



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Cindy Hamilton
Division of Zoning Administration and Public Service

FROM: Jeff Williams *JW*
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

RE: NCU-15-002

DATE: June 12, 2015

The Health Department has reviewed the above referenced petition and has the following comment.

- The property is currently connected to public water, but not public sewer and is assumed to be using a private onsite sewage system for the house. Prior to any change in use or building permit approval, the existing onsite sewage disposal system must be properly abandoned with documentation submitted to the Health Department along with any wells that may still exist on the property.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3391
TDD 410-313-2323

SUBJECT: NONCONFORMING USE APPLICATION

NCU 15-002
Shimay Estrogano

To: Department of Recreations and Parks
Department of Inspections, Licenses and Permits
Bureau of Environmental Health
Department of Fire and Rescue Services
Development Engineering Division
State Highway Administration

From: Toni Sieglein 
Division of Public Service and Zoning Administration

Date: June 8, 2015

Attached is the application for the nonconforming use referenced above as permitted under Section 129 of the Howard County Zoning Regulations. This Section allows approval of a nonconforming use by the Director of the Department of Planning and Zoning.

A public hearing on the application is scheduled for **June 30, 2015**. Please submit any advisory comments or applicable requirements your agency has on the application by **June 22, 2015**.

If you have any questions, please contact me at extension 2350.

Attachment



Department of Planning and Zoning

DPZ Office Use only:
Case No NCU-15-002
Date Filed 5/15/15

Nonconforming Use Confirmation Petition

1. Nonconforming Use Request

Describe the magnitude and the extent of the nonconforming use M-1 and residential uses currently occupy the entire property, specifically the storage of vehicles and equipment associated with an auto repair and towing company and a home with a front and back yard and driveway.

Give the date that the subject use became nonconforming to the use provisions of the Zoning Regulations 2004 for M-1; 1971 for residential

2. Petitioner's Name Shimay Estrogano

Trading as (If Applicable) PLE Towing Inc/PLE Service Inc

Address 6205 South Hanover Road, Elkridge, MD 21075

Phone No. (W) 410-796-3070 (H) 410-798-7241

Email Address shmayestrogano@verizon.net

3. Counsel for Petitioner Andrea LeWinter, Esq.

Counsel's Address 5850 Waterloo Road, Suite 140

Counsel's Phone No. 410-300-7251

Email Address alewinter@taylorlegal.com

4. Property Identification

Address of Subject Property 6177 Pine Avenue, Elkridge, MD 21075

Total Acreage of Property 5.257

Property Location 6177 Pine Avenue, Elkridge, MD 21075

Election District 01 Zoning District CE-CLI

Tax Map # 0038 Block # 0014 Parcel/Lot # 0220

Subdivision Name (if applicable)

5. Petitioner's Interest in Subject Property

[X] Owner [] Other (describe and give name and address of owner)

MAY 15 2015

If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

6. Confirmation of Nonconforming Use

(a) Describe the documentation included with this petition demonstrating the continuous and uninterrupted use of the site from the specified date Rental/use agreement between Miles Towing and Ms. Shipman dated April 2002; deeds of the Pine Avenue property; and, an affidavit of Mr. Shimay Estrogano.

(b) Provide the dates of any period of interrupted use which has occurred since the establishment of the nonconforming use there has been no interruption in use

(c) Describe the documentation included with this petition substantiating the existence of the subject use on the date that the use became nonconforming Rental/use agreement between Miles Towing and Ms. Shipman dated April 2002 and an affidavit of Mr. Shimay Estrogano. Not included, but available at DPZ offices is the 1960 Howard County General Plan that shows the existence of the residence on the property

(d) Does the nonconforming use involve a structure?
() No. (X) Yes. If Yes, describe a residential home and above ground swimming pool

(e) Any other factors which the Petitioner desires to have considered? please see attached

Question 6e:

Since April 2002, Mr. Shimay Estrogano on behalf of PLE Towing Inc/PLE Service Inc. and his predecessor, Miles Towing, have been using the subject property for the storage of equipment and supplies and the overflow parking of vehicles (including vehicles requiring repair, commercial vehicles, and those belonging to his employees) related to the auto repair and towing company located at the adjacent property, 6205 S. Hanover Road.¹ From 2002-2006, Miles Towing rented this property from the owners, Ms. Gloria Shipman and Ms. Julianne Jenny,² and continuously used the rented portion for the purpose of storage and overflow parking. See Attached Rental Agreement. Mr. Estrogano assumed the rental from 2006 to 2014 and continued to use the property in the same manner. In September 2014, Mr. Estrogano purchased the entire 5.257 acre parcel from Ms. Shipman and Ms. Julianne Jenny (he completed purchase of the Miles Towing property on South Hanover Street in 2013) and has subsequently maintained his continuous use of the property for storage and parking until the present time.

Ms. Shipman and her late husband purchased the property in 1964, prior to the imposition of M-1 zoning in 1971, and she has continuously resided in the single family home located on the property since that date. Her use includes the house, back and front yards (with an above-ground swimming pool in the front yard), and driveway. The single family home has existed on the site at least since 1960 as per the 1960 Howard County General Plan Map, which includes the home. Although Ms. Shipman sold the entire parcel to Mr. Estrogano, including the residential area, he has allowed her and her caretaker and co-tenant Ms. Jenny to continue to reside in the single family home and they intend to reside there for the near future.

This parcel was first zoned M-1 in 1971 and retained that zoning designation until being re-zoned CE-CLI during the 2004 comprehensive zoning. Ms. Shipman owned and resided on the property prior to the imposition of the M-1 zone; indeed, a residential use may well have existed on the property prior to the imposition of zoning in Howard County (see attached deed referencing 1937). At a minimum, the current residential use became non-conforming in 1971 with the M-1 zoning designation. The storage and parking use became non-conforming in 2004, when the parcel was re-zoned CE-CLI.

¹ Mr. Estrogano was also renting the property on S. Hanover Street from approximately 2006 through his purchase of that property in 2013.

² Please note that in 2002, Ms. Shipman granted herself and her caretaker, Ms. Julianne Jenny, a joint tenancy over the parcel. Ms. Jenny has participated in both the rental and sale of the property.

Non-Conforming Use Petition to the Howard County Hearing Authority

Also, please note that Section 127.2(B)(26) permits as a matter of right “parking facilities that serve adjacent off-site uses in accordance with Section 133.0.B.4 [within 400 feet of the entrance].” As Mr. Estrogano’s current use of the property is in part to provide parking for his adjacent business, some of the use should be permissible even under the current CE-CLI zone.

Additionally, Mr. Estrogano intends to fully comply with all bulk regulations and the current non-conforming use has no negative impact on the adjacent properties. The property does not abut Route 1 directly and is not visible from Route 1. The use does not cause any type of noise, light, or odor nuisance and is relatively low impact generally. All of the surrounding properties are commercial and of a similar industrial nature.

PLEASE READ CAREFULLY
DATA TO ACCOMPANY PETITION

7. Nonconforming Use Plan

No application for a nonconforming use shall be considered complete unless accompanied by a nonconforming use plan. The submitted plans shall be folded to approximately 8 ½ x 14 inches. The plan must be drawn to scale and must include the items listed below:

- (a) Courses and distance of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining property
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (h) Boundary of area and structures considered to be nonconforming
- (i) Any other information as may be necessary for full and proper consideration of the petition

8. Additional Material, Fees, Posting, and Advertising:

- A) **The original and six (6) copies of the petitions, plans and supplemental pages must be submitted. If desired, supplemental pages may be attached to the petition.**
- B) The undersigned agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning in connection with the filing of this petition.
- C) The undersigned also agrees to pay all costs in accordance with the current schedule of fees.
- D) The undersigned also agrees to properly post the property at least fifteen (15) days immediately prior to the hearing and to maintain the property posters as required until 15 days immediately after the hearing and submit an affidavit of posting at, or before the time of the hearing.

9. Signatures

The undersigned hereby affirms that all of the statements and information contained in, or

filed with, this petition are true and correct.

The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.



Signature of Petitioner

5-14-15
Date



Signature of Attorney

5/14/15
Date

For DPZ office use only:

Filing fees are \$250.00 plus \$25.00 per poster)

Hearing fee: \$ _____
Poster fee: \$ _____
Total: \$ _____
Receipt No. _____

(Make checks payable to "Director of Finance")

County Website: www.howardcountymd.gov

NOTE: No appointment is needed to submit this application and payment of fees is not due until a hearing date is set and you are notified.

Revised: 10/13

T:\shared\PubSer\Applications\Division\NCU

Affidavit of Shimay Estrogano

STATE OF MARYLAND)
)
Howard County) AFFIDAVIT

I, Shimay Estrogano, being first duly sworn, depose and state that:

1. I currently reside at 3325 Glebe Drive, Edgewater, MD 21037.
2. I own and operate PLE Towing Inc./PLE Service Inc. at 6205 South Hanover Road, Elkridge, MD, 21075. I began renting this property in 2006 and purchased it in 2013. From at least 1998 until my rental of 6205 South Hanover Road began, the property was operated as a towing and auto repair operated under the name Miles Towing. Prior to 2004, the property was zoned M-1. The prior owner, with my assistance, subsequently obtained status as a non-conforming use after the property was rezoned to CE-CLI during the 2004 comprehensive zoning.
3. On April 12, 2002, my predecessor, Miles Towing, began renting the abutting parcel located at 6177 Pine Avenue, Elkridge, MD, 21075 from its owners, Ms. Gloria Shipman and Ms. Julianne Jenny. Miles Towing used the non-residential portion consistently as an "overflow" park lot for commercial, employee, and customer vehicles as well as for outdoor storage of commercial products for Miles Towing. At the time of the rental agreement in 2002, 6177 Pine Avenue was zoned M-1. When I entered a rental agreement with Miles Towing for the South Hanover property, I assumed the rental agreement for and the use of the Pine Avenue property for the identical purposes: "overflow" parking of commercial, employee, and customer vehicles of as well as outdoor storage of commercial products.
4. Since the rental agreement was entered into 2002, the 6177 Pine Avenue property has been used continuously and uninterrupted to the present day for the "overflow" parking of commercial, employee, and customer vehicles of as well as outdoor storage of commercial products by the abutting South Hanover towing and auto repair company.
5. In September 2014, I purchased the entirety of the parcel owned by Ms. Shipman and Ms. Jenny. Following the purchase, as stated, I continued and continue to use uninterrupted the property for the "overflow" parking of commercial, employee, and customer vehicles as well as outdoor storage of commercial products for PLE Towing Inc./PLE Service Inc.
6. When I purchased the entirety of the 6177 Pine Avenue property, I entered into an agreement with Ms. Shipman and Ms. Jenny allowing them to remain residing in the house occupying the parcel at least through the end of 2015.
7. For the entire time that I have had use and control of a portion or the whole of the 6177 Pine Avenue property, as a renter and as an owner, Ms. Shipman and Ms. Jenny have resided in a home on the property continuously, without interruption, and do so as of the day of this affidavit. They actively utilize the residence and the front and backyards

associated with the residence.

8. It is my understanding, after discussions with Ms. Shipman and review of the deeds of the 6177 Pine Avenue property, that Ms. Shipman has resided in the home on the property since 1964, prior to the zoning of the parcel as M-1.
9. It is my desire to allow Ms. Shipman and Ms. Jenny to remain residing in their family home on the property at least through the end of 2015.
10. It is my desire to continue my parking and storage uses of the remainder of the property for the foreseeable future.

Dated this 17 day of May, 2015

[Handwritten Signature]
Signature

Shirley Estrogers
Printed Name

SUBSCRIBED AND SWORN TO before me this 18 day of May, 2015

[Handwritten Signature]
Notary Public

6/14/12
My Commission Expires

**Rental Agreement between Miles Towing
and Ms. Gloria Shipman/Ms. Julianne
Jenny dated 2002**



MONTGOMERY FIRESTONE SERVICE CENTER

MILES TOWING
6205 SOUTH HANOVER ROAD
ELKRIDGE, MD 21075
(410) 796-3070, FAX (410) 796-4735

April 12, 2002

This is an agreement between Gloria Shipman and Miles Towing/Montgomery Firestone Service Center to use 5177 Pine Avenue, Elkridge, MD 21075 as an "Over Flow" Parking Lot for employee and customer parking, storage, and truck parking. Miles Towing agrees to keep the lot clean at all times, maintain the yard (cutting grass, trimming bushes), and snow removal.

Miles Towing will be responsible for insurance for the lot.

Gloria Shipman
[Signature] 4/12/2002

Miles Towing/Montgomery Firestone Service Center

[Signature]
Shmaya Estrogano, Owner

**Excerpt from Ms. Gloria Shipman's 1964
Deed for 6177 Pine Avenue**

EXHIBIT "A"

PARCEL 1:

ALL THAT lot of ground situate, lying and being in Howard County, State of Maryland and described as follows, that is to say:

According to survey prepared by J.R. Curtis, Professional Engineer & Land Surveyor dated November 5, 1963.

BEGINNING FOR THE SAME at an iron pipe in a stream and at the beginning of that parcel of land which by Deed dated December 21, 1937, and recorded among the Land Records of Howard County, Maryland in Liber B.M., Jr. No. 159, folio 74, et seq., was granted and conveyed by Adolph Gutberlet and Katherine Gutberlet, his wife, to Monroe County Clay Colonna and running with a part of the first line of said parcel of land, (1) North 27° 1' West, over an iron pipe at 304.5 feet, 520.5 feet to an iron pipe; thence running the following five new courses and distances, namely; (2) North 63° 18' 16" East 105.15 feet to the southwestern boundary of Pine Avenue (dedicated as a County road), (3) South 27° 1' East 37 feet to an 18 inch drain pipe, (4) North 63° 18' 16" East 35 feet across Pine Avenue, (5) North 27° 1' West 37 feet to an iron pipe in the northeastern boundary of Pine Avenue, and (6) North 63° 18' 16" East 301.95 feet to an iron pipe in the fifteenth line of said parcel of land from Adolph Gutberlet, and wife, to Monroe Clay Colonna; thence running with the remainder of said fifteenth line, (7) South 9° East 10 feet; thence running with the sixteenth and the next ten consecutive boundaries of said parcel of land, (8) South 13° 31' East 95 feet, (9) South 80° 59' West 46 feet, (10) South 7° 59' West 92 feet, (11) South 19° 59' West 90 feet, (12) South 9° 29' West 128 feet, (13) South 68° 31' East 58 feet, (14) South 11° 1' East 69 feet, (15) South 78° 59' West 130 feet, (16) South 56° 1' East 100 feet, (17) South 59° 29' West 80 feet, and (18) South 30° 29' West 50 feet to the place of BEGINNING. Containing 3 acres, more or less.

RESERVING, HOWEVER, unto Monroe Clay Colonna, his heirs and assigns, a right-of-way over a strip of land, 10 feet wide, whose center line begins at the end of the fourth line of the above described parcel and runs parallel to and 37 feet from the sixth line of said parcel, North 63° 18' 16" East 275 feet, more or less, to a stream for the purpose of drainage from Pine Avenue.

TOGETHER WITH ingress, egress and regress from the said described parcel to the Baltimore and Washington Boulevard (U.S. Route 1) via Pine Avenue, now laid out and paved, said Avenue being 35 feet wide.

FURTHER TOGETHER WITH all utilities for water, gas and electricity, as presently existing and in use, including the right to maintain, remove and replace said utilities, unto the said Grantees, their heirs and assigns, or the survivor of them.

PARCEL 2:

ALL THAT lot or ground situate, lying and being in Howard County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe at the end of the first line of that parcel of land which by Deed dated January 20, 1964 and recorded among the Land Records of Howard County, Maryland in Liber 413, folio 278, et seq., was granted and conveyed by Monroe Clay Colonna and Ruby V. Colonna, his wife, to Willard W. Shipman and Gloria C. Shipman, his wife, and running with a part of the second line of said parcel of land, (1) North $63^{\circ} 18' 16''$ East 97.65 feet to the southwestern boundary of Pine Avenue as now laid out and dedicated; thence running the following three courses and distances along the boundaries of the said Pine Avenue, (2) North $27^{\circ} 1'$ West 20 feet; (3) North $63^{\circ} 18' 16''$ East 7.5 feet and (4) North $27^{\circ} 1'$ West 180 feet to an iron pipe; thence running the following new course and distance, namely: (5) South $53^{\circ} 18' 16''$ West 105.18 feet to an iron pipe in the first line of that parcel of land which by Deed dated December 21, 1937 and recorded among the said Land Records in Liber B.M. Jr. No. 159, folio 74, et seq., was granted and conveyed by Adolph Gutberlet and Katherine Gutberlet, his wife to Monroe Clay Colonna and Ruby V. Colonna, his wife; thence running reversely with a part of this first line, (6) South $27^{\circ} 1'$ East 200 feet to the place of BEGINNING. Containing 20,882 square feet, more or less.

PARCEL 3:

ALL THAT part of a lot of ground situate, lying and being in Howard County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe at the end of the North $63^{\circ} 18' 16''$ 301.95 feet line of that parcel of land which by Deed dated January 20, 1964 and recorded among the Land Records of Howard County, Maryland in Liber WHH No. 413, folio 273, et seq., was granted and conveyed by Monroe Clay Colonna and Ruby V. Colonna, his wife to Willard W. Shipman and Gloria C. Shipman, his wife, and running reversely with a part of said line (1) South $63^{\circ} 18' 16''$ West 294.65 feet to an iron pipe in the boundary of the turning area of Pine Avenue; thence running the following three courses and distances along Pine Avenue; (2) North $27^{\circ} 01'$ West 20 feet; (3) South $63^{\circ} 18' 16''$ West 7.5 feet and (4) North $27^{\circ} 01'$ West 232.1 feet to an iron pipe at the southeastern corner of the Jack M. Ashbrook Lot; thence running with the southeastern boundary of said Ashbrook Lot, (5) North $62^{\circ} 12' 50''$ East 222.23 feet to an iron pipe at the end of the tenth line of that parcel of land which by Deed dated December 21, 1937 and recorded among the said Land Records in Liber B.M. Jr. No. 159, folio 74, et seq., was granted and conveyed by Adolph Gutberlet and Katherine Gutberlet, his wife, to Monroe Clay Colonna and Ruby V. Colonna, his wife; thence running with the eleventh, twelfth, thirteenth and fourteenth lines of said parcel of land, (6) South $57^{\circ} 01'$ East 107 feet; (7) South $10^{\circ} 29'$ West 73 feet; (8) South $41^{\circ} 01'$ East 39 feet; and (9) South $70^{\circ} 01'$ East 69 feet; thence (10) South $43^{\circ} 43'$ East 39.9 feet to the place of BEGINNING. Containing 1.777 acres, more or less.

PARCEL 4:

BEING ALL THAT tract or parcel of land situate, lying and being on the North side of Pine Avenue located in Elkridge, Maryland in the First Election District of Howard County, Maryland, being a Gap between the title lines of the property conveyed by Monroe C. and Ruby V. Colonna to Willard W. Shipman and Gloria C. Shipman, his wife, by Deed dated July 7, 1965 (erroneously referred to as 3/16/1964 in legal description attached to Court Order) and recorded among the Land Records of Howard County, Maryland in Liber 439, folio 006, and the Second Parcel of the property conveyed by Jack M. Ashbrook to D.C.& R.B., Inc., by Deed dated 11/15/1996 and recorded among the Land Records of Howard County, Maryland in Liber 3857, folio 646, being more particularly described as follows as now surveyed in the meridian of the Maryland State Grid System.

BEGINNING FOR THE SAME at an iron pin and cap found at the beginning of the fifth or North 62° 12' 50" East 222.23 feet line of the property conveyed by Monroe C. and Ruby V. Colonna to Willard W. Shipman and Gloria C. Shipman, by Deed dated July 7, 1965 (erroneously referred to as 3/16/1964 in legal description attached to Court Order) and recorded among the Land Records of Howard County, Maryland in Liber 439, folio 006, thence running with and binding on said line 1) North 53° 26' 00" East 223.23 feet to a point; thence 2) North 38° 00' 10" West 9.09 feet to a point at the beginning of the fourth or South 62° 12' 50" West 222.23 feet line of the second parcel of the property conveyed by Jack M. Ashbrook to D.C.&R.B., Inc. by Deed dated November 15, 1996 and recorded among the Land Records of Howard County, Maryland in Liber 3857, folio 646; thence running with and binding on said line 3) South 53° 13' 56" West 221.89 feet to a point on the North side of the 35 foot wide right of way for Pine Avenue as recorded in by Deed dated November 27, 1963 and recorded in the Land Records of Howard County, Maryland in Liber 411, folio 595 and being distant North 35° 48' 05" West 259.90 feet from the beginning of the fourth, or North 27° 01' West 366 feet line of the said Liber 411, folio 595; thence binding on and running reversely with said right of way line, South 35° 48' 05" East 8.32 feet to the place of BEGINNING. Containing 1,932.11 square feet of land, more or less.

Tax/Parcel ID#: (01) 179551

FILE NUMBER: 123549TIMS

**Mr. Shimay Estrogano's 2014 Deed for
6177 Pine Avenue**

LIBER | 5824 FOLIO | 07

10/9/2014 10:28 AM Csh 0045 Reg 0048
T/Ref 0048081627 Grp 000001 R/Lne 000001
01 - Main Location
\$1,935.00
Validation Number: 0048-090703.

AFTER RECORDING RETURN TO:
Shmaya Estrogano
3325 Glebe Drive
Edgewater, MD 21037

DOCUMENT PREPARED BY:
Sage Title Group, LLC
16 Green Meadow Drive, Suite 200
Timonium, MD 21093
File Number: 123456789
Amount: \$387,000.00

Tax ID#: (01) 179551

This Deed, MADE THIS 23rd day of September, 2014, by and between Gloria C. Shipman and Julianne L. Jenny, parties of the first part, and Shmaya Estrogano and Laurie M. Estrogano, parties of the second part.

WITNESSETH, That in consideration of the sum of **THREE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 DOLLARS (\$387,000.00)**, the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said parties of the second part, in fee simple, all that parcel of ground situated in **Howard County, Maryland** and as described as follows, that is to say:

PARCEL 1:

ALL THAT lot of ground situate, lying and being in Howard County, State of Maryland and described as follows, that is to say:

According to survey prepared by J.R. Curtis, Professional Engineer & Land Surveyor dated November 5, 1963.

BEGINNING FOR THE SAME at an iron pipe in a stream and at the beginning of that parcel of land which by Deed dated December 21, 1937, and recorded among the Land Records of Howard County, Maryland in Liber B.M., Jr. No. 159, folio 74, et seq., was granted and conveyed by Adolph Gutberlet and Katherine Gutberlet, his wife, to Monroe County Clay Colonna and running with a part of the first line of said parcel of land, (1) North 27° 1' West, over an iron pipe at 304.5 feet, 520.5 feet to an iron pipe; thence running the following five new courses and distances, namely; (2) North 63° 18' 16" East 105.15 feet to the southwestern boundary of Pine Avenue (dedicated as a County road), (3) South 27° 1' East 37 feet to an 18 inch drain pipe, (4) North 63° 18' 16" East 35 feet across Pine Avenue, (5) North 27° 1' West 37 feet to an iron pipe in the northeastern boundary of Pine Avenue, and (6) North 63° 18' 16" East 301.95 feet to an iron pipe in the fifteenth line of said parcel of land from Adolph Gutberlet, and wife, to Monroe Clay Colonna; thence running with the remainder of said fifteenth line, (7) South 9° East 10 feet; thence running the with the sixteenth and the next ten consecutive boundaries of said parcel of land, (8) South 13° 31' East 95 feet, (9) South 80° 59' West 46 feet, (10) South 7° 59' West 92 feet, (11) South 19° 59' West 90 feet, (12) South 9° 29' West 128 feet, (13) South 68° 31' East 58 feet, (14) South 11° 1' East 69 feet, (15) South 78° 59' West 130 feet, (16) South 56° 1' East 100 feet, (17) South 59° 29' West 80 feet, and (18) South 30° 29' West 50 feet to the place of BEGINNING. Containing 3 acres, more or less.

RESERVING, HOWEVER, unto Monroe Clay Colonna, his heirs and assigns, a right-of-way over a strip of land, 10 feet wide, whose center line begins at the end of the fourth line of the above described parcel and runs parallel to and 37 feet from the sixth line of said parcel, North 63° 18' 16" East 275 feet, more or less, to a stream for the purpose of drainage from Pine Avenue.

TOGETHER WITH ingress, egress and regress from the said described parcel to the Baltimore and Washington Boulevard (U.S. Route 1) via Pine Avenue, now laid out and paved, said Avenue

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 15824, p. 0107, MSA_CE53_15815. Date available 10/15/2014. Printed 05/11/2015.

20
40
1935
3870
KD

Avenue being 35 feet wide.

FURTHER TOGETHER WITH all utilities for water, gas and electricity, as presently existing and in use, including the right to maintain, remove and replace said utilities, unto the said Grantees, their heirs and assigns, or the survivor of them.

PARCEL 2:

ALL THAT lot or ground situate, lying and being in Howard County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe at the end of the first line of that parcel of land which by Deed dated January 20, 1964 and recorded among the Land Records of Howard County, Maryland in Liber 413, folio 278, et seq., was granted and conveyed by Monroe Clay Colonna and Ruby V. Colonna, his wife, to Willard W. Shipman and Gloria C. Shipman, his wife, and running with a part of the second line of said parcel of land, (1) North 63° 18' 16" East 97.65 feet to the southwestern boundary of Pine Avenue as now laid out and dedicated; thence running the following three courses and distances along the boundaries of the said Pine Avenue, (2) North 27° 1' West 20 feet; (3) North 63° 18' 16" East 7.5 feet and (4) North 27° 1' West 180 feet to an iron pipe; thence running the following new course and distance, namely: (5) South 53° 18' 16" West 105.18 feet to an iron pipe in the first line of that parcel of land which by Deed dated December 21, 1937 and recorded among the said Land Records in Liber B.M. Jr, No. 159, folio 74, et seq., was granted and conveyed by Adolph Gutberlet and Katherine Gutberlet, his wife to Monroe Clay Colonna and Ruby V. Colonna, his wife; thence running reversely with a part of this first line, (6) South 27° 1' East 200 feet to the place of BEGINNING. Containing 20,882 square feet, more or less.

PARCEL 3:

ALL THAT part of a lot of ground situate, lying and being in Howard County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe at the end of the North 63° 18' 16" 301.95 feet line of that parcel of land which by Deed dated January 20, 1964 and recorded among the Land Records of Howard County, Maryland in Liber WHH No. 413, folio 273, et seq., was granted and conveyed by Monroe Clay Colonna and Ruby V. Colonna, his wife to Willard W. Shipman and Gloria C. Shipman, his wife, and running reversely with a part of said line (1) South 63° 18' 16" West 294.65 feet to an iron pipe in the boundary of the turning area of Pine Avenue; thence running the following three courses and distances along Pine Avenue; (2) North 27° 01' West 20 feet; (3) South 63° 18' 16" West 7.5 feet and (4) North 27° 01' West 232.1 feet to an iron pipe at the southeastern corner of the Jack M. Ashbrook Lot; thence running with the southeastern boundary of said Ashbrook Lot, (5) North 62° 12' 50" East 222.23 feet to an iron pipe at the end of the tenth line of that parcel of land which by Deed dated December 21, 1937 and recorded among the said Land Records in Liber B.M. Jr. No. 159, folio 74, et seq., was granted and conveyed by Adolph Gutberlet and Katherine Gutberlet, his wife, to Monroe Clay Colonna and Ruby V. Colonna, his wife; thence running with the eleventh, twelfth, thirteenth and fourteenth lines of said parcel of land, (6) South 57° 01' East 107 feet; (7) South 10° 29' West 73 feet; (8) South 41° 01' East 39 feet; and (9) South 70° 01' East 69 feet; thence (10) South 43° 43' East 39.9 feet to the place of BEGINNING. Containing 1.777 acres, more or less.

PARCEL 4:

BEING ALL THAT tract or parcel of land situate, lying and being on the North side of Pine Avenue located in Elkridge, Maryland in the First Election District of Howard County, Maryland, being a Gap between the title lines of the property conveyed by Monroe C. and Ruby V. Colonna to Willard W. Shipman and Gloria C. Shipman, his wife, by Deed dated July 7, 1965 (erroneously referred to as 3/16/1964 in legal description attached to Court Order) and recorded among the Land Records of Howard County, Maryland in Liber 439, folio 006, and the Second Parcel of the property conveyed by Jack M. Ashbrook to D.C.& R.B., Inc., by Deed dated 11/15/1996 and recorded among the Land Records of Howard County, Maryland in Liber 3857, folio 646, being more particularly described as follows as now surveyed in the meridian of the Maryland State Grid System:

BEGINNING FOR THE SAME at an iron pin and cap found at the beginning of the fifth or North 62° 12' 50" East 222.23 feet line of the property conveyed by Monroe C. and Ruby V. Colonna to Willard W. Shipman and Gloria C. Shipman, by Deed dated July 7, 1965 (erroneously referred to as 3/16/1964 in legal description attached to Court Order) and recorded among the Land Records of Howard County, Maryland in Liber 439, folio 006, thence running with and binding on said line 1) North 53° 26' 00" East 223.23 feet to a point; thence 2) North 38° 00' 10" West 9.09 feet to a point at the beginning of the fourth or South 62° 12' 50" West 222.23 feet line of the second parcel of the property conveyed by Jack M. Ashbrook to D.C.&R.B., Inc. by Deed dated November 15, 1996 and recorded among the Land Records of Howard County, Maryland in Liber 3857, folio 646; thence running with and binding on said line 3) South 53° 13' 56" West 221.89 feet to a point on the North side of the 35 foot wide right of way for Pine Avenue as recorded in by Deed dated November 27, 1963 and recorded in the Land Records of Howard County, Maryland in Liber 411, folio 595 and being distant North 35° 48' 05" West 259.90 feet from the beginning of the fourth, or North 27° 01' West 366 feet line of the said Liber 411, folio 595; thence binding on and running reversely with said right of way line, South 35° 48' 05" East 8.32 feet to the place of BEGINNING. Containing 1,932.11 square feet of land, more or less.

The improvements thereon being known as 6177 Pine Avenue, Elkridge, Maryland 21075.

Tax ID#: (01) 179551

BEING a portion of the same property which by deed dated May 6, 2002 and recorded among the Land Records of Howard County, Maryland in Liber No. MDR No. 7855, folio 108, was granted and conveyed by Gloria C. Shipman unto Gloria C. Shipman and Julianne L. Jenny.

BEING a portion of the same property which by deed dated May 6, 2002 and recorded among the Land Records of Howard County, Maryland in Liber No. MDR No. 7855, folio 105, was granted and conveyed by Gloria C. Shipman unto Gloria C. Shipman and Julianne L. Jenny.

BEING a portion of the same property which by deed dated May 6, 2002 and recorded among the Land Records of Howard County, Maryland in Liber No. MDR No. 7855, folio 99, was granted and conveyed by Gloria C. Shipman unto Gloria C. Shipman and Julianne L. Jenny.

BEING a portion of the same property which by Consent Judgment dated April 16, 2003 as recorded in Case No. 13-C-02-52332 in the Circuit Court of Howard County, Maryland was

vested in Gloria Shipman and Julianne Jenny.

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

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

Buyers' Initials:

JS JME _____

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

WITNESS the hands and seals of the said parties of the first part:

WITNESS:

✓ Gloria C. Shipman (SEAL)
Gloria C. Shipman

✓ Julianne L. Jenny (SEAL)
Julianne L. Jenny

STATE OF MARYLAND, CITY/COUNTY OF HOWARD to wit:

I HEREBY CERTIFY, that on this 23rd day of SEPTEMBER, 2014, before me, the subscriber, a Notary Public of the State of MARYLAND in and for HOWARD County/City, personally appeared Gloria C. Shipman and Julianne L. Jenny known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

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

Andrew E. Ballinger
Notary Public

ANDREW E. BALLINGER
Notary Public-Maryland
Howard County
My Commission Expires
January 13, 2015

My Commission Expires: 1/13/15

ATTORNEY CERTIFICATION

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

Thomas J. Drechsler
Thomas J. Drechsler, Esq.

All Taxes on Assessments certified to the Collector of Taxes for Howard County, Md. by 10/9/14 have been paid. This statement is for the purpose of permitting recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales. LB

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 15824, p. 0111, MSA_CES3_15815, Date available 10/15/2014, Printed 05/11/2015.

2014

MARYLAND
FORM

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of 10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of 10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: Gloria C. Shipman, Julianne L. Jenny

2. Reason for Exemption

Resident Status

- I, Transferor, am a resident of the State of Maryland
- Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR) 03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

- Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness Name

Gloria C. Shipman
Gloria C. Shipman

Julianne L. Jenny
Julianne L. Jenny

3b Entity Transferors

Witness/Attest

Name of Entity _____
By _____
Name _____
Title _____

LR - Deed (w Taxes)
Recording Fee no RT 20.00
Grantor/Grantee Name:
Jenny
Reference/control #: 5
LR - Deed (with Taxes) 40.00
Surcharge 40.00
LR - Deed State
Transfer Tax 1,935.00
LR - Deed county
Transfer Tax 3,870.00
LR - Non-Resident Tax
- 11kcd 0.00
Subtotal: 5,865.00
Total: 5,980.00
10/18/2014 09:46
#3399625 000503 - CC13-KD
Howard Co
Columbia/CD05.03.09 -

State of Maryland Land Instrument Intake Sheet

Baltimore City County: **Howard**

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.
(Type or Print in Black Ink Only-All Copies Must Be Legible)

Type(s) of Instruments	<input type="checkbox"/> (Check Box if Addendum Intake Form is Attached.)						
1	Deed	Mortgage	Other	Other			
2	Deed of Trust	Lease					
Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length(1)	<input type="checkbox"/> Unimproved Sale Arms-Length(2)	<input type="checkbox"/> Multiple Accounts Arms-Length(3)	<input type="checkbox"/> Not an Arms-Length Sale(9)			
Tax Exemptions (if Applicable)	Recordation						
Cite or Explain Authority	State Transfer						
	County Transfer						
Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
	Purchase Price/Consideration	\$387,000.00	Transfer and Recordation Tax Consideration				
	Any New Mortgage	\$309,600.00	Transfer Tax Consideration	\$			
	Balance of Existing Mortgage		X () % =	\$			
	Other:	\$	Less Exemption Amount - Total Transfer Tax =	\$			
	Other:	\$	Recordation Tax Consideration X() per \$500 =	\$			
Full Cash Value	\$	TOTAL DUE	\$				
Fees	Amount of Fees		Doc 1	Doc 2	Agent		
	Recording Charge	\$20.00	\$20.00				
	Surcharge	\$40.00	\$95.00		Tax Bill		
	State Recordation Tax	\$1,935.00	\$				
	State Transfer Tax	\$1,935.00	\$		C B Credit		
	County Transfer Tax	\$3,870.00	\$				
	Other	\$	\$		Ag Tax/Other		
	Other	\$	\$				
Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. Log <input type="checkbox"/> (5)	
	01	179551	7855/108,105,99				
	Subdivision Name		Lot (3a)	Block (3b)	Sec/AR(3c)	Plat Ref.	SqFt/Acreage(4)
	Location/Address of Property Being Conveyed (2)						
	6177 Pine Avenue, Elkridge, MD 21075						
	Other Property Identifiers (if applicable)						
	Water meter Account						
	Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> Ground Rent <input type="checkbox"/> Amount						
	Partial Conveyance <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. Of SqFt/Acreage Transferred:						
	If Partial Conveyance, List Improvements Conveyed-						
Transferred From	Grantor(s) Name(s)			Doc 2 - Grantor(s) Name(s)			
	Gloria C. Shipman			Shrnaya Estrogano			
	Julianne L. Jenny			Laurie M. Estrogano			
	Doc 1 - Owner(s) of Record, if Different from Grantor(s)			Doc 2 - Owner(s) of Record, if Different from Grantor(s)			
Transferred To	Doc 1 Grantee(s) Name(s)			Doc 2 - Grantee(s) Name(s)			
	Shrnaya Estrogano			David E. Waters and Anthony B. Ohmert, Sr.			
	Laurie M. Estrogano						
New Owner's (Grantees) Mailing Address							
3325 Glebe Drive, Edgewater, MD 21037							
Other Names to Be Indexed	Doc 1 - Additional Names to be indexed (Optional)			Doc 2 - Additional Names to be indexed (Optional)			
				First Home Mortgage Corporation MERS			
Contact/Mail information	Name: Carol Hendrix					<input type="checkbox"/> Return to Contact Person	
	Firm: Sage Title Group, LLC					<input type="checkbox"/> Hold for Pickup	
Address: 16 Green Meadow Drive, Suite 200 Timonium, MD 21093					<input checked="" type="checkbox"/> Return Address Provided		
Phone: 410-252-8211							
Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantor's principal						
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify						
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded no copy required)						
<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran Process Verification							
Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.	
Year		Geo	Map	Sub	Block		
Land		Zoning	Grid	Plat	Lot		
Buildings		Use	Parcel	Section	Doc Od.		
Total		Town Cd.	Ex. St.	Ex. Cd.			
REMARKS:							

HOWARD COUNTY CIRCUIT COURT (Land Records) WAR 15824, p. 0113, MSA, CE53, 15815. Date available 10/15/2014. Printed 05/11/2015.

**2002 Deed recording Ms. Gloria
Shipman's joint tenancy with Ms.
Julianne Jenny**

NO TITLE SEARCH
NO CONSIDERATION

DEED

THIS DEED, dated the 6 day of MAY, 2002, from GLORIA C. SHIPMAN, of Howard County, State of Maryland, Grantor, to GLORIA C. SHIPMAN and JULIANNE L. JENNY, of Howard County, State of Maryland, Grantees.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said GLORIA C. SHIPMAN does grant and convey unto the said GLORIA C. SHIPMAN and JULIANNE L. JENNY, as joint tenants, and to their respective personal representatives, heirs and assigns, in fee simple, all that lot of ground situate, lying and being in Howard County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe at the end of the first line of that parcel of land which by Deed dated January 20, 1964 and recorded among the Land Records of Howard County in Liber 413, folio 278, etc., was granted and conveyed by Monroe Clay Colonna and Ruby V. Colonna, his wife, to Willard W. Shipman and Gloria C. Shipman, his wife, and running with a part of the second line of said parcel of land, (1) North 63 degrees 18 minutes 16 seconds East 97.65 feet to the southwestern boundary of Pine Avenue as now laid out and dedicated; thence running the following three courses and distances along the boundaries of the said Pine Avenue, (2) North 27 degrees 1 minute West 20 feet; (3) North 63 degrees 18 minutes 16 seconds East 7.5 feet and (4) North 27 degrees 1 minute West 180 feet to an iron pipe; thence running the following new course and distance, namely: (5)

South 63 degrees 18 minutes 16 seconds West 105.18 feet to an iron pipe in the first line of that parcel of land which by deed dated December 21, 1937 and recorded among the said Land Records in Liber B.M.Jr., No. 159, folio 74, etc. was granted and conveyed by Adolph Gutberlet and Katherine Gutberlet, his wife, to Monroe Clay Colonna and Ruby v. Colonna, his wife; thence running reversely with a part of this first line, (6) South 27 degrees 1 minute East 200 feet to the place of beginning, containing 20,882 square feet.

BEING part of the same lot of ground which by deed dated March 14, 1964 and recorded among the Land Records of Howard County in Liber 416, folio 633 was granted and conveyed by Monroe Clay Colonna and Ruby V. Colonna, his wife, unto Willard W. Shipman and Gloria C. Shipman, his wife. The said Willard W. Shipman having departed this life on or about May 23, 1976.

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

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantees, their respective personal representatives, heirs and assigns, in fee simple, forever, as joint tenants.

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

WITNESS the hand and seal of the Grantor.

WITNESS


GLORIA C. SHIPMAN (SEAL)


STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY, That on this 6 day of May, 2002, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GLORIA C. SHIPMAN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

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

JAC E. KNUST
NOTARY PUBLIC
HOWARD COUNTY MARYLAND
MY COMMISSION EXPIRES

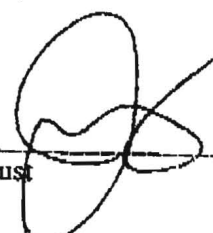
10-1-05



Notary Public
My commission expires:

ATTORNEY CERTIFICATE

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Jac E. Knust

Maps

Search Development Plans



[Disclaimer](#) [About](#)

- Right click on the map to get property information.
- Double click on the map to show plans in a desired area.

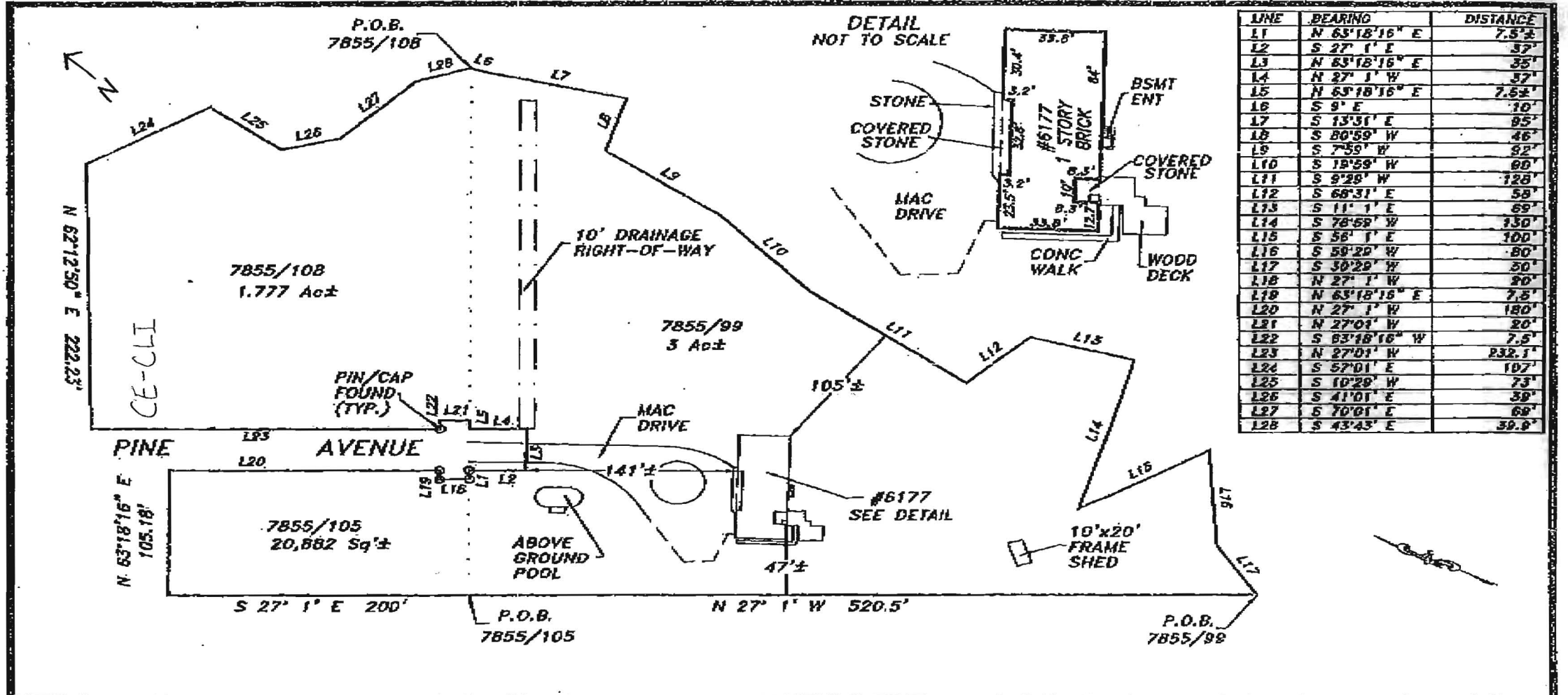
 Zoning Overlay

Search Maps:

Address
Keyword
Sign Code
Double Click on Map
Upcoming Meetings and Hearings
Newly Submitted Plans and Waivers



Subject property and all adjoining property zoned CE-CLI
 Entire property to be considered non-conforming

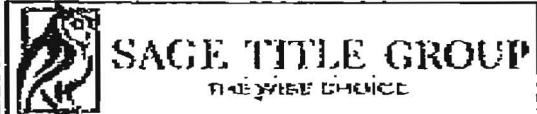


LINE	BEARING	DISTANCE
L1	N 63°18'16" E	7.5±
L2	S 27° 1' E	37'
L3	N 63°18'16" E	35'
L4	N 27° 1' W	37'
L5	N 63°18'16" E	7.5±
L6	S 9° E	10'
L7	S 13°31' E	85'
L8	S 80°59' W	46'
L9	S 7°59' W	92'
L10	S 19°59' W	60'
L11	S 9°28' W	128'
L12	S 68°31' E	58'
L13	S 11° 1' E	69'
L14	S 78°59' W	130'
L15	S 56° 1' E	100'
L16	S 59°29' W	80'
L17	S 30°29' W	50'
L18	N 27° 1' W	20'
L19	N 63°18'16" E	7.5'
L20	N 27° 1' W	180'
L21	N 27°01' W	20'
L22	S 63°18'16" W	7.5'
L23	N 27°01' W	232.1'
L24	S 57°01' E	107'
L25	S 10°29' W	73'
L26	S 41°01' E	39'
L27	S 70°01' E	69'
L28	S 43°43' E	59.9'

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:

#6177 Pine Avenue
 as described in three deeds
 recorded among the land records of Howard County, Maryland in
 Liber 7855, folio 99; Liber 7855, folio 105 & Liber 7855, folio 108

PREPARED FOR:



This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins
 Property Line Surveyor #96
 Expiration Date: 3/11/16

LOCATION DRAWING
 6177 PINE AVENUE
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

NTT Associates, Inc.
 15205 Old Frederick Rd.
 Mt. Airy, Maryland 21771
 Phone: (410) 442-2031
 Fax: (410) 442-1315
 www.nttsurveyors.com

Scale: 1" = 100'
 Date: 6/28/2014
 Field By: SCK
 Drawn By: SCK
 File No.: 123549TIMS
 Page No.: 1 of 2

Connection Object 7101000487 ELKRIDGE, PINE AVE 6177

- [-] Device location 6101070792 OUTSIDE
 - Device 03/21/84-**-**.** 93025297 6030000 Water Meter - 5/8" 1CCF4N
 - Device 03/21/84-10/25/10 25989666 6040000 ERT - 5/8" 1CCF4D
 - Device 10/26/10-**-**.** 83209004 6040019 ERT - 5/8" WE 1CCF4D

- [-] Premise 5338056215 PINE AVE 6177, ELKRIDGE

- [-] Utility Installation 4101097585 Water 7003805 2

- [-] Utility contract 3101080288 07/08/2010 12/31/9999 07/20/2015

- Move-out document 00/00/0000
- Move-In Document 1000080288 07/08/2010 X
- [-] UTIL ACCOUNT 211010259983

RESI [REDACTED]

- Business Partner 1101001293 SHMAYA ESTROGANO

- Device 04/13/09-**-**.** 93025297 Water Meter - 5/8" 1CCF4N
- Device 04/13/09-10/25/10 25989666 ERT - 5/8" 1CCF4D
- Device 10/26/10-**-**.** 83209004 ERT - 5/8" WE 1CCF4D

ERT - 5/8"

- [-] Utility Installation 4101097595 Bay Fees 7003805 7

- [-] Utility contract 3101080294 07/08/2010 12/31/9999 07/20/2015

- Move-out document 00/00/0000
- Move-In Document 1000080294 07/08/2010 X
- [-] UTIL ACCOUNT 211010259983

RESI [REDACTED]

- Business Partner 1101001293 SHMAYA ESTROGANO

Public H₂O
private septic

Real Property Data Search (w1)

Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 179551							
Owner Information									
Owner Name:	ESTROGANO SHMAYA ESTROGANO LAURIE M			Use:	COMMERCIAL NO				
Mailing Address:	3325 GLEBE DRIVE EDGEWATER MD 21037-			Principal Residence:					
				Deed Reference:	/15824/ 00107				
Location & Structure Information									
Premises Address:		6177 PINE AVE ELKRIDGE 21075-0000		Legal Description:		5.257 A 6177 PINE AVE ELKRIDGE			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0014	0220		0000				2015	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		104			
				Tax Class:					
Primary Structure Built	Above Grade Enclosed Area			Finished Basement Area	Property Land Area	County Use			
					5.2500 AC				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value As of 01/01/2015	Phase-in Assessments				
					As of 07/01/2014	As of 07/01/2015			
Land:			366,500	366,500					
Improvements			1,000	20,000					
Total:			367,500	386,500	367,500	373,833			
Preferential Land:			0			0			
Transfer Information									
Seller: SHIPMAN GLORIA C			Date: 10/10/2014			Price: \$387,000			
Type: ARMS LENGTH IMPROVED			Deed1: /15824/ 00107			Deed2:			
Seller: SHIPMAN WILLARD W & WF			Date: 11/26/2003			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /00000/ 00000			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class				07/01/2014	07/01/2015		
County:		000				0.00			
State:		000				0.00			
Municipal:		000				0.00 0.00	0.00 0.00		
Tax Exempt:				Special Tax Recapture:					
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									