

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**


APPLICANT: Carlos Camino

ASSESSMENT DISTRICT: 4th

CASE NUMBER: 2024-0128-V

COUNCILMANIC DISTRICT: 4th

HEARING DATE: September 17, 2024

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting a variance to allow a dwelling addition (carport) with less setbacks than required on property located at 244 Ironshire South in Laurel.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 7,500 square feet of land and is identified as Lot 20 of Parcel 182 in Block 18 on Tax Map 19 in the Maryland City subdivision.

The property is zoned R5 - Residential District as adopted by the comprehensive zoning for Region 2, effective June 23, 2024. The property is outside of the Chesapeake Bay Critical Area, and is currently improved with a single-family detached dwelling and associated facilities.

APPLICANT'S PROPOSAL

The applicant proposes to construct a carport measuring approximately 11' 1/3" X 34' with a height of 14 feet on the north side of the existing dwelling over an area of existing driveway.

REQUESTED VARIANCES

§ 18-4-701 of the Anne Arundel County Zoning Code stipulates that principal structures in an R5 - Residential District shall be set back a minimum of 7 feet from the side lot lines. The proposed carport will be located as close as 10 inches from the northern side lot line, necessitating a variance of 7 feet.

FINDINGS

The applicant describes that the carport is being proposed over an area of existing driveway and that there are no other areas for parking on the site. No additional justification was given with respect to the variance criteria.

The **Health Department** commented that the property is served by public water and sewer and has no objection to the request.

The **Office of Planning and Zoning Cultural Resources Division** commented that the property

lies within the Maryland City Historic District (AA-2542), recorded on the Maryland Inventory of Historic Properties and contains a contributing resource. The proposed carport presents no adverse effect to the resource.

With respect to the variance standards, there is no evidence that the variance will alter the essential character of the neighborhood or be detrimental to the public welfare. However, this Office does not find any unique features or exceptional circumstances that would cause the applicant practical difficulties or unwarranted hardship in the use of the property. The property is of adequate size and width for a lot in the R5 District and is improved with a single family dwelling and associated facilities.

It is also the opinion of this Office that the carport location being less than 1 foot from the neighboring property has the potential to cause negative impacts on the adjacent property. The proposed setback of 10 inches does not leave adequate room for construction and maintenance of the structure to be conducted entirely onsite and cannot be considered to be the minimum necessary to afford relief.

RECOMMENDATION

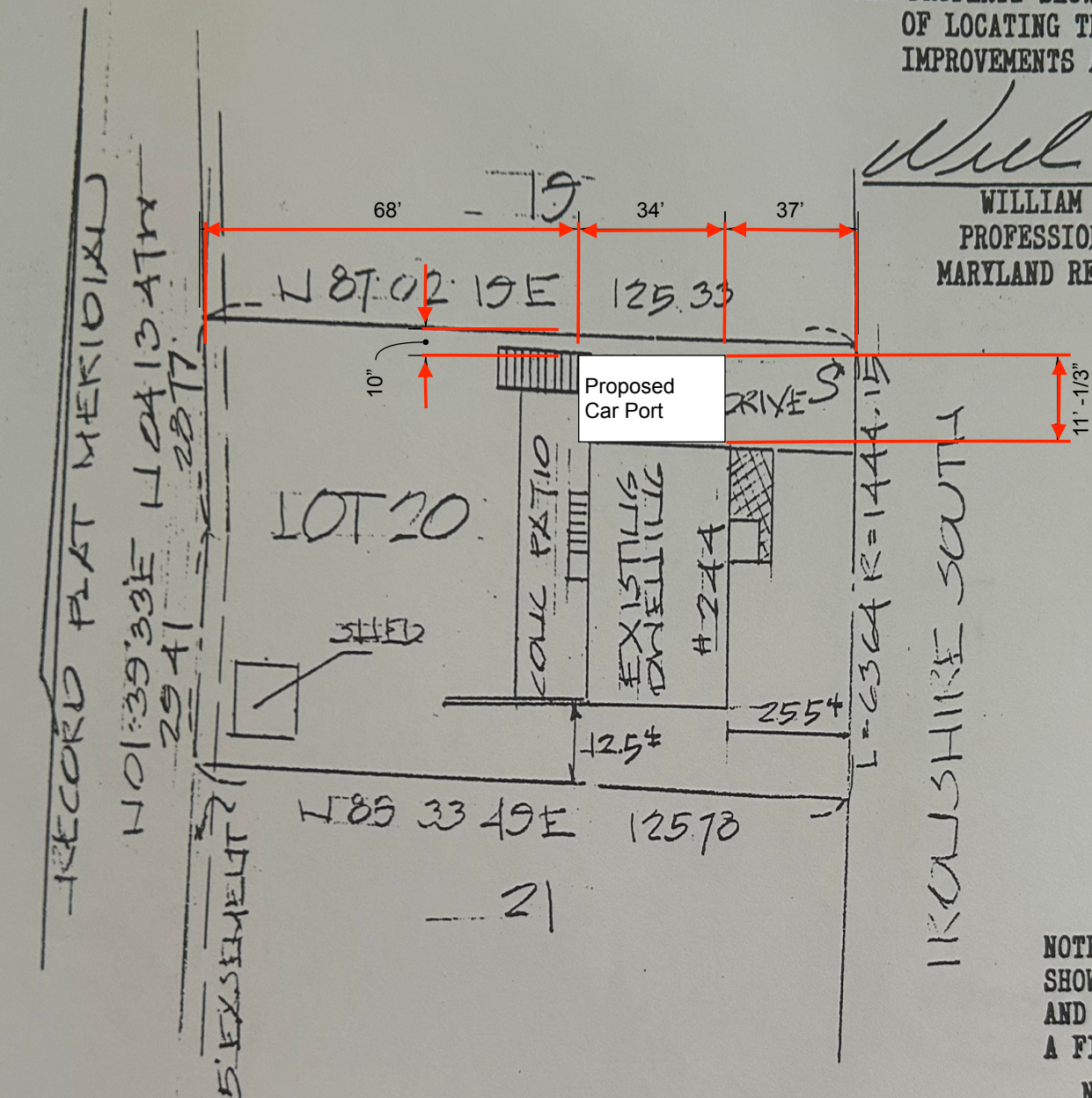
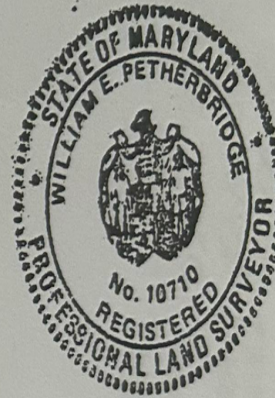
Based upon the standards set forth in § 18-16-305 under which a variance may be granted, this Office recommends *denial* of a zoning variance to §18-4-701 to allow construction of the dwelling addition (carport) as shown on the site plan.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

CERTIFICATION 22-834
 THIS IS TO CERTIFY THAT I HAVE SURVEYED
 THE PROPERTY SHOWN HEREON FOR THE PURPOSE
 OF LOCATING THE IMPROVEMENTS, SAID
 IMPROVEMENTS ARE SHOWN AS LOCATED.

William E. Petherbridge

WILLIAM E. PETHERBRIDGE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION # 10710



NOTE; LOCATION DIMENSIONS AS
 SHOWN ARE FOR ORIENTATION ONLY
 AND NOT TO USED AS A BASIS FOR
 A FIELD SURVEY-

NO TITLE REPORT PROVIDED

LOCATION SURVEY
 LOT 20 SECTION 11
 MARYLAND CITY
 PLAT BOOK 2 PAGE 71
 FOURTH ASSESSMENT DISTRICT
 XLINE & KUNDEL COUNTY, MD
 SCALE 1"=30' DEC 21, 1992

SEVERN SURVEYS, INC.
 Land Development, Land Planning
 Land Surveying
 SUN VALLEY BUSINESS CENTER
 8009 JUMPERS HOLE ROAD • SUITE J
 PASADENA, MARYLAND 21122
 Phone: 410-760-9817
 FAX: 410-760-9821

NOTE THIS SITE LIES WITHIN
 ZONE "C" AS SHOWN ON
 COMMUNITY PANEL NUMBER
 24 0008 0016C
 DATED MAY 02, 1983

NOTES PROPOSED CAR PORT:

AREA = 11'-1/3" x 34'
 Height = 14'

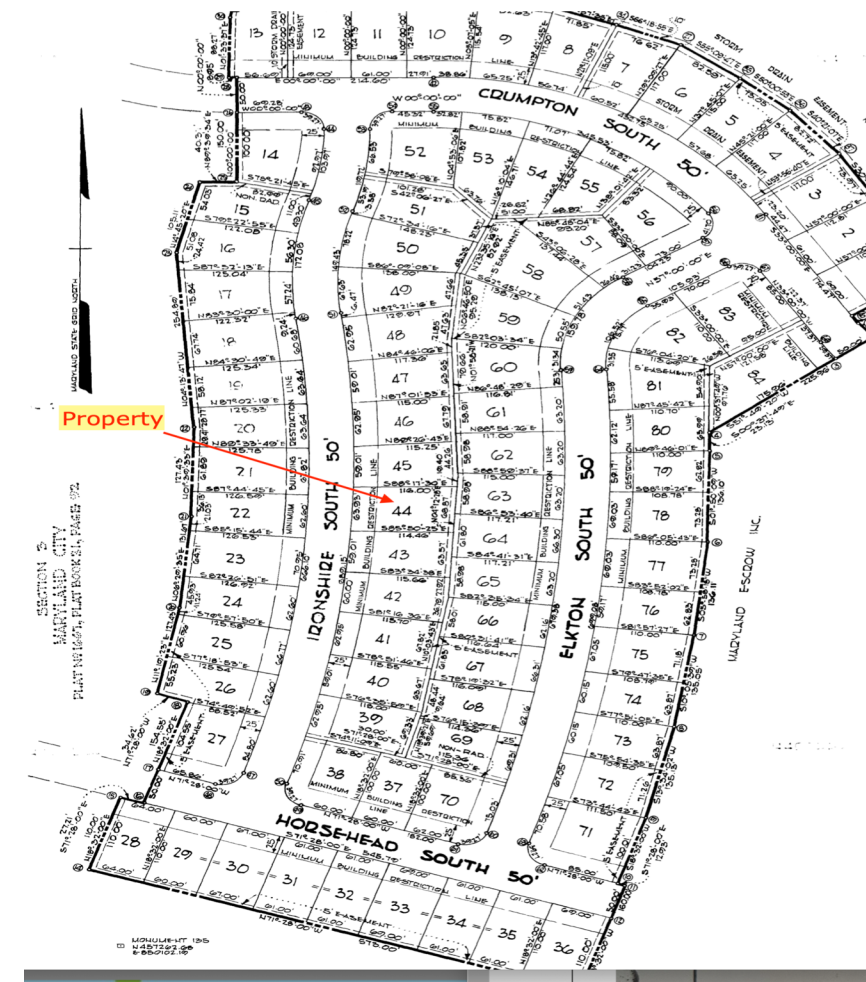
Framing 2" x 8" for (2) Slow
 Slopes Shingles Roofing

(2) 2" s 12" Double Beams
 at the entrance and back of
 the cart port

(1) Single 2" x 12" for the side

Footings
 18" x 18" Deep 36"

10" will be the space between
 Car Port Area and Lot 45



SURVEY - SITE PLAN

COMPANY NAME
 RS Builders Unlimited

CLIENT
 Carlos Camino
 244 Ironshire South
 Laurel, MD 20724

PROJECT
 Design and Build
 Car Port
 Camino's Family

ISSUE
 March 2024
DRAWN BY
 Denisse Cruz

SCALE
 3/16" = 1'-0"



July 1, 2024

AA Co Zoning Administration Section

Ref.: Variance for Car Port Project @ 244 Ironshire South Laurel

To whom it may concern:

Respectfully by this communication we would like to submit a Variance request for Permit B02427482. Permit B02427482 has been submitted for a Car Port project for the property located 244 IRONSHIRE SOUTH, LAUREL 20724.

This project involves the construction of a Car Port with an area of 11' 1/3" x 34 sq ft height of 14' to be next to the property.

According to the area of the proposed Car Port project it met the R5 Zoning designation for the front setback of 25 ft but did not meet the side setback for a 7Ft.

The Car Port Structure proposed area is the existing area of the parking space or driveway for the property. The property doesn't have an additional area for parking.

This Property was already built on 1965 with an above grade living Area of 1,008 sq ft., a finished Basement Area of 300 sq ft and a property Land Area of 7,500 sq ft. See Attachment A and B.

The dimensions, square footage and height of all existing Property are provided on the Attachment C.

Car Port Proposed structure and its distance (setbacks) from all property lines provided on the Attachment D.

We very respectfully request your review and approval for the attached variance for this project. Additional documents are attached as requested to this Variance for your review.

We appreciate your consideration. Hoping to hear from you soon.

Cordially,

Denisse Cruz

204 Clear Sky Way, Pasadena MD 21122

(410)770-4848 or (202)491-4557

rs.buildersunlimited@gmail.com

After Recording, Mail To
Moreno & Associates
11250C Lockwood Drive
Silver Spring, Maryland 20901
(301) 681-4800
M & A Case No. 1737

Return to: MORTGAGE CAPITAL INVESTORS
6571 EDSALL ROAD
SPRINGFIELD, VA 22151

Loan ID #: 1394 [Space Above This Line For Recording Data]

State of Maryland

PURCHASE MONEY
DEED OF TRUST

FHA Case No.
241-2723163

THIS DEED OF TRUST ("Security Instrument") is made on June 28th, 1990.

The grantor is Carlos A. CAMINO, Dora C. CAMINO, His Wife, Juan D. LLERENA and Carmen L. LLERENA, His Wife

("Borrower"). The trustee is Kevin KEEGAN and George E. LEE ("Trustee"). The beneficiary is

MORTGAGE CAPITAL INVESTORS which is organized and existing under the laws of the State of Virginia and whose address is 6571 EDSALL ROAD, SPRINGFIELD, VA 22151

("Lender"). Borrower owes Lender the principal sum of one hundred twenty-eight thousand four hundred and NO/100 Dollars (U.S. \$128,400.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on July 1st, 2020. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in ANNE ARUNDEL County, Maryland:

Lot numbered Twenty (20) in the subdivision known as "Section 11, MARYLAND CITY", as per plat thereof recorded among the Land Records Anne Arundel County, Maryland in Plat Book No. 32, Folio 71.

AND BEING the same property conveyed to the parties of the first part by deed recorded immediately prior hereto among the aforesaid land records.

MORENO & ASSOCIATES CASE #: 1737
Transferor's Address: 186 JILL LANE, #3, LAUREL, MARYLAND 20724
Transferee's Address: 244 IRONSHIRE STREET, MARYLAND CITY, MARYLAND 20724
Trustee's Address: 6571 EDSALL ROAD, SPRINGFIELD, VIRGINIA 22151
Property Address: 244 IRONSHIRE STREET, MARYLAND CITY, MARYLAND 20724
Tax Account No./Parcel Identifier 4472-0625-0200

This is to certify that this Deed of Trust was prepared under the supervision of Zenas A. Moreno, who is admitted to practice law before the Maryland Court of Appeals.
Title Insurer: Stewart Title Insurance Corporation Zenas A. Moreno

which has the address of 244 Ironshire South, Maryland City, Maryland 20724 (City) (Street) (Property Address); (ZIP Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly Payments of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by Paragraph 4.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) HES 5128, p. 0220, MSA_CE59_5472. Date available 06/24/2005. Printed 07/05/2024.

Each monthly installment for items (a), (b), and (c) shall equal one-twelfth of the annual amounts, are reasonable estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amounts. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b), and (c) before they become delinquent.

If at any time the total of the payments held by Lender for items (a), (b), and (c), together with the future monthly payments for such items payable to Lender prior to the due dates of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, and if payments on the Note are current, then Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. Most Security Instruments insured by the Secretary are insured under programs which require advance payment of the entire mortgage insurance premium. If this Security Instrument is or was insured under a program which did not require advance payment of the entire mortgage insurance premium, then each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with Lender one month prior to the date the full annual mortgage insurance premium is due to the Secretary, or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to one-twelfth of one-half percent of the outstanding principal balance due on the Note.

If Borrower tenders to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance remaining for all installments for items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

3. Application of Payments. All payments under paragraphs 1 and 2 shall be applied by Lender as follows:
First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium, unless Borrower paid the entire mortgage insurance premium when this Security Instrument was signed;
Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;
Third, to interest due under the Note;
Fourth, to amortization of the principal of the Note;
Fifth, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in Paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in Paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. Preservation and Maintenance of the Property, Leaseholds. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the property if the property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned property. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in Paragraph 2.

Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment or principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in Paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

8. Fees. Lender may collect fees and charges authorized by the Secretary.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) HES 5128, p. 0221, MSA_CE59_5472. Date available 06/24/2005. Printed 07/05/2024.

9. Grounds For Acceleration of Debt.

- (a) Default. Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if: (i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument. (b) Sale Without Credit Approval. Lender shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all the sums secured by this Security Instrument if: (i) All or part of the Property is otherwise transferred (other than by devise or descent) by the Borrower, and (ii) The Property is not occupied by the purchaser or grantee as his or her primary or secondary residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary. (c) No Waiver. If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events. (d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights in the case of payment defaults to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorney's fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment if full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9.b. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address designated by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. Borrower's Copy. Borrower shall be given one conformed copy of this Security Instrument.

16. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agent. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) HES 5128, p. 0222, MSA_CE59_5472. Date available 06/24/2005. Printed 07/05/2024.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorney's fees and costs of title evidence.

If Lender invokes the power of sale, Lender or Trustee shall give to Borrower (and the owner of the Property, if a different person) notice of sale in the manner prescribed by applicable law. Trustee shall give public notice of sale by advertising, in accordance with applicable law, once a week for two successive weeks in a newspaper having general circulation in the county or city in which any part of the Property is located, and by such additional or any different form of advertisement the Trustee deems advisable. Trustee may sell the Property on the eighth day after the first advertisement or any day thereafter, but not later than 30 days following the last advertisement. Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by advertising in accordance with applicable law. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property with special warranty of title. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale price, including, but not limited to, Trustee's fees of 5,000 % of the gross sale and reasonable attorney's fees; (b) to the discharge of all taxes, levies and assessments on the Property, if any, as provided by applicable law; (c) to all sums secured by this Security Instrument; and (d) any excess to the person or persons legally entitled to it. Trustee shall not be required to take possession of the Property prior to the sale thereof or to deliver possession of the Property to the purchaser at the sale.

18. Release. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to release this Security Instrument and shall surrender all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

19. Substitute Trustee. Lender, at its option, may from time to time remove Trustee and appoint a successor trustee to any trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

20. Identification of Note. The Note is identified by a certificate on the Note executed by any Notary Public who certifies an acknowledgment hereto.

Acceleration Clause. Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within sixty (60) days from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to the sixty (60) days from the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were in a part of this Security Instrument. [Check applicable box(es)]

- Condominium Rider Adjustable Rate Rider Growing Equity Rider Planned Unit Development Rider Graduated Payment Rider Other(s)[specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses: Zenas A. Moreno, Witness as to all; Carlos A. Camino (Seal) - Borrower; Dora C. Camino (Seal) - Borrower; Carmen L. Llerena (Seal) - Borrower; Juan D. Llerena (Seal) - Borrower.

STATE OF MARYLAND, MONTGOMERY County ss:

I Hereby Certify, That on this 28th day of June, 1990, before me, the subscriber, a Notary Public of the State of Maryland, in and for the jurisdiction aforesaid, personally appeared Carlos A. CAMINO, Dora C. CAMINO, Juan D. LLERENA and Carmen L. LLERENA

known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that THEY executed the same for the purposes therein contained. AS WITNESS: my hand and notarial seal.

My Commission expires: 2/1/94. Notary Public Zenas A. Moreno

STATE OF MARYLAND, MONTGOMERY County ss:

I Hereby Certify, That on this 28th day of June, 1990, before me, the subscriber, a Notary Public of the State of Maryland, and for the County of Montgomery, personally appeared

Linda C. Andreas the agent of the party secured by the foregoing Deed of Trust, and made oath in due form of law that the consideration recited in said Deed of Trust is true and bona fide as therein set forth and that the actual sum of money advanced at the closing transaction by the secured party was paid over and disbursed by the party or parties secured by the Deed of Trust to the Borrower or to the person responsible or disbursement of funds in the closing transaction or their respective agent at a time not later than the execution and delivery by the Borrower of this Deed of Trust; and also made oath that he is the agent of the party or parties secured and is duly authorized to make this affidavit. AS WITNESS: my hand and notarial seal.

My Commission expires: 2/1/94. Notary Public Zenas A. Moreno

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) HES 5128, p. 0223, MSA_CE59_5472. Date available 06/24/2005. Printed 07/05/2024.

M&A Case No: 1737
4472-0625-0200

This Deed

After Recording, mail to : Moreno & Associates
11259C Lockwood Drive
Silver Spring, Maryland 20901
(301) 681-4800

Tax Account No./Parcel Identifier
Made this Thursday, June 28, 1990, by and between
CYNTHIA MARIE ROWE, JOSEPH H. THOMPSON II

BOOK 5128 PAGE 219 ✓

party(ies) of the first part, and the party(ies) of the second part,
CARLOS A. CAMINO, DORA D. CAMINO, JUAN D. LLERENA, CARMEN L. LLERNEA

Witnesseth, that in consideration of the sum of \$125,900.00 receipt of which is hereby acknowledged, and which the party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
all that property situate in ANNE ARUNDEL COUNTY, MARYLAND, KNOWN AS
LOT NUMBERED TWENTY (20) IN THE SUBDIVISION KNOWN AS "SECTION 11, MARYLAND CITY", AS
PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND
IN PLAT BOOK NO. 32, FOLIO 71.

BEING THE SAME PROPERTY AS CONVEYED VIA DEED FROM CYNTHIA MARIE ROWE TO CYNTHIA
MARIE ROWE AND JOSEPH H. THOMPSON, II DATED 10/30/86 RECORDED 12/19/86 AT LIBER 4219
AT FOLIO 395 IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND.

RECORD FEE 16.00
RECORD TAX 852.00
TRANS TAX 479.50
CITY TAX 1058.00
POSTAGE .50
MONTGOMERY COUNTY 1134.29

Said Property has the address of: 244 IRONSHIRE STREET, MARYLAND CITY, MARYLAND 20724

Subject to covenants, easements and restriction of record.
To Have and to Hold said land and premises above described or mentioned hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behoof forever of said party(ies) of the second part in fee simple. And said party(ies) of the first part do hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as may be requisite.

Witness my(our) hand(s) and seal(s) on the day and year first hereinbefore written.

Signed, sealed and delivered in presence of,

Zenas A. Moreno, witness as to all
X Cynthia Marie Rowe
CYNTHIA MARIE ROWE

07/10/90
H. ENLE SCHAFER
AA CO. CIRCUIT COURT

REC'D FOR TRANSFER
State Department of
Assessments & Taxation
for Anne Arundel County
MONTGOMERY

X Joseph H. Thompson II
JOSEPH H. THOMPSON II

(SEAL) Date 7-9-90

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this Thursday, June 28, 1990
before me, Zenas A. Moreno, the undersigned officer, personally appeared
CYNTHIA MARIE ROWE, JOSEPH H. THOMPSON II

ACCT. 4472-0625-0200
ALL LIENS ARE PAID AS
OF 7/10/90 A.A. COUNTY
CONTROLLER BY [Signature]

known to me (or satisfactorily proven to be) the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that he/she(they) has (have) executed the same for the purposes therein contained. In witness whereof, I have hereunto set my hand and official seal.

In witness whereof, I have hereunto set my hand and official seal.
Zenas A. Moreno, Notary Public

My Commission Expires: 2/1/94
I certify that this instrument was prepared under the supervision of Zenas A. Moreno, Esq., an attorney admitted to practice Law before the Court of Appeals of Maryland.

TITLE INSURER: Stewart Title Guaranty Company
Transferor's Address: 186 Hill Lane #3 Laurel Maryland 20724
Transferee's Address: 244 IRONSHIRE STREET, MARYLAND CITY, MARYLAND 20724

I, WE, SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY THAT I/WE WILL BE OWNER-OCCUPANTS OF THE ABOVE-REFERENCED PROPERTY AS REQUIRED BY ARTICLE 13-203(B), MARYLAND CODE ANNOTATED.
X Carlos A. Camino X Dora D. Camino X Juan D. Llerena X Carmen L. Llerena
CARLOS A. CAMINO, DORA D. CAMINO, JUAN D. LLERENA, CARMEN L. LLERNEA

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) Case No. 0219, MSA_CE59_5472. Date available 06/24/2005. Printed 07/05/2024.



NOTES:

AREA OF DISTURBANCE

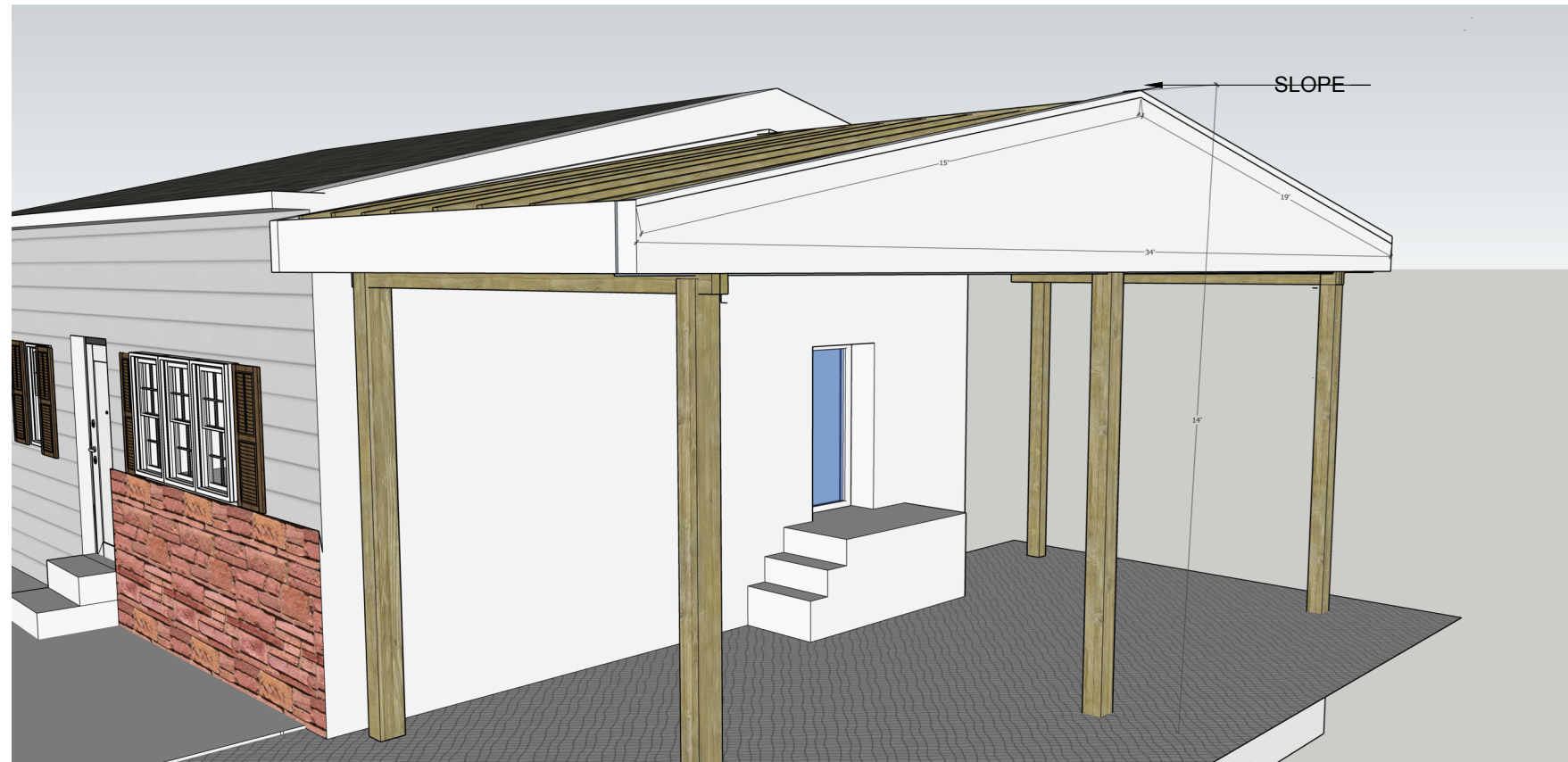
Approx: 550 sq ft

STEEPEST SLOPE DISTURBED

Slope: 0

Range 0%

Top View



Side View

Attachment D

NOTES:

AREA = 11'-1/3" x 34'

Framing 2" x 8" for (2) Slow Slopes Shingles Roofing

(2) 2" s 12" Double Beams at the entrance and back of the cart port

(1) Single 2" x 12" for the side

Gap will be close with Wood Panel

Footings
18" x 18" Deep 36"



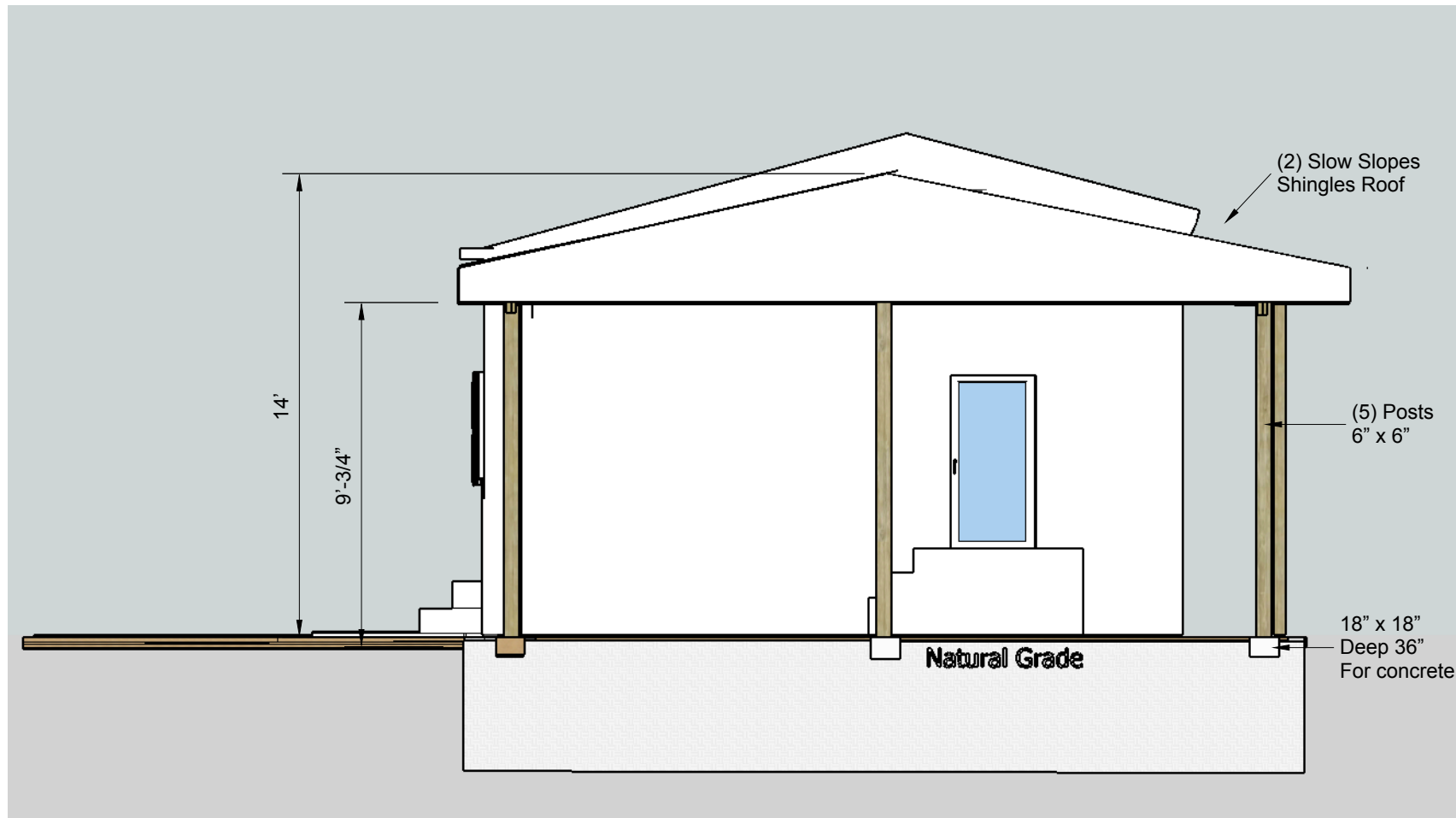
COMPANY NAME
RS Builders Unlimited

CLIENT
Carlos Camino
244 Ironshire South
Laurel, MD 20724

PROJECT
Design and Build
Car Port
Camino's Family

SCALE
3/16" = 1'-0"

ISSUE
March 2024
DRAWN BY
Denisse Cruz



Side View



Front View



COMPANY NAME
RS Builders Unlimited

CLIENT
Carlos Camino
244 Ironshire South
Laurel, MD 20724

PROJECT
Design and Build
Car Port
Camino's Family

SCALE
3/16" = 1'-0"

ISSUE
March 2024
DRAWN BY
Denisse Cruz

NOTES PROPOSED CAR PORT:

AREA = 11'-1/3" x 34'

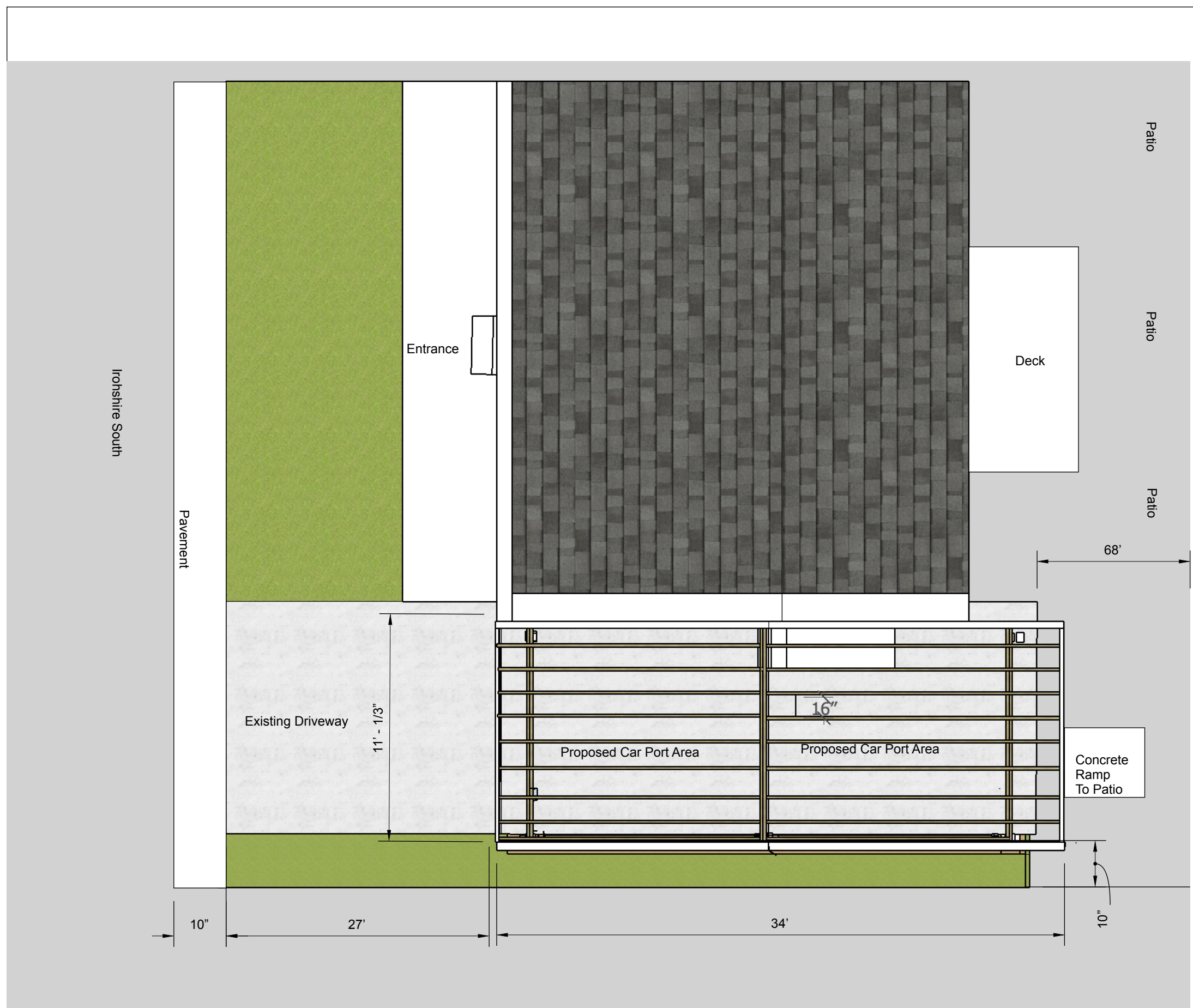
Framing 2" x 8" for (2) Slow Slopes Shingles Roofing

(2) 2" s 12" Double Beams at the entrance and back of the cart port

(1) Single 2" x 12" for the side

Gap will be close with Wood Panel

Footings
18" x 18" Deep 36"



Top View

2024-0128-V

Menu Cancel Help

Task Details OPZ Cultural Resources

Assigned Date

07/09/2024

Assigned to

Stacy Poulos

Current Status

Complete w/ Comments

Action By

Stacy Poulos

Comments

This property lies within the Maryland City Historic District (AA-2542), recorded on the Maryland Inventory of Historic Properties and contains a contributing resource. The proposed car port presents no adverse effect to this resource.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Due Date

07/30/2024

Assigned to Department

OPZ Cultural Resources

Status Date

07/16/2024

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

OPZ Cultural Resources

Est. Completion Date

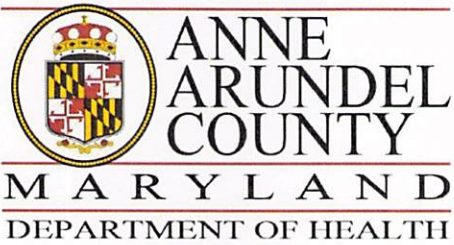
- Display E-mail Address in ACA
- Display Comment in ACA

Task Specific Information

Expiration Date
Reviewer Phone Number

Review Notes
Reviewer Email

Reviewer Name




J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager 
Bureau of Environmental Health

DATE: July 16, 2024

RE: Carlos A. Camino
244 Ironshire South
Laurel, MD 20724

NUMBER: 2024-0128-V

SUBJECT: Variance/Special Exception/Rezoning

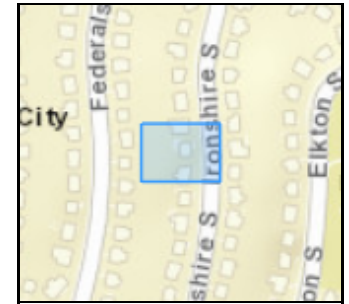
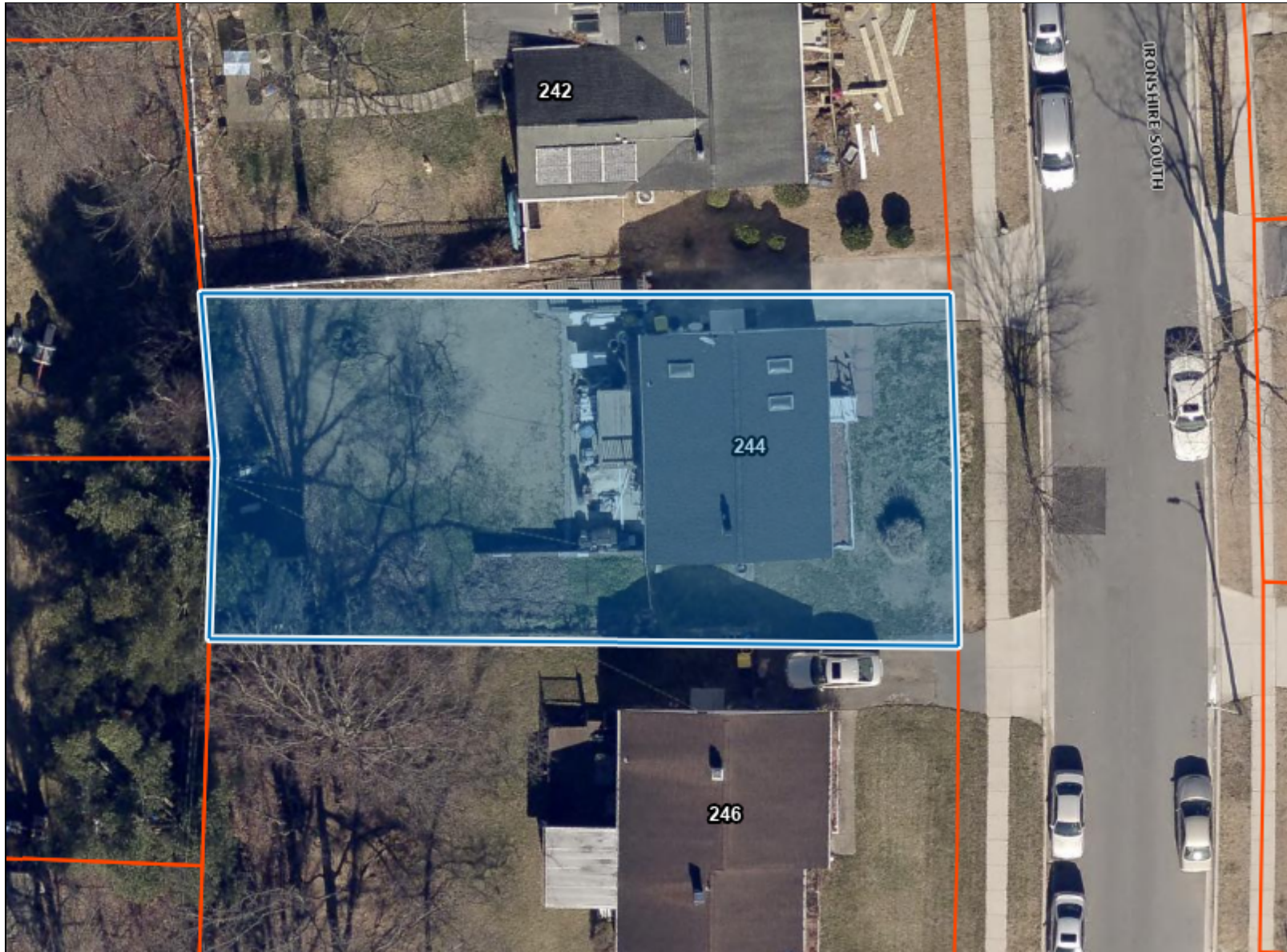
The Health Department has reviewed the above referenced variance to allow a dwelling addition (carport) with less setbacks than required.

The Health Department has reviewed the above-referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above-referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

Map Title



Legend

Foundation

Addressing



Parcels



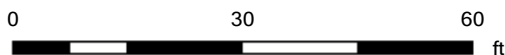
Parcels - Annapolis City



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.

none

Notes



THIS MAP IS NOT TO BE
USED FOR NAVIGATION