



303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

December 30, 2024

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis MD 21401

Re: Columbia Beach
Lot 1 & 2, Block 4
T.M. 69 B. 24 P. 338

Dear Ms. Seay,

Please accept this as our formal variance request to the Zoning Regulations on behalf of our client. The variance requests are to Article 18, Section 4 – 601 of the R-2 Bulk Regulations of 20' to the required 30' front lot line setback, 4' to the required 7' side lot line setback to the Eastern property line, 8' to the required 25' rear lot line setback to the Northern Property line and to Article 18-4-202(b) to allow a dwelling on a substandard lot that was contiguous to and under the same ownership as one or more unimproved lots on January 1, 1987.

We are requesting this variance to allow for a house to be built on an existing platted lot. The proposed house will be 2 stories tall (28'+/-) and 22' wide by 43.5' deep (978 sf footprint). The house will sit back 10' from the West lot line (front), 17' from the North lot line (rear) and 4' from the East lot line (side).

Explanation as required by Article 18, Section 16-305(a)

We believe the granting of these setback variances are warranted because of the unique physical conditions of the lot. Specifically, the lot is very uniquely pie-shaped and only 4,519 square feet, well under the R2 bulk regulations requirement of 15,000 square feet. With the front lot line being a curved shaped and two neighboring wells protruding roughly 17' onto the lot, there is no feasible way to build a dwelling on the property without a variance. Additionally, the subject is surrounded by clay sewers that have an enlarged 50' setback to the well. The building restriction lines leave a triangle shaped building box at only 412 square feet.

We believe the granting of the zoning variance to Article 18-4-202(b) is warranted due to exceptional circumstances other than financial considerations, the granting of the variance is necessary to avoid practical difficulties and to enable the applicant to develop the lot. Without this variance being approved, the lots would be considered unbuildable. As many lots as able to be combined by the applicant are being

combined in this application. The other lots needed to avoid this variance are not able to be acquired by the applicant at this time.

Explanation as required by Article 18, Section 16-305(c)

We believe the granting of these variances are warranted because the requested variance is the minimal necessary to afford relief based upon the size of the lot and the unique physical conditions, such as the shape, size and location. As noted above, the front lot line is rounded, creating a rounded setback to adhere to. The lot is also less than a third of typical lots in its zoning district. Lastly, due to the location, the lot is in a low lying area where a basement cannot be constructed. It is important to note a basement is not feasible and therefore a footprint size has been chosen to provide adequate setbacks to wells, adequate space for off street parking, adequate space for a deck and enough space for the house to be roughly 1,600 to 2,200 square feet which is typical of houses being built in today's market. Strict adherence to the setback and merger requirements will cause unwarranted hardship as these setbacks were implemented after the platting of these lots and denial of the variances would render the lots unbuildable. The granting of this variance will not alter the character of the neighborhood as the proposed house has a typical 2-story elevation from the road and is typical of R2 development, with several of the surrounding homes being located on 2 lot combinations. This variance will not impair the appropriate use or development of the surrounding property as it will not deny access or the possibility to build on neighboring lots. The granting of this variance will not be detrimental to the welfare of the public as stormwater management will be provided for flood protection from the new house.

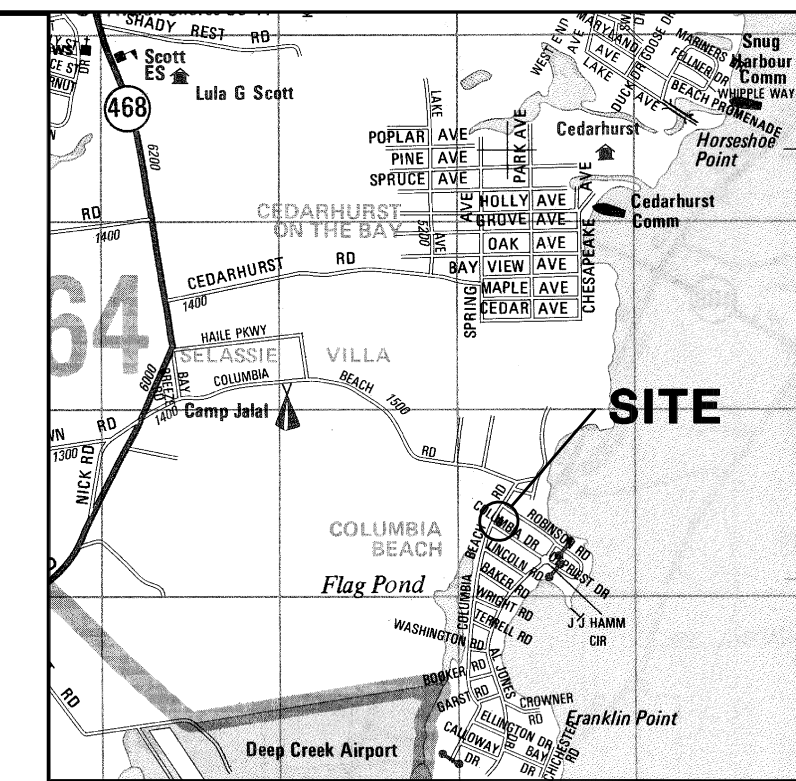
In regard to the substandard lot variance (18-4-202(b)), the applicant is combining all available lots (Lots 1 & 2) to create the largest lot possible. Lots 3 & 4 would need to be added to avoid the merger variance, however, they are not available to be obtained at this time. Prior to 2009, these two combined lots were owned by the same parties. They were, however, fully separately deeded from 2009 to prior to 1987 (when the merger law went into place). 1504 Columbia (lots 3+4) was deeded on its own in 1948 at 480/350. 1500 Columbia was deeded on its own in 1953 at 802/485. Subsequently, the lots were never contained on the same actual deed, and always separated (with separate tax ids). There was never a movement by the prior owners to develop these lots, and they were separated in terms of owners unknowingly. There should be no fault to a property, when no action has ever occurred to it.

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Sincerely,

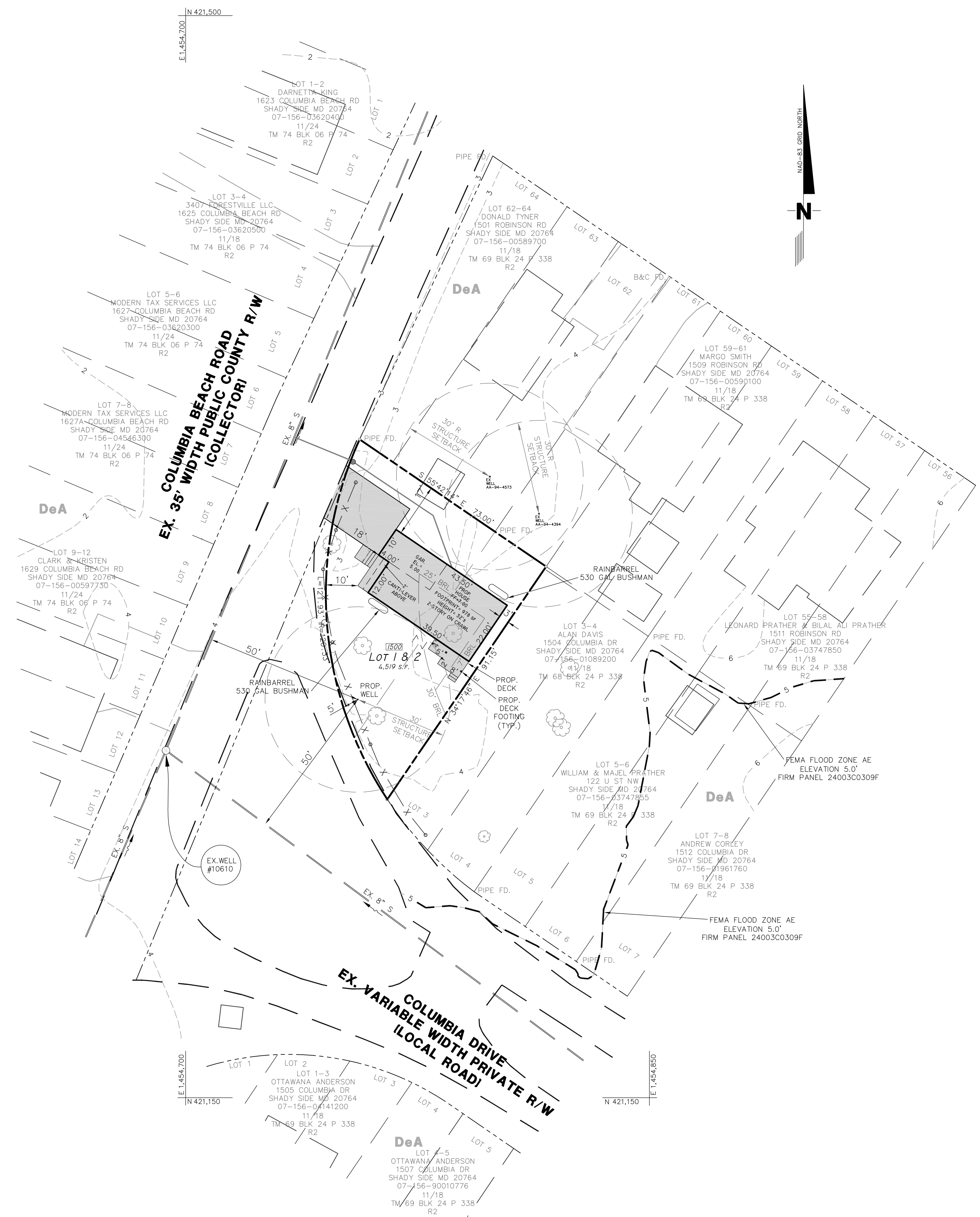
A handwritten signature in black ink, appearing to read "Matthew R. Seiss". The signature is fluid and cursive, with the first name being the most prominent.

Matthew R. Seiss, P.E.



VICINITY MAP

SCALE: 1" = 2,000'
 Copyright ADC The Map People
 Permitted Use Number 20403131



PLAN:
 SCALE: 1" = 20'

SITE ANALYSIS

1. EXISTING ZONING: R2
2. TOTAL SITE AREA: 4,519 s.f.
3. PROPOSED USE: 1 SINGLE FAMILY LOT

NATURE OF VARIANCE

1. A VARIANCE TO ARTICLE 18-4-601 OF 20' TO THE REQUIRED 30' FRONT LOT LINE SETBACK TO COLUMBIA DRIVE
2. A VARIANCE TO ARTICLE 18-4-601 OF 4' TO THE REQUIRED 7' SIDE LOT LINE SETBACK TO THE EASTERN PROPERTY LINE
3. A VARIANCE TO ARTICLE 18-4-601 OF 8' TO THE REQUIRED 25' REAR LOT LINE SETBACK TO THE NORTHERN PROPERTY LINE
4. A VARIANCE TO ARTICLE 18-4-202(b) TO ALLOW A DWELLING ON A SUBSTANDARD LOT THAT WAS CONTIGUOUS TO AND UNDER THE SAME OWNERSHIP AS ONE OR MORE UNIMPROVED LOTS ON JANUARY 1, 1987

OWNER/DEVELOPER:
 CHESSIE HOMES LLC
 PO BOX 447
 PASADENA, MD 21122
 (P) (410)9876901
 (E) MIKE@ANAREX.COM

#	REVISIONS:	APPROVED BY:	DATE:

ANAREX, INC
 CIVIL ENGINEERING SERVICES
 LAND SURVEYING

303 Najoles Road - Suite 114
 Millersville, MD 21108-2512
 Phone: 410-987-6901
 www.anarex.com

SHEET 1 OF 1
VARIANCE PLAN

COLUMBIA BEACH
 LOTS 1 & 2, BLOCK 4
 1500 COLUMBIA DRIVE SHADY SIDE, MD 20764
 GP#

TAX MAP 69 BLOCK 24 PARCEL 338 TAX ACCOUNT # 07-156-01087800
 DATE: DECEMBER, 2024 ZONING: R2 ZIP CODE: 20764
 SEVENTH ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County

Date: 12/31/24

Tax Map #	Parcel #	Block #	Lot #	Section
69	338	24	1-2	4

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 07-156-01087800

Project Name (site name, subdivision name, or other) COLUMBIA BEACH lots 1-2, Bk 4

Project location/Address 1500 COLUMBIA DRIVE

City SHADY SIDE Zip 20764

Local case number _____

Applicant: Last name SQUIRES First name KYLE

Company CHESSIE HOMES LLC

Application Type (check all that apply):

- | | |
|--|--|
| Building Permit <input type="checkbox"/> | Variance <input checked="" type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Other <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name _____

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # _____ Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

SINGLE FAMILY DWELLING

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		4,519
LDA Area		
RCA Area		
Total Area		4,519

Total Disturbed Area

Acres	Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		3263	Existing Lot Coverage		0
Created Forest/Woodland/Trees			New Lot Coverage		1,372
Removed Forest/Woodland/Trees		1,994	Removed Lot Coverage		0
			Total Lot Coverage		1,372

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Patio
 Pool
 Shed
 Other



ANAREX, INC

CIVIL ENGINEERING SERVICES
LAND SURVEYING

303 Najoles Road - Suite 114
Millersville, MD 21108

Phone: 410-987-6901
Fax: 410-987-0589

COLUMBIA BEACH

Lots 1 & 2, Block 4

1500 Columbia Drive Shady Side, MD 20764

Critical Area Report

December, 2024

INTRODUCTION

The site is 0.10 acres in the Columbia Beach subdivision, known as Lots 1 & 2, Block 4 located at 1500 Columbia Drive Shady Side, MD 20764. The site is entirely within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area.

PROPOSED USE

The site is currently vacant and is being proposed as a single family detached dwelling site. The proposed house will be served by private well and public sewer.

EXISTING CONDITIONS & WOODLAND MITIGATION

The site is currently vacant, is grass and has a few trees scattered throughout. The site currently has 3,263 sf of existing canopy with the proposed clearing being 1,994 square feet. The clearing is being minimized to only what is needed for construction and due to the IDA critical area designation, no mitigation is required.

WATER QUALITY & HABITAT IMPACT MINIMIZATION

The site will have stormwater management as required by the County and State codes that will be reviewed and approved prior to work commencing. The stormwater management will provide the water quality volume as required by code. During construction, the entire site will be wrapped in silt fence and a stabilized construction entrance will be used to keep all sediment from leaving the site.

IMPERVIOUS CALCULATIONS

The site currently has no impervious area. The site in the developed condition will have a lot coverage of 1,372 square feet.

FEMA FLOODPLAIN

The site is entirely within Zone AE with a base flood elevation of 5.0' on FIRM map 24003C0328F.



**ANNE
ARUNDEL
COUNTY**

MARYLAND
DEPARTMENT OF HEALTH

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

A handwritten signature in black ink, appearing to be 'BC' or similar initials, written over the printed name 'Brian Chew'.

DATE: January 10, 2025

RE: Chessie Homes, LLC.
1500 Columbia Drive
Shady Side, MD 20764

NUMBER: 2024-0239-V

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required and on a lot with less width and area than required that was contiguous to and under the same ownership as one or more unimproved lots on January 1, 1987.

The proposed well location does not meet the required setback of 15 feet off the front property line. The proposed well location will need to be revised. The existing neighboring wells will need to be field verified at the time of a building permit application.

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

cc: Sterling Seay



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0118-P
DATE: 12/18/2024
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)
Stacy Poulos (OPZ)
Habtamu Zeleke (I&P)

APPLICANT/REPRESENTATIVE: Chessie Homes LLC/ Anarex, Inc.; Matt Seiss

EMAIL: chessiehomesllc@gmail.com / matt@anarex.com

SITE LOCATION: 1500 Columbia Beach Rd

LOT SIZE:

ZONING: R2

CA DESIGNATION: IDA

BMA:

or **BUFFER:**

APPLICATION TYPE:

DESCRIPTION:

The applicant proposes to construct a single-family dwelling, irregularly shaped 43' wide by 30' deep with an integrated single-car garage. The lot is pie-shaped and undersized. Required distance from neighboring wells extend into the property.

COMMENTS:

I & P Engineering:

Variance request: variances for setback to the front and side lot lines.

Comments:

1. There are two rainwater harvesting proposed for this project. How is the water re-used and show the area of the dedicated use? For example, if the water is used for irrigation purposes, need to call out the area on the plan and it should be a dedicated use. The water shall not cause downstream flooding or nuisance flooding to neighboring properties, please show and label.
2. Details of the pipes, and irrigation (if that is the dedicated use) should be on the plans for the benefit of the inspector and owner.
3. The homeowner's responsibility vis-a-vis the maintenance and reconstruction of these practices should be considered in the design. These systems and appurtenances should be simple and easy to use and operate. If there are alternative methods to meet site requirements these should be evaluated.
4. Operation and Maintenance details are typically from the manufacturer. Generic details from the state manual should be evaluated and revised if they do not apply to a particular system.
5. Identify site outfall to review the site plan and provide feedback regarding potential impact.
6. Stormwater management will be addressed through rooftop disconnection and two rainwater harvesting.
7. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.
8. The site to ensure that any existing downstream flooding including nuisance flooding issues will be exacerbated by the proposed development.
9. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.
10. The utility for the site will be reviewed during the grading permit.

11. The stormwater management Engineering design review approval for the site shall occur at the grading permit stage.
12. Based on the plan provided, it appears that the property will be served by a public sewer and a private well.
13. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

Critical Area Team:

The location information should be corrected. The Tax ID for this site is 715601087800 with an address of 1500 Columbia Dr.

Provided this site qualifies as an individual building site in accordance with Article 18, Title 4, Subtitle 2 and can address the 10% pollutant reduction SWM requirement for IDA, this office has no objection to the approval of the setback variance request.

Cultural Resources Team:

The subject property is located within the historic Columbia Beach Survey District (AA-2538). Our office does not oppose the variance application, however, the development shall comply with Article 17-6-501 of the Code. Further review of the building/construction plans will be required to ensure compliance. If these plans are already prepared, the applicant is encouraged to submit them in advance to Ms. Darian Beverungen, Historic Sites Planner, at pzbeve19@aacounty.org for review.

Zoning Administration Section:

This office notes that the address of the property is 1500 Columbia Drive and not 1500 Columbia Beach Rd. This property is considered a corner lot. Columbia Rd is the front and Columbia Beach Road is the corner side. See picture below with the intersection of the road centerlines shown from the County mapping system. The house width could be reduced to meet the side setback. The footprint of the house could be minimized by removing the integrated garage.



INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence. A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.

18-4-202-B. Deed history (Applies to lots contiguously owned past 01/01/1987) and explanation for variance request.

***Per 18-4-202-B, the subject lot is merged with 1504 Columbia Dr due to being two unimproved lots, that lack public water, and were owned by the same owner from a period of 01/01/1987-03/19/2009.

***Since this contiguous ownership, the subject lot (1500 Columbia Dr) has gone through a tax sale and another transfer to be owned current day by Chessie Homes.

***The applicant (Chessie homes) believes a variance to 18-4-202-b should be granted for the following reasons:

1. The subject lot was never owned on the same actual deed (at all times, they were on fully separate deeds). Additionally, even after the estate transfer (which is commonly done on one deed), the two lots were transferred via fully separate deeds. This shows the clear intent of the prior owners that these lots were bought as separate lots, and were intended to remain as separate lots.
2. No physical action was taken to the property, it was only sold. It is recognized for a self created hardship in law that for a self created hardship to exist, a physical action must be taken to the property.
3. It is unreasonable to expect one to be an expert in Real Estate law/code (referencing the prior owners), then fault those owners for a law that they were not aware of. There was no reasonable way that the prior owners would have known about this law, and they simply sold it to a buyer.
4. Denial of this variance would remove all reasonable use from the subject lot, being an unconstitutional taking.
5. Combinations of 2 lots to make one building lot is common in the subject community and a right observed by several other owners (see homes at 1518 Robinson Rd, 1631 Columbia Beach Rd, 1512+1514 Lincoln Rd).
6. All aspects of the code and neighboring homes were taken into account, with an satisfactorily reviewed well location by the health dept. Hence, it is not detrimental to public welfare.
7. Subject lot is taxed and viewed by the tax assessment office at full value, \$97,267.
8. Subject lot was formally subdivided in 1940, prior to zoning laws. Due to this, it does have legal building rights.
9. The owner of the adjoining lot at 1504 Columbia Dr was reached out to and would not respond in a request to purchase it. Hence, that is not a possibility.

1500 Columbia Dr, deed history (SUBJECT LOT)

Henrietta Bearfield to Rhuedine Davis, 12/09/1953, 802-405

LIBER 802 PAGE 485



THIS DEED, Made this 9th day of December in the year nineteen hundred and fifty-three, by HENRIETTA T. BEARFIELD, divorced of the City of Washington, District of Columbia, of the first part; and RHEUEDINE G. DAVIS, of the City of Washington, District of Columbia, of the second part.

WITNESSETH: That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt thereof is hereby acknowledged, the said party of the first part, Henrietta T. Bearfield has bargained and sold and by these presents does hereby grant and convey unto the said party of the second part, Rhuedine G. Davis, her heirs and assigns, in fee simple, SUBJECT, NEVERTHELESS, to the conditions and restrictions hereinafter mentioned:

ALL those lots of ground situate, lying and being in the Seventh Election District of Anne Arundel County, State of Maryland, and described as follows; that is to say:

Lots Nos. ONE (1) and TWO(2) in Block No. Four (4) as shown on the plat entitled: "Columbia Beach", made by J. R. McCrone, Jr., Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet No. 1, Rod A-9, Plat No. 9.

Being the same property conveyed to the said Henrietta T. Bearfield by Thomas C. Cope and Gertrude B. Cope, his wife, by Deed dated the 2nd day of July, 1948, and recorded among the Land Records of Anne Arundel County in Liber J.H.H. 480, folio 173.

BK 19567 PG C 263

NO CONSIDERATION TRANSFER
NO TITLE EXAMINATION

TAX ID # 07-156-01087800

DEED

RECEIVED FOR RECORD

This Deed of distribution, made this 2nd day of October, 2007, by and between JANICE LILLIAN BOOKER, Personal Representative of the Estate of Rhuedine G. Davis, party of the first part; and OWEN W. DAVIS, and ALAN H. DAVIS, parties of the second part: Husband Son

Whereas, Rhuedine G. Davis died intestate in the City of Washington, Columbia, on the 4th day of March, 2005; and

TWP. FD. SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Res# 4411 Rct # 05666
RFB LLS Bk # 258
Oct 09 2007 12:46 PM

Whereas, on March 10, 2005, the Superior Court of the District of Columbia in its administration of the Estate of Rhuedine G. Davis to Janice Lillian Booker, the party of the first part, as the Personal Representative of the Estate of Rhuedine G. Davis, the decedent, in District of Columbia Administration Number 238-05; and

Whereas, the decedent, Rhuedine G. Davis, owned real property in the County of Anne Arundel, in the State of Maryland, at the time of her death; and

Whereas, Janice Lillian Booker, party of the first part, in her capacity as Personal Representative of the Estate of Rhuedine G. Davis, has full power and authority of law as the qualified foreign Personal Representative of the Estate of Rhuedine G. Davis, Anne Arundel County Foreign Estate Number 60982, to convey the decedent's interest in the hereinafter described property; and

Witnesseth, that in consideration of ZERO (\$0.00) DOLLARS, the said party of the first part hereby does grant and convey unto the parties of the second part, in Fee Simple, as tenants in common, and their heirs, personal representatives, and assigns, all that property, situate in the County of Anne Arundel, State of Maryland, and described as follows:

Lots Nos. ONE (1) and TWO (2) in Block No. Four (4) as shown on the plat entitled: "Columbia Beach", made by J. R. McCrone, Jr. Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet No 1, Rod A-9, Plat No. 9.

The premises thereon being known as: 1500 Columbia Drive
Shady Side, Maryland 20764

BEING the same land and premises described in Liber 802 at Folio 485, among the Land Records for Anne Arundel County, Maryland.

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, dated March 19, 2009, by and between ALAN H. DAVIS (Son) and OWEN W. DAVIS (Father, Deceased), Tenants in Common, as Party of the first part, Grantor; and JORGE A. CASTRO, Party of the second part, Grantee; whereas Alan H. Davis, Party of the first part, has full power and authority of law to convey the interest in the hereinafter described property; and

The Party of the First Part, Grantor, for and in consideration of \$38,000.00, grants, conveys, releases, assigns and quitclaims to the Grantees, party of the second part, in Fee Simple, all that property situated in the County of Anne Arundel, State of Maryland, and described as follows:

Grantors are residents of the state of Maryland. NB

Lots Nos. ONE (1) and TWO (2) in Block No. Four (4) as shown on the plat entitled: "Columbia Beach", made by J.R. McCrone, Jr., Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet No. 1, Rod A-9, Plat No. 9. Further shown in Liber RPD, No. 19567, Folio 263, one of the Land Record books for Anne Arundel County.

The premises thereon being known as:

1500 Columbia Drive
Shady Side, Maryland 20764

IMP FD SURE \$	20.00
RECORDING FEE	28.00
TR TAX COUNTY	360.00
TR TAX STATE	130.00
TOTAL	618.00
Rep# AM14	Rcpt # 19897
RPD VJT	Bk # 3213
JUN 23 2009	03:36 PM

Subject to covenants, easements, conditions, and restrictions of record.

To Have and To Hold said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privilege, appurtenance and advantage thereunto belonging, or in anywise appertaining, unto and for the proper use, benefit and behalf of said parties of the second part, as tenants in common, in Fee Simple.

And the said party of the first part covenants that he will execute such other and further assurances of said land and premises as may from to time to time be requisite or necessary.

Witness his hand and seal of the Grantor, Party of first part, the day and year hereinbefore written.

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY

RECORDED
INDEXED
MAR 23 2009

Jorge Castro (via tax sale deed) to Insight Real Estate, 07/31/2024, 40623/216

BOOK: 40623 PAGE: 216

7156-0108-7800

08/01/24 08:26 AM C 0001 R 0003
Val #: 0003-274294 \$182.00
Deed - Recordation Tax - Mail
Instrument Type: Deed

TAX SALE DEED

THIS DEED made this 31 day of July, 2024, by and between **BILLIE L. PENLEY, Controller for Anne Arundel County, Maryland, and Collector of Taxes for Anne Arundel County and the State of Maryland**, under and by virtue of the laws of the State of Maryland, party of the first part and **INSIGHT REAL ESTATE, LLC**, as party of the second part.

WHEREAS, by Order of the Circuit Court for Anne Arundel County, Maryland, entered on September 22, 2023, C-02-CV-23-000329: *Insight Real Estate, LLC vs. Jorge A. Castro, et al.*, it was ordered that the Controller, as the Collector of Taxes for Anne Arundel County and the State of Maryland, execute a deed of conveyance for the said party of the second part, namely, Insight Real Estate, LLC, or its assigns, pursuant to the provisions of the Tax-Property Article of the Annotated Code of Maryland.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the sum of **TWENTY-FIVE THOUSAND SEVEN HUNDRED SIXTY-THREE AND 26/100 Dollars (\$25,763.26)**, and other good and sufficient consideration, the receipt and sufficiency of which is hereby acknowledged by the party of the first part prior to the execution and delivery hereof, the said party of the first part does convey unto the said party of the second part, in fee simple, the following described land and premises, situated in the 7th Election District of the County of Anne Arundel, State of Maryland, and known and distinguished as:

LTS 1 2 BK 4
1500 COLUMBIA DR
COLUMBIA BEACH

Tax ID: 7156-0108-7800

Property Address: 1500 Columbia Dr., Shady Side, MD 20764

TOGETHER with all and singular the ways, easements, rights, privileges, and appurtenances to the same belongings in or any wise appertaining to and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise, of the said party of the first part, of, in or to or out of said land and premises free and clear of all alienations and descents of and encumbrances on said property occurring before the Order of the Court entered on September 22, 2023, except easements which said property is subject and of which said party of the second part have actual

Recorded by: STPA 00
Name: Insight Real
LR - Deed (with taxes) 40.00
LR - Deed State
Transfer Tax 128.82
LR - NR Tax - lkd 0.00
SubTotal: 188.82
Total: 188.82
08/02/2024 12:44
CC02-RA
#18312235 CC0501 -
County/CC05.01.10 -
Register 10

ACCT. 7156-0108-7800
ALL REQUIRED LIENS ARE PAID AS
OF 7/31/24 A.A. COUNTY
BY: *[Signature]*



08/01/24 08:26
Val #: 0003-274294

BOOK: 40929 PAGE: 117

Anne Arundel Cty Finance Office
County Transfer Tax \$400.00
County Recordation Tax \$280.00
11/27/2024 12:21 PM DJB

Anne Arundel Cty Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$200.00
TOTAL \$260.00
SAP sjc
Dec 02, 2024 03:53 pm

PARCEL NO.: 7-156-01087800

Title Insurance Underwriter: First American Title Insurance Company

THIS DEED is made this 21st day of November, 2024, by and between **INSIGHT REAL ESTATE LLC**, a Maryland Limited Liability Company, party of the first part; and **CHESSIE HOMES LLC**, a Maryland Limited Liability Company, party of the second part.

WITNESSETH, that in consideration of the sum of FORTY THOUSAND AND 00/100 Dollars (\$40,000.00), the receipt of which is hereby acknowledged, the said party of the first part do grant and convey to the said party of the second part, as sole owner, in fee simple, all that lot of ground situate in Anne Arundel County, Maryland, and described as follows, that is to say:

Being known and designated as Lots 1 & 2, Block 4 as shown on a Plat entitled, "Columbia Beach" and recorded among the Plat Records of Anne Arundel County in Plat Book 11, folio 18.

Property Address: 1500 Columbia Drive, Shady Side, MD 20764.

Being the same property which by deed dated July 31, 2024, and recorded among the Land Records of Anne Arundel County, Maryland on August 2, 2024, in Liber 40623, in Folio 216, was granted and conveyed by Billie L. Penley, Controller of Taxes unto Insight Real Estate LLC, a Maryland Limited Liability Company.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part, its personal representatives and assigns, in fee simple.

AND the said party of the first part covenants that it will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite.

ACCT. 07-156-01087800
ALL REQUIRED LIENS ARE PAID
AS OF 11-27-2024 A.A. COUNTY
BY: DJB

Present date. Chessie Homes owned.

1504 Columbia Dr, deed history (adjoining merged lot)

Thomas and Gertrude Cope to Rhuedine Davis, 07/02/1948, 480-350



480 PAGE 350

THIS DEED, Made this second day of July in the

year nineteen hundred and forty-eight, by THOMAS C. COPE and GERTRUDE B. COPE, his wife, of the City of Washington, District of Columbia, of the first part; and RHUDINE G. DAVIS, of the City of Washington, District of Columbia, of the second part.

WITNESSETH: That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt thereof is hereby acknowledged, the said parties of the first part, Thomas C. Cope and Gertrude B. Cope, his wife, have bargained and sold and by these presents do hereby grant and convey unto the said party of the second part, Rhudine G. Davis, her heirs and assigns, in fee simple; SUBJECT, NEVERTHELESS, to the conditions and restrictions hereinafter mentioned:

ALL these lots of ground situate, lying and being in the Seventh Election District of Anne Arundel County, State of Maryland, and described as follows, that is to say:

Lots Nos. THREE (3) and FOUR (4) in Block No. Four (4) as shown on the plat entitled: "Columbia Beach", made by J. R. McCrome, Jr., Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet No. 1, Rod A-9, Plat No. 9.

Being a part of the same property conveyed to the said Thomas C. Cope and Gertrude B. Cope, his wife, by Columbia Beach, Incorporated, by Deed dated the 12th day of November, 1941, and recorded among the Land Records of Anne Arundel County in Liber J.H.H. No. 254, folio 173.

BK 19567PGC266

NO CONSIDERATION TRANSFER
NO TITLE EXAMINATION

TAX ID # 07-156-01089200

DEED

RECEIVED FOR RECORD
CIRCUIT COURT OF MARYLAND
2007 OCT -9 P 2:42

This Deed of distribution, made this 2nd day of October, 2007, by and between JANICE LILLIAN BOOKER, Personal Representative of the Estate of **Rhuedine G. Davis**, party of the first part; and OWEN W. DAVIS, and ALAN H. DAVIS, parties of the second part: *Husband* *Son*

Whereas, Rhuedine G. Davis died intestate in the City of Washington, District of Columbia, on the 4th day of March, 2005; and

Whereas, on March 10, 2005, the Superior Court of the District of Columbia granted administration of the Estate of Rhuedine G. Davis to Janice Lillian Booker, the party of the first part, as the Personal Representative of the Estate of Rhuedine G. Davis, the decedent, in District of Columbia Administration Number 238-05; and

Whereas, the decedent, Rhuedine G. Davis, owned real property in the County of Anne Arundel, in the State of Maryland, at the time of her death; and

Whereas, Janice Lillian Booker, party of the first part, in her capacity as Personal Representative of the Estate of Rhuedine G. Davis, has full power and authority of law as the qualified foreign Personal Representative of the Estate of Rhuedine G. Davis, Anne Arundel County Foreign Estate Number 60982, to convey the decedent's interest in the described property; and

RECORDING FEE 20.00
RECORDING FEE 20.00
TOTAL 40.00
Recd AAL Rct # 85667
RPD LLS Bk # 268
01/09/2007 12:48 PM

Witnesseth, that in consideration of ZERO (\$0.00) DOLLARS, the said first part hereby does grant and convey unto the parties of the second part, in Fee Simple, as **tenants in common**, and their heirs, personal representatives, and assigns, all that property, situate in the County of Anne Arundel, State of Maryland, and described as follows:

Lots Nos. THREE (3) and FOUR (4) in Block No. Four (4) as shown on the plat entitled: "Columbia Beach", made by J. R. McCrone, Jr. Engineer, April, 1940, and duly recorded among the Plat Records of Anne Arundel County in Plat Cabinet No 1, Rod A-9, Plat No. 9.

The premises thereon being known as: 1504 Columbia Drive
Shady Side, Maryland 20764

BEING the same land and premises described in Liber 480 at Folio 350, among the Land Records for Anne Arundel County, Maryland.

BOOK: 32746 PAGE: 417

No Consideration Transfer
No Title Examination

Tax ID# 07-156-01089200

Quit Claim Deed

12/18/2018 03:57 PM 0001 R 0003
Val # : 0003-225889 \$0.00
Deed - Recordation Tax - Exempt
Instrument Type: Deed
12/18/2018 03:57 PM 0001 R 0003
Date available 0.6740, p. 04 11, MD, CED, 00100.

THIS DEED OF DISTRIBUTION, made this 18 day of December 2018, by and between
C. Hope Brown, personal representative of the ESTATE OF OWEN W. DAVIS, an Estate of the
been established in the District of Columbia, party of the first part, and ALAN H. DAVIS, party of
the second part.

LR - Deed (No-Taxes) 20.00
Recording Fee 20.00
Ref: C Hope Brown
LR - Deed (No-Taxes) 40.00
Surcharge 40.00
SubTotal: 60.00
Total: 60.00
12/18/2018 03:49
CC02-SH
#11419440 CC0501 -
Anne Arundel
County/CC05 01.10 -
Register 10

WHEREAS, OWEN W. DAVIS died testate in the City of Washington, District of Columbia
on the 7th day of October 2007; and

WHEREAS, on January 20, 2011, the Superior Court of the District of Columbia, in the
administration of the ESTATE OF OWEN W. DAVIS to C. Hope Brown, the party of the first part, as
the Personal Representative of the ESTATE OF OWEN W. DAVIS, the decedent, in the District of
Columbia Administration Number 2007 ADM 1121; and

WHEREAS, the decedent Owen W. Davis owned real property in the County of Anne
Arundel, in the State of Maryland, at the time of his death; and

WITNESSETH, that in consideration of ZERO (\$0.00) DOLLARS, the said party of the
first part hereby does grant and convey its 50% interest held as a tenant in common, in fee simple,
unto the party of the second part, his heirs, personal representatives, and assigns, all that property
situate in the County of Anne Arundel, State of Maryland, and described as follows:

Lots numbered THREE (3) and FOUR (4) in Block No. Four (4) as shown on plat
entitle: "Columbia Beach", made by J.R. McCrone, Jr. Engineer, April, 1940, and
duly recorded among the Plat Records of Anne Arundel County in Plat cabinet No
1, Rod A-9, Plat No. 9.

The premises thereon being known as: 1504 Columbia Drive,
Shady Side, Maryland 20764

Present date. Alan Davis owned.