

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
SW/S Yeoho Road, approx. 500' S *
of the c/l Mt. Carmel Road * DEPUTY ZONING COMMISSIONER
(17006 Yeoho Road) *
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Larry J. Ledford, et ux * Case No. 98-487-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Larry J. and Glenda A. Ledford. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 20 feet in lieu of the required 35 feet for a proposed one-story addition. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date

By

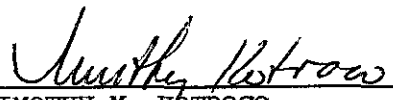
B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of July, 1998 that the Petition for Administrative Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 20 feet in lieu of the required 35 feet for a proposed one-story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) for the June 29, 1998 meeting, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 7/13/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 15, 1998

Mr. & Mrs. Larry J. Ledford
17006 Yeoho Road
Parkton, Maryland 21120

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S Yeoho Road, approx. 500' S of the c/l Mt. Carmel Road
(17006 Yeoho Road)
5th Election District - 3rd Councilmanic District
Larry J. Ledford, et ux - Petitioners
Case No. 98-487-A

Dear Mr. & Mrs. Ledford:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: DEPRM; People's Counsel

File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 17006 Yeoho Road Parkton, MD 21120
which is presently zoned RCZ

This Petition shall be filed with the Dept. of Permits & 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) 1A01.3.B.3 (BCZR) to permit

a side yard setback of 20ft. in lieu of the required 35ft. for the proposed one-story addition.

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

see Back

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/Lessee.

Legal Owner(s).

(Type or Print Name)

Mr. Larry J. Ledford

(Type or Print Name)

Signature

Signature

Address

Mrs. Glenda A. Ledford

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

17006 Yeoho Road

Address

(410) 357-8533 (Mrs. W)
(410) 825-9832 (Mr. W)
(410) 357-4029 (H)

Phone No

Signature

Parkton

City

MD

State

21120

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Kelly Reimer, Bel Air Construction, Inc.

Name

City

State

Zipcode

1464 Rock Ridge Rd.

Address

(410) 557-9838

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: RT

DATE

6-17-98

ESTIMATED POSTING DATE

6-28-98



Printed on Recycled Paper

ITEM #:

487

98-487-A

ORDER RECEIVED FOR FILING

Date

By

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 17006 Yeoho Rd.

address

Parkton
City

MD
State

21120
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)

The Ledford's ask that a variance be issued to enable a 14' x 23' one-story addition to be added to the southeast side of their home. This space is needed to accommodate for their 2 children, one of whom is handicapped. Currently, their living room is quite small and their dining room is too far away from the kitchen. (Presently, one must go through the carpeted living room to enter the dining room. Too many spills are occurring on their living room carpet.) With this addition, their current dining room will become living room space, and a new dining room will be created in closer proximity to the kitchen. This will allow the children more space to play, as well as providing a better opportunity for their daughter to help clear the table after meals without all of the spills. The location of the addition on the southeast side of the house is very important, as their septic is located in the back of the house and their well is located in the front. This addition is being built in the hopes of one day adding a second story to create a larger permanent living space for their handicapped daughter.

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

Larry J. Ledford
(signature)
Larry J. Ledford
(type or print name)



Glenda A. Ledford
(signature)
Glenda A. Ledford
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of June, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

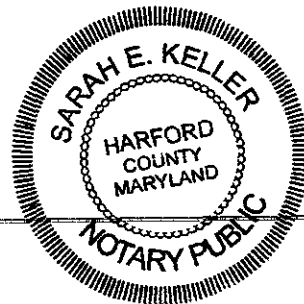
AS WITNESS my hand and Notarial Seal.

date

Sarah E. Keller
NOTARY PUBLIC

My Commission Expires:

Sarah E. Keller, Notary Public
Harford County
State of Maryland
My Commission Expires June 1, 2002



A-784-89

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 17006 Yeoho Road
address
Parkton MD 21120
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)

The Ledford's ask that a variance be issued to enable a 14'x23' one-story addition to be added to the southeast side of their home. This space is needed to accommodate for their two children, one of whom is handicapped. Currently, their living room is quite small and their dining room is too far away from the kitchen. (Presently, one must go through the carpeted living room to enter the dining room. Too many spills are occurring on their living room carpet.) With this addition, their current dining room will become living room space, and a new dining room will be created in closer proximity to the kitchen. This will allow the children more space to play, as well as providing a better opportunity for their daughter to help clear the table after meals without all of the spills. The location of the addition on the southeast side of the house is very important, as their septic is located in the back of the house and their well is located in the front. This addition is being built in the hopes of one day adding a second story to create a larger permanent living space for their handicapped daughter.

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

Larry J. Ledford
(signature)
Larry J. Ledford
(type or print name)



Glenda A. Ledford
(signature)
Glenda A. Ledford
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of June, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

Sarah E. Keller
NOTARY PUBLIC

My Commission Expires:

Sarah E. Keller, Notary Public
Harford County
State of Maryland
My Commission Expires June 1, 2002



A-584-89



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 17006 Yebo Road Parkton, MD 21120
which is presently zoned RC2

This Petition shall be filed with the Dept. of Permits & 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) 1A01.3.B.3 (BCZR) TO PERMIT
A SIDE YARD SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 35 FT. FOR THE PROPOSED ONE-STORY ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The Ledford's ask that a variance be issued to enable a 14' x 23' one-story addition to be added to the southeast side of their home. This space is needed to accommodate for their 2 children, one of whom is handicapped. Currently, their living room is quite small and their dining room is too far away from the kitchen. (Presently, one must go through the carpeted living room to enter the dining room. Too many spills are occurring on their living room carpet.) With this addition, their current dining room will become living room space, and a new dining room will be created in closer proximity to the kitchen. This will allow the children more space to play, as well as providing a better opportunity for their daughter to help clear the table after meals without all of the spills. The location of the addition on the southeast side of the house is very important as their septic is located in the back of the house and their well is located in the front. This addition is being built in the Property is to be posted and advertised as prescribed by Zoning Regulations. Hopes of one day adding a second story, 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, a larger permanent living space for their handicapped daughter.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

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

Legal Owner(s)

Larry J. Ledford

(Type or Print Name)

Signature

Glenda A. Ledford

(Type or Print Name)

Signature

17006 Yebo Road

Address

(410) 357-8533 (Mrs. W)

(410) 825-9832 (Mr. W)

(410) 357-4029 (H)

Phone No

Parkton

City

MD

State

21120

Zipcode

Name, Address and phone number of representative to be contacted

Kelly Reimer, Bel Air Construction, Inc.

Name

1464 Rock Ridge Rd.

Address

(410) 557-9838

Phone No

Sarrettsville, MD 21084.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: RT DATE: 6-17-98

ESTIMATED POSTING DATE: 6-28-98



98-487-A

ITEM #: 487

487

Mr. and Mrs. Larry Ledford - Zoning Description

As recorded in Deed Liber 4605, Folio 538, the typical metes and bounds: N.63 23' 00"
E.512.53 ft., N.63 23' 00" E.16.4 ft., N.26 30' 00" W.100.0 ft., S.63 23" W.16.4 ft., S.63 23'00"
W.478.35 ft., S.07 51' 00" E. 105.61 ft. to the place of beginning.

98-487-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

17EY# 487
No. 056164

DATE 6-17-98 ACCOUNT 2001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Kelly Reimer

FOR: # 17006 Yechu Rd.

KIT

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROGRESS ACTUAL TIME
6/17/1998 6/17/1998 10:13:02
REIMB. CASHIER MFL MD DRAFTER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 020030 OPEN
LR NO. 056164

50.00 CASH
BALTIMORE COUNTY, Maryland

CASHIER'S VALIDATION

98-487-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 487

Petitioner: Mr. and Mrs. Larry Ledford

Location: 17006 Yecho Road Parkton, MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. and Mrs. Larry Ledford

ADDRESS: 17006 Yecho Road Parkton, MD 21120

PHONE NUMBER: (410) 357-8533

AJ:ggs

(Revised 09/24/96)

98-487-A



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 487 -A Address 17006 YECHO RD.
Contact Person: REG. TANGUILI G Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6-17-98 Posting Date: 6-28-98 Closing Date: 7-13-98

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

1. **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.
2. **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.
3. **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 (typically within 7 to 10 days of the closing date) 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.
4. **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 98- 487 -A Address 17006 YECHO RD correct
Posting Date: 6-28-98 Closing Date: 7-13-98
Wording for Sign: To Permit A SIDE YARD SETBACK OF 20 FT. IN LIEU
OF THE REQUIRED 35 FT FOR THE PROPOSED ONE-STORY
ADDITION.

CERTIFICATE OF POSTING

RE: Case # 98-487-A
Petitioner/Developer:
(Larry Ledford)
Date of Hearing/Closing:
(July 13, 1998)

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

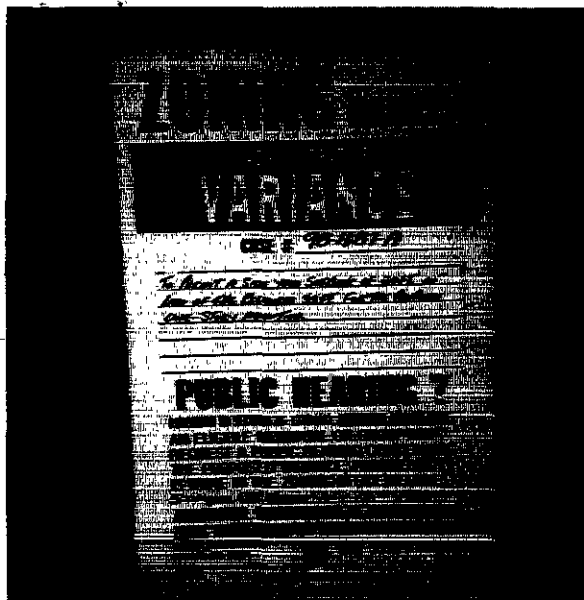
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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 _____

17006 Yeoho Road Baltimore, Maryland 21120 _____

The sign(s) were posted on _____²⁷
June 26, 1998
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-3405
(Telephone Number)



Baltimore County
Department of Permits and
Development Management

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

July 7, 1998

Mr. Kelly Reimer
Bel Air Construction, Inc.
1464 Rock Ridge Road
Jarrettsville, MD 21084

RE: Item No.: 487
Case No.: 98-487-A
Petitioner: Larry and Glenda
Ledford
Location: 17006 Yeoho Road

Dear Mr. Reimer:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on June 15, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County 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 regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs
Attachment(s)





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 6-25-94
Item No. 487 RT

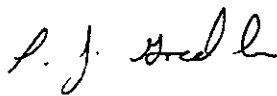
Dear Ms. Stephens:

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

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: July 6, 1998

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for July 6, 1998
Item Nos. 486, 487 and 488

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE0706.NOC

Due Date:

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB Seeley*

SUBJECT: Zoning Item #487

Mr. & Mrs. Ledford 17006 Yeoho Road

Zoning Advisory Committee Meeting of 6/29/98

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Ground Water Management: Any building additions must be at least 20 ft. from the septic system and 30 ft. from the well. Contact GWM for more information.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: June 29, 1998

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

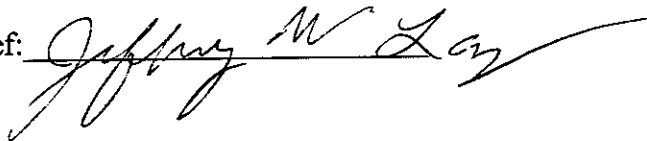
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 458, 473, 478, 484, 485, and 487

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey M. Long", written over a horizontal line.

AFK/JL

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 17006 Yecko Road, Parkton, MD 21120 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: Mr. and Mrs. Larry Ledford

Gladys M. Maylor
Tax acct. No. 05030418211
Deed reference 17860/148

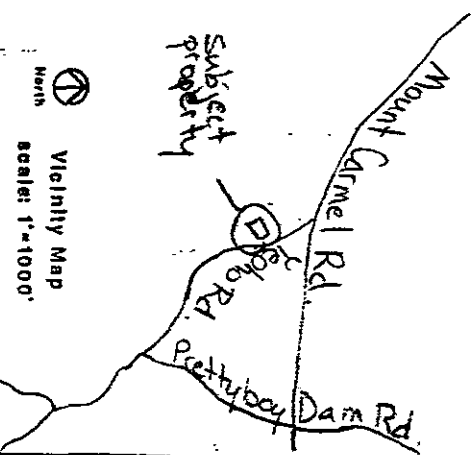
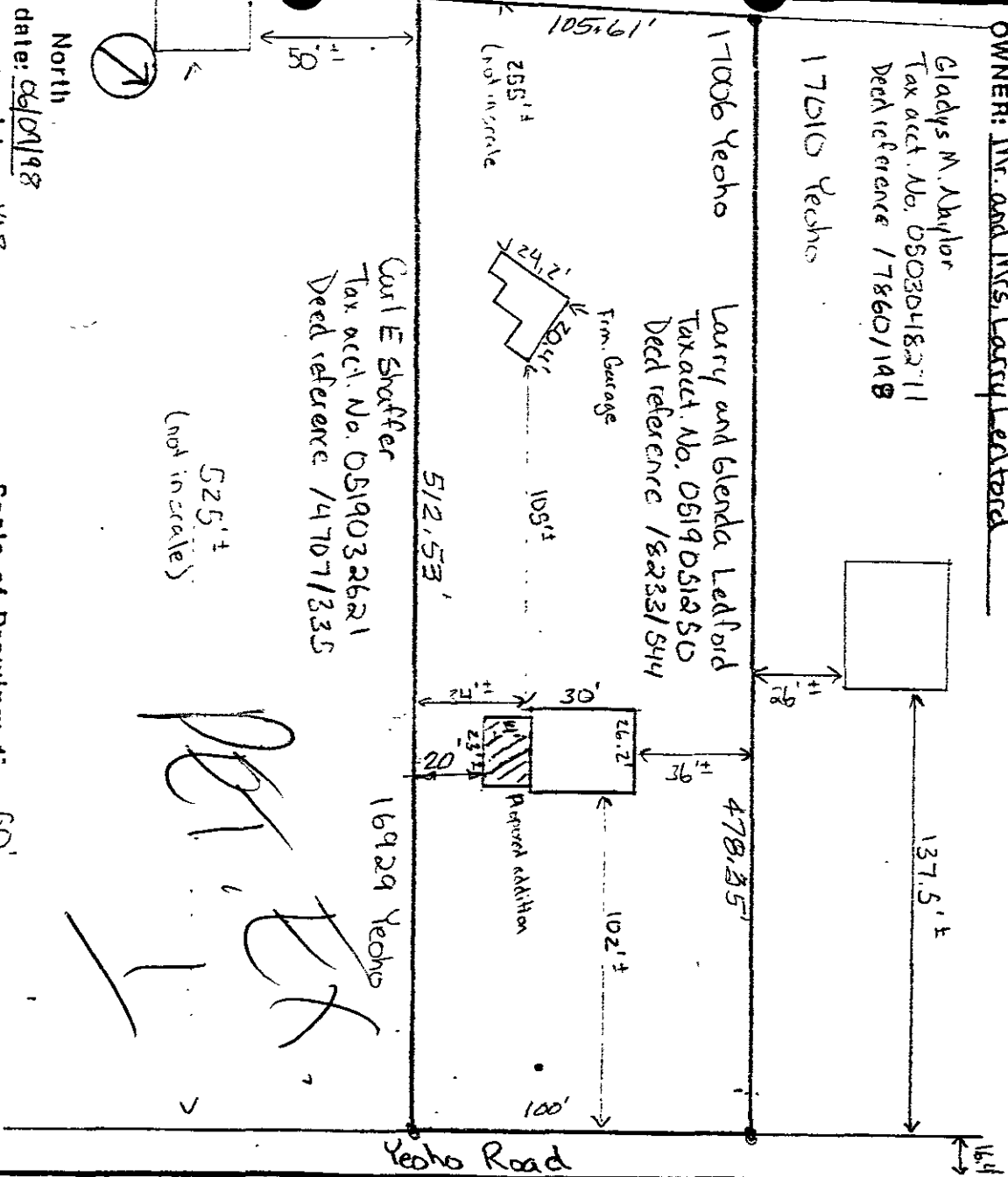
17010 Yecko

17006 Yecko
Larry and Glenda Ledford
Tax acct. No. 05190518250
Deed reference 18233/544

Carl E Shaffer
Tax acct. No. 0519032621
Deed reference 14707/335

North
date: 06/01/98
prepared by: KLR

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 5th

Councilmanic District: 3rd

1" = 200' scale map: NW 27-6

Zoning: RC2

Lot size: 1.167 50834.52
acreage square feet

Public private
SEWER: ☐ ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

RT 487

98-487-A



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: Mr. and Mrs. Larry Ledford

Location: 17006 Yecho Road Parkton, MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. and Mrs. Larry Ledford

ADDRESS: 17006 Yecho Road Parkton, MD 21120

PHONE NUMBER: (410) 357-8533

AJ:ggs

(Revised 09/24/96)

A-584.84



A front view of the Ledford's home. The addition will be on the left side of this photo.



A side view of the Ledford's home. This is where the addition will be built.

PROPOSED ADDITION, THIS SIDE

98-487-A

487



Another side view of the
Ledford's home.
This is where the addition
will be built.



The rear of the
Ledford's home.
The addition will
be located to the
right in this photo.

487

98-487-A



A side view of the Ledford's home. This side will be unaffected by the addition.

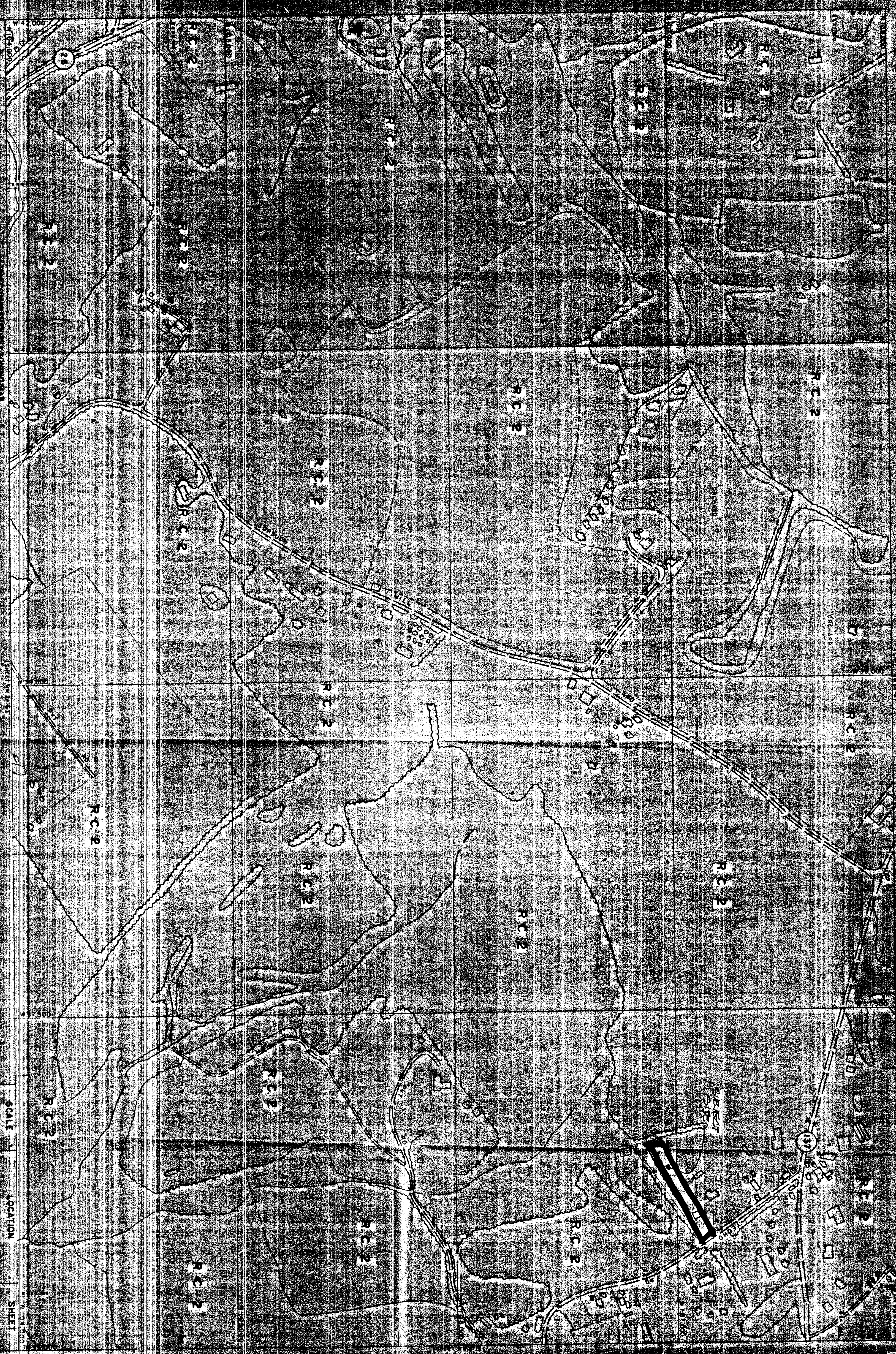
98-487-A

487



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	MT. CARMEL # 407	27-G 98-487-A



THE MAP HAS BEEN REVIEWED BY THE CITY OF BALTIMORE
FOR CONFORMANCE WITH THE BALTIMORE ZONING ORDINANCE
AND IS HEREBY CERTIFIED TO BE CORRECT AND ACCURATE
IN ACCORDANCE WITH THE BALTIMORE ZONING ORDINANCE
IN ACCORDANCE WITH THE BALTIMORE ZONING ORDINANCE
IN ACCORDANCE WITH THE BALTIMORE ZONING ORDINANCE

APPROVED BY
BALTIMORE COUNTY COMMISSIONERS
ON 10/10/1987
FOR THE BALTIMORE COUNTY COMMISSIONERS
FOR THE BALTIMORE COUNTY COMMISSIONERS
FOR THE BALTIMORE COUNTY COMMISSIONERS

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 1/4 MILE	WEST OF MT. CARMEL	10
DATE OF REVISION	# 487	
1988		

98-487-10