

IN RE: PETITION FOR ADMIN. VARIANCE

South side of Long Ridge Road, 40 feet West
of Barto Lane
8th Election District
2nd Councilmanic District
(2401 Long Ridge Road)

Sunit N. and Ina U. Patel
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2009-0045-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Sunit N. and Ina U. Patel for property located at 2401 Long Ridge Road. The variance request is from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (detached garage and detached breezeway) to be located partially in the side yard in lieu of the required rear yard only, a garage height of 22 feet 8 inches in lieu of the maximum allowed 15 feet, and to amend the Final Development Plan for Long Farm, Plat A, Lot 26. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners propose a number of improvements to their dwelling including: 6 feet x 15 feet wood deck, 16 feet x 20 feet covered porch, 25 feet x 17 feet stone patio, 16 feet x 9 feet detached breezeway, and 30 feet x 31 feet x 21 feet 8 inches detached garage. The detached breezeway and the detached garage are the subject of this administrative variance request. In photographs submitted by the Petitioners, there appears to be four sets of French doors that lead to the outside, however the outside is not accessible because there is no deck or stairs to the ground. The proposed improvements will make the rear and side yards accessible from inside the home. The additional height on the proposed detached garage is necessary so that it architecturally

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9-17-08

B3

complements the dwelling with similar roof profile and proportions, and also provides necessary storage space. The detached garage will be constructed at the end of the existing driveway with an open breezeway. The rear of the property is encumbered with the septic system and septic reserve field. The subject dwelling contains 5,997 square feet on 1.07 acre.

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 September 3, 2008 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 24, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

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SEP 12 2008
BY [signature]

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12th day of September, 2008 that a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory building (detached garage and detached breezeway) to be located partially in the side yard in lieu of the required rear yard only, a garage height of 22 feet 8 inches in lieu of the maximum allowed 15 feet, and to amend the Final Development Plan for Long Farm, Plat A, Lot 26 is hereby GRANTED, subject to the following:

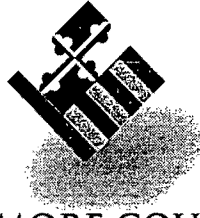
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
9-12-08

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 12, 2008

SUNIT N. AND INA U. PATEL
2401 LONG RIDGE ROAD
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2009-0045-A
Property: 2401 Long Ridge Road

Dear Mr. and Mrs. Patel:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted 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,

A handwritten signature in black ink, appearing to read "John H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: David Kerivan, 1101 Saint Paul Street, Suite 2003, Baltimore MD 21202

Petition for Administrative Variance



to the **Zoning Commissioner of Baltimore County** for the property

located at 2401 Long Ridge Road, Reisterstown, MD 21136

which is presently zoned RC5 - Rural Residential

Deed Reference: 22424 / 578 Tax Account # 2400009792

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 Variance from Section(s) 400.1 & 400.3, BCZR, to permit a

proposed accessory building (detached garage & detached breezeway) to be located partially in the side yard in lieu of the required rear yard only, a height of 22 feet 8 inches in lieu of the maximum allowed 15 feet, and to amend the Final Development Plan for Long Farm, Plat A, Lot 26.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Administrative Variance, 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 _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Sunit N. Patel
Name - Type or Print _____
Signature _____
Ina U. Patel
Name - Type or Print _____
Signature _____
2401 Long Ridge Road 443-250-7546
Address _____ Telephone No. _____
Reisterstown, MD 21136
City _____ State _____ Zip Code _____

Representative to be Contacted:

DAVID KERVAN 410.385.0512
Name _____
1101 SAINT PAUL ST., SUITE 2003
Address _____ Telephone No. _____
BALTIMORE MD 21202
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2009-0645-A

Reviewed By JNP Date 8/12/08

REV 7/20/07

Estimated Posting Date 8/24/08

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9-12-08

PM

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2401 Long Ridge Road
Address
Reisterstown, MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Our existing garage is too small to accommodate our needs as a family. There is barely enough room to squeeze the cars into each stall. When this is done it leaves no room for our children's bicycles and toys or the necessary space for tool storage and lawn equipment that we use to maintain our house and yard. This results in one to two cars in the driveway all the time. In addition to our vehicles, my elderly parents will be moving in with us and they will have at least one vehicle if not two.

To help solve our problem we would like to construct a new detached two car garage at the end of our existing driveway with a new open breezeway that stops just short of a rear deck. We believe that the proposed location for the new detached garage is best because the grade drops quickly just beyond the end of the driveway toward the rear of our property and placing the garage farther back from the existing driveway edge would make construction more difficult and costly because of the change in the grade. Also placing the garage farther back into the rear yard would encroach upon the area designated for our septic system which we do not want to do.

We would also like the materials, details and proportions of the new garage to be compatible with our existing house. With this in mind we also request that the roof ridge of the new garage be 22'-6" above the driveway so that the roof profile and proportions of the new garage are similar to the roof profile and proportions on the existing garage.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Sunit N. Patel
Name - Type or Print

[Signature]
Signature
Ina U. Patel
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Sunit N. Patel and Ina U. Patel

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

CAROLINE TALBOTT BOWERS
Notary Public-Maryland
Baltimore County
My Commission Expires
June 29, 2011

6/29/2011

Zoning Description

Zoning description for **2401 Long Ridge Road, Reisterstown, MD 21136.**

Beginning at a point on the south side of Long Ridge Road which is 21'-4" paving wide at the distance of 40'-0" west of the centerline of the nearest improved intersecting street Barto Lane which is 18'-0" paving wide. Being Lot #26, in the subdivision of Long Farm, *Plat A* ~~Plat A~~ as recorded in Baltimore County Plat Book #77, Folio # 143, containing 1.070 acres. Also known as 2401 Long Ridge Road and located in the 8 Election District, 2 Councilmanic District.

2009-0045-A

CERTIFICATE OF POSTING

RE: Case No: 2009-0045-A

Petitioner/Developer: SUNIT
PINA PATEL

Date Of Hearing/Closing: 9/8/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

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
at 2401 LONG RIDGE ROAD

This sign(s) were posted on August 24, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 8/24/08
Signature of sign Poster and Date)

Martin Ogle

Sign Poster

Salix Court

Address

o. Md 21220

3-629 3411)



Martin Ogle 8/24/08

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18576**

Date: **8/12/08**

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	806	0000		4150				115.00

Total: **115.00**

Rec From: **Sunit & Ina Patel**

For: **Administrative Variance - 2401 Long
 Ridge Road**

2009-0045-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

RECEIVED
 8/13/2008 8:11:30 AM
 001 001 BALTIMORE COUNTY
 RECEIPT # 031874 8/13/2008
 5 020 JUDICIAL VERIFICATION
 018576
 Recpt Tot 115.00
 115.00 CR 115.00
 Baltimore County, Maryland

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0045 -A Address 2401 Long Ridge Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/12/08 Posting Date: 8/24/08 Closing Date: 9/8/08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

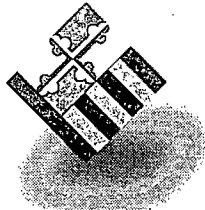
(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0045 -A Address 2401 Long Ridge Road
Petitioner's Name Sunit & Ina Patel Telephone 410-443-250-7546
Posting Date: 8/24/08 Closing Date: 9/8/08
Wording for Sign: To Permit a proposed accessory building (detached garage & detached breezeway) to be located partially in the side yard in lieu of the required rear yard only, a height of 22 feet 8 inches in lieu of the maximum allowed 15 feet, and to amend the Final Development Plan for Long Farm, Plat A, Lot 26.

WCR - Revised 7/7/08



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 9, 2008

Sunit N. & Ina U. Patel
2401 Long Ridge Rd.
Reisterstown, MD 21136

Dear: Sunit N. & Ina U. Patel

RE: Case Number 2009-0045-A, 2401 Long Ridge Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 12, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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,

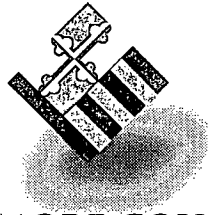
A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
David Kerivan, 1101 Saint Paul ste. 2003, Baltimore, MD 21202



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

August 22, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August ~~22~~ 2008

Item Number: 0038,0040,0041,0043,0044 and 0045

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 27, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For August 25, 2008
Item Nos. 09-0038, 0040, 0041, 0042,
0044, and 0045

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

DAK:CEN:lrk
cc: File
ZAC- 08272008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 3, 2008

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

RECEIVED
SEP 05 2008

BY:.....

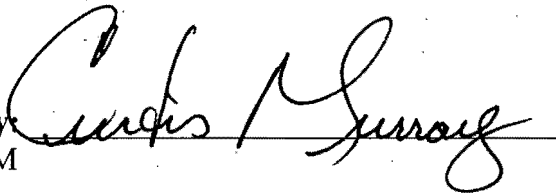
SUBJECT: 9-045 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22.8 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Jeff Mayhew at 410-887-3480.

Prepared by
AFK/LL: CM



Subj: **FW: 2401 Long Ridge - ARC Request - 2 Car Garage - APPROVED**
 Date: 8/7/2008 12:54:22 PM Eastern Daylight Time
 From: spatel@nghotels.com
 To: Kerivan@aol.com

David,

Please find attached the approval letter from the HOA. Let me know if this is adequate or you need something else.

Thanks.

-SP

Sonny Patel
 Chief Operating Officer



57 West Timonium Road, Suite 310
 Baltimore, MD 21093

P: 410.941.2477
 C: 443.250.7546
 F: 410.941.2478

www.nghotels.com

HOA UNANIMOUS
 APPROVAL
 SEE NEXT PAGE AND
 LAST PAGE OF THIS
 COPY.

From: Dale Russell / Tidewater Property Mgmt [<mailto:drussell@tidewaterproperty.com>]
Sent: Thursday, August 07, 2008 12:25 PM
To: 'Sonny Patel'
Subject: RE: 2401 Long Ridge - ARC Request - 2 Car Garage - APPROVED

Hi Sonny,

No problem – see attached. The original will go out in either today's late mail or tomorrow morning's mail, unless you prefer to pick it up. Let me know if you do wish to pick it up.

Dale

From: Sonny Patel [<mailto:spatel@nghotels.com>]
Sent: Thursday, August 07, 2008 12:01 PM
To: 'Dale Russell / Tidewater Property Mgmt'
Subject: RE: 2401 Long Ridge - ARC Request - 2 Car Garage - APPROVED

Dale,

Is there a way that you can get me the formal letter by e-mail and then the hard copy by snail mail? I have a meeting with the County on the 10th and that letter is mandatory. If e-mail is not possible, I

don't mind stopping by to pick it up.

Please let me know.

Regards,

-SP

Sonny Patel
Chief Operating Officer



www.newgenerationhotels.com

57 West Timonium Road, Suite 310
Baltimore, MD 21093

P: 410.941.2477
C: 443.250.7546
F: 410.941.2478

www.nghotels.com

PLEASE
SEE
COMMENT
BY HOA MEMBER

From: Dale Russell / Tidewater Property Mgmt [mailto:drussell@tidewaterproperty.com]
Sent: Thursday, August 07, 2008 11:45 AM
To: TKManuel1@aol.com
Cc: SPatel@NGHotels.com
Subject: 2401 Long Ridge - ARC Request - 2 Car Garage - APPROVED

Thanks, Terence – I'll get the formal Approval letter out today.

Dale

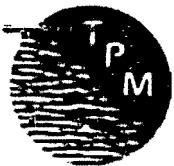
From: TKManuel1@aol.com [mailto:TKManuel1@aol.com]
Sent: Wednesday, August 06, 2008 11:14 PM
To: drussell@tidewaterproperty.com
Subject: Fwd: FW: Re: RE: 2401 Long Ridge - ARC Request - 2 Car Garage -

Dale-

The ARC request for Sonny Patel has been unanimously Approved by the Board. I am also casting an Approve vote.

Terence Manuel

Looking for a car that's sporty, fun and fits in your budget? [Read reviews on AOL Autos.](#)



Tidewater Property Management, Inc.

COPY

RESIDENTIAL / COMMERCIAL

3706 Crondall Lane, Suite 105
Owings Mills, MD 21117-2231

August 7, 2008

Sunit & Ina Patel
2401 Long Ridge Road
Reisterstown, MD 21136

Re: Application for Exterior Alteration - Additional 2-Car Garage Project

Dear Mr. and Mrs. Patel,

Your Application for Exterior Alteration request for an additional 2-car-garage dated July 22, 2008, is hereby approved by the Belmont Farm Homeowners Association, Architectural Review Committee per your submission specifications. We suggest you keep a copy of this approval letter with your home documents.

The homeowner hereby agrees that any and all liability caused by or arising from this modification shall not be held against the Association, Management Company, Builder or Developer. Consequently, the Association, Management Company, Builder or Developer will not be held liable for any damage or hazards caused by this modification to said lot or any adjacent lot. Please note that approval by the Architectural Review Committee is for esthetic purposes only and does not imply that any review has been made of the structural or other adequacy nor does it imply nor over the necessity for approval by appropriate governmental authorities. Nothing may be permanently installed in any lake, drainage or utility easements. Any construction pursuant to the provisions of this approval shall be subject to the continuing effect of the provisions of the Declaration, and of the Rules and Regulations of the Association and the Architectural Review Committee.

Thank you and we sincerely hope you enjoy your additional garages!

Cordially,

TIDEWATER PROPERTY MANAGEMENT INC.

Managing Agent for Belmont Farm Homeowners Association

Dale Russell
Property Manager
DRussell@TidewaterProperty.com

Attachment (1)
DSR:sp



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vws.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 08 Account Number - 2400009792

Owner Information

Owner Name: PATEL SUNIT N
PATEL INA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2401 LONG RIDGE RD
REISTERSTOWN MD 21136-5680
Deed Reference: 1) /22424/ 578
2)

Location & Structure Information

Premises Address 2401 LONG RIDGE RD
Legal Description 1.067AC 1ST AMEND
2401 LONG RIDGE RD SS
LONG FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A
50	8	46					26	2	Plat Ref:	77/ 143

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2005	5,997 SF	1.07 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	352,450	402,800		
Improvements:	699,630	812,660		
Total:	1,052,080	1,215,460	1,106,540	1,161,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: PULTE HOME CORPORATION	Date: 08/24/2005	Price: \$1,175,245
Type: IMPROVED ARMS-LENGTH	Deed1: /22424/ 578	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

2400009776

2400009775

2400009809

2400009774

12603

2400009795

2400009810

Pt. Bk. 77 Folio 144

2318

2400009773

12601

LONG FARM (PDM File/Project # 8-764)

2400009794 050A1

Pt. Bk. 77 Folio 143 2402

2 CD

NW 16-F

RC-5

LONG RIDGE RD

LONG RIDGE RD

2317

2400009811

2319

2400009793

SITE

2401

Flood Zone X

2400009792

2403

2400009791

2405

2400009790

1800002034

1800002033

Pt. Bk. 40 Folio 87

1800002022

2400

1800002021

050A2

1800002020

2404

2312

CRESTNOLL RD

KNOLLCREST RD

1800002030

1800002027

1800002026

CRESTNOLL RD

KNOLLCREST RD

2311

2009-0045-A



2401 - PROPERTY w/ PROPOSED
ADDITIONS IN REAR

(No. 019)

400

001 101 000000 111 0 0019 000613

2009-0045-A



HE (CH₂)₁₂CH₃
house

No. ND

452

ON LEFT SIDE

003 NA CONDEND NM1 0 0019 800613

2009-0045-A



NEIGHBOR
House

ON RIGHT SIDE

CNC. 519

409

010 NA 000000 NNI 0 0019 000613

2009-0045-A



2401
FRONT

<No. 119>

411

012 NR 000000 NN1 0 0019 800613

2009-0045-A



013 NA QANQANQ NNI 0 0019 800613

(No. 129)

412

2401
Front / 5105

2009-0045-A



2401

SIDE

MAY 06 2008



2401

SIDE.

MAY 04 2008

2009-0045-A



2401

2401

SIDE / REAR

2009-0045-A



2401

PEAR

MAY 05 2008

SITE IN PEAR DROPS

STEEPLY

2009-0045-A



MAY 04 2008

2401 REAR / SIDE

2009-0045-A



240

REAR - SITE DROPS
STEEPLY TO

MAY 06 2008

REAR - BY

DRIVEWAY.

2009-0045-A

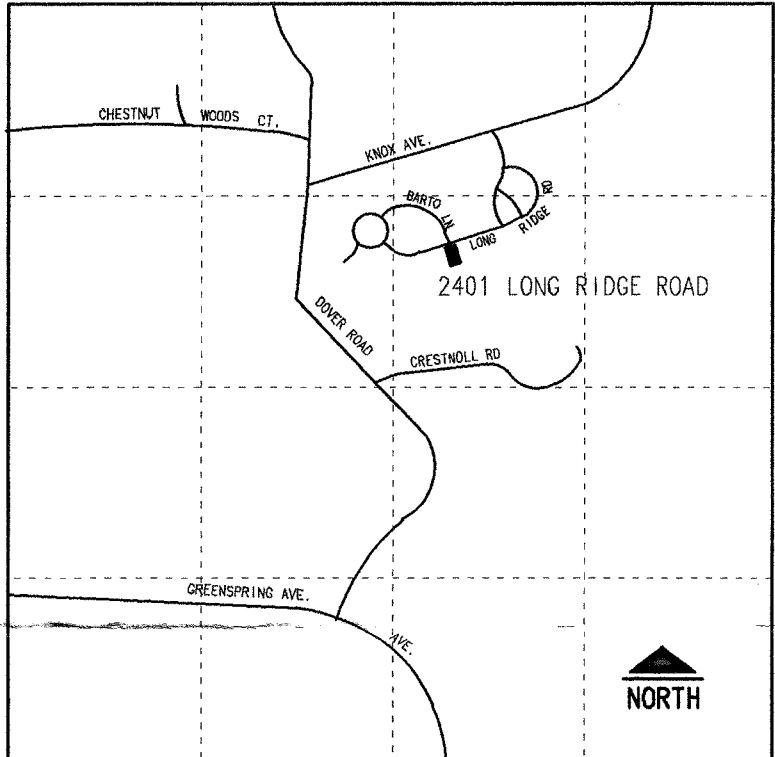
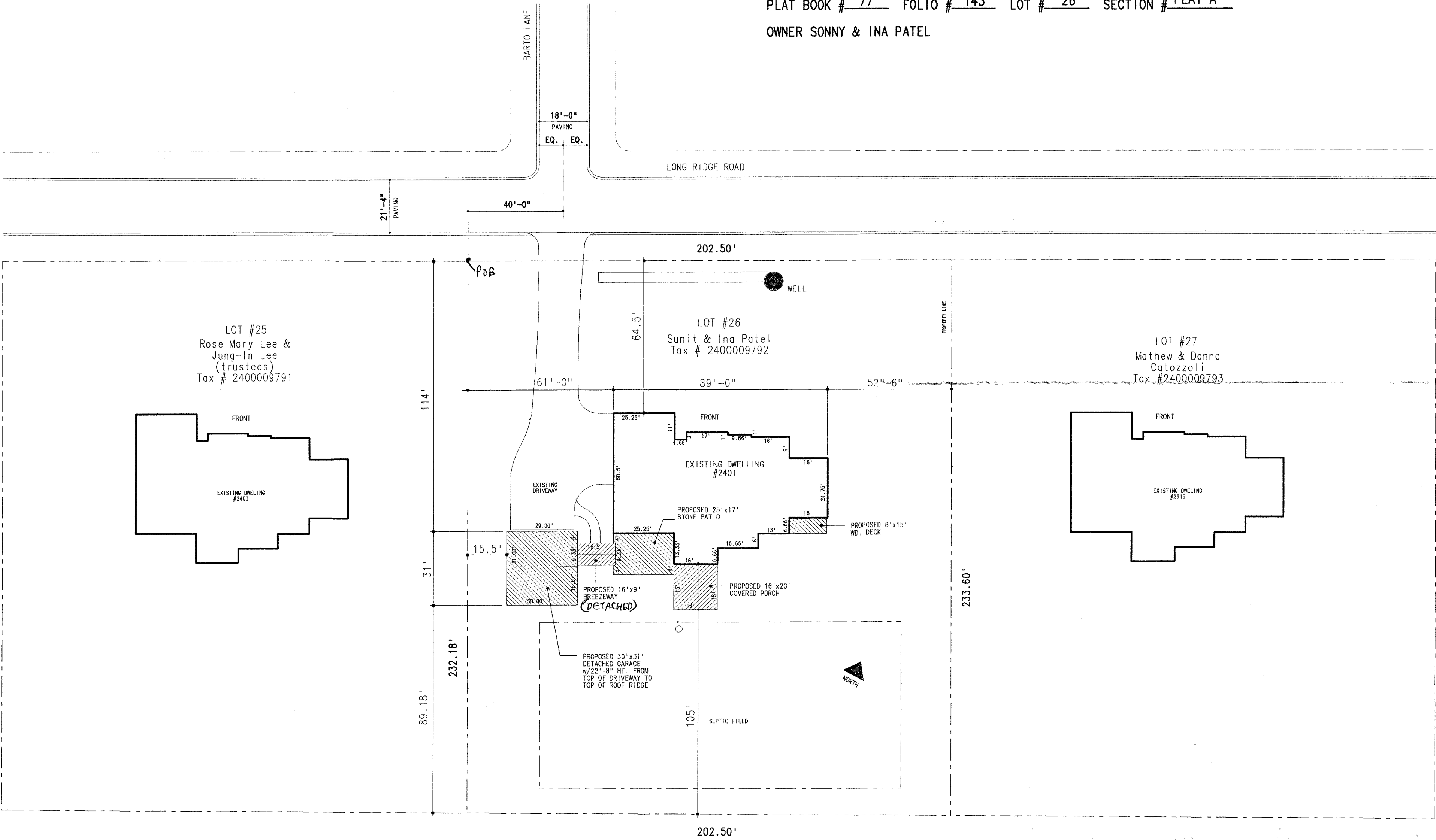
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

2401 LONG RIDGE ROAD
REISTERSTOWN, MD 21136

SUBDIVISION NAME: LONG FARMS

PLAT BOOK # 77 FOLIO # 143 LOT # 26 SECTION # PLAT A

OWNER SONNY & INA PATEL



VICINITY MAP SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT - 8
COUNCILMANIC DISTRICT - 2
1" = 200" SCALE MAP#050A1
ZONING RC5
LOT SIZE 1.070 47,066
ACREAGE SQUARE FEET
PRIVATE SEWER
PRIVATE WATER
CHESAPEAKE BAY CRITICAL AREA - NO
100 YEAR FLOOD PLAIN - NO
HISTORIC PROPERTY/BUILDING - NO
PRIOR ZONING HEARING NONE

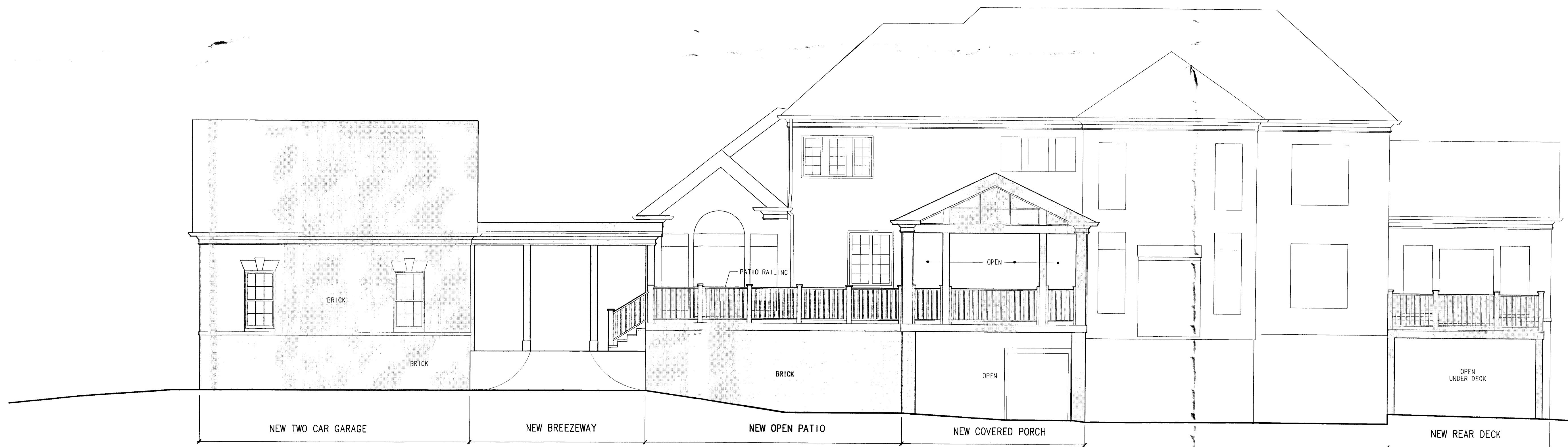
ZONING OFFICE USE ONLY

REVIEWED BY JNP ITEM# 0045 CASE# 2009-0045A



2 WEST ELEVATION

3/16"=1'-0"



1 SOUTH ELEVATION

3/16"=1'-0"

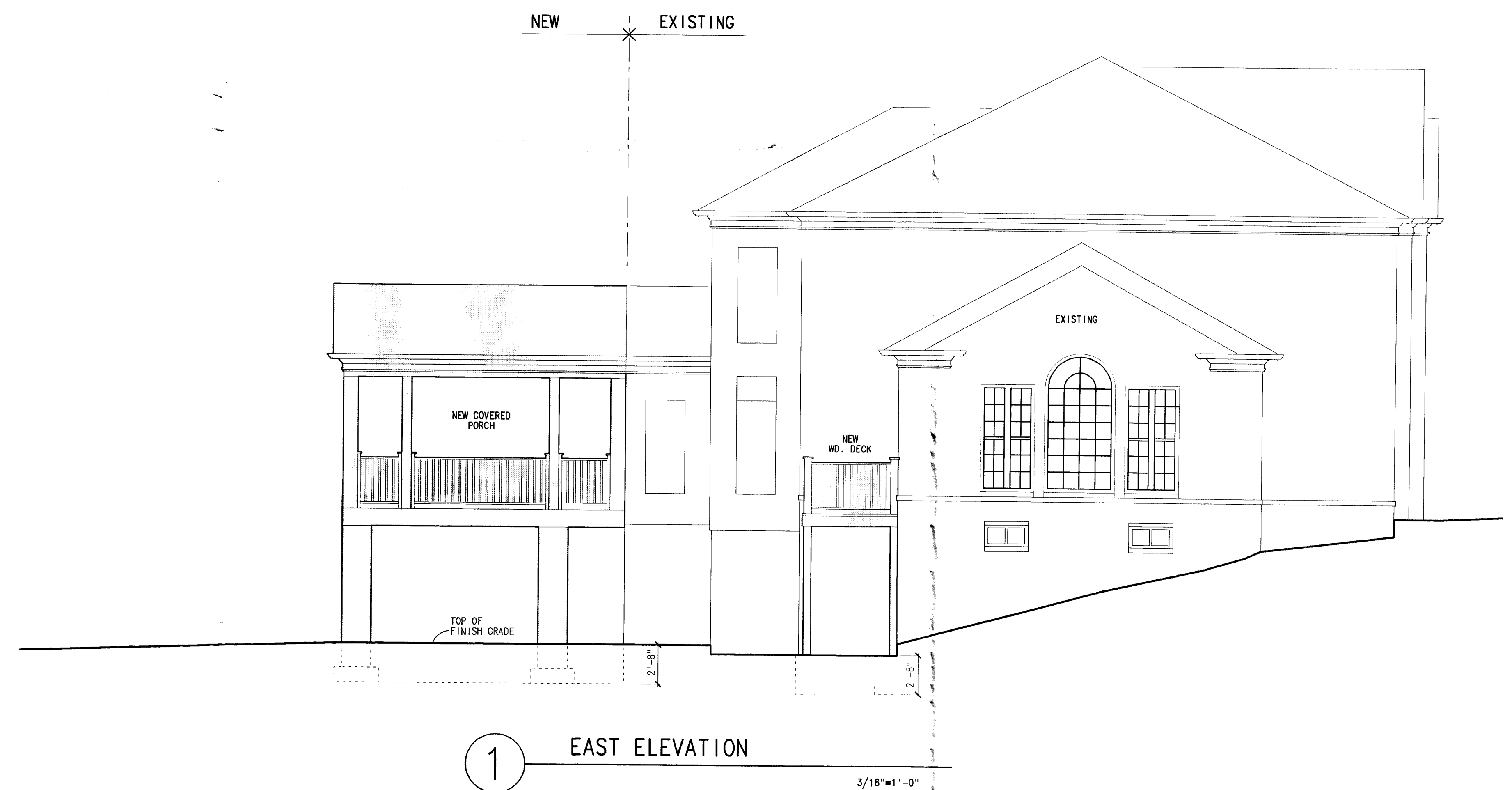
PATEL RESIDENCE
2401 LONG RIDGE ROAD
REISTERSTOWN, MARYLAND 21136

DAVID KERIVAN ARCHITECT
1101 SAINT PAUL STREET, SUITE 2003
BALTIMORE, MARYLAND 21202 410.385.0512

ELEVATIONS

SCALE: AS SHOWN

DATE



PATEL RESIDENCE
2401 LONG RIDGE ROAD
REISTERSTOWN, MARYLAND 21136

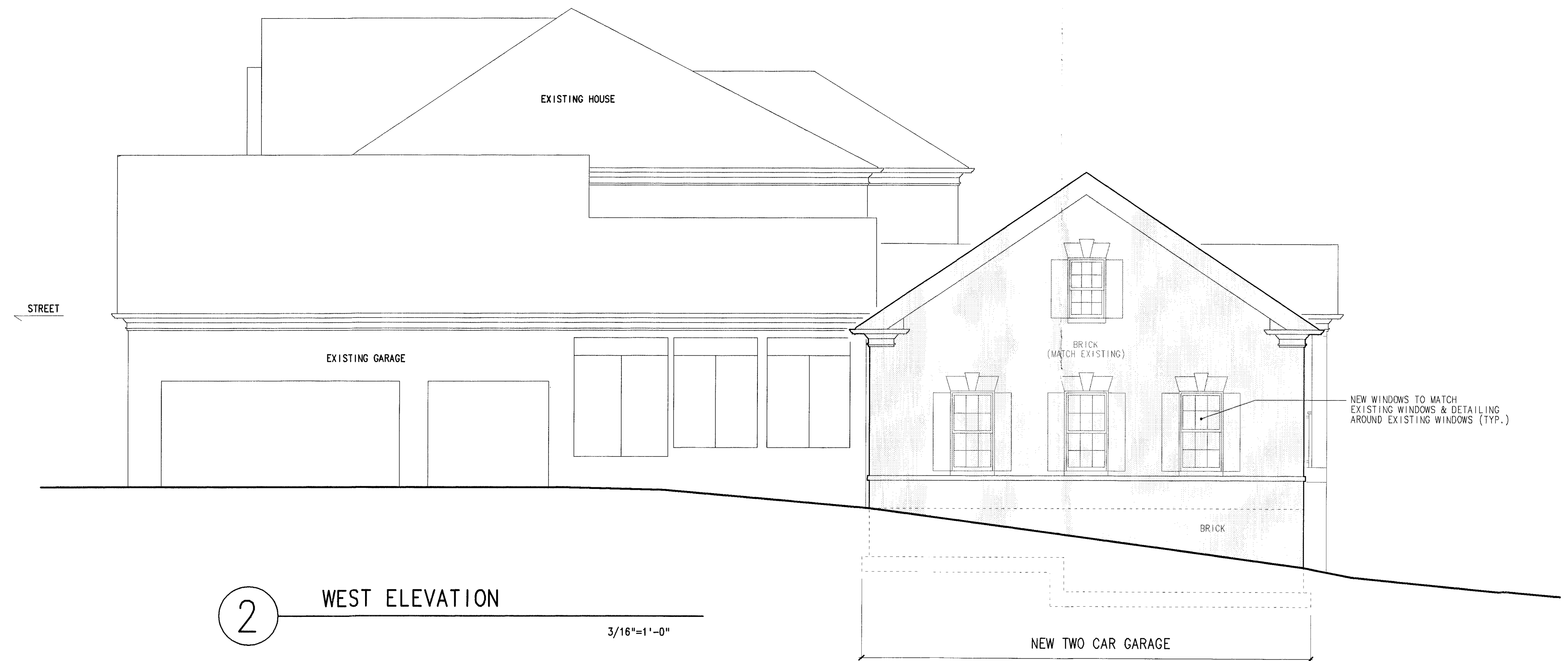
DAVID KERIVAN ARCHITECT
1101 SAINT PAUL STREET, SUITE 2003
BALTIMORE, MARYLAND 21202 410.385.0512

SCALE: AS SHOWN

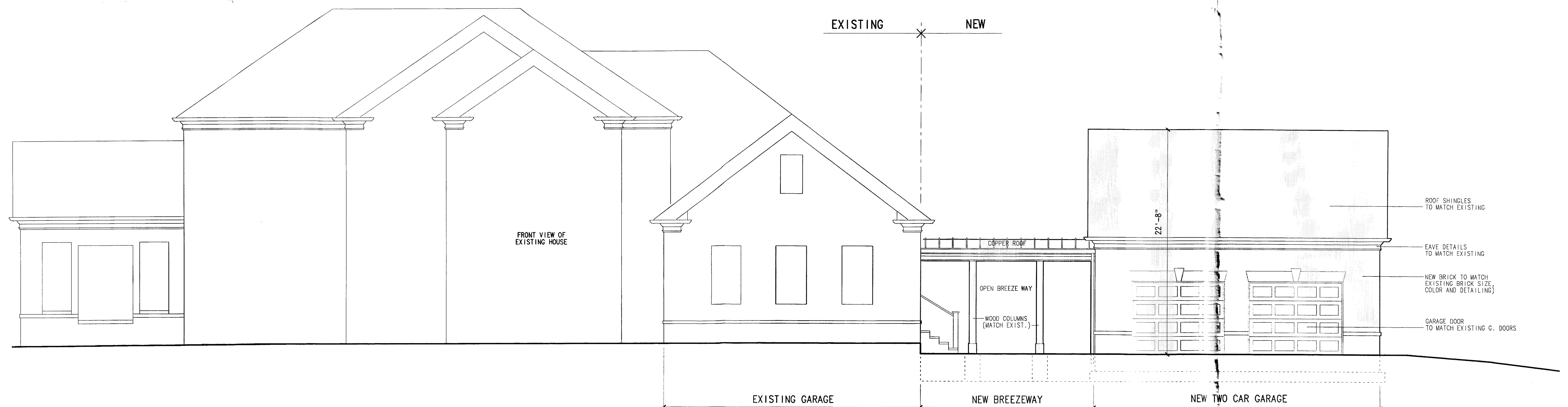
ELEVATIONS

DATE

3



2 WEST ELEVATION



1 NORTH ELEVATION

PATEL RESIDENCE
2401 LONG RIDGE ROAD

REISTERSTOWN, MARYLAND 21136

DAVID KERIVAN ARCHITECT
1101 SAINT PAUL STREET, SUITE 2003
BALTIMORE, MARYLAND 21202 410.385.0512

ELEVATIONS

SCALE: AS SHOWN

DATE

1

2009-0045-A