of the land described in the deed from H. Courtney Jenifer, Trustee, etc., to Harry McMahon and wife above referred to, and distant 200 feet from the stone at the beginning of the hereinbefore referred to 120 perches line, thence binding on the outlines of said land conveyed as aforesaid by Jenifer, Trustee, et al, to McMahan two following courses: [North 15 degrees 30 minutes West 786 feet to a stone and North 86 degrees 20 minutes West 660.5 feet to an iron pipe, thence leaving said outline and running South 50 degrees 07 minutes West 261.7 feet to an iron pipe and continuing still South 50 degrees 07 minutes West 342 feet to another iron pipe, thence South 24 degrees 40 minutes East 351.80 feet to the northwest corner of the lot of ground recently conveyed to Louis Wuermser and wife, thence North 65 degrees 20 minutes East and binding on the northernmost boundary of Louis Wuermser's lot 280 feet, thence South 24 degrees 40 minutes East and binding on the easternmost boundary of Louis Wuermser's lot 778 feet to the place of beginning. Containing 22.29 acres of ground, more or less.

THE 1st, 4th and 7th tracts of land being all and the same land described in a deed from C. Wilbur Miller and James C. L. Anderson, Receivers, to Edith Davison Miller, dated the 28th day of July, 1936 and recorded among the Land Records of Baltimore County in Liber CWBJr. No. 979, folio 120.

THE 2nd, 3rd, 5th and 6th tract of land being all and the same land described in a deed from Edith Davison Miller and C. Wilbur Miller, her husband, to The Worthington Valley Company, a body corporate, dated the 31st day of December, 1940, and recorded among the Land Records of Baltimore County in Liber CWBJr., No. 1142, folio 322.

THE 8th tract of land being all and the same land described in a deed from C. Wilbur Miller and Nell R. Miller, his wife, to The Worthington Valley Company, a body corporate, dated the 29th day of November, 1946, and recorded among the Land Records of Baltimore County in Liber JWB No. 1528, folio 370.

THE 9th tract of land being all and the same land described in a deed from C. Wilbur Miller and Nell R. Miller, his wife, to The Worthington Valley Company, a body corporate, dated the 29th day of November, 1946, and recorded among the Land Records of Baltimore County in Liber J.W.B. No. 1528, folio 268.

THE 10th tract of land being all and the same land described in a deed from Ida M. Thau to The Worthington Valley Company, a body corporate, dated the 28th day of October, 1953, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2406, folio 559.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots 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 James C. L. Anderson, Executor of the Last Will and Testament of C. Wilbur Miller,

BALTIMORE COUNTY CIRCUIT COURT (Land Records) CLB 2968, p. 0506, MSA_CE62_3023. Date available 04/14/2006. Printed 05/21/2021.

deceased, his successors and assigns, in fee simple.

AND the said party of the first part 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 granted and that it will execute such further assurances of the same as may be requisite.

WITNESS the signature of said body corporate by the hand of Grace M. Whedbee, its President, and its corporate seal hereto affixed.

WITNESS:

THE WORTHINGTON VALLEY COMPANY,
a body corporate,

By Grace M. Whedbee - President

Mildred Z. Mungovan

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

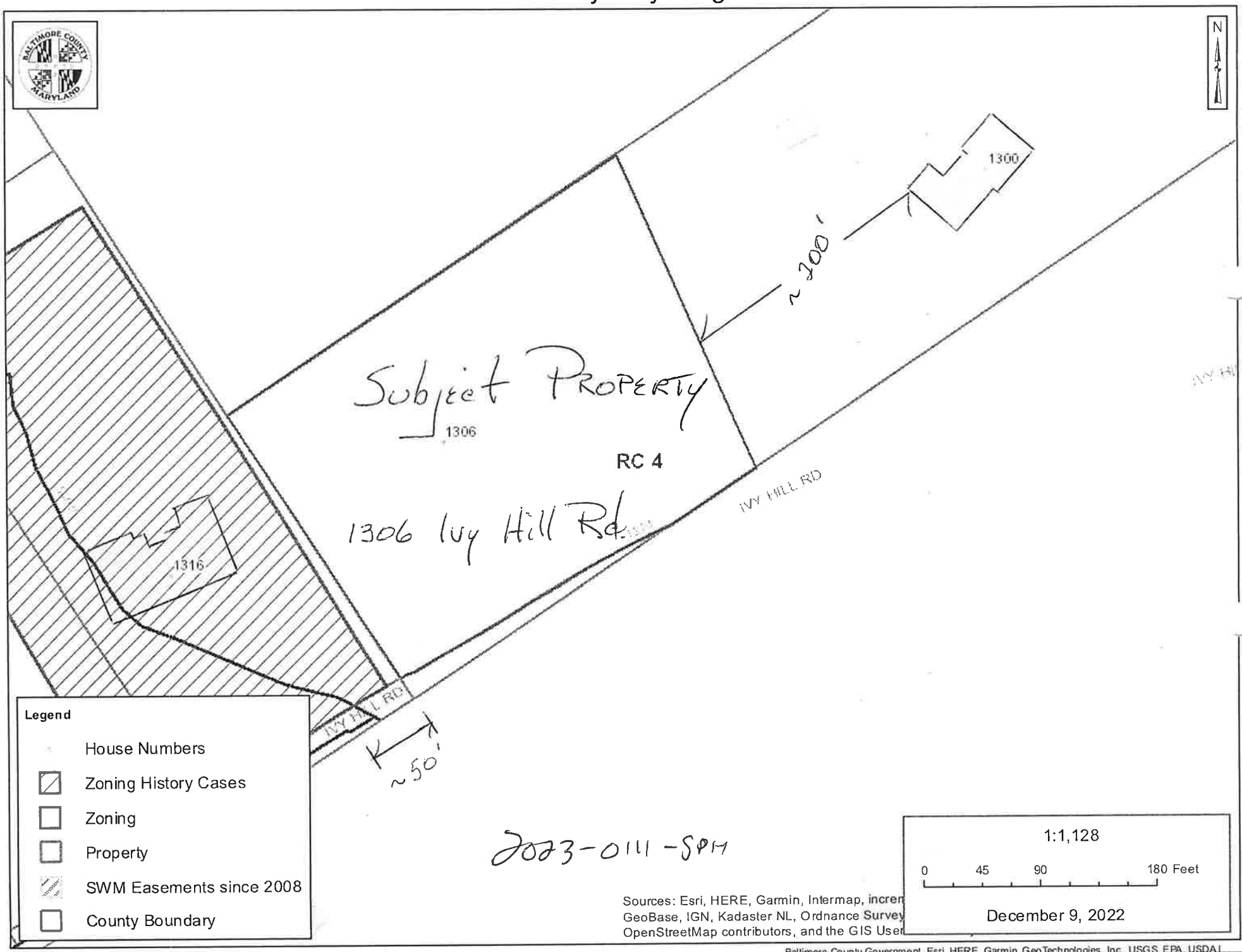
I HEREBY CERTIFY, That on this 1st day of July, 1956, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared GRACE M. WHEDBEE, President of THE WORTHINGTON VALLEY COMPANY, the within named Grantor, and she acknowledged the foregoing Deed to be the act of said body corporate.

AS WITNESS my hand and Notarial Seal.

Mildred Z. Mungovan - Notary Public

Rec'd for Record JUL 12 1956 at 2 05 P.M.
Per George L. Byerly, Clerk.
Mailed to Jas. C. L. Anderson

Baltimore County - My Neighborhood

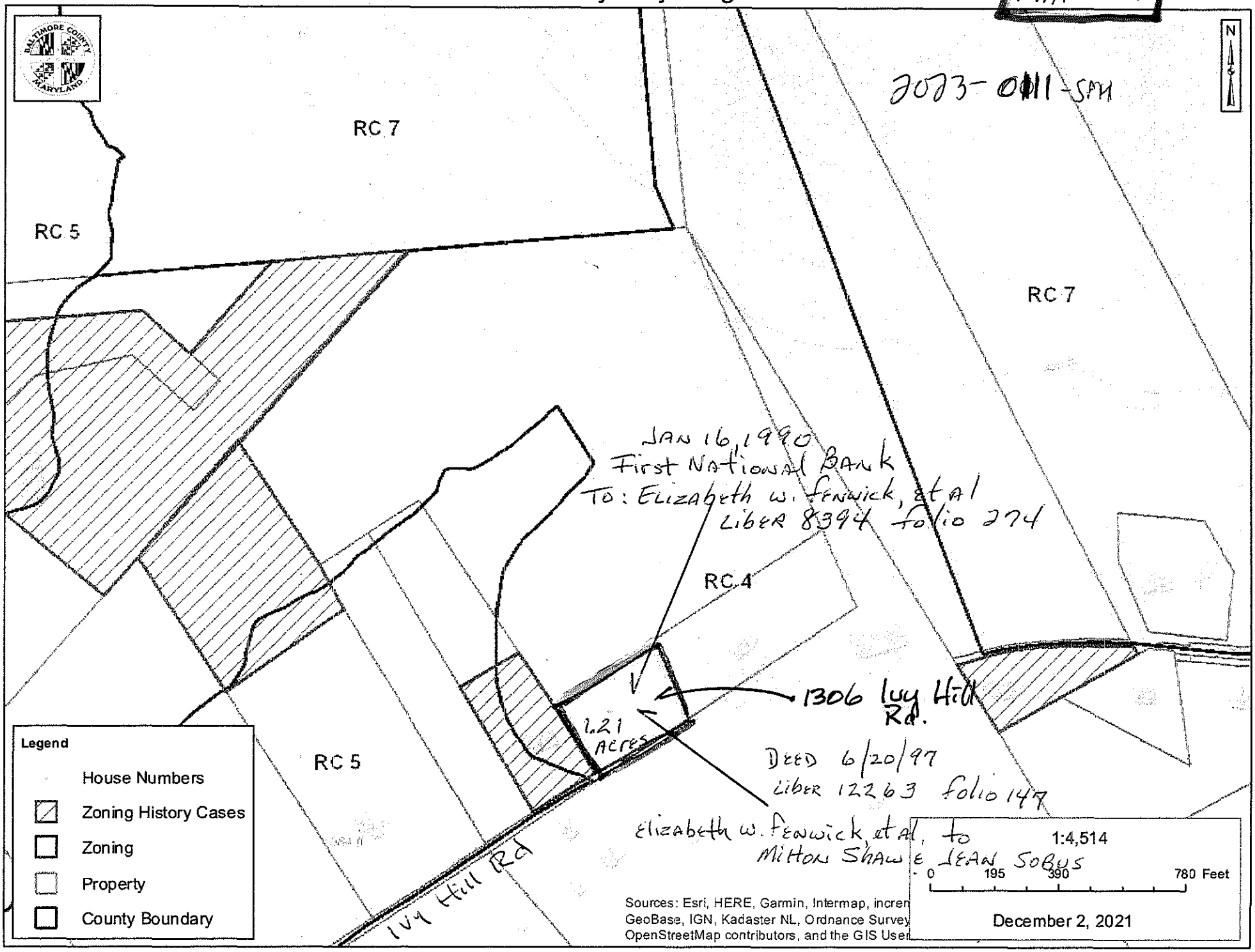




2023-0111-SPH

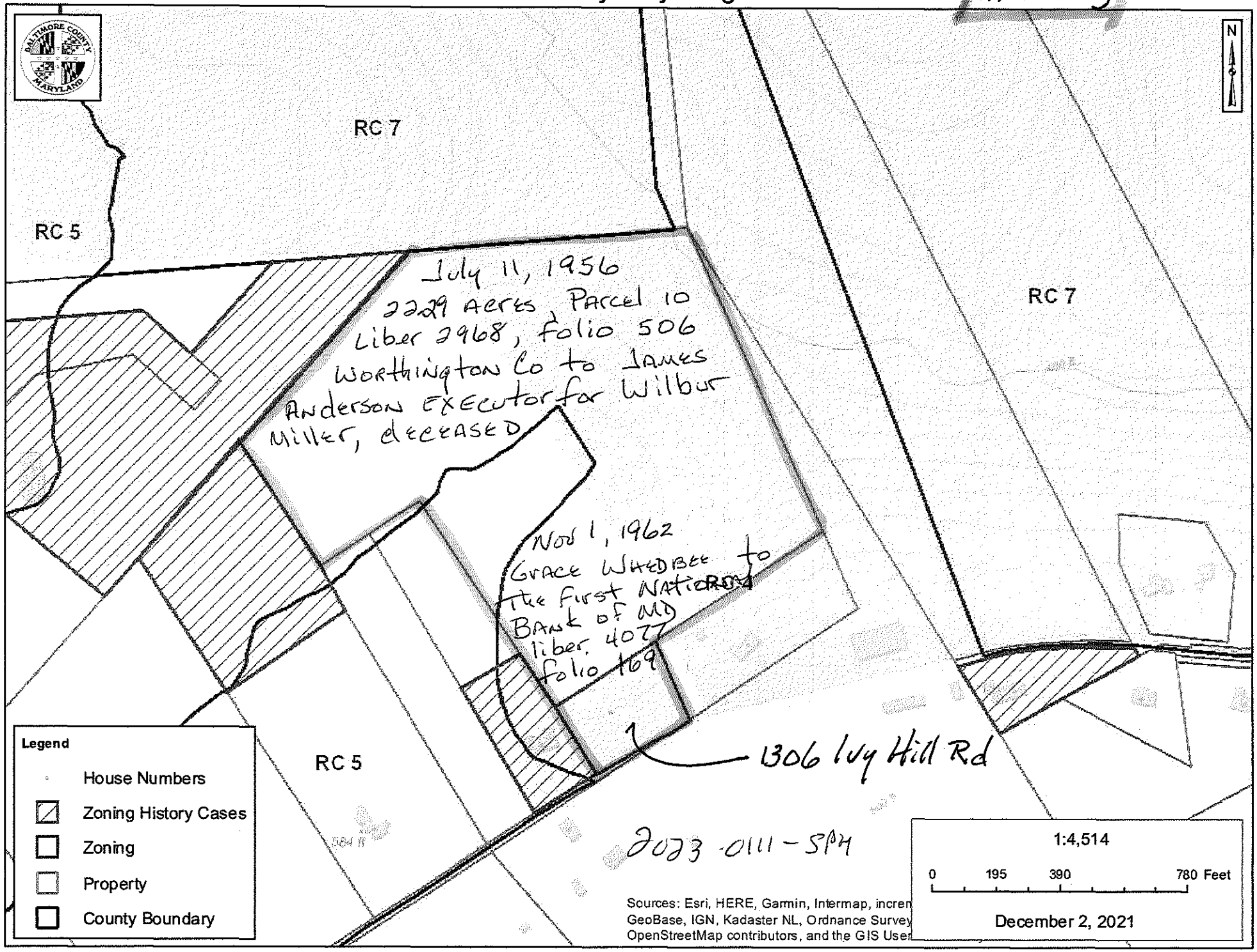
Baltimore County - My Neighborhood

MAP # 1



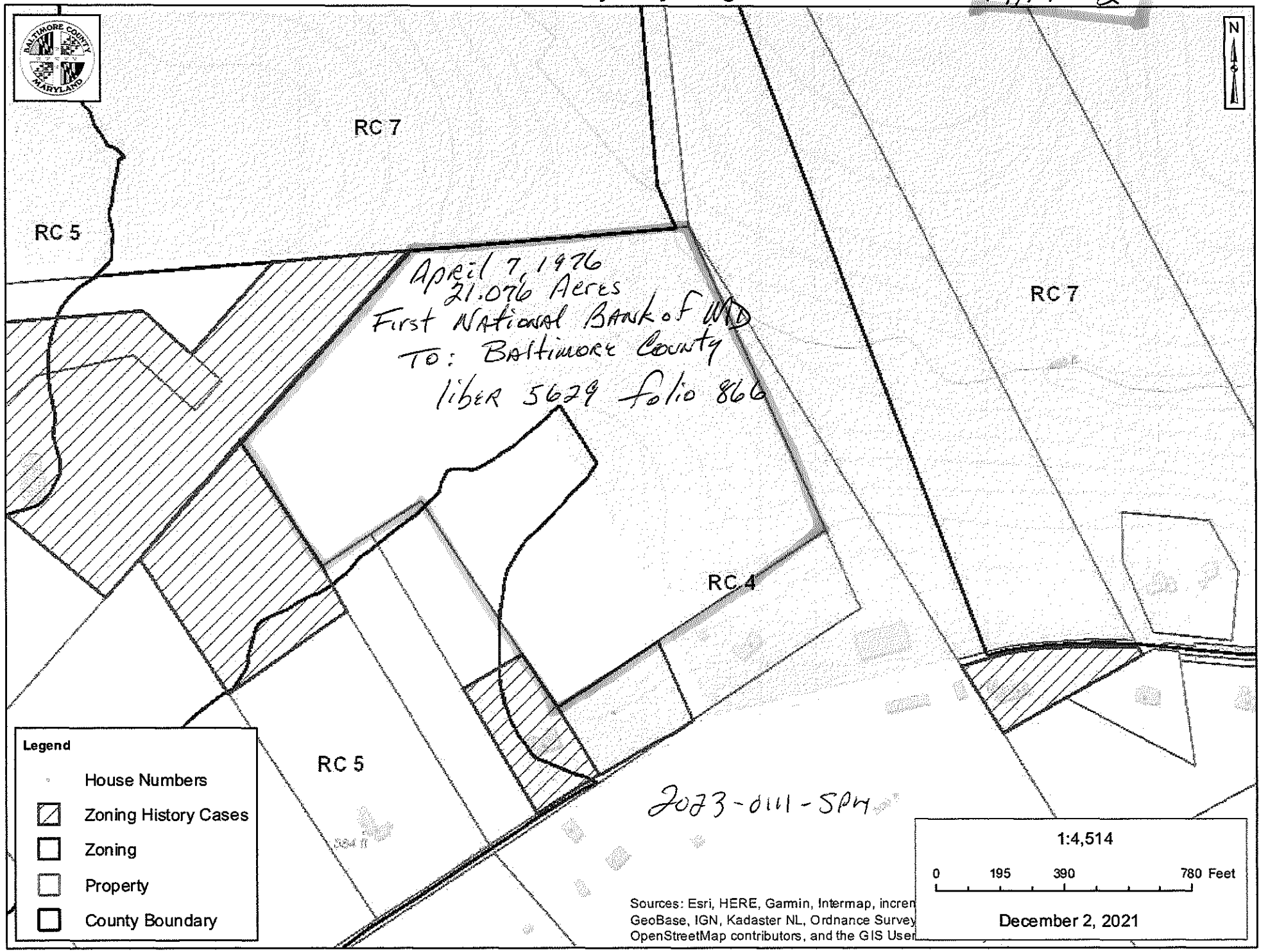
Baltimore County - My Neighborhood

MAP #3



Baltimore County - My Neighborhood

MA Pt 2



IPF

IRF

580.58'

191.52'

IRCS

TAX MAP 50, P. 148
BALTIMORE COUNTY MARYLAND
DEED REF.: 5629/866
SECOND PARCEL

N 56°27'50" E 283.01'

IRCS

IPF 2.5' SSE OF CORNER

475.00'

IPF

B

C

A

T.M. 50, P. 445
MILTON B. SHAW &
JEAN M. SOBUS
12263/147
52,771 S.F.±
1.2114 AC.±

S 24°22'46" E

200.12'

TAX MAP 50, P. 68
KENNETH GRADY &
LINDA M. GRADY
DEED REF.: 9536/448

IRCS

200.12'

TAX MAP 50, P. 66
CHRISTOPHER E. BARTLETT
DEED REF.: 14333/360

N 33°31'52" W

197.57'

STATE OF MARYLAND
WILLIAM MICHAEL RAY
No. 21598
REGISTERED PROPERTY LINE SURVEYOR

WELL #BA-94-3271

DRY HOLE

WELL #BA-88-2710

WELL #BA-94-2250

DRY HOLE

IRCF "9695" 0.68' RIGHT OF LINE AT 19.42'

STONE FD.

1270.00'

S 56°27'50" W

251.18'

IRCS

ASPHALT DRIVE OF OTHERS

IPF 5.2' SW OF CORNER

475.00'

STONE FD.

IVY HILL ROAD

TAX MAP 50, P. 465
DAVID D. SMITH
DEED REF.: 12392/138

LEGEND

IRF DENOTES IRON REBAR FOUND
IPF DENOTES IRON PIPE FOUND
IRCF DENOTES IRON REBAR & CAP FOUND
FOLLOWED BY SURVEYOR DESIGNATION
IRCS DENOTES IRON REBAR & CAP SET

BOUNDARY PLAT

IVY HILL ROAD

PROPERTY OF

MILTON B. SHAW
JEAN M. SOBUS

SM 12263/147

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

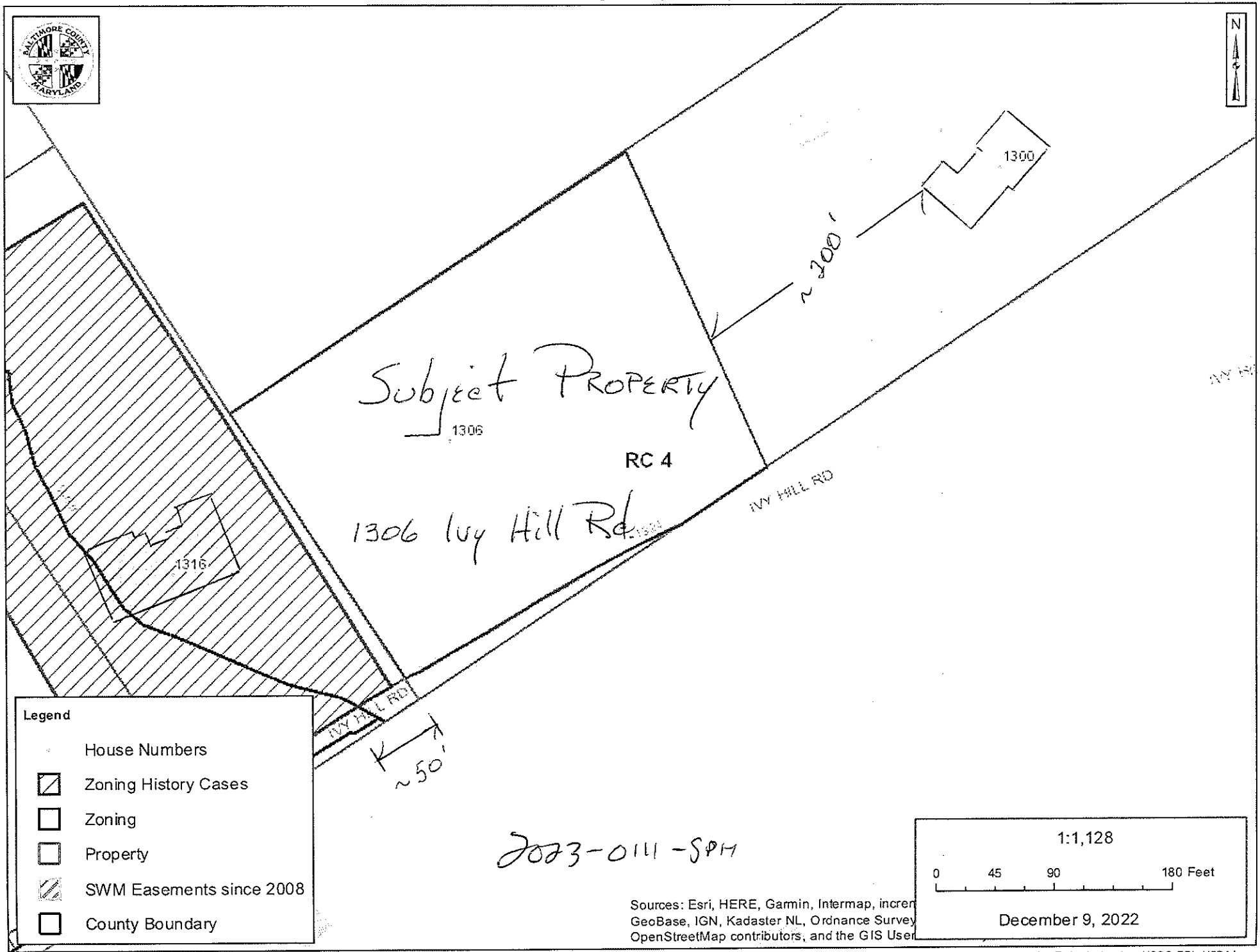
2023-0111-SPH

SHEET 1 OF 1	COMPUTED BY: JMB	DRAWN BY: JMB	CHECKED BY: WMR	JOB No.: 07-059

8TH ELECTION DISTRICT
SCALE: 1"= 40'

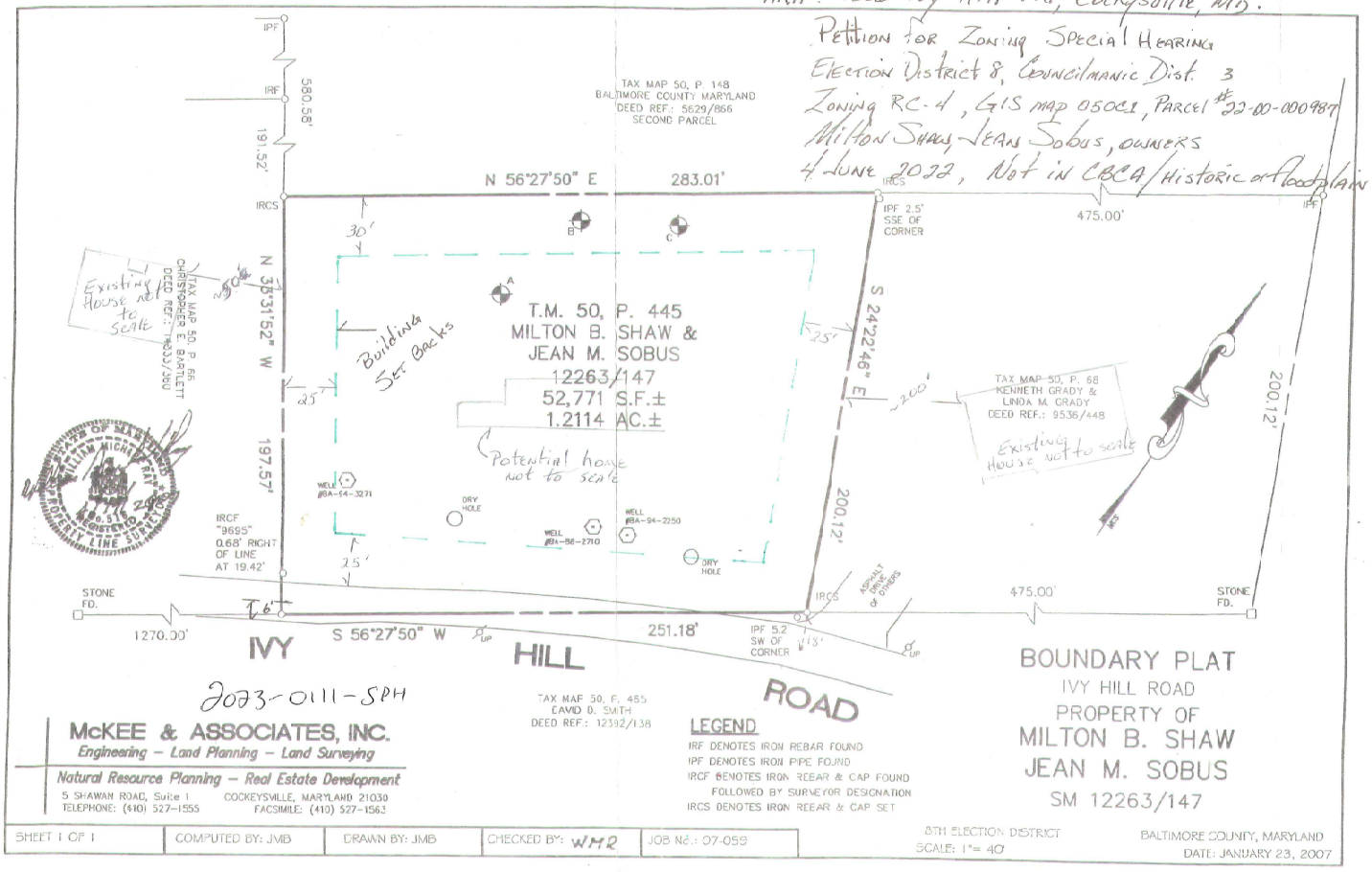
BALTIMORE COUNTY, MARYLAND
DATE: JANUARY 23, 2007

Baltimore County - My Neighborhood



AKA: 1306 Ivy Hill Rd, Cockysville, Md.

Petition for Zoning Special Hearing
Election District 8, Councilmanic Dist. 3
Zoning RC-4, GIS map 050C1, Parcel # 22-00-000987
Milton Shaw, Jean Sobus, owners
4 June 2022, Not in CBCA/Historic or Floodplain





2023-0111-SPH

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TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1562

LEGEND
IRF DENOTES IRON REBAR FOUND
IPF DENOTES IRON PIPE FOUND
IRCF DENOTES IRON REBAR & CAP FOUND FOLLOWED BY SURVEYOR DESIGNATION
IRCS DENOTES IRON REBAR & CAP SET

BOUNDARY PLAT
IVY HILL ROAD
PROPERTY OF
MILTON B. SHAW
JEAN M. SOBUS
SM 12263/147

SHEET 1 OF 1	COMPUTED BY: JMB	DRAWN BY: JMB	CHECKED BY: WMR	JOB No.: 07-059

8TH ELECTION DISTRICT
SCALE: 1"= 40'
BALTIMORE COUNTY, MARYLAND
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AKA: 1306 Ivy Hill Rd, Cockysville, MD.

Petition for Zoning Special Hearing
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IPF
IRF
580.58'
191.52'
IROS
N 33°31'52" W 197.57'
TAX MAP 50, P. 66
CHRISTOPHER E. BARTLETT
DEED REF.: 14333/360
Existing House not to scale
TAX MAP 50, P. 148
BALTIMORE COUNTY MARYLAND
DEED REF.: 5629/866
SECOND PARCEL
N 56°27'50" E 283.01'
30'
B
C
A
T.M. 50, P. 445
MILTON B. SHAW &
JEAN M. SOBUS
~~12263~~/147
52,771 S.F.±
1.2114 AC.±
Building Set Backs
25'
Potential house not to scale
WELL #BA-94-3271
DRY HOLE
WELL #BA-88-2710
WELL #BA-94-2250
DRY HOLE
IROF "9695" 0.68' RIGHT OF LINE AT 19.42'
25'
STATE OF MARYLAND
WILLIAM MICHAEL RAY
21405
REGISTERED PROPERTY LINE SURVEYOR
STONE FD.
16'
1270.00'
S 56°27'50" W 251.18'
IPF 5.2' SW OF CORNER
IROS
IPF 2.5' SSE OF CORNER
475.00'
IPF
S 24°22'46" E 200.12'
25'
~200'
TAX MAP 50, P. 68
KENNETH GRADY &
LINDA M. GRADY
DEED REF.: 9538/448
Existing House not to scale
200.12'
IRS
ASPHALT DRIVE OF OTHERS
475.00'
STONE FD.

IVY HILL ROAD

2023-0111-SPH

TAX MAP 50, P. 455
DAVID D. SMITH
DEED REF.: 12392/138

LEGEND
IRF DENOTES IRON REBAR FOUND
IPF DENOTES IRON PIPE FOUND
IROF DENOTES IRON REBAR & CAP FOUND FOLLOWED BY SURVEYOR DESIGNATION
IRCS DENOTES IRON REBAR & CAP SET

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BOUNDARY PLAT
IVY HILL ROAD
PROPERTY OF
MILTON B. SHAW
JEAN M. SOBUS
SM 12263/147

SHEET 1 OF 1	COMPUTED BY: JMB	DRAWN BY: JMB	CHECKED BY: WMR	JOB No.: 07-059

8TH ELECTION DISTRICT
SCALE: 1" = 40'
BALTIMORE COUNTY, MARYLAND
DATE: JANUARY 3, 2007

