

Real Property Data Search

Search Result for HOWARD COUNTY

| View Map | | View GroundRent Redemption | | | View GroundRent Registration | | | | | |
|---|-----------------|--|----------------------|-------------------------------|------------------------------|------------------------------|---|-------------------------|------------------|-------|
| Tax Exempt: | | Special Tax Recapture: | | | | | | | | |
| Exempt Class: | | NONE | | | | | | | | |
| Account Identifier: | | District - 01 Account Number - 188607 | | | | | | | | |
| Owner Information | | | | | | | | | | |
| Owner Name: | | FERRON ERNEST M | | | Use: | | RESIDENTIAL | | | |
| Mailing Address: | | 5900 DEER RIDGE LN ELKRIDGE MD 21075-5732 | | | Principal Residence: | | NO | | | |
| | | | | | Deed Reference: | | /13979/ 00424 | | | |
| Location & Structure Information | | | | | | | | | | |
| Premises Address: | | 5900 DEER RIDGE LN ELKRIDGE 21075-0000 | | | Legal Description: | | LOT 4 5.1037A NONBUI 5900 DEER RIDGE LN FERRON PROPERTY | | | |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | 17399 |
| 0037 | 0012 | 0171 | | 0000 | | | 4 | 2018 | Plat Ref: | |
| Special Tax Areas: | | | | | Town: | | NONE | | | |
| | | | | | Ad Valorem: | | 104 | | | |
| | | | | | Tax Class: | | | | | |
| Primary Structure Built | | Above Grade Living Area | | Finished Basement Area | | Property Land Area | | County Use | | |
| | | | | | | 5.1000 AC | | | | |
| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation | | | | |
| | | | | | | | | | | |
| Value Information | | | | | | | | | | |
| | | Base Value | | Value | | Phase-in Assessments | | | | |
| | | | | As of | | As of | | As of | | |
| | | | | 01/01/2018 | | 07/01/2018 | | 07/01/2019 | | |
| Land: | | 17,800 | | 17,800 | | | | | | |
| Improvements | | 0 | | 0 | | | | | | |
| Total: | | 17,800 | | 17,800 | | 17,800 | | 17,800 | | |
| Preferential Land: | | 0 | | | | | | 0 | | |
| Transfer Information | | | | | | | | | | |
| Seller: | | Date: 05/03/2012 | | | Price: \$0 | | | | | |
| Type: NON-ARMS LENGTH OTHER | | Deed1: /13979/ 00424 | | | Deed2: | | | | | |
| Seller: | | Date: | | | Price: \$0 | | | | | |
| Type: | | Deed1: /00852/ 00482 | | | Deed2: | | | | | |
| Seller: | | Date: | | | Price: | | | | | |
| Type: | | Deed1: | | | Deed2: | | | | | |
| Exemption Information | | | | | | | | | | |
| Partial Exempt Assessments: | | Class | | 07/01/2018 | | 07/01/2019 | | | | |
| 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 | | | | | | | | | | |

Ferron Interiors
5900 Deer Ridge Lane
Elkridge, Maryland 21227
(410) 796-8885

November 12, 1993

Mr. Craig Williams
The Bureau of Environmental Health
3525 Ellicott Mills Drive, Suite H
Ellicott City, Maryland 21043

Dear Mr. Williams,

Enclosed please find a parcel lay-out of the planned well location in accordance with the septic tank.

It is 1750 feet from Deer Ridge Lane to this building site. The availability of City water from Deer Ridge to this building site is not permitted by the owners of the right away.

Please take a look at the lay-out and let me know if you have any questions or concerns. You can reach me at the number listed above.

Thank you for your time and I look forward to hearing from you soon.

Regards,

Ernest M. Ferron

Ernest M. Ferron

EMF/tfa

OK -
PLEASE ~~SUBMIT~~
CONTACT WELL DRILLER
~~WELL~~ AND SUBMIT
PERMIT APPLICATION,
12/3/93
C. Williams

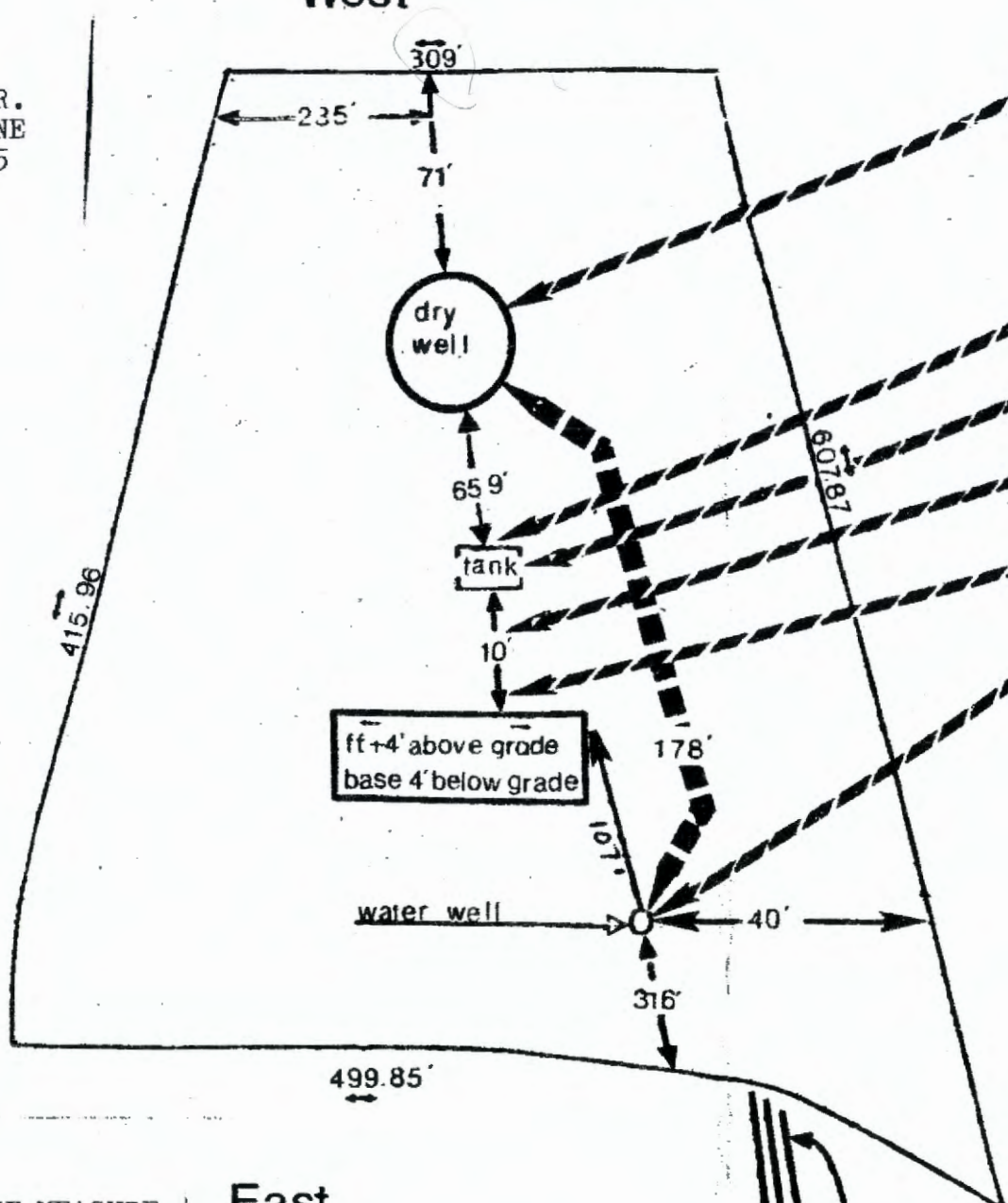
LOT OR PARCEL

West

ERNEST M. FERRON SR.
5900 DEER RIDGE LANE
ELKRIDGE, MD. 21075

0' high elev. exist.
- 3' to 4' below exist el.
- 36" to 48"

↑ SOUTH



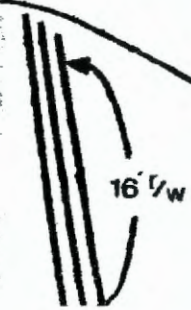
INV. OUT = $-2\frac{3}{4}' = -33'$
EXIST ELEV. = $-\frac{1}{2}' = -6''$
INV. IN = $2\frac{1}{2}' = -30''$
INV. = $2\frac{1}{4}' = 27''$
1' Below Exist Elev

↑ NORTH

Note: All Plumbing pipe will be in original soil 1' to 1 1/2' below grade and/or 1' to 1 1/2' fill over pipe if pipe is just below original surface

I CERTIFY THE ABOVE MEASUREMENTS AND ELEVATIONS ARE ACTUAL AND CORRECT FOR THIS PROPERTY

East



SIGNED _____
DATE _____

T72135.8mN
4219715mE

504



HOWARD CO
DEPT OF RECREATION
PARKS
439/483
76.80A
P.66

MEADOWRIDGE MEMORIAL PARK INC.
151/322
1364/99
86/78A
P.78

HO. CO. MD.
577/414
53.31A
P.561

501

38

498

495

168478.2mN
421971.6mE

| | | | | |
|-----|---------|-----------------|------------|--------------------------|
| 121 | Ernest | 5900 Beer Ridge | 3.99 acres | No house |
| 169 | Donald | 5864 | 2.26 acres | No house |
| 171 | Rebecca | 5882 | 1.09 | 1910 building |




HOWARD COUNTY HEALTH DEPARTMENT

Mary Sue Baker, MBA, Acting County Health Officer

July 15, 1999

TO: Cindy Hamilton
Subdivision Review Committee

FROM: Mark Rifkin 
Water and Sewerage Program

RE: File Number: WP-99-139
Title: Ferron Property

The following comments apply to the above referenced document:

The Health Department has no objection to the requested waiver based on standards contained in COMAR 26.04.02.02, which allow for approval of parcels existing prior to 1985.

However, the applicant is advised of the following caution: Due to the age and uncertainty of the original evaluation, a request for percolation test re-evaluation is to be anticipated prior to recommendation for building permit approval.

MR

5900 DEER RIDGE LANE

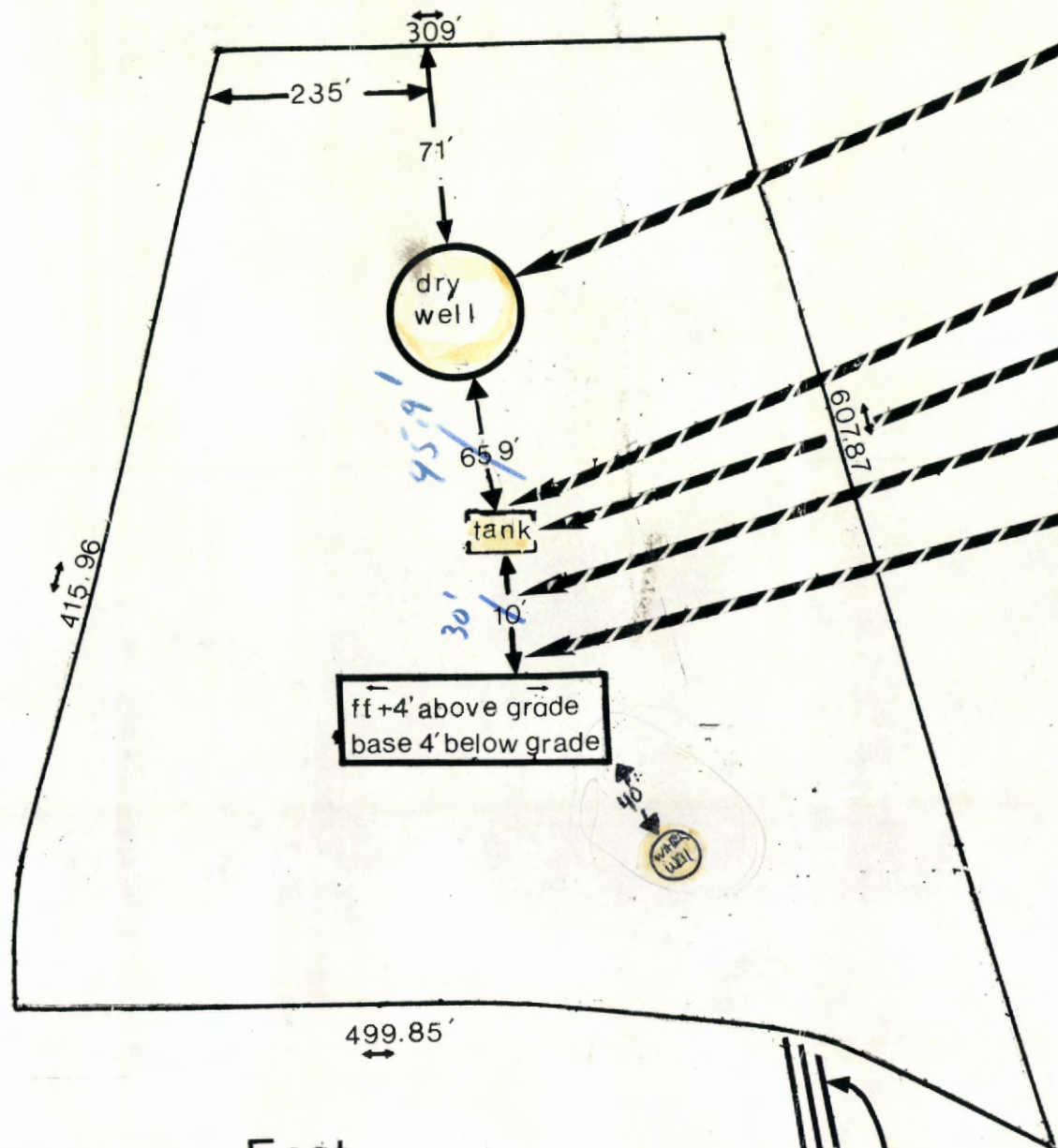
Road Address- ~~4000 DUKETT LA~~

Elkridge Md, 21227

Name Ernest M. Ferron

LOT OR PARCEL

West



$0'$ high elev. exist.
 $-3'$ to $4'$
 $-36''$ to $48''$ below exist elev.

INV. OUT = $-2\frac{3}{4}' = -33''$

EXIST ELEV. = $-1\frac{1}{2}' = -6''$

INV. IN = $2\frac{1}{2}' = -30''$

INV = $2\frac{1}{4}' = 27''$

1' Below Exist Elev

SOUTH

NORTH

ft +4' above grade
base 4' below grade

Note: All Plumbing pipe will be in original soil 1' to $1\frac{1}{2}'$ below grade and/or 1' to $1\frac{1}{2}'$ fill over pipe if pipe is just below original surface

I certify the above measurements and elevations are actual and correct for this property

5900 DEER RIDGE LANE

signed: _____

dated: _____

5900 ~~Duckett La~~

LOT OR PARCEL

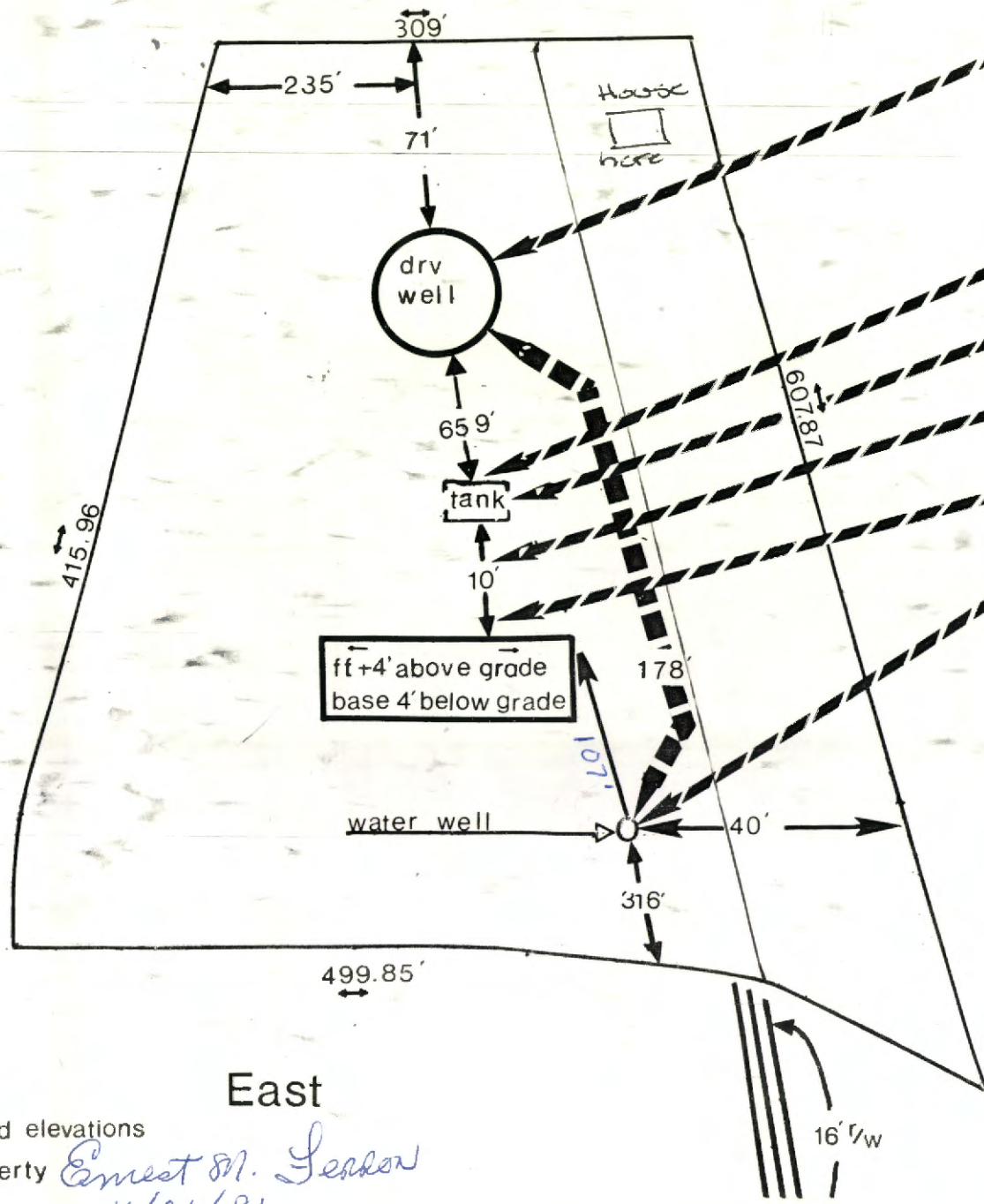
West

0' = high elev. exist.
- 3' to 4' = below exist elev.
- 36" to 48" = below exist elev.

Road Address-4500 Duckett La
Elkridge Md. 21227
Name Ernest M. Ferron

SOUTH

NORTH



INV. OUT = $-2\frac{3}{4}' = -33'$
EXIST ELEV. = $-1\frac{1}{2}' = -6''$
INV. IN = $2\frac{1}{2}' = -30''$
INV. = $2\frac{1}{4}' = -27''$
1' Below Exist Elev

10/22/81
Sketch O.K.
G.S.

Note: All plumbing pipe will be in original soil 1' to 1 1/2' below grade and/or 1' to 1 1/2' fill over pipe if pipe is just below original surface

I certify the above measurements and elevations are actual and correct for this property Ernest M. Ferron 10/21/81

East

16' w/w

APPLICATION

A 15378

SEWAGE DISPOSAL TESTING

P _____

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLICOTT CITY

DISTRICT 1

DATE 7/14/70

Septic Tank - 1000 gal.
Dry Well - 500 sq ft. adjacent sidewalk area
to begin below the first 5 ft of non-
porous soil. Maximum depth permitted for
dry well is 10 ft. below original grade. Locate
dry well 235 ft off left side line and 58 ft off
rear property line as seen from Duckett's Lane.

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TESTS IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER ERNEST Robert Ferron

ADDRESS Box 355, Duckett's Lane, Elkridge, Md. PHONE 796-1067

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. _____

ROAD AND DESCRIPTION Duckett Lane - go to 4th house on right - only house with a hedge in front - large lawn - meet Ernest Ferron at this house.

OCCUPANT _____ PHONE _____

PERSON TO CONSTRUCT SYSTEM _____

ADDRESS _____ PHONE _____

SIZE OF LOT 3.997 acres TYPE BLDG. 3

NUMBER OF BEDROOMS
(Single Family Dwelling)

IF NOT SINGLE RESIDENCE DESCRIBE _____

SIGNATURE OF APPLICANT Ernest A. Ferron

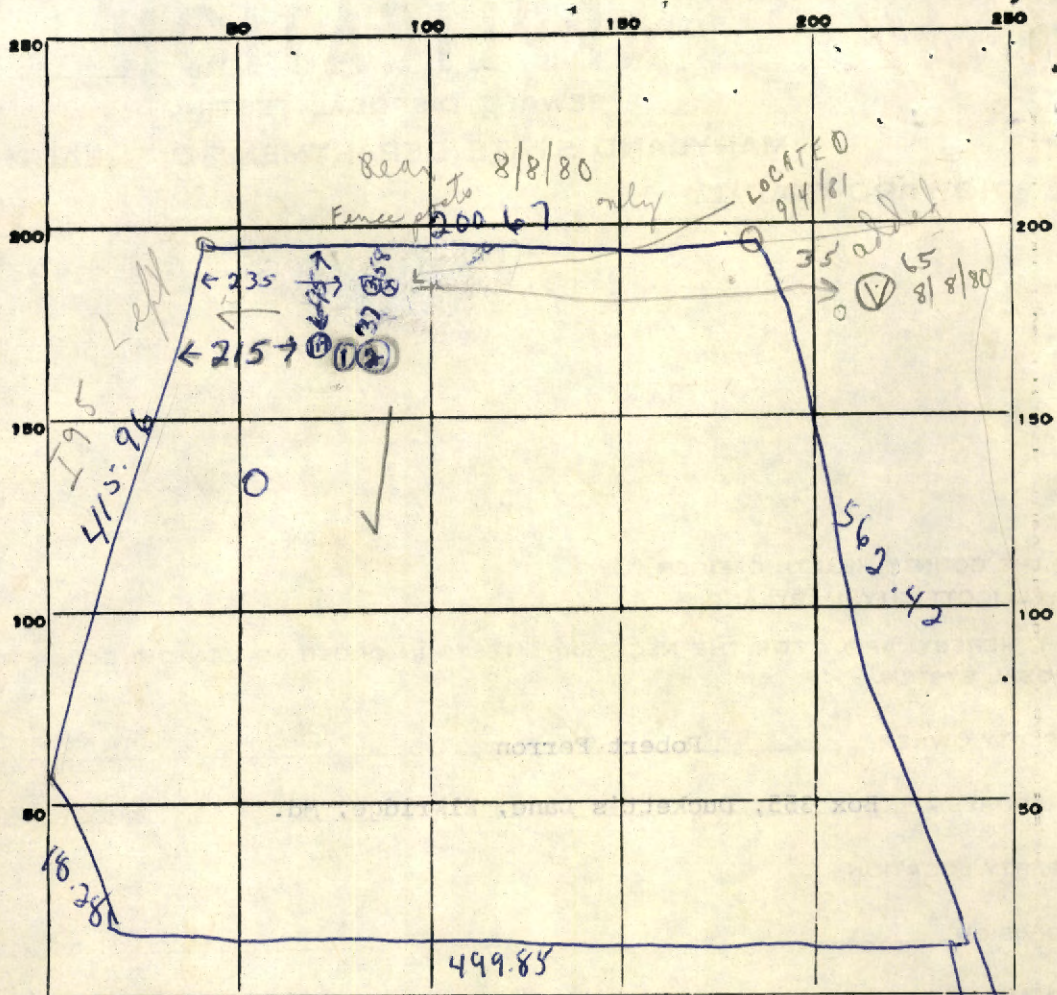
APPROVED BY Robert V. Tona FOR Dry Well DATE 7/31/70
(KIND OF SYSTEM)

REJECTED BY _____ FOR _____ DATE _____
(KIND OF SYSTEM)

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

| DATE | TEST NO. | DEPTH | PRE-WET | | TEST - 1" DROP | | TIME | |
|---------|---|------------|--|-------|--|-------|----------------------------------|--|
| | | | START | STOP | START | STOP | | |
| 7/28/70 | 1 | 10 1/2 ft. | 9 52 | 9 56 | 9 56 | 10 05 | 9 min | |
| | 2 | 5 ft. | 10 08 | 10 27 | 19 min little perc 1/2 ml | | | |
| | 3 | 5 1/2 ft. | 10 27 | 10 36 | 10 36 | 10 47 | 11 min | |
| 7/30/70 | This two holes were dug on opposite end of deep hole. | | | | | | | |
| | 4 | 12 1/2 ft. | 9 42 | 9 49 | 9 49 | 10 01 | 12 min | |
| | 5 | 6 1/2 ft. | 9 53 | 9 57 | 9 57 | 10 04 | 7 min | |
| 8/8/80 | V | 13' | Hole 60' from fence posts in heavy wood SANDY LOAM + DRY + CLAYISH | | HOLD FOR CERTIFIED HOLE ON HOUSE PLANS | | ERNEST FERRON OWNER + HIS DIGGER | |
| | | | | | | | C.R. | |

SOIL AUGER FINDING Soil looks very clayish although it perc.

TESTED BY _____

REMARKS Holes Filled due to previous rains. Told owner to dig holes deeper and add 4 ft shelves.

APPLICATION

A 15378

P _____

SEWAGE DISPOSAL TESTING

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLICOTT CITY

DISTRICT 1

DATE 7/14/70

Records
7/21/70
9:30
7/28/70
9:30
7/28/70
9:30

Septic Tank - 1000 gal.
Dry Well - 500 sq. ft. absorbent sidewall area
to begin below the first 5 ft. of non-
porous soil. Maximum depth permitted for
dry well is 10 ft. below original grade. Locate
dry well 235 ft. off left side line and 58 ft. off
rear property line as seen from Orchetta Lane.

DRY WELL
Inlet 3'-4'
Below Original
Grades

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TESTS IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER *Ernest*
Robert Ferron
ADDRESS *5464 Steven Forrest Road - Cot. 21045* *730-2268*
Box 355, Duckett's Lane, Elkridge, Md. PHONE *796-1067*
ofc. 796-8885

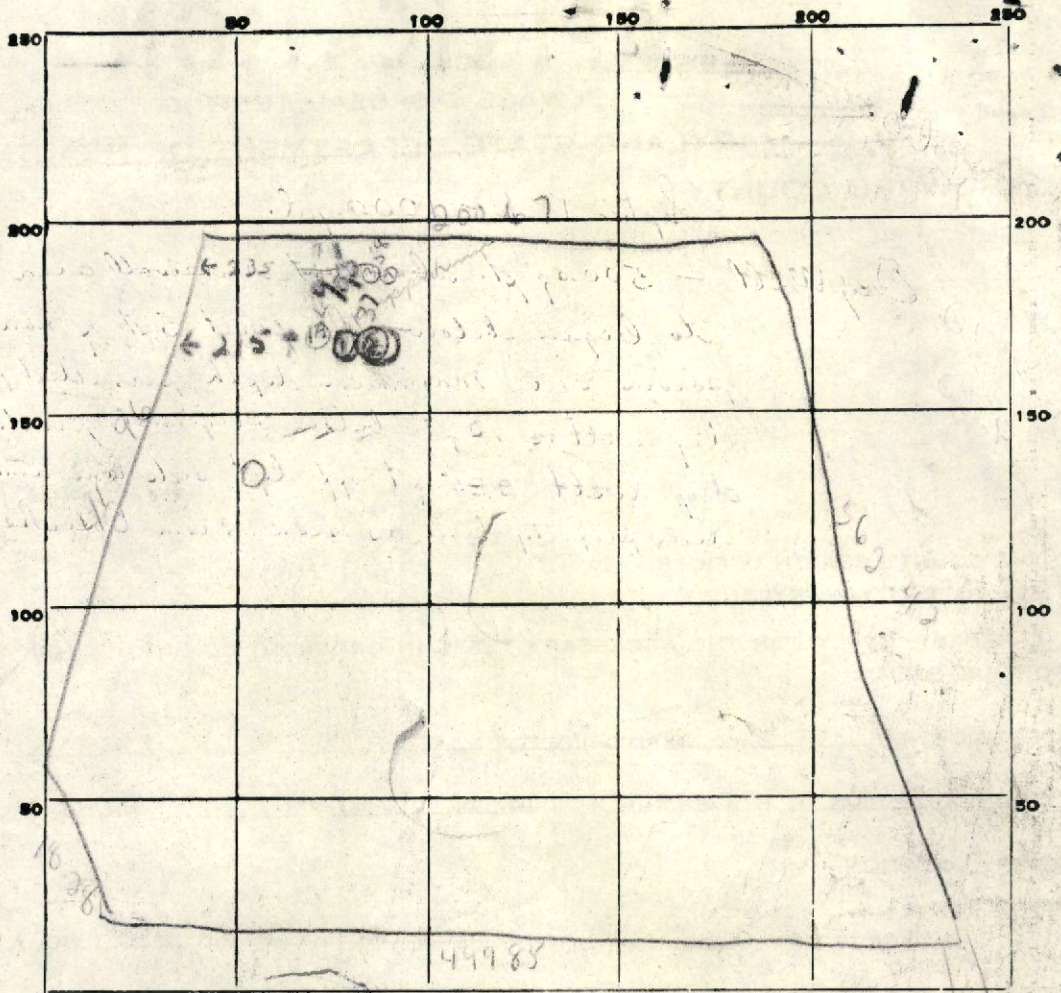
PROPERTY LOCATION:
SUBDIVISION *5900* *DEER R1066 LANE* LOT NO. _____
ROAD AND DESCRIPTION *Duckett Lane - go to 4th house on right - only house with a*
hedge in front - large lawn - meet Ernest Ferron at this house. *Build 21227 ML*

OCCUPANT _____ PHONE _____
PERSON TO CONSTRUCT SYSTEM _____
ADDRESS _____ PHONE _____
SIZE OF LOT *3.997 acres* TYPE BLDG. *3*
NUMBER OF BEDROOMS
(Single Family Dwelling)

SIGNATURE OF APPLICANT *Ernest A. Ferron*

✓ APPROVED BY *Robert V. Tone* FOR *Dry Well* DATE *7/31/70*
(KIND OF SYSTEM)
REJECTED BY _____ FOR _____ DATE _____
(KIND OF SYSTEM)
HOLD PENDING FURTHER TESTS _____ DATE _____
REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

| DATE | TEST NO. | DEPTH | PRE-WET | | TEST - 1" DROP | | TIME |
|---------|----------|-----------|---------|-------|----------------|----------|-------|
| | | | START | STOP | START | STOP | |
| 7/28/70 | 1 | 10 1/2 ft | 9:52 | 9:56 | 9:56 | 10:05 | 9:55 |
| | 2 | 5 ft | 10:06 | 10:27 | 19 mm | little p | |
| | 3 | 5 1/2 ft | 10:27 | 10:36 | 10:36 | 10:47 | 11:00 |
| 7/30/70 | | | | | | | |
| | 4 | 12 1/2 ft | 9:42 | 9:49 | 9:49 | 10:01 | 12 mm |
| | 5 | 6 1/2 ft | 9:53 | 9:57 | 9:57 | 10:04 | 7 mm |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

SOIL AUGER FINDING *Soil looks clayey although it percolates.*

TESTED BY _____

REMARKS *Holes filled due to percolation. Told owner to dig holes deeper and add test tubes.*

NUM

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 6/23/99

P&Z File No. WP 99-139

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Bureau of Environmental Health
- Board of Education
- Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Genon Property

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original

Plans

- | | # of Sheets |
|---|--------------------------|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Prel Equiv Sketch Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> |
| <input type="checkbox"/> Final Constr Plans (RDS) | <input type="checkbox"/> |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Site Development Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Grading Plan | <input type="checkbox"/> |
| <input type="checkbox"/> House Type Revision Plan | <input type="checkbox"/> |
| <input type="checkbox"/> Water and Sewer Plan | <input type="checkbox"/> |

Supplemental Documents

- Wetlands Report
- Soils/Topo Map/Drain Area Map
- FSD/FCP/Worksheet and Application
- Declaration of Intent
- Drainage and/or Computation/Pond Safety Comps
- Preliminary Road Profiles
- APFO Roads Test/Mitigation Plan
- Traffic Study/Noise Study
- Sight Distance Analysis
- Floodplain Study
- Stormwater Management Comps.
- Industrial Waste Survey (DPW)
- Road Poster Form Letter
- Response Letter
- Perc Plat
- Scenic Road Exhibits

Applications

- Waiver Petition Applic/Exhibit
- Planning Board Applic
- ASDP/CSDP Application
- DED Application/Checklist
- DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 6/23/99

COMMENTS: _____ SRC/COMMENTS DUE BY: 7/15/99

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

6/30/99

Perce test done in 1970 for the 3.997 ac. lot

In 1981 an additional test hole was done on the 1.19 acre lot for an ex. house there

On 10-22-81 FS approved a building permit plan for the 3.997 ac. lot

June 1999 applicant applied for building permit and found that the deed trans. in 1977 was illegal

Called Engineering to see if public H₂O & sewer are available. *du*

Engineering called back apparently w/s are not available through Deer Ridge Lane but there is a new sub. behind lot that has public H₂O & sewer. Owner of this lot has petitioned engineering for access, no decision @ this time. Engineering to call when they know more info. ★

7/12/99 Per Don Leiu - Public H₂O & sewer to be included in metro district 2002 which means funding will be available July 1 2002 at the earliest.

| | | |
|--------|----------------------|---|
| Legend | Information Provided | Information Not Provided, Justification Attached |
| ✓ | Information Provided | X |
| NA | Not Applicable | |

- X 1. Vicinity map scale 1" = 2,000'.
- ✓ 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, wetland and forested areas, if applicable.
- 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 waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- ✓ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).

V. Fees

The Waiver Petition 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 petition for resubmittal and re-review.

VI. 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 relax 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.

 (Signature of Property Owner) (Date)
 (Fee Simple Owner Only)
Edward M. Ferrou Sr. 6/22/99
 (Name of Property Owner)
1301 S. Baylis St./Suite 212
 (Address)
Baltimore, MD. 21224
 (City, State, Zip Code)
(410) 796-8885
 (Telephone)

 (Signature of Petition Preparer) (Date)

 (Name of Petition Preparer, Surveyor/Engineer or Agent/Developer)

 (Address)

 (City, State, Zip Code)

 (Telephone)

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

WAIVER PETITION APPLICATION

Date Submitted/Accepted _____ DPZ File Number _____

I. Site Description

Subdivision Name/Property Identification: 5900 DEER RIDGE LANE

Location of property: WEST SIDE OF DEER RIDGE LA. (FORMERLY DUCKETT LANE)
(Road name and nearest public road intersection)

| | | | |
|--|---|---|--|
| <u>OPEN SPACE</u> <small>(Existing Use)</small> | <u>.12</u> <small>(Grid/Block No.)</small> | <u>RESIDENTIAL</u> <small>(Proposed Use)</small> | <u>FIRST</u> <small>(Election District)</small> |
| <u>37</u> <small>(Tax Map)</small> | | <u>171</u> <small>(Parcel No.)</small> | |
| | | <u>3.997 acres</u> <small>(Total Area)</small> | |
| <u> </u> <small>(Zoning District)</small> | | | |

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, waiver petitions, etc.) IN JUNE OF 1999 WHEN OWNER ATTEMPTED TO FILE FOR A BUILDING PERMIT, THIS DIVISION OF LAND DEVELOPMENT AND RESEARCH INFORMED HIM THAT THE PROPERTY IN QUESTION APPEARED TO HAVE BEEN CREATED BY AN ILLEGAL DEED. THE PROPERTY CONSIST OF ONE PARCEL DEvised IN 1977 BY DEED STATING THAT THE PROPERTY WAS GRANTED FOR MONETARY CONSID-
II. Waiver Request WHICH IS CONTRARY TO THE FACT THAT THE PROPERTY WAS CONVEYED AS In accordance A GIFT FROM FATHER TO SON. Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee, may grant waivers of modifications to the minimum requirements stipulated within the Regulations.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver 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>16.147</u> | <u>Final Plat requirements to allow recognition of an existing 3.997 acre parcel created by deed on July 11, 1977.</u> |
| 2. _____ | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |

N.OBS TO W, BASED ON SUB REGS 26.04.02

DLDR/WP7-96 SEZ ALL OK

H.D. ADVISES APPLIC. THAT ADDITIONAL SE.

III. Justification

All waiver requests must be fully justified by the petitioner. 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 waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

(A) AS A PRACTICAL MATTER COMPLIANCE WITH THE REQUIREMENTS OF SEC.16.147 WILL BE EXTREMELY DIFFICULT SINCE THE DEED ON IT'S FACE IS ILLEGAL.

(B) WHILE THE REGULATIONS WILL PROBABLY NOT BE SERVED TO A GREATER EXTENT, THE SIMPLIFICATION OF THE PROCESS BY APPROVING THIS WAIVER WILL REDUCE A TIME CONSUMING AND COSTLY PROCESS.

(C) THE WAIVER REQUEST WILL NOT BE DETREMENTAL TO THE PUBLIC INTEREST AS IT WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD AND WILL NOT IMPAIR THE USE OF ADJACENT PROPERTIES.

(D) THE INTENT AND PURPOSE OF THE REGULATIONS WILL BE SERVED AND NOT NULLIFIED AS THE PARCEL CONFIGURATION HAS ALREADY BEEN COMPLETED AND RECORDED IN THE LAND RECORD OFFICE.

IV. Plan Exhibit

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (14 sets of the completed waiver form and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road). In instances where the waiver request concerns an approval extension, only 2 sets of plans are required along with 14 or 18 copies of the application form. Plans must be folded to a size no larger than 7-1/2" x-12".

B. Plan Requirement Checklist

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

Conformed copy
executed 7/11/77

NO CONSIDERATION
NO STAMPS OR
TRANSFER TAX

THIS DEED, Made this 11th day of July, 1977,

by ROBERT FERRON of Howard County, State of Maryland, party of the first part, Grantor, to ERNEST M. FERRON, of Howard County, State of Maryland, party of the second part, son of the said Grantor, party of the second part, Grantee.

WITNESSETH, that for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Robert Ferron does hereby grant and convey to the said Ernest M. Ferron, his heirs and assigns, in fee simple, all that tract of land situate and lying in the First Election District of Howard County, Maryland, and described as follows, that is to say:

BEGINNING for the same at a point on the southernmost line of a 16.00 feet wide right of way said point of beginning being at the end of the First or North 09° East 533 feet line of the First Parcel of that land which by deed dated August 3, 1936 and recorded among the Land Records of Howard County, Maryland in Liber B.M.Jr. 154 at Folio 577 was granted and conveyed by Addison Haley, widower, to Robert Ferron and running thence leaving said right of way binding reversely along part of said First line as now surveyed

South 09° 25' 00" West 499.85 feet to a point on the northwesternmost right of way line of U. S. Route No. I-95 as shown on Maryland State Roads Commission Plat No. 23006, thence binding along the northwesternmost right of way line of said Route No. I-95 as shown on said plat the two (2) following courses and distances as now surveyed, viz.:

(1) South 63° 52' 32" West 18.11 feet and

(2) South 69° 51' 12" West 18.28 feet to a point on and distant 31.04 feet from the end of the Sixth (Last) line of said First Parcel, thence leaving said Route No. I-95 and binding reversely along part of the Sixth line and part of the Fifth line of said First Parcel the two (2) following courses and distances along an existing fence line as now surveyed, viz.:

(1) North 71° 23' 50" West 415.96 feet and

(2) North 05° 35' 00" West 200.67 feet, thence leaving the outline of said First Parcel and running for a line of division as now drawn

North 70° 09' 05" East 562.42 feet to a point on the northernmost line of the abovementioned 16.00 feet wide right of way, thence crossing said right of way

South 00° 09' 00" West 16.00 feet to the point of beginning, containing 3.997 acres of land more or less.

TOGETHER WITH AND SUBJECT TO:

The right to the use in common with others to a 16.00 feet wide right of way for ingress and egress to and from the abovedescribed parcel of land and Duckett Lane the centerline of said 16.00 feet wide right of way being more particularly described as follows, viz.:

BEGINNING for the centerline of said 16.00 feet wide right of way at a point on and distant 18.70 feet from the end of the Sixth or North 70° 09' 05" East 562.42 feet line of the abovedescribed parcel of land, and running thence for said centerline the six (6) following courses and distances as now surveyed, viz.:

- (1) South 57° 35' 31" East 3.01 feet,
- (2) South 89° 51' 00" East 15.03 feet,
- (3) South 89° 51' 00" East 434.03 feet,

(4) 84.32 feet by the arc of a curve to the left having a radius of 75.00 feet and a long chord bearing North 57° 56' 30" East 79.95 feet,

(5) 74.81 feet by the arc of a curve to the right having a radius of 75.00 feet and a long chord bearing North 54° 18' 34" East 71.75 feet and

(6) North 82° 53' 07" East 199.72 feet to a point on the centerline of Duckett Lane as laid out and now existing.

SUBJECT TO: A perpetual easement for U. S. Route No. I-95 as shown on Maryland State Roads Commission Plat No. 23006.

BEING part of the First Parcel of that land which by deed dated August 3, 1936 and recorded among the Land Records of Howard County, Maryland in Liber B.M. Jr. 154 at Folio 577 was granted and conveyed by Addison Haley, widower, to Robert Ferron.

TOGETHER WITH the improvements thereon, and all of the rights, alleys, ways, waters, privileges and appurtenances thereto *belonging or in anywise appertaining.*

TO HAVE AND TO HOLD the above described tract of land to the said Ernest M. Ferron, his heirs and assigns, in fee simple.

AND the said Grantor does hereby covenant that he has not

done, nor suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed, that he will warrant specially the property hereby granted and will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor.

WITNESS:

15/ Dorothy Baker
Dorothy Baker

His
15/ Robert X Ferron
mark (SEAL)
ROBERT FERRON

15/ Winston T. Brundige
Winston T. Brundige
STATE OF MARYLAND

County OF Howard, to wit:

I HEREBY CERTIFY that on this 11th day of July, 1977, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared ROBERT FERRON, known to me, or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he 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 Notarial Seal.

My commission expires:

July 1, 1978

15/ Dorothy Baker
Notary Public
Dorothy Baker