

20-142-003 Ann Pogue
Exception to the Intrafamily
Transfer

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Adjacent Property: Original Parcel 71

- The properties described in the staff report have been in the Pogue family for many years.
- Robert Steele Pogue originally obtained an interest in the Original Parcel 71 in 1962
 - Deed recorded among Land Records at Liber 101, Folio 431
- Later, added his second wife on March 17, 1997
 - Deed recorded among Land Records at Liber 268, Folio 193

Additional Property

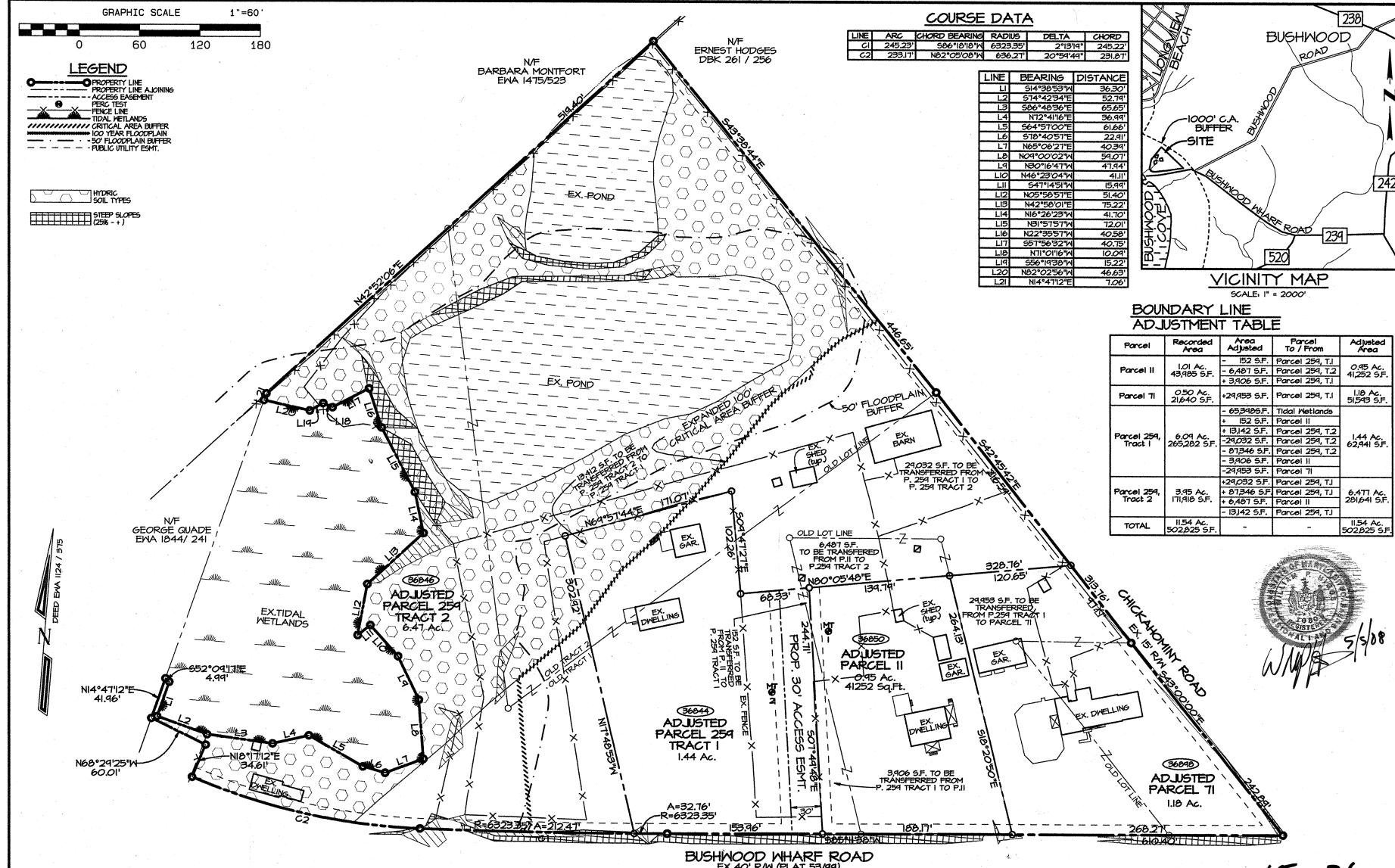
- Additional neighboring property obtained by Robert Steele Pogue and his wife Dianne L. Pogue on December 30, 1998 from Robert Steele's Mother, Lucy Long Pogue (Liber 452, Folio 20)
- Robert Steele Pogue conveyed a portion of the property to his son, Terry Northrop Pogue on October 29, 1991 (Liber 628, Folio 375)
- Original Covenants recorded on September 18, 1992 (Liber 0711, Folio 303)
 - These are the Family Conveyance Covenants discussing tonight

Relevant Deeds in Applicant's Title

- December 30, 1988 Deed – from Lucy Long Pogue to Ann Holt Pogue Jenkins and Patrick Jenkins (Liber 452, Folio 18)
- January 13, 1997 Deed – from Ann Holt Pogue Jenkins and Patrick Jenkins to Ann Hold Pogue Jenkins (Liber 1124, Folio 375)
- November 15, 2008 Deed from Robert Steele Pogue, Dianne Lee Pogue, Ann Holt Pogue Jenkins, and Terry Northrop Pogue to Ann Holt Pogue (Liber 3228, Folio 001)
 - This is a BLAP (Boundary Line Adjustment Plat) Deed

Boundary Line Adjustment Plat

- A Boundary Line Adjustment Plat was prepared and recorded on May 23, 2008
- This created “Adjusted Parcel 11”
- This includes the original Parcel owned by Ann Pogue and part of the additional property subject to the covenants
- Therefore, a waiver is needed to transfer to a non-family member



CRITICAL AREAS
EXISTING CONDITIONS TABLE

PARCEL	LOT AREA	SLOPES 15% OR GREATER	EXISTING FOREST	EXISTING IMPERVIOUS SURFACE
P. II	0.45 Ac.	0.02 Ac.	2,800 S.F.	0.11 Ac. / 11.6%
P. II	1.18 Ac.	0.01 Ac.	4,800 S.F.	0.21 Ac. / 22.9%
P.254, T1	1.44 Ac.	-0-	800 S.F.	0.13 Ac. / 9.0%
P.254, T2	6.57 Ac.	0.21 Ac.	800 S.F.	0.13 Ac. / 2.0%

ST. MARY'S COUNTY
HEALTH DEPARTMENT
APPROVAL

ST. MARY'S COUNTY DEP.
OF LAND USE & GROWTH
MANAGEMENT (LUGM)

ENVIRONMENTAL HEALTH DIRECTOR DATE: 5/16/08

DIRECTOR _____ DATE _____

The logo consists of the letters 'LSR' in a large, bold, sans-serif font. To the right of the letters, the words 'RECORD PLAT' are written in a smaller, all-caps, sans-serif font. Below the 'LSR' letters, the words 'LITTLE SILENCES REST, INC.' are written in a smaller, all-caps, sans-serif font.

**Critical Area Boundary
Line Adjustment Plat**
Parcel of Record Correction Plat
Tax Map 38, Grid 01
Parcels 11, 71, & 254
Seventh Election District
St. Mary's County, Maryland
For: Robert Pogue
Zoning Number: C141404

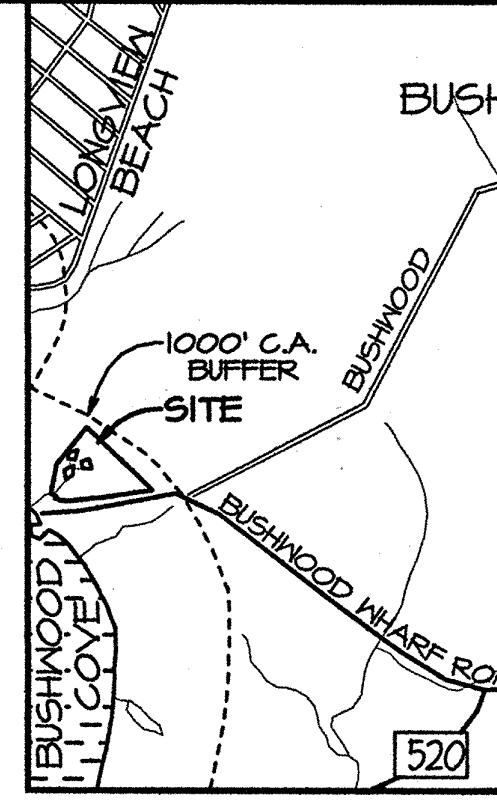
2011-04-04 08:00:00

Portion of 2008 Boundary Line Adjustment Plat

COURSE DATA

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	245.23'	S86°18'18"W	6323.35'	2°13'19"	245.22'
C2	233.17'	N82°05'08"W	636.27'	20°59'49"	231.87'

LINE	BEARING	DISTANCE
L1	S14°38'53"W	36.30'
L2	S14°42'34"E	52.79'
L3	S86°48'36"E	65.65'
L4	N72°41'16"E	36.99'
L5	S64°57'00"E	61.66'
L6	S78°40'57"E	22.91'
L7	N65°06'27"E	40.39'
L8	N09°00'02"W	59.07'
L9	N30°16'47"W	47.94'
L10	N46°23'04"W	41.11'
L11	S47°14'51"W	15.99'
L12	N05°58'57"E	51.40'
L13	N42°58'01"E	75.22'
L14	N16°26'23"W	41.70'
L15	N31°57'57"W	72.01'
L16	N22°35'57"W	40.58'
L17	S57°56'32"W	40.75'
L18	N71°01'16"W	10.09'
L19	S56°19'38"W	15.22'
L20	N82°02'56"W	46.63'



Reason For Request

- Ms. Pogue now desires to sell her property
- No known relatives who desire to purchase it
- It has become a financial burden
- Ms. Pogue's daughter is planning to have her mother live with her in an in-law suite to assist Ms. Pogue in relation to medical conditions