

## MEMORANDUM

DATE: March 20, 2014  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2014-0156-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on March 20, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File  
Office of Administrative Hearings

|                                                   |   |                          |
|---------------------------------------------------|---|--------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE               | * | BEFORE THE               |
| (2409 Crestnoll Road)                             |   |                          |
| 8 <sup>th</sup> Election District                 | * | OFFICE OF ADMINISTRATIVE |
| 2 <sup>nd</sup> Council District                  |   |                          |
| Thomas P. and Linda I. Sparks ( <i>Trustees</i> ) | * | HEARINGS FOR             |
| Petitioners                                       |   |                          |
|                                                   | * | BALTIMORE COUNTY         |
|                                                   | * | CASE NO. 2014-0156-A     |

\* \* \* \* \*

### OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Thomas P. and Linda I. Sparks (Trustees) ("Petitioners"). The Petitioners are requesting Variance relief from § 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an attached garage with a side yard setback of 5 ft. in lieu of the required 50 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 26, 2014, 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 (B.C.C.). 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

**ORDER RECEIVED FOR FILING**

Date 2-18-14

By 19W

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, 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.

Although the Department of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the proposed garage 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.

Pursuant to the posting of the property and the provisions of both the B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 18<sup>th</sup> day of February, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an attached garage with a side yard setback of 5 ft. in lieu of the required 50 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their appropriate permits 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, 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 garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

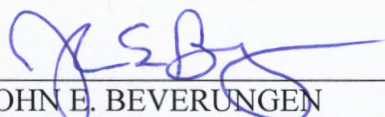
**ORDER RECEIVED FOR FILING**

Date 2-18-14

2

By DW

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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 2-18-14

By DLW

KEVIN KAMENETZ  
County Executive



LAWRENCE M. STAHL  
Managing Administrative Law Judge  
JOHN E. BEVERUNGEN  
Administrative Law Judge

February 18, 2014

Thomas P. Sparks (Trustee)  
Linda I. Sparks (Trustee)  
2409 Crestnoll Road  
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance  
Case No. 2014-0156-A  
Property: 2409 Crestnoll Road

Dear Mr. and Mrs. Sparks:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure



# ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2409 Crestnoll Rd. which is presently zoned RC 5

Deed Reference 30474/00409 10 Digit Tax Account # 1600004227

Property Owner(s) Printed Name(s) THOMAS P. Sparks Trustee Linda I. Sparks Trustee

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1A04.3 BCZR To permit an attached garage with a side yard setback of 5 feet in lieu of the required 50 feet.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Legal Owners:

THOMAS P. Sparks, Linda I. Sparks

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2409 Crestnoll Rd. Reisterstown MD 21136

Mailing Address City State

21136, 410-252-4113, sparks48@verizon.net

Zip Code Telephone # Email Address

## Representative to be contacted:

THOMAS P. SPARKS

Name - Type or Print

Signature

2409 CRESTNOLL RD REISTERSTOWN MD

Mailing Address City State

21136, 410-252-4113, SPARKS48@VERIZON.NET

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 16 day of 16 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0156-A Filing Date 1/16/14 Estimated Posting Date 1/20/14 Reviewed G.H.

# Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 2409 Crestnoll Rd. Reisterstown, MD 21136  
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

When we purchased our home it was located in the center of the lot. We added an addition to the house.

We need a variance to put a garage on our property. My wife and I are older and would like to have protection from the weather when we leave and return home.

This location for a garage will make it much easier to go about our daily work and chores.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Affiant

THOMAS P. Sparks

Name- Print or Type

Signature of Affiant

Linda I. Sparks

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of January, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

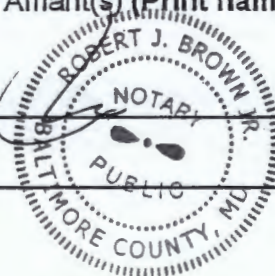
Thomas Sparks, Linda Sparks  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

4-18-15



2409 Crestnoll Rd

BEGINNING FOR THE SAME at a point on the southeast Right of Way line of the proposed extension of Crestnoll Road (50' wide) said point of beginning being at the end of the two following courses and distances from a point on the southeast Right of Way line of Crestnoll Road at the northernmost corner of Lot No. 8, Block B, of "Knollcrest Manor", Amended Plat No. 1, a subdivision of Baltimore County recorded among the Plat Records of said County in Plat Book OTG 33, folio 115, the two courses being 1) northeasterly by a curve to the right with a radius of 475.00' for a distance of 70.50' (the chord of said arc being N 64° 51' 47" E 70.43') and 2) N 69° 06' 53" E 178.22', running thence from said point of beginning and binding on the southeast Right of Way line of the proposed extension of Crestnoll Road, as now surveyed, N 69° 06' 53" E 177.00', thence leaving said road and running for lines of division the four following courses and distances: 1) S 20° 53' 07" E 225.00'; 2) S 60° 35' 44" W 139.14'; 3) N 39° 42' 00" W 122.14'; 4) N 20° 53' 07" W 130.00' to the place of beginning.

CONTAINING 0.914 acres of land more or less.

2014-0156-A

Copy

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2014- 0156 -A Address 2409 Crestno 11 Road

Contact Person: Gary Hucik Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 1/16/14 Posting Date: 1/26/14 Closing Date: 2/10/14

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 2014- 0156 -A Address 2409 Crestno 11 Road 21136  
Petitioner's Name Thomas P. Sparks Telephone 410-252-4113  
Posting Date: 1/26/14 Closing Date: 2/10/14  
Wording for Sign: To Permit an attach proposed garage with a  
side set back of 5 feet in lieu of the required 50 feet

Revised 7/06/11

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. **108147**  
 Date: **1/16/14**

**PAID RECEIPT**

RECEIVED ACTION TIME  
 1/16/2014 1/16/2014 10:07:32  
 REC'D FROM WALKIN SHIL SAN  
 RECEIPT # 614176 1/16/2014  
 5 528 ZONE VERIFICATION  
 108147  
 Receipt Tot \$75.00  
 \$75.00 CA 4.00 CA  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 001  | 800  | 0000 |          | 6150            |                  |          |         | 75.00  |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |

Total: **75.00**

Rec From: **Thomas Sparks**

For: **2409 Crestnoll Rd.**

**2014-0156-A**

**DISTRIBUTION**

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

# CERTIFICATE OF POSTING

2014-0156-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Thomas Sparks

February 10, 2014

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

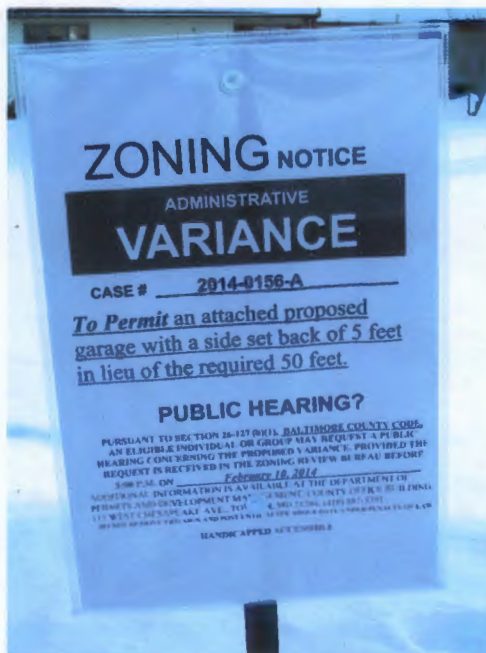
Ladies and Gentlemen:

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: \_\_\_\_\_

2409 Crestnoll Rd 21136

January 26, 2014

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

January 26, 2014

(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)

**C H E C K L I S T**

Support/Oppose/  
Conditions/  
Comments/  
No Comment

Comment  
Received

Department

1-27

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

NC

\_\_\_\_\_

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

\_\_\_\_\_

FIRE DEPARTMENT

\_\_\_\_\_

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

1-24

STATE HIGHWAY ADMINISTRATION

No objection

\_\_\_\_\_

TRAFFIC ENGINEERING

\_\_\_\_\_

COMMUNITY ASSOCIATION

\_\_\_\_\_

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: \_\_\_\_\_

SIGN POSTING Date: 1-26-14 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

February 11, 2014

Thomas P. & Linda I. Sparks  
2409 Crestnoll Road  
Reisterstown MD 21136

RE: Case Number: 2014-0156 A, Address: 2409 Crestnoll Road

Dear Mr. & Ms. Sparks:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 16, 2014. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor



James T. Smith, Jr., Secretary  
Melinda B. Peters, Administrator

Date: 1/24/14

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

RE: Baltimore County  
Item No. 2014-0156-A.  
*Administrative Variance*  
*Thomas P. & Linda I. Sparks*  
*2409 Crestnoll Road.*

Dear Ms. Lewis:

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. 2014-0156-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief/  
Development Manager  
Access Management Division

SDF/raz

My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

**DATE:** January 27, 2014

**FROM:** <sup>DAK</sup>Dennis A. Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For January 27, 2014  
Item No. 2014-0146, 0149, 0150, 0151, 0152, 0153, 0154 and 0156

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

DAK:CEN.  
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC01272014 -.doc

## Search Help

|                                                                  |                                                                 |                                                                                                 |
|------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <a href="#">View Map</a>                                         | <a href="#">View GroundRent Redemption</a>                      | <a href="#">View GroundRent Registration</a>                                                    |
| <b>Account Identifier:</b>                                       | <b>District - 08 Account Number - 1600004227</b>                |                                                                                                 |
| <b>Owner Information</b>                                         |                                                                 |                                                                                                 |
| <b>Owner Name:</b>                                               | <b>SPARKS THOMAS P TRUSTEE</b><br><b>SPARKS LINDA I TRUSTEE</b> | <b>Use:</b> <b>RESIDENTIAL</b><br><b>Principal Residence:</b> <b>YES</b>                        |
| <b>Mailing Address:</b>                                          | <b>2409 CRESTNOLL RD</b><br><b>REISTERSTOWN MD 21136-5603</b>   | <b>Deed Reference:</b> <b>1) /30474/ 00409</b><br><b>2)</b>                                     |
| <b>Location &amp; Structure Information</b>                      |                                                                 |                                                                                                 |
| <b>Premises Address:</b>                                         | <b>2409 CRESTKNOLL RD</b><br><b>0-0000</b>                      | <b>Legal Description:</b> <b>.914 AC SS</b><br><b>CRESTNOLL ROAD</b><br><b>520 E DOVER ROAD</b> |
| <b>Map:</b> <b>0050</b>                                          | <b>Grid:</b> <b>0008</b>                                        | <b>Parcel:</b> <b>0359</b>                                                                      |
| <b>Sub District:</b>                                             | <b>Subdivision:</b>                                             | <b>Section:</b>                                                                                 |
| <b>0000</b>                                                      | <b>0000</b>                                                     | <b>0000</b>                                                                                     |
| <b>Block:</b>                                                    | <b>Lot:</b>                                                     | <b>Assessment Year:</b>                                                                         |
|                                                                  |                                                                 | <b>2014</b>                                                                                     |
| <b>Plat No:</b>                                                  | <b>Plat Ref:</b>                                                |                                                                                                 |
|                                                                  |                                                                 | <b>NONE</b>                                                                                     |
| <b>Special Tax Areas:</b>                                        |                                                                 |                                                                                                 |
| <b>Primary Structure Built</b>                                   | <b>Above Grade Enclosed Area</b>                                | <b>Finished Basement Area</b>                                                                   |
| <b>1972</b>                                                      | <b>2,928 SF</b>                                                 | <b>39,640 SF</b>                                                                                |
| <b>County Use</b>                                                |                                                                 | <b>04</b>                                                                                       |
| <b>Stories</b>                                                   | <b>Basement</b>                                                 | <b>Type</b>                                                                                     |
| <b>1.500000</b>                                                  | <b>YES</b>                                                      | <b>STANDARD UNIT</b>                                                                            |
| <b>Exterior</b>                                                  | <b>Full/Half Bath</b>                                           | <b>Garage</b>                                                                                   |
| <b>SIDING</b>                                                    | <b>2 full/ 1 half</b>                                           | <b>Last Major Renovation</b>                                                                    |
|                                                                  |                                                                 |                                                                                                 |
| <b>Value Information</b>                                         |                                                                 |                                                                                                 |
| <b>Base Value</b>                                                | <b>Value</b>                                                    | <b>Phase-in Assessments</b>                                                                     |
|                                                                  | <b>As of</b>                                                    | <b>As of</b>                                                                                    |
|                                                                  | <b>01/01/2014</b>                                               | <b>07/01/2013</b>                                                                               |
|                                                                  |                                                                 | <b>As of</b>                                                                                    |
|                                                                  |                                                                 | <b>07/01/2014</b>                                                                               |
| <b>Land:</b>                                                     | <b>168,900</b>                                                  | <b>168,900</b>                                                                                  |
| <b>Improvements</b>                                              | <b>230,400</b>                                                  | <b>205,700</b>                                                                                  |
| <b>Total:</b>                                                    | <b>399,300</b>                                                  | <b>374,600</b>                                                                                  |
| <b>Preferential Land:</b>                                        | <b>0</b>                                                        | <b>0</b>                                                                                        |
| <b>Transfer Information</b>                                      |                                                                 |                                                                                                 |
| <b>Seller:</b> <b>SPARKS THOMAS PORTERFIELD</b>                  | <b>Date:</b> <b>02/07/2011</b>                                  | <b>Price:</b> <b>\$0</b>                                                                        |
| <b>Type:</b> <b>NON-ARMS LENGTH OTHER</b>                        | <b>Deed1:</b> <b>/30474/ 00409</b>                              | <b>Deed2:</b>                                                                                   |
| <b>Seller:</b> <b>CORASANTI JOSEPH V</b>                         | <b>Date:</b> <b>08/20/1971</b>                                  | <b>Price:</b> <b>\$16,000</b>                                                                   |
| <b>Type:</b> <b>ARMS LENGTH IMPROVED</b>                         | <b>Deed1:</b> <b>/05211/ 00572</b>                              | <b>Deed2:</b>                                                                                   |
| <b>Seller:</b>                                                   | <b>Date:</b>                                                    | <b>Price:</b>                                                                                   |
| <b>Type:</b>                                                     | <b>Deed1:</b>                                                   | <b>Deed2:</b>                                                                                   |
| <b>Exemption Information</b>                                     |                                                                 |                                                                                                 |
| <b>Partial Exempt Assessments:</b>                               | <b>Class</b>                                                    | <b>07/01/2013</b>                                                                               |
| <b>County:</b>                                                   | <b>000</b>                                                      | <b>0.00</b>                                                                                     |
| <b>State:</b>                                                    | <b>000</b>                                                      | <b>0.00</b>                                                                                     |
| <b>Municipal:</b>                                                | <b>000</b>                                                      | <b>0.00/0.00</b>                                                                                |
| <b>Tax Exempt:</b>                                               | <b>Special Tax Recapture:</b>                                   |                                                                                                 |
| <b>Exempt Class:</b>                                             | <b>NONE</b>                                                     |                                                                                                 |
| <b>Homestead Application Information</b>                         |                                                                 |                                                                                                 |
| <b>Homestead Application Status:</b> <b>Application received</b> |                                                                 |                                                                                                 |

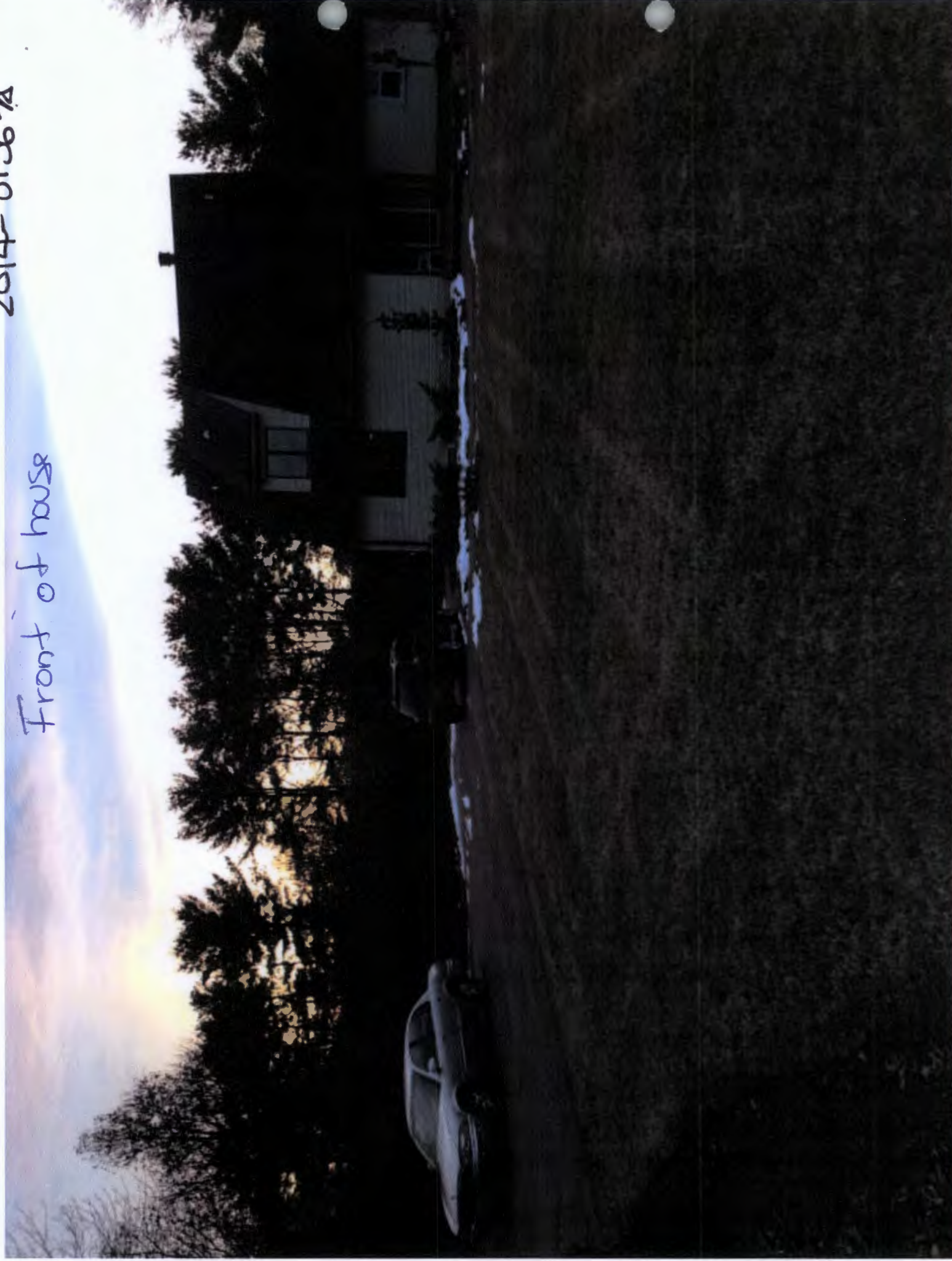
2074-0156-A



LOOKING SOUTH - GRACE APT. LOCATION IN BLACK OUTLINE

2014-0156-1A

Front of house



LOOKING SOUTH FOR CRESTWOOD RD - GRASS WOULD BE ON LEFT SIDE

LOOKING  
WEST.  
X MARK  
WOULD BE  
SOUTHWEST  
CORNER OF  
GARAGE.  
ENTRANCE  
DOOR INTO  
THE KITCHEN.  
BREEZWAY  
FROM THIS  
DOOR TO  
GARAGE.



2014-0156-A

2014-0156-1A



LOOKING NORTH - GARAGE APPROX. LOCATION IN BLACK OUTLINE

2014-0156-A



LOOKING EAST - GARAGE APPROX. LOCATION REAR OF CAR TO HOUSE CORNER

2514-0156-A



LOOKING EAST - X MARK WOULD BE SOUTHEAST CORNER OF GARAGE

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **1600004227**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



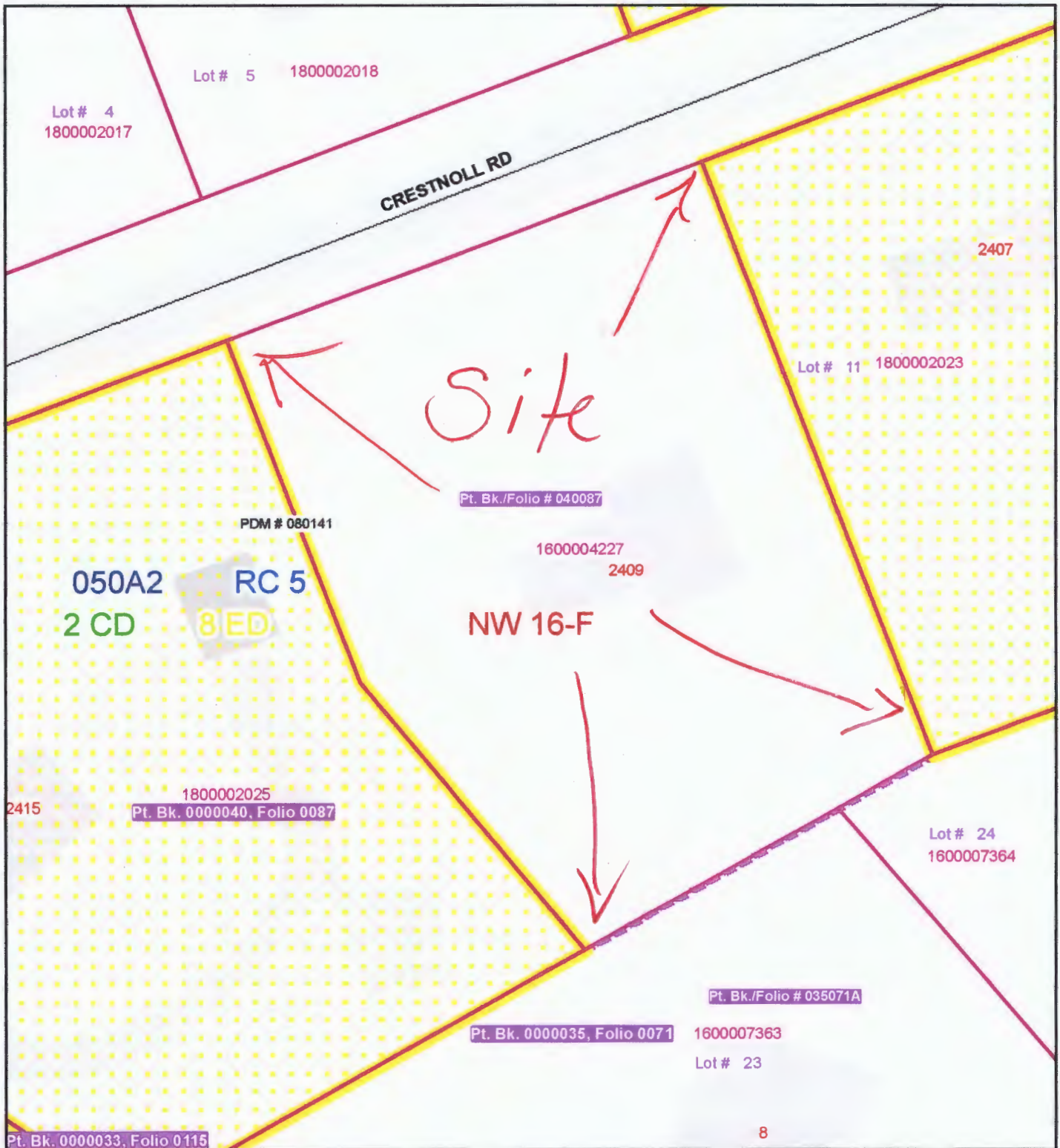
(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

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# 2409 Crestnoll Road



Publication Date: 1/8/2014



Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

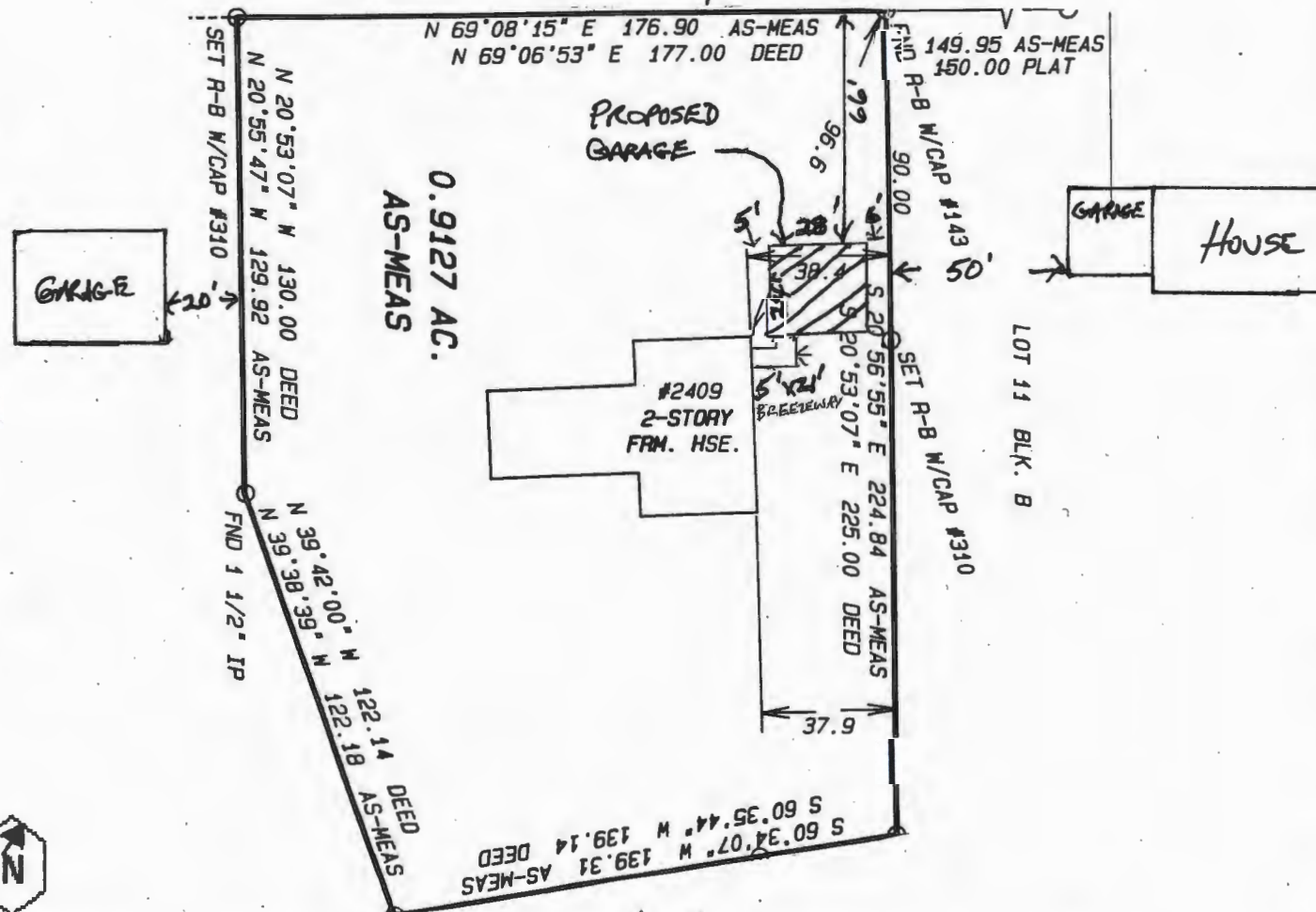
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 2409 CRESTNOLL RD OWNER(S) NAME(S) THOMAS + LINDA SPARKS

SUBDIVISION NAME KNOLLCREST MANOR LOT # N/A BLOCK # N/A SECTION # N/A

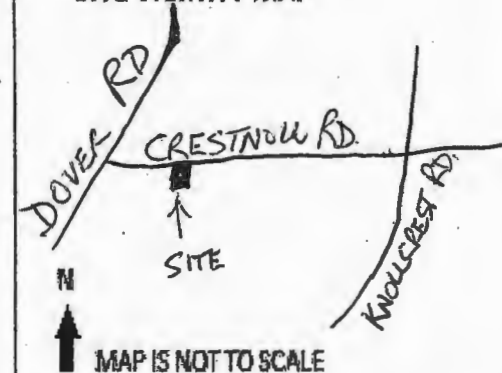
PLAT BOOK # 040087 FOLIO # 040087 10 DIGIT TAX # 1600004227 DEED REF. # 30474100409

CRESTNOLL ROAD  
50 FT. R/W



PLAN DRAWN BY THOMAS SPARKS DATE 1/13/14 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE  
ZONING MAP# 050A2

SITE ZONED RC5

ELECTION DISTRICT 8th

COUNCIL DISTRICT 2nd

LOT AREA ACREAGE .914

OR SQUARE FEET 39640

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

VIOLATION CASE INFO:

N/A

N/A

N/A

N/A

2014-0156-A

Per. Exh. 1