



**PLANNING  
AND CODES**  
TOWN OF DENTON

**Board of Zoning Appeals Application**

*For Official Use Only*

**FEE DUE**

Number: <u>BOA-23-002</u>
Date Filed: <u>5-1-2023</u>
Hearing Date: <u>6-12-2023</u>
Applicants Notified: _____
Property Posted: _____
Notice Posted: _____
Decision of Board: _____
Applicant Notified of Decision: _____

*Application Fee & \$10 sign fee  
PLUS cost of public hearing advertisement, due before  
first meeting*

**Variance Applications & Appeals Applications require  
complete application and 8 copies of all attachments.  
Special Exception Applications require complete  
application and 16 copies of all attachments.**

**A. Applicant Information**

*Jonathan Qvarnstrom (For All Seasons Behavioral Health)*

APPLICANT NAME – PLEASE PRINT CLEARLY

<u>322 Market Street</u>	<u>Denton</u>	<u>MD</u>	<u>21629</u>
ADDRESS	CITY	STATE	ZIP CODE
<u>410 822-1018</u>	<u>jquarnstrom@forallseasonsinc.org</u>		
PHONE NUMBER	CELL PHONE	E-MAIL ADDRESS	

*Jonathan Qvarnstrom*

APPLICANT SIGNATURE – by signing this document applicant agrees to be responsible for all fees and advertising expenses incurred by this application.

**B. Property Owner Information**

*Broadband Holdings (Brett Davis)*

PROPERTY OWNER NAME – PLEASE PRINT CLEARLY

<u>322 Market Street</u>	<u>Denton</u>	<u>MD</u>	<u>21629</u>
ADDRESS	CITY	STATE	ZIP CODE
<u>240-994-6481</u>	<u>bdavis@davis-strategic.com</u>		
PHONE NUMBER	CELL PHONE	E-MAIL ADDRESS	

*Brett Davis*  
PROPERTY OWNER SIGNATURE

**C. Property Information**

*322 Market Street Denton, MD*

PROPERTY ADDRESS

<u>103</u>	<u>116</u>	<u>CBC</u>	<u>IDA</u>
MAP	PARCEL	PRESENT ZONING OF PROPERTY	CRITICAL AREA DESIGNATION

**D. Request**

Request is hereby made for: (check one)

- Variance from strict application of said ordinance; section of Ordinance from which relief is sought:
  - Yard, area or bulk requirements.
  - Bulk, area or height of structures.
  - Height or size of signs.
  - Placement of earth satellite antennae.

**(If applying for variance please see page 4 of the application and include responses for each)**

- Appeal from:
  - Director of Planning and Codes, or other administrative officer in the enforcement of this Chapter 128, Zoning
  - Planning Commission Decision
  - Building Code Official Decision
- Special Exception - § 128-163 J

**E. Sketch**

Please attach 6 copies of sketch drawn to scale with all dimensions of lot and building thereon, distances between building and property lines, bounding street or road names, North point and scale.

**F. Purpose**

- If a Special Exception is being requested please attach a description of the kind of exception desired and the reasons therefore. (see page 7)
- If applying for a Variance please see page 4 (see page 5 for Critical Area).
- If appealing a decision please attach an explanation of appeal.

**G. History**

Has property ever been subject of previous application?    Yes                    x No

In the event that this property has been the subject of a previous application, please provide the following information (Note: this information is on file in the Town Office):

\_\_\_\_\_  
PREVIOUS APPLICATION NUMBER

\_\_\_\_\_  
PREVIOUS APPLICATION DATE

\_\_\_\_\_  
PREVIOUS APPLICANT NAME

\_\_\_\_\_  
ACTION TAKEN ON PREVIOUS APPLICATION

**H. Authority**

- a. In the event that the Applicant is a person other than the Owner of the subject property, give an explanation of the Applicant's interest in said property and attach hereto a statement by the Owner stating whether or not said Owner supports this application.
- b. List the name, address and telephone number of any agent or attorney who will be representing the Applicant. If the Applicant is represented by an agent attach documentary evidence that the Applicant is so represented.
- c. Attach hereto six copies of the recorded Deed conveying present ownership of the property which has been duly recorded among the Land Records of Caroline County, Maryland (a copy may be obtained from the office of the Clerk of Court if not otherwise available). If there are any restrictions attached to the deed of the property subject to this application, please advise the Board.
- d. **I do hereby solemnly declare and affirm under the penalties of perjury that the information provided and the sketch shown in this application, as well as the documents attached to this application, are true, correct and genuine to the best of my knowledge, information and belief.**

<u>Jonathan Qvarnstrom</u>	<u>3/8/2023</u>
SIGNATURE OF APPLICANT(S)	DATE
<hr/>	
SIGNATURE OF APPLICANT(S)	DATE
<hr/>	
SIGNATURE OF ATTORNEY / LEGAL REPRESENTATIVE	DATE
<hr/>	

## Request for Variance

(Please provide an explanation of each variance requested)

§ 128-163 K.

- (2) Standards for granting a variance.
  - (a) Strict enforcement of this Chapter 128, Zoning would produce unnecessary and undue hardship as distinguished from variations sought by applicants for purposes or reasons of convenience, profit or caprice. *Current zoning states only 2 signs may be displayed outside a building. We are requesting a third be allowed so our business may advertise its presence in the building.*
  - (b) Such hardship is the result of special conditions and/or circumstances not generally shared by other properties in the same zoning district or vicinity, and which are peculiar to the land, structure or building involved. Such conditions and/or circumstances may include but are not limited to the following: exceptional narrowness or shallowness or both, or irregular shape or topography of the property; unusual and limiting features of the building; or the effective frustration or prevention of reception of satellite programming due to the presence of a physical object or objects which obscure the "line of sight" when such object or objects cannot be easily removed. *The property is not unique, we are requesting an additional sign be allowed to be displayed.*
  - (c) Such special conditions or circumstances must not be the result of any action or actions of the applicant. *Special conditions were pre existing due to existing code.*
  - (d) Granting of the variance must be in harmony with the general purpose and intent of this Chapter 128, Zoning and must not be injurious to adjacent property, the character of the neighborhood or the public welfare. *Hanging of our sign will in no way be injurious to adjacent property or the neighborhood.*
  - (e) Granting the variance shall not allow a use expressly or by implication prohibited in the zoning district involved. *It will not.*
  - (f) The condition, situation or intended use of the property concerned is not of so general or recurring a nature as to make practicable a general amendment to the ordinance. *This request is specific to us wanting to hang an additional sign to what is currently permitted under town code.*
  - (g) The variance granted must be the minimum necessary to afford relief. *Our sign design is the minimum necessary to afford relief*
  - (h) In granting a variance, the Board of Appeals may prescribe appropriate conditions in conformity with this Ordinance. Violation of such conditions, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance.
  - (i) The applicant for a variance shall have the burden of proof on all points material to the application which shall include the burden of presenting credible evidence as to each material issue and the burden of persuasion on each material issue. The Board of Appeals may disregard evidence, even if uncontroverted by an opposing party, if the Board finds such evidence not to be credible.

## **Property Notification Requirements**

Per § 128-179. "Public notice", of the Town Code, whenever the application of Chapter 128, Zoning requires the holding of a public hearing, the petitioner requesting the public hearing shall give at least 14 days notice of the time and place of such hearing by certified U.S. mail, first class postage prepaid by petitioner, to the owners of property within 200 feet of the property with which the hearing is concerned. Proof of certified mailing shall be submitted to the Department of Planning prior to the date on which the proceeding is scheduled. Failure to provide proof of certified mailing to all property owners within 200 feet of the property on which the proceeding is scheduled shall delay the proceeding. Said mailed notice shall be directed to the address to which the real estate tax bill on the property is sent.

The Department of Planning shall provide a complete, accurate and up-to-date list of all such property owners that require notice. Failure of a person to receive the notice or accept service prescribed in this section shall not impair the validity of the hearing. For any Planning Commission or Board of Appeals review that requires notification to contiguous property owners, the petitioner shall also post the subject property at least 14 days prior to the meeting.

Said notice shall contain the same information as the published notice required by § 128-178 of the Town Code;

- A. The date, time and place of such hearing.
- B. A summary of the purpose of the proceeding in sufficient detail to inform the public of the nature of the proceeding and the relief sought by the initiator of the proceeding.
- C. The location of the property involved, its area, name of owner, and file or case number of the proceeding, and the name of the governmental body before which such proceeding is to be conducted.
- D. Any other information deemed necessary by the Director of Planning to adequately inform the public of the proceeding.

FOR ALL SEASONS - 200 FT. PROPERTY NOTIFICATIONS

ACCOUNT	911 ADDRESS	OWNERS	MAILING ADDRESS	MD	MAP	PARCEL
06030011569	18 S FOURTH ST	106 NORTH DIVISION STREET LLC	318 W CARROLL ST 2ND FL STE A	MD	21801	0103 0114
06030003655	300 MARKET ST	300 MARKET STREET LLC	ELLICOTT CITY	MD	21655	0103 0128
06030011968	406 MARKET ST	406 MARKET LLC	PRESTON	MD	21655	0103 0128
06030001458	318 MARKET ST	BRANSON LESTER L TRUSTEE	DENTON	MD	21629	0103 0117
0603003701	15 S 3RD ST	C & N RENTALS LLC	DENTON	MD	21629	0103 0120
06030012638	401 MARKET ST	CAROLINE COUNTY COUNCIL OF ARTS	DENTON	MD	21629	0103 0103
06030011283	400 MARKET ST	CARTER, EARNEST R J III	DENTON	MD	21636	0103 0130
06030004465	308 FRANKLIN ST	CHESAPEAKE & POTOMAC TEL CO	GOLDSBORO	MD	1270	0103 0130
06030004473	312 FRANKLIN ST	CHESAPEAKE & POTOMAC TEL CO	IRVING	TX	75015	0103 0010
06030013693	313 MARKET ST	COMMISSIONERS OF DENTON	IRVING	TX	75015	0103 0011
06030011992	405 FRANKLIN ST	COUNTY COMMISSIONERS OF CAROLINE	DENTON	MD	21629	0103 0829
06030001431	305 FRANKLIN ST	DENTON DEVELOPMENT CORP	DENTON	MD	21629	0103 0124
06030007251	328 MARKET ST	DENTON HARDWARE LLC	DENTON	MD	21629	0103 0118
06030013057	311 FRANKLIN ST	DRAPER, CYNTHIA M	DENTON	MD	21629	0103 0112
06030011623	301 FRANKLIN ST	FARINA, DENNIS J	DENTON	MD	21629	0103 0108
06030003698	17 S 3RD ST	FARINA, JOANNE M	DENTON	MD	21629	0103 0121
06030024253	317 MARKET ST	FLUHARTY, CHRISTINA	DENTON	MD	21629	0103 0830
06030006158	329 MARKET ST	GUAY, JAMES BERNARD	DENTON	MD	21629	0103 0832
06030022463	405 MARKET ST	HD ENTERPRISES US LLC	DENTON	MD	21629	0103 0816
06030019659	306 FRANKLIN ST	J & T MARKET STREET RENTALS LLC	EDGEWATER	MD	21037	0103 0009
06030006069	407 MARKET ST	KLUTE, DAPHNE E	DENTON	MD	21629	0103 0103
06030003663	303 FRANKLIN ST	LAWDALE VENTURES LLC	EASTON	MD	21601	0103 0817
06030015203	404 MARKET ST	OSPREY RIVER LLC	DENTON	MD	21629	0103 0109
06030008018	403 MARKET ST	PARKER, SEAN W	DOVER	DE	19903	0103 0129
06030008894	313 FRANKLIN ST	ROBLERO, ADAN E	DENTON	MD	21629	0103 0815
06030025497	309 FRANKLIN ST	ST LUKES METHODIST CHURCH	DENTON	MD	21629	0103 0113
06030020215	309 FRANKLIN ST	SUMMERS, NICHOLAS D	DENTON	MD	21629	0103 0123
06030002802	7 N 4TH ST	TOWN OF DENTON	DENTON	MD	21629	0103 0111
06030041867	7 N 4TH ST	TOWN OF DENTON	DENTON	MD	21629	0103 0813
06030013065	7 N 4TH ST	TOWN OF DENTON	DENTON	MD	21629	0103 0813
06030003477	303 MARKET ST	TOWN OF DENTON	DENTON	MD	21629	0103 0822
06030009629	323 MARKET ST	TOWN OF DENTON MD MUNICIPAL CORP	DENTON	MD	21629	0103 0828
06030003671	19 S 3RD ST	WILLEY, ROBERT L	DENTON	MD	21629	0103 0831
			DENTON	MD	21629	0103 0122

**Town of Denton  
Sign Maintenance Agreement**

I/we For All Seasons as petitioner(s) to the Board of Appeals do hereby agree to maintain this sign which I/we agree to have posted on the property for the purposed of Public Notice relating to appeal # BOA-23-002.

If for some reason the sign fails to remain posted for the necessary 14 days prior to the appeal hearing date, I/we shall notify the Director of Planning & Codes.

<u>Jonathan Qvarnstrom</u>	<u>3/8/2023</u>
APPLICANT'S SIGNATURE	DATE
_____	_____
FILING DATE	REQUIRED DATE
_____	_____
POSTING FEE	DATE POSTED
_____	_____

Map 103  
Parcel 116  
Zoning District CBC

**Town of Denton**  
4 N. Second St.  
Denton, MD 21629  
410-479-3625  
Fax: 410-479-3534

Permit# \_\_\_\_\_  
Historic District  Yes  No

### Sign Permit Information Required

Please provide the following information when requesting a sign permit. Sign restrictions vary with the zoning district. Please consult the office for assistance **prior** to ordering or buying signage. Request a **banner permit** for special events.

- ▶ Signs in Historic District require Historic and Architectural Review Commission evaluation.

Plastic signs are not allowed in the **Central Commercial (CC)** district.

- ▶ Sign Dimensions; if the sign consists of individual channel letters please provide the size of each letter.
- ▶ A sketch of the sign showing graphics and wording. Indicate **colors** or **attach color** sample to sketch.
- ▶ Provide a copy of lot plat/sketch showing property dimensions and location of the sign.
- ▶ Sign construction material:  
 Metal  Wood  Glass  Other \_\_\_\_\_
- ▶ Freestanding \_\_\_\_\_ Height of sign\* 2'
- ▶ Flat \_\_\_\_\_ "A" Frame \_\_\_\_\_ Projecting\*x \_\_\_\_\_ Awning \_\_\_\_\_  
\*Projecting signs over public walkways must have eight (8) foot clearance from ground.
- ▶ How will sign be secured to building? galvanized pipe secured with wall bracket  
Note: Signs may not be placed on or attached to the roof in any district.

- ▶ Illumination:  Internal  External

Cost/Value of Sign \$ 1,310.10 Size of Sign 4'x2'x3/4"

- ▶ Company installing sign Shore Signs  
Contact person and telephone number Mac Davis 410.643.6000
- ▶ Business Name For All Seasons  
Address 322 Market Street, Denton MD  
Contact person and telephone number Jonathan Qvarnstrom 410-822-1018

Signature of Owner Jonathan Qvarnstrom Date \_\_\_\_\_

FOR OFFICE USE: Review \_\_\_\_\_ Determination \_\_\_\_\_



## SIGNS

Every sign within the Town limits is subject to the restrictions and guidelines of Article 9 of the Town of Denton Zoning Ordinance. A full copy of the Signage Article is available. Every sign permit application is evaluated for compliance with general regulations and specific zoning district regulations. When considering the type of sign to be constructed the following factors are evaluated and need to be considered in sign construction:

- The colors, materials and lighting or signage; is it harmonious with the building and site?
- The scale and proportion of the sign in design and in visual relationship to buildings and surroundings.
- Is the design of the sign one that allows the sign to become an architectural element of the building and site?
- Is the sign compatible with adjoining property signs?
- Are the graphic elements of the sign in proportion to the size of sign? Are the most conservative number of graphics required being used?

Flashing or rotating signs are prohibited in all districts of the town. Signs are not permitted to be fastened to and/or supported by the roof of a building.

If you have any questions regarding the sign ordinance or would like a copy of the ordinance please contact the Housing & Community Development Office at 410-479-3625.

4'x2'x3/4" Marine Plywood - Double Sided.....\$450  
Galvanize Pipe and Fitting for Wall Bracket.....\$385  
Labor to Install.....\$425

Tax: \$50.10

Total: \$1310.10

48 in

24 in



# FOR ALL SEASONS

Behavioral Health & Rape Crisis Center

410.822.1018



Proposed Sign Location

322

18

FOR ALL SEASONS



SECOND



Sign

322

[Faded rectangular sign]

**AFTER RECORDING, RETURN TO:**  
**Cockey, Brennan & Maloney, P.C.**  
**313 Lemmon Hill Lane**  
**Salisbury, MD 21801**  
**File No. 41231**

**COCKEY,  
BRENNAN &  
MALONEY, P.C.**

**ATTORNEYS &  
COUNSELORS AT LAW**

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1494, p. 0465. MSA\_CE95\_1264. Date available 03/25/2021. Printed 03/20/2023.

**313 LEMMON HILL LANE  
SALISBURY, MD 21801  
410.546.1750  
FAX: 410.546.1811**

THIS DEED, made this 14<sup>th</sup> day of May in the year two thousand twenty-one by Franz-Denton I, LLC a Maryland Limited Liability Company, hereinafter referred to as "Grantor", and 106 North Division Street, LLC, a Maryland Limited Liability Company, hereinafter referred to as "Grantee";

**WITNESSETH:**

THAT IN AND FOR CONSIDERATION of the sum of Two Hundred Nineteen Thousand Dollars and 00/100 (\$219,000.00) the said Grantor does hereby grant and convey unto 106 North Division Street, LLC, forever in fee simple, all the following described property:

ALL that lot or parcel of land, with improvements, situate, lying and being in the Town of Denton, Third Election District of Caroline County, State of Maryland and more particularly set forth and described by a survey and plat entitled "Plat showing Land Occupied by Independent Newspapers, Inc., in the Town of Denton, Caroline County, Maryland", by J.R. McCrone, Jr., Inc., Register Professional Engineers and Surveyors, dated January, 1981 and recorded among the Land Records for Caroline County, Maryland in Liber No. 211, Folio 38.

Beginning for the same at a point on the southerly side of Market Street, said point being at the corner of the brick building known as Cooper Furniture Store, said point being at the northwesterly corner of the herein described land and the northeasterly corner of the land of Alton G. Billmeier and C. Elsie Billmeier (184/358) and from said place of beginning running (1) by and with the southerly side of said

COCKEY,  
BRENNAN &  
MALONEY, P.C.

ATTORNEYS &  
COUNSELORS AT LAW

13 LEMMON HILL LANE  
BALISBURY, MD 21801  
410.546.1750  
FAX: 410.546.1811

Market Street south 70 degrees 10 minutes 00 seconds east 48.30 feet to point, said point being at another corner of the aforementioned brick building known as Cooper Furniture Store and the land of James B. Horsey (209/277); thence (2) by and with the said Horsey land and the face of a brick wall south 19 degrees 26 minutes 37 seconds west 149.93 feet to a concrete block wall; thence (3) still by and with the said Horsey property and the face of a concrete block wall south 70 degrees 09 minutes 02 seconds east 33.71 feet to a point on Fourth Street, said point being at the corner of the aforementioned concrete block wall; thence (4) by and with the west side of Fourth Street south 19 degrees 25 minutes 59 seconds west 36.10 feet to a point at the southwest corner of the block garage building attached to the furniture store building and the side of an 11 foot alley; thence (5) by and with the northerly side of said alley and the face of a block wall north 70 degrees 21 minutes 30 seconds west 110.22 feet to a corner of said block building and the land of the aforementioned Alton G. and Elise Billmeier; thence by and with said Billmeier land the following three courses and distances; (6) by and with the face of a block wall north 19 degrees 28 minutes 11 seconds east 36.24 feet to a corner of said wall; thence (7) still and with the face of the block wall south 70 degrees 09 minutes 02 seconds east 28.18 feet to an inside corner of the aforementioned brick building; thence (8) by and with the face of said brick building north 19 degrees 26 minutes 37 seconds east 150.17 feet to the place of beginning, containing 11,236 square feet of land, more or less.

**BEING** the same land conveyed from Charles A. Shreeve, Jr., Trustee under the Revocable Trust Agreement of Charles A. Shreeve, Jr., dated July 21, 1989, unto

Franz-Denton I, LLC by virtue of a Deed dated July 18, 2002 and recorded among the Land Records of Caroline County, Maryland in Liber F.D.M. No. 449, Folio 962.

COCKEY,  
BRENNAN &  
MALONEY, P.C.

ATTORNEYS &  
COUNSELORS AT LAW

5 LEMON HILL LANE  
SALISBURY, MD 21801  
410.546.1750  
FAX: 410.546.1811

**SUBJECT, HOWEVER,** to all public ways and utilities rights-of-way and easements of public records.

**REFERENCE** to the aforesaid deed and to previous deeds and plats of the property hereby conveyed and to references therein contained is hereby made a part hereof as if fully herein set forth.

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

**TO HAVE AND TO HOLD** Grantor's interest in said property 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 Grantee, its successors and/or assigns forever in fee simple.

**AND** the said Grantor does hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it warrants specially the property hereby granted; and that it will execute such other further assurances of the same as may be requisite


AS WITNESS the hand and seal of the said Grantor.

COCKEY,  
BRENNAN &  
MALONEY, P.C.

ATTORNEYS &  
COUNSELORS AT LAW

WITNESS:

Franz-Denton I, LLC

  
\_\_\_\_\_

BY:  (SEAL)  
William J. Franz, Sole Member

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1494, p. 0468, MSA\_CE95\_1264, Date available 05/25/2021, Printed 03/20/2023.

3 LEMMON HILL LANE  
SALISBURY, MD 21801  
410.546.1750  
FAX: 410.546.1811

STATE OF MARYLAND, COUNTY OF Frederick, TO WIT:

I HEREBY CERTIFY, that on this 13 day of May 2021, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared William J. Franz, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument, and he acknowledged that he is authorized to execute this Deed as Sole Member and he executed the foregoing Deed for the purposes therein contained, and at the same time, declared and affirmed, under the penalties of perjury, that the actual consideration paid, or to be paid, for the foregoing conveyance, including the amount assumed by the Grantee of any Deed of Trust or Mortgage thereon, is in the sum total of Two Hundred Nineteen Thousand Dollars and 00/100 (\$219,000.00).

AS WITNESS my hand and Notarial Seal.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: Apr. 03, 2023

I hereby certify this 21 day of May 21  
That all public taxes, assessments and charges  
due on this property transferred by this deed  
have been paid.

Recordation Tax Amt See DOT  
Property ID: 03-011514 + 011517  
Bonhans Nashold

CAROLINE COUNTY TAX OFFICE

**LISA VALENTINE**  
Notary Public  
Frederick County  
Maryland  
My Commission Expires Apr. 03, 2023



**CERTIFICATION BY ATTORNEY**

I HEREBY CERTIFY that I am an attorney admitted to practice before the Court of Appeals of Maryland, and that the foregoing instrument was prepared under my supervision.

  
\_\_\_\_\_  
THOMAS J. MALONEY, ESQUIRE

COCKEY,  
BRENNAN &  
MALONEY, P.C.

ATTORNEYS &  
COUNSELORS AT LAW

3 LEMMON HILL LANE  
SALISBURY, MD 21801  
410.546.1750  
FAX: 410.546.1811

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1494, p. 0469, MSA CE95 1264, Date available 05/25/2021, Printed 03/20/2023.

LR - Deed (w Taxes)	
Recording Fee no RT	20.00
Name: Franz-Denton I, LLC	
Ref:	
LR - Deed (with Taxes)	
Surcharge	40.00
LR - Deed State	
Transfer Tax	1,095.00
LR - County Transfer Tax - linked	1,095.00
LR - NR Tax - 1kd	0.00
<hr/>	
SubTotal:	2,250.00
<hr/>	
Total:	2,365.00
05/21/2021 10:21	
CC05-CB	
#14985466 CC0201 -	
Caroline	
County/CC02.01.01 -	
Register 01	

MARYLAND FORM WH-AR

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

2021

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

Name of Transferor Franz-Denton I, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

322 Market Street, Denton, MD 21629

3. Reasons for Exemption

Resident Status

As of the date this form is signed, 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 the 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

\*\*Date

Signature

3b. Entity Transferors

Lisa Valentini
Witness/Attest

Franz-Denton I, LLC
Name of Entity

By

William J. Franz
Name

05/14/2
\*\*Date

Sole Member

Title

\*\* Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1494, p. 0471, MSA CE95 1264, Date available 05/25/2021, Printed 03/20/2023.

State of Maryland Land Instrument Intake Sheet								
<input type="checkbox"/> Baltimore City <input type="checkbox"/> County: <u>Caroline</u> Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)								
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.						
		<input checked="" type="checkbox"/> Deed <input checked="" type="checkbox"/> Deed of Trust	<input type="checkbox"/> Mortgage Lease	<input checked="" type="checkbox"/> Other A-Rents	<input type="checkbox"/> Other			
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation						
		State Transfer						
		County Transfer						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration			
		Purchase Price/Consideration	\$ 219,000.00		Transfer Tax Consideration	\$		
		Any New Mortgage	\$ 224,000.00		X ( ) % =	\$		
		Balance of Existing Mortgage	\$		Less Exemption Amount	= \$		
		Other:	\$		Total Transfer Tax	= \$		
		Other:	\$		Recordation Tax Consideration	\$		
		Full Cash Value:	\$		X ( ) per \$500 =	\$		
			TOTAL DUE		\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$ 20.00	\$	\$	Tax Bill:		
		Surcharge	\$ 40.00	\$	\$	C.B. Credit:		
		State Recordation Tax	\$ 2,240.00	\$	\$	Ag. Tax/Other:		
		State Transfer Tax	\$ 1,095.00	\$	\$			
		County Transfer Tax	\$ 1,095.00	\$	\$			
		Other	\$ 115.00	\$	\$			
		Other	\$	\$	\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Libert/Folio	Map	Parcel No.	Var. LOG <input type="checkbox"/> (5)	
		03	011577	449/892	103	116		
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFV/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		322 Market Street, Denton, Maryland 21629						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amnt. of SqFV/Acreage Transferred:						
		If Partial Conveyance, List Improvements Conveyed:						
		7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)	
Franz-Denton I, LLC				106 North Division Street, LLC				
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)			
		106 North Division Street, LLC c/o Bret C. Davis			First Shore Federal Savings and Loan Association			
		New Owner's (Grantee) Mailing Address						
318 W. Carroll Street, 2nd Floor, Suite A-South, Salisbury, Maryland 21801								
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
					Reena A. Patel, Trustee of First Shore Federal			
					Krislin N. Gilbert, Trustee of First Shore Federal			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Thomas J. Maloney, Esquire					<input type="checkbox"/> Hold for Pickup	
		Firm: Cockay, Brennan & Maloney, P.C.					<input type="checkbox"/> Return Address Provided	
		Address: 313 Lemmon Hill Lane, Salisbury, Maryland 21801 Phone: (410) 546-1750						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information						
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?					
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify:					
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
		Assessment Use Only - Do Not Write Below This Line						
Terminal Verification		Agricultural Verification		Whole		Part		
Transfer Number	Date Received:	Deed Reference:		Tran. Process Verification Assigned Property No.:				
Year	20	20	Geo.	Map	Sub	Block		
Land			Zoning	Grid	Plat	Lot		
Buildings			Use	Parcel	Section	Occ. Cd.		
Total			Town Cd.	Ex. SL	Ex. Cd.			
REMARKS:								

Space Reserved for County Verification

Space Reserved for Check/Cash/Recording Verification

CAROLINE COUNTY CIRCUIT COURT (Land Records) TBL 1494, p. 0472, MSA\_CE95\_1264, Date available 05/25/2021, Printed 03/20/2023.

State of Maryland Land Instrument Intake Sheet									
<input checked="" type="checkbox"/> Baltimore City		<input type="checkbox"/> County, <u>Caroline</u>							
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)									
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached. <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Mortgage Lease <input checked="" type="checkbox"/> Other A-Rents <input type="checkbox"/> Other _____							
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length (1)	<input type="checkbox"/> Unimproved Sale Arms-Length (2)	<input type="checkbox"/> Multiple Accounts Arms-Length (3)	<input type="checkbox"/> Not an Arms-Length Sale (9)				
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation State Transfer County Transfer							
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration	\$ 219,000.00		Transfer Tax Consideration	\$			
		Any New Mortgage	\$ 224,000.00		X ( ) %	= \$			
		Balance of Existing Mortgage	\$		Less Exemption Amount	= \$			
		Other:	\$		Total Transfer Tax	= \$			
		Other:	\$		Recordation Tax Consideration	\$			
5	Fees	Amount of Fees			Doc. 1				
		Recording Charge	\$ 20.00	\$	Agent:				
		Surcharge	\$ 40.00	\$	Tax Bill:				
		State Recordation Tax	\$ 2,240.00	\$	C.B. Credit:				
		State Transfer Tax	\$ 1,095.00	\$	Ag. Tax/Other:				
		County Transfer Tax	\$ 1,095.00	\$					
		Other	\$ 115.00	\$					
		Other	\$	\$					
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
		03	011569	449/962	103	114		<input type="checkbox"/> (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		Location/Address of Property Being Conveyed (2)							
		Fourth Street, Denton, Maryland 21629							
		Other Property Identifiers (if applicable)					Water Meter Account No.		
		Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:							
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Am. of SqFt/Acreage Transferred:							
		If Partial Conveyance, List Improvements Conveyed:							
		7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
Franz-Denton I, LLC				106 North Division Street, LLC					
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)				
		106 North Division Street, LLC c/o Bret C. Davis			First Shore Federal Savings and Loan Association				
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)				
					Reena A. Patel, Trustee of First Shore Federal Kristin N. Gilbert, Trustee of First Shore Federal				
10	Contact/Mail Information	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person		
		Name: Thomas J. Maloney, Esquire					<input type="checkbox"/> Hold for Pickup		
		Firm: Cockay, Brennan & Maloney, P.C. Address: 313 Lermon Hill Lane, Salisbury, Maryland 21801 Phone: (410) 546-1750					<input type="checkbox"/> Return Address Provided		
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?						
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify:						
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
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	20	20	Geo.	Map	Sub	Block			
Land			Zoning	Grid	Plat	Lot			
Buildings			Use	Parcel	Section	Occ. Cd.			
Total			Town Cd.	Ex. St.	Ex. Cd.				
REMARKS:									

Space Reserved for County Verification

Space Reserved for Circuit Court Recording Validation