IN RE: PETITION FOR VARIANCE

* BEFORE THE

W side of North Point Road 15th Election District 7th Councilmanic District (7509 and 7511 North Point Road)

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Stacy and Robert Crusse Jr.

Petitioners

CASE NO. 06-423-A 06-424-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

*

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Robert Crusse Jr. and Stacy Crusse. The Petitioners are requesting variance relief for property located at 7509 and 7511 North Point Road, in the Sparrows Point section of the County.

In case no. 06-423-A (7511 North Point Road) the Petitioners request variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit a lot width of 50 feet in lieu of the required 55 feet and a side yard setback for an existing house of 8.7 feet in lieu of the required 10 feet. In case no. 06-424-A (7509 North Point Road) the Petitioners request variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit a lot width of 50 feet in lieu of the required 55 feet.

The property was posted with Notice of Hearing on March 27. 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on March 23, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

Applicable Law

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, offstreet parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated March 16, 2006, a copy of which is included in the file of this case.

Interested Persons

Appearing at the hearing on behalf of the variance request was Robert Crusse, Jr., Petitioner and Rick Richardson, professional engineer who prepared the Plat to Accompany. No protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

These case involve adjacent lots owned by the Petitioners. By agreement evidence taken in either case applies to the other.

Testimony and evidence indicated that the two properties are lots 404 and 405 of the Lodge Forest subdivision which Mr. Richardson opined was recorded in the land records of the County in the 1920's. Each lot is 50 x 200 feet zoned D.R.5.5. See Plat to Accompany, exhibits 1A and 1B. 7511 North Point Road is improved by a single family dwelling in which the Petitioner and his spouse reside. 7509 North Point Road is vacant. Mr. Richardson indicated that this lot has never been improved. See photograph, Petitioner's exhibit 6. He also noted that the each lot is separately assessed for tax purposes as shown in the SDAT records, exhibits 3A and 3B.

The Petitioner would like to build a single family dwelling on the vacant lot (7509) which would meet all DR 5.5 regulations including side yard setbacks. The lot however is only 50 feet wide whereas the DR 5.5 regulations require 55 feet. In addition the existing house at 7511 is located somewhat off center being 8.7 feet from the north property line and 14.8 feet from the south property line. Obviously it would be a hardship and practical difficulty to move the house to be centered on the lot.

Mr. Richardson proffered that the proposed house on 7509 fits the pattern of development in the area as shown the County aerial photograph marked as Exhibit No. 4 and the photographs of North Point Road, exhibits 7 A and 7 B. He noted that each lot on the west side of North Point Road has one home on each 50 foot lot. The Planning Office agrees as shown by their comments. The North Point Volunteer Fire Department is directly across the road from these lots.

Findings of Fact and Conclusions of Law

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This subdivision and the subject lots were created much before zoning was imposed on the area. The imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. In addition the existing house is not centered on the lot which is the kind of peculiar circumstance that make the property unique from a zoning standpoint.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Clearly it is impractical to move the house to meet the side yard setback requirement of 10 feet.

No increase in residential density beyond that otherwise allowable by the Zoning Regulations will occur as a result of granting this variance as the density is. The vacant lot is 11,000 sq. ft. and nearly twice the minimum lot size for this zone.

Finally, I find these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The pattern of development shown by the Petitioner is similar to this plan so there will be no change to the character of the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

The solution of the second of



JAMES T. SMITH, JR. County Executive

April 12, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Robert Crusse, Jr. Stacy M. Crusse 7511 North Point Road Baltimore, Maryland 21219-1411

> Re: Petitions for Variance Case Nos. 06-423-A & 06-424-A

Property: 7509 & 7511 North Point Road

Dear Mr. and Mrs. Crusse:

Enclosed please find the decision rendered in the above-captioned case. The Petitions for Variance have been granted with conditions in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:dlw Enclosure

c: Rick Richardson, Richardson Engineering, LLC, 110 Old Padonia Road, Suite LC, Cockeysville, MD 21030
People's Counsel; Case File



Petition for Variance

to the Zoming Commuissioner of Baltimore County

for the property located at 1511 NORTH POINT KU which is presently round 128 5.5

This Potition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby potition for a Variance from Section(s) 1802.3.C.I. TO PERMIT A MINIMUM LOT WIDTH OF 50' IN LIEU OF THE REQUIRED SE' & TO FERMIT A SIDE YARD SETBACK OF 8.7' IN LIEU OF THE REQUIRED 10'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) EXISTING LOT AND OTHER INFORMATION TO BE PROVIDED ATTHE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and turther agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: Legal Owner(s): CRUSSE JR Name - Type of Print Name - Type or Print Siqualine ปปลายผู้ CRUSSE **<u>Ā</u>ddie**55 Telephone No. Type or Print Zip Codo City State 7511 NORTH FUNT BD 410-477-0484 Attorney For Petitioner: BALTIMORE Name - Type or Post City Representative to be Contacted: Signature RICK RICHARDSON BICHARDSON ENGINEERING, LLC Combany ILO OUD PADONIA RD ST. LC 410-560-150% Telephone No. Address Talephone Mo Address COCKETEVIILE Zip Code State OFFICE USE ONLY ESTAMATED LENGTH OF HEARING UNAVATLABLE FOR HEARING 1206.

110 Old Padonia Road, Suite LC Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION 7511 NORTH POINT ROAD 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the west side of North Point Road, a right-of-way (40) feet wide at the distance of 256 feet south of the centerline of the nearest improved intersecting street Lodge Farm Road, a right- of- way (30) feet wide. Being lot #405 in the subdivision of LODGE FOREST as recorded in Baltimore County Plat Book #10, Folio #76, containing 10,010 Sq.Ft. or 0.230 Ac.+/-. Also known as 7511 North Point Road and located in the 15th. Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAN OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT			
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NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #06-423-A

7511 North Point Road

West/side of North Point Road 256 feet south of

centerline of Lodge Farm Road

15th Election District --- 7th, Councilmanic District

Legal Owner(s): Robert & Stacy Crusse, Jr.

Variance: to permit a minimum lot width of 50 feet in lieu of the required 55 feet and to permit a side yard setback of 8.7 feet in lieu of the required 10 feet.

Hearing: Monday, April 10, 2006 at 9 a.m. in Room 407, County Courts Building, 401 Bosley Avenue,

Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. 3/342 Mar. 23

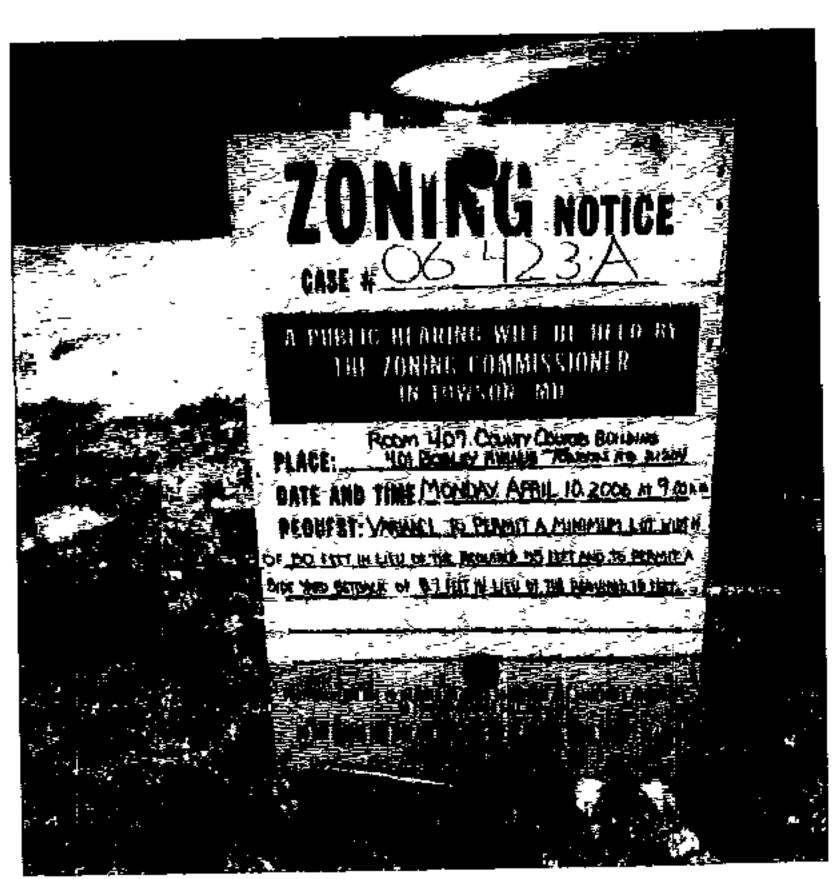
CERTIFICATE OF PUBLICATION

323,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
$m_{323,2006}$
The Jeffersonian
Arbutus Times
Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
North County News
S. Wilking

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Termits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Fowson, Maryland 21204 ATTN: Kristen Matthews {(410) 887-3394} Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were	
Date of Hearing/Closing: AP212.10, 200 Baltimore County Department of Permits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Cowson, Maryland 21204 ATTN: Kristen Matthews {(410) 887-3394} Ladies and Gentlemen: Chis letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:	
Baltimore County Department of Permits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Fowson, Maryland 21204 ATTN: Kristen Matthews {(410) 887-3394} Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were sosted conspicuously on the property located at:	
County Office Building, Room 111 11 West Chesapeake Avenue Towson, Maryland 21204 ATTN: Kristen Matthews {(410) 887-3394} Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were losted conspicuously on the property located at:) (.
ATTN: Kristen Matthews {(410) 887-3394} Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 7511 NORTH POINT ROAD	
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were to conspicuously on the property located at:	
osted conspicuously on the property located at:	
7511 NORTH POINT ROAD	
•	
The sign(s) were posted on $3-2.7-06$	
(Month, Day, Year)	
Sincerely,	



Robert Black 3-28-06
(Signature of Sign Poster) (Date)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-7940
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY

Tuesday, March 28, 2006 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Robert Crusse, Jr. 7511 North Point Road Baltimore, MD 21219-1411

410-477-0484

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-423-A

7511 North Point Road

West/side of North Point Road 256 feet south of centerline of Lodge Farm Road

15th Election District – 7th Councilmanic District

Legal Owners: Robert & Stacy Crusse, Jr.

<u>Variance</u> to permit a minimum lot width of 50 feet in lieu of the required 55 feet and to permit a side yard setback of 8.7 feet in lieu of the required 10 feet.

Hearing: Monday, April 10, 2006 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

March 17, 2006

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-423-A

7511 North Point Road

West/side of North Point Road 256 feet south of centerline of Lodge Farm Road 15th Election District – 7th Councilmanic District

Legal Owners: Robert & Stacy Crusse, Jr.

Variance to permit a minimum lot width of 50 feet in lieu of the required 55 feet and to permit a side yard setback of 8.7 feet in lieu of the required 10 feet.

Hearing: Monday, April 10, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Robert & Stacy Crusse, Jr., 7511 North Point Road, Baltimore 21219-1411 Rick Richardson, 110 Old Padonia Road, Ste. LC, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 27, 2006.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Item Number or Case Number:	
Petitioner: <u>CRUSSE</u>	
Address or Location: 1511 NORTH POINT RD.	,,
PLEASE FORWARD ADVERTISING BILL TO: Name: MR. + MRS. ROBERT CRUSSE Address: 7511 NORTH POINT RD. BALTU. MD 21219-1411	
Telephone Number: 410-477-0484	

Revised 7/11/05 - SCJ

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T Smith, Jr., County Executive Tunothy M. Kotroco, Director

April 6, 2006

Robert Crusse, Jr. Stacy M. Crusse 7511 North Point Road Baltimore, MD 21219

Dear Mr. and Mrs. Crusse:

RE: Case Number: 06-423-A, 7511 North Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 2, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

u. Callibal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel Rick Richardson Richardson Engineering, LLC 110 Old Padonia Rd, St. LC Cockeysville 21030



Visit the County's Website at www.baltimorecountyonline.info

Fire Department

700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 March 14,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: March 13,2006

Item No.: 411, 418, 419, 420, 421, 423, 424, 426

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman Fire Marshal's Office (0)410-887-4881 MS-1102F

cc: File



Visit the County's Website at www.baltimorecountyonline.info





Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 March 7, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: March 6, 2006

Item No.: Item Numbers 409 through 417 and 425 43

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

LT. Roland P. Bosley Jr. Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: March 14, 2006

TO:

Timothy M. Kotroco, Director

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 20, 2006

Item Nos. 411, 418, 419, 420, 421, 422,

423, 424, and 426

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw cc: File

ZAC-NO COMMENTS-03142006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management **DATE:** March 16, 2006

MAR 2 # 2006

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-424 and 6-423- Variance

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following condition shall apply to the subject relief:

Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.

For further questions or additional information concerning the matters stated herein, please contact Amy Mantay with the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

CM/LL



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 3.14.06

Ms. Kristen Matthews Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

Baltimore County

Item No. 42

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

1. 1. Andh

Engineering Access Permits Division

PETITION FOR VARIANCE RE: 7511 North Point Road; W/S North Point Road, 256' S c/line Lodge Farm Road 15th Election & 7th Councilmanic Districts Legal Owner(s): Robert, Jr. & Stacy Crusse * **BEFORE THE**

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

06-423-A

Petitioner(s)

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent Max dimmerman and all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2006, a copy of the foregoing Entry of Appearance was mailed to, Rick Richardson, Richardson Engineering, LLC, 110 Old Padonia Road, Suite LC, Cockeysville, MD 21030, Representative for Petitioner(s).

RECEIVED

MAR 1 3 2006 Per / W//...

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

dimilleman

MEMO TO FILE

06-423-A

and

06-424-A

PLEASE SET THESE CASES TOGETHER
FOR HEARING.

File No: 3205AT

THIS DEED, Made this 31st, day of March, 2000, by and between ANTONIA M. GARNER by her Attorney-in-Fact WILLIAM E. KANE, pursuant to a Power of Attorney dated March 13th, 2000 recorded or intended to be recorded immediately prior hereto among the Land Records of Baltimore County, party of the first part, unto ROBERT CRUSSE JR. and NICOLE CRUSSE, parties of the second part.

WITNESSETH, That in consideration of the sum of Seventy-Eight Thousand and 00/100 (\$78,000.00), the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, ROBERT CRUSSE JR. and NICOLE CRUSSE, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, interest in fee simple, in all that parcel of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

KNOWN as Lots Nos 404 and 405 Lodge Forest as laid down on a plat of said property prepared by J. Spence Howard C E which Plat is duly recorded among the Plat Records of Baltimore County in Plat Book No. 7 folio 152.

BEING the same lot of ground which by Deed dated June 2, 1947 and recorded among the Land Records of Baltimore County in Liber 1568, folio 245 was granted and conveyed by Jack H. Williams unto David E. Garner and Antonia M. Garner, his wife.

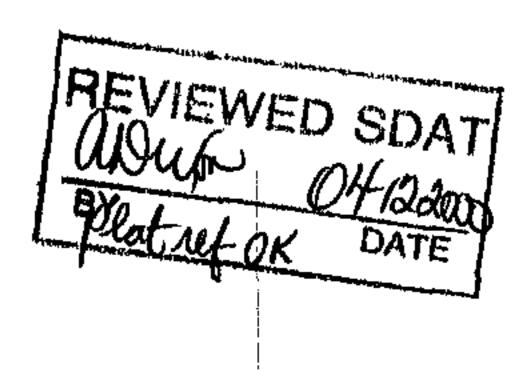
The said David E. Garner having since departed this life on or about March 20, 1993 thereby vesting sole ownership to Antonia M. Garner.

The within grantees do hereby certify under the penalties of perjury that the land conveyed herein is residentially improved owner-occupied real property; and that the residence will be occupied by the grantees;

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 parties of the second part, ROBERT CRUSSE JR. and NICOLE CRUSSE, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

And the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she will warrant specially the property hereby granted, and that he/she will execute such further assurances of the same as may be requisite.



Call the 2

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

Go Back View Map New Search Ground Rent

Account Identifier:

District - 15 Account Number - 1507000121

Owner Information

Owner Name:

CRUSSE ROBERT, JR

CRUSSE STACY MARIE

Use:

RESIDENTIAL

Malling Address:

7511 N POINT RD

BALTIMORE MD 21219-1411

Principal Residence:

YES

Deed Reference:

1) /19756/ 91

2)

Location & Structure Information

Premises Address 7511 NORTH POINT RD Legal Description

LODGE FOREST

Map Grid Parcel Sub District Subdivision Section Block Lot Assessment Area Plat No: 111 17 98 Plat Ref: 10/76

Special Tax Areas

Ad Valorem Tax Class

Town

Enclosed Area Property Land Area County Use Primary Structure Bullt 10,000.00 SF 04 2,208 SF 1927 Exterior **Stories Basement** Type **SIDING** STANDARD UNIT YES 2

Value Information

Phase-in Assessments Base Value As Of Value As Of As Of 07/01/2005 07/01/2006 01/01/2006 41,500 74,500 Land: Improvements: 104,080 145,690 145,580 170,450 Total: 145,580 220,190 Preferential Land:

Transfer Information

\$0 Price: 03/19/2004 Date: Seller: CRUSSE ROBERT, JR Deed1: Deed2: /19756/ 91 **NOT ARMS-LENGTH** Type: 08/15/2003 Price: \$0 Date: Seller: CRUSSE ROBERT, JR Deed2: Deed1: /18590/ 497 NOT ARMS-LENGTH Type: \$78,000 04/12/2000 Price: **GARNER DAVID E** Date: Seller: Deed2: Deed1: /14405/717 MULT ACCTS ARMS-LENGTH Type:

Exemption Information

 Partial Exempt Assessments
 Class
 07/01/2005
 07/01/2006

 County
 000
 0
 0
 0

 State
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 0
 0
 0

 Municipal
 000
 0
 0
 0

Tax Exempt: Exempt Class:

NO

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation **BALTIMORE COUNTY Real Property Data Search**

Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 15 Account Number - 1507000120

Owner Information

Owner Name:

Mailing Address:

CRUSSE ROBERT, JR

CRUSSE STACY MARIE

7511 N POINT RD

BALTIMORE MD 21219-1411

Use:

RESIDENTIAL

Principal Residence:

NO

Deed Reference:

1) /19756/ 91

Location & Structure Information

Premises Address

Parcel

98

Legal Description

NORTH POINT RD

Map Grid

111

Sub District

Subdivision Section Block Lot 404

Assessment Area

LODGE FOREST

Plat No: Plat Ref:

10/ 76

Special Tax Areas

17

Town **Ad Valorem**

Tax Class

Enclosed Area

56,500

Property Land Area 10,000.00 SF

County Use

04 Exterior

Stories Basement

Primary Structure Built

0000

Land:

Total:

Improvements:

Preferential Land:

Value Information

Base Value Value As Of 01/01/2006 31,750 56,500 Phase-in Assessments As Of 07/01/2005

31,750

As Of 07/01/2006

Type

40,000

Transfer Information

CRUSSE ROBERT, JR Seller: NOT ARMS-LENGTH Type: CRUSSE ROBERT, JR Søller: **NOT ARMS-LENGTH** Type: GARNER DAVID E Søller:

31,750

03/19/2004 Date: Deed1: /19756/ 91 08/15/2003 Date: Deed1: /18590/ 497 04/12/2000 Date:

Deed1: /14405/717

Deed2: Price: Deed2:

Price:

\$78,000 Price:

\$0

\$0

Deed2:

Exemption Information

07/01/2006 07/01/2005 Partial Exempt Assessments Class 000 County State 000 000 Municipal

Tax Exempt: **Exempt Class:**

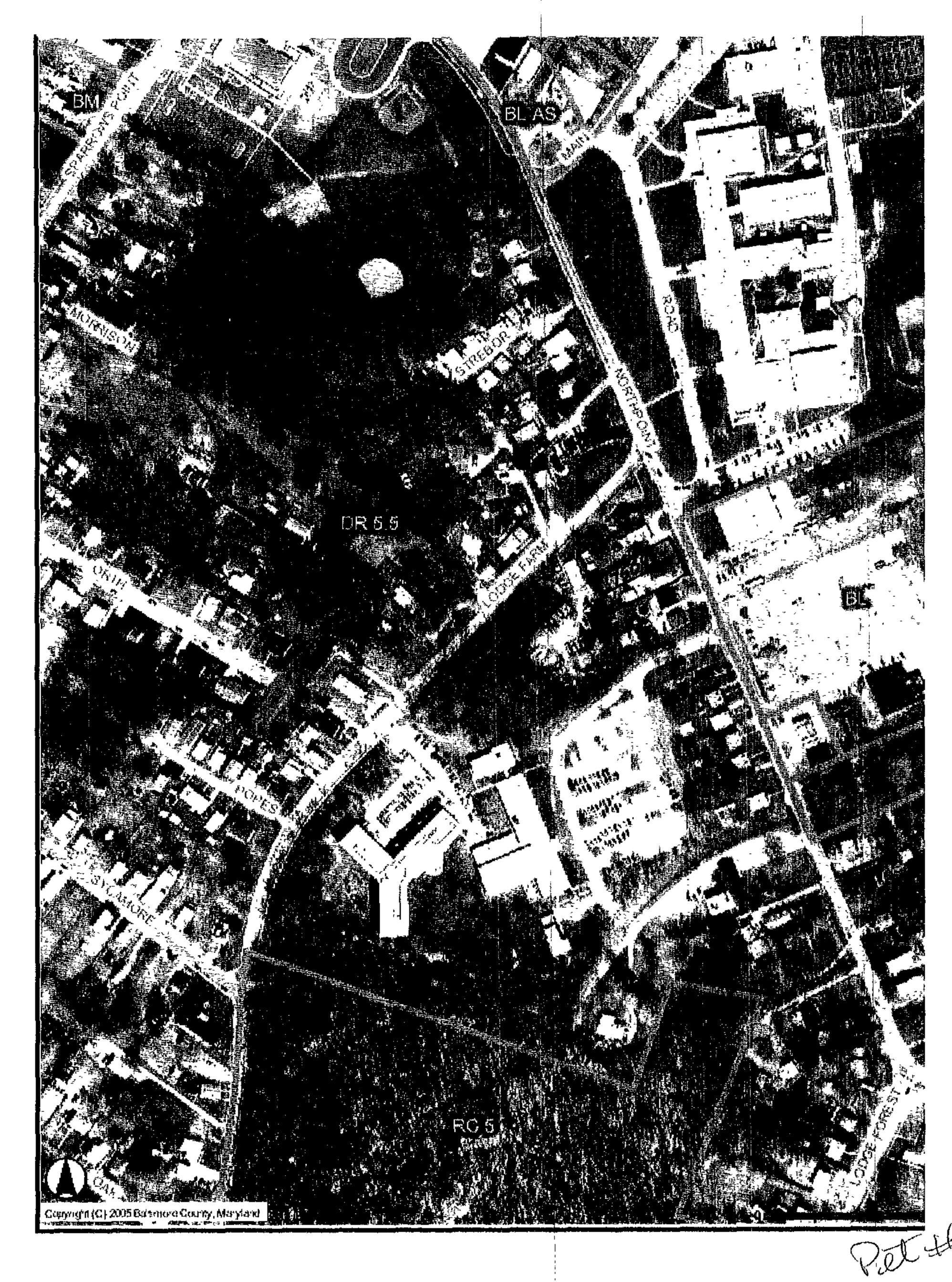
Type:

NO

MULT ACCTS ARMS-LENGTH

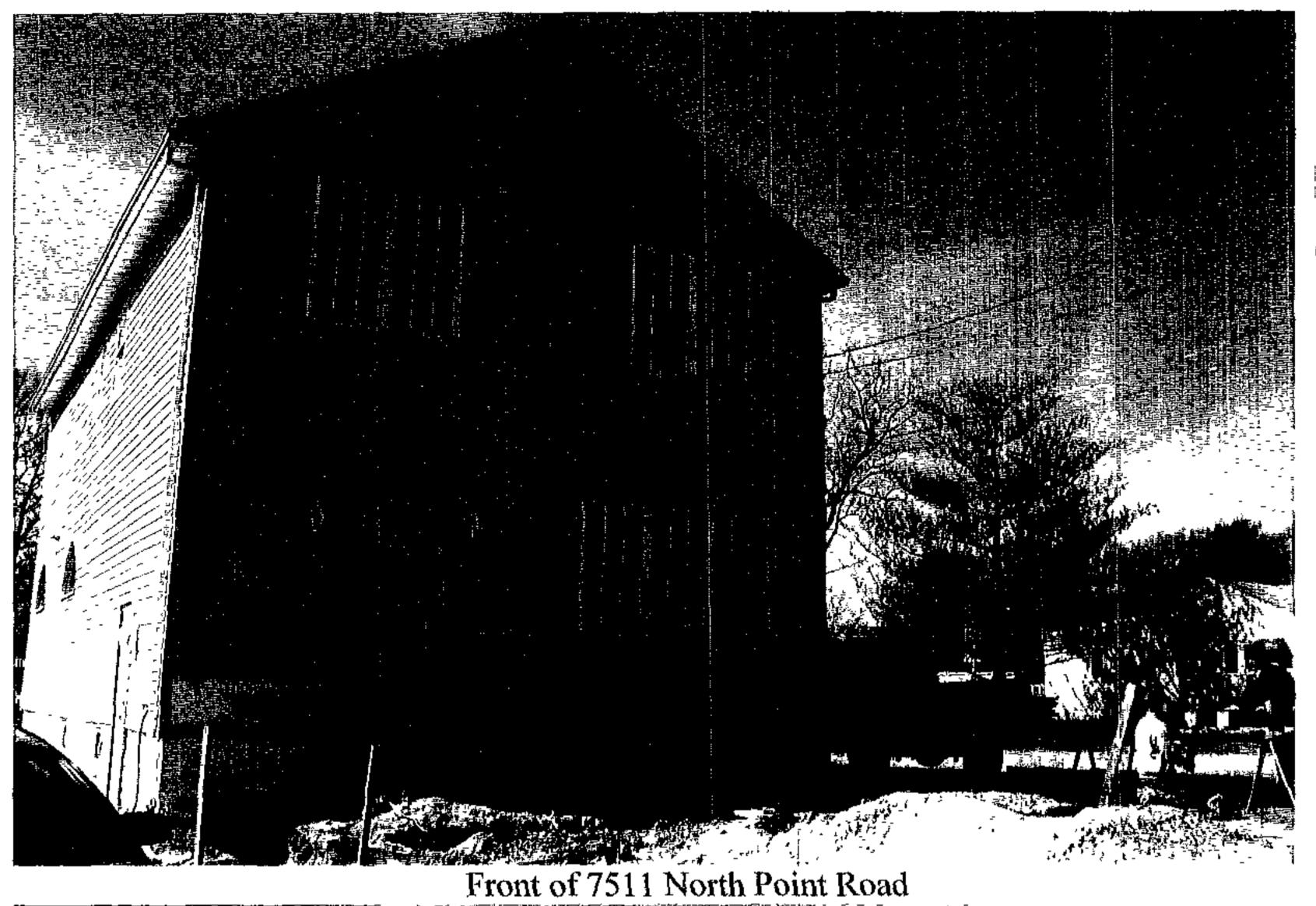
Special Tax Recapture:

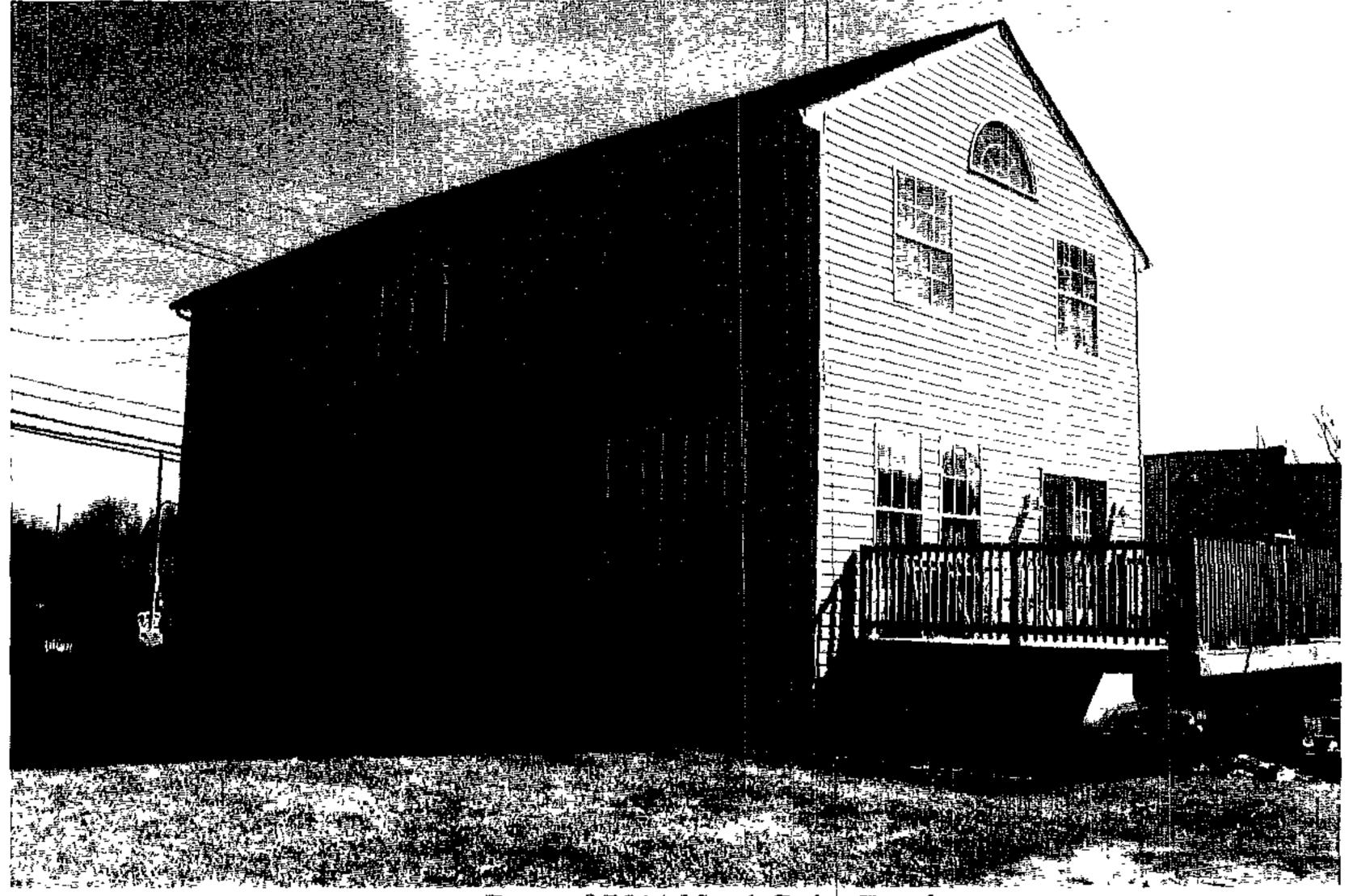
* NONE *



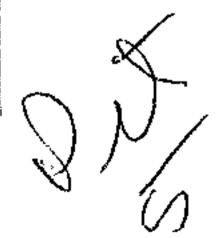
110 Old Padonia Road, Suite LC Cockeysville, Maryland 21030

tel. 410-560-1502 fax 410-560-0827

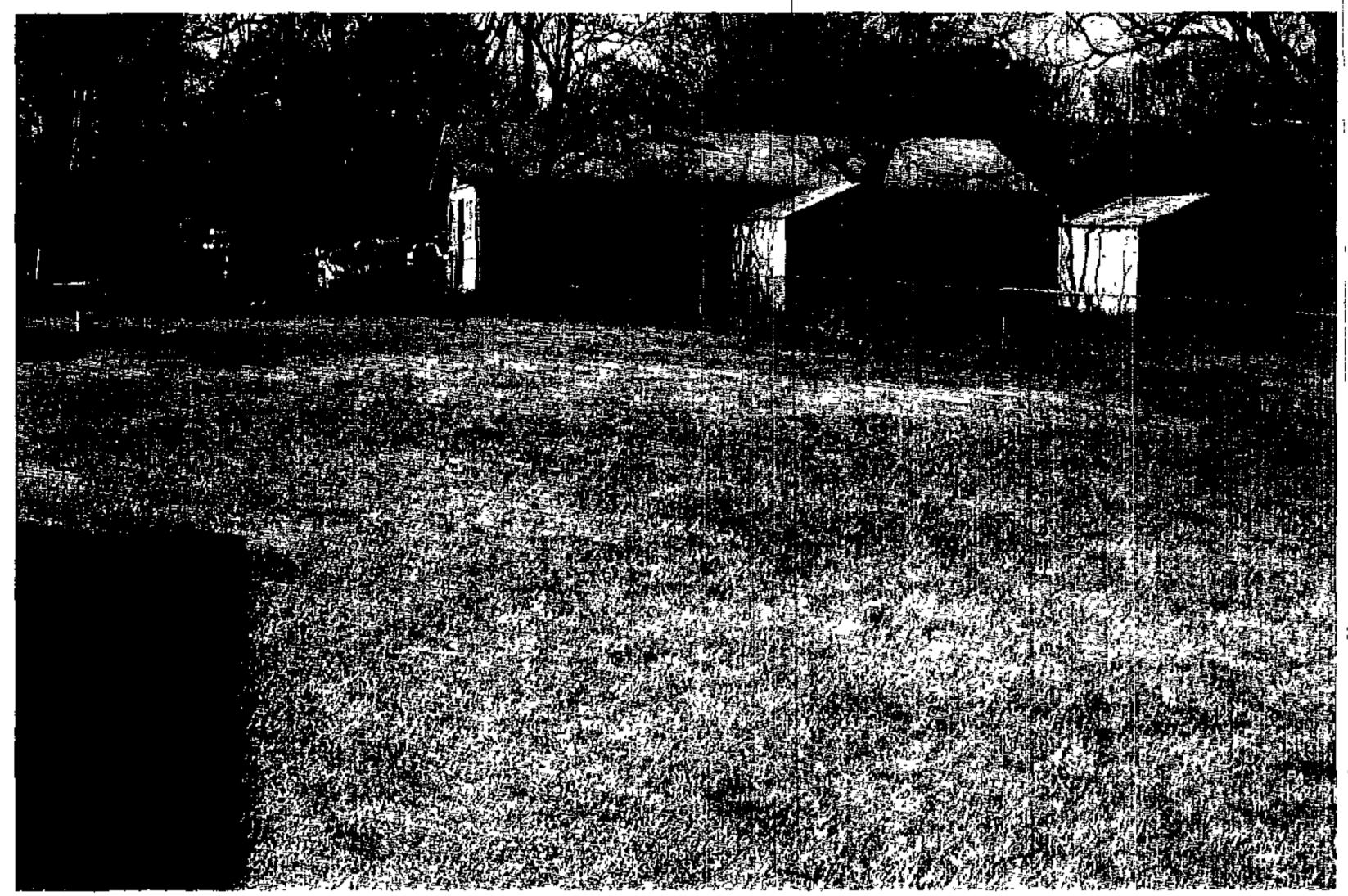




Rear of 7511 North Point Road

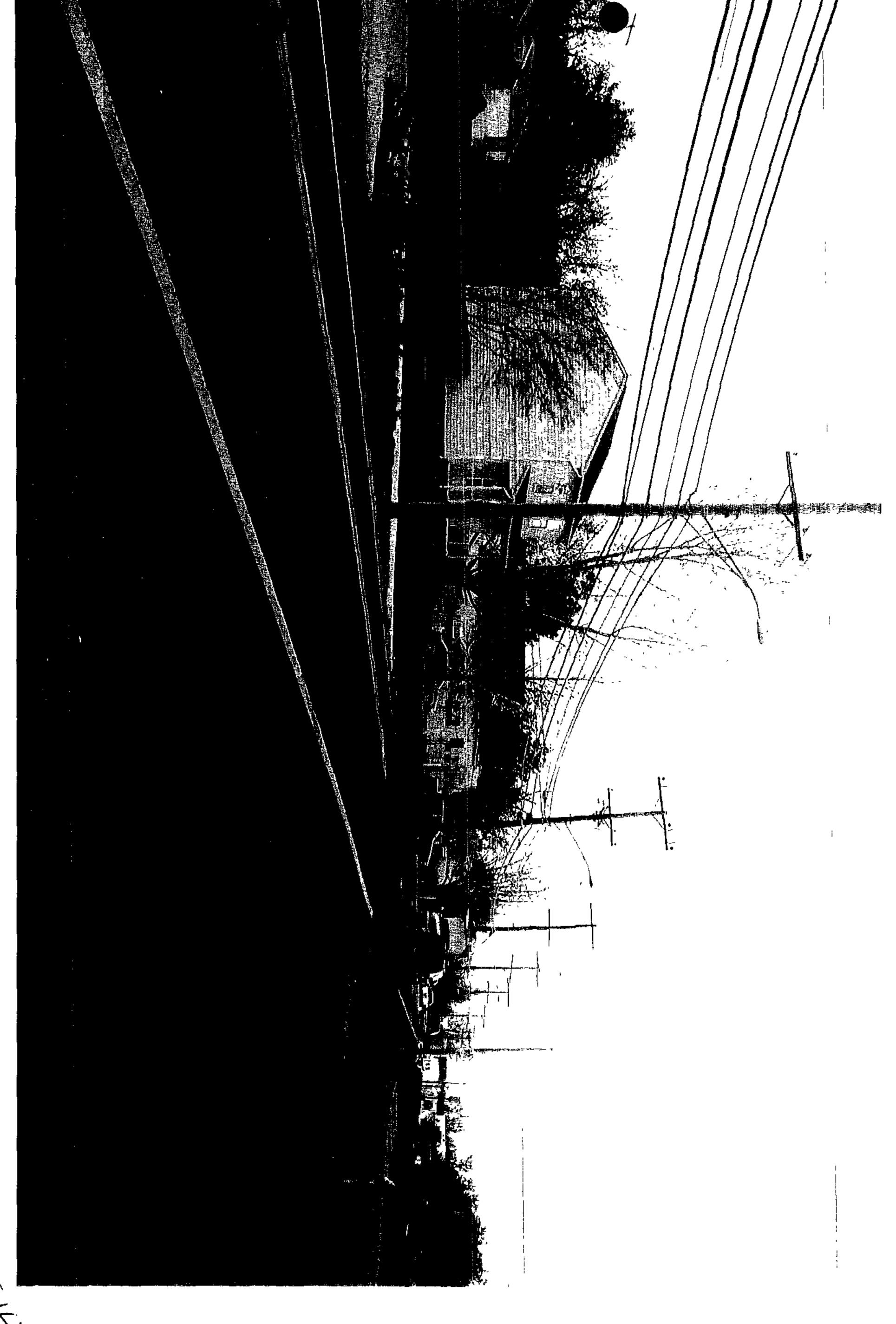


Crusse Property Page 3 of 3

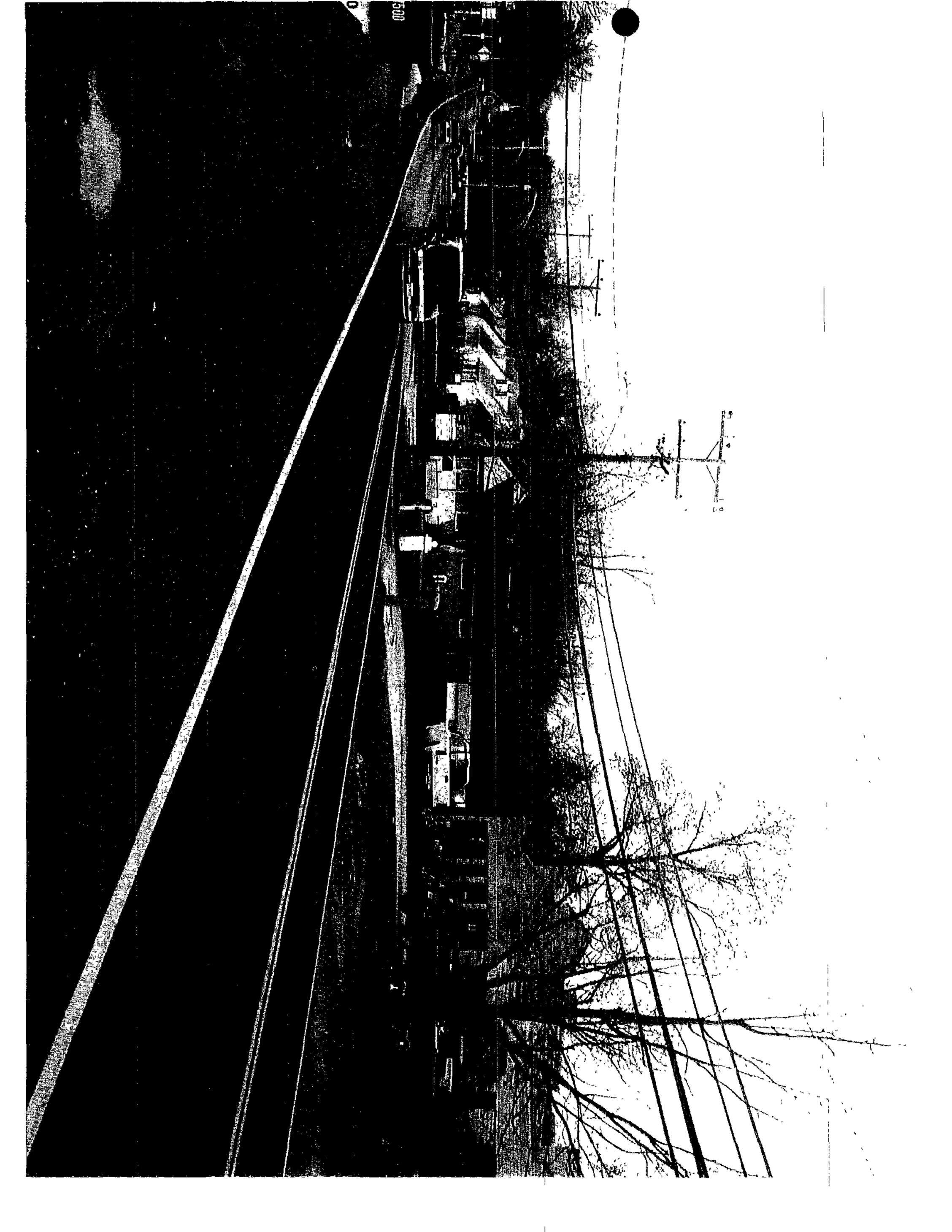


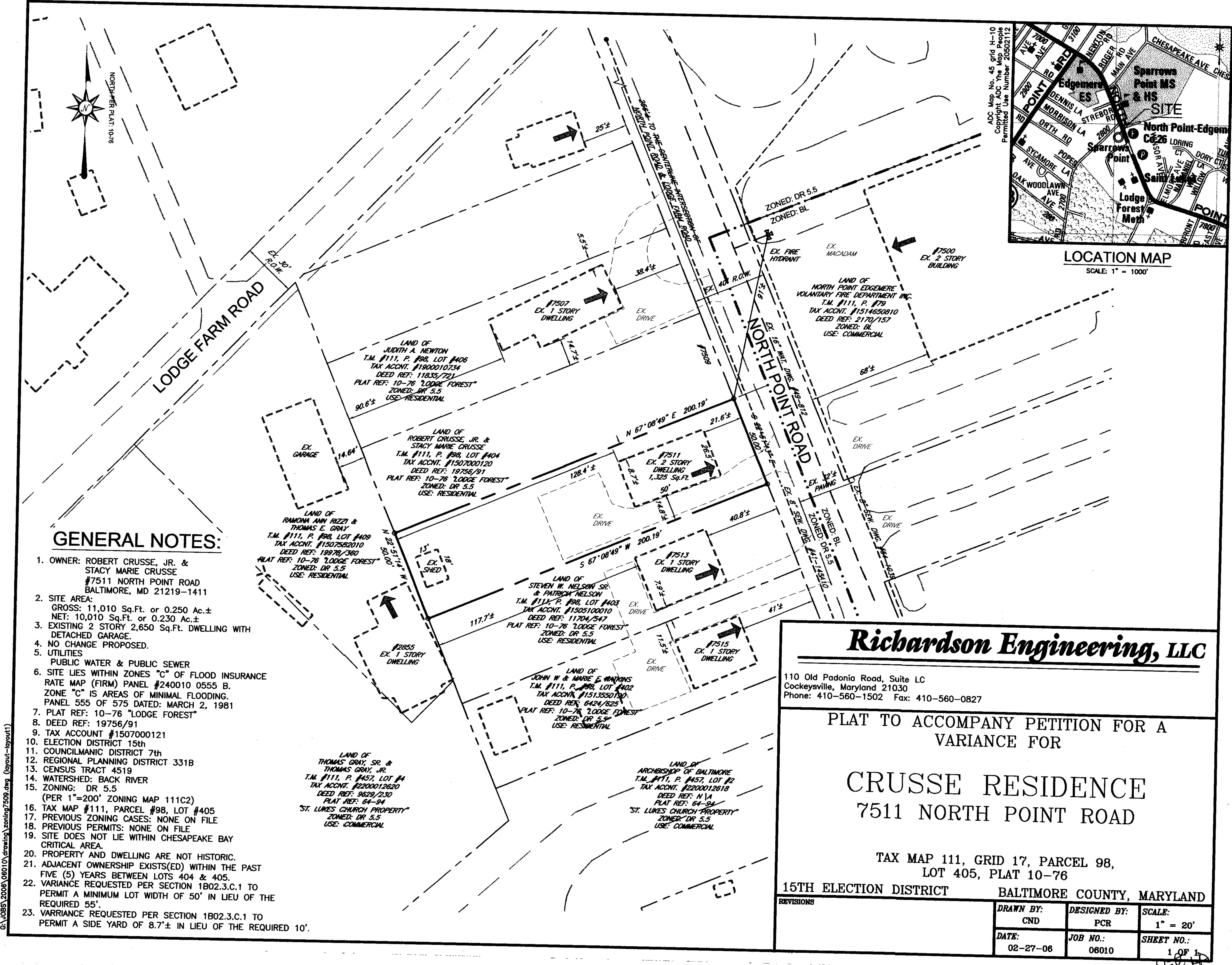
View of 2855 Lodge Farm Road garage from 7509

Q J



Dest the





06-423-A XS

