IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
SW/S Brick Store Road, 1,000' SE c/line of Upper Beckeysville Road	*	ZONING COMMISSIONER
(Brick Store Road-Richard Reep Prop.) 5th Election District	*	OF
3rd Council District	*	BALTIMORE COUNTY
Sparkle Dew Farms, Inc. Petitioner	*	**Case No. 07-118-SPH**

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by David L. Sparks, President of Sparkle Dew Farms, Inc., and owner of the subject property, through their attorney, Jeffrey H. Gray, Esquire. The Petitioner requests a special hearing pursuant to Sections 500.7 and 1A01.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to recognize a non-density transfer for a 1982 minor subdivision and to verify the existence of two units on Lot 1 and two units on the remaining tract of 71.945 acres +/.[1] The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1. Petitioner also submitted the October 1982 deed, which reflects the transfer and parcels of land, also depicted on the site plan.

Appearing at the requisite public hearing on behalf of the Petitioner was David L. Sparks, corporate officer, accompanied by Jeffrey H. Gray, Esquire; Richard Small, adjacent property owner with his attorney, Sebastian Cross, Esquire, and Wallace Lippincott, Jr., representative of the Department of Environmental Protection and Resource Management (DEPRM). There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a large, irregular shaped tract of land, located on the west side of Brick Store Road, and south of Beckeysville Road near the Carroll County line in northern Baltimore County. The property referred to as "Brick Store Road" is depicted on the sub-division plat of "Richard Reep"

[1] Petitioner seeks to transfer density units only, not land.

RECEIVED FOR FILING
Date 12-13-07
By

property recorded in Baltimore County Plat Book 49, Folio 108, which once consisted of a total tract area of 76.7 acres, zoned R.C.2. As more particularly shown on Petitioner's Exhibit 1, the large Tract of agricultural land is 71.945 acres +/, and is unimproved. Lot 1, located at the northeastern edge of this Tract immediately adjacent to Brick Store Road, consists of 3.865 acres +/-. Petitioner appears before me requesting verification of the existence of two density units on Lot 1 and two density units on the Petitioner's larger Tract. Pursuant to an agreed statement of facts, counsel explained that contemporaneous with the purchase of the Reep property in 1982, Petitioner entered into an agreement to sell Lot 1 to Richard W. Small, and the plat was engineered to reflect that agreement. The farm originally contained an aggregate of three separately deeded parcels as explained in the deed (Petitioner's Exhibit 2) and one of those parcels, an unimproved 2.913 acres, was entirely enclosed within the 3.865 acres comprising Lot 1. Lot 1 also included the original farmhouse and barn. It was explained that it had always been the intent of the parties to evenly distribute the density available on the farm, which, in 1982 at the time of the sub-division totaled four units, two of which were available to the first parcel described in the deed, and two of which were available in the third parcel as described in the deed. Evidently, because of the inclusion of both the farmhouse and barn, and the third parcel within the confines of Lot 1, three of the four density units were inadvertently assigned to Lot 1. Mr. Lippincott confirmed that the circumstances described above were first identified when the Petitioner sought to transfer density in the large Tract to the Agricultural Land Preservation Trust. He also identified an error on the plat itself, which incorrectly indicated that only two lots were available from the parcel at the time of its sub-division. It was a result of these recognitions, that the parties agreed that based upon the original intent, this petition would be filed to reallocate and clarify the available density and to establish that two units would be reserved to Lot 1, as depicted on the site plan and consisting of the farmhouse and one available density unit for possible future sub-division and two units vested in the large Tract. The parties, therefore, desire to correct the erroneous statement of available

ORDER RECEIVED FOR FILING
Date 12-13-02
By

density as shown on the original plat. The Petitioner does not seek to transfer land nor does Sparkle Dew Farms, Inc. seek to increase the density currently available, but merely the re-allocation of the density to reflect the original intent of the parties.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse comments submitted by any County reviewing agency and no one appeared in opposition to the request. As noted above, the proposal seeks to transfer density units only and not land. In consideration of the development principles enunciated in the R.C. regulations, I am convinced that approval of the requested density transfer, as indicated on Petitioner's Exhibit 1, will further, and not differ with the clear spirit and intent of the R.C.2 classification. Mr. Lippincott concurs with this contention. In my judgment, the conveyance will not be detrimental to the health, safety, or general welfare of the locale and is entirely consistent with the R.C.2 zoning and agricultural use of the subject and adjacent property.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of December 2006 that the Petition for Special Hearing seeking approval pursuant to Section 1A01.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to recognize a non-density transfer for a 1982 minor subdivision and to verify the existence of two units on Lot 1 and two units on the remaining tract of 71.945 acres +/-, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be made within thirty (30) days of the date hereof.

WJW:dlw

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 12-13-06
By

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Brick Store Road

which is presently zoned RC-2

This Petition 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 petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

1A01.3.B.1 to recognize a nondensity transfer for a 1982 minor subdivision and to verify the existance of 2 units on Lot 1 and 2 units on the remaining tract of 71.945 acres +/-.

Petitioner seeks to transfer density units only, not land.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Sparkle Dew Farms, Inc.
Name - Type or Print

Signature By: David L. Sparks, Pres.

Name - Type or Print David L. Sparks Pres.

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Jeffrey H. Gray
Name - Type or Print

Jeffrey H. Gray
Signature

Company

17000 York Road, P.O. Box 551
Address 410-329-2104 Telephone No.

Monkton, MD 21111-0551
City State Zip Code

Representative to be Contacted:

David L. Sparks
Name

17507 Foreston Road
Address Telephone No.

Upperco, MD 21155
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JF Date 9/15/06

Case No. 07-118-SPH

ORDER RECEIVED FOR FILING
Date 12-13-06
By D. Wiley

REV 9/15/98

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: Brick Store Road, Upperco, MD 21155

Beginning at a point on the South side of Brick Store Road which is 2,800 feet wide at the distance of 16 feet SE of the centerline of the nearest improved intersecting street at Upper Beckleysville Road which is 24 feet wide. Being known as Tract A, Map 15, Grid 7, Parcel 57, in the Subdivision of Plat of Richard Reep Property as recorded in Baltimore County Plat Book No. 49, folio 108, containing 61.945 acres. Also known as Brick Store Road, and located in th Fifth Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9639

DATE 9/15/06 ACCOUNT 001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Jeffrey H. Gray

FOR: Brick Store Rd. SPH Item # 118

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	ACTUAL DATE	TIME	TRAN
9/15/2006	9/15/2006	07:17:17	2

TEM 0502 MAIL TEVA JEE
RECEIPT # 470571 9/15/2006 OFLH
Dept 5 520 ZONING VERIFICATION
CK NO. 009489
Recpt Tot $65.00 CK
$65.00 CK $.00 CH
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #07-118-SPH
Brick Store Road
Southwest side of Brick Store Road at the distance of 1,000 feet southeast of the centerline of Upper Beckeysville Road.
5th Election District - 3rd Councilmanic District
Legal Owner(s): Sparkle Farms, Inc.

Special Hearing: To recognize a nondensity transfer for a 1982 minor subdivision and to verify the existence of 2 units on Lot 1 and 2 units on the remaining tract of 71.945 acres+/-. Petitioner seeks to transfer density units only, not land.

Hearing: Monday, November 27, 2006 at 10:00 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/103 Nov. 9 115443

CERTIFICATE OF PUBLICATION

11/9/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/9/, 2006.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS **DATE:** 11/2/06

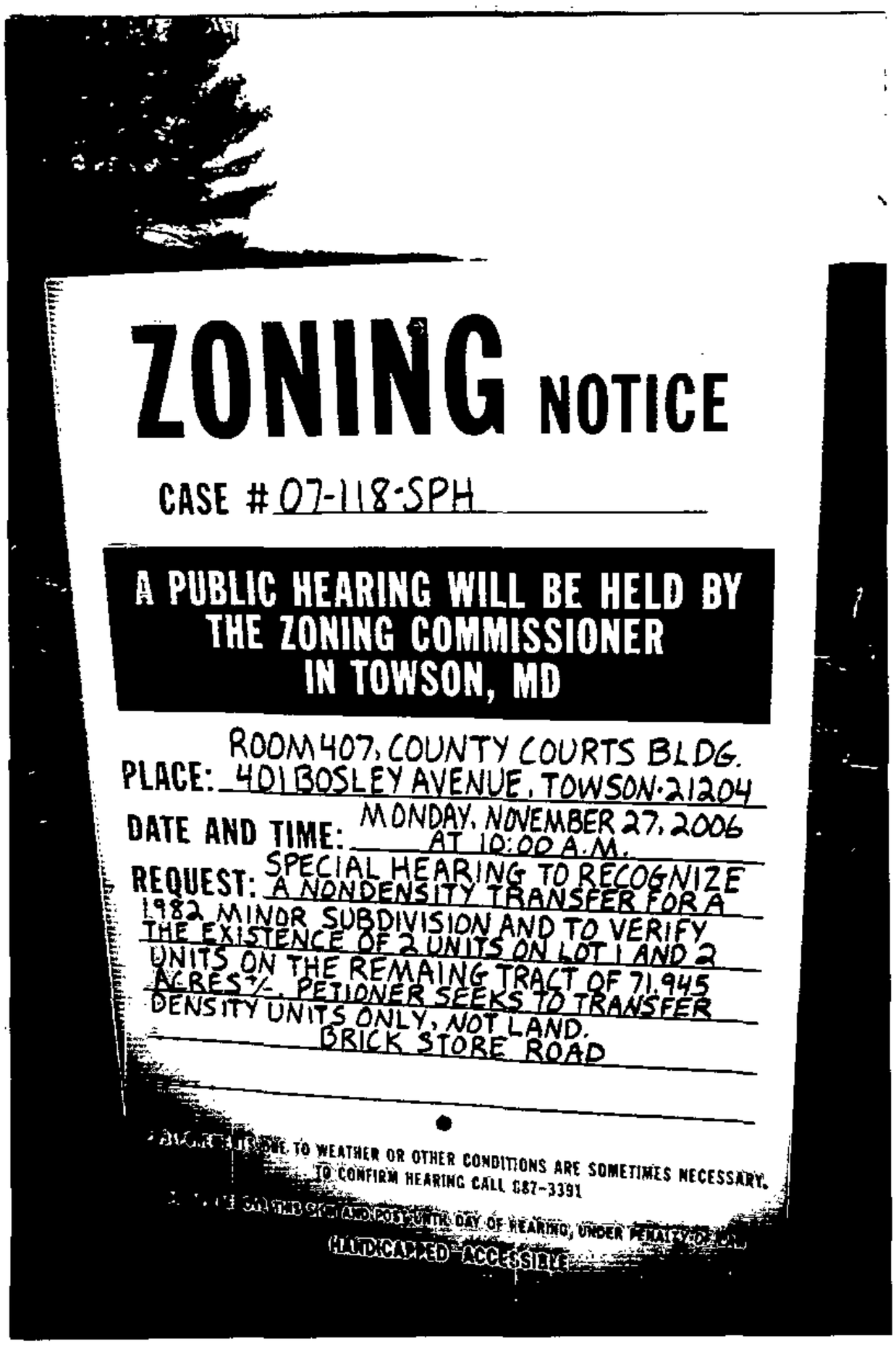
Case Number: 07-118-SPH

Petitioner/Developer: JEFFREY H. GRAY ESQ.~~DAVID L. SPARKS

Date of Hearing (Closing): 11/27/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: BRICK STORE ROAD (ON-SITE)

The sign(s) were posted on: 11/01/06



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

RE: PETITION FOR SPECIAL HEARING Brick Store Road; SW/S Brick Store Road, 1,000' SE c/line Upper Beckeysville Road 5th Election & 3rd Councilmanic Districts Legal Owner(s): Sparkle Dev. Farms, Inc Petitioner(s)	* * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-118-SPH

* * * * * * * * * * * * *

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 and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 28th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed to, David L. Sparks, 17507 Foreston Road, Upperco, MD 21155 and Jeffrey Gray, Esquire, 17000 York Road, P.O. Box 551, Monkton, MD 21111, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
SEP 2 8 2006
Per.....

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

September 28, 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: 07-118-SPH
Brick Store Road
Southwest side of Brick Store Road at the distance of 1,000 feet southeast of the centerline of Upper Beckeysville Road.
5th Election District – 3rd Councilmanic District
Legal Owner(s): Sparkle Farms, Inc.

SPECIAL HEARING To recognize a nondensity transfer for a 1982 minor subdivision and to verity the existence of 2 units on Lot 1 and 2 units on the remaining tract of 71.945 acres+/-. Petitioner seeks to transfer density units only, not land.

Hearing: Monday, November 27, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco

Timothy Kotroco
Director

TK:amf

C: Jeffrey H. Gray 17000 York Road, P.O. Box 551 Monkton 21111-0551
David L. Sparks 17507 Foreston Road Upperco 21155

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 10, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 9, 2006 Issue - Jeffersonian

Please forward billing to:
Jeffrey H. Gray 410-329-2104
17000 York Road, P.O. Box 551
Monkton, MD 21111-0551

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: 07-118-SPH
Brick Store Road
Southwest side of Brick Store Road at the distance of 1,000 feet southeast of the centerline of Upper Beckeysville Road.
5th Election District – 3rd Councilmanic District
Legal Owner(s): Sparkle Farms, Inc.

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Hearing: Monday, November 27, 2006 at 10:00 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
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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.

For Newspaper Advertising:

Item Number or Case Number: 07-118-SPH

Petitioner: DAVID L. SPARKS

Address or Location: BRICKSTORE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFFREY H. GRAY

Address: 17000 York Rd., P.O. Box 551
Monkton, Md. 21111-0551

Telephone Number: 410-329-2104

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

November 20, 2006

Jeffrey H. Gray
17000 York Road, P.O. Box 551
Monkton, MD 21111-0551

Dear Mr. Gray:

RE: Case Number: 07-118-SPH, Brick Store Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 15, 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Sparkle Day Farms, Inc. David L. Sparks, President 17507 Foreston Road Upperco 21155

BW 11/27
10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED
OCT 1 9 2006
ZONING COMMISSIONER

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 12, 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-118- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided there is no transfer of land as shown on the site plan.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Cindy Murray

Division Chief: Lynn Lanham

CM/LL

W:\DEVREV\ZAC\7-118.doc

Post-it® Fax Note 7671	Date 11-22	# of pages ▶ 1
To Larry Schmidt	From Jeffrey Wiley	
Co./Dept.	Co.	
Phone # Case No	Phone # 7-118 for	
Fax # from, 11-27	Fax # @ 10 Am	

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 25, 2006

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

RE: Baltimore County
Item No. 118
7-118-SPH
SPARKLE FARMS, INC.
BRICK STORE ROAD
VARIANCE - RECOGNIZE A NONDENSITY TRANSFER

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 118.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

IMPORTANT MESSAGE

FOR Bill

DATE 11-20 TIME 2:01 A.M. P.M.

M Carl Sea

OF

PHONE 410.337.5545
AREA CODE NUMBER EXTENSION

☐ FAX

☐ MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED	✓	PLEASE CALL	✓
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE Re: 07-118-SPH — Brick Store Rd - this client owns a small lot adjacent to Sparkle Farms

CASE NUMBER: 7-118-SPH
Brick Store Road
Location: Southwest side of Brick Store Road at the distance of 1,000 feet southeast of the centerline of Upper Beckeysville Road.
5th Election District, 3rd Councilmanic District
Legal Owner: Sparkle Farms, Inc.
Contract Purchaser:

SPECIAL HEARING To recognize a nondensity transfer for a 1982 minor subdivision and to verify the existence of 2 units on Lot 1 and 2 units on the remaining tract of 71.945 acres +/-. Petitioner seeks to transfer density units only, not land.

Hearing: Monday, 11/27/2006 at 10:00:00 AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

IMPORTANT MESSAGE

FOR Bill - FYI

DATE 11-22 TIME A.M. P.M.

M Larry Schmidt

OF

PHONE
AREA CODE NUMBER EXTENSION

☐ FAX

☐ MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE Stopped by to look through file - believe he's involved in case.

SIGNED Dan

TOPS FORM 3002P MADE IN U.S.A

Baltimore County
Fire Department

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

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

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 2, 2006

Item Number(s): 113-130
118

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: October 2, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 2, 2006
Item Nos. 07-113, 118, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, and 133

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- 10022006.doc

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
STR

Account Identifier: **District** - 05 **Account Number** - 1900007513

Owner Information

Owner Name:	SPARKLE DEW FARMS INC	**Use:**	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	17507 FORESTON RD UPPERCO MD 21155-9417	**Deed Reference:**	1) 2)

Location & Structure Information

Premises Address
BRICK STORE RD

Legal Description
71.945 AC TRACT A
RICHARD REEP PROP

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
15	7	57						2	Plat Ref: 49/ 108

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		71.94 AC	05

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	26,970	26,970		
Improvements:	0	0		
Total:	26,970	26,970	26,970	26,970
Preferential Land:	26,970	26,970	26,970	26,970

PREFERENTIAL LAND VALUE
INCLUDED IN LAND VALUE

Transfer Information

Seller:	SPARKS-HARE FARMS INCORPORATED	**Date:** 04/03/2000	**Price:** $0
Type:	NOT ARMS-LENGTH	**Deed1:**	**Deed2:**
Seller:		**Date:**	**Price:**
Type:		**Deed1:**	**Deed2:**
Seller:		**Date:**	**Price:**
Type:		**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

December 13, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Jeffrey H. Gray, Esquire
17000 York Road
P.O. Box 551
Monkton, MD 21111-0551

RE: **PETITION FOR SPECIAL HEARING**
SW/S Brick Store Road, 1,000' SE c/line of Upper Beckeysville Road
(Brick Store Road-Richard Reep Prop.)
5th Election District - 3rd Council District
Sparkle Dew Farms, Inc. - Petitioner
Case No. 07-118-SPH

Dear Mr. Gray:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Mr. David L. Sparks, President, Sparkle Dew Farms, Inc.,
17507 Foreston Road, Upperco, MD 21155
Mr. Richard Small, 8308 McDonogh Road, Baltimore, MD 21208
Sebastian Cross, Esquire, Gildea & Schmidt, LLC, 300 E. Lombard Street,
Ste. 1440, Baltimore, MD 21202-3228
Mr. Wallace Lippincott, Jr., Supervisor, Agricultural Preservation, DEPRM
People's Counsel; Case File

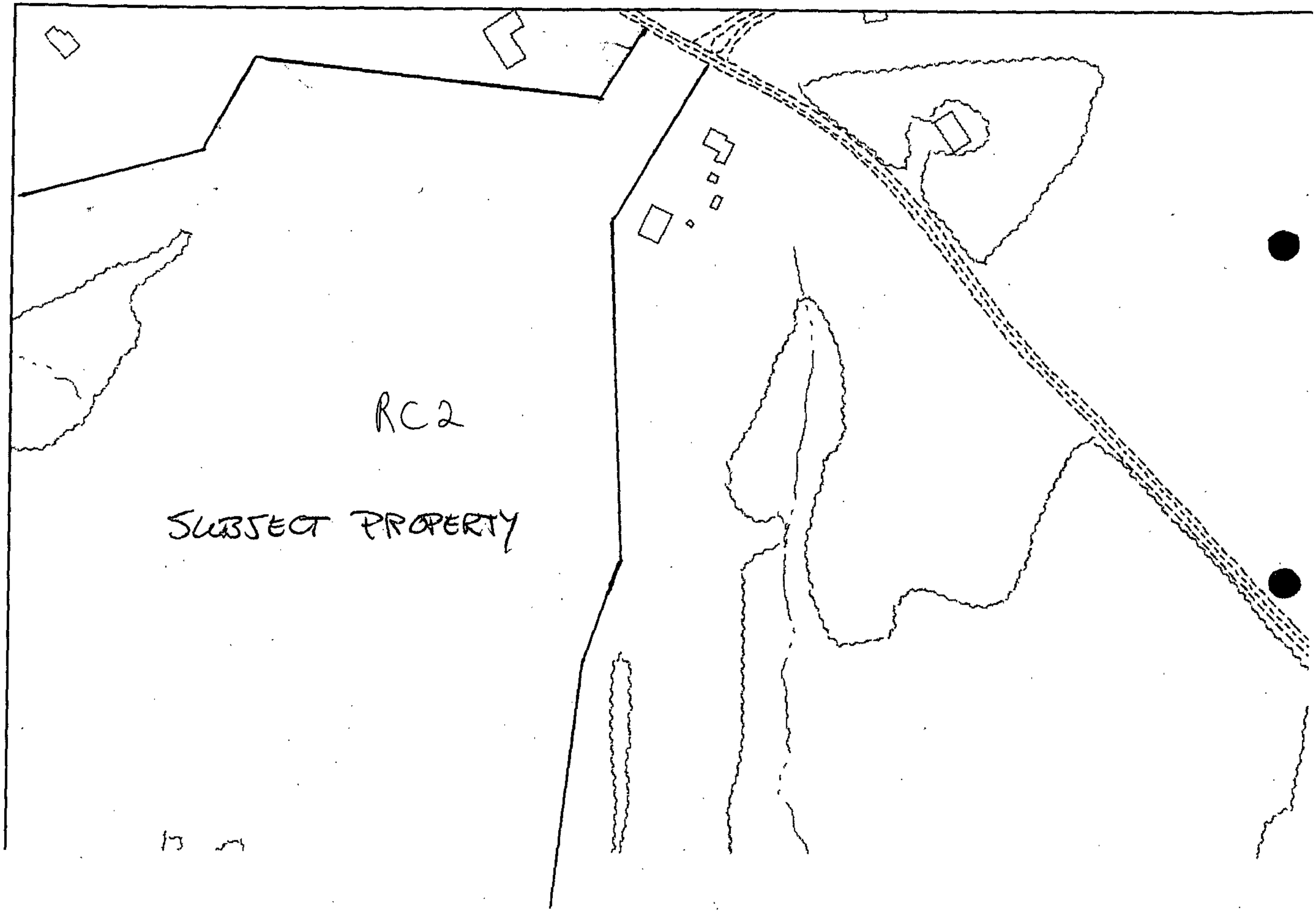
PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Richard Small	8308 McDonogh Rd	Balt. MD 21208	smallrw@comcast.net
David Sparks	17507 Foreston Rd	Upperco Md 21155	—
Sebastian Cross	300 E Lombard St St. 1440	Balt 21202	
Wallace Tippett Jr	401 Bosley Ave Rm 416	Towson 21204	

815A2



Case No.: 07-118-SPH BRICK STORE RD

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	DEED History	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

W-245 A
JWD:pej

LIBER 6451 PAGE 225

D E E D

THIS DEED, made this ___ day of _____, in the year one thousand nine hundred and eighty-two, by and between RICHARD S. REEP and MARY TREVA REEP, his wife, of Baltimore County in the State of Maryland, Grantors, and SPARKS & HARE FARMS, INC., a body corporate of the State of Maryland, Grantee.

WHEREAS, the within Grantors have sold the hereinafter described property to the within Grantee at and for the sum of $177,500.00, and the said purchase price has been paid in full.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the premises and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Richard S. Reep and Mary Treva Reep, his wife, do grant and convey unto the said Sparks & Hare Farms, Inc., its successors and assigns, in fee simple, all those three contiguous tracts or parcels of land, situate, lying and being on or near the southwest side of Brick Store Road in the Fifth Election District of Baltimore County, Maryland which, according to a Deed of Albert F. Martin, et al., dated November 21, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3781, Folio 486, etc., are described as follows, that is to say: --

FIRST PARCEL:

BEGINNING for the first thereof at the end of the second line of Lot No. 1 which was conveyed to Cassandra Lee by Colgate D. Brown, et al., by Deed dated March 6, 1866 and recorded among the Land Records of Baltimore County in liber J.H.L No. 48, Folio 213, and running thence and binding on Peter Fowble's land reversely South 88 1/4 degrees West 93 1/2 perches to a stone marked PF, thence South 88 1/4 degrees West 10 perches to a stone, thence for a line of division now fixed, South 24 degrees West 129 perches to a stone at the end of 100 perches on the given line of a larger tract mentioned in a Deed from Alex D. Brown and wife to said Fanny Turnbull dated March 6, 1866 and recorded among the aforesaid Land Records in Liber J.H.L. No. 47, Folio 536, and thence binding thereon North 86 3/4 degrees East 132 perches to the end of the fourth line of Lot No. 1, thence binding on said line reversely North 5 1/2 degrees East 91 perches and thence to the place of beginning. Containing 80 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM, HOWEVER, the following lot or parcel of land, to wit: --

BEGINNING at a stone planted in the ground at the end of the first line of a Deed from Elijah Collins to

ACCOUNTING & TAXATION
NOT APPLICABLE-LEGAL OF INTEREST
DATE 11/4/82
SIGNATURE
CLERK

PETITIONER'S EXHIBIT NO. 2

William A. Mielke, and running and binding thereon the two following courses South 89 3/4 degrees West 10 perches, South 25 degrees West 34.4 perches to a stone, thence by lines of division the five following courses and distances; North 74 degrees East 9 perches to a stone, North 69 degrees East 7 perches to a stone, North 67 3/4 degrees East 21.7 perches to a stone, North 69 1/2 degrees East 23 1/2 perches to a stone, North 23 degrees East 10.3 perches to a stone in the first line of the aforesaid deed from Elijah Collins to William A. Mielke, thence running with and binding thereon West 36.4 perches to the place of beginning. Containing 6 acres and 12 square perches of land, more or less.

SECOND PARCEL:

BEGINNING for the second thereof at a flint stone planted in the ground on the east bank of the County road, and running thence West 16 perches to a stone, thence still West 2 2/3 perches, thence by a line of division North 30 1/8 degrees East 10 perches to the County road, thence binding thereon South 59 3/8 degrees East 16 8/10 perches to the first place of beginning. Containing one-half acre and eight square perches of land, more or less.

THIRD PARCEL:

BEGINNING for the third thereof for the outlines to include the same at a stone at the end of South 36 degrees West 27 1/2 perches line of a Deed of conveyance from Thomas J. Lee and wife, to John F. Armacost, bearing date March 10, 1866 and recorded among the Land Records of Baltimore County in Liber J.H.L. No. 48, Folio 26, etc., and running thence with and bounding on the South 5 1/2 degrees West 91 perches line of said Deed, South 7 degrees 55 minutes West 33 2/5 perches to a stone set up beside a cedar tree, thence by lines of division as fixed and agreed upon North 31 degrees 10 minutes East 55.4 perches to a stone on the southwest edge of the Falls Road, thence along said road North 42 degrees and 5 minutes West 9.2 perches to a stone on the northeast edge of said road at the end of the South 88 1/4 degrees West 93 perches line of the aforesaid Deed, thence running with and bounding on the first mentioned line South 38 1/2 degrees West 27 1/2 perches to the first place of beginning. Containing 2 acres 3 rods 36 square perches and 117 square feet of land, more or less.

The land hereby conveyed, containing, in the aggregate, 77 acres and 32 square perches of land, more or less, and BEING ALL those same lots or parcels of land described in a Deed of Albert F. Martin, et al., dated November 21, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3781, Folio 486, etc.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys,

ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground 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 Sparks & Hare Farms, Inc., its successors and assigns, forever in fee simple.

AND THE SAID GRANTORS hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

WITNESS:

FREDERICK H. STALFORT	RICHARD S. REEP (SEAL)
FREDERICK H. STALFORT	MARY TREVA REEP (SEAL)

STATE OF MARYLAND)
BALTIMORE) TO WIT:
COUNTY OF ~~CARROLL~~)

ON THIS, the [illegible] day of October, 1982, before me, a Notary Public, the undersigned officer, personally appeared RICHARD S. REEP and MARY TREVA REEP, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

FREDERICK H. STALFORT NOTARY PUBLIC BALTIMORE, MARYLAND

Notary Public FREDERICK H. STALFORT

My commission expires: July 1, [illegible]

C RECF 1[illegible]
C T TX 88[illegible]
C DOCS 88[illegible]
DEED
CHK JR T 1790
#36861 CHG REC T
11A

Rec'd for record NOV 5, 1982 at 8:[illegible]
Per Elmer H. Kahline, Jr., Clerk
Mail to Dulany & Davis
Receipt No. [illegible] $ 15.00

553

ARTICLES OF INCORPORATION

OF

SPARKS & HARE FARMS, INC.

approved and received for record by the State Department of Assessments and Taxation of Maryland December 17, 1969 at 8:30 o'clock A. M. as in conformity with law and ordered recorded.

A 14444

Recorded in Liber 7776 folio 549 one of the Charter Records of the State Department of Assessments and Taxation of Maryland.

Bonus tax paid $ 20.00 Recording fee paid $ 15.00

To the clerk of the Circuit Court of Baltimore County

IT IS HEREBY CERTIFIED, that the within instrument, together with all indorsements thereon, has been received, approved and recorded by the State Department of Assessments and Taxation of Maryland.

AS WITNESS my hand and seal of the said Department at Baltimore.

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION SEAL MARYLAND

STATE OF MARYLAND

I hereby certify that this is a true and complete copy of the page document on file in this office. DATED: 12/3/85

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

BY: [signature], Custodian

This stamp replaces our previous certification system. Effective: 6/85

gardners, nurserymen, and florists.

b. As principal, commission merchant, or agent, to buy, store, sell, ship, import, export, and deal in fruit, grain hay, straw, nursery stock, plants, vegetables, roots, milk, butter, cheese, eggs, poultry, game, livestock and meats of all kinds, feeds, fertilizers, seeds, spraying mixtures, farm implements, machinery, supplies, and products of all kinds; to evaporate, can and preserve fruits and vegetables; to manufacture fruit juices and vinegar; to buy, sell, and deal in canned and evaporated fruits and vegetables, fruit juices, and vinegar.

The aforegoing enumeration of the purposes, objects and business of the Corporation is made in furtherance, and not in limitation, of the powers conferred upon the Corporation by law, and is not intended, by the mention of any particular purpose, object or business, in any manner to limit or restrict any of the powers of the Corporation. The Corporation is formed upon the articles, conditions and provisions herein expressed, and subject to all particulars to the limitations relative to corporations which are contained in the general laws of this State.

FOURTH: The post office address of the principal office of the Corporation, in this State is Sparks & Hare Farms, Inc., c/o David Sparks, Upperco, Baltimore County, Maryland 21155. The name and post office address of the resident agent of the Corporation in this State is David L. Sparks, Upperco, Baltimore County, Maryland 21155. Said resident agent is an individual actually residing in this State.

FIFTH: The total number of shares of stock which the Corporation has authority to issue is One Thousand shares (1,000) at One Hundred Dollars ($100.00) par value, all of one class.

SIXTH: The number of directors of the Corporation

shall be four (4) which number may be increased or decreased pursuant to the by-laws of the Corporation, but shall never be less than three; and the names of the directors who shall act until the first annual meeting or until their successors are duly chosen and qualify are Kenneth B. Hare, Jean L. Hare, David L. Sparks and Hilda M. Sparks.

SEVENTH: The following provisions are hereby adopted for the purpose of defining, limiting and regulating the powers of the Corporation and the Directors and Stockholders:

a. The Board of Directors of the Corporation is hereby empowered to authorize the issuance from time to time of shares of its stock of any class, whether now or hereafter authorized, or securities convertible into shares of its stock of any class or classes.

b. The Board of Directors of the Corporation is hereby empowered to authorize the issuance of One Thousand (1,000) fully paid and non-assessable shares at One Hundred Dollars ($100.00) par value for the following consideration, the value of which consideration is hereby stated to be not less than One Hundred Thousand Dollars ($100,000.00) namely to be paid in either property or money as the Board of Directors may provide.

c. The Board of Directors of the Corporation is hereby empowered to borrow money and to make and issue notes, bonds, debentures, obligations, and evidences of indebtedness of all kinds, whether secured by mortgage, pledge or otherwise, without limit as to amount and to secure the same by mortgage, pledge or otherwise, and generally to make and perform agreements and contracts of every kind and description.

d. The Board of Directors of the Corporation is hereby empowered to do all and everything necessary, suitable and proper

for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers hereinbefore set forth, either alone or in association with other Corporations, firms or individuals, and to do every other act or acts, thing or things, incidental to or growing out of or connected with the aforesaid business or powers, or any part or parts thereof. Provided the same be not inconsistent with the laws under which this Corporation is organized.

EIGHTH: The duration of the Corporation shall be perpetual.

IN WITNESS WHEREOF, we have signed these Articles of Incorporation on the 3 day of December, 1969.

Kenneth B. Hare (SEAL)
KENNETH B. HARE

Jean L. Hare (SEAL)
JEAN L. HARE

David L. Sparks (SEAL)
DAVID L. SPARKS

Hilda M. Sparks (SEAL)
HILDA M. SPARKS

TEST: (as to all four)

C. Russell Seitz
C. Russell Seitz

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I hereby certify that on this 3 day of December, 1969, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Carroll, personally appeared KENNETH B. HARE, JEAN L. HARE, DAVID L. SPARKS and HILDA M. SPARKS, and they severally acknowledged the aforegoing Articles of Incorporation to be their act.

As witness my hand and Notarial Seal.

C. Russell Seitz
Notary Public
C. Russell Seitz

C. RUSSELL SEITZ NOTARY PUBLIC CARROLL CO., MD.

ARTICLES OF AMENDMENT

CHANGING NAME OF

SPARKS & HARE FARMS, INC.

TO

SPARKLE DEW FARMS, INC.

Sparks & Hare Farms, Inc., a Maryland corporation, having its principal office at 17507 Foreston Road, Upperco, Baltimore County, Maryland 21155 (hereinafter called the "Corporation"), hereby certifies to the State Department of Assessments and Taxation of Maryland that:

FIRST: The Articles of Incorporation of Sparks & Hare Farms, Inc. are hereby amended striking out Item "SECOND" and inserting in lieu thereof the following:

SECOND: The name of the Corporation (which is hereinafter called the "Corporation") is:

Sparkle Dew Farms, Inc.

SECOND: The Board of Directors of the Corporation, by written consent dated January 13, 2000, adopted a resolution in which was set forth the foregoing Amendment to the charter, declaring that the said Amendment of the charter was advisable.

THIRD: The Amendment to the Charter as hereinabove set forth was approved by the stockholders of the Corporation by written consent on January 13, 2000.

IN WITNESS WHEREOF, Sparks & Hare Farms, Inc. has caused these presents to be signed in its name and on its behalf by its President and its corporate seal to be hereunder affixed on this 13th day of January, 2000.

ATTEST:

HILDA M. SPARKS, Secretary

(CORPORATE SEAL)

SPARK & HARE FARMS, INC.

BY: _____ (SEAL)
DAVID L. SPARKS, President

STATE OF MARYLAND ACK # 1000146660020600
LIBER: 0000 FOLIO: 0515 PAGES: 0003
SPARKLE DEW FARMS, INC.

I hereby certify that this is a true and complete copy of the 2 page document on file in this office. DATED: 4-29-02

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

BY: _____

This stamp replaces our previous certification system. Effective: 6/95

The individual signing these Articles of Amendment, David L. Sparks, acknowledges under penalties of perjury that these Articles of Amendment are the act of Sparks & Hare Farms, Inc. and that to the best of his knowledge, information and belief, the matters and facts herein contained are true in all material respects.

DAVID L. SPARKS

DOCUMENT TYPE 29A BUSINESS CODE _____

D10015800 ____ P.A. ____ Religious ____ Close ____ Stock ____ Nonstock

Merging (Transferor) _____

Surviving (Transferee) _____

FEES REMITTED

Basic Fee: 20
Org. & Cap. Fee:
Expedited Fee: 50
Penalty:
State Recordation Tax:
State Transfer Tax:
Number of Certified Copies:
Copy Fee: 8
Number of Certificates:
Certificate Fee:
Other:
TOTAL FEES: 78

____ Credit Card
X Check
____ Cash
____ Documents on ____ Checks

APPROVED BY: CMM

NOTE:

COMMENT:

CERTIFIED COPY

STATE OF MARYLAND
DEPARTMENT OF ASSESSMENTS AND TAXATION
COST ID5000030096
WORK ORDER=00006667784
DATE=01-14-2000 04:00 PM
DATE: PAID: $28.00

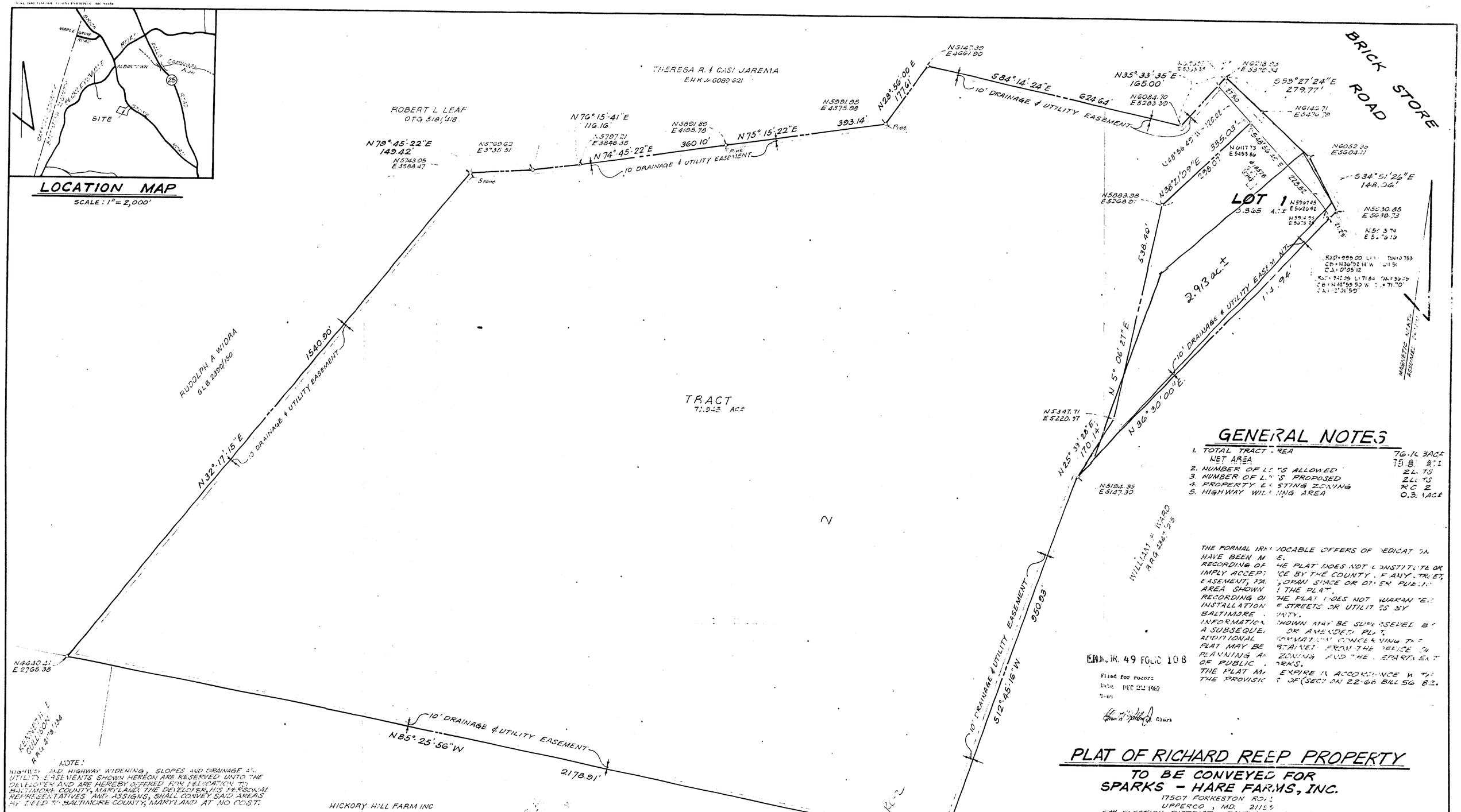
(New Name) Sparkle Dew Farms Inc.

X Change of Name
____ Change of Principal Office
____ Change of Resident Agent
____ Change of Resident Agent Address
____ Resignation of Resident Agent
____ Designation of Resident Agent and Resident Agent's Address
____ Change of Business Code
____ Adoption of Assumed Name
____ Other Change(s)

CODE 333

ATTENTION: A.D Curtis

MAIL TO ADDRESS:



NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPES AND DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS, SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

GENERAL NOTES

1. TOTAL TRACT AREA	76.1[illegible] 3AC±
NET AREA	75.8 A[illegible]
2. NUMBER OF LOTS ALLOWED	2 LOTS
3. NUMBER OF LOTS PROPOSED	2 LOTS
4. PROPERTY EXISTING ZONING	RC 2
5. HIGHWAY WIDENING AREA	0.3 AC±

THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE. RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT. RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY. INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS. THE PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF (SECTION 22-68 BILL 56-82.

E.H.K. JR. 49 FOLIO 108
Filed for record
Date DEC 22 1982
Time
Clerk

PLAT OF RICHARD REEP PROPERTY

TO BE CONVEYED FOR SPARKS - HARE FARMS, INC.

17507 FORRESTON ROAD
UPPERCO, MD. 21155
5TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
BY: _____ DIRECTOR
DATE: _____

APPROVED: BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BY: _____ DIRECTOR
DATE: 12/21/82

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT
BY: _____ DEPUTY STATE AND COUNTY HEALTH OFFICER
DATE: 12-21-82

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO BE ASSUMED DATUM.

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO.

OWNER'S CERTIFICATE

I (WE) OWNER(S) OF THE PROPERTY SHOWN HEREON CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS AND THE SETTING OF MARKERS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO HAVE BEEN COMPLIED WITH.

SPARKS HARE FARMS INC
OWNER OF LAND SHOWN HEREON
BY: _____

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS & ENGINEERS
8013 BELAIR ROAD - BALTIMORE, MD. 21236
(301) 668-[illegible]501

DATE OCT. 25, 82 SCALE 1" = 20'

SPARKS & HARE

ARTICLES OF INCORPORATION

THIS IS TO CERTIFY:

FIRST: We the undersigned, KENNETH B. HARE, Upperco, Baltimore County, Maryland 21155, JEAN L. HARE, Upperco, Baltimore County, Maryland 21155, DAVID L. SPARKS, Upperco, Baltimore County, Maryland 21155, and HILDA M. SPARKS, Upperco, Baltimore County, Maryland 21155, each being at least twenty-one years of age, do hereby associate ourselves as incorporators with the intention of forming a corporation under and by virtue of the General Laws of the State of Maryland.

SECOND: The name of the corporation (which is hereinafter called the Corporation) is SPARKS & HARE FARMS, INC.

THIRD: The purposes for which the Corporation is formed are as follows:

a. To acquire farm properties and other real estate, by purchase, lease, or otherwise, to improve and develop the same, and thereon to plant, sow, cultivate, and harvest grains, hay, forage, vegetables, fruit, nuts, flowers, and all kinds of farm produce and products of the soil; to breed, raise, buy, pasture, prepare for market, exhibit, sell, and deal in livestock of all kinds; to engage in dairying, and the poultry, pigeon, pet stock, and market gardening business; to operate greenhouses, hot beds, and cold frames for the raising of plants, shrubs, and flowers; to acquire and maintain shops, stores, stalls, market stands, delivery vehicles, and routes and all other conveniences and equipment suitable for the vending of its products; in general, to conduct in all their several departments and generally the business of farmers, fruit growers, dairymen