

IN RE: PETITION FOR VARIANCE
N/S of Sunshine Avenue, 315' E
centerline of Harford Road
11th Election District
5th Councilmanic District
(6724 Sunshine Avenue)

Ronald S. Yeager
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-202-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Ronald S. Yeager. The Petitioner is requesting special hearing relief for property he owns at 6724 Sunshine Avenue, located in the Kingsville area of Baltimore County. Mr. Yeager is requesting special hearing relief to construct an accessory garage which is larger than his principal dwelling.

Appearing at the hearing on behalf of the special hearing request were Ronald Yeager and his wife, Nancy Yeager. Appearing in opposition to the Petitioner's request were Charlotte Pine and Carol Shaw, representatives of the local community associations.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 1.32 acres, more or less, zoned R.C.5. The property is improved with an existing, single-family residential dwelling, garage and accessory shed. The property is a long and narrow parcel of property, comprising 108.2 ft. in width and 448 ft. in depth. The property owner is interested in constructing a 40 ft. x 60 ft. x 15 ft. storage building to the rear of the site as depicted on Petitioner's Exhibit No. 1, the site plan submitted into evidence. In order to proceed with the construction of the shed, the special hearing relief is necessary, given that the proposed shed is larger than the existing principal structure.

12/18/02
R. Yeager

Mr. Yeager testified that he wishes to construct this shed in order to house the seven antique vehicles that he currently owns. At the present time, Mr. Yeager rents storage space for the vehicles in question. He would like to construct this building to be able to keep his vehicles on his own property. The Yeager's believe the area of the property where the shed is proposed is out of view from motorists passing on Harford Road or Sunshine Avenue. Furthermore, the building in question is located behind two existing residential businesses, which businesses front on Harford Road. In addition, Mr. Yeager indicated that his adjacent neighbors, Mr. and Mrs. Gardner, have no objection to the construction of this shed.

As stated previously, representatives of the Long Green Valley Association appeared in opposition to this property owner's request. These ladies are concerned that because of the size and mass of the building in question, the property would become commercial in appearance. They are also concerned over the future use of the building in the event Mr. and Mrs. Yeager ever move from the property. They opined that a metal building of this nature would be out of character with the surrounding residential properties which are not constructed out of metal materials. They therefore request that the special hearing relief be denied.

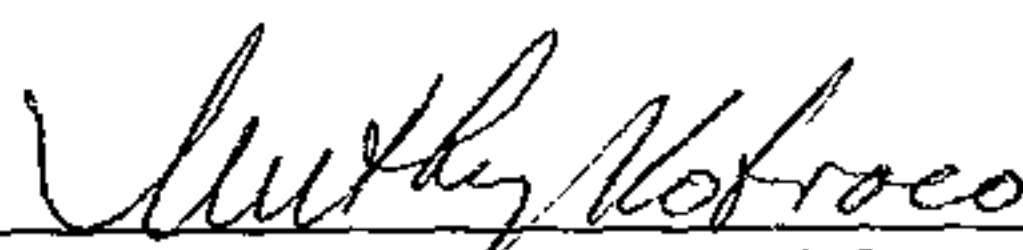
After considering the testimony and evidence offered at the hearing and the proposed size of this storage shed, I find that the special hearing relief should be denied. A structure of this size is simply too large for this residentially zoned parcel of property. I believe it is appropriate for the Petitioner to accommodate his storage needs by a building of smaller dimensions. Therefore, in lieu of the requested 40 ft. x 60 ft. storage building, I shall approve a storage building with the dimensions of 32 ft. x 32 ft. x 15 ft. This size structure, coupled with the existing two-car garage situated on the property, should afford Mr. Yeager enough storage space for his vehicles while still maintaining the residential character of this community. To further

insure that the building would promote the residential character of the surrounding community, I shall require that the Office of Planning review the construction drawings of the subject building to insure its residential compatibility.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of December, 2002, that the Petitioner's request to construct an accessory structure with the dimensions of 40 ft. x 60 ft. x 15 ft., be and is hereby DENIED. However, relief shall be granted to this property owner to construct a residential garage with the dimensions of 32 ft. x 32 ft. x 15 ft. in height. Therefore, the special hearing request shall be granted in that limited fashion.

The granting of this special hearing relief and the approval of any permit to construct this building shall be conditioned upon the Petitioner submitting to the Office of Planning construction drawings for the building to be built on this property. The Office of Planning shall review the elevation drawings to insure that the building in question would be in character and keeping with the surrounding residential community.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 18, 2002

Mr. Ronald S. Yeager
6724 Sunshine Avenue
Kingsville, Maryland 21087

Re: Petition for Special Hearing
Case No. 03-202-SPH
Property: 6724 Sunshine Avenue

Dear Mr. Yeager:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Charlotte Pine, Esquire
607 Baltimore Avenue
Towson, MD 21204

Carol Shaw
7 Country Hill Court
Kingsville, MD 21087

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6724 SUNSHINE AVE
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an accessory structure
(shed) larger than the principal dwelling.

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Legal Owner(s):

RONALD S. YEAGER

Name - Type or Print

Ronald S. Yeager

Signature

Name - Type or Print

Signature

6724 SUNSHINE AVE

Address

KINGSVILLE

City

MD

State

410-574-4130

410-593-9972

Telephone No.

21087

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JRF

Date

10-28-02

Case No. 03-202-SPH

EXAMPLE 3 -- Zoning Description

Petition for Special Hearing

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 6724 SUNSHINE AVE.
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)
SUNSHINE AVE which is 30'
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 315' EAST of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street HARFORD RD.
(name of street)
which is 40' wide. *Being Lot # X
(number of feet of right-of-way width)
Block X, Section # X in the subdivision of X
(name of subdivision)
as recorded in Baltimore County Plat Book # X, Folio # X
containing 1.32 ACRES Also known as 6724 SUNSHINE AVE.
(square feet or acres) (property address)
and located in the 11th Election District, 5th Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

202

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 18919

DATE 10-28-02 ACCOUNT 001-006-0150

AMOUNT \$ 50.00

RECEIVED FROM: RON WEATHER
0724 WINDYBKS AVE
0300 CROSSLAND RD
FOR: ITEM # 202
TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAYED RECEIPT

BUSINESS ACTUAL

10/27/2002 10/28/2002 10/28/02

RECEIPT # 10147

5 523 ZHINA VERIFICATION

CR NO. 10147

POPP. ID# 10147

10147

10147

10147

10147

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-202-SPH
6724 Sunshine Avenue
N/side of Sunshine Avenue
at the distance of 315 feet
east of the centerline of
Harford Road
11th Election District
5th Councilmanic District
Legal Owner(s). Ronald S.
Yeager

Special Hearing: to approve an accessory structure (shed) larger than the principal dwelling.

Hearing: Friday, December 13, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT11/764 Nov26 C576150

CERTIFICATE OF PUBLICATION

11/27/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/26/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-202-SPH

Petitioner/Developer: _____

RONALD S. YEAGER

Date of Hearing/Closing: 12/13/02

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

Attention: _____

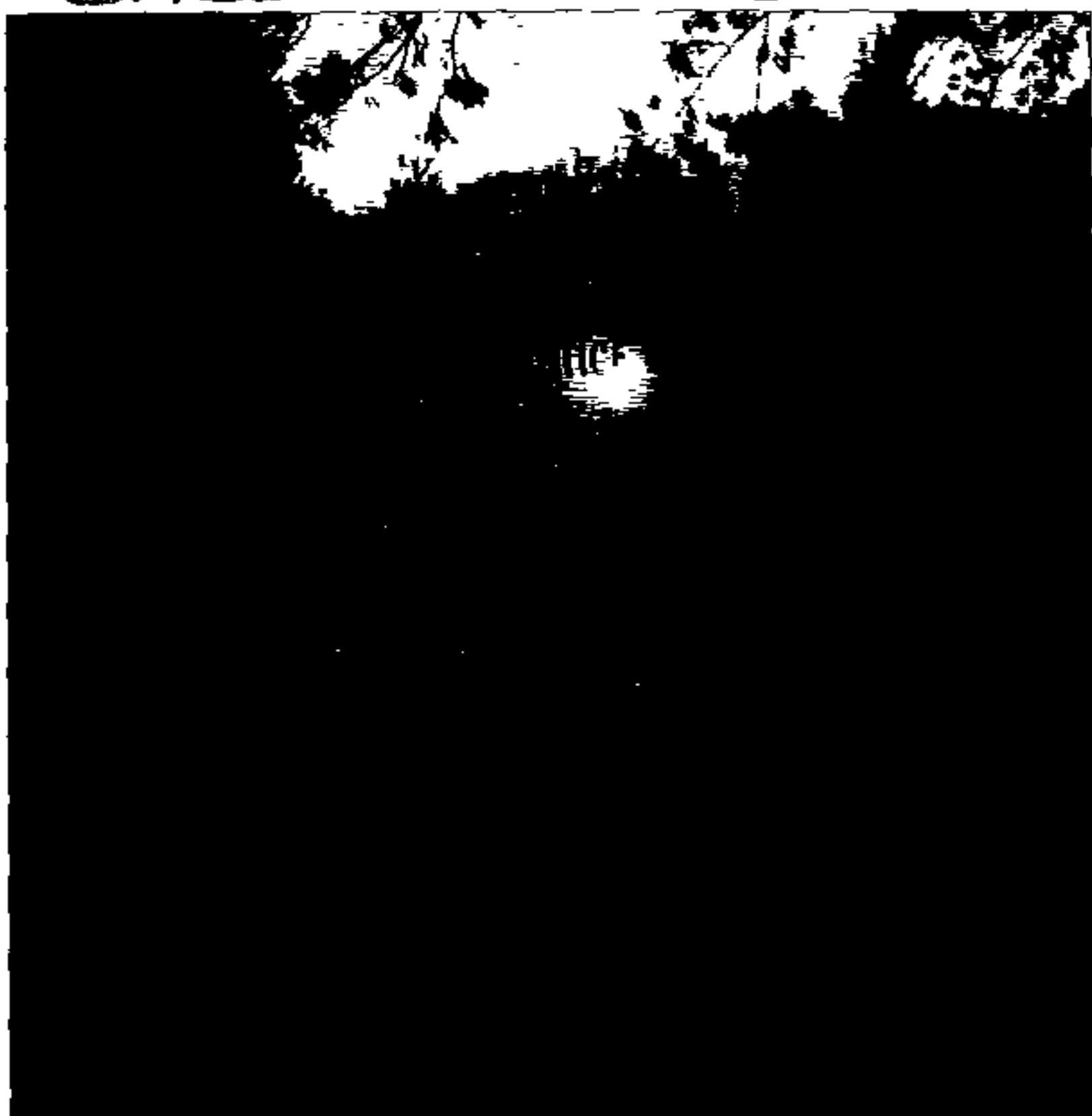
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

6724 SUNSHINE AVE.

The sign(s) were posted on 11/27/02
(Month, Day, Year)

CASE # 03-202-SPH



Sincerely,

Richard E. Hoffman 11/27/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

6724 SUNSHINE AVE.
POSTED 11/27/02

Richard E. Hoffman 11/27/02

CERTIFICATE OF POSTING

RE: Case No.: 03-202-SPH

Petitioner/Developer: _____

RONALD S. YEAGER

Date of Hearing/Closing: 12/13/02

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

Attention: _____

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

6724 SUNSHINE AVE

The sign(s) were posted on 11/27/02
(Month, Day, Year)

Sincerely,

Richard E. Hoffman 11/27/02
(Signature of Sign Poster and Date)

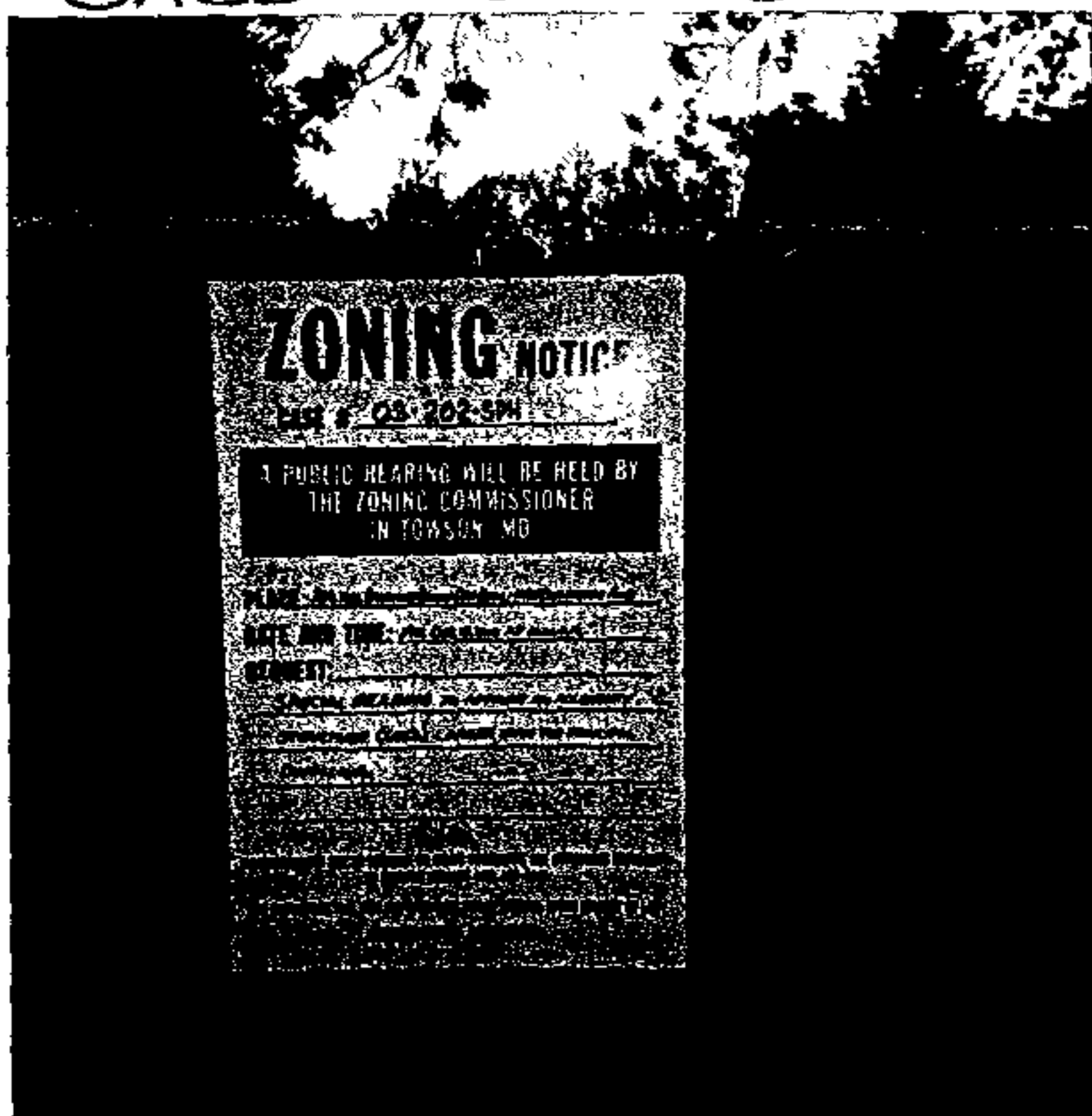
RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

CASE # 03-202-SPH



6724 SUNSHINE AVE.
POSTED 11/27/02

Richard E. Hoffman 11/27/02

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03-202-SPA
Petitioner: RONALD S. YEAGER
Address or Location: 6724 SUNSHINE AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: RON YEAGER
Address: 6724 SUNSHINE AVE
Kingsville, MD 21087
Telephone Number: 410-593-9972

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 7, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-202-SPH

6724 Sunshine Avenue

N/side of Sunshine Avenue at the distance of 315 feet east of the centerline of Harford Road

11th Election District – 5th Councilmanic District

Legal Owner: Ronald S. Yeager

Special Hearing to approve an accessory structure (shed) larger than the principal dwelling.

HEARING: Friday, December 13, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: Ronald S. Yeager, 6724 Sunshine Avenue, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, NOVEMBER 27, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 26, 2002 Issue – Jeffersonian

Please forward billing to:
Ronald Yeager
6724 Sunshine Avenue
Kingsville, MD 21087

410-593-9972

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-202-SPH

6724 Sunshine Avenue

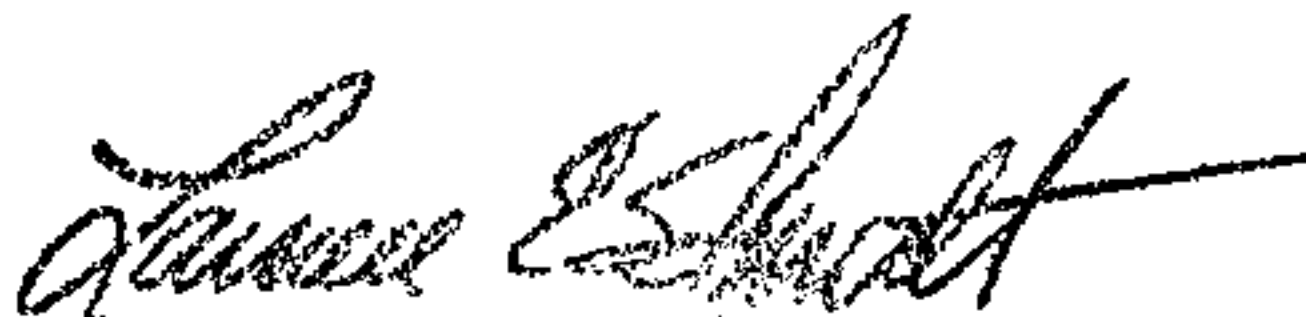
N/side of Sunshine Avenue at the distance of 315 feet east of the centerline of Harford Road

11th Election District – 5th Councilmanic District

Legal Owner: Ronald S. Yeager

Special Hearing to approve an accessory structure (shed) larger than the principal dwelling.

HEARING: Friday, December 13, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 6, 2002

Ronald S. Yeager
6724 Sunshine Avenue
Kingsville, MD 21087

Dear Mr. Yeager:

RE: Case Number: 03-202-SPH, 6724 Sunshine Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 28, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us



12/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 6, 2002

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

SUBJECT: 6724 Sunshine Avenue

INFORMATION:

Item Number: 03-202

Petitioner: Ronald S. Yeager

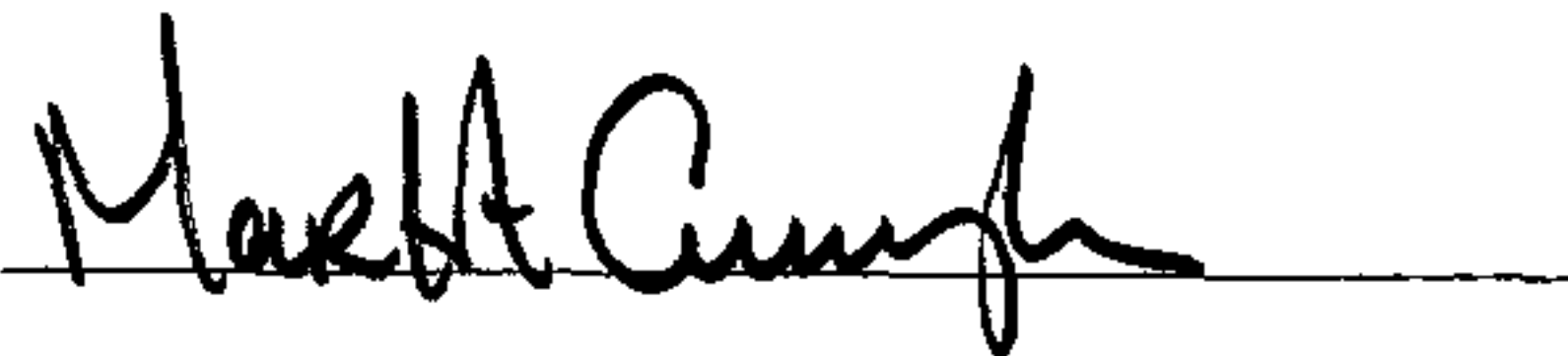
Zoning: RC 5

Requested Action: Special Hearing

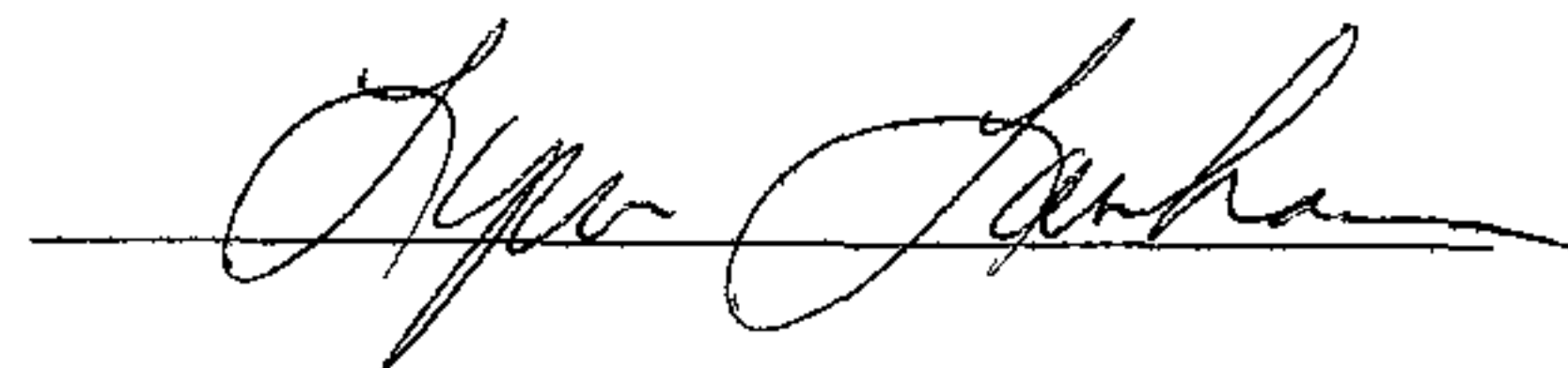
SUMMARY OF RECOMMENDATIONS:

Due to a lack of information, the Office of Planning is unable to render an informed recommendation pertaining to the petitioner's request. Should this request be granted, the petitioner should submit building elevation drawings detailing the proposed building materials and color scheme germane to the accessory structure. This information should be submitted to this office for review and approval prior to the issuance of any building permits. In addition, the petition should justify the need for an accessory structure that is larger than the principal dwelling.

Prepared by:



Section Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/TBT*

DATE: November 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of November 4, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

202

193-202



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 2002

ATTENTION: George Zahner

Property Owner: Distribution Meeting of November 4, 2002

Location:

Item No.:

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

193-202

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.6.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 202 JRF

Dear Mr. Zahner:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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: November 29, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2002
Item Nos. 193, 194, 195, 196, 197, 198,
199, 200, 201, and 202

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
6724 Sunshine Avenue N/side of Sunshine *
Avenue distance of 315' east of ctrl of * ZONING COMMISSIONER
Harford Road *
11th Election District * FOR
9th Councilmanic District *
Legal Owner: Ronald S. Yeager * BALTIMORE COUNTY
Petitioner(s) *
03-202-SPH

* * * * *

ENTRY OF APPEARANCE

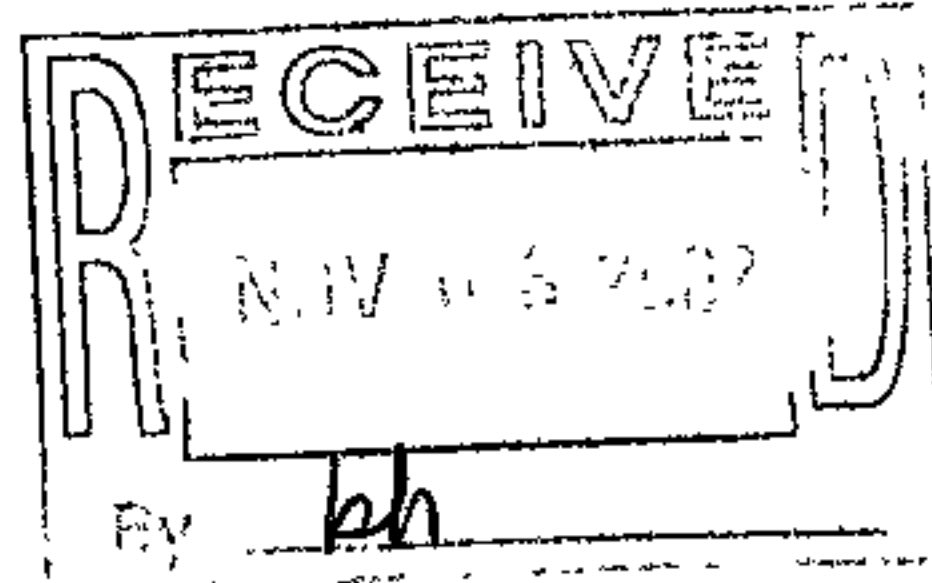
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to Ronald S. Yeager, 6724 Sunshine Avenue, Kingsville, MD 21087 Petitioner(s).



Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

LONG GREEN VALLEY ASSOCIATION

P.O. Box 91

Baldwin, Maryland 21013

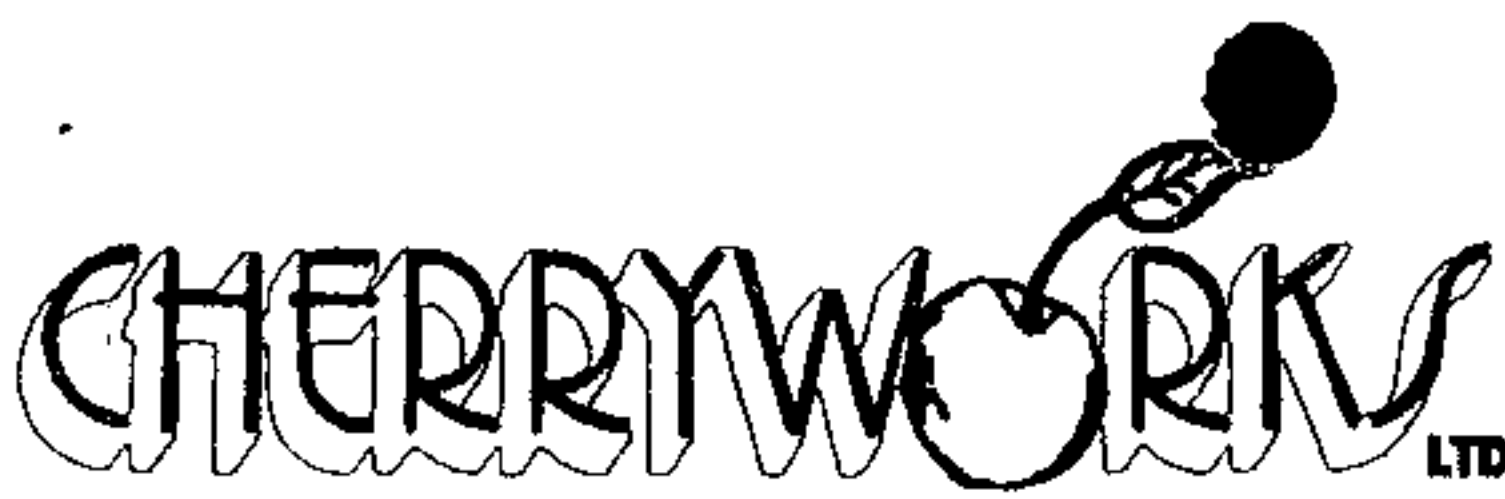
December 12, 2002

On November 19, 2002 at the monthly meeting, the Board of the Long Green Valley Association voted unanimously to oppose the request for a special exception by Ronald S. Yeager to erect an accessory structure (shed) larger than his principle dwelling at 6724 Sunshine Avenue in Fork Maryland. (Case 03-202-SPH)

The Board was concerned with the property being located adjacent to commercial property and two historic structures - the Fork school house and Church.

Prepared by:

Carol T. Trela, Secretary



Ref #2

The *Elite* Custom Furniture Store

Fabricators • Distributors • Designers

DECEMBER 12, 2002

TO: RONALD YEAGER
6724 SUNSHINE AVENUE
KINGSVILLE, MD 21087

PER MY TELEPHONE CONVERSATION WITH NANCY YEAGER, I HAVE NO PROBLEMS REGARDING THE BUILDING YOU PLAN TO ERECT ON YOUR PROPERTY. SHE ADVISED ME THAT IT WILL BE A 40' X 60' POLE BARN, COMPLETELY ENCLOSED, AND WILL BE USED TO STORE ANTIQUE CARS.

JOHN D. CHERRY
PRESIDENT

Quality Institutional, Commercial & Residential Fixtures & Furnishings

Office & Showroom: 12609-13 Harford Road • Kingsville, Maryland 21087 • 410-592-5977 • Fax: 410-592-3541 • cherrywork@aol.com

www.cherryworkslltd.com

Revised 4/17/00

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 6724 SUNSHINE AVE.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

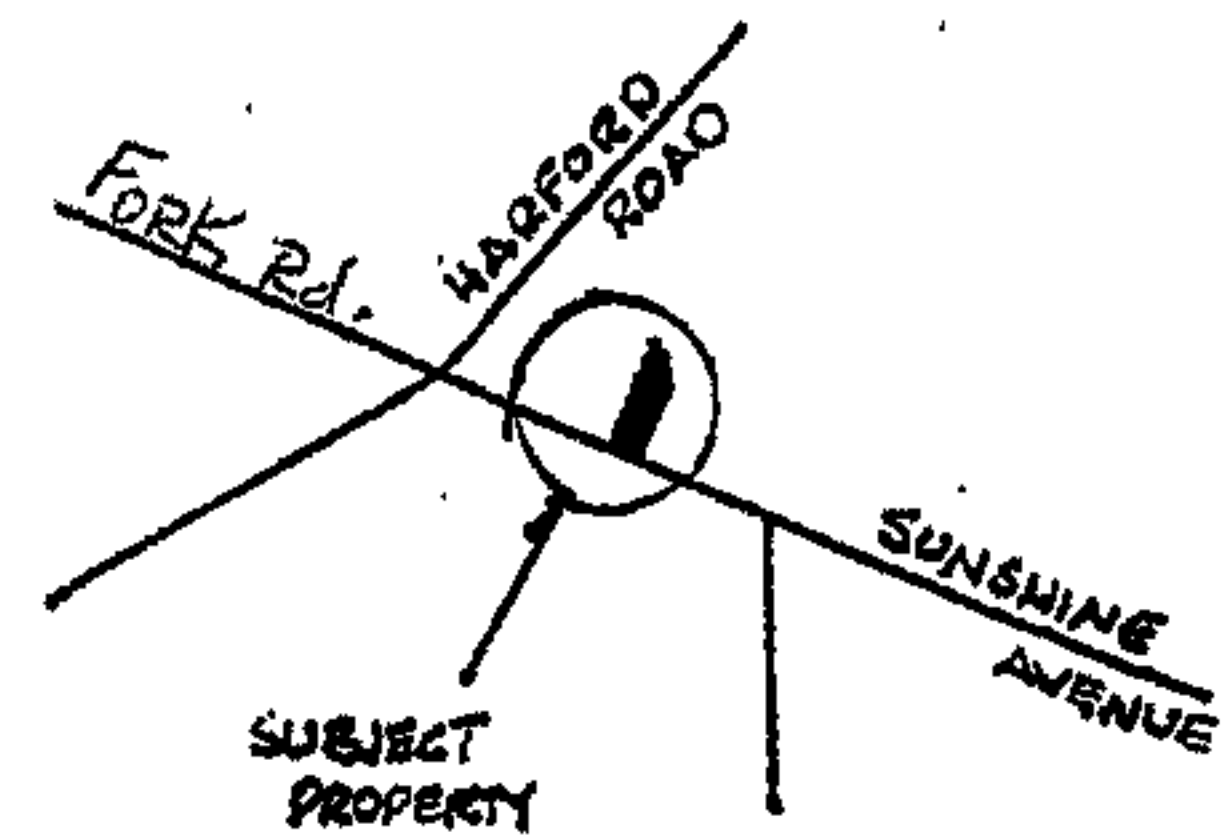
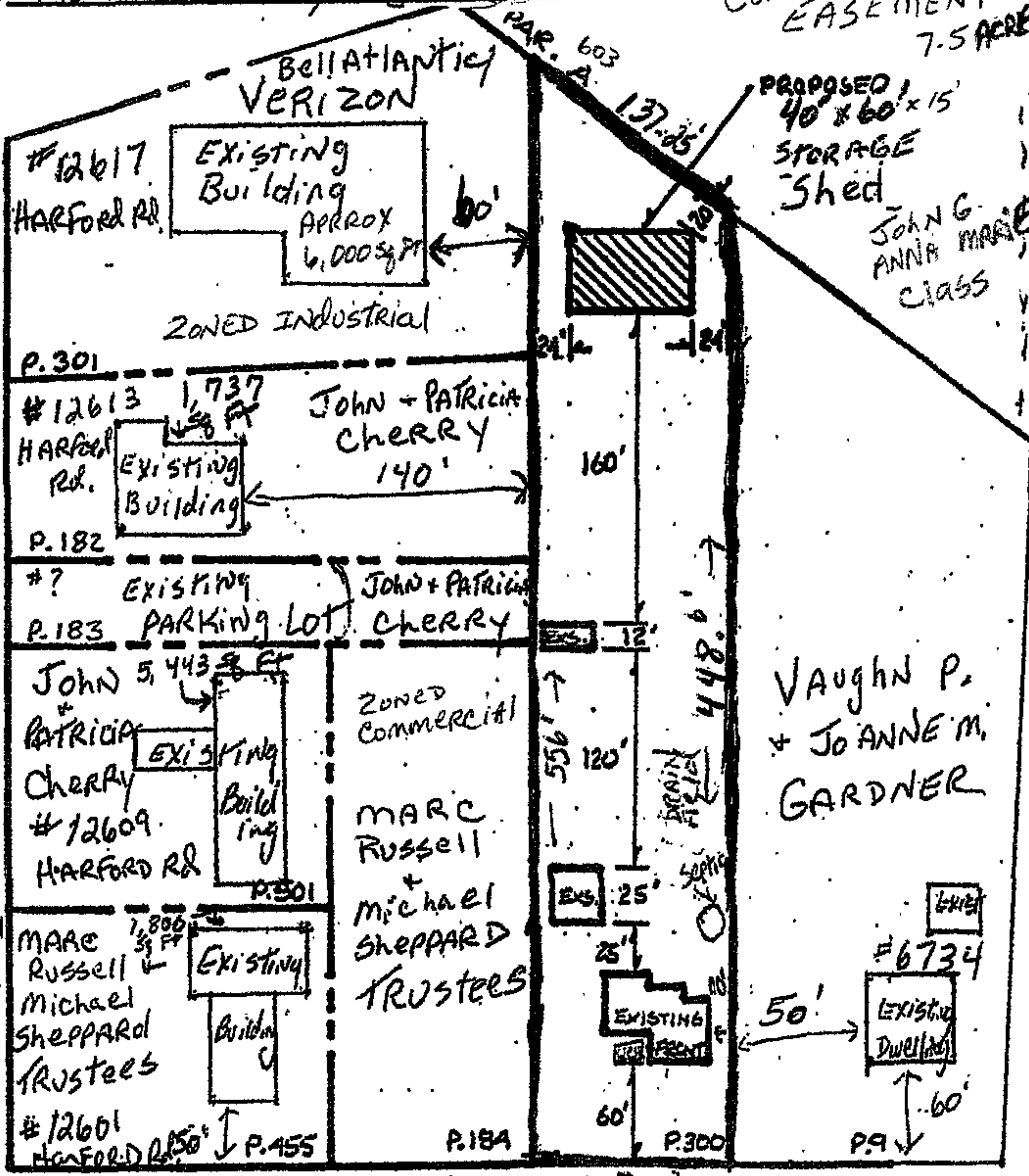
PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER RONALD S. YEAGER

FORESTRY
CONSERVATION
EASEMENT
7.5 ACRES

PROPOSED
40' x 60' x 15'
STORAGE
Shed

JOHN G.
ANNA MARIE
CLASS



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11
COUNCILMANIC DISTRICT 5
1" = 200' SCALE MAP # NE 16 I
ZONING RC 5
LOT SIZE 1.32 57,499
ACREAGE SQUARE FEET
SEWER ☐ PUBLIC ☒ PRIVATE
WATER ☐ PUBLIC ☒ PRIVATE
CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ☐ YES ☒ NO
HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

202 | JRF | _____

PREPARED BY SLY SUNSHINE AVENUE SCALE OF DRAWING: 1" = 100' ±

Pet Ex #1

R.C. 3

NE 16 I

147

DR. GORSUCH HOUSE

POND

R.C. 2

R.C. 5

R.C. 5

ROAD

BL-CR

BM-CR

POST OFFICE

R.C.C.

HARFORD

315'

Sunshine Ave

Ave

FORK

R.C. 5

10/8/02

202

SITE

R.C. 2

PRIVATE

. 5

RO



6724 Sunshine Ave
Kingsville, MD
21087, US

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202



View further to the right of proposed building site. Back of 12613 Harford Road, Owned by John + Patricia Cherry.



View further to the right of ~~proposed~~ building site. Back of 12617 Harford Road. Partial View of Verizon property 202



View of left side of proposed building site. 6734 Sunshine Ave, owned by Vaughn + JoAnne Gardner.



View of proposed building site. Between trees in weeds



View standing on proposed building site



View to the right of the building site, back
of 12609 Harford Rd. owned by John 202
+ Patricia Cherry



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Quetta
#03-22-SPH



