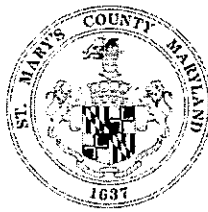


**ST. MARY'S COUNTY GOVERNMENT
OFFICE OF THE COUNTY ATTORNEY**

George R. Sparling, County Attorney

David A. Weiskopf, Deputy County Attorney



COMMISSIONERS OF ST. MARY'S COUNTY

James R. Guy, President

Michael L. Hewitt, Commissioner

Tom Jarboe, Commissioner

Todd B. Morgan, Commissioner

John E. O'Connor, Commissioner

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

NOTICE IS HEREBY GIVEN that the St. Mary's County Board of Appeals will hold a Public Hearing on June 8, 2017 at 6:30 p.m. in the Commissioners Hearing Room, Chesapeake Building located at 41770 Baldrige Street in Leonardtown, Maryland to take testimony and receive evidence in the following matters pursuant to the Rules of Practice and Procedure of the St. Mary's County Board of Appeals:

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

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

By: George R. Sparling, County Attorney

Publish: May 24, 2017
May 31, 2017

BEFORE THE ST. MARY'S COUNT BOARD OF APPEALS

IN RE: APPEAL OF DIRECTOR'S *
DECEMBER 6, 2016 DECISION *
GRANTING SIDEYARD SETBACK * VAAP 16-0957
VARIANCE *
*

ENTRY OF APPEARANCE


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

Respectfully Submitted,

Christopher T. Longmore by 
Christopher T. Longmore
Dugan, McKissick & Longmore, LLC
22738 Maple Road, Suite 101
Lexington Park, Maryland 20653
301-862-3764
chris@paxlawyers.com

Certificate of Service

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

Christopher T. Longmore by 
Christopher T. Longmore



DUGAN, MCKISSICK
& LONGMORE, LLC
22738 MAPLE ROAD, SUITE 101
LEXINGTON PARK, MARYLAND 20653
PHONE: 301-862-3764
FAX: 301-292-3769

RECEIVED

JAN 05 2017

COUNTY ATTORNEY

NOTICE OF APPEAL

VAAP 16-0957

PAMELA AND WILLIAM JOHNSON

By JOSEPH F. MITCHELL, P.C.
Attorney at Law

NOTICE OF APPEAL
ST. MARY'S COUNTY BOARD OF APPEALS
TO BE FILED WITH DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT AND, OFFICE OF
THE COUNTY ATTORNEY

Decision Information

Decision Rendered By: Director Zoning Admin. Permits & Inspections Planning Commission
Property Address: 44737 Lighthouse Road Piney Point MD 20674 Map 65 Parcel 204 Lot 5000-12
Administrative Action: Director's decision – Informal Hearing on Application for Side-yard set-back Variance decided in favor of Applicant
LUGM Case #: VAAP 16-0957 Date of Decision: 12/06/2016

Appellant Information (Appealing Party)

Name: Pamela and William Johnson Email:
Phone # (Home): Phone # (Work):
Attorney's Name (if applicable): Joseph F. Mitchell PC Email: jfmitchell.law@verizon.net
Attorney's Address: PO Box 347, Leonardtown MD 20650
Attorney's Phone #: 301-475-3544 Attorney's Fax #: 301-475-3611

Applicant Information (Party Originally Applying for County Approval if not the Appellant)

Name: James and Christine Lumpkins Email:
Address of Property (if applicable): 44737 Lighthouse Road, Piney Point MD
Mailing Address:
Phone # (Home): Phone # (Work):
Attorney's Name (if applicable): Christopher Longmore Esq Email: CHRIS@PAXLAWYERS.com
Attorney's Address: 22738 Maple Road, Lexington Park MD 20653
Attorney's Phone #: 301-862-3764 Attorney's Fax #: 301-862-3789

Reason for Appeal

Specify grounds of Appeal as required by *Land Use Article*, §4-306(b). DO NOT STATE "SEE ATTACHED".
(You may attach more paper if necessary.)

Appeal is taken of the decision of the Director of the Department of Land Use and Growth Management that Applicant Lumpkins is entitled to a side-yard variance despite the fact that Applicant's predecessor in title created the very problem for which relief in the form of a variance has been sought. Attached please find evidence in support of the proposition that the Director acted in error, and that as a Matter of Law neither the Director nor the Board of Appeals has the authority under the Zoning Ordinance to grant the relief requested.

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

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

THE BOARD OF APPEALS STRONGLY ADVISES AN APPELLANT TO SEEK THE ADVICE OF AN ATTORNEY
BEFORE FILING THIS NOTICE OF APPEAL.

JOSEPH F. MITCHELL, P.C.

ATTORNEY AT LAW
Post Office Box 347
Leonardtown, Maryland 20650

TELEPHONE: (301) 475-3544
E-MAIL: jfmitchell.law@verizon.net

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

January 4, 2017

HAND DELIVERED

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

NOTICE OF APPEAL

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

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

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

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

Notice of Appeal VAAP 16-0957

January 4, 2017

Page two (2)

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

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

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

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

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

Property

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

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

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

² Exhibit A.

Notice of Appeal VAAP 16-0957

January 4, 2017

Page three (3)

History of Subject Property

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

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

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

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

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

³ Exhibit B.

⁴ Exhibit C.

⁵ Exhibit D.

⁶ Exhibit E.(enlarged Exhibit D)

Notice of Appeal VAAP 16-0957

January 4, 2017

Page four (4)

*A Boundary Line Adjustment Plat of Survey for Lots 12, Laf-a-Lot & P/O Hotel Plot, dated April 23, 2007, also prepared by Robert E. Trautman, was executed by Mattingly and recorded among the Plat Records of St. Mary's County, Maryland, at Liber 64, Folio 62.⁷ Recordation of this plat consolidated the three (3) previously existing parcels into two (2) new parcels, Adjusted Parcel 23, having a width of 50.00 feet, and **Lot 500-12**, (subject parcel) having a width of only 45.00 feet.*

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

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

Conclusion

*In making the decision, the Planning Director may grant the variance only in cases where strict compliance with the terms of the Ordinance would result in practical difficulties that **have not been caused** by act of the applicant or the applicant's predecessors in title.⁹ [emphasis added]*

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

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

⁷ Exhibit F.

⁸ Exhibit G. (enlarged F)

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

Notice of Appeal VAAP 16-0957

January 4, 2017

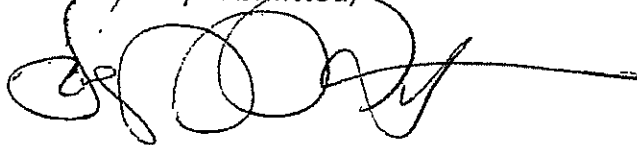
Page five (5)

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

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

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Joseph F. Mitchell', with a long horizontal line extending to the right.

JOSEPH F. MITCHELL

Listing of Exhibits:

- Exhibit A. Deed 3336/125 Mattingly to Lumpkins
- Exhibit B. Plat JMM 2/84 Tolson Subdivision No. 2
- Exhibit C. Deed 2104/166 Steuart Investments Company to Brenda K. Mattingly
- Exhibit D. Trautman Plat 2104/168
- Exhibit E. Expanded portion of Exhibit D.
- Exhibit F. Trautman Plat 64/62
- Exhibit G. Expanded portion of Exhibit F.

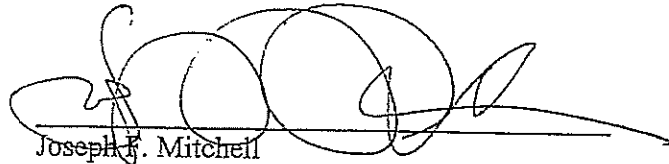
Attachments to Notice of Appeal:

Copy of County Agency's decision

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of January, 2017, a copy of the foregoing Notice of Appeal was mailed, first class mail, postage prepaid, to James and Christine Lumpkins, 44361 Hodges Court, Leonardtown MD 20650 and to Christopher Longmore, Esq., Dugan, McKissick & Longmore, LLC, 22738 Maple Road, Suite 101, Lexington Park, Maryland 20653..


Joseph F. Mitchell

EXHIBITS

- Exhibit A. Deed 3336/125 Mattingly to Lumpkins
- Exhibit B. Plat JMM 2/84 Tolson Subdivision No. 2
- Exhibit C. Deed 2104/166 Steuart Investments Company to Brenda K. Mattingly
- Exhibit D. Trautman Plat 2104/168
- Exhibit E. Expanded portion of Exhibit D.
- Exhibit F. Trautman Plat 64/62
- Exhibit G. Expanded portion of Exhibit F.

EXHIBIT A

THIS DEED, Made this 16th day of October,

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

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

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

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

BEING the land conveyed by Steuart Investment Company to Brenda K. Mattingly by Deed dated September 2, 2003 and recorded among the Land Records of St. Mary's County, Maryland in Liber EWA No. 2104, Folio 166.

FOR FURTHER REFERENCE SEE DEED RECORDED AT LIBER JWW NO. 3292, FOLIO 2.

LIFE ESTATE

YOLANDA HIGGINS does join in this Deed for the sole purpose of terminating her Life Estate Interest in and to READJUSTED PARECEL 23, (aka 44741 Lighthouse Road) but retaining her Life Estate Interest in and to LOT 500-12 (aka 44741 Lighthouse Road).

State of Maryland
County of St. Mary's

Before me, a Notary Public, did on this 20th day of October, 2009, appear YOLANDA HIGGINS and she did acknowledge that the above represents her free act and deed.

Yolanda Higgins
YOLANDA HIGGINS

RECORDING FEE	20.00
RECORDATION FEE	3,288.00
TR TAX COUNTY	4,196.00
TR TAX STATE	2,058.00
TOTAL	9,762.00
REF SHOE	REF # 98899
JWW SWR	BN # 2237
10/20/09	10:54 AM

Judy B. Hraman
Notary Public

My commission expires: 10/11/2011

THIS IS TO CERTIFY THAT ALL TAXES ON THIS PROPERTY HAVE BEEN PAID THROUGH April 30, 2010
Jennifer M. ...
 TREASURER
 ST. MARY'S COUNTY, MD
 02019795
 02019787
 10/11/09



ST. MARY'S COUNTY CIRCUIT COURT (Land Records) JWW 3366, p. 0125, MSA_CEG0_3675. Date available 11/02/2009. Printed 07/21/2016.

EXHIBIT B

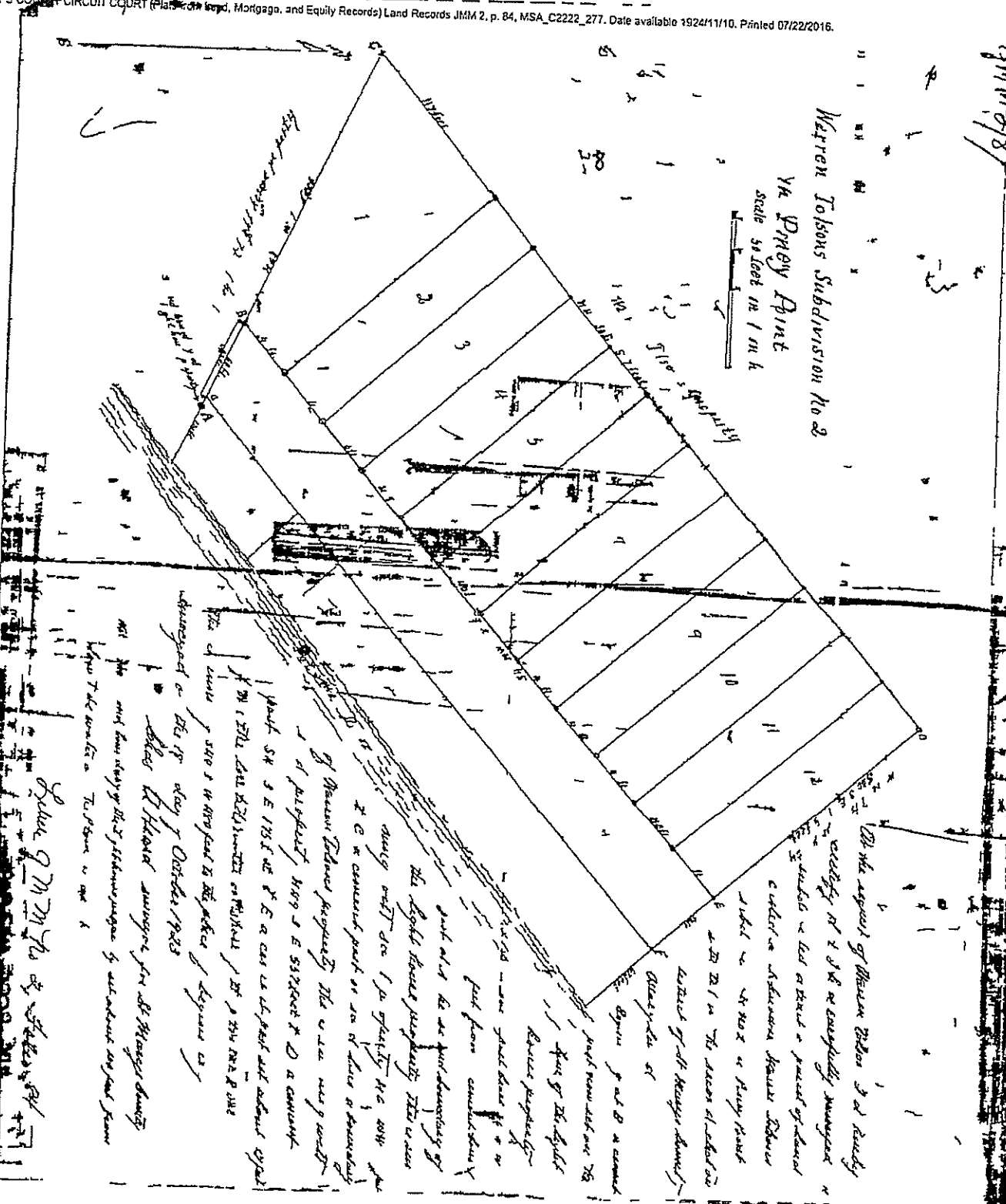
3
10/18/84

10/18/84

Warren Tolsons Subdivision No 2

1/4 PINEY POINT

Scale 50 feet = 1 in.



On the report of Messrs. Tolson & Co. of Realty
 the validity of the conveyance made by
 Warren Tolson to the State of Maryland
 and the validity of the conveyance made by
 the State of Maryland to the State of
 Maryland is hereby certified to be correct
 and true in all particulars.
 This is done in accordance with the
 provisions of the Act of the General
 Assembly of the State of Maryland
 passed on the 17th day of October, 1883.
 John G. M. M. M. of the State of Maryland
 Clerk of the Court

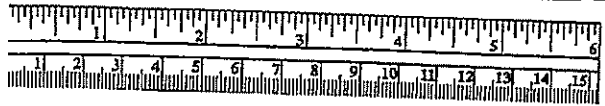


EXHIBIT C



EXHIBIT C

FEE SIMPLE DEED—CODE—CITY OR COUNTY.

This Deed, Made this 2nd day of September

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

See Exhibit A that is affixed hereto and made a part hereof.

SUBJECT TO THE LIFE ESTATE OF YOLANDA HIGGINS, FORMERLY YOLANDA MAGGIA
BEING the land conveyed by Theodore Maggia and Yolanda Maggia to Steuart Investment
Company by Deed dated November 10, 1969 and recorded among the Land Records of St.
Mary's County, Maryland in Liber D.B.K. No. 155, Folio 109.

THEODORE MAGGIA DIED AT GEORGETOWN UNIVERSITY HOSPITAL IN WASHINGTON, D.C.
ON FEBRUARY 02, 1971.

THE FD SUR	62	20.00
RECORDING FEE		20.00
RECORDATION	1	2,100.00
IN TAX COUNTY		2,700.00
IN TAX STATE		1,350.00
TOTAL		6,420.00
Rest 5002	Rest # 76318	
Chk 102	Chk # 1482	
Exp 00: 2103		10:25 pt

ST MARY'S COUNTY CIRCUIT COURT (Land Records) | WA 2104, p. 0166 MSA CE:10 2013 Date available 03/04/2014 Printed 11/01/2014

THIS IS TO CERTIFY THAT ALL
TAXES ON THIS PROPERTY HAVE
BEEN PAID THROUGH June 30, 2004
James H. Howell TREASURER
ST. MARY'S COUNTY, MD
ACCT. NO. 02-019789
02 019795 9/8/03

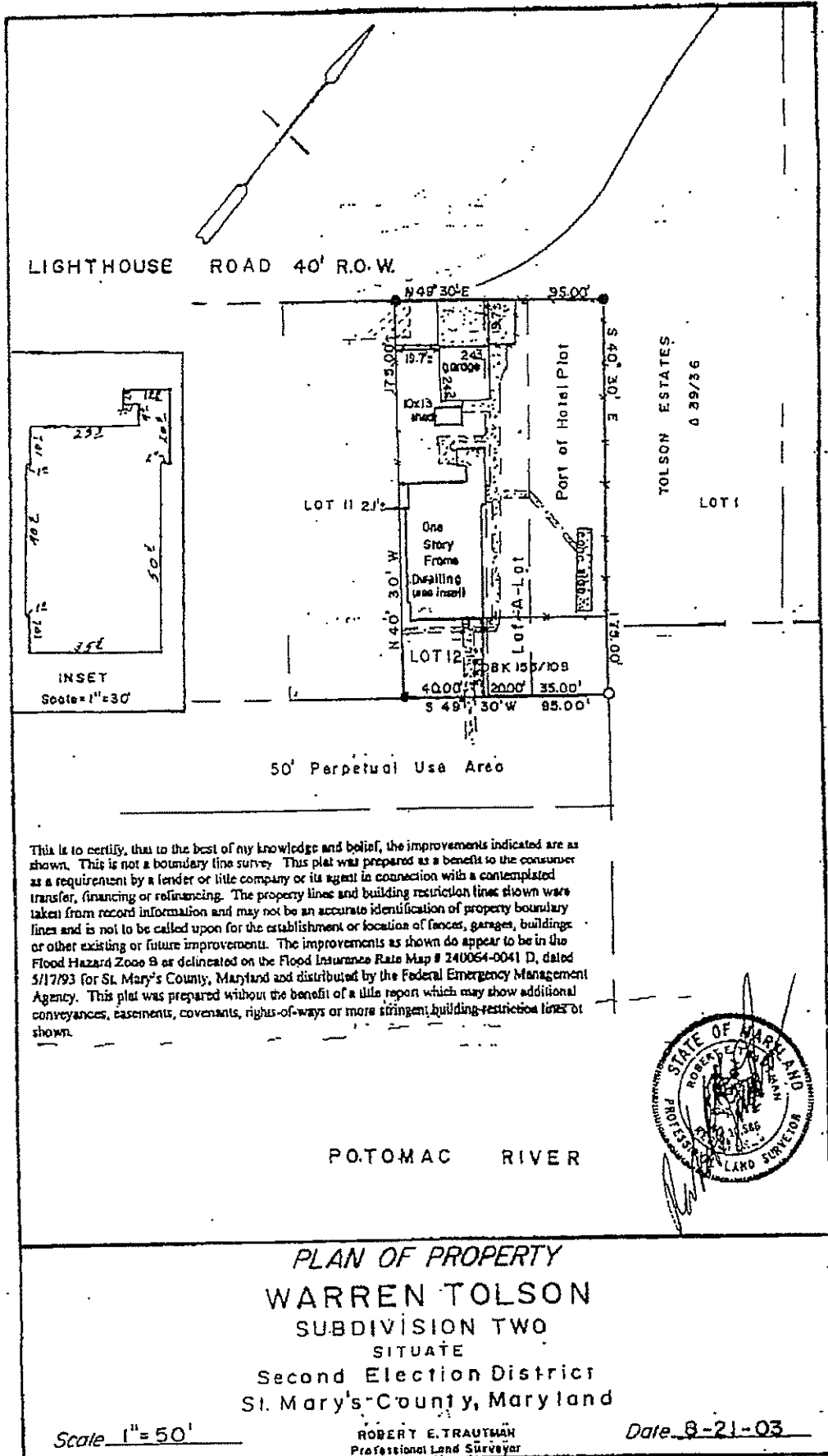
EXHIBIT A

FIRST: (1) Lot 12 in Warren Tolson's Subdivision No. 2 in Piney Point, as per plat recorded in JMM No. 2, folio 84, as recorded among the Land Records of St. Mary's County, Maryland, together with all of their right to use in common with owners of Lots 1 thru 12 inclusive, in said subdivision, the strip of land lying between said main walkway and the low water mark of the Potomac River for a beach or parkage, together with their right to maintain a bath house and a summer house, also a wharf into the River for fishing, crabbing, bathing and the use of family launches.

(2) "Laf-a-Lot" in Warren Tolson's Subdivision No. 2 of Piney Point, St. Mary's County, Maryland, as per plat recorded in Liber JMM No. 2; folio 84 (Note: proper reference not used in prior deed), together with a right of way over the property of their grantor, East of said Subdivision for access to said lot by suitable roadway to the rear thereof, also a right of way over said property or their grantor to and over a strip of land 50 feet in width, paralleling the front line of said lot line, which said 50 foot strip shown on said plat shall be reserved for the perpetual use of all of the owners in the lots and said subdivision No. 2, also the parties of the first part further grant and convey to the parties of the second part, in fee simple, all the land lying between said fifty foot strip and the low water mark on the Potomac River between a prolongation of the east line of said lot 12 and west of lot shown on plat as Laf-a-Lot. And, also granted is all rights and privileges set forth in a paper writing known as a Dedicatory Supplement to a plat recorded in Liber JMM No. 2, folio (87-1). Also is the privilege of the use of the steamboat wharf, so long as wharf is controlled by grantor or parties of the first part, for purpose of travelling or steamboat stopping at said wharf and with the right to land freight and baggage thereon.

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

ST MARY'S COUNTY CIRCUIT COURT (Land Records) FWA 2104 p. 0168, MSA CE60 2413 Date available 03/04/2004 Printed 11/01/2016.



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

PLAN OF PROPERTY
WARREN TOLSON
SUBDIVISION TWO
 SITUATE
 Second Election District
 St. Mary's County, Maryland

Scale 1" = 50'

ROBERT E. TRAUTMAN
 Professional Land Surveyor
 45248 Abell Drive
 Catonsville, Maryland 20618
 Telephone 862-1457

Date 8-21-03

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

To have and to hold the Land . . . and premises: above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said BRENDA K. MATTINGLY

in fee-simple

And the said STEUART INVESTMENT COMPANY, a Delaware Corporation

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

Witness the hand and seal of said grantor

TEST:

Laura Larson Butler
Secretary

STEUART INVESTMENT COMPANY

By: *[Signature]* (SEAL)
JOHN R. CLARK, III
PRESIDENT

(SEAL)

State of Maryland.

Montgomery County to wit:

I HEREBY CERTIFY, that on this 2nd day of September in the year 2003 before me, the subscriber a Notary Public of the State of Maryland, in and for County of Montgomery aforesaid, personally appeared JOHN R. CLARK, III, President of Steuart Investment Company

and he acknowledged the foregoing Deed to be his act
As witness my hand and Notarial Seal.

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY THE UNDERSIGNED ATTORNEY, DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND, OR BY AN EMPLOYEE OF SUCH ATTORNEY

J Ernest Bell
ATTORNEY AT LAW

Christy D Lewis
Notary Public.

My commission expires: January 24, 2006

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

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

ST MARY'S COUNTY CIRCUIT COURT (Land Records) EWA 2104 P 0169 MSA CE60 2413 Date available 03/04/2004 Printed 11/01/2005

State of Maryland Land Instrument Intake Sheet
Baltimore City County: ST. MARY'S

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)

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable)

4 Consideration and Tax Calculations
Table with columns: Consideration Amount, Finance Office Use Only. Rows include Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, Other, Full Cash Value, Transfer Tax Consideration, Recordation Tax Consideration, TOTAL DUE.

5 Fees
Table with columns: Amount of Fees, Doc. 1, Doc. 2, Agent. Rows include Recording Charge, Surcharge, State Recordation Tax, State Transfer Tax, County Transfer Tax, 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).

7 Transferred From
Doc. 1 - Grantor(s) Name(s): STEDART INVESTMENT COMPANY
Doc. 2 - Grantor(s) Name(s): BRENDA K. MATTINGLY

8 Transferred To
Doc. 1 - Grantee(s) Name(s): BRENDA K. MATTINGLY
Doc. 2 - Grantee(s) Name(s): HOMELAND MORTGAGE COMPANY
New Owner's (Grantee) Mailing Address: 103 TUXFORD COURT, FENNINGTON, NEW JERSEY 08534-5231

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
Name: J. ERNEST BELL, II
Firm:
Address: Leonardtown, Maryland 20650
Phone: (301) 475-2661

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes/No Will the property being conveyed be the grantee's principal residence?
Yes/No Does transfer include personal property? If yes, identify:
Yes/No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Table with columns: Terminal Verification, Anticipatory Verification, Whole, Part, Tran. Process Verification. Rows include Year, Land, Buildings, Total, Geo., Zoning, Use, Town Cd., Map, Grid, Parcel, Ex. St., Sub, Plat, Exclusion, Ex. Co., Assigned Property No., Lot, Occ. Cd.

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer

EXHIBIT D

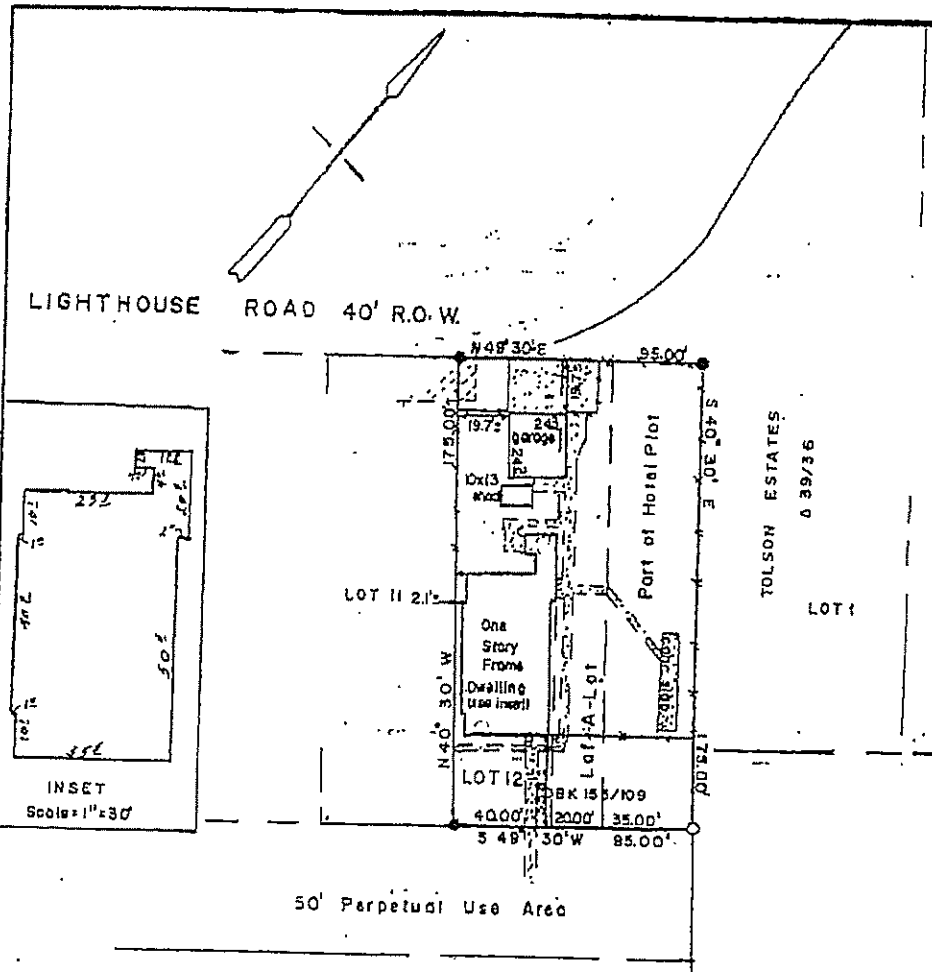
LIBER 2 | 104 FOLIO 168

08/28/2003 09:45 FAX 3013733785

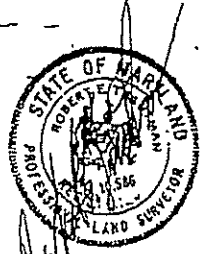
HOMELAND ETC. CO.

002

-EXHIBIT D



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



POTOMAC RIVER

PLAN OF PROPERTY
WARREN TOLSON
SUBDIVISION TWO
 SITUATE
 Second Election District
 St. Mary's County, Maryland

Scale 1" = 50'

ROBERT E. TRAUTMAN
 Professional Land Surveyor
 45248 Abell Drive
 California, Maryland 20619
 Telephone 862-1457

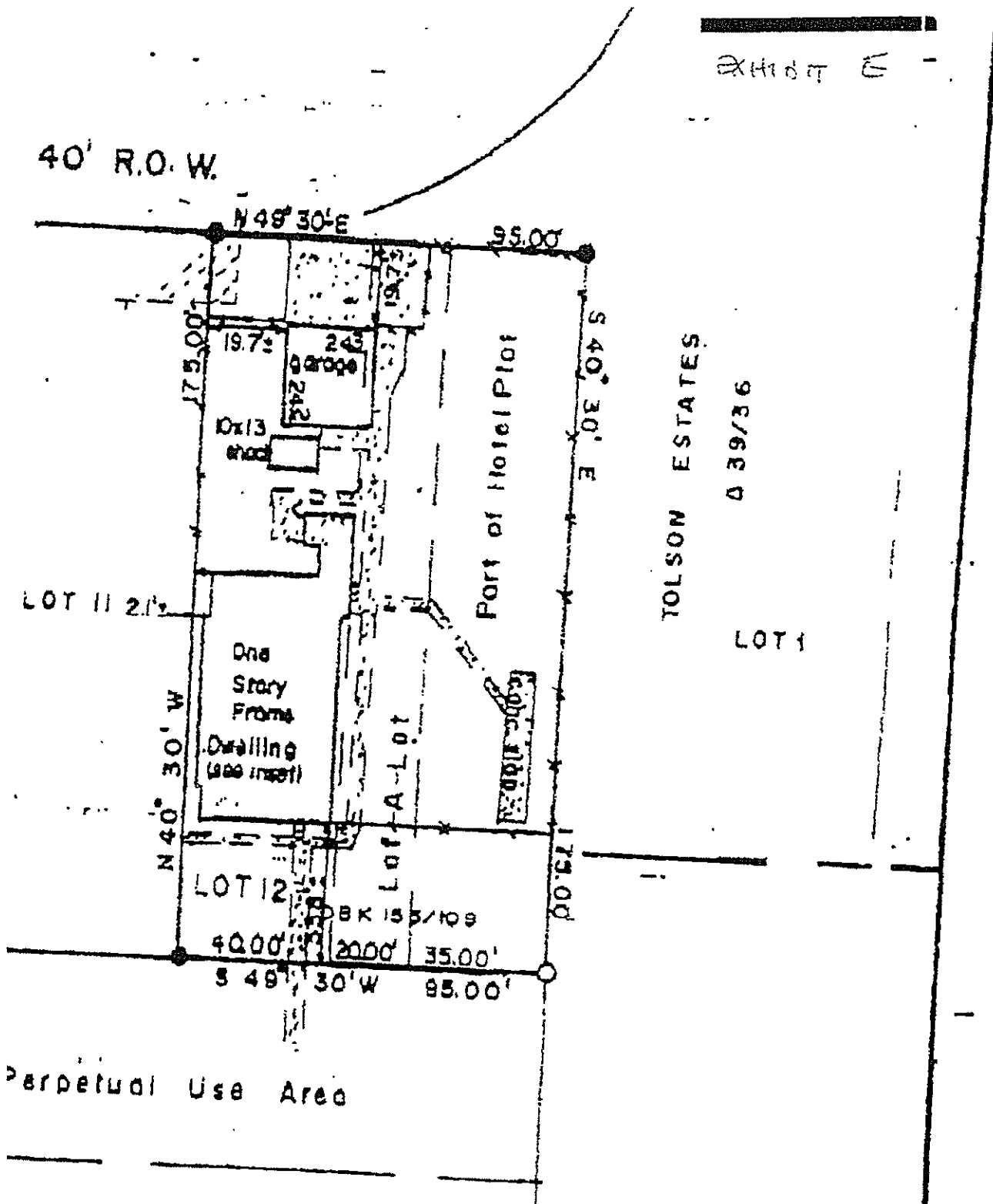
Date 8-21-03

89-053

... WASHINGTON COUNTY CIRCUIT COURT (Land Records) EWA 2104, p. 0168, MSA_CE60_2413. Date available 03/04/2004. Printed 11/01/2016.

EXHIBIT E

EXHIBIT E

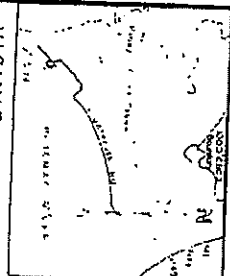


TOLSON ESTATES
 0 39/36
 LOT 1

Perpetual Use Area

and belief, the improvements indicated are as
 set was prepared as a benefit to the consumer
 agent in connection with a contemplated
 and building restriction lines shown were
 accurate identification of property boundary
 ent or location of fences, garages, buildings
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 surance Rate Map # 240064-0041 D, dated
 uted by the Federal Emergency Management
 of a title report which may show additional

EXHIBIT F



VICINITY MAP
Scale: 1" = 2000'

ISSUANCE NOTES

1. Lot 1 is shown on the map as being 12.50 acres and is shown as being 12.50 acres.
2. Lot 2 is shown on the map as being 12.50 acres and is shown as being 12.50 acres.
3. The proposed subdivision is shown as being 12.50 acres and is shown as being 12.50 acres.
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POTOMAC AREA NOTES

1. The proposed subdivision is shown as being 12.50 acres and is shown as being 12.50 acres.
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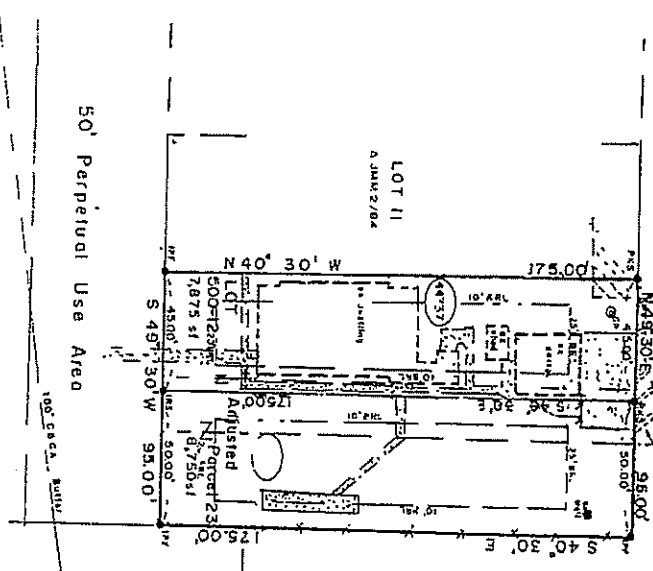
DIVERSITY DEDICATIONS

The undersigned owner of the property shown herein and described in the plat hereby dedicates to the public the right of way shown on the plat for the use of a public road. The dedication is made in accordance with the provisions of the laws of the State of Maryland. The dedication is made for the use of a public road and is subject to the provisions of the laws of the State of Maryland. The dedication is made for the use of a public road and is subject to the provisions of the laws of the State of Maryland.

11-1-07
Robert E. Trautman
Professional Land Surveyor # 10115

LIGHTHOUSE

ROAD 40' R.O.W.



POTOMAC RIVER

LOT 12, Lot-d- Lot I & P/O Hotel Plot
BOUNDARY LINE ADJUSTMENT
PLAT OF SURVEY
WARREN TOLSON'S
SUBDIVISION No. 2
SITUATE
Second Election District
St. Mary's County, Maryland

3. SUPERVISOR'S CERTIFICATION
I hereby certify to the best of my knowledge, information and belief that the plat is a true and correct copy of the original and conforms to the provisions of the laws of the State of Maryland. I am a duly licensed Professional Land Surveyor in the State of Maryland. My commission expires on 11/30/2017. I am not aware of any facts or circumstances which might render this certification untrue or misleading. I am not aware of any facts or circumstances which might render this certification untrue or misleading.

Robert E. Trautman
Professional Land Surveyor # 10115

DEPT OF LAND USE & GROWTH MANAGEMENT
Date: 11/21/07
Director: [Signature]
R.C. CHESTER
METROPOLITAN COMMISSION
Date: 11/21/07
Director: [Signature]

Scale: 1" = 30'
Date: 4-23-07
ROBERT E. TRAUTMAN
Professional Land Surveyor
45248 Abell Drive
California, Maryland 20619
(301) 882-1457

Job No. 89-053
Sheel Ho. Lot 1
P/L 10/4 ASA SSA 1/2007 8/6/07

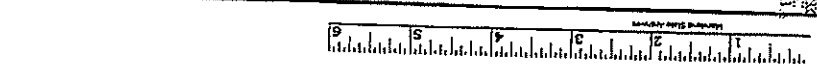
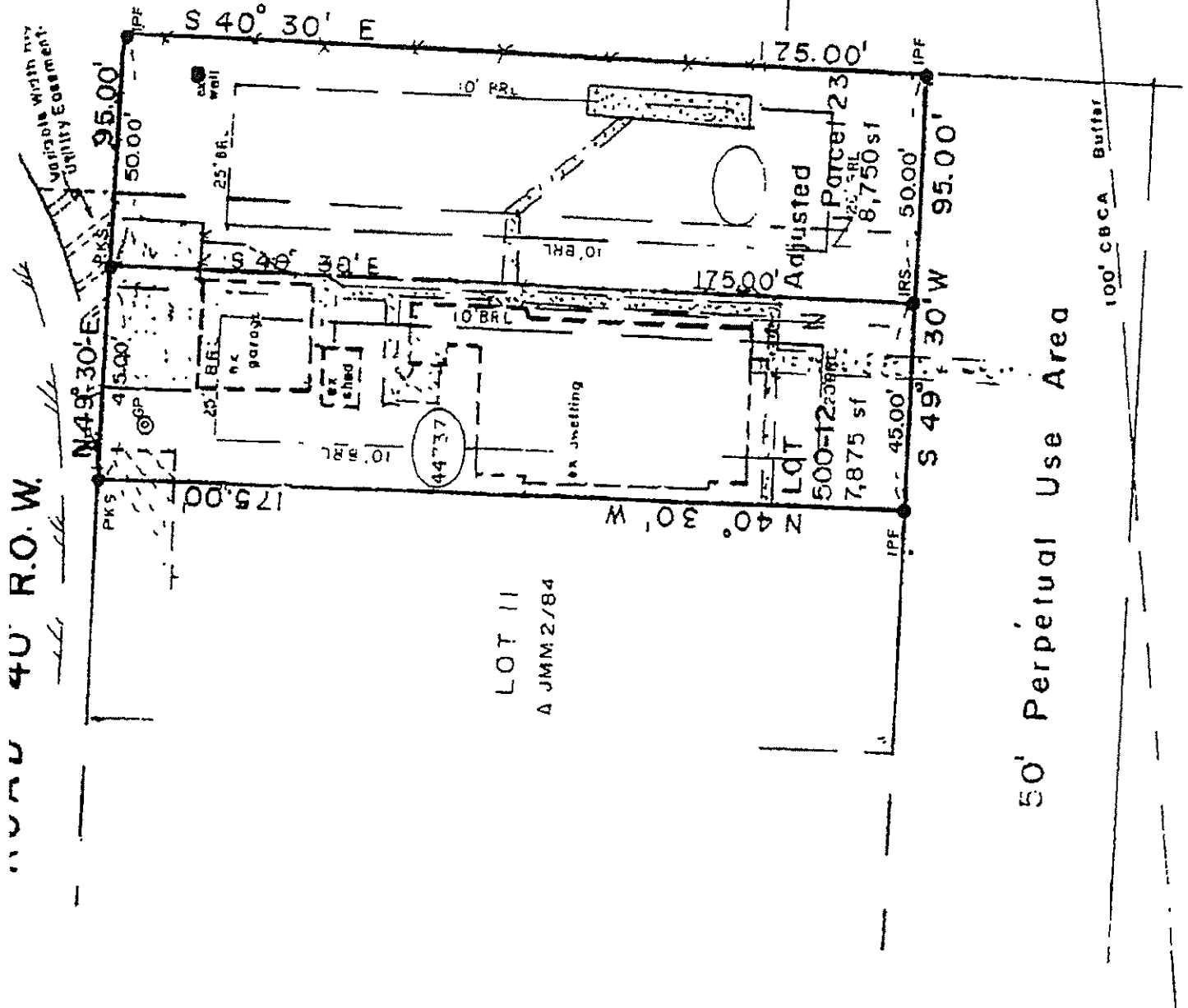
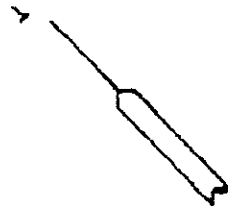


EXHIBIT G



40' R.O.W.

TOLSON ESTATES

Δ 39/36

LOT I

LOT II

Δ JMM 2/84

50' Perpetual Use Area

100' CBCA Buffer

S 40° 30' E

N 40° 30' W

S 49° 30' W

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N 49° 30' E

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DECISION OF DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT

VAAP 16-0957

ST. MARY'S COUNTY GOVERNMENT
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT

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



COMMISSIONERS OF ST. MARY'S COUNTY

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

MEMORANDUM

Date: November 28, 2016
To: Phillip Shire, Director
From: Yvonne Chaillet, Zoning Administrator
Subject: VAAP 16-0957, Lumpkins Property
Administrative Hearing of November 28, 2016
Supplemental Report

SECTION I. Development Data:

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

Owner: James and Christine Lumpkins ("the Applicants")
Agent: Christopher T. Longmore, Esq., Dugan, McKissick & Longmore, LLC

Location: 44737 Lighthouse Road, Piney Point, Maryland
Tax Map: 65 **Grid:** 22 **Parcel:** 204 (Lot 5000-12, Tolson Subdivision)
Acreage: 13,233 square feet **Election District:** 8
Zoning: Residential, Low-Density (RL) District, Intensely Developed Area Overlay

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

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

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

SECTION IV. Property and Case Information:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

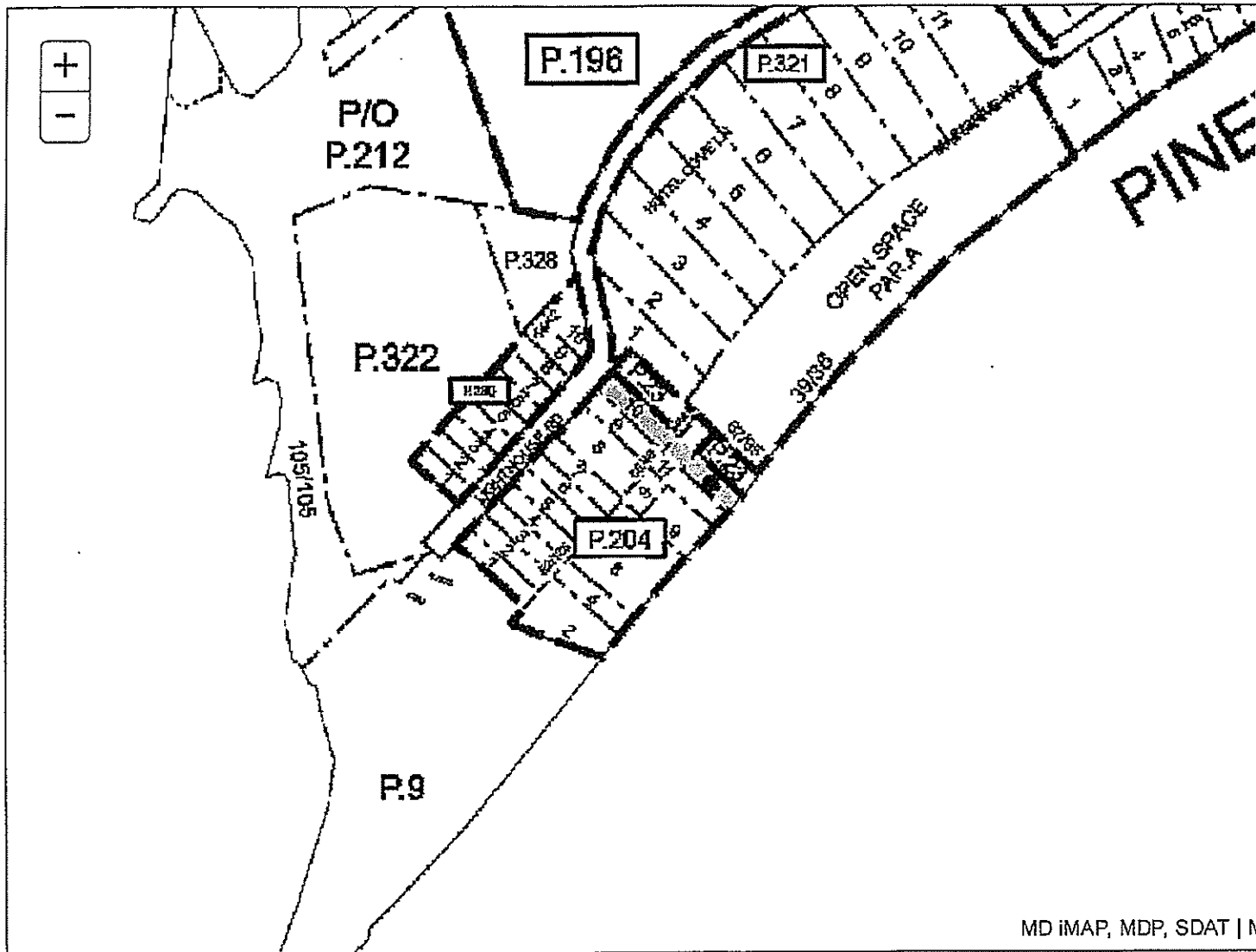
Ms. Chaillet presented staff's report followed by Mr. Longmore's request for variances to reduce the side yard setbacks. Mr. Mitchell testified in opposition to the variance requests, and his client Mr. Johnson commented on the variance request prior to the close of public testimony. Mr. Mitchell submitted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

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

NAMES AND MAILING ADDRESSES
OF
OWNERS OF REAL PROPERTY
LOCATED WITHIN 200 FEET OF SUBJECT
PROPERTY

COPY OF TAX MAP AND SDAT REAL PROPERTY DATA SHEETS

District: **02** Account Number: **019795**



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

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

Property maps provided courtesy of the Maryland Department of Planning.

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

SUBJECT PARCEL
PARCELS WITH 200' OF SUBJECT PARCEL

Guide to searching the database

View Map	View GroundRent Redemption	View GroundRent Registration
--------------------------	--	--

Account Identifier: District - 02 Account Number - 019795

Owner Name: LUMPKINS JAMES D & LUMPKINS CHRISTINE COOKSEY
Mailing Address: 44361 HODGES CT LEONARDTOWN MD 20650-
Use: RESIDENTIAL
Principal Residence: NO
Deed Reference: /04535/ 00122

Premises Address: 44737 LIGHTHOUSE RD PINEY POINT 20674-0000 Waterfront
Legal Description: LOT 5000-12 PLAT 64/62 & 70/123 WARREN TOLSON'S SUBD #2

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	64 62
0065	0022	0204		0082			12	2017		0002/0084

Special Tax Areas:
Town: NONE
Ad Valorem: 2
Tax Class:

Primary Structure Built: 1922
Above Grade Enclosed Area: 1,760 SF
Finished Basement Area:
Property Land Area: 13,233 SF
County Use:

Stories: 1
Basement: NO
Type: STANDARD UNIT
Exterior: FRAME
Full/Half Bath: 1 full
Garage: 1 Detached
Last Major Renovation:

	Base Value	Value As of 01/01/2017	Phase-in Assessments	
			As of 07/01/2016	As of 07/01/2017
Land:	234,700	234,700		
Improvements	99,900	99,900		
Total:	334,600	334,600	334,600	334,600
Preferential Land:	0			0

Seller: HIGGINS YOLANDA & **Date:** 11/30/2016 **Price:** \$0
Type: **Deed1:** /04535/ 00122 **Deed2:**
Seller: HIGGINS YOLANDA L/E & **Date:** 01/23/2012 **Price:** \$0
Type: NON-ARMS LENGTH OTHER **Deed1:** /03841/ 00734 **Deed2:**
Seller: HIGGINS, YOLANDA L/E & **Date:** 10/28/2009 **Price:** \$410,000
Type: NON-ARMS LENGTH OTHER **Deed1:** JWW /03366/ 00125 **Deed2:**

Partial Exempt Assessments:	Class:	07/01/2016	07/01/2017
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 Status: Denied

Guide to searching the database

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 02 Account Number - 019787

Owner Name: JOHNSON WILLIAM WAYNE & JOHNSON PAMELA LONG
 Mailing Address: 955 SPOONBILL CIR WESTON FL 33326-0000
 Use: Principal Residence: RESIDENTIAL NO
 Deed Reference: /03837/ 00586

Premises Address: 44741 LIGHTHOUSE RD PINEY POINT 20674-0000 Waterfront
 Legal Description: RE-ADJUSTED PARCEL 23 PLAT 67/95 & 70/123 WARREN TOLSON'S SUBD #2

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	67 95
0065	0022	0023		0000				2017	Plat Ref:	0064/ 0062

Special Tax Areas: Town: NONE
 Ad Valorem: 2
 Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
2013	2,580 SF		14,645 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached	

	Base Value	Phase-in Assessments	
		Value As of 01/01/2017	As of 07/01/2016 / As of 07/01/2017
Land:	237,900	237,900	
Improvements	292,000	283,000	
Total:	529,900	520,900	529,900 / 520,900
Preferential Land:	0		0

Seller: JOHNSON WILLIAM WAYNE & Type: NON-ARMS LENGTH OTHER	Date: 01/16/2012 Deed1: /03837/ 00586	Price: \$0 Deed2:
Seller: LUMPKINS JAMES D & Type: ARMS LENGTH VACANT	Date: 10/27/2011 Deed1: /03630/ 00001	Price: \$250,000 Deed2:
Seller: HIGGINS, YOLANDA L/E & Type: ARMS LENGTH MULTIPLE	Date: 10/28/2009 Deed1: JWW /03366/ 00125	Price: \$410,000 Deed2:

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:	Exempt Class:	Special Tax Recapture:	NONE

Homestead Application Status: No Application

Guide to searching the database

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 02 Account Number - 033852

Owner Information

Owner Name: DENSFORD DAVID WYLIE & LARUS TERRY ANN Use: RESIDENTIAL
 Mailing Address: 44765 LIGHTHOUSE RD PINEY POINT MD 20674-3014 Principal Residence: YES
 Deed Reference: /04234/ 00223

Properties and Structures Information

Premises Address: 44765 LIGHTHOUSE RD PINEY POINT 20674-0000 Legal Description: LOT 1 PLAT 39/36 TOLSON ESTATES
 Waterview

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0065	0016	0321		0326			1	2017	0039/0036

Special Tax Areas: Town: NONE
 Ad Valorem: 2
 Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1997	2,989 SF		23,326 SF	000000

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	STANDARD UNIT	SIDING	3 full	1 Attached	

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016	Phase-in Assessments As of 07/01/2017
Land:	128,500	128,500		
Improvements	205,100	230,300		
Total:	333,600	358,800	333,600	342,000
Preferential Land:	0			0

Seller: MEYER RICHARD & Type: ARMS LENGTH IMPROVED	Date: 09/02/2015 Deed1: /04234/ 00223	Price: \$490,000 Deed2:
Seller: WENTZ, SAMUEL R JR & SHARON H Type: ARMS LENGTH VACANT	Date: 08/27/1996 Deed1: EWA /01084/ 00288	Price: \$102,500 Deed2:
Seller: TOLSON, JULIUS W & GEORGIANA Type: NON-ARMS LENGTH OTHER	Date: 10/26/1994 Deed1: EWA /00933/ 00265	Price: \$0 Deed2:

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
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 Status: No Application

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 02 Account Number - 033860

Owner Name: GRACE RENE E & GRACE MARILYN S Use: RESIDENTIAL

Mailing Address: 44767 HOTEL COVE LN Principal Residence: YES
 PO BOX 96 Deed Reference: /01154/ 00038
 PINEY POINT MD 20674-0096

Premises Address: 44767 HOTEL COVE LN Legal Description: LOT 2 OFF LIGHTHOUSE ROAD TOLSON ESTATES
 PINEY POINT 20674-0000 Waterview

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0065	0016	0321		0326			2	2017	0039/0036

Special Tax Areas: Town: NONE
 Ad Valorem: 2
 Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1998	2,880 SF		27,318 SF	000000

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	NO	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached	

Base Value

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	129,900	129,900		
Improvements	233,200	229,100		
Total:	363,100	359,000	363,100	359,000
Preferential Land:	0			0

Seller: TOLSON, JULIUS WARREN & Date: 05/08/1997 Price: \$97,500

Type: ARMS LENGTH VACANT Deed1: EWA /01154/ 00038 Deed2:

Seller: TOLSON, JULIUS W & GEORGIANA Date: 10/26/1994 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: EWA /00933/ 00270 Deed2:

Seller: Date: Price:

Type: Deed1: Deed2:

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: Special Tax Recapture: NONE

Exempt Class: NONE

Homestead Application Status: Approved 07/19/2008

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:		District - 02 Account Number - 007002
<i>Owner Information</i>		
Owner Name:	ENO FRANKLIN THOMAS & ENO KATHLEEN MARIE &	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	44733 LIGHTHOUSE RD PINEY POINT MD 20674-3014	Deed Reference: /03690/ 00112
<i>Location & Structure Information</i>		
Premises Address:	44733 LIGHTHOUSE RD PINEY POINT 20674-0000 Waterfront	Legal Description: LOT 11 PLAT 2/84 WARREN TOLSON'S SUBD #2
Map:	Grid:	Parcel:
0065	0022	0204
Sub District:	Subdivision:	Section:
	0082	
Block:	Lot:	Assessment Year:
	11	2017
Plat No:	Plat Ref:	284
Special Tax Areas:	Town:	NONE
	Ad Valorem:	2
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1926	1,368 SF	
		Property Land Area
		7,000 SF
County Use		
Stories	Basement	Type
1 1/2	NO	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full/ 1 half	1 Detached
Last Major Renovation		
<i>Waterfront Data</i>		
	Base Value	Value
		As of 01/01/2017
Land:	214,000	214,000
Improvements	89,200	87,800
Total:	303,200	301,800
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2016
		As of 07/01/2017
		303,200
		301,800
<i>Deeds Information</i>		
Seller: ENO WALTER F JR &	Date: 03/19/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03690/ 00112	Deed2:
Seller: ENO, WALTER F & BARBARA	Date: 12/21/1977	Price: \$0
Type:	Deed1: /00286/ 00221	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
<i>Assessments Information</i>		
Partial Exempt Assessments:	Class	07/01/2016
		07/01/2017
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:		0.00 0.00
Exempt Class:	Special Tax Recapture:	
	NONE	

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 02 Account Number - 010208								
General Information										
Owner Name:		CORNELIUS JO ELLEN & CORNELIUS DOUGLAS HARRISON				Use:		RESIDENTIAL YES		
Mailing Address:		44729 LIGHTHOUSE RD PINEY POINT MD 20674-3014				Principal Residence:				
						Deed Reference:		/03059/ 00594		
Location & Structure Information										
Premises Address:		44729 LIGHTHOUSE RD PINEY POINT 20674-0000 Waterfront				Legal Description:		LOT 500-9 PLAT 66/46 WARREN TOLSON'S SUBD #2		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	66 46
0065	0022	0204		0082			9	2017	0002/ Ref:	0084
Special Tax Areas:						Town:		NONE		
						Ad Valorem:		2		
						Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
2008		2,330 SF				23,456 SF				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1 1/2	NO	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached					
Assessment Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2016		07/01/2017		
Land:		254,300		254,300						
Improvements		245,800		238,600						
Total:		500,100		492,900		500,100		492,900		
Preferential Land:		0						0		
Transfer Information										
Seller:		SCHWENK, CYNTHIA M S/O				Date:		09/04/2007		Price: \$565,000
Type:		ARMS LENGTH IMPROVED				Deed1:		JWW /03059/ 00594		Deed2:
Seller:		SCHWENK, DAVID C & CYNTHIA M				Date:		03/11/2003		Price: \$0
Type:		NON-ARMS LENGTH OTHER				Deed1:		EWA /01956/ 00762		Deed2:
Seller:		SPARKS, ELIZABETH & H E HURLEY JR				Date:		06/24/1992		Price: \$157,000
Type:		ARMS LENGTH IMPROVED				Deed1:		EWA /00690/ 00036		Deed2:
Exemptions Information										
Partial Exempt Assessments:		Class		07/01/2016		07/01/2017				
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: Approved 11/01/2008										

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 02 Account Number - 020009

Owner Name: BOARD OF COUNTY COMMISSIONERS FOR ST MARY'S COUNTY MD
 Mailing Address: 23115 LEONARD HALL DR PO BOX 653 LEONARDTOWN MD 20650-0653
 Use: Principal Residence: EXEMPT COMMERCIAL NO
 Deed Reference: /01809/ 00301

Premises Address: LIGHTHOUSE RD 0-0000 Waterview
 Legal Description: PARCEL A - 21,344 SF N/S MD RT 498 BOUNDARY LINE ADJ PLAT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	54 42
0065	0022	0280		0000				2017		

Special Tax Areas: Town: NONE
 Ad Valorem: 2
 Tax Class:

Primary Structure Built: 1971
 Above Grade Enclosed Area: 6720
 Finished Basement Area: 21,344 SF
 Property Land Area: 21,344 SF
 County Use:

Stories: 1
 Basement: 0
 Type: STORAGE WAREHOUSE
 Exterior: 0
 Full/Half Bath: 0
 Garage: 0
 Last Major Renovation:

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	121,900	121,900		
Improvements	183,500	179,900		
Total:	305,400	301,800	305,400	301,800
Preferential Land:	0			0

Seller: STEUART TRANSPORTATION COMPANY Date: 06/20/2002 Price: \$0
 Type: NON-ARMS LENGTH OTHER Deed1: EWA /01809/ 00301 Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	420	305,400.00	301,800.00
State:	420	305,400.00	301,800.00
Municipal:	420	0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Status: No Application

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 02 Account Number - 035774

Owner Information:

Owner Name: SUPPORT TERMINALS OPERATING PTNRSH LP A DELAWARE LMTD PTNRSHP
 Mailing Address: C/O RECOVERY & COMPLIANCE TAX PO BOX 780339 SAN ANTONIO TX 78269-0339
 Use: Principal Residence: INDUSTRIAL NO
 Deed Reference: /01021/ 00491

Legal Description:

Premises Address: 44700 LIGHTHOUSE RD PINEY POINT 0-0000 Waterfront
 Legal Description: 10.8051 ACRES PARCEL TWO PINEY PT MD 498

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0065	0016	0322		0000				2017		

Special Tax Areas: Town: NONE
 Ad Valorem: 2
 Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			10.8000 AC	000000

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

	Base Value	Value As of 01/01/2017	Phase-in Assessments	
			As of 07/01/2016	As of 07/01/2017
Land:	172,200	175,500		
Improvements	290,500	299,100		
Total:	462,700	474,600	462,700	466,667
Preferential Land:	0			0

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
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 Status: No Application

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 02 Account Number - 041081

Owner Name: ST MARYS COUNTY COMMISSIONERS
Use: EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: PO BOX 653 LEONARDTOWN MD 20650-0653
Deed Reference: /01818/ 00381

Premises Address: 44740 LIGHTHOUSE RD PINEY POINT 20674-0000
Legal Description: PARCEL C PLAT 54/42 STEUART TRANS BOUND SURV

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0065	0022	0328		0000				2017	54	42

Special Tax Areas: Town: NONE
 Ad Valorem: 2
 Tax Class:

Primary Structure Built: Above Grade Enclosed Area Finished Basement Area Property Land Area 861 SF County Use 000000

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	200	200		
Improvements	0	0		
Total:	200	200	200	200
Preferential Land:	0			0

Seller: STEUART TRANSPORTATION COMPANY **Date:** 07/12/2002 **Price:** \$0
Type: NON-ARMS LENGTH OTHER **Deed1:** EWA /01818/ 00381 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	500	200.00	200.00
State:	500	200.00	200.00
Municipal:	500	0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Status: No Application