St. Mary's County Government OFFICE OF THE COUNTY ATTORNEY

George R. Sparling, County Attorney
David A. Weiskopf, Deputy County Attorney



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President Michael L. Hewitt, Commissioner Tom Jarboe, Commissioner Todd B. Morgan, Commissioner John E. O'Connor, Commissioner

ST. MARY'S COUNTY BOARD OF APPEALS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the St. Mary's County Board of Appeals will hold a Public Hearing on May 11, 2017 at 6:30 p.m. in the Commissioners Hearing Room, Chesapeake Building located at 41770 Baldridge Street in Leonardtown, Maryland to take testimony and receive evidence in the following matters pursuant to the Rules of Practice and Procedure of the St. Mary's County Board of Appeals:

In the Matter of the Appeal of Pamela & William Johnson Case # VAAP-16-0957

The public is invited to attend. Property owners with standing may testify and offer evidence and thereby become parties to the proceeding. The administrative record is available for inspection in the Office of the County Attorney, 41770 Baldridge Street in Leonardtown, Maryland. Copies of the Rules of Practice and Procedure are available on the web page of the St. Mary's County Board of Appeals.

By: George R. Sparling, County Attorney

Publish: April 26, 2017

May 3, 2017

BEFORE THE ST. MARY'S COUNT BOARD OF APPEALS

IN RE: APPEAL OF DIRECTOR'S **DECEMBER 6, 2016 DECISION** GRANTING SIDEYARD SETBACK VARIANCE

VAAP 16-0957

ENTRY OF APPEARANCE

Please formally enter the appearance of Christopher T. Longmore and the law firm of Dugan, McKissick & Longmore, LLC on behalf of the Applicants, James and Christine Lumpkins, in the above-captioned matter pursuant to Board of Appeals Rule 1-106(b). The undersigned is filing this to formally enter and confirm his appearance, although his appearance remains in this matter as the attorney of record from which the appeal was brought.

Respectfully Submitted,

Christopher T. Longmore

Dugan, McKissick & Longmore, LLC

22738 Maple Road, Suite 101 Lexington Park, Maryland 20653

301-862-3764

chris@paxlawyers.com

Certificate of Service

I HEREBY CERTIFY that on this 15 day of March 2016, I caused a copy of the foregoing Entry of Appearance to be mailed first class, postage pre-paid to Joseph Mitchell, 41650 Court House Dr., # 300, Leonardtown, MD 20650 and George Sparling, County Attorney, P.O. Box 653, Leonardtown MD 20650.



IGTON PARK, MARYLAND 20653 PHONE: 301 862-3764 FAX: 301 862-3789



NOTICE OF APPEAL

VAAP 16-0957

PAMELA AND WILLIAM JOHNSON

By JOSEPH F. MITCHELL, P.C.

Attorney at Law

NOTICE OF APPEAL

ST. MARY'S COUNTY BOARD OF APPEALS

TO BE FILED WITH DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT AND. OFFICE OF THE COUN'IY ATTORNEY

	Information
Decision Rendered By: Director Zoning Admin.	Permits & Inspections Planning Commission
Property Address: 44737 Lighthouse Road Piney I	Point MD 20674 Map 65 Parcel 204 Lot
Administrative Action: Director's decision - Information For Side-yard set-back Variance decided in favor of	
LUGM Case #: VAAP 16-0957	Date of Decision: 12/06/2016
Appellant Informat	ion (Appealing Party)
Name: Pamela and William Johnson	Email:
Phone # (Home):	Phone # (Work):
Attorney's Name (if applicable): Joseph F. Mitch	ell PC Email: jfmitchell.law@verizon.net
Attorney's Address: PO Box 347, Leonardtown	MD 20650
Attorney's Phone #: 301-475-3544	Attorney's Fax #: 301-475-3611
Applicant Information (Party Originally Appl	ying for County Approval if not the Appellant)
Name: James and Christine Lumpkins	Email:
Address of Property (if applicable): 44737 Lighth	ouse Road, Piney Point MD
Mailing Address:	
Phone # (Home):	Phone # (Work):
Attorney's Name (ifapplicable): Christopher Lon	
Attorney's Address: 22738 Maple Road, Lexing	ton Park MD 20653
Attorney's Phone #: 301-862-3764	Attorney's Fax #: 301-862-3789
Reason i	for Appeal
Specify grounds of Appeal as required by Land Use Artic (You may attach more paper if necessary.) Appeal is taken of the decision of the Director of the	e Department of Land Use and Growth Management that
pplicant Lumpkins is entitled to a side-yard variance desp	ite the fact that Applicant's predecessor in title created the
	been sought. Attached please find evidence in support of the
roposition that the Director acted in error, and that as a Ma	tter of Law neither the Director nor the Board of Appeals
as the authority under the Zoning Ordinance to grant the re	elief requested.

^{*}A copy of the County Agency's Decision must be submitted at the same time as this form.

^{**}Names and mailing addresses of owners of real property located within 200feet of the property that is the subject of the appeal (as shown on Official Zoning Maps and contained in the records of the Maryland Department of Assessment and Taxation), including lands abutting any public or private rights-of-way or common areas located within 200feet of the property that is the subject of the hearing must be submitted at the same time as this form.

JOSEPH F. MITCHELL, P.C.

ATTORNEY AT LAW
Post Office Box 347
Leonardtown, Maryland 20650

TELEPHONE: (301) 475-3544 E-MAIL:<u>ifmitchell.law@verizon.net</u>

FACSIMILE (301) 475-3611 (301 373-8222

January 4, 2017

HAND DELIVERED

St. Mary's County Department of Land Use and Growth Management

St. Mary's County Office of Law

NOTICE OF APPEAL

Administrative Hearing - November 28, 2016 VAAP 16-0957, Lumpkins Property

This office represents Pamela Johnson and William Johnson, her husband, owners of Re-Adjusted Parcel 23, which is adjacent to Parcel 5000-12, the real property subject to VAAP-16-0957. Mr. and Mrs. Johnson hereby APPEAL the decision of the Director of the Department of Land Use and Growth Management ["Director"] to grant variances from Schedule 32.1 of the *Comprehensive Zoning Ordinance* ["Zoning Ordinance"] to reduce the required side yard setbacks on the northeast side and southwest side of the subject property to construct a replacement single family dwelling and to relocate a non-conforming garage, and as grounds for such appeal state the following:

Although the Zoning Ordinance grants to the Director certain discretion regarding the approval of administrative variances regarding side yard setbacks, Article 2, Section 24.3 of the Ordinance establishes standards which must be considered prior to the granting of such variances. The Zoning Ordinance clearly states that,

"In making the decision the Planning Director may grant the variance only in cases where strict compliance with the terms of the Ordinance would result in practical difficulties that have not been caused by act of the applicant or the applicant's predecessor in title." (22.5.3.c.) [emphasis added]

Notice of Appeal VAAP 16-0957 January 4, 2017 Page two (2)

This requirement is repeated in <u>Standard d</u>. for the granting of variances which states,

The alleged difficulty has not been created by the property owner or the owner's predecessors in title.

In a letter to the Director in support for the granting of a variance, dated October 14, 2016, the attorney for Applicants stated in his justification for the variance,

"Neither the owners nor their predecessors in title created the dimensions of the property." ¹

Thereafter the Director acted in error, as this statement is not supported by the facts.

Property

The Property which is the subject of this request for side yard variance VAAP 16-0957 is identified as 44737 Lighthouse Road, Piney Point, Maryland, a/k/a, Tax Map 65, Grid 22, Parcel 5000-12, Tolson Subdivision, Eighth Election District, St. Mary's County, Maryland.

- The Property is currently in title to James D. Lumpkins and Christine Cooksey Lumpkins, his wife [hereinafter, "Lumpkins"].
- The Property is a part of certain properties which Lumpkins purchased from Brenda K. Mattingly [hereinafter, "Mattingly"] on October 16, 2009, for \$410,000, by deed recorded in St. Mary's County, Maryland at Liber 3366, Folio 125².

¹ Pg. 2, ¶4, Letter dated October 14, 2016, from Christopher Longmore, Esq. on file with LUGM ² Exhibit A.

Notice of Appeal VAAP 16-0957 January 4, 2017 Page three (3)

History of Subject Property

As noted by the staff report, the Tolson Subdivision was recorded in 1924. A copy of that subdivision plat is recorded among the Land Records of St. Mary's County, Maryland, at Plat Record JMM 2/84³. *Tolson Subdivision No. 2* plat sets forth the dimensions of twelve (12) lots fronting on the Potomac River, as well as lands in common and certain rights-of-way. A portion of the Property appears on the plat as "Lot 12" and appears to be forty (40) feet in width.

There came a time when a significant part of the Tolson Subdivision was acquired by Steuart Investment Company, a Delaware Corporation. Thereafter, by deed dated September 2, 2003, and recorded among the Land Records of St. Mary's County, Maryland, at Liber 2104, Folio 166, Steuart Investment Company conveyed Lot 12 and other lands in Tolson Subdivision to Mattingly.⁴

The lands conveyed in 2104/166 included three (3) existing parcels: "Lot 12", a parcel described as "Laf-A-Lot" and a parcel described as "Part of Piney Point" or "Part of Hotel Plot". These three (3) parcels are more particularly set forth on a *Plan of Property, Warren Tolson Subdivision Two*, dated 8-21-03, prepared by Robert E. Trautman, Professional Land Surveyor, which appears within the foregoing deed more specifically at Liber 2104, Folio 168.⁵

This plat is of particular importance because it sets forth the dimensions of the land acquired by Mattingly as follows:⁶

Lot 12	40.00 feet in width
Laf-A-Lot	20.00 feet in width
Part of Hotel Plot	35.00 feet in width
Total frontage	95.00 feet in width

⁴ Exhibit C.

³ Exhibit B.

⁵ Evhibit D

Exhibit E.(enlarged Exhibit D)

Notice of Appeal VAAP 16-0957 January 4, 2017 Page four (4)

A Boundary Line Adjustment Plat of Survey for Lots 12, Laf-a-Lot & P/O Hotel Plot, dated April 23, 2007, also prepared by Robert E. Trautman, was executed by Mattingly and recorded among the Plat Records of St. Mary's County, Maryland, at Liber 64, Folio 62. Recordation of this plat consolidated the three (3) previously existing parcels into two (2") new parcels, Adjusted Parcel 23, having a width of 50.00 feet, and Lot 500-12, (subject parcel) having a width of only 45.00 feet.

Of particular significance is that by creating Lot 500-12, with its width of 45.00 feet, Mattingly created a non-conforming lot only 45.00 feet in width and caused the existing improvements to violate the established (10) foot side yard set-back, in particular the set-back adjacent to Adjusted Parcel 23. 8

As noted above, Applicant Lumpkins acquired Lot 500-12 from Mattingly on October 16, 2009.

Conclusion

In making the decision, the Planning Director may grant the variance only in cases where strict compliance with the terms of the Ordinance would result in practical difficulties that **have not been caused** by act of the applicant or the applicant's predecessors in title. [emphasis added]

Clearly the willful acts of Mattingly, the predecessor in title to Applicant Lumpkins, in and of themselves, have caused the difficulties encountered by the Applicant and, therefore act as a bar to the Planning Director – as they would bar the Board of Appeals – from granting the requested variance.

Johnson's respectfully submit that given the specific prohibition from granting variances in those instances in which the "alleged difficulty" has been created by the applicant or the applicant's predecessors in title, as a matter of law neither

⁷ Exhibit F.

⁸ Exhibit G. (enlarged F)

⁹ Chapter 22, Administrative Decisions, Section 22.5. 3. (c.) St. Mary's County Comprehensive Zoning Ordinance

Notice of Appeal VAAP 16-0957 January 4, 2017 Page five (5)

the Director nor the Board of Appeals has the authority to grant the requested variances.

Applicant further indicates that an existing garage, which appears from the site plan to be 25.3' \times 25.3' (640 \pm sq. ft.), will be reduced in size to 600 sq. feet and relocated, but only so far as to still require a side yard variance.

Should not the Director and/or the Board of Appeals be barred from granting <u>any</u> variance on the subject property, including that one requested for the relocated garage?

Respectfully submitted,

JOSEPH F. MITCHELL

Listing of Exhibits:

Exhibit A. Deed 3336/125 Mattingly to Lumpkins

Exhibit B. Plat JMM 2/84 Tolson Subdivision No. 2

Exhibit C. Deed 2104/166 Steuart Investments Company to Brenda K.

Mattingly

Exhibit D. Trautman Plat 2104/168

Exhibit E. Expanded portion of Exhibit D.

Exhibit F. Trautman Plat 64/62

Exhibit G. Expanded portion of Exhibit F.

Attachments to Notice of Appeal:

Copy of County Agency's decision

Names and Mailing Addresses of Owners of Property w/in 200'

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of January, 2017, a copy of the foregoing Notice of Appeal was mailed, first class mail, postage prepaid, to James and Christine Lumpkins, 44361 Hodges Court, Leonardtown MD 20650 and to Christopher Longmore, Esq., Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101, Lexington Park, Maryland 20653...

Joseph F. Mitchell

EXHIBITS

Exhibit A. Deed 3336/125 Mattingly to Lumpkins

Exhibit B. Plat JMM 2/84 Tolson Subdivision No. 2

Exhibit C. Deed 2104/166 Steuart Investments Company to Brenda K. Mattingly

Exhibit D. Trautman Plat 2104/168

Exhibit E. Expanded portion of Exhibit D.

Exhibit F. Trautman Plat 64/62

Exhibit G. Expanded portion of Exhibit F.

EXHIBIT A

in the year Two Thousand and Nine by and between BRENDA K. MATTINGLY, herein referred to as GRANTOR and JAMES D. LUMPKINS and CHRISTINE COOKSEY LUMPKINS, herein referred to as GRANTEES.

WITNESS that for the monetary sum of \$410,000.00 GRANTOR does grant and convey unto GRANTEES, the survivor of the two, their heirs and assigns forever in fee simple as tenants by the entireties those tracts of land situate, lying and being at Piney Point in the Second Election District of St. Mary's County, Maryland and described as follows, that is to say:

TRACT 1: LOT 500-12 in WARREN TOLSON'S SUBDIVISION NO. 2 per a Boundary Adjustment Plat of Survey dated April 23, 2007 prepared by Robert E. Trautman, Professional Land Surveyor, and recorded among the Land Records of St. Mary's County, Maryland on December 14, 2007 in Plat Book JWW No. 64, Folio 62 and updated by a Survey Plat dated June 4, 2009 prepared by Little Silences Rest, Inc. and recorded among the Land Records on October 5, 2009 in Plat Book JWW No. 67, Folio 95.

RE-ADJUSTED PARCEL 23 IN WAREEN TOLSON'S SUBDIVISION NO. 2 TRACT 2: per a Boundary Line Adjustment Plat of Survey dated June 4, 2009 prepared by Little Silences Rest, Inc. and recorded among the Land Records of St. Mary's County, Maryland on October 5, 2009 in Plat book JWW No. 67, Folio 95.

It is the intention of Brenda K. Mattingly to convey to James D. Lumpkins and Christine Cooksey Lumpkins all right, title and interest that she has in and to any real estate located at Piney Point in the Second Election District of St. Mary's County, Maryland.

BEING the land conveyed by Steuart Investment Company to Brenda K. Mattingly by Deed dated September 2, 2003 and recorded among the Land Records of St. Mary's County, Maryland in Liber EWA No. 2104, Folio 166. FOR FURTHER REFERENCE SEE DEED RECORDED AT LIBER JWW NO. 3292, FOLIO 2.

LIFE ESTATE

YOLANDA HIGGINS does join in this Deed for the sole purpose of terminating her Life Estate Interest in and to READJUSTED PARECEL 23, (aka 44741 Lighthouse Road) but retaining her Life Estate Interest in and to LOT 500-120058 Lighthouse Road).

State of Maryland County of St. Mary's

Before me, a Notary Public, did on this 20th day of October, 2003, appear YOLANDA HIGGINS and she did acknowledge that the above represents her free act and deed.

My commission expires: [O[11]201]

THIS IS TO CERTIFY THAT ALL

TAXES ON THIS PROPERTY HAVE

EEN PAID THROUGH

TREASURER ST. MARY'S COUNTY, MD

TOTAL

MARY'S COUNTY CIRCUIT COURT (Land Records) JWW 3366, p. 0125, MSA_CE60_3675. Date available 11/02/2009. Printed 07/21/2016

EXHIBIT B

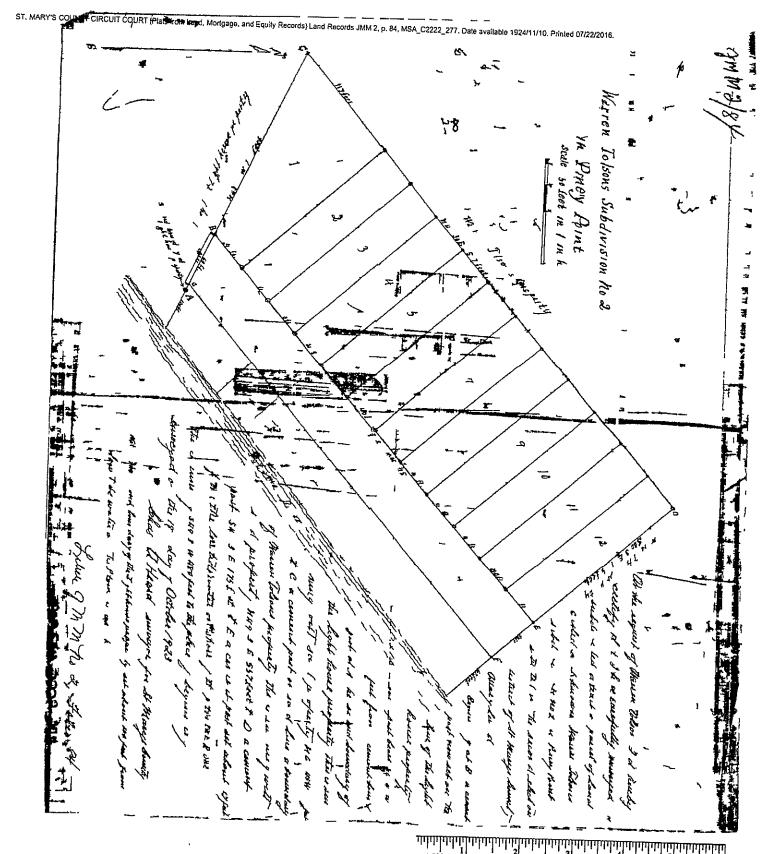


EXHIBIT C

EXHIBIT C

FRE SIMPLE DEED-CODE-CITY OR COUNTY.

This Bred.

2 nd.

day of September

in the year Two Thousand and Three by and between STEUART INVESTMENT COMPANY, a Delaware Corporation, herein referred to as GRANTOR, and BRENDA K. MATTINGLY, herein referred to as GRANTEE. WITNESS that for the monetary sum of \$270,000.00, GRANTOR does grant and convey unto GRANTEE, her heirs and assigns forever in fee simple that tract of land situate, lying and being in the Second Election District of St. Mary's County, Maryland, which is described as follows, that is to say:

See Exhibit A that is affixed hereto and made a part hereof. SUBJECT TO THE LIFE ESTATE OF YOLANDA HIGGINS, FORMERLY YOLANDA MAGGIA BEING the land conveyed by Theodore Maggia and Yolanda Maggia to Steuart Investment Company by Deed dated November 10, 1969 and recorded among the Land Records of St. Mary's County, Maryland in Liber D.B.K. No. 155, Folio 109. THEODORE MAGGIA DIED AT GEORGETALIN CHIVENSITY HUSPITA C IN WASHINGTON, JC. FEBRUARY 62, 1971.

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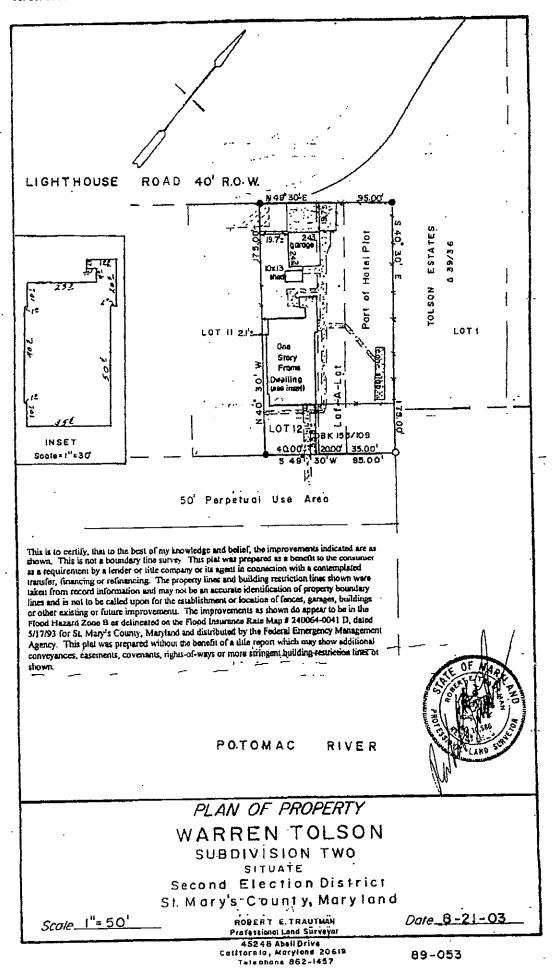
2413 Date available 03/04/2004 Printed 11/01/2016 MARY'S COUNTY CIRCUIT COURT (Land Records) EWA 2104, p. 0166, MSA CE60

THIS IS TO CERTIFY THAT ALL TAXES ON THIS PROPERTY HAVE BEEN PAID THROUGH freme 30,2004 ST. MARY'S COUNTY, MD ACCT. NO. 02-019787 02 019795

EXHIBIT A

- FIRST: (1) Lot 12 in Warren Tolson's Subdivision No. 2 in Piney Point, as per plat recorded in JMM No. 2, folio 84, as recorded among the Land Records of St. Mary's County, Maryland, together with all of their right to use in common with owners of Lots 1 thru 12 inclusive, in said subdivision, the strip of land lying between said main walkway and the low water mark of the Potomac River for a beach or parkage, together with their right to maintain a bath house and a summer house, also a wharf into the River for fishing, crabbing, bathing and the use of family launches.
- (2) "Laf-a-Lot" in Warren Toison's Subdivision No. 2 of Piney Point, St. Mary's County, Maryland, as per plat recorded in Liber JMM No. 2; folio 84 (Note: proper reference not used in prior deed), together with a right of way over the property of their granter, East of said Subdivision for access to said lot by suitable readway to the rear thereof, also a right of way over said property or their granter to and over a strip of land 50 feet in width, paralleling the front line of said lot line, which said 50 foot strip shown on said plat shall be reserved for the perpetual use of all of the owners in the lots and said subdivision No. 2, also the parties of the first part further grant and convey to the parties of the second part, in fee simple, all the land lying botwoon said fifty foot strip and the low water mark on the Potomac River between a prolongation of the east line of said lot 12 and west of lot shown on plat as Laf-a-Lot And, also granted is all rights and privileges set forth in a paper writing known as a Dodicatory Supplement to a plat recorded in Liber JMM No. 2, folio (94). Also is the privilege of the use of the steamboat wharf, so long as wharf is controlled by grantor or parties of the first part, for purpose of travelling or steamboat stopping at said whorf and with the right to land freight and baggage thereon.

SECOND: "Part of Piney Point" and also known as "Part of Hotel Plot", and described as follows: BEGINNING for the same at an iron pipe the northeast boundary of Theodore Maggia's lot, thence running and binding on the east line of the said Maggia's lot South 39° 39' East 175 feet to an iron pipe the southeast boundary of the said Maggia's lot, thence leaving the Maggia's lot and running North 50° 21' East 15 feet to an iron pipe set on the beach of the Potomac River, thence North 39° 39' West 175 feet to an iron pipe, thence South 50° 21' West 35 feet to the first beginning, containing 6,125 square feet of land. BEING a part of the same land which Warren Tolson died seized and possessed of and which was devised by him to Julius Tolson and Anne T. Wentz, Jean L. Waikart and Anne H. Tolson, by his Last Will and Testament, which is recorded among the Wills Records of St. Mary's County, Maryland.



Date available 03:047:004 Printed 11/04/2016 2413 CE60 MSA 01692 MARY'S COUNTY CIRCUIT COURT (Land Records) EWA 2104

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Wongether, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To have and to hold the land 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 BRENDA K. MATTINGLY

in fee-simple

And the said STEUART INVESTMENT COMPANY, a Delaware Corporation

hereby covenant that it. will warrant specially the property hereby granted and conveyed, and that it will execute such further assurances of said title as may be requisite.

> Bitures the hand and seal of said grantor

T COMPANY PRESIDENT

Biate of Maryland.

Montgomery County to mit:

I HEREBY CERTIFY, that on this

day of September

in the year

2003

before me, the subscriber a Notary Public of the State of

Maryland, in and for County of montgom ony

aforesaid, personally appeared JOHN R. CLARK, III, President of Steuart Investment Company

and he

acknowledged the foregoing Deed to be his

act

tness my hand and Notarial Seal.

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY THE I NDERSIGNED ATTORNEY, DULY ADMIT-TED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND, OR BY AN EMPLOYEE OF SUCH ATTORNEY

anucy 24.2006 *He did further acknowledge that this is not a conveyance of all or substantially all of the corporate assets.

> CHRISTY D. LEWIS NOTARY PUBLIC Montgomery County, MD My Commission Expires January 24, 2006

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EXHIBIT D

This is to certify, that to the best of my knowledge and belief, the improvements indicated are as shown. This is not a boundary line surve. This plat was prepared as a benefit to the consumer as a requirement by a tender or little company or its agent in connection with a contemplated transfer, financing or refusacing. The property lines and building restriction lines shown was taken from record information and may not be an accurate identification of property boundary lines and is not to be called upon for the establishment or location of fences, garages, buildings or other existing or future improvements. The improvements as shown do appear to be in the Flood Hazzard Zone B or delineated on the Flood Insurance Rate Map # 240064-0041 Q dated 5/17/93 for St. Mary's County, Maryland and distributed by the Federal Emergency Management Agency. This plat was prepared without the benefit of a title report which may show additional conveyances, easements, covenants, rights-of-ways or more stringent duilding-restriction lines of shown.

POTOMAC RIVER



WARREN TOLSON

SUBDIVISION TWO

SITUATE

Second Election District

St. Mary's "County, Mary land

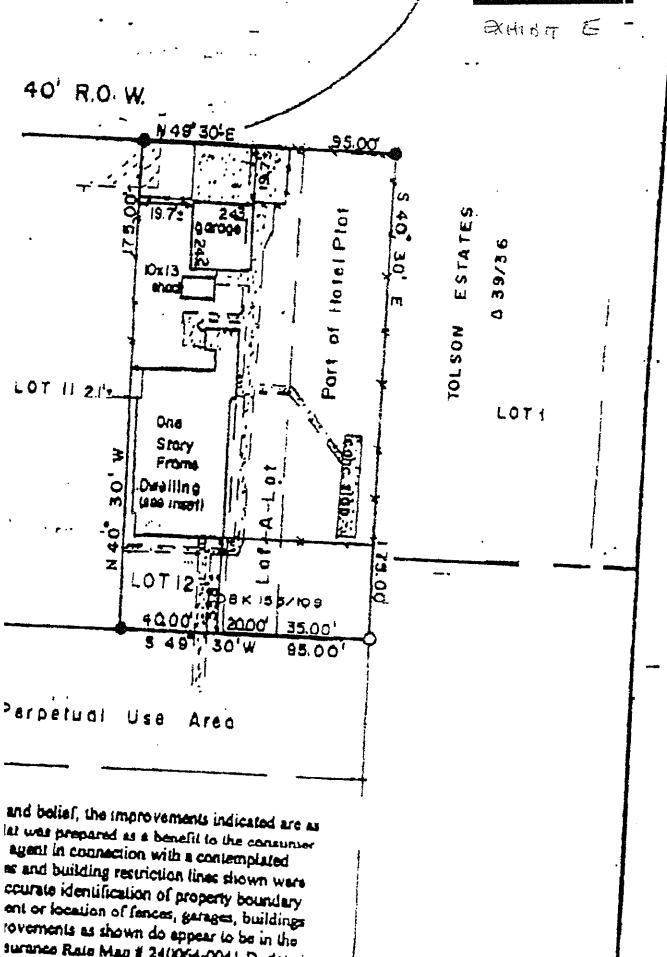
ROBERT E.TRAUTHAN Professional Land Surveyor

Date 8-21-03

45248 Abell Drive California, Maryland 20619 Telephone 862-1457

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EXHIBIT E



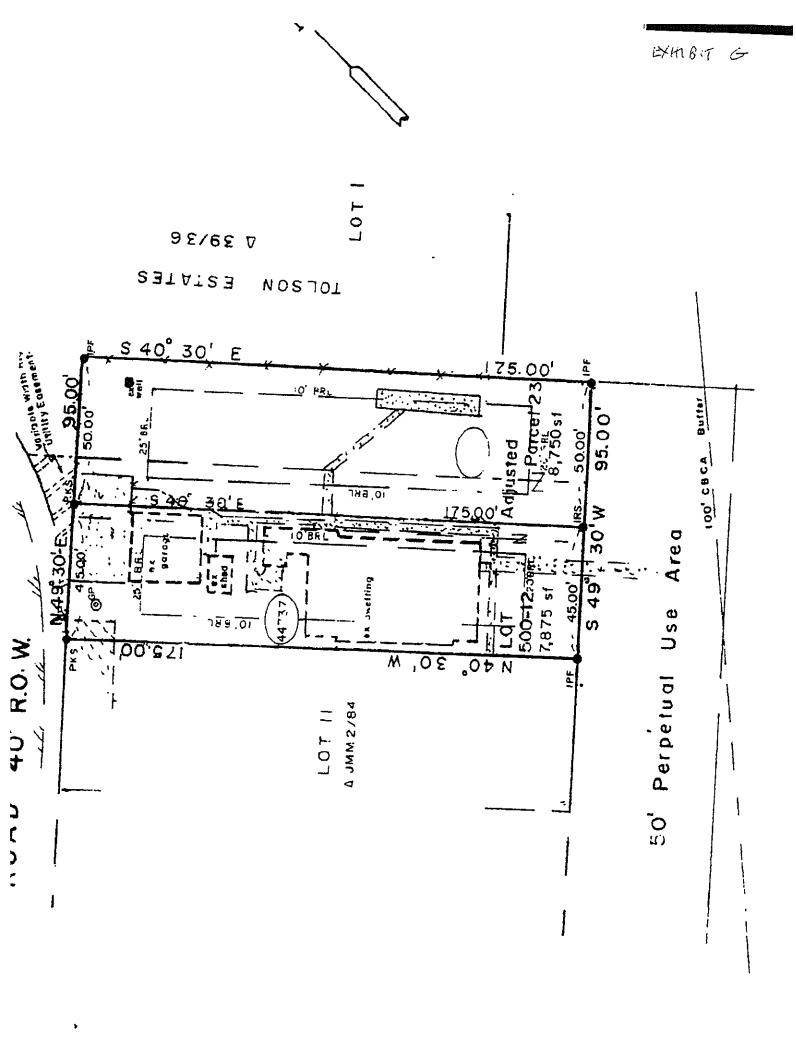
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EXHIBIT G



DECISION OF DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT

VAAP 16-0957

St. Mary's County Government DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT

Phillip J. Shire, Director William B. Hunt, AICP, Deputy Director



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President Michael L. Hewitt, Commissioner Tom Jarboe, Commissioner Todd B. Morgan, Commissioner John E. O'Connor, Commissioner

MEMORANDUM

Date:

November 28, 2016

To:

Phillip Shire, Director

From:

Yvonne Chaillet, Zoning Administrator

Subject:

VAAP 16-0957, Lumpkins Property

Administrative Hearing of November 28, 2016

Supplemental Report

SECTION I. Development Data:

Request: The Applicants request variances from Schedule 32.1 of the Comprehensive Zoning Ordinance to reduce the required side yard setbacks on the northeast side and southwest side of the property to construct a replacement single-family dwelling.

Owner:

James and Christine Lumpkins ("the Applicants")

Agent:

Christopher T. Longmore, Esq., Dugan, McKissick & Longmore, LLC

Location:

44737 Lighthouse Road, Piney Point, Maryland

Tax Map:

65 Grid: 22 Parcel: 204 (Lot 5000-12, Tolson Subdivision)

Acreage:

13,233 square feet

Election District: 8

Zoning:

Residential, Low-Density (RL) District, Intensely Developed Area Overlay

SECTION II. Notification: The property and variance requests were advertised in *The Enterprise* on November 11, 2016 and November 18, 2016.

SECTION III. Applicable Regulations: St. Mary's County Comprehensive Zoning Ordinance (Ordinance)

- 1. Section 20.4 Director of Planning and Zoning. Powers and Duties
- 2. Section 22.5 Administrative Variances
- 3. Section 32.1 Development Standards

SECTION IV. Property and Case Information:

1. The subject property (the "Property") contains a one-story single-family dwelling, which was built in 1922 according to the Maryland Department of Assessments and Taxation Real Property Data. Maryland Archives indicates that Tolson Subdivision No. 2 was recorded in 1924. The Property also contains a newly constructed, two-story garage, which the

VAAP 16-0957, Lumpkins Property Administrative Hearing of November 28, 2016 Supplemental Report Page 2 of 5

Applicants plan to move so that the garage complies with the required 25-foot front yard setback and meets the minimum five-foot, side yard setback.

- 2. The Applicants propose to demolish the existing house and replace it with a three-story single-family dwelling measuring 30 feet wide by 55 feet long. A second story porch will extend an additional 12 feet from the back of the house. The house will encroach into the setback on the northeast side of the Property, reducing this side yard setback from the required 10 feet to 5.76 feet. The house will also encroach into the setback on the southwest side of the Property and reduce this required setback from 10 feet to 9.24 feet. Following construction the new house will be located approximately 15 feet from the house that shares the northeast property line and approximately 15 feet from the house that shares the southwest property line.
- 3. If the variances are granted, the Applicants must comply with Section 24.8 of the Ordinance pertaining to lapse of variance. Variances shall lapse one year from the date of the grant of the variance, if the Applicant has not complied with Section 24.8.

SECTION V. Standards for Granting a Variance: The Planning Director must find that the Applicant has met the standards for variance pursuant to Section 24.3 of the Ordinance in order to approve the requested variance. The standards are listed below along with staff's analysis of each standard.

a. Because of particular physical surroundings such as exceptional narrowness, shallowness size, shape or topographical conditions of the property involved, strict enforcement of this Ordinance will result in practical difficulty.

Staff analysis: A strict enforcement of the Ordinance would prohibit construction in the side yard setbacks, which staff believes would create a practical difficulty for the Applicants. The Property contains a dwelling that was constructed in 1922. The Applicants wish to replace this decades-old dwelling with a new single-family dwelling.

The Property is exceptionally narrow at 45 feet, and the Ordinance requires a 10-foot building setback on each side of the Property, leaving a 25-foot wide building envelope. The Applicants have reduced the width of the proposed dwelling to 30 feet in order to minimize the encroachment into the side yard setbacks. It is unreasonable to expect that the Applicants could further reduce the width of the proposed dwelling.

b. The conditions creating the difficulty are not applicable, generally, to other properties within the same zoning classification.

<u>Staff analysis</u>: Warren Tolson Subdivision No. 2 was originally recorded in November 1924. The lots were relatively uniform in size and narrow, and no development standards were in place to guide the location and building of houses and other structures on the lots.

VAAP 16-0957, Lumpkins Property Administrative Hearing of November 28, 2016 Supplemental Report Page 3 of 5

Development is now regulated under a Comprehensive Zoning Ordinance, which establishes minimum lot widths and building setbacks as well as other development standards. The minimum lot width in the RL District is 75 feet and the required side yard setback is 10 feet.

Many of the properties in the Tolson Subdivision require variances in order to redevelop them under current standards. However, subdivisions which were created with the adoption of the first comprehensive zoning ordinance in 1974 and thereafter have minimum standards for lot width, depth, and frontage, which afford an ample size building envelope for development.

c. The purpose of the variance is not based <u>exclusively</u> upon reasons of convenience, profit or caprice. It is understood that any development necessarily increases property value, and that alone shall not constitute an exclusive finding.

<u>Staff analysis</u>: The purpose of the variances is to allow the Applicants to reduce the side yard setbacks on a 45-foot wide lot by less than 50 percent in order to replace a decades-old house with a new single-family dwelling with a width of only 30 feet.

The purpose of the variances, therefore, is not based exclusively upon reasons of convenience, profit, or caprice.

d. The alleged difficulty has not been created by the property owner or the owner's predecessors in title.

<u>Staff analysis</u>: The alleged difficulty is based on the narrow width of the Property which is part of an old, recorded subdivision.

e. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood and the character of the district will not be changed by the variance.

Staff analysis: The granting of the variances will allow the proposed replacement single-family dwelling to encroach approximately five feet into the required 10-foot side yard setback on the northeast side of the Property and approximately one foot into the required 10-foot side yard setback on the southwest side of the Property. Many of the properties that front Lighthouse Road contain principal and accessory structures that do not meet current setback standards because the properties are part of a subdivision that was recorded decades before a comprehensive zoning ordinance, a subdivision ordinance, and building standards were adopted.

For these reasons, staff believes that the granting of the variances to allow a reduction in the side yard setbacks for the purpose of building a new house will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood and the character of the district will not be changed by the variance.

VAAP 16-0957, Lumpkins Property Administrative Hearing of November 28, 2016 Supplemental Report Page 4 of 5

f. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

<u>Staff analysis</u>: The variances to reduce the side yard setbacks to allow the construction of a new house to replace a decades-old one will not affect traffic. or increase the danger of fire, and will enhance, rather than impair, the property values within the neighborhood.

g. The variance complies, as nearly as possible, with the spirit, intent, and purpose of the Comprehensive Plan.

<u>Staff analysis</u>: Chapter 3, "A Growth Management Strategy," of the Comprehensive Plan establishes a vision for community design, which includes encouraging owners of existing structures to maintain and retrofit the buildings and grounds so they become attractive and energy efficient.

The replacement of a house, which was constructed in 1922 with a new, energy efficient house will enhance the Property and add value to both the Property and the neighborhood, which complies as nearly as possible with the spirit and intent of the Comprehensive Plan.

SECTION VI. Hearing Summary: The public hearing was held as advertised and recorded. The certified mail receipts, the Certification of Property Posting and Mailing Receipts form, an Affidavit of Posting, and two photographs of the posted sign were submitted to the Department of Land Use and Growth Management prior to the date of the hearing. This information is in permit file 16-0957.

The following people were present at the public hearing: 1) property owners James and Christine Lumpkins, 2) Christopher Longmore, Esq., Counsel for Mr. and Mrs. Lumpkins, 3) William Johnson, an adjoining property owner, 4) Joseph Mitchell, Esq., Counsel for Mr. and Mrs. William Johnson, 5) Terry Larus who owns property on Lighthouse Road, and 6) Butch Bailey with Nokleby Surveying. Three staff members were also in attendance: 1) Phillip Shire, Director, 2) Yvonne Chaillet, Zoning Administrator, and 3) Benjamin Cohen, Environmental Planner.

Ms. Chaillet presented staff's report followed by Mr. Longmore's request for variances to reduce the side yard setbacks. Mr. Mitchell testified in opposition to the variance requests, and his client Mr. Johnson commented on the variance request prior to the close of public testimony. Mr. Mitchell submitted the following exhibits:

- 1. Mitchell Exhibit 1: Sample house design
- 2. Mitchell Exhibit 2: Deed Liber 3366 / Folio 125
- 3. Mitchell Exhibit 3: Warren Tolson subdivision Plat JMM 2/84
- 4. Mitchell Exhibit 4: Deed Liber 2104 / Folio 166
- 5. Mitchell Exhibit 5: Deed Liber 2104 / 168

VAAP 16-0957, Lumpkins Property Administrative Hearing of November 28, 2016 Supplemental Report Page 5 of 5

- 6. Mitchell Exhibit 6: Warren Tolson's Subdivision No. 2 Liber 64 /Folio 62
- 7. Mitchell Exhibit 7: Letter from Joseph F. Mitchell, P.C. dated November 28, 2016

SECTION VII. Staff Recommendation: Staff believes that the Applicants have met the standards for granting each variance as explained under each standard. Staff, therefore, recommends approval of the request to reduce the required side yard setback on the northeast side of the Property from 10 feet to 5.76 feet and to reduce the required side yard setback on the southwest side of the Property from 10 feet to 9.24 feet, subject to the following conditions:

- 1. The Applicant shall revise the site plan and re- label the adjoining property, which is owned by William Wayne Johnson and Pamela Long Johnson and located at 44741 Lighthouse Road, to read, "Re-Adjusted Parcel 23."
- 2. The Applicant shall show the northern boundary of Re-Adjust ed Parcel 23 on the site plan.
- 3. The Applicant shall show the small portion of Lot 1 that extends in front of Re-Adjusted Parcel 23 and Lot 5000-12.

Approved subject to and trus 1-3 12/16/6
Decision Date

Phillip J. Shire, Girector

SECTION VII. Attachments:

Attachment 1: Standards letter from Christopher T. Longmore, Esq., dated October 14, 2016

Attachment 2: Site Plan

Variance Application Date: October 14, 2016

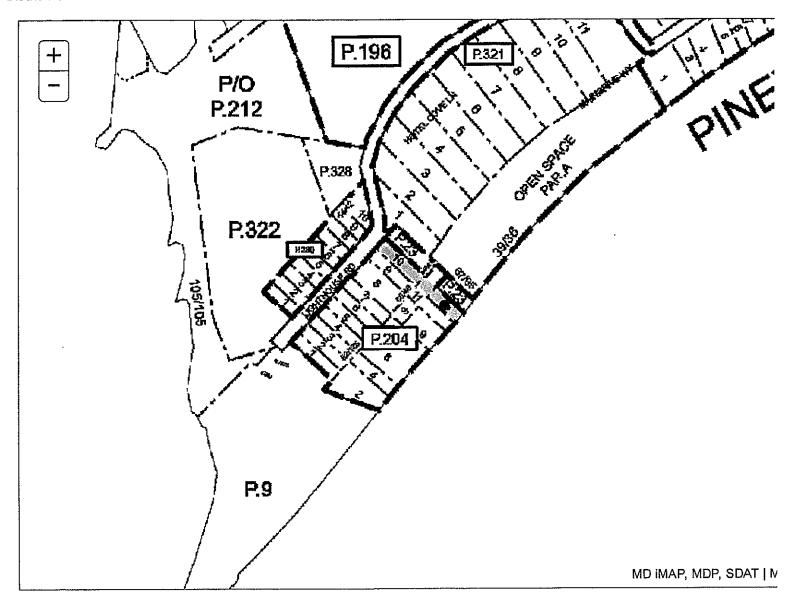
NAMES AND MAILING ADDRESSES OF

OWNERS OF REAL PROPERTY LOCATED WITHIN 200 FEET OF SUBJECT PROPERTY

COPY OF TAX MAP AND SDAT REAL PROPERTY DATA SHEETS

St. Mary's County

Account Number: 019795 District: 02



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (http://www.mdp.state.md.us/OurProducts/OurProducts.shtml).



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Guide to searching the database

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Guide to searching the database

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Guide to searching the database

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Guide to searching the database

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Mailing Address:	44775 HOTE	L COVE LN MD 20674-3015	Deed Reference:	/01090/ 0	0396	
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Premises Address:	44775 HOTE PINEY POINT Waterview	L COVE LN	Legal Description	OFF LIG	HTHOUS	E LAN
Map: Grid: Parcel:		ivision: Section:	Block: Lot:	TOLSON Assessment	Plat	:8
0065 0016 0321	0326		3	Year: 2017	No: Plat Ref:	0039/ 0036
Special Tax Areas:		Town:		NON		0036
		Ad Valore Tax Class		2		
Primary Structure Built	Above Grade Enclo	sed Finished Area	Basement Pro	operty Land	Cou Use	
1998	3,110 SF			,618 SF	000	
Stories Basement 2 NO	• •	xterior Full/Half	3 -	Last Majo	r Renov	ation
2 10	SPEIL LEVEL SI	Value Informatio	1 Attached			
	Base Value	Value		Assessments		
	Dase value	As of 01/01/2017	As of	As	of 01/2017	ı
Land:	130,600	130,600				
Improvements Total:	215,400 346,000	211,700 342,300	240,000			
Preferential Land:	0	342,300	346,000	342 0	2,300	
		ได้กรร์จาร์, การการส	₹ . \$ '			
Seller: WENTZ, SAMUEL H	R JR & SHARON	Date: 09/13/1996		Price: \$1	02,500	
Type: ARMS LENGTH VA	ACANT	Deed1: EWA /0109	90/ 00396	Deed2:		
Seller: TOLSON, JULIUS	W & GEORGIANA	Date: 10/26/1994		Price: \$0	•	
Type: NON-ARMS LENG	TH OTHER	Deed1: EWA /0093	33/ 00265	Deed2:		
Seller:		Date:		Price:		
Type:		Deed1:	: .	Deed2:		
Partial Exempt Assessmer		i telepijo i teolo a	07/01/2016	07/04/004	7	
County:	000		0.00	07/01/201	I	
State:	000		0.00			
Municipal: 	000		0.00 0.00	0.00 00.0		
Tax Exempt: Exempt Class:		Special Tax Reca NONE	oture:			

http://sdat.dat.marvland.co.u/RealProperty/Dages/dofault.ansv

Real Property Data Sealing

Search Residence Cower (Co.)

View Map		view GroundRe	ent Redemptio	n	V	View GroundRent Registration				
Account iden	tifier:	District	- 02 Account i	Number - 007						
			Owne	r Information						
Owner Name:		ENO FR ENO KA	ANKLIN THON THLEEN MARI	E& Prince			RESIDENTIAL YES		<u> </u>	
Mailing Addre	ss:	44733 L PINEY P 3014	IGHTHOUSE R OINT MD 2067	D Deed	i Referen	ce:	/03690/ 00112			
			Locution & S	tructure info	าาละอก					
Premises Add	ress:	44733 LI PINEY P Waterfro	GHTHOUSE R OINT 20674-00 nt	D Lega 000	ıl Descrip	tion:	LOT 11 PLAT 2/84 WARREN TOLS #2	SON'S SU	JBD	
Map: Grid	: Parce	l: Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2 84	
0065 0022	0204		0082			11	2017	Plat Ref:	٠.	
Special Tax /	Areas:			Town: Ad Valorem Tax Class:	:		NONE 2			
Primary Struc Built 1926	cture	Above Grade Area 1,368 SF	Enclosed	Finished Ba Area	sement	Area	perty Land I 0 SF	County Use	,	
Stories Ba	sement	Туре	Exterior	Full/Half Bath	G	arage	Last Major Renovatior			
1 1/2 NC		STANDARD UNIT	SIDING	1 full/ 1 h		etached	110110141101			
			संब <u>्</u> वेतर	สาร กะว ับ						
		Base Va		Value	Pi	nase-in A	Assessments			
				As of 01/01/2017		s of //01/2016	As of 07/01/			
Land:		214,000		214,000	0.	70172010	07/01/	2017		
Improvements	5	89,200		87,800						
Total: Preferential L		303,200	:	301,800	30	3,200	301,80	00		
Freierential L	and:	0					0			
0.11			4, 17.38	la benation	·	······································				
Seller: ENO W				3/19/2012			Price: \$	0		
Type: NON-AI			Deed1:	/03690/ 0011	2		Deed2:			
Seller: ENO, V	VALTER F	& BARBARA		2/21/1977			Price: \$	0		
Type:			Deed1:	/00286/ 0022	1		Deed2:			
Seller:			Date:				Price:			
Type:			Deed1:				Deed2:			
			<u> Germanija</u>	ada e nedes	-					
artial Exempt ssessments:		Class		07/01	2016		07/01/2017			
ounty:		000		0.00						
tate: Iunicinal:		000		0.00						
lunicipal: Tax Exempt:		000	Special	0.00 0 Tax Recaptu		(0.00 0.00			

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Real Property Card Geam.

Gearda Resources Markins 1.7 cm.

View N				Rent Redemption			View GroundRent Registration					
Accoun	t Identifi	er:	District -	- 02 Account N								
-					e: islormati	ยก						
Owner N			CORNEL HARRIS		5	Use: Principal Residen	ce:	RESIDENTI YES	AL			
Mailing	Address	:	44729 LI PINEY P	GHTHOUSE RI OINT MD 20674	1-3014	Deed Re		/03059/ 005	594			
Premise	s Addros		44700 11	Location & 1								
1 16111136:	s Addres		PINEY PO Waterfro	GHTHOUSE RI DINT 20674-000 nt	20674-0000		scription:	: LOT 500-9 PLAT 66/46 WARREN TOLSON'S 9 #2		'S SUBI		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	66 46		
0065	0022	0204		0082			9	2017	Plat Ref:	0002/ 0084		
Specia	I Tax Are	eas:			Town: Ad Valore Tax Class			NON 2	E			
Primary Built 2008	/ Structu	ıre	Above Grade Area 2,330 SF	Enclosed	Finished I Area	3asement	Are	pperty Land ea 456 SF	Cou Use			
Stories	Base	ment	Туре	Exterio	r Full/Hal	f Dath			_			
1 1/2	NO		STANDARD U				Garage 1 Attache	Last Majo	r Reno	vation		
-							- Fittaone					
			Base \		Value		Phase in	Assessments				
					As of		As of	Assessments	of			
Land:			254,30	on.	01/01/2017		07/01/201		01/2017			
Improve	ments		245,80		254,300 238,600							
Total:			500,10	0	492,900		500,100	492	,900			
Preferer	itial Lan	d:	0					0	,			
				र्ग (बस्≥)	ell formati	. (1						
			'HIA M S/O IPROVED		09/04/2007 : JWW /0305	59/ 00594		Price: \$5 Deed2:	65,000			
Seller: S	SCHWEN	IK, DAVID	C & CYNTHIA	AM Date: (03/11/2003			Price: \$0				
Type: N	ON-ARM	IS LENG	TH OTHER		: EWA /0195	6/ 00762		Deed2:				
Seller: S	SPARKS, YJR	ELIZAB	ETH & H E	Date: (06/24/1992			Price: \$1	57,000			
Type: A	RMSLE	NGTH IM	PROVED	Deed1:	: EWA /0069	0/ 00036		Deed2:				
				<u> ವಿಕೃತ್ಯ</u> ಾಗಿ	an domas	is q						
artial Ex	empt ents:		Class		(7/01/201	6	07/01/2017				
county: State:			000			0.00						
iaie: Iunicipal	!:		000 000			0.00		5.0010				
Tax Exe				Specia	ι I Tax Recap).00 0.00		0.00 0.00				
	Class:			NONE	птах кесар	.ure:						
Exclusive												

Real Property From Search

View N	lap		View Ground	Rent R	Redemptio	n			Viev	w Gro	undRent R	legis	stration	i
Accoun	t Identifi	er:	Distric	t - 02 .	Account N	lumber -	000	636						
					Owns	r lidosa	atio	ì	,					
Owner N	lame:		GOLL	ADAY I	BARBARA	ANN		: icipal idence:			RESIDEN NO	TIAL	•	
Mailing	Address	:			POINT RE		Dee	d Refere	ence:		/02907/ 0	0333	;	
				1_00	ខេត្ត និ	ian kusa	artic)	mudan						
Premise	s Addres	s:		POINT	HOUSE R 20674-00				riptio	n:	LOT 6 & I PLAT 2/84 WARREN #2	4		SUBD
Map:	Grid:	Parcel:	Sub District:	Sub	division:	Sectio	n:	Block:	Lo		Assessme Year:	nt	Plat No:	2 84
0065	0022	0204		0082	!				6		2017		Plat Ref:	0002/ 0084
Special Tax Areas: Primary Structure Built						Town: Ad Valorem: Tax Class:					N 2	ONE		
Primar Built 1929	y Structu	re	Above Grade Area 2,016 SF	e Encl	osed	Finishe Area	ed B	asement	ŧ	Area	perty Land a 96 SF		Cou Use	
Stories	Base NO	ment	Type STANDARD (JNIT	Exterior FRAME	Full/l 2 full			Gara 1 Det	ge tache		Majo	r Reno	vation
					Val ac	Baratan k	1.0							
			Base	Value		Value			Phas	se-in A	Assessmei	nts		
						As of 01/01/20	147		As o			As c		
Land:			209,0	00		209,000	, , ,		07/0	1/2010	0	07/0	1/2017	
Improv	ements		112,2			109,400								
Total:		.a.	321,2	00		318,400			321,	200		318,	400	
Freiere	ntial Lan	: a:				e k f wat	22:11					0		
Sallar	HAMMET	T MADO	GARET L					·						
Type: N	ION-ARI	IS LENG	TH OTHER			2/07/200 EWA /0:		/ 00333					ce: \$0 ed2:	
			AND MARTHA TH OTHER	R		2/09/198 MRB /0		/ 00469					ce: \$0 ed2:	
Seller:					Date:							Pric		
Type:					Deed1:								ed2:	
					Esemple:	, , , , , , , ,	·aŭ	Ting gard			· · · · · · · · · · · · · · · · · · ·			
Partial Ex Assessm	cempt ents:		Class				07/0	1/2016			07/01/201	7		
County:			000				0.00							
State: //unicipa	ıl•		000				0.00							
Tax Exe			000					0.00			0.00 0.00			
Exempt	•				Specia NONE	l Tax Re	capt	ure:						

Resi Property Data Search

ар	V	iew GroundRent	Redemption	n		Vi	ew Grou	ndRent Regist	ration	
Identifie	r:	District - 02	2 Account N	umber - 0	0064		-		,,,,,,,,,,	
								· · · · · · · · · · · · · · · · · · ·		
ame:		MCENTEE	PATRICIA A		Princ	ipal		RESIDENTIAL NO		
\ddress:		PINELLAS			Deed	l Referer	nce:	/00388/ 00472		
			scation & St	ayatan k	មាំងអា	Ratio A				
Addres	s:		NT 20674-000		Lega	I Descri	ption:	PLAT 2/84		SUBI
Grid:	Parcel:	Sub S District:	Subdivision:	Sectio	n:	Block:	Lot:	Assessment Year:	Plat No:	2 84
0022	0204	0	082				8	2017	Plat Ref:	
l Tax Are	as:							NONE 2		
Built Area			ea			ement			County Use	у
1935 1,632 SF							11,00	00 SF		
Base	ment	Туре	Exterior	Full/H Bath	alf	Ga	arage			
NO			SIDING	2 full		1 De	etached		•	
			115.4443	Sist Chatti	243					
		Base Val	ue '	Value		Ph	nase-in A	ssessments		
					7					
		229,700			•	0,	70172010	07701	12011	
ements		113,200	•	111,000						
-4:-11	-1.	•	;	340,700		34	2,900	•	00	
itiai Lan	a: 	U						0		,
						00470			-	
WYA-NO	IS LENC	II OTHEK	Deed1:	MKR \00:	300/ (JU4/2		Dee	d2:	
			Date:							
			Deed1:					Dee	d2:	
			Date:					Price	e:	
			Deed1:					Dee	d2:	
										
empt ents:		Class		(07/01	/2016		07/01/2017		
		000			0.00					
r.		000			0.00					
l: empt:		000 000	<u>.</u> .		0.00[0			0.00 0.00		
count Identifier: District mer Name: MCENT filing Address: 9170 34 PINELL 5934 mises Address: 44725 L PINEY F Waterfree lap: Grid: Parcel: Sub District: 065 0022 0204 pecial Tax Areas: rimary Structure Above Grade uilt Area 935 1,632 SF tories Basement Type NO STANDARD UNIT Base and: 229,7 aprovements 113,2 aprov		Identifier: District - 02 Identifier: MCENTEE Address: 9170 34TH PINELLAS 5934 Identifier: MCENTEE Address: 9170 34TH PINELLAS 5934 Identifier: Prine Identifier: MCENTEE Address: 9170 34TH PINELLAS 5934 Identifier: 9170	Address: Parcel: Sub Subdivision: District: Owner Address: Addr	Identifier: District - 02 Account Number - 0	Identifier: District - 02 Account Number - 00064 Owner Information ame: MCENTEE PATRICIA A Use: Prince Resist Pr	District - 02 Account Number - 000644	District - 02 Account Number - 000644	District - 92 Account Number - 000644	District - 02 Account Number - 000644	

Maria Maria	year Creared Bank I	5-1	\ P -	im . m	
View Map	View GroundRent I			oundRent Registr	ation
Account Identifier:	District - 02 A	ccount Number - 020			
Owner Name:	BOARD OF CO		Use:	EXEMPT CO	MMEDOLAL
Owner Manie.	COMMISSION	ERS 'CS COUNTY MD	Principal Residence:	NO NO	JWIWERGIAL
Mailing Address:	23115 LEONA		Deed Reference	e: /01809/ 003	01
-	PO BOX 653	NN MD 20650-0653			
		1555 ও Serence ব	tores with a		
Premises Address:	LIGHTHOUSE		Legal	PARCEL A	21.344 SF
	0-0000 Waterview		Description:	N/S MD RT A BOUNDARY PLAT	498
Map: Grid: Par	rcel: Sub Su District:	bdivision: Section	n: Block: Lot	: Assessment Year:	Plat 54 No: 42
0065 0022 028	30 00	00		2017	Plat Ref:
Special Tax Areas:		Town: Ad Valor Tax Clas		NONE 2	
Primary Structure	Above Grade Enc		Basement Pr	operty Land	County
Built 1971	Area 6720	Area		ea ,344 SF	Use
Stories Basemen	t Type		Full/Half Ga Bath	rage Last Majo Renovatio	
	STORAGE WAREHOUSE				
		100000000000000000000000000000000000000	:		
	Base Value			n Assessments	
		As of 01/01/201	As of 7 07/01/20	As of 07/01/	
Land:	121,900	121,900	. 0,,01,20	077011	2011
Improvements	183,500	179,900			
Total: Preferential Land:	305,400	301,800	305,400	,	00
Fieleieiliai Land;	0	1 1 x 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		0	
Seller: STEUART TR	ANSDORTATION			n-:	. 60
COMPANY Type: NON-ARMS L		Date: 06/20/2002 Deed1: EWA /018	.no/ nn3n4	Price Deed	•
Seller:					
Seller: Type:		Date: Deed1:		Price Deed	
Seller: Type:		Date: Deed1:		Price Deed	•
.,,,,,		· · · · · · · · · · · · · · · · · · ·	- :3:11	Deec	
Partial Exempt Assessments:	Class		07/01/2016	07/01/2017	
County:	420		305,400.00	301,800.00	
State:	420		305,400.00	301,800.00	
Municipal:	420	A	0.00 0.00	0.00 0.00	
Tax Exempt: Exempt Class:		Special Tax Reca	pture:		
EXPRIOR GASS!		D11 1701₩			

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Branch Sang Law Son Ja

Guide to searching the database

View Map	V	iew GroundRe	nt Redem	ption		View	Groun	dRent Re	gistration
Account identif	ier:	District -	02 Accou	nt Numi	per - 035774				
			Ç	wase mi	ormatio:				
Owner Name:			T TERMIN P LP A DE				: cipal idence	•	INDUSTRIAL NO
Mailing Address	; :	C/O REC PO BOX	OVERY &		ANCE TAX		d Refe		/01021/ 00491
		W. 111 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			must mesett	. 1 3r.			
Premises Addre	ss:		GHTHOUS DINT 0-000 nt			Leg	al Desc	ription:	10.8051 ACRES PARCEL TWO PINEY PT MD 498
Map: Grid:	Parcel:	Sub District:	Subdiv	ision:	Section:	Block:	Lot:	Assess Year:	ment Plat No:
0065 0016	0322		0000					2017	Plat Ref:
Special Tax Ar	eas:			A	own: d Valorem: ix Class:			NC 2	DNE
Primary Struct Built		Above Grade Area	Enclosed	Fir Ar	nished Base ea	ment	Area	erty Land	County Use
							10.80	00 AC	000000
Stories Ba	sement	Type I	Exterior	Full/h	lalf Bath	Garage	Li	ast Major	Renovation
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		· · · · · · · · · · · · · · · · · · ·					
		Base V	/alue	Val				ssessmen	its
					01/2017	As o 07/01	f 1/2016		As of 07/01/2017
Land:		172,20			i,500				
Improvements Total:		290,50 462,70			,100 .600	462,7	700		100 007
Preferential La	nd:	0	U	414	,000	402,	UU		166,667 1
				,	English Fallish				
Seller:			Da	ite:			Price);	
Type:			De	ed1:			Deed	12:	
Seller:	•		Da	ıte:			Price	:	
Type:			De	ed1:			Deed		
Seller:			Da	ıte:			Price	:	
Type:			De	ed1:			Deed	12:	
			-	3.41.5	Temple				
Partial Exempt Assessments:		Class					1/2016		07/01/2017
County:		000				0.00			
State: Municipal:		000 000				0.00			0.0010.55
-		vov	~		M 1		0.00		0.00 0.00
Tax Exempt: Exempt Class:					x Recapture	e:			
Exempt Class:			NC	ONE					

Compared Section

Guide to searching the database

View Ma	р	Vic	ew GroundF	Rent Redem	ption			Vie	v Grou	ndRent Regis	tration	—	
Account I	dentifi	er:	District -	02 Account	Numl	per - 0410	81						
			·			niganare							
Owner Na	me:		ST MARY	S COUNTY SIONERS		1		cipal dence:		EXEMPT COM	MERCIA	L	
Mailing A	ddress		PO BOX 6 LEONARI	53 DTOWN MD	20650	1		Referer	ice;	/01818/ 00381			
				Lo 1980 c	\$ Su	រកា មខេត្តកើ	rine	T the					
Premises .	Addres	ss:	44740 LIG PINEY PO	HTHOUSE INT 20674-0	RD 0000		Legal Description:			PARCEL C PLAT 54/42 STEUART TR SURV	ANS BOU	ND	
Мар:	Grid:	Parcel:	Sub District:	Subdivis	ion:	Section:	: E	Block:	Lot:	Assessment Year:	Plat No:	54 42	
0065	0022	0328		0000						2017	Plat Ref:		
Special [*]	Tax Are	eas:				Town: Ad Valorer Tax Class:				NONE 2			
Primary S Built	Structu		lbove Grade lrea	Enclosed		inished B Area	lasei	ment	Area		County Use		
	_		_						861 \$	>r	000000		
Stories	Bas	ement	Туре	Exterior	Full	/Half Bath)	Garage	e L	ast Major Ren	ovation		
				1,		٦.							
			Base	Value	Va	alue		Pha	se-in A	ssessments			
Land:			222		0′	s of 1/01/2017		As c 07/0	of 1/2016	As o 07/0	f 1/2017		
Improven	nents		200 0		20 0	00							
Total:			200		-	00		200		200			
Preferent	ial Lan	d:	0		٠.٠	,,,		200		200 0			
Seller: ST	TEUAR Y	T TRANS	PORTATION	Dat	te: 07/	12/2002				Pric	e: \$0		
Type: NO	N-ARM	IS LENGT	H OTHER	De	ed1: E	WA /01818	8/ 00	381		Dee	d2:		
Seller:				Dat	te:					Pric	e:		
Type:				De	ed1:					Dee	d2:		
Seller:				Dat	e:					Pric	e:		
Туре:					ed1:					Dee			
Partial Exe Assessmer			Class			0	7/01	/2016		07/01/2017			
County: State:			500				00.0			200.00			
state: //unicipal:			500 500				0.00			200.00			
Tax Exem	mė.		200	_	• • -		.00 0			0.00 00.0			
Exempt C	-			Spe NO		ax Recapt	ture:	!					