

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Belfast Road, 1,000 ft. W
centerline of Duncan Hill Road
8th Election District
3rd Councilmanic District
(1721 Belfast Road)

Terry L. Stevenson
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-584-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Terry L. Stevenson. The administrative variance is requested for property located at 1721 Belfast Road in the Sparks area of Baltimore County. The administrative variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (pole barn) to be located in the front/side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 21, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

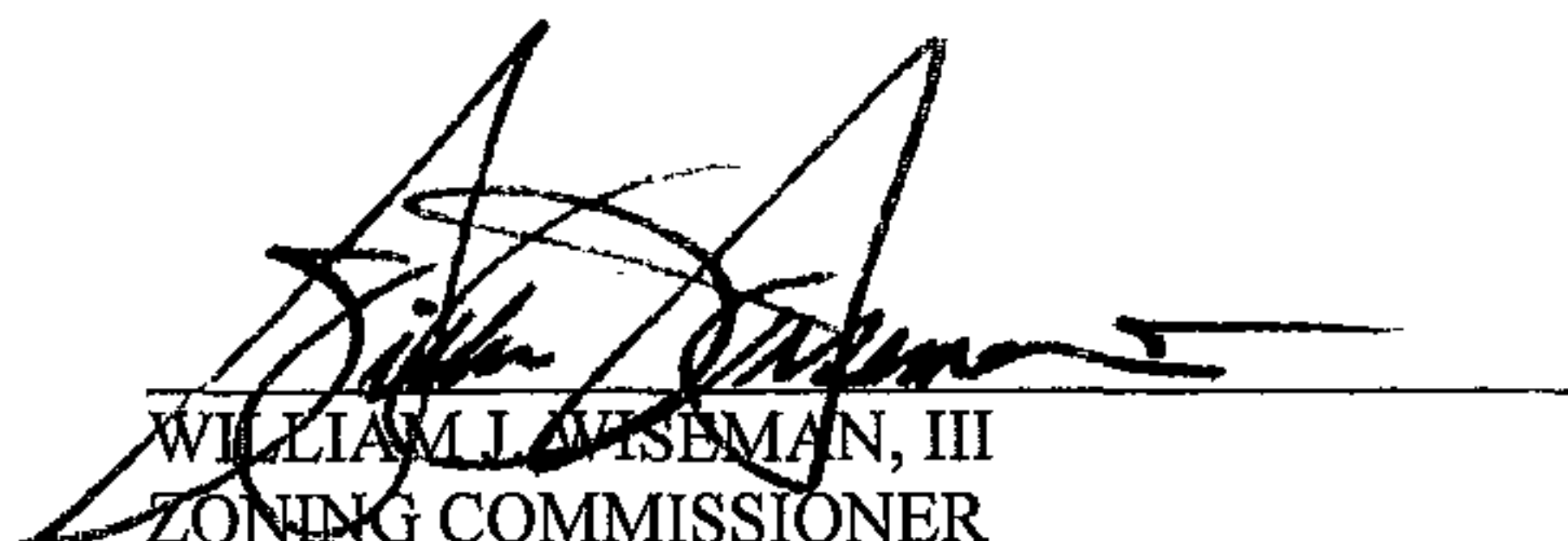
The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and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

ORDER RECEIVED FOR FILING
5/25/05
[Signature]

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

THEREFORE, IT IS ORDERED, this 18th day of July, 2005, by this Zoning Commissioner, that the Petitioner's request for administrative variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (pole barn) to be located in the front/side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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;


WILLIAM J. WISEMAN, III
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

WJW,III:raj

ORDER RECEIVED FOR FILING

9/18/05

Raj

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

July 18, 2005

Ms. Terry L. Stevenson
1721 Belfast Road
Sparks, Maryland 21152

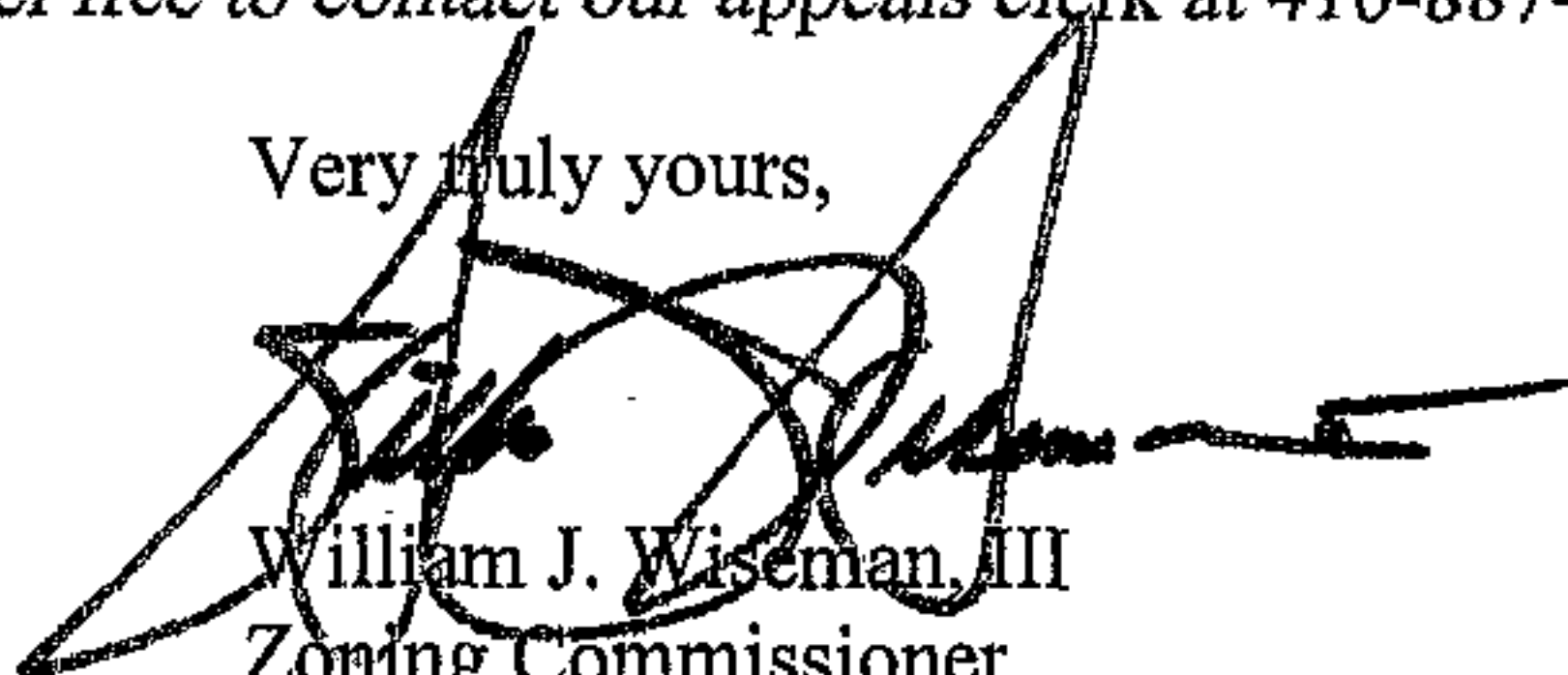
Re: Petition for Administrative Variance
Case No. 05-584-A
Property: 1721 Belfast Road

Dear Mr. Stevenson:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

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

Very truly yours,


William J. Wiseman, III
Zoning Commissioner

WJW,III:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1721 BELFAST ROAD
which is presently zoned RC2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit an accessory structure (pole barn) be located in the front/side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

NONE

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 15 day of May 2005 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.

Legal Owner(s):

TERRY L. STEVENSON

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

State Zip Code

Zoning Commissioner of Baltimore County

CASE NO.

05-584-A

Reviewed By

BR

Date

5/12/05

Estimated Posting Date

5/22/05

REV 9/15/98

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

Address 1721 BELFAST ROAD
City SPARKS State MARYLAND Zip Code 21152

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):

HARDSHIP

1. Two utility poles on property that were present when house purchased. Requirements of utility mandate that I stay 10' off poles which pushes me out of the setback line. Supplies power to NW to Lot #5; AND THIS PROPERTY
2. If proposed barn placed in front of house I will lose my field for planting, grazing etc.

PRACTICAL DIFFICULTY

1. THIS IS AN AGRICULTURAL AREA AND IF VARIANCE NOT ALLOWED I WILL NOT BE ABLE TO UTILIZE THE PROPERTY FOR PLANTING, OR ~~HAVING A HORSE OR LLAMA~~.
2. THE MOST LOGICAL SITE IS AT THE END OF DRIVEWAY. WHICH WILL ALLOW UTILIZATION OF FRONT FIELD.
3. THE PROPOSED BARN WILL BE IN HARMONY WITH EXISTING BARN IN AREA, I.E. METAL ROOF, BEADED SIDING. THE HIGHEST POINT WILL BE 9'.

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

Signature

Name - Type or Print

TERRY L. STEVENSON

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of MAY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

X TERRY L. STEVENSON

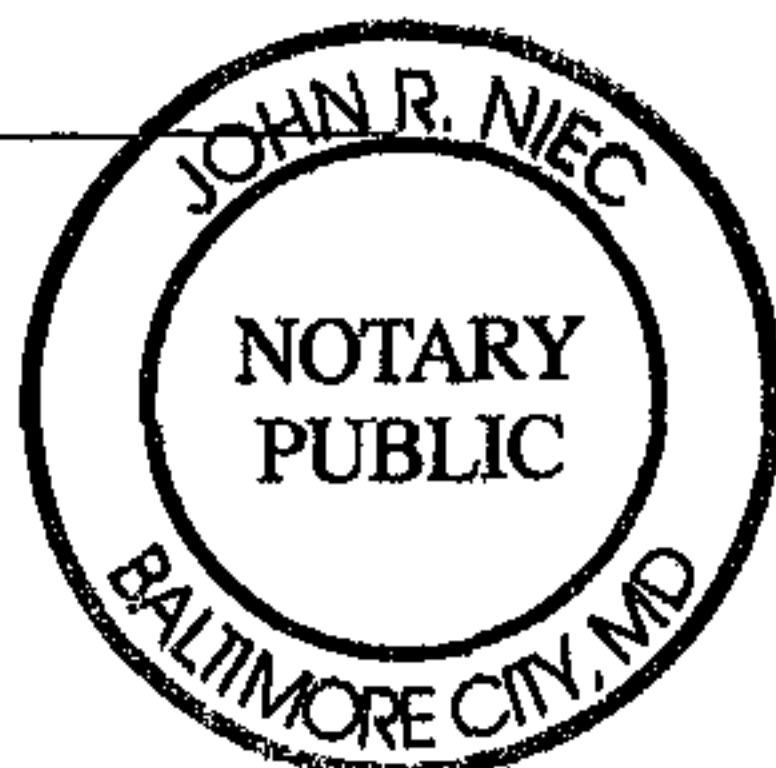
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

5-11-05

REV 09/15/98



Notary Public

My Commission Expires

JOHN R. NIEC
Notary Public State of Maryland
My Commission Expires January 30, 2006

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

Address 1721 BELFAST ROAD
City SPARKS State MARYLAND Zip Code 21152

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):

HARDSHIP

1. TWO utility poles on property that WERE present when house purchased. REQUIREMENTS of utility mandate that I stay 10' off poles which pushes me out of the setback line. Supplier power to NW to Lot #5; AND THIS PROPERTY
2. IF PROPOSED BARN PLACED IN FRONT OF HOUSE I will lose my field for planting, grazing etc.

PRACTICAL DIFFICULTY

1. THIS IS AN AGRICULTURAL AREA AND IF VARIANCE NOT ALLOWED I WILL NOT BE ABLE TO UTILIZE THE PROPERTY FOR PLANTING, OR ~~HAVING A HOUSE OR LLAMA~~
2. THE most logical site is AT THE END OF DRIVEWAY. WHICH will allow utilization of FRONT FIELD.
3. THE PROPOSED BARN WILL BE IN HARMONY WITH EXISTING BARN IN AREA, I.E. METAL ROOF, BEADED SIDING. THE HIGHEST POINT WILL BE 9'.

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

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

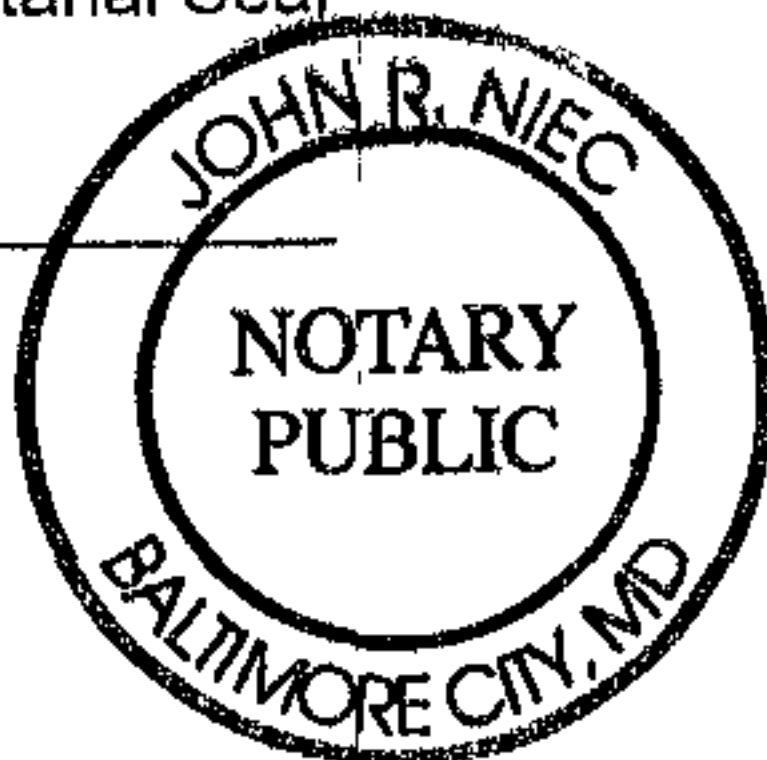
I HEREBY CERTIFY, this 11th day of MAY, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TERY L. STEVENSON

the Affiant(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

5-11-05
Date



Notary Public

My Commission Expires

JOHN R. NIEC

Notary Public State of Maryland
My Commission Expires January 30, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1721 BELFAST ROAD
which is presently zoned RC2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit an accessory

structure (pole barn) be located in the front/side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print NONE

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

TERRY L. STEVENSON
Name - Type or Print

Signature

Name - Type or Print

Signature H 410 329 3053

1721 BELFAST ROAD W 410 668 4300
Address Telephone No.

SPARKS MARYLAND 21152
City State Zip Code

Representative to be Contacted:

ABOVE
Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 05-584-A

Reviewed By AK Date 5/12/05

REV 9/15/98

Estimated Posting Date 5/22/05

ZONING DESCRIPTION

Zoning description for 1721 Belfast Rd., Sparks, Md. 21152

Beginning at a point on the south side of Belfast Rd., which is 70 ft. wide at the distance of 1000 feet west of the centerline of the nearest improved intersecting street, Duncan Hill Road which is 35 feet wide, being Lot #3, in the subdivision of S & S farms as recorded in Baltimore County Plat Book # 39, Folio # 13 containing 2.42 acres. Also known as 1721 Belfast Rd. and located in the 8th election district, 3rd councilmanic district.

#584

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 444374

DATE 11/1/15 ACCOUNT 6001-000-6150

AMOUNT \$ 65.00

RECEIVED Specimen

FOR 11/1/15

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

11/1/15

PAID RECEIPT

RECEIVED ACTUAL DATE

11/1/2015 5/12/2015 15:00:00

RECEIVED BY: WALKER, MICHAEL

DATE: 11/1/2015 5/12/2015

RECEIVED BY: WALKER, MICHAEL

DATE: 11/1/2015 5/12/2015

RECEIVED BY: WALKER, MICHAEL

DATE: 11/1/2015 5/12/2015

RECEIVED BY: WALKER, MICHAEL

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DATE: 11/1/2015 5/12/2015

RECEIVED BY: WALKER, MICHAEL

DATE: 11/1/2015 5/12/2015

RECEIVED BY: WALKER, MICHAEL

DATE: 11/1/2015 5/12/2015

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE:Case No. 05-584-A

Petitioner/Developer: TERRY

STEVENSON

Date of Closing/Hearing: 6/4/05

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 1721 BELFAST RD

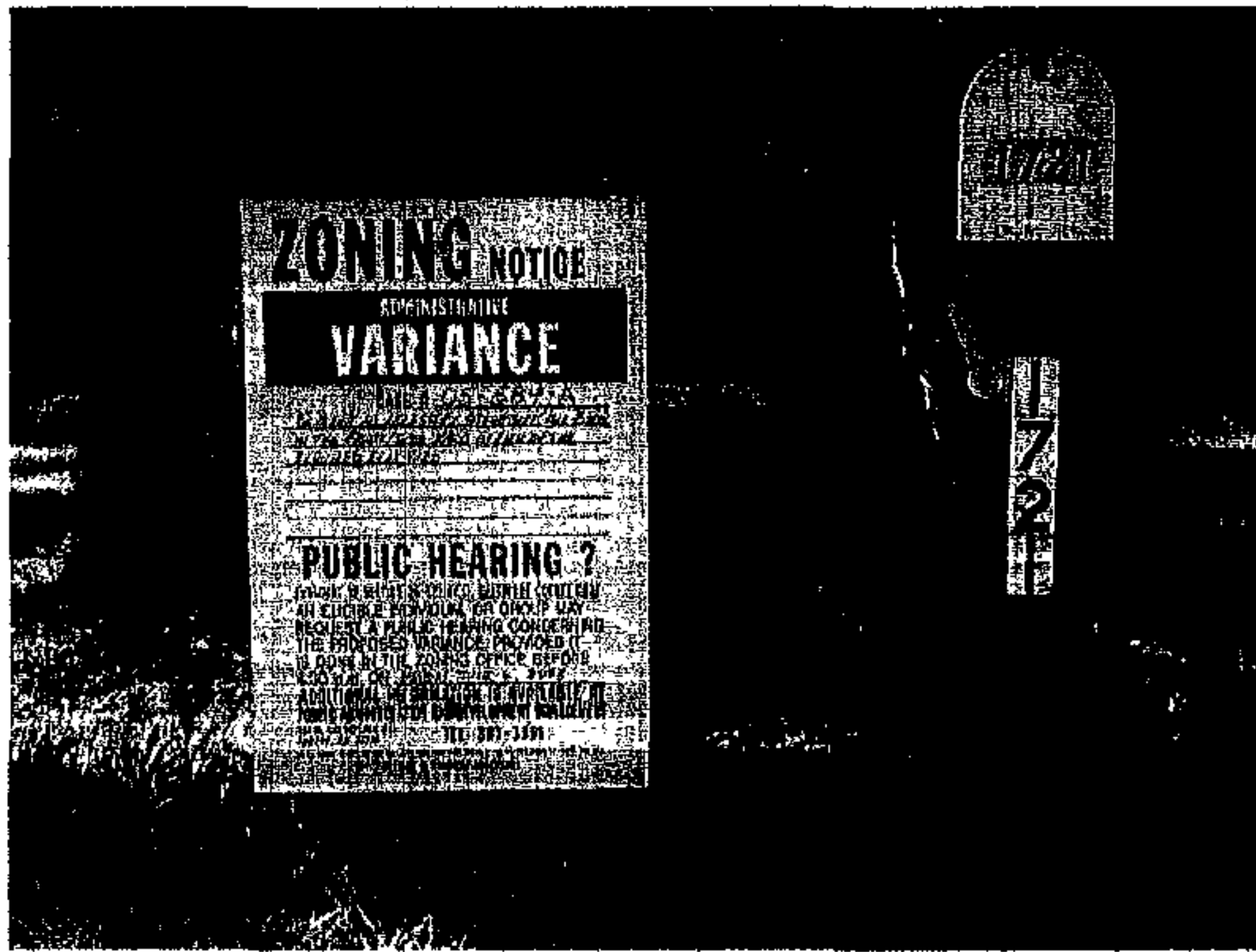
This sign(s) were posted on May 21, 2005
Month, Day, Year

Sincerely,

Martin Ogle 5/21/05
Sign Poster and Date

Martin Ogle
5016 Castlestone Drive
Baltimore Maryland 21237
(443-629-3411)

im000307 (576x432x256 jpeg)



Yastin J. May 21, 2005

**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: 05-584-A

Petitioner: TERRY L. STEVENSON

Address or Location: 1721 BELFAST RD.
SPARKS MD. 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: TERRY L. STEVENSON

Address: 1721 BELFAST RD.
SPARKS MD 21152

Telephone Number: 410 329-3053

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 584 -A Address 1721 Belfast Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/12/05 Posting Date: 5/22/05 Closing Date: 6/6/05

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 05- 584 -A Address 1721 Belfast Rd.

Petitioner's Name Terry Struchson Telephone 410 - 329-3053
668-4300

Posting Date: 5/22/05 Closing Date: 6/6/05

Wording for Sign: To Permit an accessory structure (pole barn) in
the front/side yard in lieu of the required rear yard.

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

June 6, 2005

Terry L. Stevenson
1721 Belfast Road
Sparks, Maryland 21152

Dear Ms. Stevenson:

RE: Case Number: 05-584-A, 1721 Belfast Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 12, 2005.

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." The signature is stylized with a large, flowing "W" and a long, sweeping "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

May 20, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: May 20, 2005

Item No. : 584-587, 589-594

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

1. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Insp. Tribble
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 5-20-05

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

RE: Baltimore County
Item No. 584 BPR

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

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.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 14, 2005

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

SUBJECT: 1721 Belfast Road

INFORMATION:

Item Number: 5-584- *Amended Comments*

Petitioner: Terry L. Stevenson

Zoning: RC 2

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and the requested materials in the correspondence dated June 9, 2005. Subsequent to the aforementioned the Office of Planning does not oppose the petitioner's request to permit an accessory building (pole barn) in the front/side yard in lieu of the required rear yard.

For further information concerning the matters stated here in, please contact Bill Hughey at 410-887-3480.

Prepared by:

Division Chief:

AFK/LL: CM

RECEIVED

JUL 15 2005

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 6, 2005
Item No. 583, 584, 588, 590, 591, 592, 593

DATE: June 2, 2005

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06022005.doc

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

June 20, 2005

Ms. Terry L. Stevenson
1721 Belfast Road
Sparks, Maryland 21152

Re: Petition for Administrative Variance
Case No. 05-584-A
Property: 1721 Belfast Road

Dear Ms. Stevenson:

I have been given your request for administrative variance for review and received the attached comment from the Office of Planning. As you can see, they note that your property seems to be in a historic district. The Office of Planning is concerned that the proposed barn may compromise the historic nature of the property. Before they can support your request, they ask that you submit additional information for their review.

If you agree to submit the requested information and work with the Office of Planning, I can hold the record on this case open for a revised comment from that office and then make a decision on your request. If you do not agree, I can set the matter in for public hearing in which you and a representative of the Office of Planning can explain each position.

I also note that if I approve the zoning variance requested, you would apply for a building permit. The Landmarks Preservation Commission (LPC) would likely review that application again for compliance with their standards. Under these circumstances, petitioners normally apply to the LPC for their approval before making the request for zoning variance.

In any case, please let me know your thoughts as to how you would like to proceed in writing at your earliest convenience.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info



TERRY L. STEVENSON
1721 BELFAST ROAD
SPARKS, MD 21152

CASE# 05-584-A

RECEIVED

JUN 27 2005

ZONING COMMISSIONER

MR. JOHN MURPHY
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ADMINISTRATIVE
VARIANCE
CASE # 05-584-A

DEAR MR. MURPHY,

THANK YOU FOR REVIEWING MY PETITION. I WAS
UNAWARE OF THE HISTORIC LISTING OF MY PROPERTY
AS I WOULD HAVE APPLIED TO THE LPC BEFORE
FILING. I HAVE CONTACTED THE OFFICE OF PLANNING
AND AM SUBMITTING THEIR REQUESTED DOCUMENTATION
PLEASE KEEP MY FILE CURRENT AS THIS POLE
BARN IS WELL WITHIN THE HISTORIC NATURE OF
THE AREA. THE OLDER FARMS AROUND ME HAVE
THE SAME BARN THAT IS ON THE SIDE OF
THE HOUSE. MY PROPOSED BARN WILL ALSO BE ON
THE SIDE OF MY HOUSE AND NOT IN FRONT.
THIS WAS ONE OF THE CONCERN OF THE OFFICE
OF PLANNING.

PLEASE ALSO NOTE THAT WHEN I APPLIED
THROUGH THE DEPT. OF PERMITS, THE PLANNER
THAT ASSISTED ME, MR. BRUNO RADAITIS
WAS UNAWARE OF THE HISTORIC STATUS OF
THE PROPERTY. HE WENT BEYOND HIS JOB

REQUIREMENTS TO ASSIST ME. I HOPE THIS
ERRON IN FILING ON MY PART WILL NOT REFLECT
UPON HIM.

AGAIN, THANK YOU FOR YOUR CONSIDERATION
AND IF ANY THING FURTHER IS NEEDED
PLEASE LET ME KNOW.

Very Truly Yours,



TERRY STEVENSON

CASE # 05-584-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1721 Belfast Rd.

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

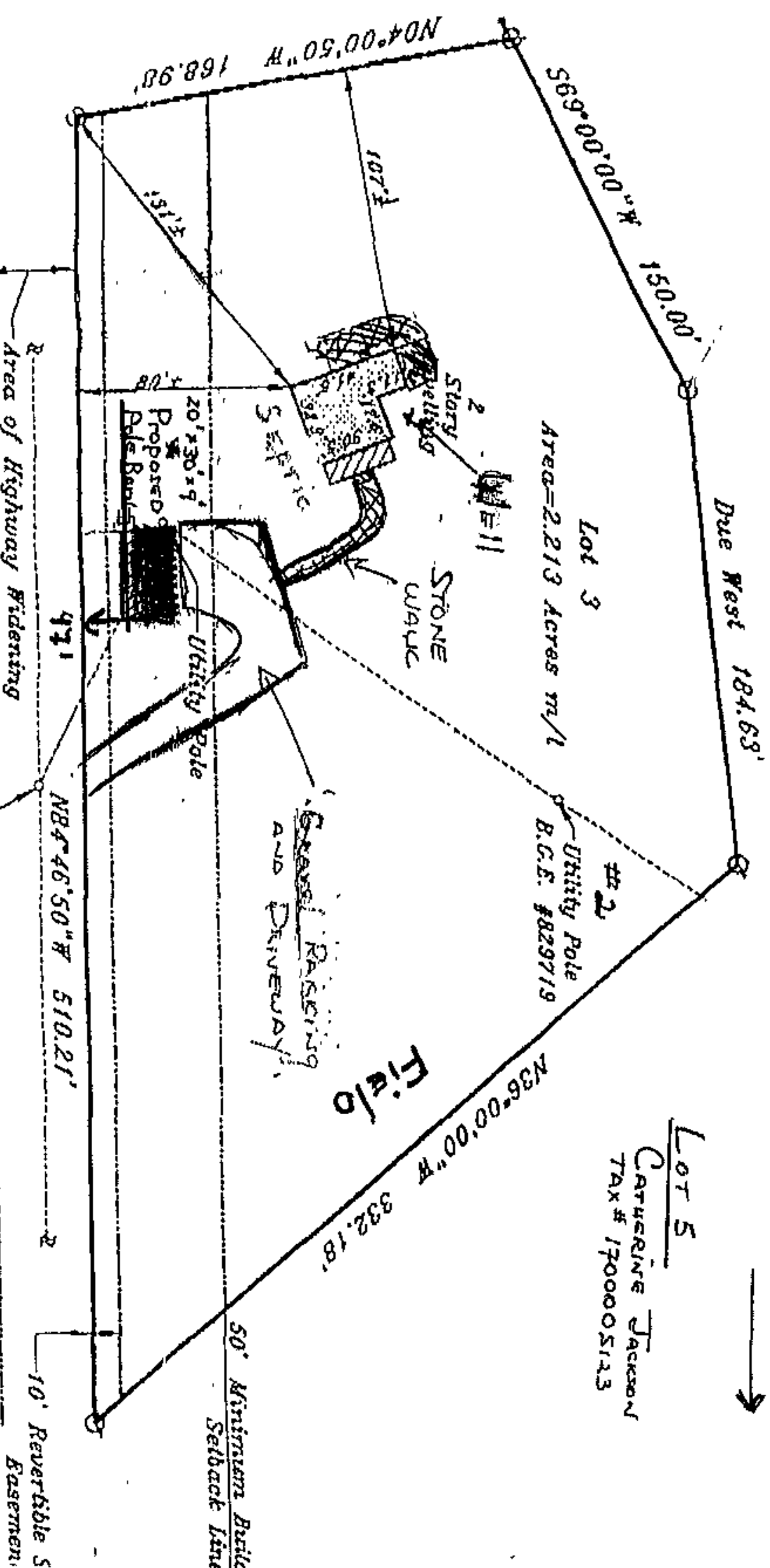
SUBDIVISION NAME S & S Farms
 PLAT BOOK # 34 FOLIO # 13 LOT # 3 SECTION #
 OWNER Terry L. Stevenson

Terry L. Stevenson
 1721 Belfast Rd.
 Sparks, MD 21152

H 410 329-3053
 W 410 668-4300

Lot 4
Stephen & Gail E. Ebel
 Tax # 1700005122

Lot 5
Catherine Jackson
 Tax # 1700005123



Lot 1
Walter Ramberg
 Tax # 0818001680

BELFAST ROAD

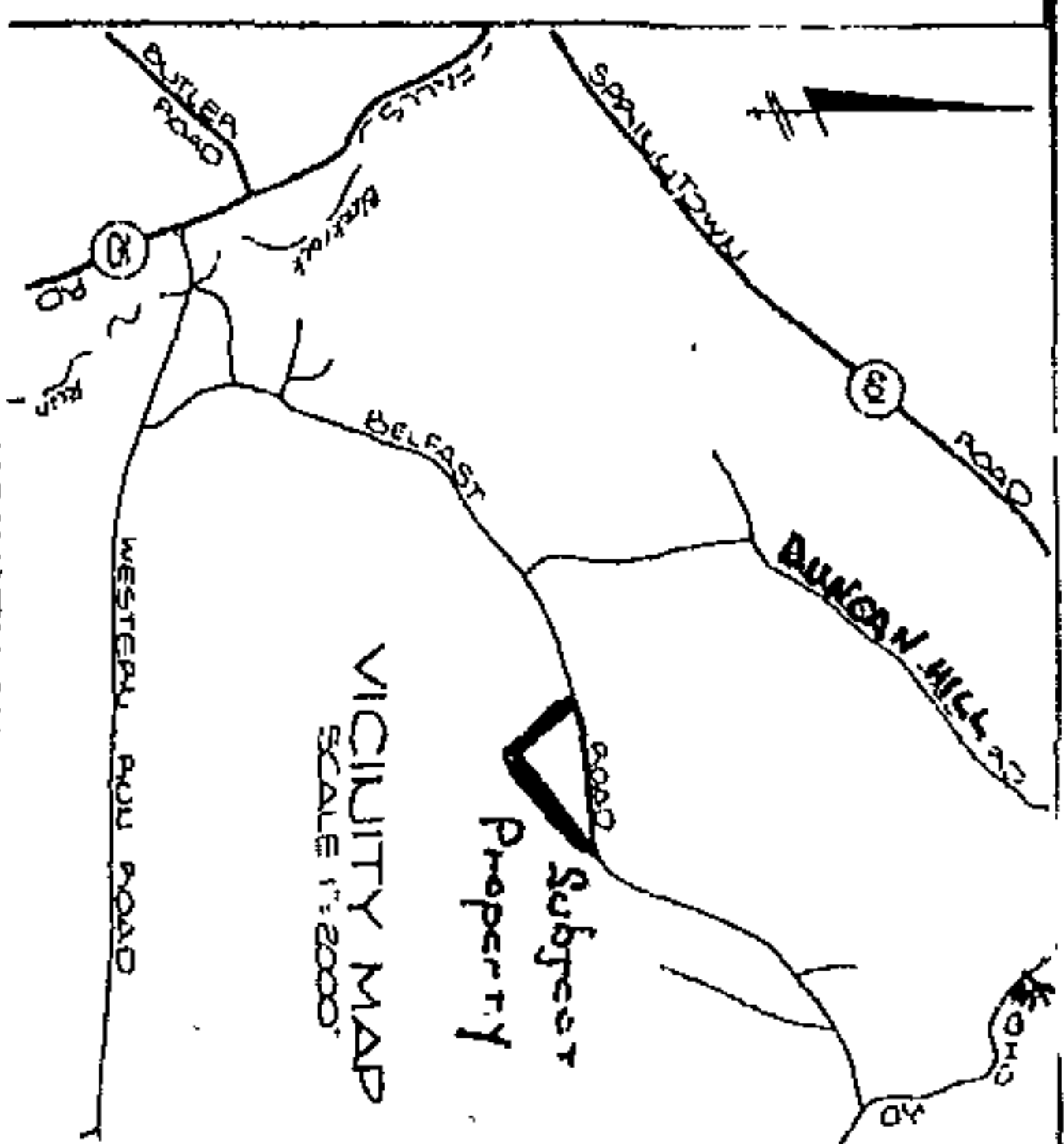
Flood Zone



PREPARED BY

Terry L. Stevenson

SCALE OF DRAWING: 1" = 80'



SCALE: 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 033131

ZONING RC-2

LOT SIZE 2.42 ACRES 105415 SQ. FT.

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

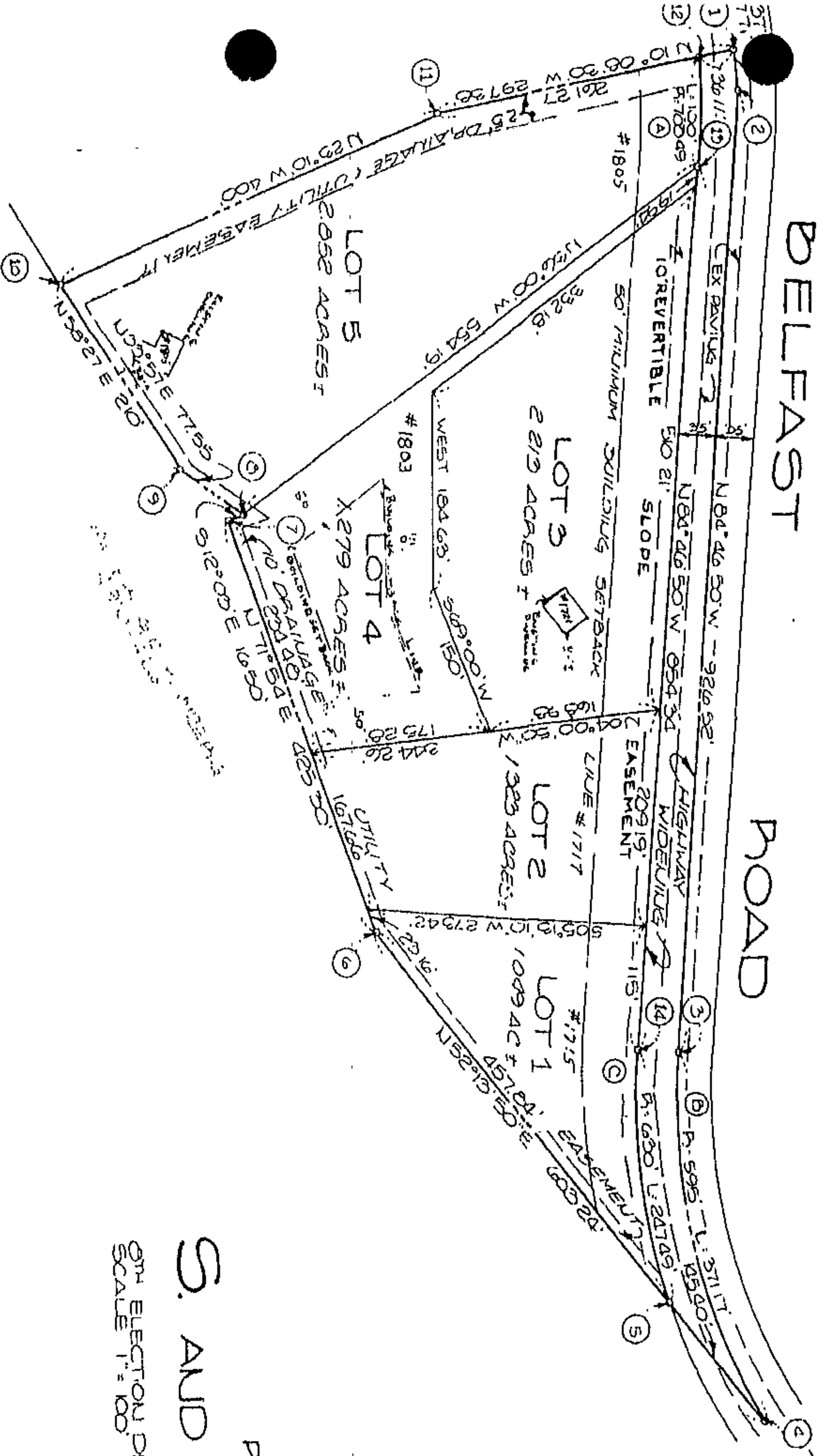
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

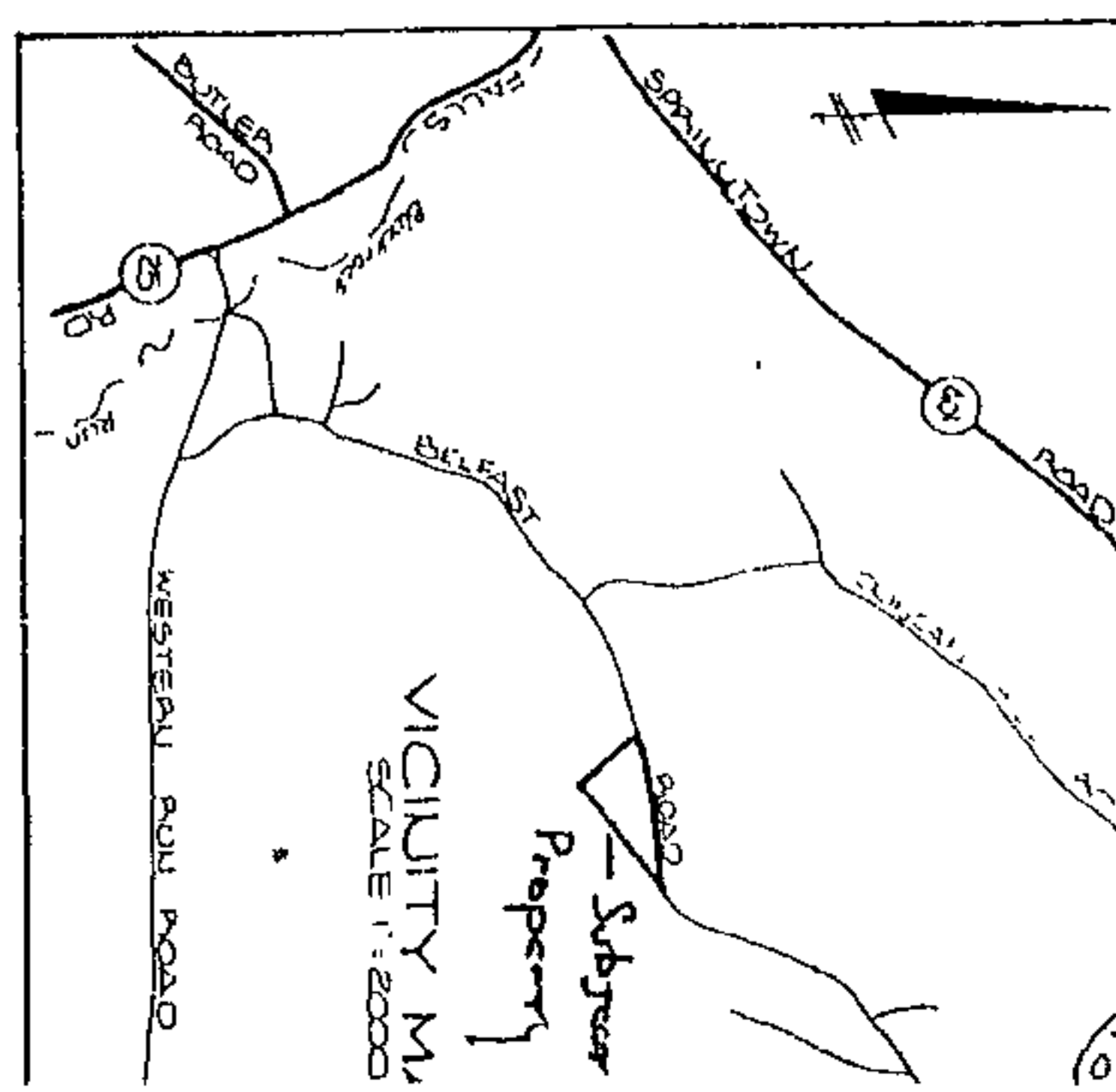
AN 584 05-584-A

CURVE DATA			
ST.	Δ	RADIUS LENGTH	TAUGENT BEARING LONG CHORD
9.74	---	700.49'	100'
6.43	---	395'	371.17'
7.47	---	630'	247.49'
20.11	---	---	---
24.11	---	---	---
34.00	---	---	---
24.80	---	---	---

MAP OF BELFAST



MAGNETIC MERIDIAN 1975



DENSITY CALCULATIONS:
 ZONED R-20
 AREA = 9.736 AC.
 LOTS = 5
 DENSITY = .05

PROPERTY OF
S. AND S. FARMS
 5th ELECTION DISTRICT
 SCALE 1"=100'

BALTIMORE CO. MD
 SEPTEMBER 29, 1975

Filed for re.
 Date DEC 10 1975
 Test:
 [Signature]
 Clerk

EMK, JR. 39 FOLD 1

OWNER'S CERTIFICATE:
 THE REQUIREMENTS OF SECTION 59 TO BE A PART OF THE ALLOTMENTED CODE OF MARYLAND 1957 ENTIRE TITLES: CLERKS OF THE

SURVEYOR'S CERTIFICATE:
 I, CARL L. GERRARD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN

#584



dmc13

Terry L. Stevenson
1721 Belfast Road
Sparks, MD 21152

H → 410 329-3053
W → 410 448-4300

#584



dmc13

This form

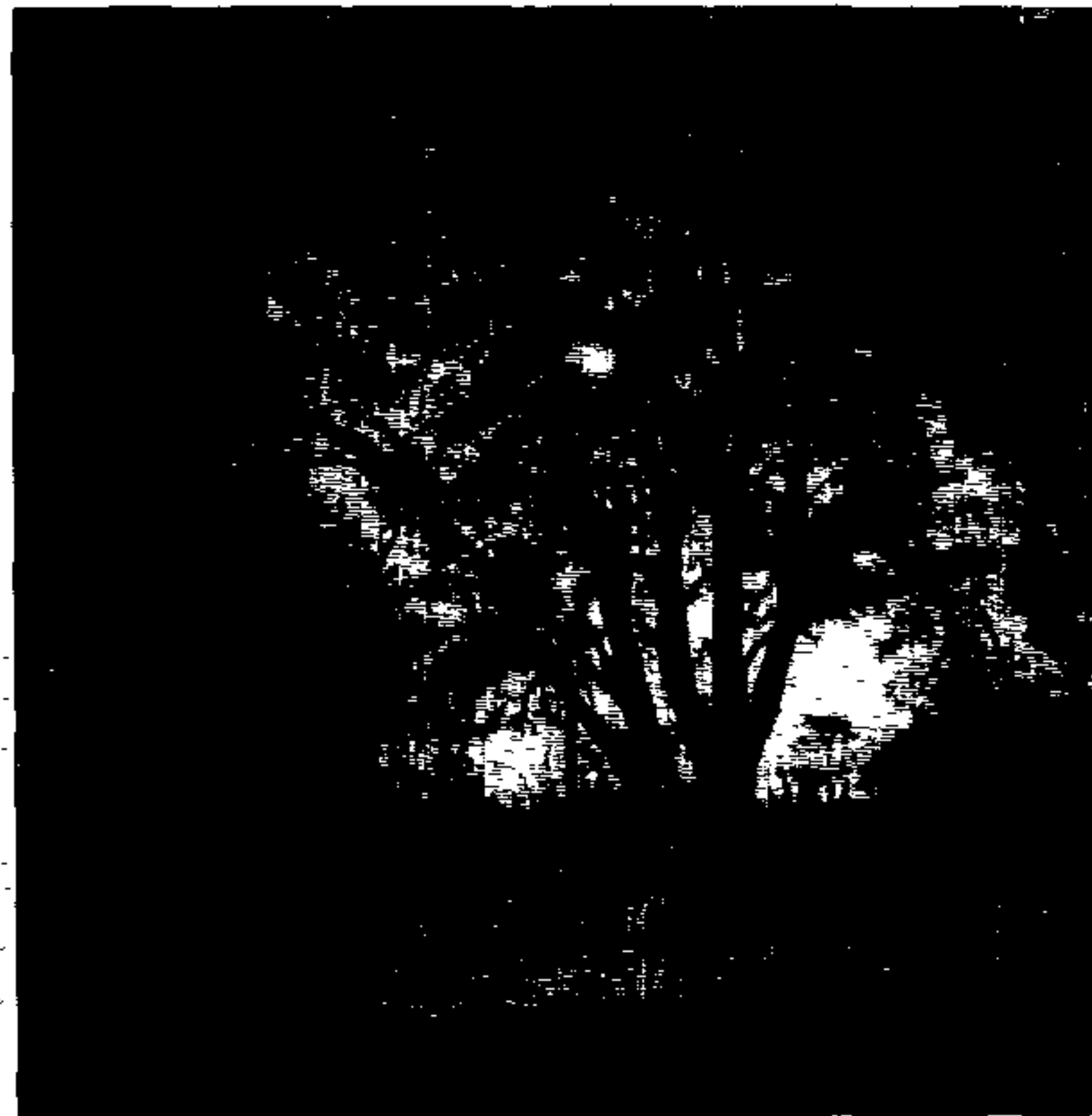
Terry L. Stevenson
1721 Belfast Road
Sparks, MD 21152

4 → 410 329 3053
W → 410 468 4300

#584



SIDE
(WELL)



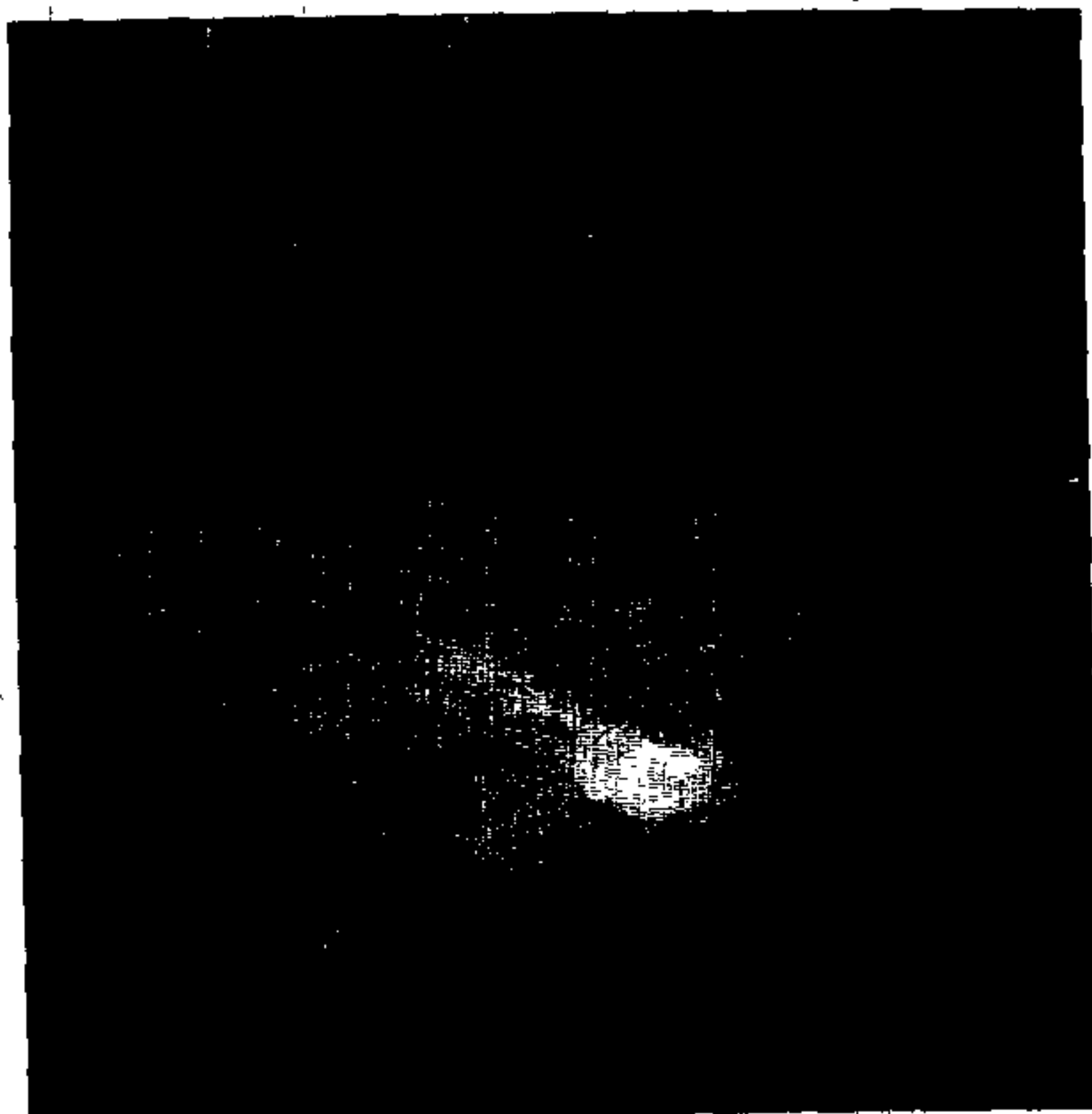
BACK

dmc13

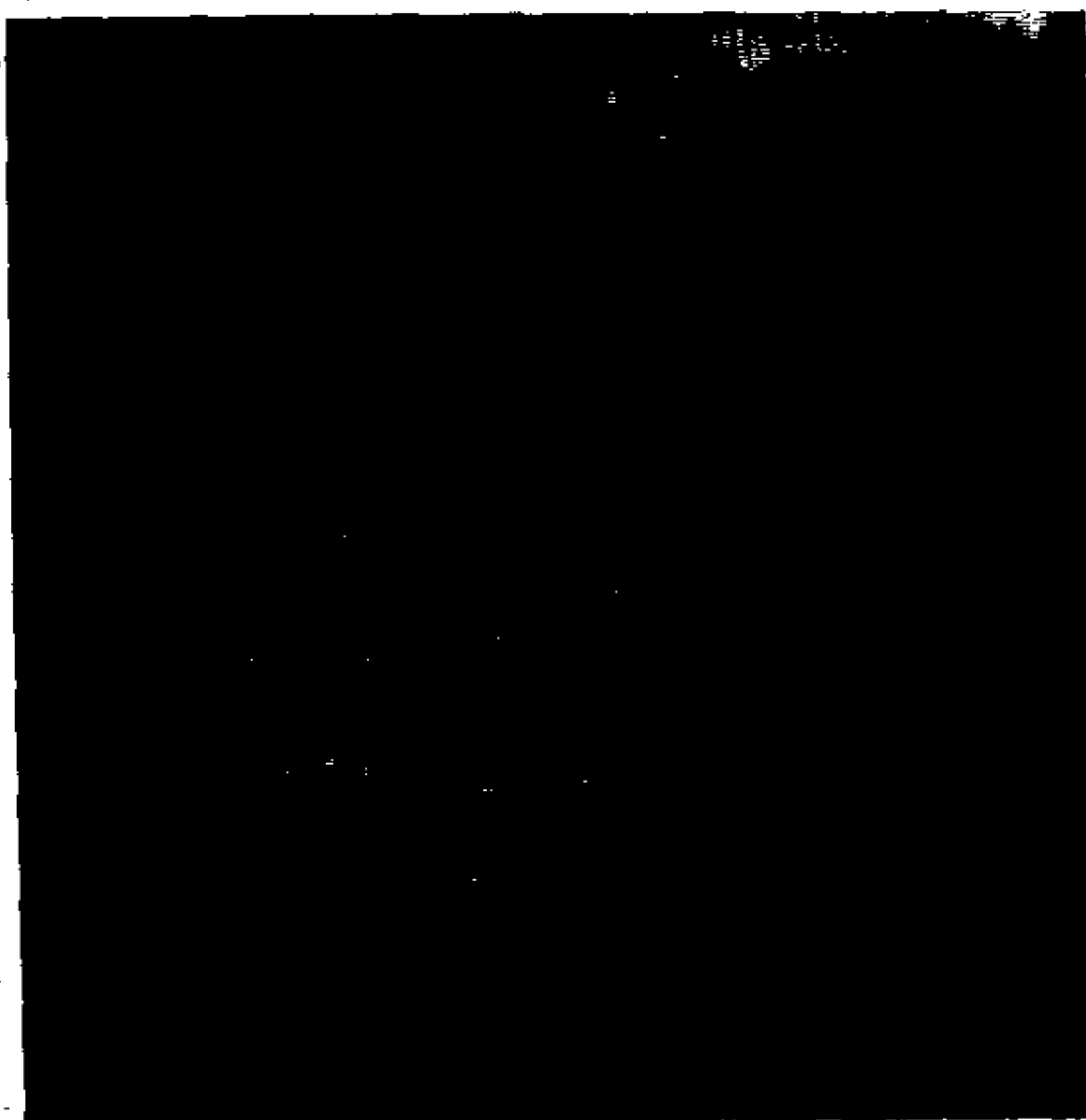
This for
Terry L. Stevenson
1721 Belfast Road
Sparks, MD 21152

H → 410 329-3053
Sorting System
W → 410 668-4300

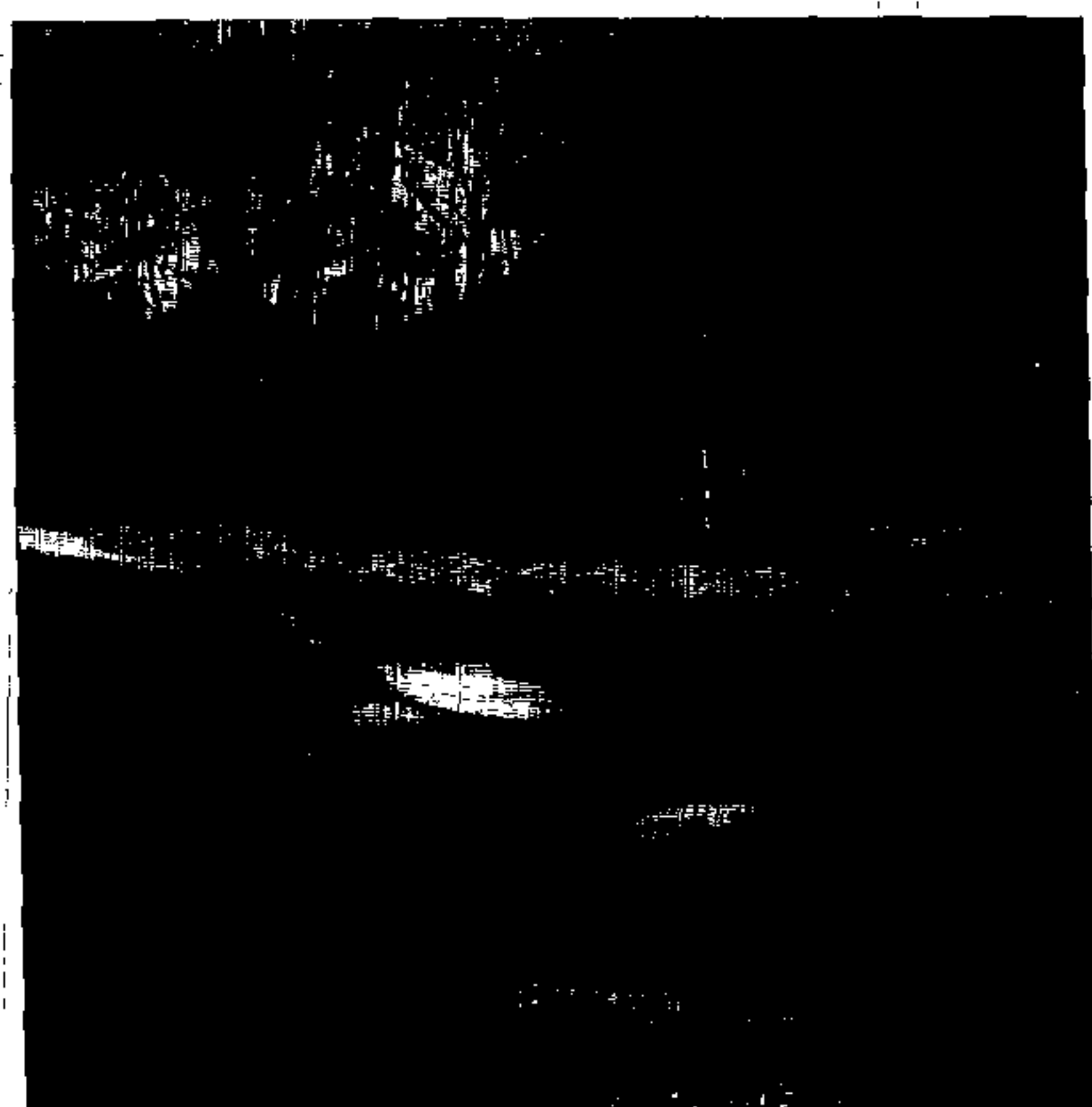
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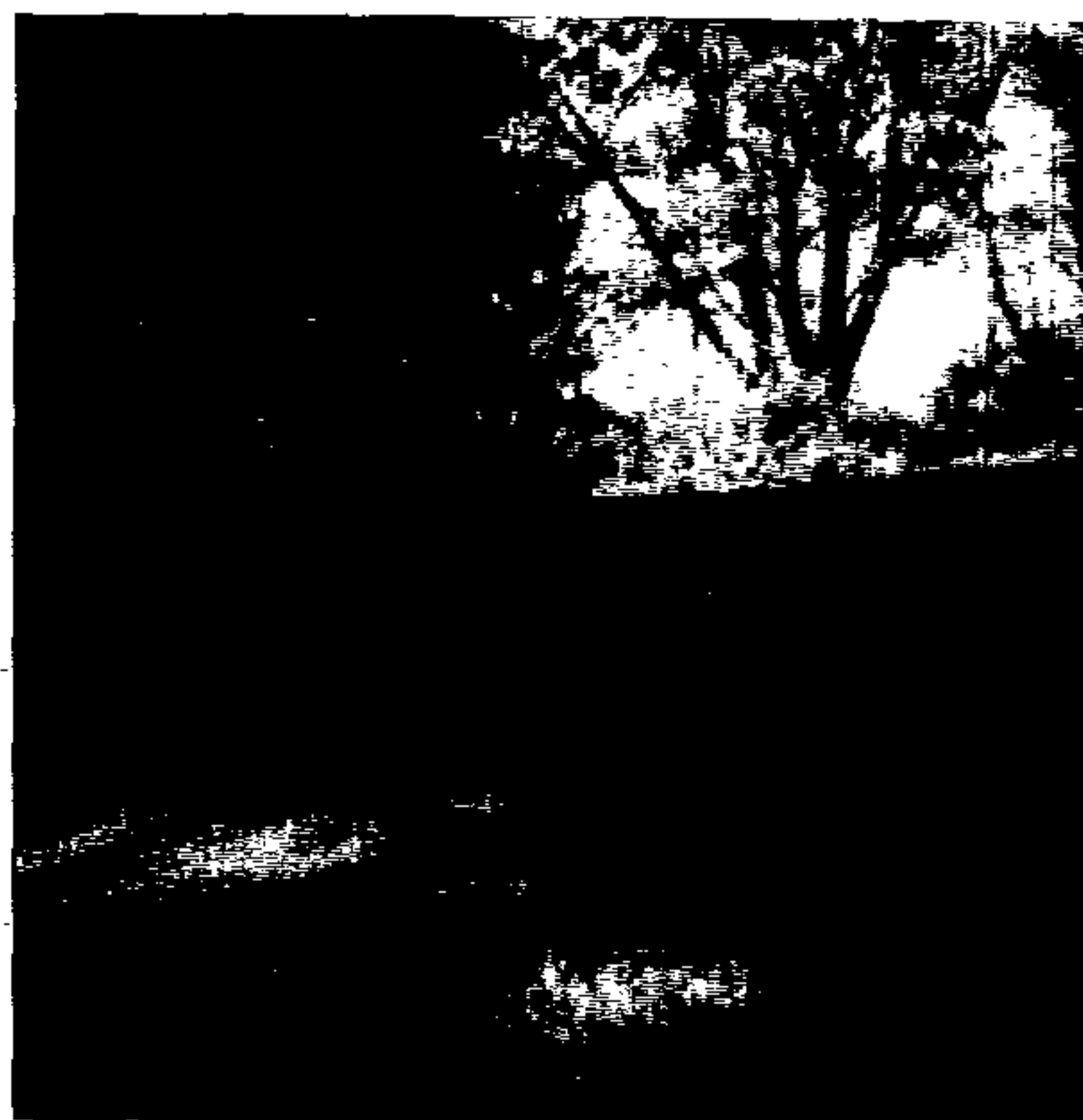
FRONT



FRONT



FRONT

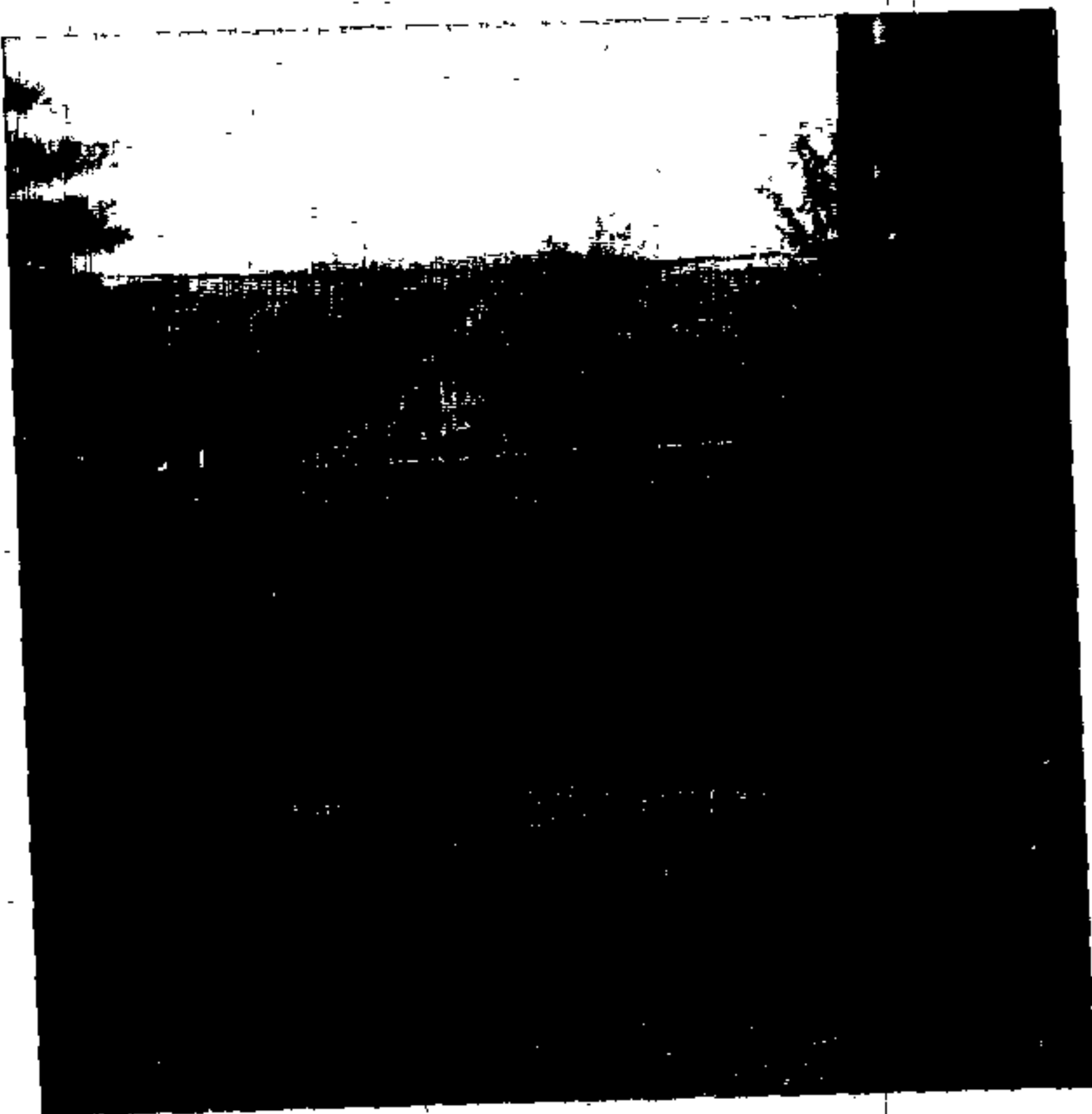


BACK / SIDE SEPTIC

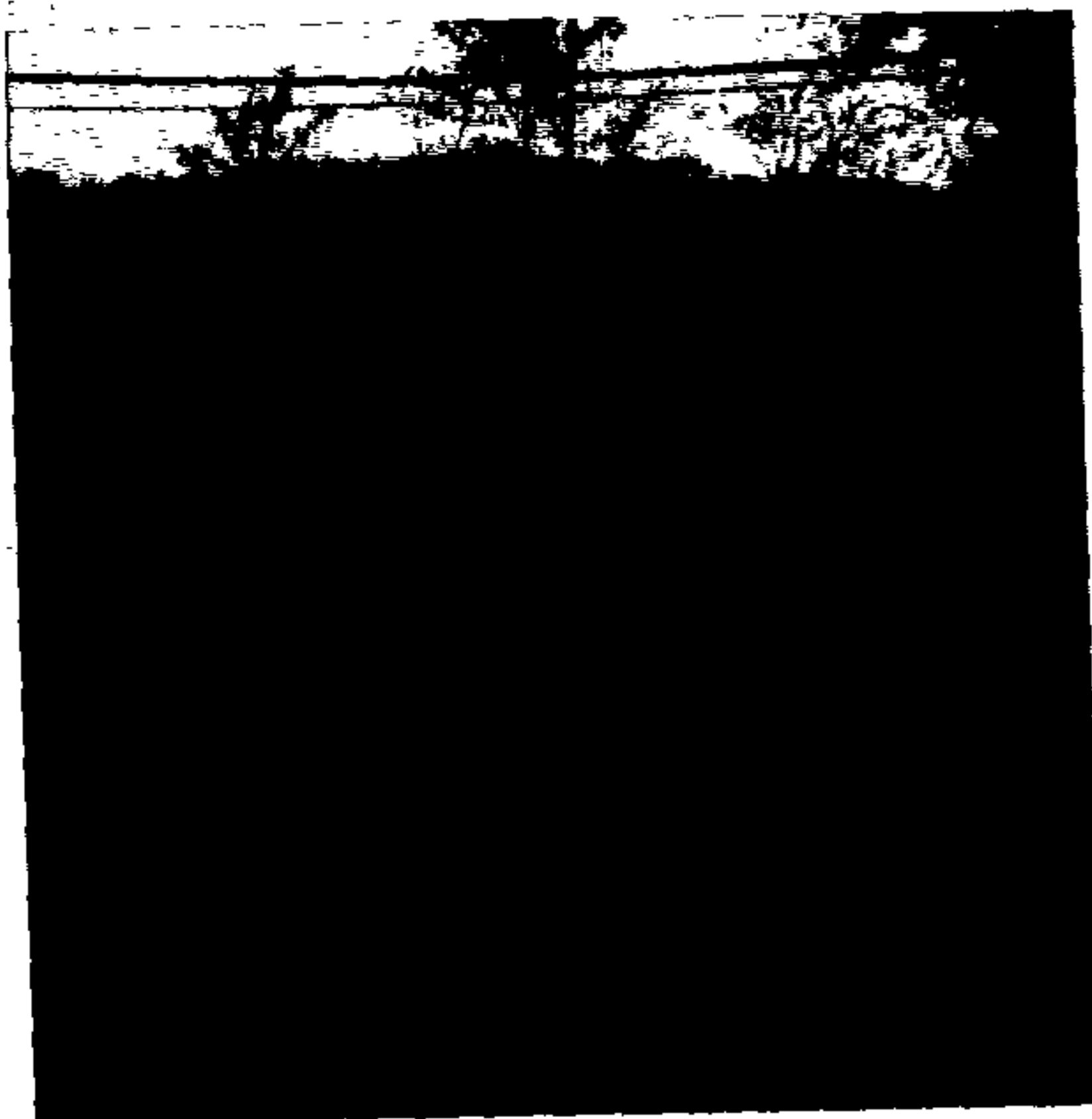
Terry L. Stevenson
1721 Belfast Road
Sparks, MD 21152

H 410 329 3053
W 410 668 4300

#584



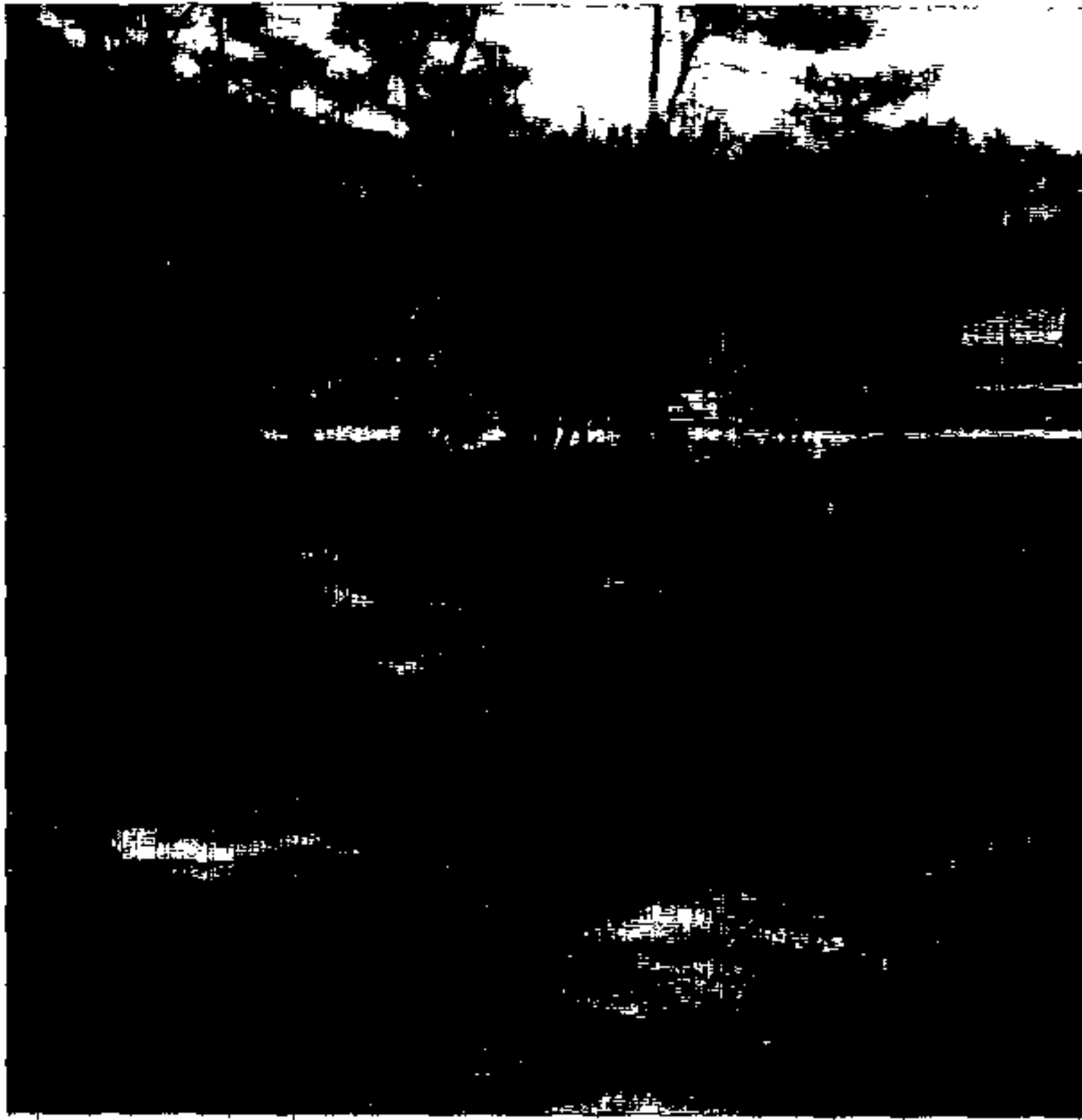
Right Stake



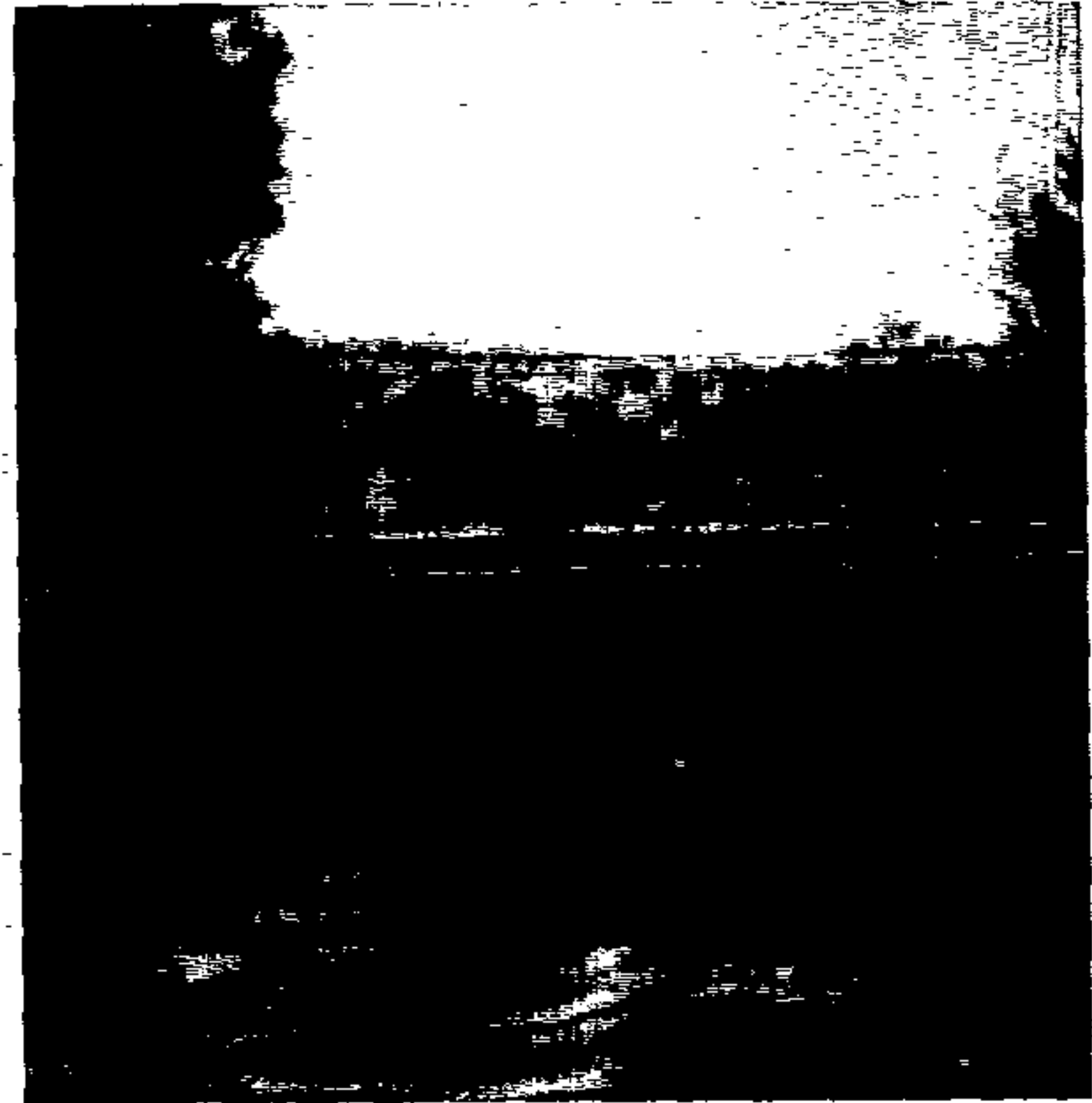
SIDE
Proposed Pole Barn



SIDE
Looking Across
BELFAST



Proposed Pole
Barn Site



Side
BACK OF BARN 47' ROAD

Proposed Pole Barn

L 20'

W 30'

H 9'

BACK OF BARN TO ROAD 47'

Lot Number: 3
 Block/Section: -
 Plat Reference: Book: 39 Page: 13
 Title of Plat: Property of S. and S. Farms

