

In the matter of

Paul McDonald

35 Westmoreland Street
Maryland

Westminster, MD 21157

Before the

Board of Zoning Appeals
for Westminster,

BZA Case No 21-01

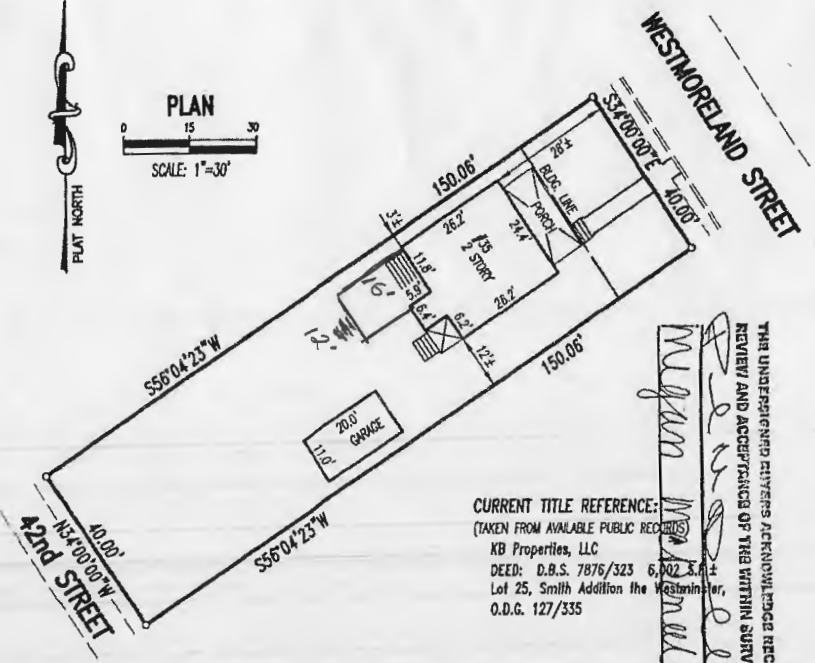
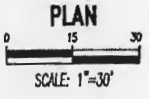
Pre-Hearing Statement

Applicant, Cindy Young / Cregger Construction, Inc, hereby files this Pre-Hearing Statement, and in support thereof states as follows:

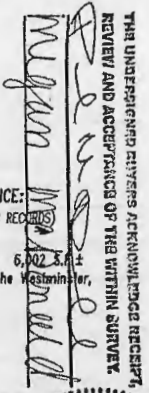
1. The Applicant is representing the owner of the property located at 35 Westmoreland Street, Westminster, MD 21157 (hereinafter “the Property”). The Property is location within an R-7, 500 Residential Zone.
2. The Applicant is seeking a variance, specifically requesting special dispensation from the “Least Side Yard” set back requirement of eight feet (8 ft).
3. The home on the Property was originally constructed in 1923. Due to the original home having been constructed approximately three feet (3 ft) from the side property line, the Property is now considered an existing non-conforming use.
4. Beginning approximately November 10, 2020, the homeowner contracted with Cregger Construction, Inc for a 16x12 deck to be built.
5. The deck would go in place of the existing stairs (approximately 6 ft deep by 8 feet wide) with a proposed total size of approximately 16 feet wide by 12 feet deep.
The proposed deck would not protrude any further into the side yard set back, yet would extend an approximate additional 6 feet from the existing steps toward the back yard.
6. The homeowner is a hard-working police officer who would like to have a deck on his home to be able to enjoy family time with his wife and small

child at the end of a tough day. There are numerous homes in the vicinity with decks that enhance property values and afford owners and neighbors a place to spend time outdoors and are especially useful in this pandemic time in history which creates a real need for safe, useable outdoor space. The homeowner and applicant do not believe this deck will in any way be of any negative impact on the neighbors and/or surrounding properties in the town of Westminster and beyond.

7. The applicant, Cindy Young/Cregger Construction, Inc. filed the variance on behalf of the property owners as a service as part of the permit process we provide to homeowners.
Cregger Construction, Inc. is a local general contracting company dedicated to providing homeowners with affordable contracting solutions.
8. The property on the side in question is a rental property owned by Menchy Properties.
9. The Applicant, Cindy Young/Cregger Construction, Inc and Steve Gamber (Project Manager) /Cregger Construction, Inc. will testify at the hearing in the matter as well as the homeowner, Paul McDonald. Also, Jan Shipley, 33 Westmoreland Street, Westminster, MD 21157 will testify, who intends to appear as a supporting witness for the request for a variance.
10. The Applicant estimates the presentation of this matter will take approximately 30 minutes.



CURRENT TITLE REFERENCE:
 (TAKEN FROM AVAILABLE PUBLIC RECORDS)
 KB Properties, LLC
 DEED: D.B.S. 7876/323 6, 902 S.A.±
 Lot 25, Smith Addition the Westminster,
 O.D.G. 127/335

THE UNDERSIGNED HEREBY ACKNOWLEDGES RECEIPT,
 REVIEW AND ACCEPTANCE OF THIS WITHIN SURVEY.




EXPIRES JANUARY 7, 2017

This is to certify that as of the date of this drawing, the approximate location(s) of the improvements is/are shown in relation to the apparent property lines for the property known as #35 Westmoreland Street, in Westminster, in the 7-th Election District of Carroll County, Maryland, according to my measurements and calculations, and to the regulations governing the Maryland Standards of Practice for Professional Land Surveyors, Effective date August 1, 2005. This drawing is not intended to replace an examination of title, or depict or note all matters affecting the title pertaining to the ownership and use of this property. The authenticity of this document can be verified (see note (d) above.) This 28-th day of April, 2016.

SYMBOLS AND ABBREVIATIONS:

(FD) FOUND	GT GATE
C/O CLEAN OUT	
D/W DRAINWAY	FENCES:
CONC. CONCRETE	—○— CHAIN LINK
BIT. BITUMINOUS	—X— WIRE
O/H OVERHANG or OVERHEAD WIRES	—□— STOCKADE
	— — WOOD
ELEC. ELECTRIC	—○— METAL/IRON
TRANS. TRANSFORMER	WV WATER VALVE
BSMT. BASEMENT	WM WATER METER
ENTR. ENTRANCE	PED UTILITY PEDESTAL

- NOTES:**
- (a) This plat does not provide for the accurate identification of property boundary lines, but this identification may not be required, for the transfer of title or securing financing or refinancing.
 - (b) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 - (c) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
 - (d) To insure authenticity of this document, the Surveyor's signature is blue. Any other color or the lack of original ink of this name means that you do not have an original document, and the contents can not be verified.
 - (e) The accuracy of the apparent building setback distances shown hereon is 2.5', unless otherwise noted.
 - (f) This property lies within the limits of a Flood Hazard Area ZONE C, Area of Minimal Flood Hazard, as delineated on the National Flood Insurance Rate Map Panel No.: 24018 0033C dated October 10, 1980.
NOTE: Flood zone lines are approximate. A flood evaluation survey will be required to accurately establish the limits of flood zones that may affect this property.
 - (g) Unless specifically shown hereon, there are no encroachments either way across property lines according to a visual inspection of the property.
 - (h) This Plat has been prepared by and/or under the responsible charge of the hereon signed Licensed Surveyor.
 - (i) The property line bearings and distances shown hereon were taken from the recorded plat, O.D.G. 127/335, and do not reflect the results of an on the ground boundary survey. This property is also subject to all terms and conditions expressed within the deeds forming the chain of title to this property.
 - (j) All structures shown hereon are assumed to be permanently sited to the ground unless otherwise noted.
"TEMP" indicates that the structure is apparently movable.
"UTDI" indicates that it is Unstable to Determine the existence or non-existence of a Foundation for the structure.
 - (k) An accurate location of any existing fences which appear to be on or near the property lines and encroachments thereof, if any, either way across the property lines cannot be determined without the benefit of a boundary survey.
 - (l) Properties located in jurisdictions having private utilities such as but not limited to water and sewerage disposal may have restrictive use areas within the limits of the property governed by local and/or state agencies that are not shown hereon.

**LOCATION DRAWING of
 #35 Westmoreland Street**

April 28, 2016

BRENGLE LAND SURVEYING, LLC



2319 Carrollton Road
 Westminster, MD 21157
 T 443.744.0715
 F 410.848.3249

www.BLSmaryland.com
 BLSmaryland@gmail.com

BOUNDARY SURVEYS, ELEVATION CERTIFICATES,
 HOUSE STAKE-OUTS, LOCATION DRAWINGS

Application Fees
See fees below, plus City legal fees and court reporter fees, payable to *City of Westminster*



CITY OF WESTMINSTER

56 WEST MAIN STREET
WESTMINSTER, MD 21157

For Office Use Only	Case No.: _____
	Form Received: _____
	Fee Paid: _____
	DCPD Reviewed: _____
	Appeal Received: _____
Court Review: _____	

APPLICATION FOR PUBLIC HEARING BEFORE THE BOARD OF ZONING APPEALS

In accordance with the Charter and Code of the City of Westminster, an application is made to the Board as follows:

- | | |
|----------------------------------------------------------|--------------------------------------------------|
| 1. Purpose of Hearing: | Applicable Fees: |
| <input type="checkbox"/> Request for special exception | \$1,500, unless owner-occupied or day care \$300 |
| <input checked="" type="checkbox"/> Request for variance | \$1,000, unless owner occupied \$200 |
| <input type="checkbox"/> Appeal of admin decision | \$600 |
| <input type="checkbox"/> Nonconforming uses | No fee |

2. Applicant Information:
 Name: Cindy Young/Cregger Construction Address: 1301 Avondale Road-New Windsor, MD 21776
 Telephone: 443-632-8284 Fax: _____ E-Mail: cindy@creggerconstruction.com

3. Property Owner Information: (if Different)
 Name: Paul A & Megan E McDonald Address: 35 Westmoreland Street-Westminster, MD 21157
 Telephone: 443-789-3920 Fax: _____ E-Mail: pmcdonald4478@gmail.com

4. Attorney Information: (if Applicable)
 Name: _____ Address: _____
 Telephone: _____ Fax: _____ E-Mail: _____

5. Address of Subject Property: 35 Westmoreland Street

6. Request Description: variance to allow proposed deck to be built that will not conform to side property line restriction

Please note that applications for public hearings must comply with the provisions and requirements in [Chapter 164](#), Zoning & Subdivision of Land, City of Westminster Code. All applicants are advised to review the [Rules of Order and Procedure](#) before applying.

Application for Public Hearing before the Board of Zoning Appeals (Continued - Page 2)

Subject Property - Owner's Address: 35 Westmoreland Street-Westminster, MD 21157

Using SDAT, provide names and addresses of owners of all adjacent properties – including names and addresses of owners of properties on opposite sides of streets or alleys.

Property 1: Jan G Shipley - 33 Westmoreland St

Property 2: Menchey Properties - 39 Westmoreland St

Property 3: Patricia A Rouzer - 36 Westmoreland St

Property 4: David M Baker & Tracy L Anadale - 34 Westmoreland St

Property 5: Patricia M Glazier - 58 Chase Street

Property 6: Sarah Beth Brown - 56 Chase Street

Property 7: _____

Property 8: _____

Property 9: _____

Property 10: _____

Property 11: _____

Property 12: _____

CERTIFICATION

I CERTIFY THAT THE FOREGOING INFORMATION AND THE LIST OF ADJOINING PROPERTY OWNERS IS TRUE AND ACCURATE. I AGREE TO ABIDE BY THE RULES OF ORDER AND PROCEDURE FOR THE BOARD OF ZONING APPEALS AND ALL APPLICABLE LAWS.

Cindy Young dotloop verified 11/24/20 3:35 PM EST QFFT-BA15-BAJT-ATZU

APPLICANT'S SIGNATURE / DATE

Paul McDonald dotloop verified 11/24/20 6:17 PM EST AD4U-ALTF-EJ1R-ABVI

PROPERTY OWNER'S SIGNATURE / DATE

Cindy Young 11/24/2020

APPLICANT'S PRINTED NAME / DATE

APPLICANT'S ATTORNEY SIGNATURE / DATE

Please email signed and dated applications with all required submittals to planning@westgov.com

Michael C. Zepp, Bureau Chief
Bureau of Permits and Inspections
410-386-2674, 1-888-302-8978
fax 410-876-9252
MD Relay service 7-1-1/1-800-735-2258



Department of Public Works
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

OWNER/CONTRACTOR AFFIDAVIT

DATE: 11-13-2020

PERMIT NO: _____

PROJECT: Deck

I hereby certify that I own the property located at: 35 Westmoreland Street

and that Cregger Construction (applicant) has my permission to apply for a permit for construction/

use of the above project. I am aware that the "Contractor"/Tenant listed on the application assumes full responsibility for their own inspections. The licensed Plumber and Electrician must call for their own inspections.

Note 1: I fully understand it is our responsibility to comply with all applicable Construction Codes within The Code of Public Local Laws and Ordinances of Carroll County and State of Maryland.

Note 2: I understand it is our responsibility to keep all structures out of all recorded easements.

Note 3: I, as the owner of the property upon which construction/use is to take place, hereby, authorize the Bureau of Permits and Inspections of Carroll County, its officers and employees, to enter upon the premises and into any building thereon for the purpose of inspecting the construction/use applied for herewith.

X Paul McDonald

X Paul McDonald

Corporate Name of Property Ownership (if applicable)

pmcdonald4478@gmail.com

Corporate Address (if applicable)

X Cindy Young
WITNESS SIGNATURE (Third Party)

I certify that I have been contracted to construct/occupy the above-named project and consent to having my name listed on the permit as the Contractor/Tenant. I assume all responsibility for the total project and acknowledge that as the Contractor/Tenant I will call for all required inspections and resolve any violations.

X CC
Contract Purchaser/Tenant/Contractor's Signature

X Chuck Cregger

Cregger Construction
Trading as (Company Name)

69185

1301 Avondale Rd - New Windsor, MD 21776
Address

cindy@creggerconstruction.com
Email Address

410-374-9567
Phone #

X Cindy Young
WITNESS SIGNATURE (Third Party)



Carroll County Building Permit Application

Bureau of Permits and Inspections
 225 N. Center Street Room 118, Westminster, MD 21157
 410-386-2674 * 1-888-302-8945
 MD Relay Service 7-1-1/800-735-2258

Building Permit

*Street Address of Job 35 Westmoreland Street		Email Address: pmedonald4478@gmail.com	
*Property Owner(s) as Recorded in Land Records Paul & Megan McDonald		Phone # 443-789-3920	
*Property Owner(s) Address 35 Westmoreland Street		City Westminster	State MD
		Zip 21157	
*Contractor's/Tenant Name (if Applicable) Cregger Construction		Phone # 410-374-9567	License No. 69185
		Email Address: cindy@creggerconstruction.com	
*Address 1301 Arondale Road		City New Windsor	State MD
		Zip 21776	
*Description of Work Build 16x12 deck			*Exterior Finish Wood
			*Est. Cost \$13,000.

Caution: I/we have carefully examined and read this application and know the same is true and correct. I/we are also aware that whoever is indicated as the "Contractor" assumes full responsibility for this application and for the construction and will comply with all provisions of the Code of Local Laws and Ordinance for Carroll County, Maryland and State Laws whether herein specified or not. I/we further understand that the Contractor, Plumber and Electrician are the only persons authorized to request inspections and the plumbers and electricians must file for their own applications. To state construction before a building permit is issued and / or to use and occupy the premises before a Use and Occupancy is obtained is in violation of the law.

x Cindy Young x 443-632-8284 x 11-13-2020
 *Applicant's Signature & Print Name *Applicant's Phone # *Date
 Email Address: cindy@creggerconstruction.com

Office Use Only


Election District	Account #	Subdivision						Lot #
Tax Map	Block	Parcel	Liber / Folio		Section #	Plat #		Lot Size
School Code		State Rd	County	Private	Census Tract		Census Block	Fire District
								MCDA
Foundation Size		Slab on Grade		1 st Floor		2 nd Floor		3 rd Floor
								4 th Floor
Unf. Base/Crawl		Finished Basement		Breezeway		Deck		Garage/Carport
								Out Building
# Bedrooms	# Full Bath	# Half Bath	Plumb/Gas	Electric	Sprinkler	Type Heat	Chimney	Fireplace
								Woodstove
								Front Porch
								Side/Back Porch
Public	<input type="checkbox"/> Sewer <input type="checkbox"/> Water	Private	<input type="checkbox"/> Septic <input type="checkbox"/> Well	Plans	Energy Code	Receipt No.	Permit Fee	Impact Fee
Zoning District	Zoning Ord Section Ref.	BZA/ZA	Site Plan #	Proposed Front Yard Min. by Ord.	Proposed Rear Yard Min. by Ord.	Proposed Right Side Min. by Ord.	Proposed Left Side Min. by Ord.	

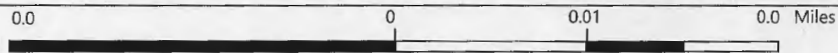
Special Conditions / Comments:	Agency	Approvals Name	Date
	Plan Review		
	Fire Protection		
	Health Department		
	State/ County Road		
	City		



Address:



1:564 



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



CARROLL COUNTY COMMISSIONERS
 225 North Center Street
 Westminster, Maryland 21157
 410-386-2674

File Number: **RD-20-2560**
 Project Name: CINDY YOUNG
 Description: DECK WITH STEPS
 Property: 35 Westmoreland St
 Address: Westminster, MD 21157-4452

Permits Invoice #: **803285**
 Invoice Date: **11/13/2020**

Fee Code	Fee Description	# of Units	Unit	Fee Amount
PFRDI	Deck/Filing Fee - Residential	1.00	Amount	60.00
Invoice Total				\$ 60.00

*Make payment with this invoice at the Collections Office,
 Room 103 of the Carroll County Office Building, 225 North Center Street, Westminster, MD 21157*

Make checks payable to the Commissioners of Carroll County

Any fee paid for an application DOES NOT constitute or imply an approval by Carroll County.

CARROLL CO. MD.
 PAID BB
 NOV 13 2020
 #199
 CASH CHECK M.O.
 D.O.

Return to:
Paul McDonald
35 Westmoreland Street
Westminster, MD 21157

BOOK: 8325 PAGE: 117

Carroll County Commissioners
RECORDATION TAX
AMT: 2450.00
DATE: 5-31-16
INITIALS: [Signature]

Lakeside Title Company
File No. MD24616
Tax ID # 07-066090
Insurer Commonwealth Land Title Insurance Company
Property Address 35 Westmoreland Street, Westminster, MD 21157

This Deed, made this 20th day of May, 2016, by and between **KB Properties LLC**, a Maryland limited liability company, GRANTOR(S), and **Paul A. McDonald and Megan E. McDonald**, GRANTEE(S).

- Witnesseth -

That for and in consideration of the sum of Two Hundred Forty Five Thousand Dollars and No Cents (\$245,000.00), the receipt whereof is hereby acknowledged, the said Grantor(s) do grant and convey to the said Paul A. McDonald and Megan E. McDonald, as tenants by the entirety unto the survivor of them, his or her heirs and assigns in fee simple, all that lot of ground situate in the State of Maryland, County of Carroll and described as follows, that is to say:

ALL THAT lot or parcel of land situate on the west side of Westmoreland Street in the City of Westminster in Carroll County, State of Maryland, fronting 40 feet on Westmoreland Street and running back 150 feet to an alley and containing 6,000 sq. feet of land, more or less, designated as Lot No. 25 on the plat of "Smith Addition to Westminster" which Plat is recorded among the Land Records of Carroll County in Liber O.D.G. No. 127, folio 335.

BEING that property, which by Deed dated January 20, 2015, and recorded among the Land Records of Carroll County in Liber 7876 at folio 323, was granted and conveyed by Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust, Series 2013-2, unto KB Properties, LLC.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining. Subject to any and all covenants, restrictions, easements and agreements of record.

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 Paul A. McDonald and Megan E. McDonald as tenants by the entirety unto the survivor of them, his or her heirs and assigns in fee simple.

CARROLL COUNTY CIRCUIT COURT (Land Records) DBS 8325, p. 0117, MSA_CE56_8314. Date available 06/06/2016. Printed 01/19/2021.

1 of 2

612.5

Lakeside Title Company

File No. MD24616

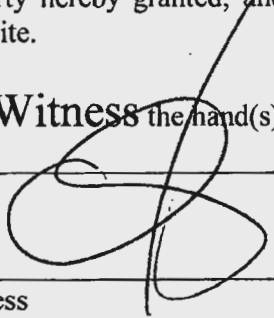
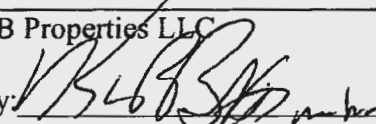
Tax ID # 07-066090

Insurer **Commonwealth Land Title Insurance Company**

Property Address **35 Westmoreland Street, Westminster, MD 21157**

And the Grantor(s) hereby covenant(s) that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

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

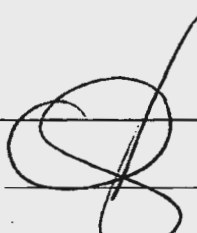
 _____ Witness	KB Properties LLC By:  (SEAL) KB Properties LLC By: Kevin P. Bankert, Sole Member
-------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

STATE OF MARYLAND, COUNTY OF CARROLL TO WIT:

I HEREBY CERTIFY that on this 20th day of May, 2016, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Kevin P. Bankert, who acknowledged himself to be the sole member of the Grantor limited liability corporation, and that as such sole member, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the Limited Liability Company, by himself/herself as such sole member.

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

~~Commonwealth of Pennsylvania~~
~~NOTARIAL SEAL~~
~~Nicole K. Church, Notary Public~~
~~City of Hanover, York County~~
~~My Commission Expires August 18, 2019~~

 Notary Public
 My commission expires _____ 

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

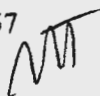
NICOLE K. CHURCH
 Notary Public
 Carroll County
 Maryland
 My Commission Expires October 13, 2019

See Attached Signature

Attorney

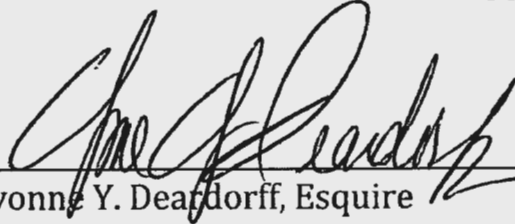
AFTER RECORDING, PLEASE RETURN TO:

Paul A. McDonald and Megan E. McDonald
35 Westmoreland Street, Westminster, MD 21157

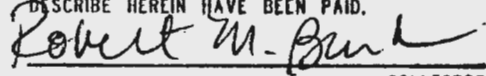



CARROLL COUNTY CIRCUIT COURT (Land Records) DBS 8325, p. 0118, MSA_CE56_8314. Date available 06/06/2016. Printed 01/19/2021.

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


Yvonne Y. Deardorff, Esquire

I HEREBY CERTIFY THIS 31 DAY OF May
2014 THAT ALL PUBLIC TAXES
ASSESSMENTS AND CHARGES FOR THE CURRENT
YEAR AND ALL PRIOR YEARS ON THE PROPERTY
DESCRIBE HEREIN HAVE BEEN PAID.


COLLECTOR 

File No. MD24616

OWNER OCCUPANCY AFFIDAVIT

The undersigned grantee(s) hereby make oath or affirm under penalties of perjury that the property herein conveyed will be occupied by the grantee(s) as his/her/their principal residence for at least 7 of the 12 months following this conveyance.

WITNESS:

As to All

Paul A. McDonald

Megan E. McDonald

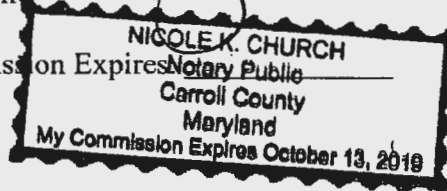
STATE OF MARYLAND, COUNTY OF CARROLL, to wit:

HEREBY CERTIFY, That on May 20, 2016, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Paul A. McDonald and Megan E. McDonald, the GRANTEE(S) herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

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

Notary Public

My Commission Expires



CARROLL COUNTY CIRCUIT COURT (Land Records) DBS 8325, p. 0120, MSA_CE56_8314. Date available 06/06/2016. Printed 01/19/2021.

**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

The undersigned each state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. Each of the undersigned is a Grantee of residentially improved real property located at 35 Westmoreland Street, Westminster, MD 21157, and being more particularly described as Lot 25, Smith's Additon to Westminster, Tax Id. No. 07-066090].
2. Each of the undersigned is a first-time Maryland home buyer (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.



Paul A. McDonald, Grantee



Megan E. McDonald, Grantee

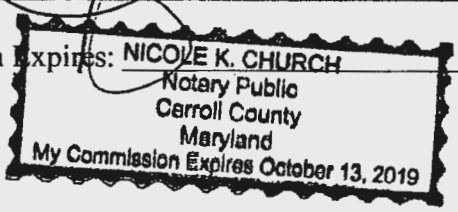
The undersigned each state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of each individual:

1. Each of the undersigned is a Grantee of residentially improved real property located at 35 Westmoreland Street, Westminster, MD 21157, and being more particularly described as Smiths Add. to West., Tax ID Number 07-066090, Carroll, MD.
2. Each of the undersigned is a co-maker or guarantor of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

Grantor/Co-Maker

The above oath or affirmation was given under the penalties of perjury before me, a Notary Public in and for the State of Maryland, County of Carroll, this 10 day of May, 2016.

Notary Public
My Commission Expires:



CARROLL COUNTY CIRCUIT COURT (Land Records) DBS 8325, p. 0121, MSA_CE56_8314. Date available 06/06/2016. Printed 01/19/2021.

MARYLAND FORM WH-AR

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

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

KB Properties LLC

Name of Transferor

2. Reasons for Exemption

Resident Status

I, Transferor, am a resident of the State of Maryland.

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

Principal Residence

Although I am no longer a resident of State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

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

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

KB Properties LLC

Name of Entity

By

By: Kevin P. Bankert

Name

Sole Member

Title

LR - Deed (w Taxes) Recording only \$120.00 Grantor/Grantee Name: mcdonald Reference/Control #: LR - Deed (with Taxes) 40.00 Surcharge LR - Deed State Transfer Tax 612.50 LR - Non-Resident Tax - linked 0.00 SubTotal: 672.50 Total: 732.50 05/31/2016 02:14 CC06-PS #6238758 CC0502 - Carrol County/CO05.02.01 - Register 01

CARROLL COUNTY CIRCUIT COURT (Land Records) DBS 8325, p. 0122, MSA_CE56_8314, Date available 06/06/2016, p. 0122, MSA_CE56_8314, Date available 06/06/2016. Printed 01/19/2021.

State of Maryland Land Instrument Intake Sheet

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

1 Type(s) of Instruments		() Check Box if Addendum Intake Form is Attached.			
1	Deed	<input type="checkbox"/>	Mortgage	<input type="checkbox"/>	Other
2	Deed of Trust	<input type="checkbox"/>	Lease	<input type="checkbox"/>	Other
2 Conveyance Check Box		<input checked="" type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Arms Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]
3 Tax (if Applicable) Cite or Explain		Recordation	N/A		
		State Transfer	First Time MD Home Buyer		
		County Transfer	N/A		
4 Consideration and Tax Calculations		Consideration	Amount	Finance Office Use Only	
		Purchase Price/Consideration	\$245,000.00	Transfer and Recordation Tax Consideration	
		Any New Mortgage	\$249,417.00	Transfer Tax Consideration	\$
		Balance of Existing Mortgage		x () %	= \$
		Other:		Less Exemption Amount	- \$
				Total Transfer Tax	= \$
		Other:		Recordation Tax Consideration	\$
				x () per \$500	= \$
		Full Cash Value		TOTAL DUE	\$
5 Fees		Amount of Fees	Doc. 1	Doc. 2	Agent:
		Recording Charge	\$20.00	\$ 20.00	
		Surcharge	\$40.00	\$ 40.00	Tax Bill:
		State Recordation Tax	\$2,450.00	\$ 45.00	
		State Transfer Tax	\$612.50	\$	C.B. Credit:
		County Transfer Tax		\$	
		Other		\$	Ag. Tax/Other:
		Other		\$	
6 Description of Property		District	Property Tax ID No.(1)	Grantor Liber/Folio	Map
		07	066090	7876/323	
		Subdivision Name	Lot	Block(3b)	Sect/AR(
		Smiths Add. to West.	25		Plat Ref.
		Location/Address of Property Being Conveyed (2)			SqFt/Acreage(4)
		35 Westmoreland Street, Westminster, MD 21157			
		Other Property Identifiers (if applicable)			Water Meter Account No.
		Residential [X] or Non-Residential []	Fee Simple [X] or Ground Rent []	Amount: \$N/A	
		Partial Conveyance? [] Yes [X] No	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)	
		KB Properties LLC		Paul A. McDonald	
				Megan E. McDonald	
		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)	
		Paul A. McDonald		Commonwealth Land Title Insurance Company, Trustee	
		Megan E. McDonald			
		New Owner's (Grantee) Mailing Address			
		35 Westmoreland Street, Westminster, MD 21157			
9 Other Names to Be Indexed		Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	
				Mortgage Research Center, LLC dba Veterans United Home Loans	
10 Contact/Mail Information		Instrument Submitted By or Contact Person			<input type="checkbox"/> Return to Contact Person
		Don Bart			<input type="checkbox"/> Hold for Pickup
		Firm: Lakeside Title Company			<input checked="" type="checkbox"/> Return Address Provided
		Address: 5840 Banneker Road, Suite 120, Columbia, MD 21044			
		Phone: 410-992-1070 FAX 410-992-9409			
		11 IMPORTANT: BOTH the ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
		Assessment Information	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?	
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does transfer include personal property? If yes, identify: _____	
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy)	
		Assessment Use Only - Do Not Write Below This Line			
		[] Terminal Verification [] Agricultural Verification [] Whole [] Part [] Tran. Process Verification			
		Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:
Year	Land	Geo.	Map	Sub	Block
		Zoning	Grid	Plat	Lot
Buildings		Use	Parcel	Section	Occ. Cd.
Total		Town Cd.	Ex. St.	Ex. Cd.	
REMARKS:					

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