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

MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

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

DATE: June 24, 2018

RE: WP-18-134

The Health Department has reviewed the above referenced petition and has the following comments:

1. The existing house is not connected to public sewer. The plan accompanying the petition does not show the existing septic system components.
2. The Health Department does not object to waiving the site development plan if the petition plan shows the septic system component location and indicates that the system will be abandoned and connected to public sewer prior to any change in use or building permit approval.
3. Health Department must be included on any change in use or building permit and will withhold approval until septic system is properly abandoned with documentation submitted to us and the property connected to public sewer.

Oswald, Hank

From: Allen, Nancy
Sent: Friday, June 22, 2018 10:17 AM
To: Oswald, Hank
Subject: RE: Public Water and Sewer Inquiry

Good Morning Hank,

7461 Montevideo Rd connected to public water and sewer 10/18/1979.

10002 Reed Lane is connected to public water only, install date 09/07/2006.

Please let me know if you have further questions.

Thank You,

Nancy Allen

nallen@howardcountymd.gov

From: Oswald, Hank
Sent: Friday, June 22, 2018 10:01 AM
To: Allen, Nancy <nallen@howardcountymd.gov>
Subject: Public Water and Sewer Inquiry

Hi Nancy:

Can you tell me when the following connected to public water and sewer:

- 7461 Montevideo Road
- 10002 Reed Lane

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
hoswald@howardcountymd.gov

CONFIDENTIALITY NOTICE

This message and the accompanying documents are intended only for the use of the individual or entity to which they are addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that you are strictly prohibited from

reading, disseminating, distributing, or copying this communication. If you have received this email in error, please notify the sender immediately and destroy the original transmission.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: June 8, 2018

DPZ File No. WP-18-134

Department of Planning and Zoning

- 1 Research
- 1 Resource Conservation (Historic/Ag Pres)
- Public Service and Zoning Administration
- Address Coordinator

- 1 Comprehensive & Community Planning
- 2 Development Engineering Division
- Other
- 1 File

See:

Agencies

- 1 Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- 1 Office of Transportation
- MD Aviation Administration
- WSSC (Non-Residential Only)

- Tax Assessment
- Verizon
- BGE
- Cable TV
- Police
- MTA
- Finance
- 1 DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Harry Reed Subdivision

ENCLOSED FOR YOUR = Signature Approval ✓ Review & Comments Files

THE ENCLOSED = Original Pre-Packaged Plan Set

<u>Plans</u>	<u># of Plans</u>
<u> </u> Sketch Plan	<u> </u>
<u> </u> Prel Equiv Sketch Plan	<u> </u>
<u> </u> Preliminary Plan	<u> </u>
<u> </u> Final Plat/Plat of Easement/RE Plat	<u> </u>
<u> </u> Final Constr Plans (RDS)	<u> </u>
<u> </u> Final Development Plan	<u> </u>
<u> </u> Site Development Plan	<u> </u>
<u> </u> Landscape Plan/Supplemental Plan	<u> </u>
<u> </u> Grading Plan	<u> </u>
<u> </u> House Type Revision/Walk-Thru Red-Line	<u> </u>
<u> </u> Water and Sewer Plan	<u> </u>

<u>Applications</u>	<u># of Plans</u>
<u> 15 </u> Alternative Compliance Application	<u> 15 </u>
<u> </u> Planning Board Application	<u> </u>
<u> </u> ASDP/CSDP Application	<u> </u>
<u> </u> DED Application/Checklist	<u> </u>
<u> </u> DED Fee Receipt/Deeds/Cost Estimate	<u> </u>
<u> </u> Overall Scaled Composite	<u> </u>
<u> </u> Water & Sewer Plans	<u> </u>
<u> </u> List of Street Names	<u> </u>

- Supplemental Documents
- Wetlands Report
 - Soils/Topo Map/Drain Area Map
 - FSD/FCP/Worksheet and Application
 - Declaration of Intent (Forest Cons)
 - Drainage and/or Computation/Pond Safety Comps
 - Preliminary Road Profiles
 - APFO Roads Test/Mitigation Plan/Traffic Study
 - Noise Study
 - Sight Distance Analysis/Speed Flow Study
 - Floodplain Study
 - Stormwater Management Comps/Geo-Tech Report
 - Industrial Waste Survey (DPW)
 - Road Poster Form Letter
 - ✓ Justification Letter
 - Perc Plat
 - Scenic Road Exhibits
 - Deeds
 - Photographs
 - Retaining Wall Comps/Details
 - Poster/Community or HDC Meeting Information
 - Route 1 Details/Summary

WAS: ✓ Received Tentatively Approved Recorded

 Received and Revised Approved On June 8, 2018

COMMENTS: see memo **Due- 17 Working Days: 7/3/18**

 Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS:

Submitted: June 8, 2018

Windsor Mill Gospel Hall, Inc.
10002 Reed Lane
Tax Map 17, Grid 20
Council District 5, Election Precinct 2-11
Ellicott City MD 21042

CONTENTS:

- ALTERNATIVE COMPLIANCE APPLICATION
- LETTER OF JUSTIFICATION TO SUPPORT THE ALTERNATIVE COMPLIANCE REQUEST
- PLAN EXHIBIT (SITE & LANDSCAPE DRAWINGS)
- COPY OF PROPERTY DEED

Howard County Department of Planning and Zoning
Division of Land Development

ALTERNATIVE COMPLIANCE APPLICATION

[Alternative Compliance from Subdivision and Land Development Regulations]

Date Submitted/Accepted 6/8/19 DPZ File Number 18-134

I. **Site Description**

Subdivision Name/Property Identification: Harry Reed Subdivision

Location of property: 10002 Reed Lane Ellicott City MD 21042
(Street Address and/or Road Name)

Residential
(Existing Use)

Church
(Proposed Use)

17
(Tax Map No.)

20
(Grid/Block No.)

107
(Parcel No.)

2-11
(Election District)

Council District 5
(Zoning District)

2.15 acres
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

Property had been used for a single residence home. At the beginning of 2017 we were granted conditional use for the property, to use it for a small church.

II. **Alternative Compliance Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.155(A)(3)</u>	<u>The department of Planning and Zoning may require a site development plan for conditional uses which require exterior site improvements</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. Justification

All alternative compliance requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the alternative compliance will not be detrimental to the public interests.
- d. Confirm that approval of the alternative compliance will not nullify the intent of the Regulations.

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE ALTERNATIVE COMPLIANCE REQUESTS.

IV. Pre-Submission Meeting Requirements

→→→a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for alternative compliance of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**

→→→b. **HPC Meeting Requirement** - A pre-submission advisory meeting with the Historic Preservation Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HPC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HPC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

→→→c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or alternative compliance approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or alternative compliance application.



- d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. **Plan Exhibit**

A. **Number of Copies Required**

The alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road**). In instances where the alternative compliance request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>.

B. **Plan Requirement Checklist**

The detailed alternative compliance exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the alternative compliance request to ensure acceptance of the alternative compliance application for processing.

Legend:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
	<input type="checkbox"/> NA	

- 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- 3. North arrow and scale of plan.
- 4. Location, extent, boundary lines and area of any proposed lots.
- 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- 6. Delineation of building setback lines.
- 7. Delineation of all existing public road and/or proposed street systems.
- 8. Identification and location of all easements.
- 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or

- provide a professional certification that environmental features do not exist on the property.
- NA 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
 - ✓ 11. Any additional information to allow proper evaluation (e.g. for alternative compliance to wetland buffers an alternative analysis and mitigation proposal are needed; for alternative compliance to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for alternative compliance of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
 - NA 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the alternative compliance request.
 - NA 13. The exhibit plans should be highlighted to accurately illustrate the requested alternative compliance(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
 - ___ 14. Submit 2 sets of photographs for all existing on-site structures.
 - NA 15. Identify the location of any existing wells and/or private septic systems.

NA 16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

NA 17. **Route 40 Design Manual**

Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

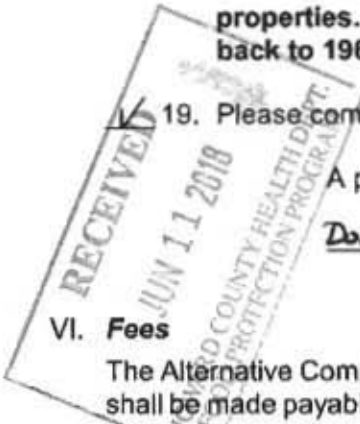
- ✓ 18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

- ✓ 19. Please complete the following:

A pre-submission meeting was held with DPZ on most recent on 5/31/18 with Donald Mock, Andrew Arnold, Sydonia Garrott if applicable.
(DPZ, Director, DLD Division Chief or other SRC representatives)

VI. **Fees**

The Alternative Compliance application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the application for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.



**Howard County Department of Planning and Zoning
Division of Land Development**

**INITIAL SUBMISSION
ALTERNATIVE COMPLIANCE WORKSHEET
(For DPZ Use Only)**

Project Name _____ **DPZ File No.** _____
DPZ Plan Reviewer _____ **Submission Date** _____
Plan Consultant Representative _____ **Time** _____

- I. Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete _____
 - b. Required number of plans and applications are provided..... _____
 ___ Plans (15 sets on County Road or
 ___ Applications 19 sets on State Road)
 - c. Supplemental Information is provided _____
 - d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable _____
 - e. Certification of pre-submission HPC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory _____
 - f. Photographs of existing structures (for Historic Preservation Review) _____
 - g. MAA Approval Letter (if applicable) _____
 - h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic) _____
 - i. DAP project design recommendation for Route 1/Route 40 projects _____

- II. Fee Computation** **Fee**
- Number of alternative compliance sections requested _____
- * Base Fee for first two alternative compliance sections (**\$450**)..... _____
 - Fee for each additional alternative compliance section (___ additional alternative compliances x **\$50** each) _____
- _____
- * (Maximum fee of **\$350** for Agricultural Preservation parcels)

TOTAL _____

III. Certification

Cash Receipt No. _____ Amount _____

SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

___ Alternative Compliance application is accepted for processing.

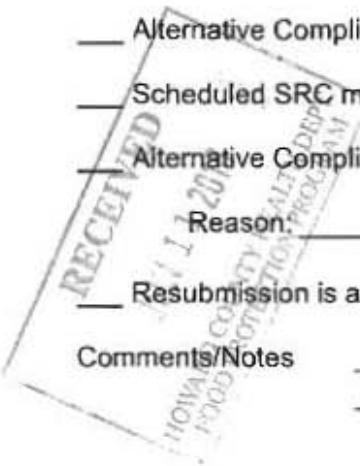
___ Scheduled SRC meeting date.

___ Alternative Compliance application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____



VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

Owner's authorization attached *

Richard Waskey 6/8/18 _____ _____
(Signature of Property Owner) (Date) (Signature of Petition Preparer) * (Date)
(Fee Simple Owner Only)

Richard Waskey (for Windsor Mill Gospel Hl, Inc) _____
(Name of Property Owner) (Name of Petition Preparer, Surveyor/Engineering/Architect or Agent/Developer)

9012 Furrow Ave _____
(Address) Address)

Llilicott City MD 21042 _____
(City, State, Zip Code) (City, State, Zip Code)

E-Mail rwiskey@meausa.com E-Mail _____

410-265-6111 N/A _____ _____
(Telephone) (Fax) (Telephone) (Fax)

Contact Person: Richard Waskey Contact Person: _____

Alternative Compliance Request

Submitted: June 8, 2018

Windsor Mill Gospel Hall, Inc.
10002 Reed Lane
Tax Map 17, Grid 20
Council District 5, Election Precinct 2-11
Ellicott City MD 21042

RE: Section Reference No. 16.155(A)(3); The Department of Planning and Zoning may require a site development plan for conditional uses which require exterior site improvements.

The following information and facts are being submitted as a justification for an Alternative Compliance request.

- The proposed plan is to convert an existing house on the property for use as a small church. There will be no changes made to the exterior footprint of the structure, resulting in very little site disturbance. The existing parking area on the property will require very little expansion in order to meet in excess of the required number of spaces for the size of the assembly hall that is being proposed. This will also result in very little site disturbance.
- Given the comparatively small size of the project, the costs to comply with strict regulations for a complete site development plan would create a hardship for the church group and also would not be reasonably proportionate to the overall project. The church has already invested a large sum of charitable funds for the engineering, architectural, mechanical, plumbing, and electrical drawings required in order to obtain the needed permits. The alternative proposal will prove to be a substantial cost savings to the church, freeing up much needed funding for the renovations to the structure.
- The proposed plan for the property, structure, and usage, is deliberately intended to retain a residential character so as not change the current character of the neighborhood. Also to this end, church services at the location will not be held between 7am – 9am or between 4pm – 6pm on Monday through Friday during peak traffic times.
- The site plan that we have had prepared by a licensed and highly qualified engineer provides all necessary information for the purpose of the regulations. After an initial review meeting with two representatives from Land Development, we have met all of the specified requirements and suggested inclusions on the site plans that we are submitting with this application. If there are any further inclusions that need to be added to the site plan being submitted, we will be happy to do so.

Submitted by: Richard Waskey (for Windsor Mill Gospel Hall, Inc.)
(property owner)

Address: 9012 Furrow Ave – Ellicott City MD 21042

Phone: 410-265-6111

Email: rwasky@meausa.com

District Title, A Corporation
File No. 15-1214BMS
Tax ID # 02248506

2 of 2

This Deed, made this 2nd day of October, 2015, by and between Elizabeth C. Tillman, party of the first part, Grantor; and Windsor Mill Gospel Hall, Inc., party of the second part, Grantee.

Whereas, Elizabeth C. Tillman is the surviving tenant by the entirety of Lloyd A. Tillman who departed this life on or about November 24, 2008.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Seventy-Five Thousand And 00/100 Dollars (\$275,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Windsor Mill Gospel Hall, Inc., in fee simple, all that lot of ground situate in the County of Howard, State of Maryland and described as follows, that is to say:

28
60
1375
2750

BEGINNING FOR THE SAME at a stake set on the West margin of Bethany Lane it being in the fifth line of the whole tract of land described in a Deed from John R. Hammond and wife to Harvey S. Reed and Beatrice E. Reed, his wife, dated April 17th, 1952, and recorded among the Land Records of Howard County in Liber M.W.B. No. 231, Folio 486 etc., distant 237.5 feet and North 16 degrees 28 minutes East from the beginning thereof, and running with the said line North 16 degrees 28 minutes East 237.5 feet to an iron pin; thence leaving said road and running by lines of division now made, North 73 degrees 15 minutes West 386.3 feet to an iron pin; thence South 18 degrees West passing over an iron pin set on the margin of a road fifty feet wide, there laid out, with the use thereof in common with others entitled thereto, 247.5 feet to a stake set in the center of said last mentioned road, thence running with the center of the said road South 73 degrees 15 minutes East 390 feet to the place of beginning. Containing 2.15 acres of land, more or less.

SAVING AND EXCEPTING all that parcel or parcels of land as described in a Deed dated July 29th, 1959 recorded among Land Records of the County of Howard, State of Maryland, in Liber No. 337, folio 219.

BEING the property which by Deed dated August 7, 1953, and recorded among the Land Records of the County of Howard, State of Maryland, in Liber No. 247, folio 129 was granted and conveyed by Harvey S. Reed and Beatrice E. Reed, parties of the first part, and Lloyd A. Tillman and Elizabeth C. Tillman, his wife, parties of the second part.

ALSO BEING the property which by Deed dated August 12, 1991, and recorded among the Land Records of the County of Howard, State of Maryland, in Liber No. 2392, folio 466 was granted and conveyed by Lloyd A. Tillman and Elizabeth C. Tillman, tenants by the entirety, as life estate tenants with full powers of sale, unto Susan E Chaires, Remainderman.

Together with the buildings and improvements thereon erected, made or being made and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

LR - Deed (w/ Taxes)	
Recording Fee no RT	20.00
Grantor/Grantee Name:	
11/29/15	
Recorder/Cont no	#:
LR - Deed (with Taxes)	49.00
State	
LR - Deed State	
Transfer Tax	1,375.00
LR - County Transfer	
Tax - linked	2,750.00
State	
State	4,195.00
Total	4,260.00
18082015 01-4	
#557/103 C02503	
Howard County COAS: 00 04	
Revised 04	
013-NH	



To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Windsor Mill Gospel Hall, Inc., in fee simple.

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

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

_____ *Mellan Z* Elizabeth C. Tillman
by Lloyd Allan Tillman
Attorney-in-fact
(Seal)
Elizabeth C. Tillman, by Lloyd Allan
Tillman, Attorney In Fact

STATE OF MARYLAND, COUNTY OF MONTGOMERY, to wit:

I hereby certify that on this 2nd day of October, 2015, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Lloyd Allan Tillman, Attorney In Fact for Elizabeth C. Tillman, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



BRENDON M. SHEPARD
Notary Public, State of Maryland
County of Montgomery
My Commission Expires 10/28/15

[Signature]
Notary Public
My commission expires: 10/28/15

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

[Signature]
Attorney - Brendon M. Shepard

AFTER RECORDING, PLEASE RETURN TO:
Windsor Mill Gospel Hall, Inc.
9012 Furrow Avenue
Ellicott City, MD 21042

All Taxes on this instrument certified
to the State of Maryland for
10/28/15
have been paid. This instrument is for
the purpose of recording for recordation
and is not intended to provide further
information even though periods, nor
does it guarantee satisfaction of
outstanding taxes. *US*

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)

Space Reserved for Clerk's Office Recording Validation

1	Type(s) of Instruments	<input type="checkbox"/> Check Box (if Addendum Intake Form is Attached)						
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other			
		<input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease					
2	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 [1]	<input type="checkbox"/> Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable) Cite or Explain Authority	Reconciliation State Transfer County Transfer						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Reconciliation Tax Consideration			
		Purchase Price Consideration	\$	275,000.00	Transfer Tax Consideration	\$		
		Any New Mortgage	\$		X 2 %	\$		
		Balance of Existing Mortgage	\$		Less Exemption Amount	\$		
		Other	\$		Total Transfer Tax	\$		
		Other	\$		Reconciliation Tax Consideration	\$		
	Full Cash Value	\$		X () per \$500	\$			
				TOTAL DUE	\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$	20.00	\$			
		Surcharge	\$	40.00	\$	Tax Bill		
		State Reconciliation Tax	\$	1,375.00	\$			
		State Transfer Tax	\$	1,375.00	\$	C.B. Credit		
		County Transfer Tax	\$	2,750.00	\$			
		Other	\$		\$	Adj. Tax Other		
	Other	\$		\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i)	District	Property Tax ID No. (3)	Grantor Liber/Folio	Map	Parcel No.	Var. LOC	
			02248506	2392/466				(8)
		Subdivision Name	Lot (A)	Block (B)	Sec/AR (C)	Plot Ref.	SqFt/Acreage (4)	
						2392/466		
		Location/Address of Property Being Conveyed (2)						
		10002 Reed Lane, Ellicott City, MD 21042						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>	Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/>	Amount:	N/A			
		Partial Conveyance? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Description/amt. of SqFt/Acreage Transferred: N/A					
	If Partial Conveyance, List Improvements Conveyed: N/A							
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
		Elizabeth C. Talman						
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)			
		Windsor Mill Gospel Hall, Inc.						
		New Owner's (Grantee) Mailing Address						
	9012 Furrow Avenue, Ellicott City, MD 21042							
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input type="checkbox"/> Return to Contact Person		
		Name				<input type="checkbox"/> Hold for Pickup		
		Firm: District Title, A Corporation				<input checked="" type="checkbox"/> Return Address Provided		
		Address: 1150 Connecticut Avenue, NW, Suite #201 Washington, DC 20036 Phone: (202) 518-9300						
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER.						
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantor's principal residence?					
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify:					
		X Yes <input type="checkbox"/> No <input type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
	Assessment Use Only - Do Not Write Below This Line							
	Terminal Verification	Agricultural Verification	Whole	Part	Trans. Process Verification			
	Transfer Number	Date Received	Deed Reference	Assigned Property No.				
	Year: 20	20	Geo	Map	Sus	Block		
	Land		Zoning	Grid	Plot	Lot		
	Buildings		Use	Parcel	Section	Doc. Cd.		
	Total		Town Cd.	Ex. St.	Ex. Cd.			
	REMARKS							

Space Reserved for County Validation

