

IN RE: PETITION FOR ZONING VARIANCE
E/S Yeoho Road, 300' N of
Dubbs Road
(16803 Yeoho Road)
5th Election District
3rd Councilmanic District
J. David Lawson, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-177-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit an existing accessory structure (barn) height of 24 feet in lieu of the maximum allowable height of 15 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners, J. David Lawson, former owner, and Vicki Marmelstein, current owner, appeared and testified. Also appearing on behalf of the Petition was Jim McKee, Registered Professional Land Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 16803 Yeoho Road, consists of 2.431 acres zoned R.C. 2. and is improved with a two and one-half story dwelling, a barn and shed. At the time of contract negotiations regarding the sale of the subject property, David Lawson, as the then property owner, filed the instant Petition to legalize the subject barn which exceeds the current height limitations set forth in the zoning regulations. Petitioner believes the subject barn has been on the property for the past 80 years. Petitioner introduced photographs of the property which verify that the barn is not a recent structure. Testimony indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

It was explained at the hearing that the variance, if granted, would be limited to the existing barn and that any replacement structure

would have to be built in compliance with the zoning regulations or a new Petition filed as to its appropriateness.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of January, 1991 that the Petition for Zoning Variance to permit an existing accessory structure (barn) height of 24 feet in lieu of the maximum allowable height of 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however,

- 2 -

to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The relief granted herein is limited to the existing barn. Any replacement structure shall be built in strict compliance with the zoning regulations in effect at that time or a new Petition filed to determine its appropriateness.
- 3) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The barn shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

AMN:bjs

A. M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1/14/91
By [Signature]

- 3 -

111 West Chesapeake Avenue
Towson, MD 21204

January 14, 1991

887-3353

Mr. J. David Lawson
214 Mt. Carmel Road
Monkton, Maryland 21120

RE: PETITION FOR ZONING VARIANCE
E/S Yeoho Road, 300' N of Dubbs Road
(16803 Yeoho Road)
5th Election District - 3rd Councilmanic District
J. David Lawson - Petitioner
Case No. 91-177-A

Dear Mr. Lawson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance 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 Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

A. M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Ms. Vicki R. Marmelstein
16803 Yeoho Road, Sparks, Md. 21152

People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 400.3 of the Baltimore County Zoning Regulations to permit an accessory structure (existing barn) height of 24 feet in lieu of the maximum allowable height of 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The barn has existed for years and is a useful structure for the lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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:
Vicki R. Marmelstein
(Type or Print Name)
Vicki R. Marmelstein
Signature
16803 Yeoho Rd
Address
Sparks, Md. 21152
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature

Legal Owner(s):
J. David Lawson
(Type or Print Name)
J. David Lawson
Signature
(Type or Print Name)
Signature

214 Mt. Carmel Road 329-6535
Address Phone No.
Monkton, Maryland 21120
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
McKee & Associates, Inc.
Name
5 Shawan Road Hunt Valley, Md. 21036
Address Phone No.
527-1555

ORDERED By The Zoning Commissioner of Baltimore County, this 16 day

of Feb. 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 3 day of Jan. 1991, at 2 o'clock

L. M.
FILED 9/25/90
8/ UCL
3-10-90
ANY TIME DAY

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030

Telephone: (301) 527-1555

Facsimile: (301) 527-1563

August 23, 1990

DESCRIPTION OF 16803 YEOHO ROAD
5TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the east side of Yeoho Road (60' right-of-way), said point being 300 feet North of Dubbs Road, thence leaving said road and running South 72° 27' 32" East 311.32 feet, South 17° 32' 28" West 211.75 feet and South 66° 28' 04" West 341.50 feet to the east side of Yeoho Road, thence running along said east side the two following courses and distances: (1) by a curve to the right with a radius of 640.00 feet and an arc length of 382.53 feet and (2) North 25° 07' 30" East 65.04 feet to the place of beginning.

Containing 2.431 acres of land, more or less.



Baltimore County Zoning Commissioner County Office Building 711 West Chesapeake Avenue Towson, Maryland 21204		Account: R-001-6150 Number
Date	9/25/90	H9100137 ✓
PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IRL)	1 X	\$35.00
TOTAL:		\$35.00
LAST NAME OF OWNER: LAWSON		
04AD4H0049MICHRC BA COUB36AND9-25-90		\$35.00
Cashier Validation:	Please make checks payable to: Baltimore County	

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	
District	5th
Posted for:	Variance
Petitioner:	J. David Lawson
Location of property:	E/S of Yeoho Road at Dubbs Road
Location of Sign:	16803 Yeoho Road
Remarks:	
Posted by:	J. David Lawson
Number of Signs:	1
Date of Posting:	12-12-90
Date of return:	12-14-90

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12-12-90

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12-12-90

TOWSON TIMES,

S. Zebe Orlean
Publisher

176.81

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the annexed petition for a zoning variance in Room 106 of the County Office Building, located at 711 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
Case number: 91-177-A
E/S Yeoho Road at Dubbs Road
(16803 Yeoho Road)
5th Election District
3rd Councilmanic District
J. David Lawson
Hearing Date: Thursday, Jan. 3, 1991 at 2:00 p.m.

Variance: to permit an accessory structure (existing barn) height of 24 feet in lieu of the maximum allowable height of 15 feet.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TJ12009 Dec. 6

Baltimore County
Zoning Commissioner
County Office Building
711 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

91-177

Date

H9100545

PUBLIC HEARING FEES

QTY

PRICE

Cashier Validation

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3353
J. Robert Haines
Zoning Commissioner

DATE: 12-19-90

J. David Lawson
214 Mt. Carmel Road
Monkton, Maryland 21120

RE:

Petition for Zoning Variance
CASE NUMBER: 91-177-A
E/S Yeoho Road at Dubbs Road
(#16803 Yeoho Road)
5th Election District - 3rd Councilmanic
Petitioner(s): J. David Lawson
HEARING: THURSDAY, JANUARY 3, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 101.81 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT
ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the
Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes
before your hearing is scheduled to begin.

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3353
J. Robert Haines
Zoning Commissioner

November 13, 1990

NOTICE OF HEARING

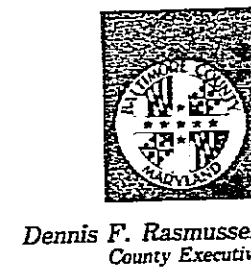
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County
will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located
at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 91-177-A
E/S Yeoho Road at Dubbs Road
(#16803 Yeoho Road)
5th Election District - 3rd Councilmanic
Petitioner(s): J. David Lawson
HEARING: THURSDAY, JANUARY 3, 1991 at 2:00 p.m.

Variance to permit an accessory structure (existing barn) height of 24 feet in lieu of the maximum allowable height
of 15 feet.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: J. David Lawson
McKee & Associates, Inc.



Dennis F. Rasmussen
County Executive

111 West Chesapeake Avenue
Towson, MD 21204

December 17, 1990

Mr. J. David Lawson
214 Mt. Carmel Road
Monkton, MD 21120

RE: Item No. 137, Case No. 91-177-A
Petitioner: J. David Lawson
Petition for Zoning Variance

Dear Mr. Lawson:

The Zoning Plans Advisory Committee has reviewed the plans submitted
with the above referenced petition. The following comments are not
intended to indicate the appropriateness of the zoning action
requested, but to assure that all parties are made aware of plans or
problems with regard to the development plans that may have a bearing
on this case. Director of Planning may file a written report with the
Zoning Commissioner with recommendations as to the suitability of the
requested zoning.

Enclosed are all comments submitted from the members of the Committee
at this time that offer or request information on your petition. If
similar comments from the remaining members are received, I will
forward them to you. Otherwise, any comment that is not informative
will be placed in the hearing file. This petition was accepted for
filing on the date of the enclosed filing certificate and a hearing
scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO
MY OFFICE, ATTENTION JULIE WINDERSKI. IF YOU HAVE ANY QUESTIONS
REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
16th day of October, 1990.

J. Robert Haines
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: J. David Lawson

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: October 22, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: J. David Lawson, Item No. 137

The Petitioner requests a Variance to permit an accessory
structure height of 24 ft. in lieu of the maximum allowable height of
15 ft.

In reference to the Petitioner's request, staff offers no
comments.

If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

PK/JL/cmm
ITEM137/ZAC1

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Building, Suite 406
Towson, Maryland 21204
(801) 887-3554

November 28, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

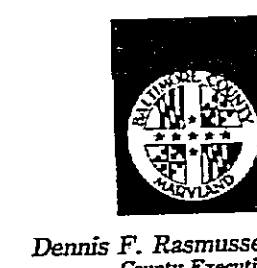
Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers,
100, 115, 118, 137, 138, 139, 141, 142, and 143.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

NSF/lab



Dennis F. Rasmussen
County Executive

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(801) 887-4500
Paul H. Reincke
Chief

OCTOBER 11, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: J. DAVID LAWSON
Location: #16803 YEOHO ROAD

Item No.: 137 Zoning Agenda: OCTOBER 16, 1990

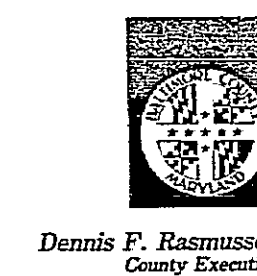
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
Proposed pandhandle driveway shall be constructed in accordance with
Baltimore County Council Bill no. 172-89 and resolution no. 52-89

REVIEWER: Capt. Joseph J. Long, Jr. Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/KEK



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
October 9, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF
PERMITS & LICENSES
SUBJECT: ZONING ITEM #: 137
PROPERTY OWNER: J. David Lawson
LOCATION: E/S Yeoho Road at Dubbs Road (#16803 Yeoho Road)
ELECTION DISTRICT: 5th
COUNCILMANIC DISTRICT: 5th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE
FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF
MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE
HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE
SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT
BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN.
SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE
REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING
USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND
ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE
TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0
COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,
TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A
FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE
SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

Rec
10/25/90

Received
12/13/90

TO: Zoning Advisory Committee DATE: October 18, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for October 15, 1990

Item 137 is subject to the previous County Review Group comments.

For Items 100, 138, 139 and 142, County Review Group Meetings may be required for these improvements.

For Item 118, the property outline and square footage are incorrect as per R/W plat 78-150-15A. The Maple Road right-of-way at frontage equals 42 feet.

For Item 143, a 10-foot widening strip is required for future 50-foot right-of-way of Oakleigh Beach Road.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWP: e

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

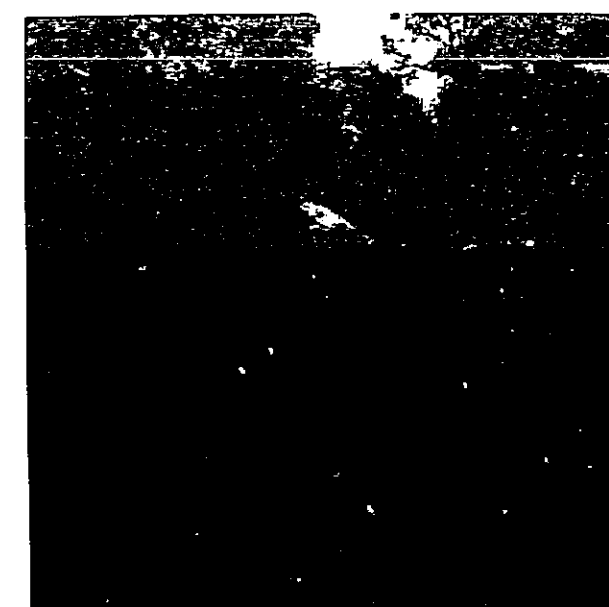
NAME _____

ADDRESS

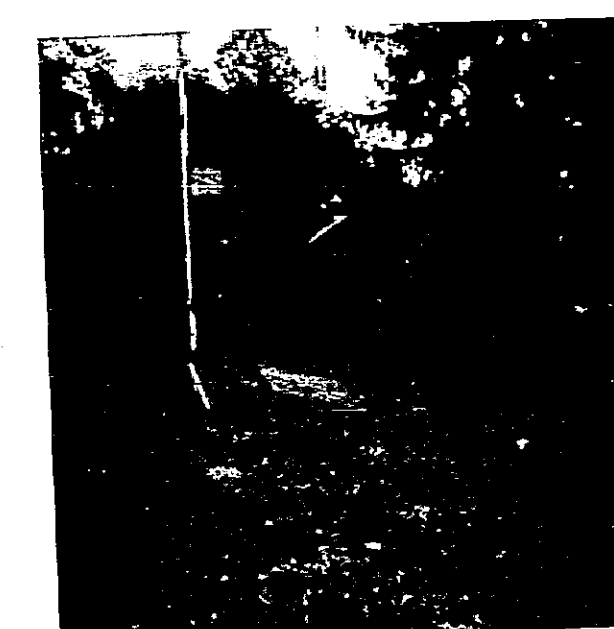
Jim McCall, McCall + Assoc., Inc.
St. Louis, Missouri
Attn: Mr. McCall

5th SHAWAN RD, HUNT VALLEY 21030
2.4 Mt Pannell Rd, Parklands 21120
10803 Yeocha Rd, Sparks 21152

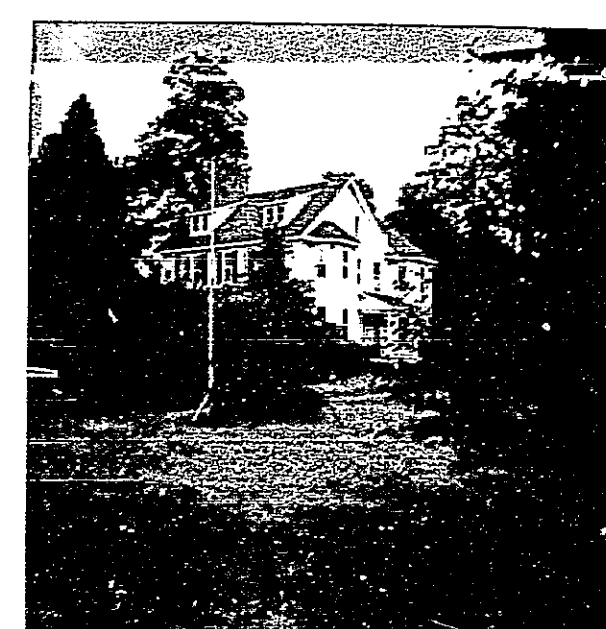
PETITIONER'S
EXHIBIT 2



BARN From Rd. 100' south
of House



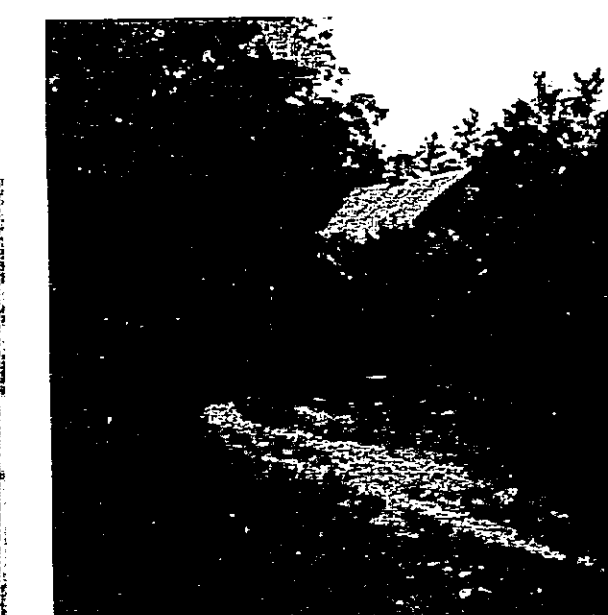
DRAIN FROM Rd IN
Front of House



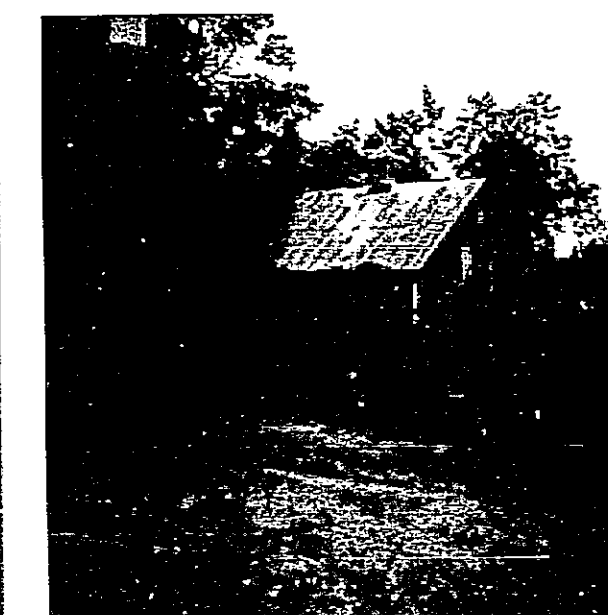
House. From Rd 25' South
of House

**PETITIONER'S
EXHIBIT # 2**

CASE #: 91-177-A

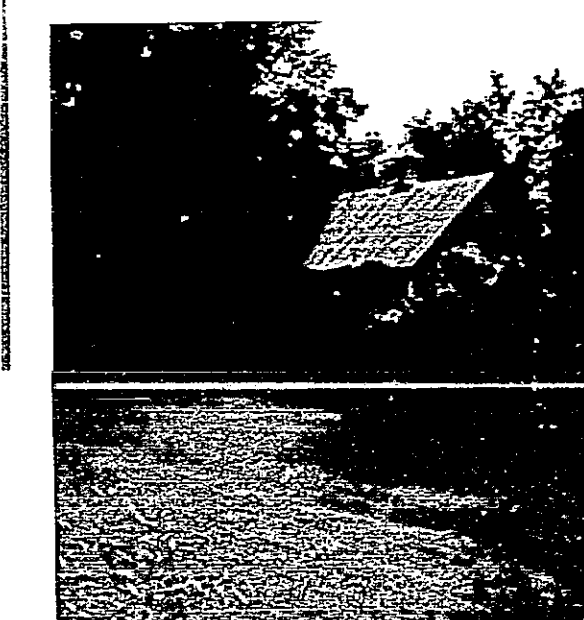


Seen from side lower at
lower

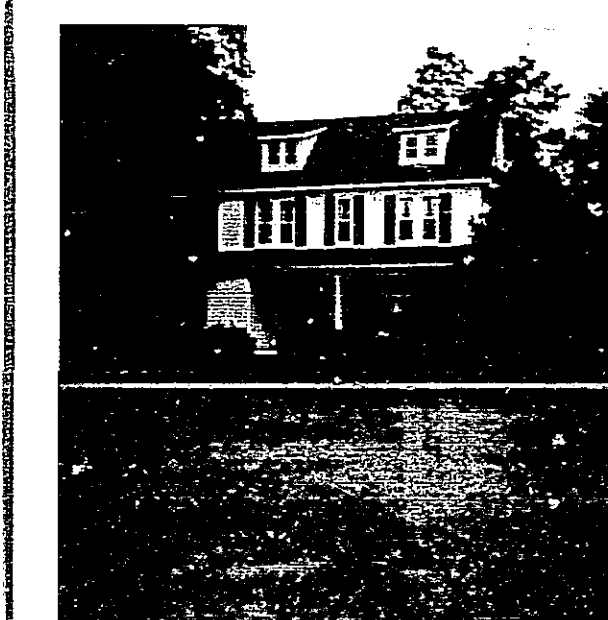


BARN from Rear view
at House.

EXHIBIT

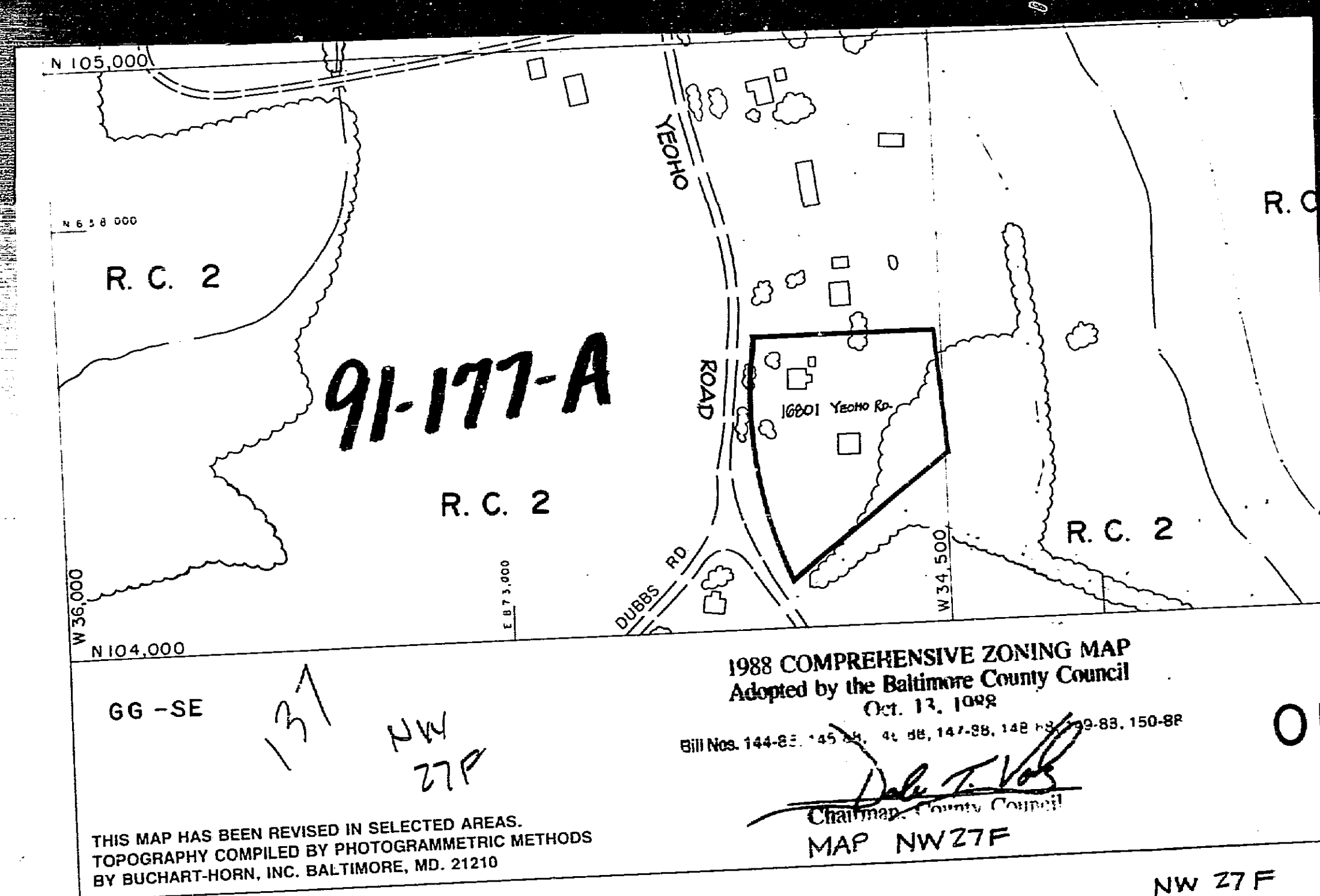


SARM From Side Porch
of House



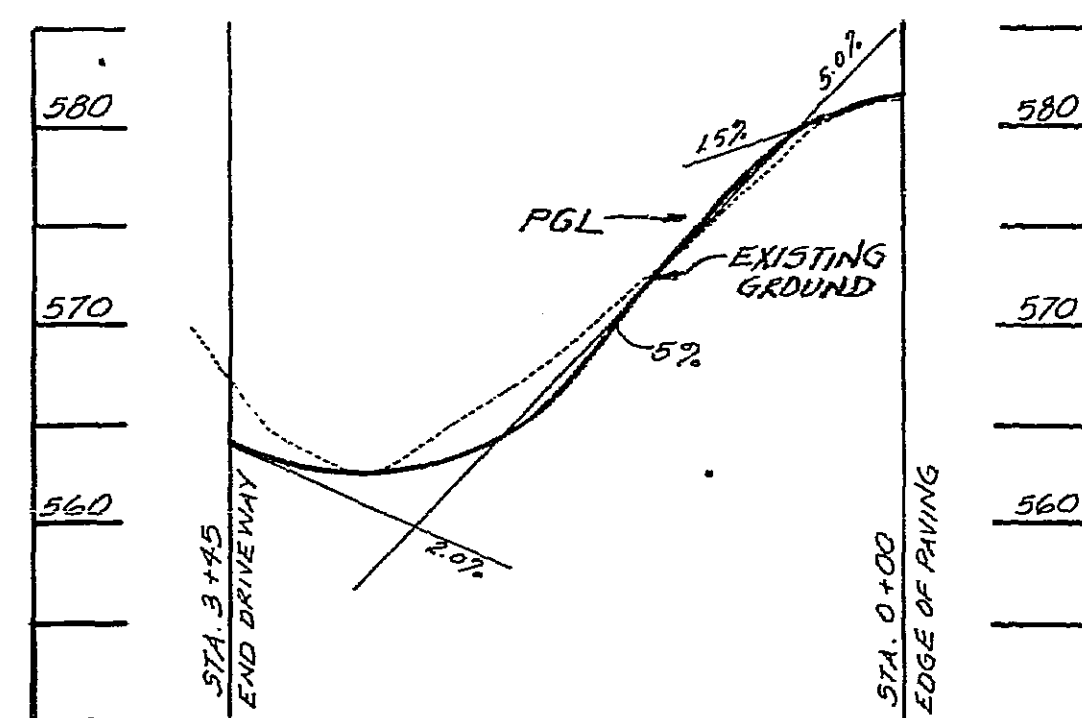
To Rd its Front of House

**PETITIONER'S
EXHIBIT #** _____



GENERAL NOTES

1. THIS SITE LIES WITHIN CENSUS TRACT NO 4050.
2. THIS SITE LIES WITHIN COUNCILMANIC DISTRICT NO 8.3
3. THIS SITE LIES WITHIN WATERSHED 12.
4. THIS SITE LIES WITHIN SUBSEWERSHED B1.
5. SOIL TYPES SHOWN HEREON ARE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 12.
6. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY 200 SCALE TOPOGRAPHY.
7. ALL LOTS SHOWN HEREON ARE FOR SALE.
8. LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY.
9. TRASH TO BE COLLECTED BY BALTIMORE COUNTY.
10. THERE ARE NO HISTORICAL AREAS, CRITICAL AREAS, WETLANDS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.
11. EXISTING LAND USE IS RESIDENTIAL.
12. EXISTING TREES AND VEGETATION ARE TO BE PRESERVED WHERE POSSIBLE OUTSIDE OF ROAD, PANHANDLE, UTILITY, AND BUILDING CONSTRUCTION.
13. INDIVIDUAL LOT GRADING WILL BE ACCOMPLISHED BY THE HOME BUILDING CONTRACTOR.
14. LOTS SHOWN HEREON WILL OPERATE ON PRIVATE WELL AND SEPTIC SYSTEMS.
15. LOCAL OPEN SPACE IS NOT REQUIRED FOR THIS SUBDIVISION.
16. AVERAGE DAILY TRIPS: $2 \times 12.4 = 25$ ADT
17. ALL PANHANDLE DRIVEWAYS MUST BE CONSTRUCTED TO THE REAR LOT. MAINTENANCE OF PANHANDLE DRIVEWAYS IS TO BE IN COMPLIANCE WITH THE COVENANTS TO BE RECORDED PRIOR TO THE SALE OF LOTS. REFUSE COLLECTION, SNOW REMOVAL, AND ROADWAY MAINTENANCE WILL BE PROVIDED TO THE JUNCTION OF THE MAIN HARD SURFACED ROADWAY AND THE PANHANDLE, AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
18. ALL DRIVEWAYS ARE TO BE PAVED WITH A DURABLE AND RUSTLESS SURFACE.
19. THERE ARE NO WELLS OR SEPTICS WITHIN 100 FEET OF THE PROPERTY.



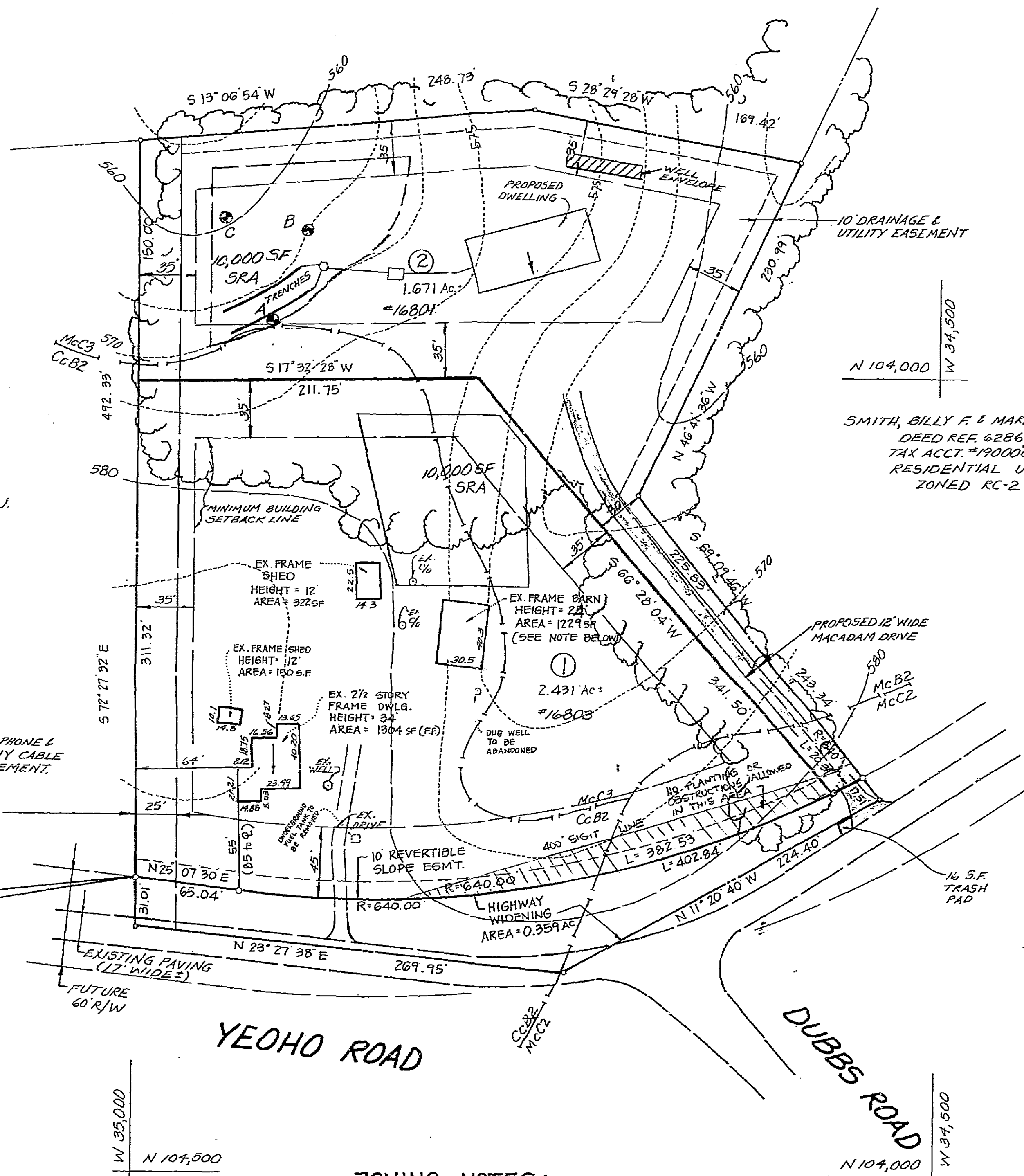
PROFILE FOR PANHANDLE DRIVEWAY
SCALE: HORIZ. 1"=100'
VERT. 1"=10'

MILLER BENJAMIN GRAFTON & CATHERINE
DEED REF. 7972/083
TAX ACCT. #0513055201
RESIDENTIAL USE
ZONED RC-2

RUNL, HENRY C & MARION J.
DEED REF. 4308/421
TAX ACCT. #0518072212
RESIDENTIAL USE
ZONED RC-2

25' AMERICAN TELEPHONE & TELEGRAPH COMPANY CABLE RIGHT OF WAY EASEMENT.
8148/225
3042/205
7822/697

POINT OF BEGINNING
(300' NORTH OF DUBBS ROAD)



ZONING NOTES:

VARIANCE REQUEST LOT 1
REQUESTING A VARIANCE TO THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT AN ACCESSORY STRUCTURE (EXISTING BARN) HEIGHT OF 24 FEET IN LIEU OF MAXIMUM ALLOWABLE HEIGHT OF 15 FEET. (SECTION 100.3)

TITLE HISTORY

OWNER	DEED	AREA	DATES OWNED
DANIEL & KATHERINE LINDAUER	3450/29	4.46 AC±	11/19/52 to 7/12/70
J. DAVID LAWSON	8556/529	4.46 AC±	7/12/70 to PRESENT

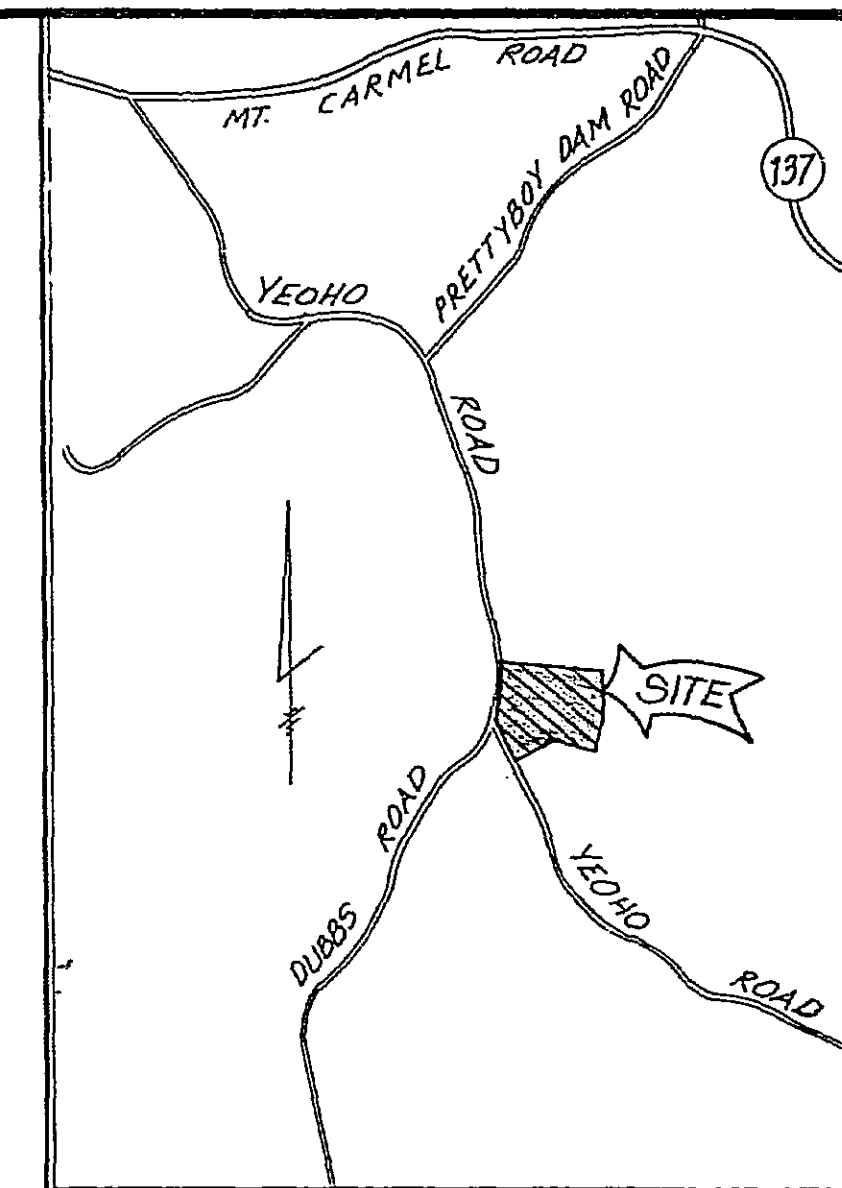
* PROPERTY HAS REMAINED IN-TACT SINCE 1958.

SOIL TYPES & LIMITATIONS

TYPE	CLASS	HOUSE W/BASMT.	HOUSE % BASMT.	STREETS & PARKING
MCC3	B	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE
CcB2	B	SLIGHT	SLIGHT	MODERATE SLOPE
McB2	B	SLIGHT	SLIGHT	MODERATE SLOPE

DENSITY NOTES

1. EXISTING ZONING OF SITE. RC-2
2. GROSS AREA (B' DEED). 4.461 AC±
3. NO. OF LOTS ALLOWED. 2 LOTS
4. NO. OF LOTS PROPOSED. 2 LOTS
5. HIGHWAY WIDENING AREA. 0.359 AC±
6. NET AREA OF LOTS. 4.102 AC±
7. AVERAGE LOT SIZE. 2.05 AC±
8. NO. OF PARKING SPACES REQUIRED. 2 Per Lot = 4
9. NO. OF PARKING SPACES PROPOSED. 2 Per Lot = 4



VICINITY MAP
SCALE 1"=1000'

LEGEND

- EXISTING CONTOURS
- WOODS LINE
- PERC TEST
- LIMIT OF DISTURBED AREA
- WELL ENVELOPE
- SOIL TYPE LIMIT
- WOODS TO BE CLEARED
- TREES TO BE REMOVED

CRG REVISIONS

- ZONING REVISIONS
Added heights, areas, and front directions of buildings.
Added zoning notes 1 & 2.
- TRAFFIC REVISIONS
Added 400 foot sight line.
- DEPRM REVISIONS
Relocated SDA and added septic tank and trenches on Lot 2.
Added note regarding adjacent wells and septic.
Added dug well and fuel tank to be abandoned.
- PLANNING COMMENTS
Added valuer number, building orientations, councilmanic district and account number.

91-177-A

137

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
"16803 YEOHO ROAD"

5TH ELECT. DIST. BALTIMORE COUNTY, MARYLAND
JUNE 28, 1990

DE. J. DAVID LAWSON
EXPIRED APPLICANT
MALAWI BUILDING
214 MT. CARMEL ROAD
PARKTON, MD. 21120
(301) 324-6335
TAX ACCT. NO. 0512040135
DEED REFERENCE 8558/529

WAIVER NUMBER - W-90-183

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by GCS
Drawn by LIP
Checked by GCS
Job Number 90-43

James W McKee Date
(Maryland Registered No 9012)

DATE	REVISIONS
8-16-90	As per CRG COMMENTS (SEE LIST)



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	MT. CARMEL	NW 27-F

91-177-A

137