

APPLICATION TO SUBDIVIDE LAND IN BALTIMORE CITY

OWNER INFORMATION

Name: **Peoples Church of Baltimore**
Address: **230 N. Fulton Ave.**
City/State/Zip: **Baltimore, MD 21223**
Telephone Number: **410-945-7923**
E-Mail Address: **zeerock6@aol.com**

PRIMARY CONTACT INFORMATION

Name and Company: **Zelda Johnson - Peoples Church of Baltimore**
Address: **230 N. Fulton Ave.**
City/State/Zip: **Baltimore, MD 21223**
Telephone Number: **410-409-6005**
E-Mail Address: **zeerock6@aol.com**

SITE INFORMATION & PROJECT DETAILS

Date of Pre-Development Meeting with Department of Planning Staff: **TBD**
Address: **1800 N. Penrose Ave., Baltimore, MD 21223**
Existing Block & Lot Number(s): **0163069**
Total Project Area: **See Attached Deed**
Existing Number of Lots: **1**
Proposed Number of Lots: **2**
Existing Zoning: **Exempt Commercial**
Proposed Zoning: **Exempt Commercial**
Existing Land Use: **Church**
Proposed Land Use: **Church**
Commercial/Industrial Total GSF Proposed:
Residential Unit Count (by type): **None**
Vehicle Parking Proposed: **N/A**
Bicycle Parking Proposed: **N/A**

VARIANCES OR WAIVERS

Are any zoning variances or waivers of Subdivision standards required? If so, has written justification been provided as a part of this submission?:

PROJECT DESCRIPTION

Separation of Deeds

FEES (Upon submission of complete application, an invoice will be sent so that electronic payment may be made)

Major Subdivision (Residential): \$75 per lot (proposed), \$350 minimum, \$2000 maximum

Major Subdivision (Commercial/Industrial): \$200 per acre, \$750 minimum, \$3000 maximum

Minor Subdivision: \$150

Plan Revision (Applies to Final Development Plans ONLY): \$150

Fee Due: \$150

Preliminary Plans Submission

All Preliminary Plans shall be submitted in .PDF format via email to

Matthew.DeSantis@baltimorecity.gov in accordance with the requirements as described in the Rules and Regulations of Land Subdivision.

To get more information from the Department of Planning, please contact Matthew DeSantis by e-mail at Matthew.DeSantis@baltimorecity.gov or 410-396-5622.

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

THIS DEED Made This 6th day of August in the year one thousand nine hundred and n.nety-three by and between **THE ELDERS, DEACONS AND TRUSTEES OF THE MOUNT OLIVET CHRISTIAN CHURCH (DISCIPLES OF CHRIST), INCORPORATED**, a body corporate of the State of Maryland of the first part, and **PEOPLE'S CHURCH OF BALTIMORE, BAPTIST**, a body corporate of the State of Maryland, of the second part.

WITNESSETH, That in consideration of the sum of One Hundred Thirty-Five Thousand and 00/100 (\$135,000.00), the said party of the first part does grant and convey to the said party of the second part, its successors and assigns, in fee simple, all those lots of ground situate in Baltimore City, State of Maryland, and described as follows, that is to say:

SEE SCHEDULE I

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

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

AND the said party of the first part hereby covenants 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.

WITNESS the hand and corporate seal of said grantor who certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property of the corporation and who avers said property is commercial and not subject to Baltimore

All taxes for which assessments have been received have been paid as of this date

Director of Finance of Baltimore City by

100-43161-4-20832025054

City's first right of refusal provisions.

TEST:

THE ELDERS, DEACONS AND TRUSTEES OF
THE MOUNT OLIVET CHRISTIAN CHURCH,
(DISCIPLES OF CHRIST), INCORPORATED

By: *John B. Ferron, Sr.*
John B. Ferron, Sr.
President

By: *James E. Campbell*
James E. Campbell
Chairman

By: *Gene Johnson*
Gene Johnson
Director

STATE OF MARYLAND, BALTIMORE ^{City}COUNTY, to wit:

I HEREBY CERTIFY, That on this 6th date of August in the year one thousand nine hundred and ninety-three, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared John B. Ferron, Sr., President, James E. Campbell, Chairman, and Gene Johnson, Director, for The Elders, Deacons and Trustees of the Mount Olivet Christian Church, Incorporated, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, as authorized to do so on behalf of said corporation.

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

John B. Ferron, Sr.
Notary Public

My Commission Expires:

September 1, 1996 3



SCHEDULE I

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BEGINNING for the first at the corner formed by the intersection of the north side of Penrose Avenue with the west side of Fulton Avenue and running thence north binding on the west side of Fulton Avenue 65 feet; thence west parallel with Penrose Avenue 100 feet; thence south parallel with Fulton Avenue 65 feet to the north side of Penrose Avenue and thence east binding on the north side of Penrose Avenue 100 feet to the place of beginning. The improvements thereon being known as No. 230 North Fulton Avenue.

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BEGINNING for the second on the north side of Penrose Avenue at the distance of 101 feet 6 inches westerly from the northwest corner of Fulton Avenue and Penrose Avenue, which place of beginning is designed to be at the northwest corner of Penrose Avenue and a 3 foot alley there situate and running thence westerly on the north side of Penrose Avenue 14 feet 11 inches; thence northerly parallel with Fulton Avenue 90 feet to the south side of a 10 foot alley there situate; thence easterly on the south side of said alley with the use thereof in common 14 feet 11 inches to the southwest corner of said alley and the 3 foot alley mentioned in this description and thence southerly on the west side of said 3 foot alley with the use thereof in common and parallel with Fulton Avenue 90 feet to the place of beginning. The improvements thereon being known as No. 1800 Penrose Avenue.

Being the same lots of ground which by Deed dated September 30, 1957, recorded among the Land Records of Baltimore City in Liber JFC 210 folio 188, etc., was granted and conveyed by Christian Temple unto the within named grantors.

THIS IS TO CERTIFY that the within instrument was prepared by
a duly qualified and sworn officer of the State of Maryland,
and is a true and correct copy of the original.

Geoffrey L. Forman

Return : Credence Title Company
Park Circle Business Center
2901 Druid Park Drive #200
Baltimore, Maryland 21215

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RECEIVED FOR RECORD
CLERK'S OFFICE
BALTIMORE CITY
30 AUG 1967 PM 2:54
SAURONA E. BANKS, CLERK
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001NS867 A 2222	SP/RET	65.00
001NS867 A 2222	RECORD	614.50
001NS867 A 2222	DOCUMT	6475.00
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