



TELEPHONE 410-641-2770  
FAX 410-641-2316  
berlin@townofberlinmd.com

# Mayor & Council Of Berlin

10 William Street Berlin, Maryland 21811

www.townofberlinmd.com

September 21, 2006

Mason/Dixon Circuit Rider  
PO Box 2194  
Westminster, MD 21158  
Attn: Mr. Ned Cueman, APA

Dear Mr. Cueman,

This letter is in response to your request for information on property which has been owned by your clients, ABP Limited Partnership, since October 23, 1989. The property is located on Old Ocean City Boulevard and is further described as Tax Map 25, Parcels 170 and 193. Both parcels are Zoned B-2 and currently only Parcel 193 is assigned one (1) Equivalent Dwelling Unit (EDU).

You have provided the Town with a copy of a survey by Layton E. Bunting, Jr, (Attachment 1) dated 6-2-06, in which Parcel 193 is described as having three separate Item numbers; One, Two, and Three. Mr. Bunting provided the Town a copy of the deed research he did as part of the survey for your clients (Attachment 2). Additionally, an aerial of the property has been provided in Attachment 3.

The Town has determined that Items One, Two, and Three of Parcel 193 legally existed prior to April 3, 1967, which is the date the Berlin Zoning Code went into effect. The deed found in liber 367, folio 53 clearly describes each of the three Items, listing metes and bounds, and references a deed dated November 1, 1962, (prior to Zoning) which is found in liber 163, folio 671.

Therefore, according to Town policy, which is based on Maryland Department of the Environment (MDE) guidelines, it has been determined that this property has four (4) EDU's. Each EDU will be assigned as follows:

- (1) Parcel 170
- (2) Parcel 193, Item One
- (3) Parcel 193, Item Two
- (4) Parcel 193, Item Three



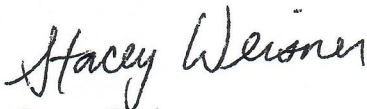
Attachment 4 is a copy of Resolution 2003-01, which set forth the following three fees: special connection, connection, and ready-to-serve. Prior to this letter, the Town never recognized Parcel 170; therefore your clients did not receive a bill for Parcel 170. The Town will now assign one (1) EDU to Parcel 170. Parcel 170 has been assessed \$921.50 for retroactive ready-to-serve fees. This balance represents \$24.25 per month since enactment of Resolution 2003-01.

Parcel 193 has one (1) EDU assigned to it because it was recognized by the Town prior to this letter, and therefore is currently assessed a monthly ready-to-serve fee in the amount of \$24.25. This account is current as of the date of this letter. For purposes of clarity, the Town has assigned the existing EDU on Parcel 193 to Item One in the deed.

Two (2) new EDU's will be assigned to Parcel 193, for items Two and Three. Both of these items will then owe \$921.50 for retroactive ready-to-serve fees, for a total of \$1,843.00; and will then be billed \$24.25 per month from this date forward for the ready-to-serve fee.

Lastly, it has been determined that if the property is contiguous and in same ownership (such as you clients) then the property can be subdivided and the EDU's joined together in the one property. Should you have any questions or need additional information please contact me at [sweisner@townofberlinmd.com](mailto:sweisner@townofberlinmd.com) or 410-641-4143.

Sincerely,



Stacey Weisner  
Superintendent of Planning and Zoning

Cc: Linda Bambarly  
Bob Smith, Department of Assessments