IN RE: PETITION FOR VARIANCE SW/S of Yeoho Rod, 1,900 ft. NW Centerline of Benson Mill Road 5th Election District 3rd Councilmanic District **(16554 Yeoho Road)** Charles M. Brooks *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-039-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Charles M. Brooks. The variance request is for property located at 16554 Yeoho Road in northern Baltimore County. The variance requested is from Sections 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit three (3) detached accessory structures (sheds) to be located in the front 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 case was originally filed as an administrative variance, but was ultimately set in for a hearing because of a demand for formal hearing made on August 19, 2005. Notice of the formal hearing was given to the public by posting the property with notice of the hearing on September 19, 2005 and by publication in "The Jeffersonian" newspaper on September 20, 2005.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated August 15, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request were Vincent Moskunas, zoning consultant, and Charles M. Brooks, Petitioner. The Petitioner was represented by Lawrence E.

ORDER RECEIVED FOR FILING
Date 10-27-05
By

Schmidt, Esq. John M. Invernizzi, an adjacent property owner, appeared in opposition to the request. Frank X. Borgerding, Jr., Esq. represented the Protestants. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances***.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Testimony and Evidence

Mr. Moskunas testified that the subject property is approximately 10 acres zoned RC 2. The property is improved by the Petitioner's home and home office. In addition there are five accessory structures on the property and a swimming pool. See Petitioner's exhibit 1. The Petitioner also keeps horses on the property. Access to Yeoho Road is attained by a common driveway shared by two neighbors.

An issue arose during the hearing as to which side of the Petitioner's home was the front of the structure. After some discussion the Parties agreed that if the side of the structure facing the public road were found to be the front, then Shed # 1, Shed # 2 and Shed # 3 are in the front yard and require variances. However, if the side of the home facing the driveway were found to be the front, Shed # 2 and Shed # 5 would be in the front yard. In addition the pool would be in the side

ORDER RECEIVED FOR FILING
Date 10-27-05
By Deborah Jeep

yard if not attached to the house. All are required to be in the rear yard if detached accessory structures. Consequently the two sheds and pool would need variances. However there was some evidence that the pool and deck are attached to the house and would not need variances.

In any case to avoid coming back for another hearing, the Parties agreed, whether the front faces the driveway or public road, the Petition filed in this case would be sufficient notice to the public and a proper decision should be made on the merits of the case. As the case developed the location of Shed #1, Shed # 3, Shed # 4, Shed # 5 and the swimming pool were not contested. The contested issue in this case was the location and condition of Shed # 2 which lies close to the common driveway used by the Petitioner, the protestant and others to access the public road.

Mr. Moskunas, who qualified as a zoning consultant and expert witness, indicated that the property was oddly shaped, as it was nearly 14,500 feet long and with width that varies between 180 feet and 380 feet. See Petitioner's exhibit 3 A. This exhibit also shows that the property is bisected by a stream, which can and does overflow. See Petitioner's photographs 5 A and 5 B as well as the vicinity map of Petitioner's exhibit 1. In addition Mr. Moskunas noted that steep slopes rise on both sides of the stream limiting the available land on which sheds and the like can be located. There is a ½ acre man made lake on the southern end of the property with forests on the slopes. Taking all these factors into account, he opined that the property was unique from a zoning standpoint. Mr. Invernizzi disagreed pointing out the property across Yeoho Road had the same stream running through it and the subject property was not unique.

The shed in controversy, Shed # 2, is shown in Petitioner's photograph 2 D and protestant's photographs 3 A through 3 H. The Petitioner testified a shed with a single bay was present at this location when he purchased the property in 1988. The Petitioner's home was built in 1959. However he enlarged the shed to two bays and added two wings for wood storage on either side of the enlarged shed. The shed is open and is used by the Petitioner to store his tractor, lawn

ORDER RECEIVED FOR FILING
Date 10-27-05
By

equipment, work bench, gasoline and supplies for his home and agricultural uses of the property which include keeping horses. He also added two wood storage wings to the shed in 1990.

Mr. Invernizzi, who lives next to the subject property, testified that Shed # 2 was offensive to him as he is trying to sell his home which he believes is worth over $1million. The shed is within 10 feet of the common driveway. It seems at least one potential buyer has driven by the shed and thereafter declined to make an offer on the house. Specifically he objects to the fact that the shed is open exposing the equipment and supplies for all to see. He noted that although he has lived on his property for four years, his family has owned the property since 1987.

Mr. Moskunas opined that the front of the Petitioner's home was toward the public road and not toward the common driveway. The Petitioner presented photograph 2 E which shows the sliding glass door leading from the patio and indicated that this was his front door. He further testified that in entering this door one would enter the Petitioner's home office which he uses in his insurance business. The Petitioner admitted he added his home office after purchasing the property. There is also a hinged door on the side facing the driveway which leads to the kitchen and living room. Also see aerial photograph of the Petitioner's home in Petitioner's exhibit 4. Mr. Invernizzi indicated that he visited the Petitioner in his home several times over the four years he has lived in his home and that he would enter the sliding door toward the public road during the day as he expected the Petitioner to be in his office. At other times he entered the hinged door facing the common driveway. He noted that the Petitioner added his office to the home.

In regard to the issue of hardship and practical difficulty, Mr. Moskunas opined that there was very little space in the yard beyond the pool and deck to locate the sheds in question. First he noted that the environmental regulations require keeping a stream buffer of 100 feet on either side of the stream and tributaries that bisects the property. This setback is not subject to waiver by DEPRM. In addition there is a 35-foot setback from forest buffers which occupy the side of the

Anne Arundel County Planning
Date 10-27-05
By

valley. This possibly could be waived by DEPRM. Again he pointed out that the steep slopes directly behind the house prevent any accessory buildings in this location. In addition he noted that the zoning test was not just the possibility of another location but the other location had to be practically useful. At the urging of the Protestant, he drew the approximate location of the 100 stream setback lines in blue, approximate location of the 35 foot forest buffer setback in black and the approximate location of the flood zone in red in Protestant's exhibit 1. He opined that the County's environmental restrictions noted above began in 1992. Again he noted the steep slopes on either side of the valley. Finally he noted that there are likely wetlands on the property which although not delineated would further restrict the location of the accessory structures. He admitted that there were likely locations on the Petitioner's 10 acres, which were not in any of these restricted areas. Mr. Invernizzi opined that there were many locations on the Petitioner' s property for shed #2.

Mr. Brooks indicated that this property was the former location of the Black Rock Camp and structure # 3 was used by the campers prior to his purchase. He presented photographs of the stream flooding that occurs on the property during rainstorms in Petitioner's exhibit 5. He also presented letters of support from each of his immediate neighbors with the exception of Mr. Invernizzi. Finally he noted that although there may be some locations on the property on which shed #2 could be relocated that none were practical. For example shed # 4 is an open sided run in shed to shelter his horses in a storm. This has to be located in the horse pasture which occupies the southern portion of the property. He opined that shed # 2 could not be moved to another location as he needs access to his tractor, lawn equipment and workbench. He opined that he would have to build a bridge across the stream if the shed were relocated which he contends is an unreasonable expense.

Date 10-27-05
By

By wise agreement of counsel, the Parties' past history of complaints against one another were not reviewed in this case.

Findings of Fact and Conclusions of Law

From the evidence presented I find that the front of the Petitioner's home is that portion which faces the common driveway and not the side that faces the public road. The entrance on this latter side is the sliding glass door on the Petitioner's home office. I note that the home office was added by the Petitioner after the main structure was built. Petitioner's photograph 4 shows the new roof with three skylights. This is important because the home obviously did not have a front door on that side of the building before the office addition. In contrast the hinged door on the driveway side is entered from the main porch and steps as shown in Petitioner's photograph 2 E. This door gives access to the kitchen and living room which are the normal rooms one imagines front doors serve.

That said, the Parties have wisely agreed that the Petition is correct and complete so that we may proceed. As the front of the home is the side facing the driveway, shed # 2 and shed # 5 are now in the front yard and require variances. The pool seems to be connected to the house by the deck and therefore is not an accessory structure subject to Section 400.

The facts are overwhelming that this property is unique from a zoning standpoint. The property is a stream valley with forested steep slopes, flood plains, etc. Its characteristics are a good summary of the criteria demonstrating uniqueness in *Cromwell v Ward*, 102 Md. App. 691, 651 A2d 424 (1995). Surely the zoning regulations impact this property differently from others in the neighborhood. Consequently I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. I note Mr. Borgerding's excellent

ORDER RECEIVED FOR FILING
Date 10-27-05
By

presentation that clearly shows that somewhere on this 10-acre property there is room to erect a shed to fulfill the functions of shed #2. Shed # 2 houses the Petitioner's tractor, lawn equipment, fuel storage and workbench. However the variance statute does not require that another location be impossible, just impractical. So the question is whether shed # 2 can practically be relocated to some other place to provide the uses the Petitioner clearly needs and is entitled to? Considering the steep slopes, the stream, setback from the stream, forest buffer setback, etc., I find that the Petitioner would suffer practical difficulty to relocate shed #2.

Finally, I find these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Surely the sights and perhaps smells of shed # 2 are offensive only to Mr. Invernizzi and not the general community. This is agriculturally zoned property. Nothing in the uses described of this shed are inconsistent with the RC 2 zone. Every farmer in the area has similar uses and likely stores in equally open sheds and barns. I also note that the expanded shed in its present configuration was there near the common driveway when Mr. Invernizzi moved into his home four years ago. Apparently it was not so offensive that he would not move to his home. Likely he noted it as rustic charm. I do not doubt that this shed may cause him some problem selling his home but hopefully someone else may regard the shed compatible with the rural character of the area.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 27 day of October, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit two (2) detached accessory structures (sheds) to

ORDER RECEIVED FOR FILING
Date 10-27-05
By

be located in the front yard in lieu of the required rear yard, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;

2. Compliance with the ZAC comments made by the Office of Planning dated August 15, 2005, 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.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 10-27-05
By D. Santos

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

October 25, 2005

Mr. Charles M. Brooks
16554 Yeoho Road
Sparks, Maryland 21152

Re: Petition for Administrative Variance
Case No. 06-039-A
Property: 16554 Yeoho Road

Dear Mr. Brooks:

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,

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 10-27-05
By

JVM:dlw
Enclosure

c: Lawrence E. Schmidt, Esq., Gildea & Schmidt, LLC, 300 E. Lombard Street, Ste. 440, Baltimore, MD 21202-3228
Frank X. Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, MD, 21204
Mr. Vincent Moskunas, Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson, MD 21286
Mr. John M. Invernizzi, 16552 Yeoho Road, Sparks, MD 21252
People's Counsel; Case File

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #16554 Yeoho 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 (BCZR)

TO PERMIT 3 DETACHED ACCESSORY STRUCTURES (SHEDS) TO BE LOCATED IN THE FRONT 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

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Charles M. Brooks
Name - Type or Print

Signature

Name - Type or Print

Signature

16554 Yeoho Road — 410 472-2249
Address — Telephone No.

Sparks MD 21152
City — State — Zip Code

Representative to be Contacted:

Site Rite Surveying Inc.
Name

200 E. Joppa Road Rm 101 — 410 828-9060
Address — Telephone No.

Towson, MD 21286
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 ____ day of _____, _____ 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.

Zoning Commissioner of Baltimore County

CASE NO. 06-039-A **Reviewed By** LTM **Date** 7/27/05

Estimated Posting Date 8/7/05

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 16554 Yeoho Road
Address
Sparks MD 21152
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):

There are no improvements proposed for this site. All conditions have been existing since 1960's. Looking to ensure zoning compliance for property.

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

Signature

Charles M. Brooks
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of July, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles M Brooks

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

July 26, 2005
Date

Notary Public

MY COMMISSION EXPIRES
[illegible]

My Commission Expires

REV 09/15/98

ZONING DESCRIPTION
#16554 YEOHO ROAD

BEGINNING at a point on the southwest side of Yeoho Road which is 30 feet wide at the distance of 1900 feet northwest of Benson Mill Road which is 30 feet wide. As recorded in Deed Liber 8370, folio 801 running thence the following courses: S33°42'00"W, 282.50 feet; S54°24'00"W, 328.00 feet; S14°02'00"E, 423.00 feet; S71°56'00"W, 143.80 feet; S23°34'00"W, 513.50 feet; N65°28'00"W, 415.00 feet; N49°18'30"E, 341.80 feet; N06°03'00"W, 226.30 feet; N28°13'00"E, 591.00 feet; N49°58'00"E, 187.70 feet; N55°48'00"E, 223.70 feet; S64°24'00"E, 81.00 feet and N86°30'00"E, 121.50 feet to the Point of Beginning, containing 10.052 acres of land, more or less. Also known as #16554 Yeoho Road and located in the 5th Election District, 3rd Councilmanic District.

STATE OF MARYLAND
MICHAEL VINCENT MOSKUNAS
NO. 21175
PROFESSIONAL LAND SURVEYOR

Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286
(410) 828-9060

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: #06-039-A
16554 Yeoho Road
S/west side of Yeoho Road, 1,900 feet n/west of Benson Mill Road
5th Election District
3rd Councilmanic District
Legal Owner(s): Charles M. Brooks
Variance: to permit three detached accessory structures (sheds) to be located in the front yard in lieu of the required rear yard.
Hearing: Wednesday, October 5, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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.

JT/9/697 Se20 67893

CERTIFICATE OF PUBLICATION

9/22/, 2005

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 9/20/, 2005.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 44949

DATE 7/27/05 ACCOUNT R021 050 6150

AMOUNT $ 65.00

RECEIVED FROM: CHAS M. BROOKS

FOR: 06-035-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/26/2005	7/27/2005	11:20:57	1

REG WEDL WALKIN TRIC JHF
RECEIPT # 249057 7/27/2005 OPEN
Dept 5 520 ZONING VERIFICATION
CK NO. 44949
Recpt Tot $65.00
$65.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAN
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 49102

DATE 8/19/05 ACCOUNT 001 006 6150

AMOUNT $ 50.00

RECEIVED FROM: [illegible] Insurance

FOR: Notice Mailed in Advance
11.534 Zoning

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/22/2005	8/19/2005	12:11:47	1

REG WEDL WALKIN JHF JHF
RECEIPT # 249235 [illegible] OPEN
Dept 5 520 ZONING VERIFICATION
CK NO. 49102
Recpt Tot $50.00
$50.00 CK $0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

FORMAL DEMAND FOR HEARING

CASE NUMBER: 06-039A

Address: 16554 Yeoho Rd.

Petitioner(s): JOHN INVERNIZZI

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We JOHN INVERNIZZI
Name - Type or Print

(X) *Legal Owner* OR ( ) *Resident* *of*

16552 YEOHO RD
Address

SPARKS Md. 21152
City State Zip Code

410-472-0121 Home.
Telephone Number

which is located approximately _____ *feet from the property, which is the subject of the above petition,* ***do hereby formally demand that a public hearing be set in this matter.***

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Signature 8-19-25
Date

Signature Date

Revised 9/18/98 - wcr/scj

ZONING NOTICE

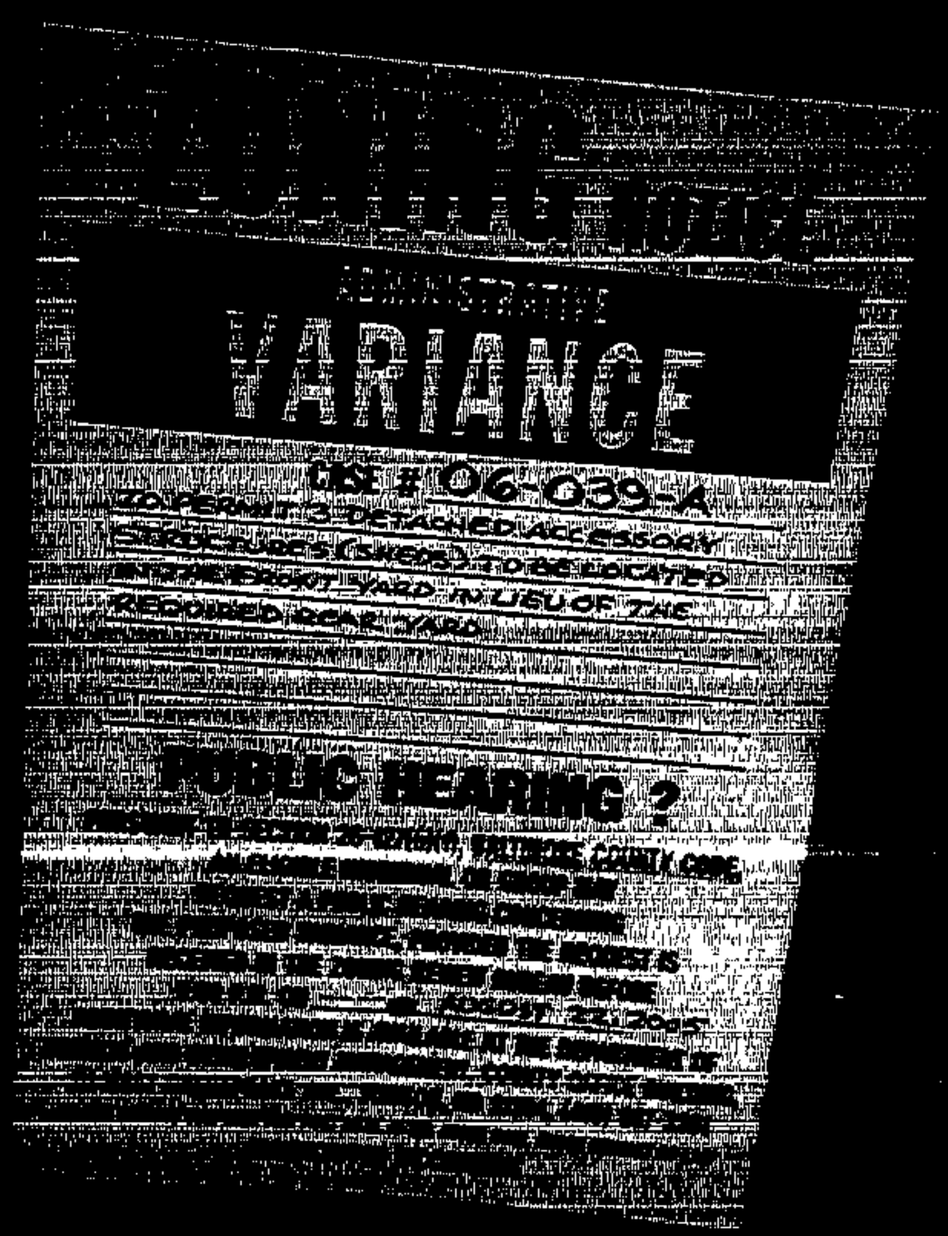
ADMINISTRATIVE VARIANCE

CASE # 06-039-A

TO PERMIT [illegible]
STRUCTURES [illegible]
IN THE [illegible]
REQUIRED REAR YARD.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:00 P.M. ON [illegible] 22, 2005
[illegible] IS AVAILABLE AT THE DEPARTMENT OF
[illegible] COUNTY OFFICE BUILDING,
[illegible]



CERTIFICATE OF POSTING

RE: Case No.: 06-039-A

Petitioner/Developer: CHARLES BROOKS, JR.

Date of Hearing/Closing: OCT. 5, 2005

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

Attention: **Christen Matthews**

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 propery located at

16554 YEOHO ROAD

The sign(s) were posted on SEPT. 19, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 06-039-A

Petitioner/Developer: CHARLES BROOKS, JR.

Date of Hearing/Closing: AUG. 22, 2005

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

Attention: **Christen Matthews**

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 propery located at

#16554 YEOHO ROAD

The sign(s) were posted on AUGUST 5, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

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: 06-039-A

Petitioner: Charles Brooks

Address or Location: 16554 Yeoho Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles Brooks

Address: 16554 Yeoho Road
Sparks, MD 21152

Telephone Number: 410 771-4499

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ~~05~~ 06-039 -A Address 16554 YEOHO RD

Contact Person: LLOYD MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/27/05 **Posting Date:** 8/7/05 **Closing Date:** 8/22/05

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~~ 06-039 -A Address 16554 YEOHO RD

Petitioner's Name CHARLES M. BROOKS Telephone 410 472 2249

Posting Date: 8/7/05 **Closing Date:** 8/22/05

Wording for Sign: *To Permit* 3 DETACHED ACCESSORY STRUCTURES (SHEDS) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

WCR - Revised 6/25/04

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 20, 2005 Issue - Jeffersonian

Please forward billing to:
Charles Brooks
16554 Yeoho Road
Sparks, MD 21152

410-771-4499

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: 06-039-A
16554 Yeoho Road
S/west side of Yeoho Road, 1,900 feet n/west of Benson Mill Road
5th Election District – 3rd Councilmanic District
Legal Owners: Charles M. Brooks

Variance to permit three detached accessory structures (sheds) to be located in the front yard in lieu of the required rear yard.

Hearing: Wednesday, October 5, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
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.

Department of Permits and Development Management

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

Baltimore County

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

August 22, 2005

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: 06-039-A
16554 Yeoho Road
S/west side of Yeoho Road, 1,900 feet n/west of Benson Mill Road
5th Election District – 3rd Councilmanic District
Legal Owners: Charles M. Brooks

Variance to permit three detached accessory structures (sheds) to be located in the front yard in lieu of the required rear yard.

Hearing: Wednesday, October 5, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Charles Brooks, 16554 Yeoho Road, Sparks 21152
Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286
Mr. & Mrs. Invernizzi, 16552 Yeoho Road, Sparks 21152

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 20, 2005.**
(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.

Printed on Recycled Paper

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

September 26, 2005

Charles M. Brooks
16554 Yeoho Road
Sparks, Maryland 21152

Dear Mr. Brooks:

RE: Case Number: 06-039-A, 16554 Yeoho Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 27, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Site Rite Surveying, Inc. 200 E. Joppa Road, Rm. 101 Towson 21286s

Printed on Recycled Paper

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

August 22, 2005

Charles M. Brooks
16554 Yeoho Road
Sparks, Maryland 21152

Dear Mr. Brooks:

RE: Case Number: 06-039-A, 16554 Yeoho Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 27, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Site Rite Surveying, Inc. 200 E. Joppa Road, Rm. 101 Towson 21286

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 15, 2005

RECEIVED
AUG 17 2005
ZONING COMMISSIONER

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

SUBJECT: 6-039 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit accessory structures in the front yard in lieu of the required rear yard provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by: Curtis Murray

Section Chief: Lyn Lanham

AFK/LL: CM

UNDER RECEIVED FOR FILING
Date 10-27-05
By Deanna Wiley

W:\DEVREV\ZAC\6-039.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 15, 2005

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

SUBJECT: 6-039 - **Administrative Variance**

The Office of Planning does not oppose the petitioner's request to permit accessory structures in the front yard in lieu of the required rear yard provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by: Curtis Murray

Section Chief: Lyn Lanham

AFK/LL: CM

W \DEVREV\ZAC\6-039 doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley

DATE: September 2, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 1, 2005

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

06-032
06-033
06-034
06-036
06-038
06-039
06-040
06-041
06-043

Reviewers: Sue Farinetti, Dave Lykens, Glenn Shaffer, Bruce Seeley

S:\Devcoord\ZAC-8-1-05NC doc

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

August 2, 2005

Distribution Meeting of August 1, 2005

ATTENTION: Zoning Review Planners

Item No. 032, 033, 034, 035, 036, 037, 038, 039, 040, 041 and 043

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

The Fire Department has no comments at this time.
If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 7.29.05

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

RE: Baltimore County
Item No. 039 LTM

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,

L. G. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

AWS
10/5

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 8, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

RECEIVED
AUG 10 2005
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Committee Meeting
For August 8, 2005
Item Nos. 032, 033, 034, 035, 036, 038, 039, 040, 041, 042, 043,

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-08082005.doc

Department of Permits and Development Management

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

Baltimore County

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

August 22, 2005

Charles M. Brooks
16554 Yeoho Road
Sparks, MD 21152

Dear Mr. Brooks:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-039-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand by Mr. & Mrs. Invernizzi requiring a public hearing concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286
Mr. & Mrs. Invernizzi, 16552 Yeoho Road, Sparks 21152

Printed on Recycled Paper

August 18, 2005

Baltimore County Zoning Review Office
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Case #06-039A

To Whom It May Concern:

We respectfully request a hearing on the matter of Case # 06-039A pertaining to a filing by our neighbor Charles Brooks for a variance on his property located at 11654 Yeoho Road in Sparks, Maryland. Mr. Brooks filed this request at some point in the past couple of weeks but subsequently removed the notification sign from public view after the first day. Hence we are unsure of the exact time of origin.

In 2003, approximately a year after we paved the driveway giving us access to our property from Yeoho Road, Mr. Brooks constructed multiple buildings at the entrance to our driveway that we believe are obstructing our legal right of way. Additionally we believe that these structures, as well as the stench from the often uncontained livestock he keeps in a questionable and even inhumane manner, his two unleashed and uncontrolled dogs, his night time discharging of firearms in close proximity to our house, among many other issues, are having a very destructive effect on the value of our property. Several real estate agents who are attempting to help us in the sale of the property have pointed out that these and other problems are directly affecting their ability to find buyers for our house.

We have attempted to resolve these problems in a civil and rational manner for over two years but have been able to resolve nothing.

Sincerely,

John and Nina Invernizzi

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Francis X. Borgerding, Jr.	409 washington ave suite 600	Towson, md 21204	
JOHN M. INVERNIZZI	16552 YEDDO Rd	SPARKS, md. 21252	

PLEASE PRINT CLEARLY

CASE NAME 16554 YEOHO RD
CASE NUMBER 06-037A
DATE 10-05-05

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Charles Brooks	16554 Yeoho Rd	Sparks MD 21152	LWEQUINGIT1@COMCAST.NET
VINCENT J MOSKUNAS	200 E. JOPPA RD.	TOWSON MD. 21286	VJMMVM@AOL.COM
SITE RITE SURVEYING, INC			
LAWRENCE E SCHMIDT	300 E LOMBARD ST	BALT MD 21202	LSchmidt@Gildeall.com

TOPO MAP FOR 16554 YEOHO ROAD

Zoning Map: RC2 (027A1)
#16554 Yeoho Road
Baltimore County, MD

039

To: Zoning Commissioner for Baltimore County

From: DAVID R. SMITH

Re: Case No.: 06-039-A
16554 Yeoho Road

I am a neighbor of Charles M. Brooks and reside at 16701 Yeoho Rd, Sparks, MD 21152.
I have lived at this location since 1990.
I have reviewed his request for variance to allow existing accessory structures to remain on the property as currently located. These structures have been at their present respective locations for many years.
In my opinion, these structures do not adversely impact any adjacent property and I support the grant of the variance that Mr. Brooks is requesting. I believe that the removal of these structures is not appropriate and would impose a hardship on Mr. Brooks.
This is a rural locale and the structures are compatible with the property and neighborhood.
Thank you for your favorable consideration of this request.

Very truly yours,

(signed)
Neighbor (print name) DAVID R. SMITH
Address 16701 Yeoho Rd
SPARKS, MD 21152

Pet Ex 7

To: Zoning Commissioner for Baltimore County

From: L. David and Michelle B. Johnson

October 1, 2005

Re: Case No: 06-039-A
16554 Yeoho Road

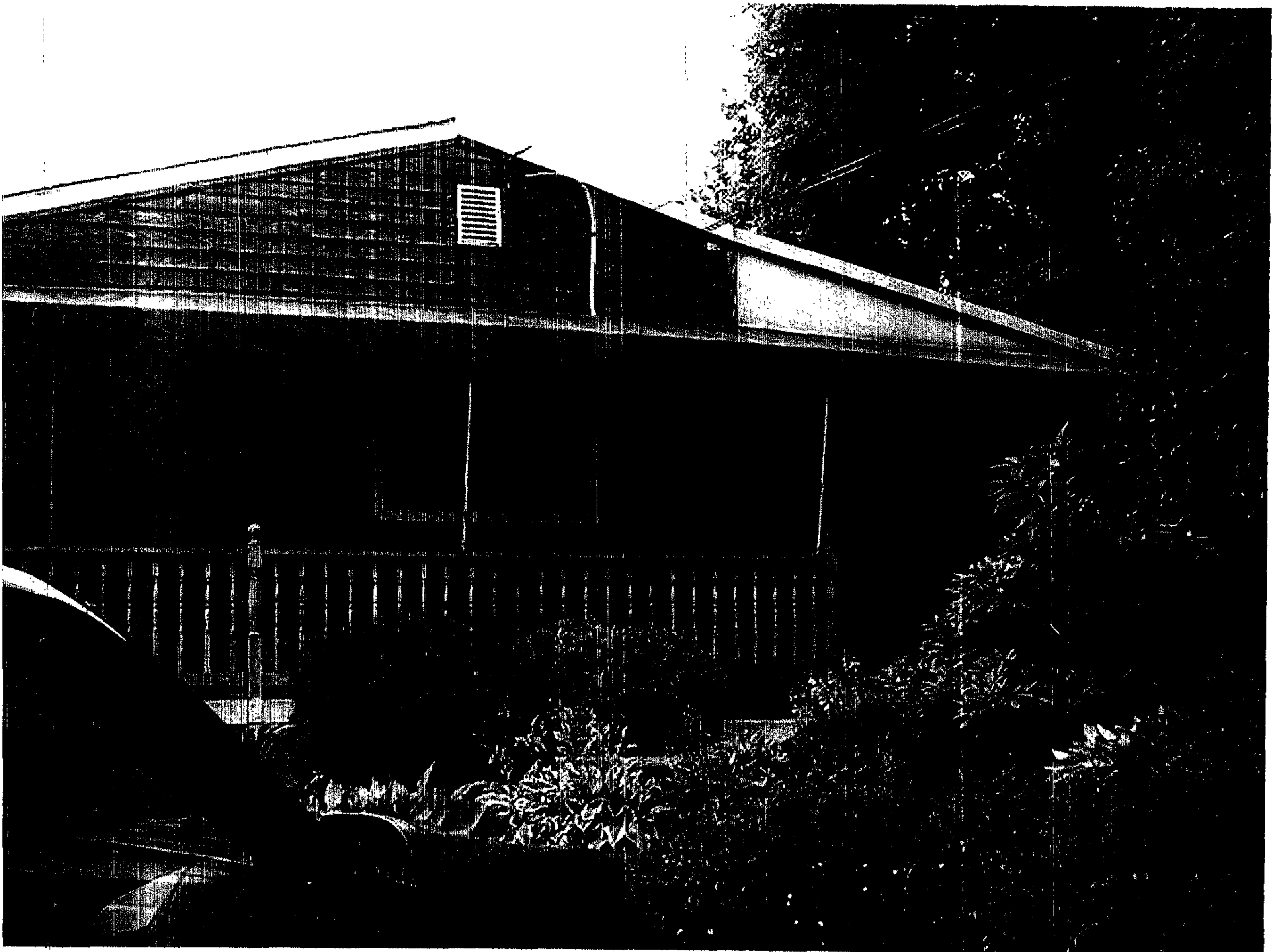
We are neighbors of Charles M. Brooks and reside at 16550 Yeoho Road, Sparks, MD 21152. We have lived at this location since 1990 and have been neighbors with Mr. Brooks since that time. We have reviewed his request for variance to allow existing accessory structures to remain on the property as currently located. These structures have been at their present respective locations for many years. In our opinion, these structures do not adversely impact any adjacent property and we support the grant of the variance that Mr. Brooks is requesting. We believe that the removal of these structures is not appropriate and would impose a hardship on Mr. Brooks. This is a rural locale and the structures are compatible with the property and neighborhood. Thank you for your favorable consideration of this request.

Very ~~truly~~ yours,

L. David Johnson Michelle B. Johnson

Neighbors: L. David and Michelle B. Johnson
16550 Yeoho Road
Sparks, MD 21152

Pet Ex 6

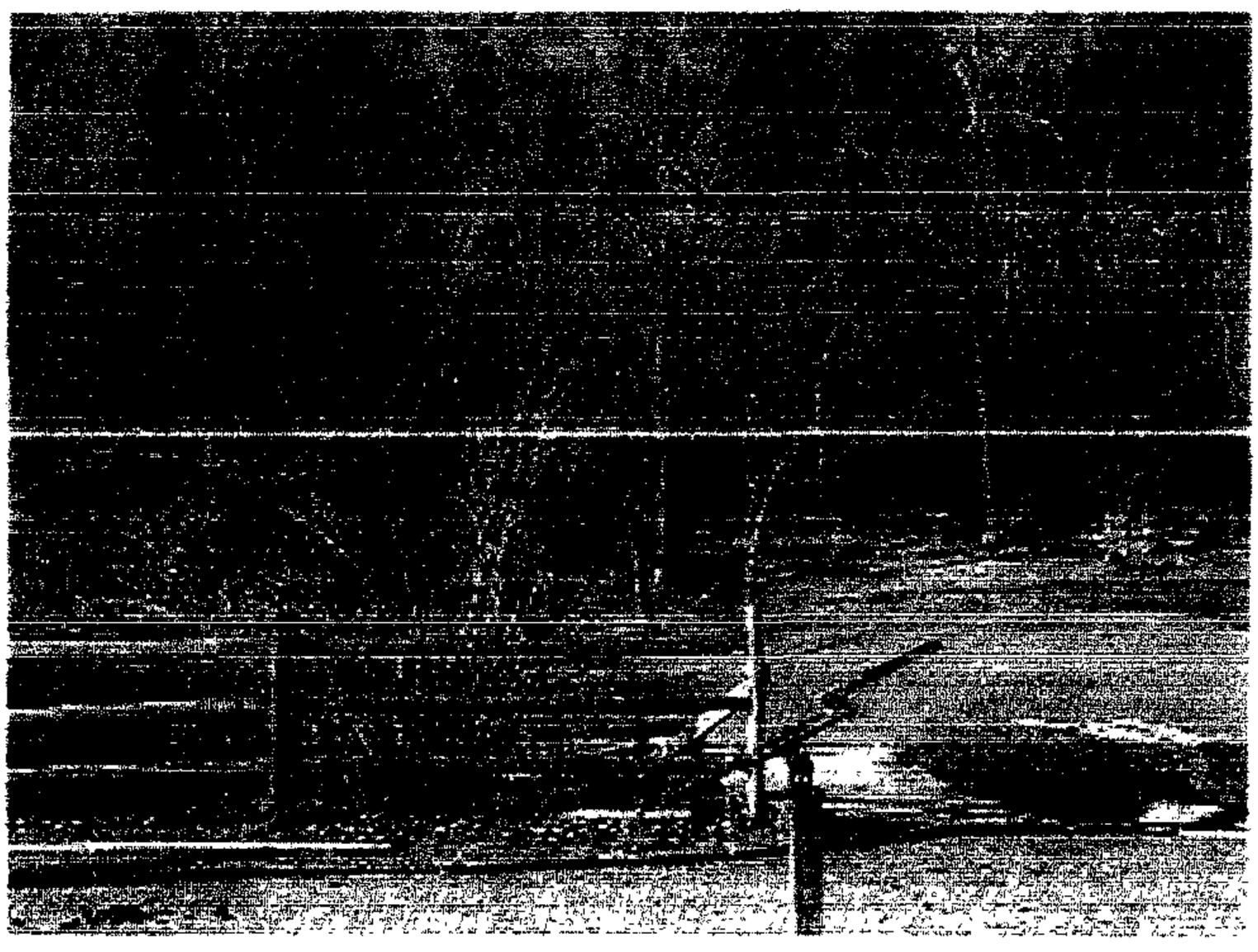


View of the front of the house #16554 Yeoho Road 3

View of the front of the house #16554 Yeoho Road

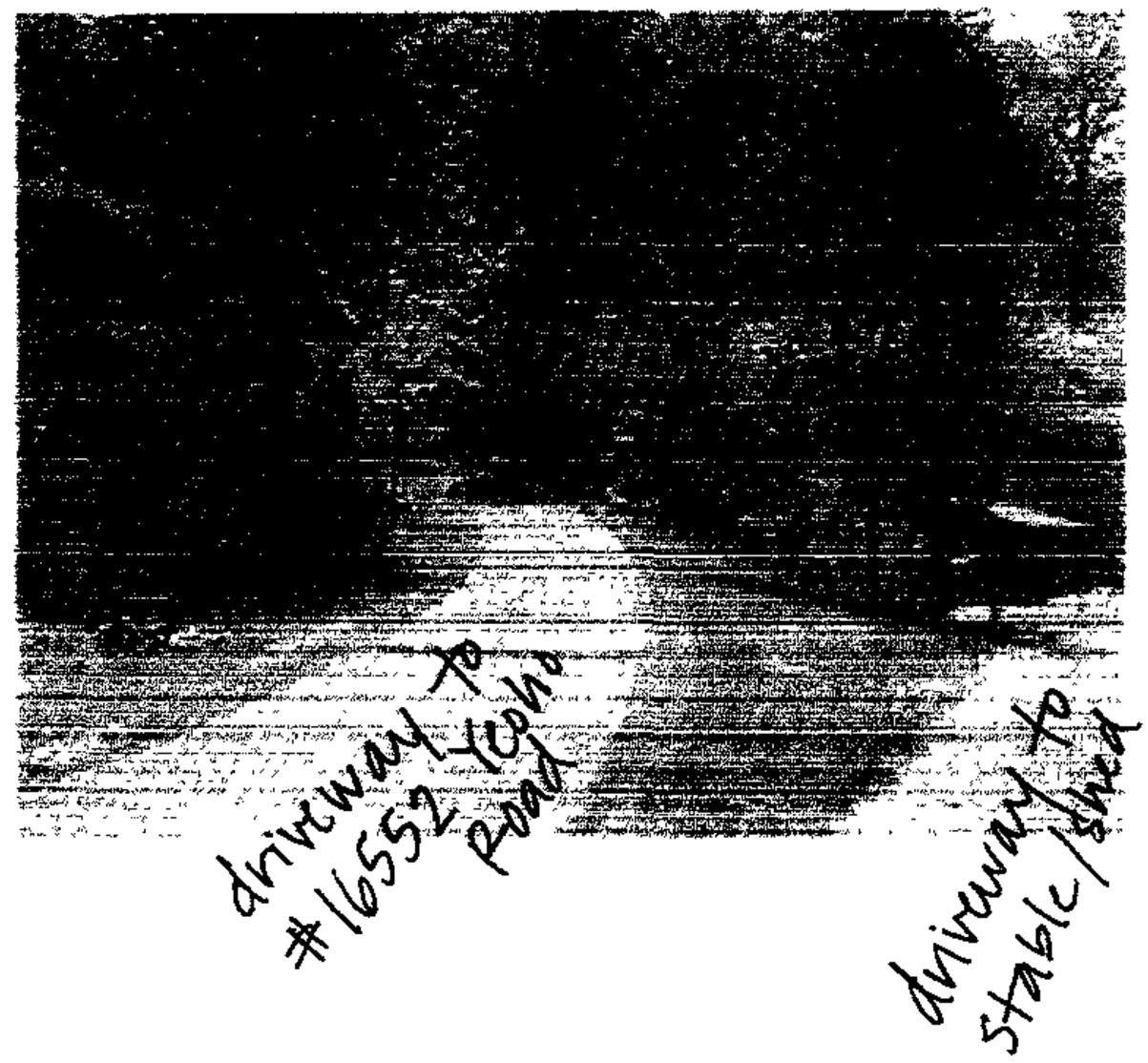
#16552 Yeoho Road
P.279

#16550 Yeoho Road
P. 312



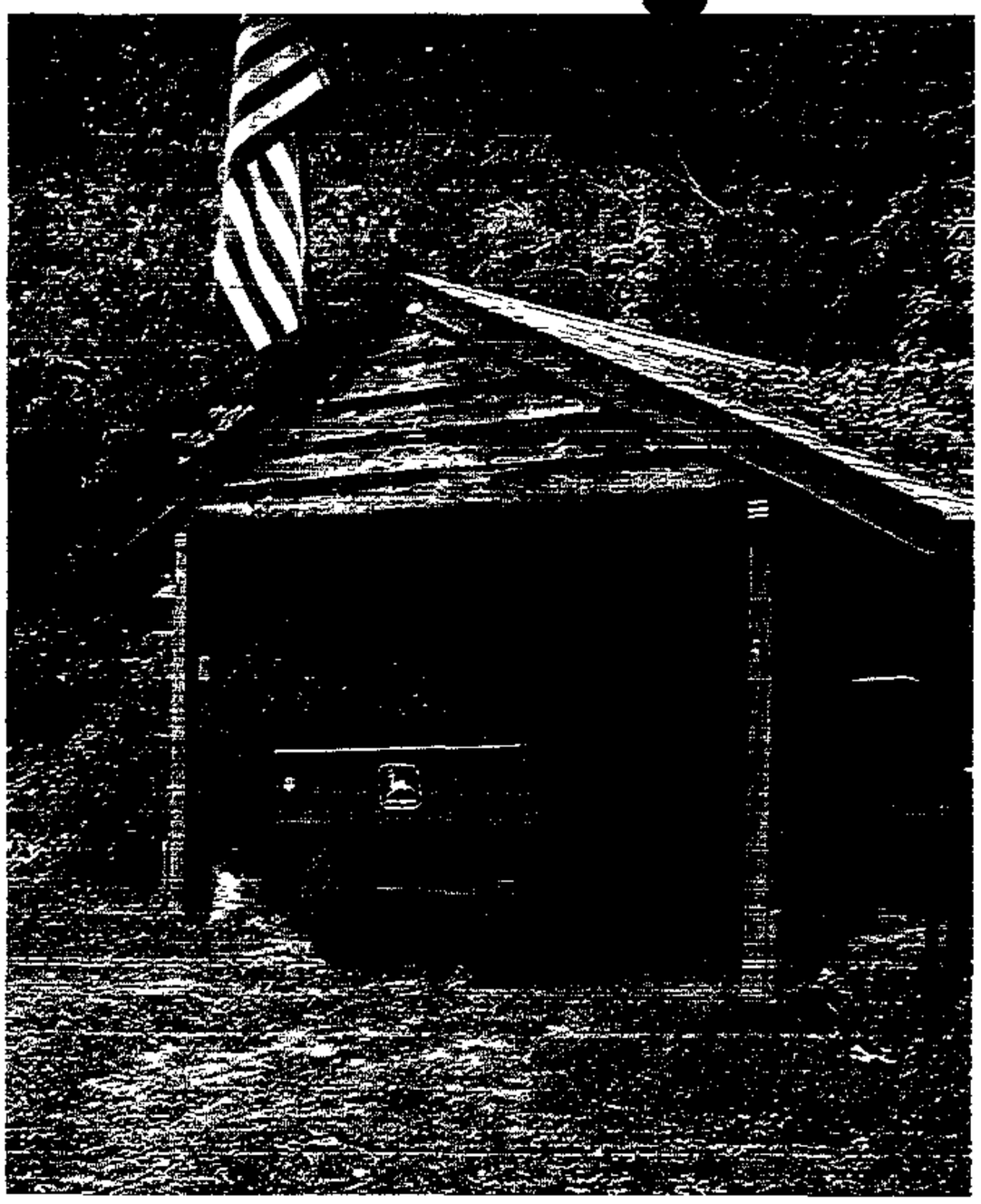
existing subject property
#16554 Yeoho Road

existing stable / shed.

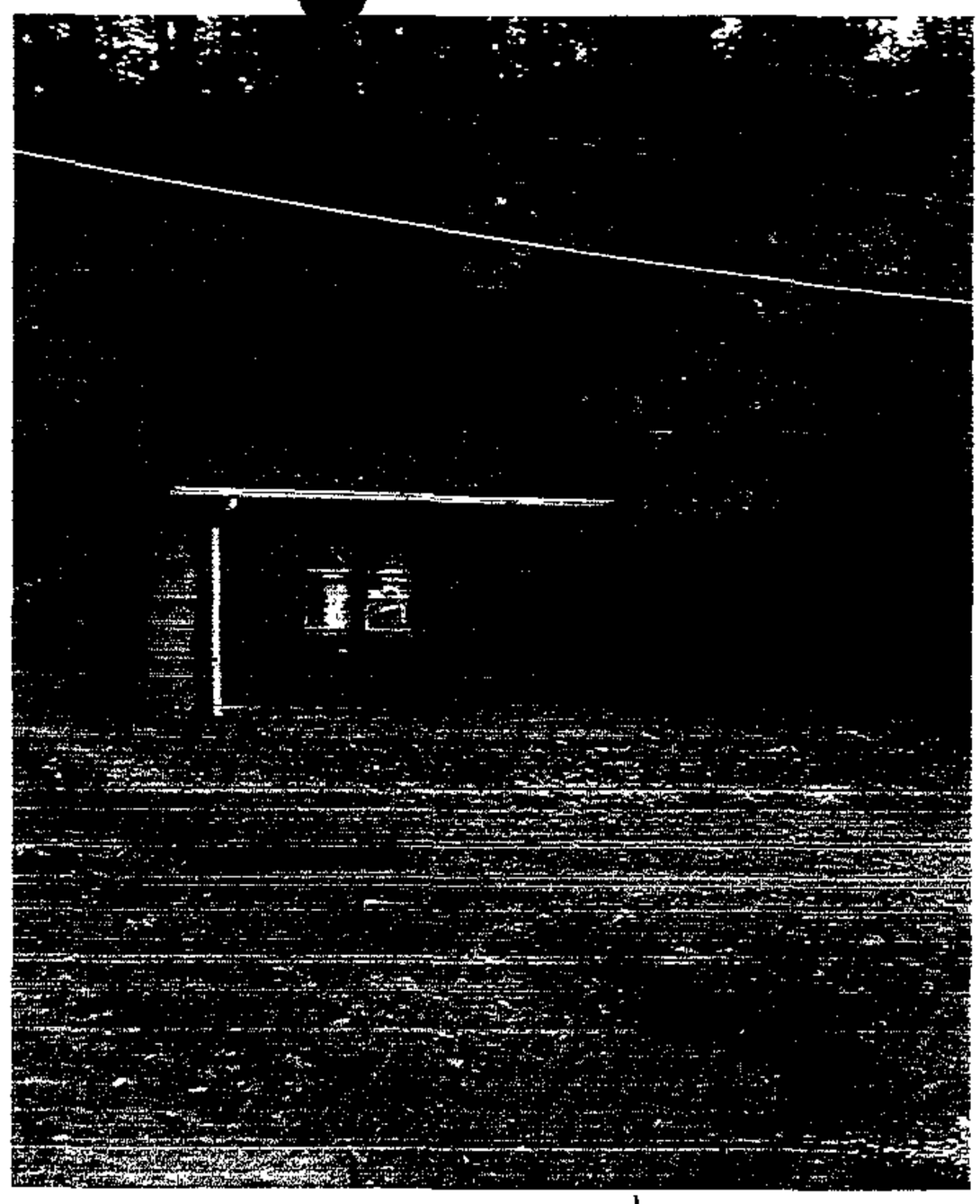


ex. stable / shed.

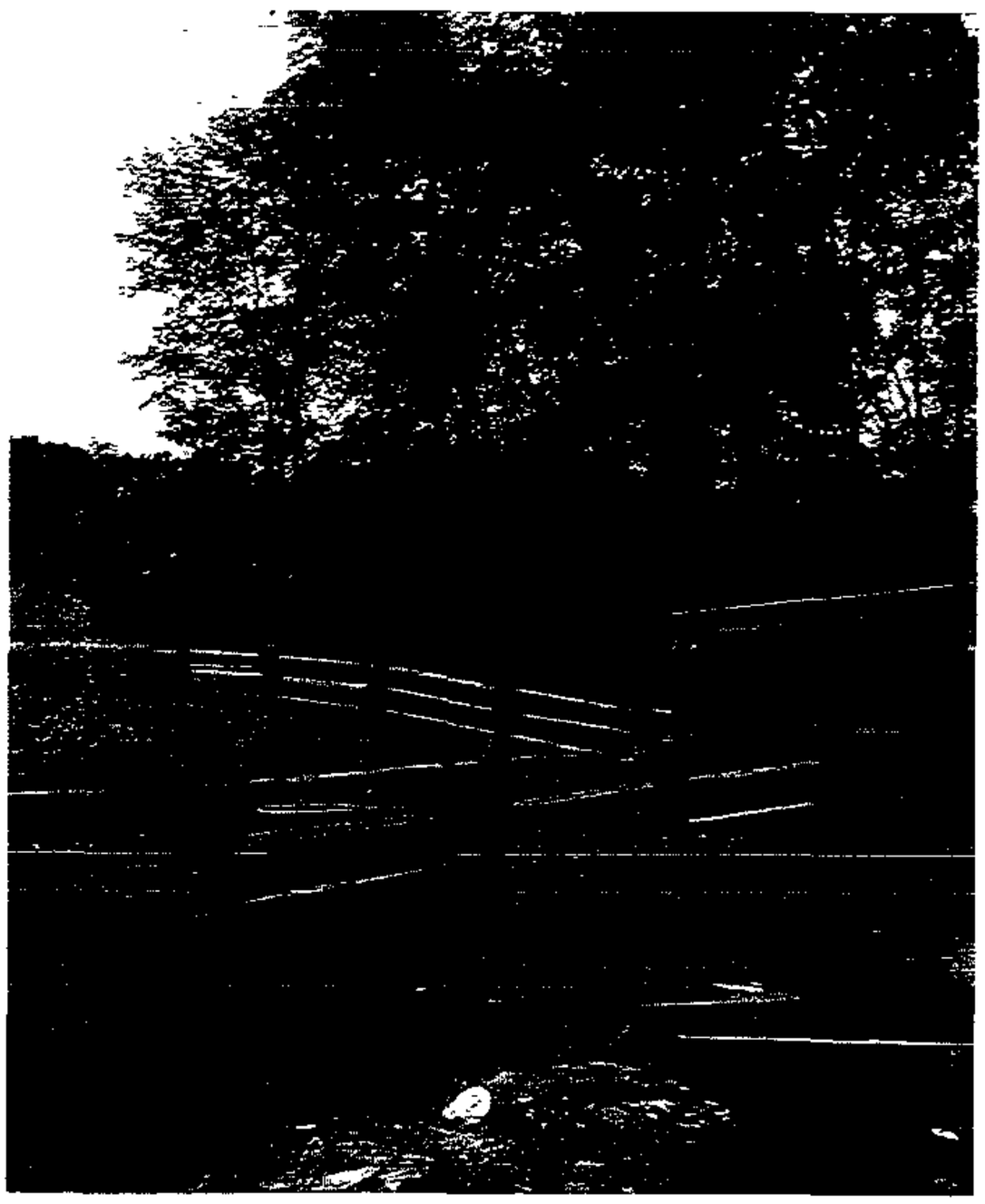
1905



#1 Garage Slab

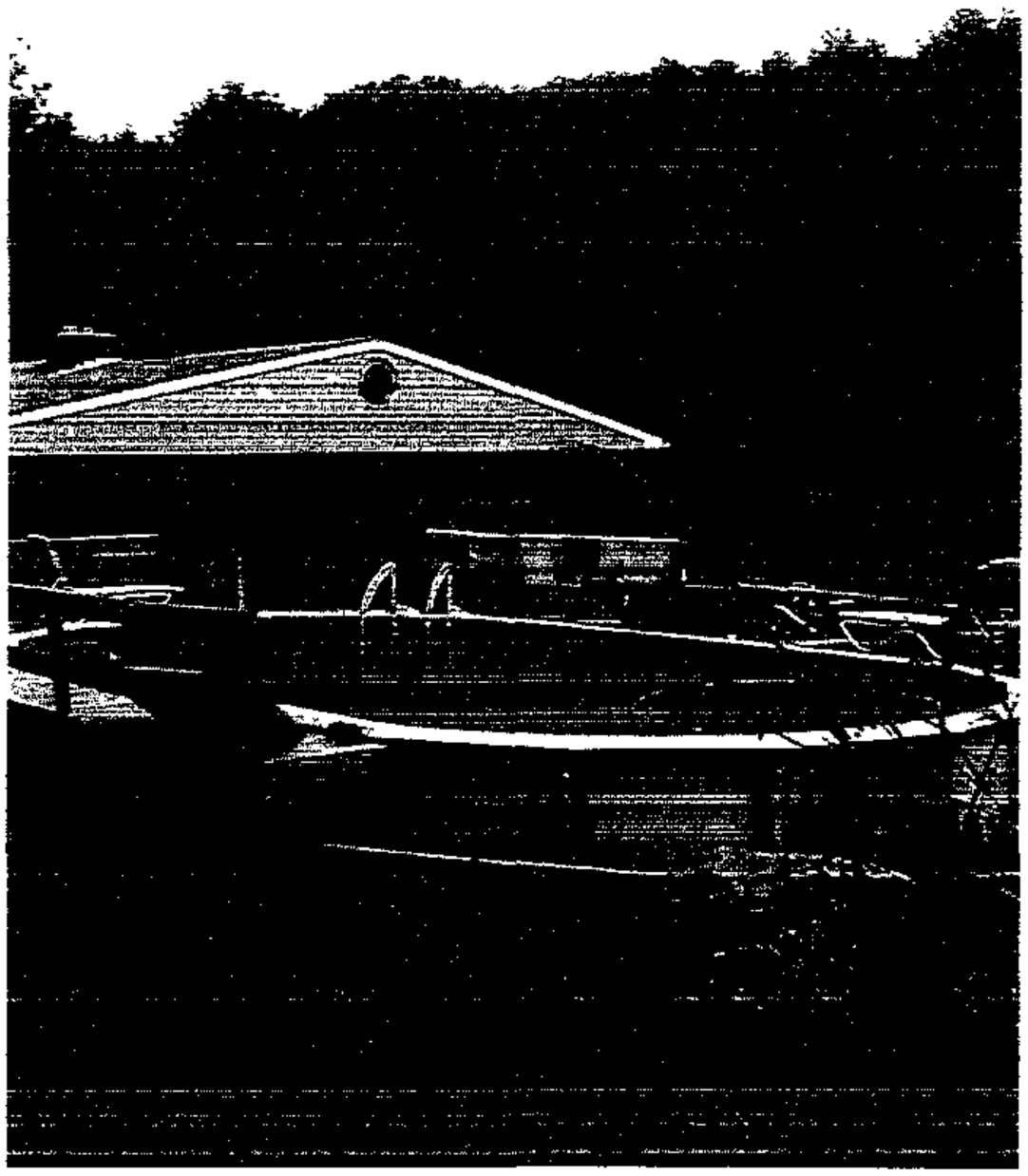


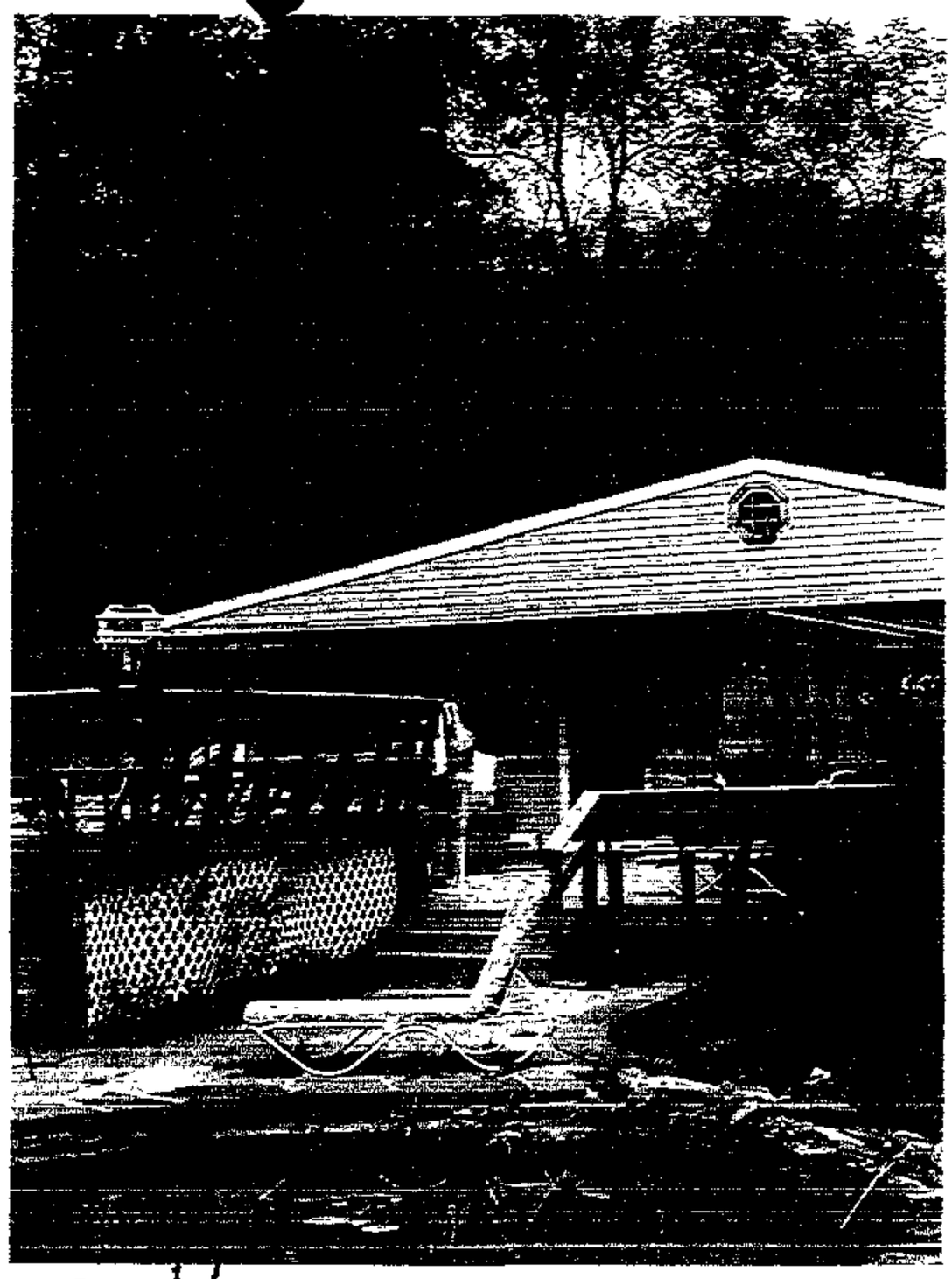
#3 Storage Shed



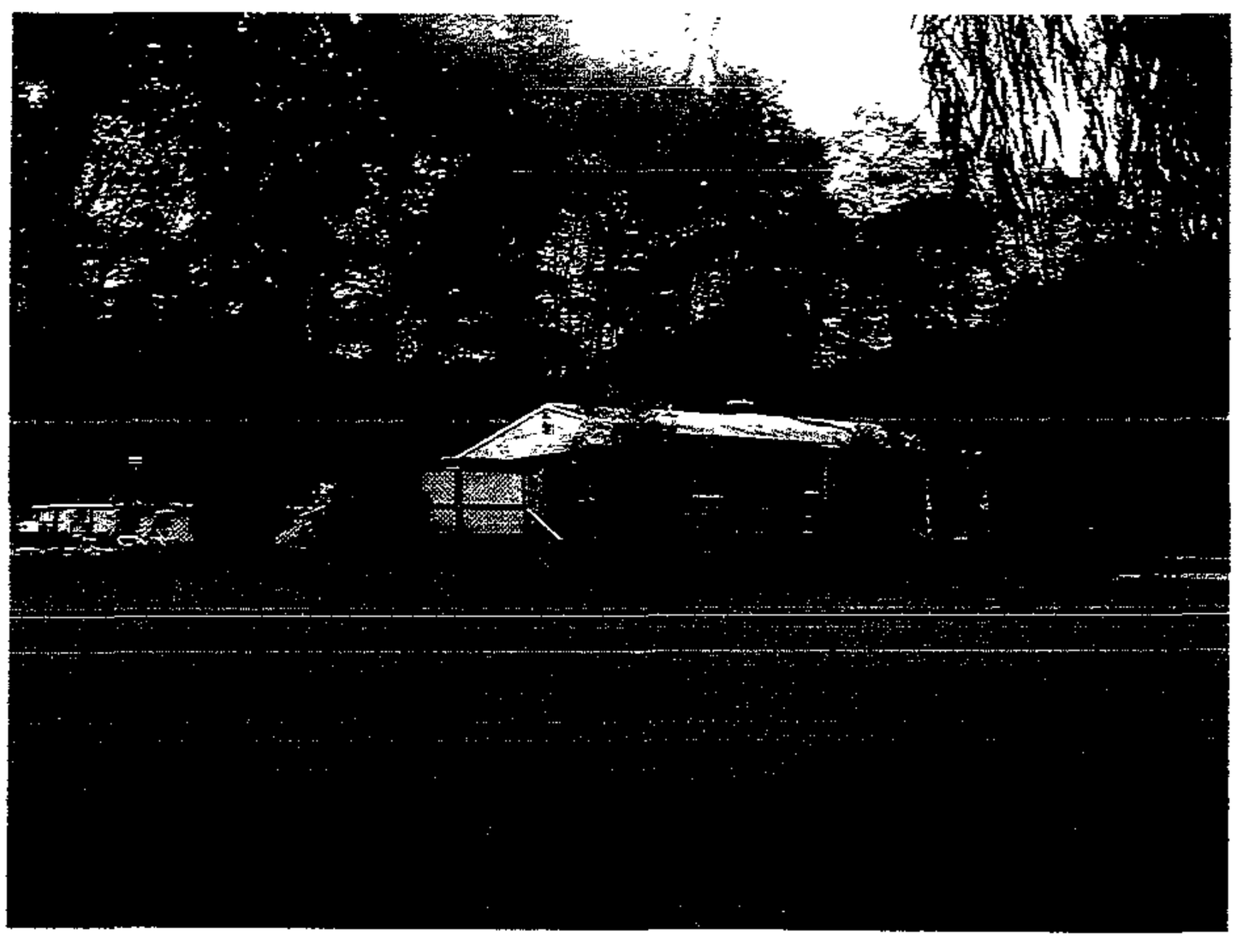
Rear pr Shed, House side of Stream
#4 Pet 2A

1905

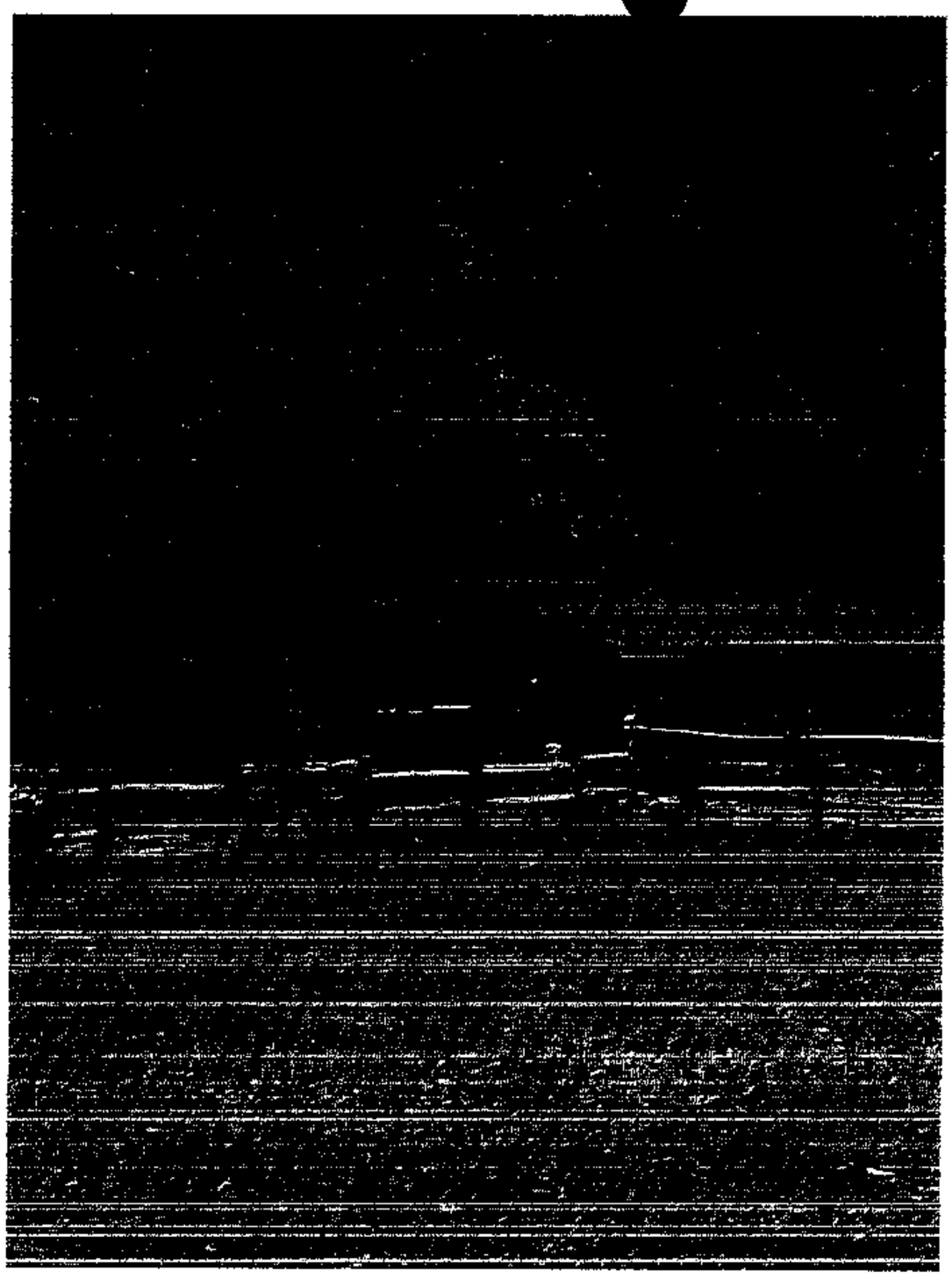


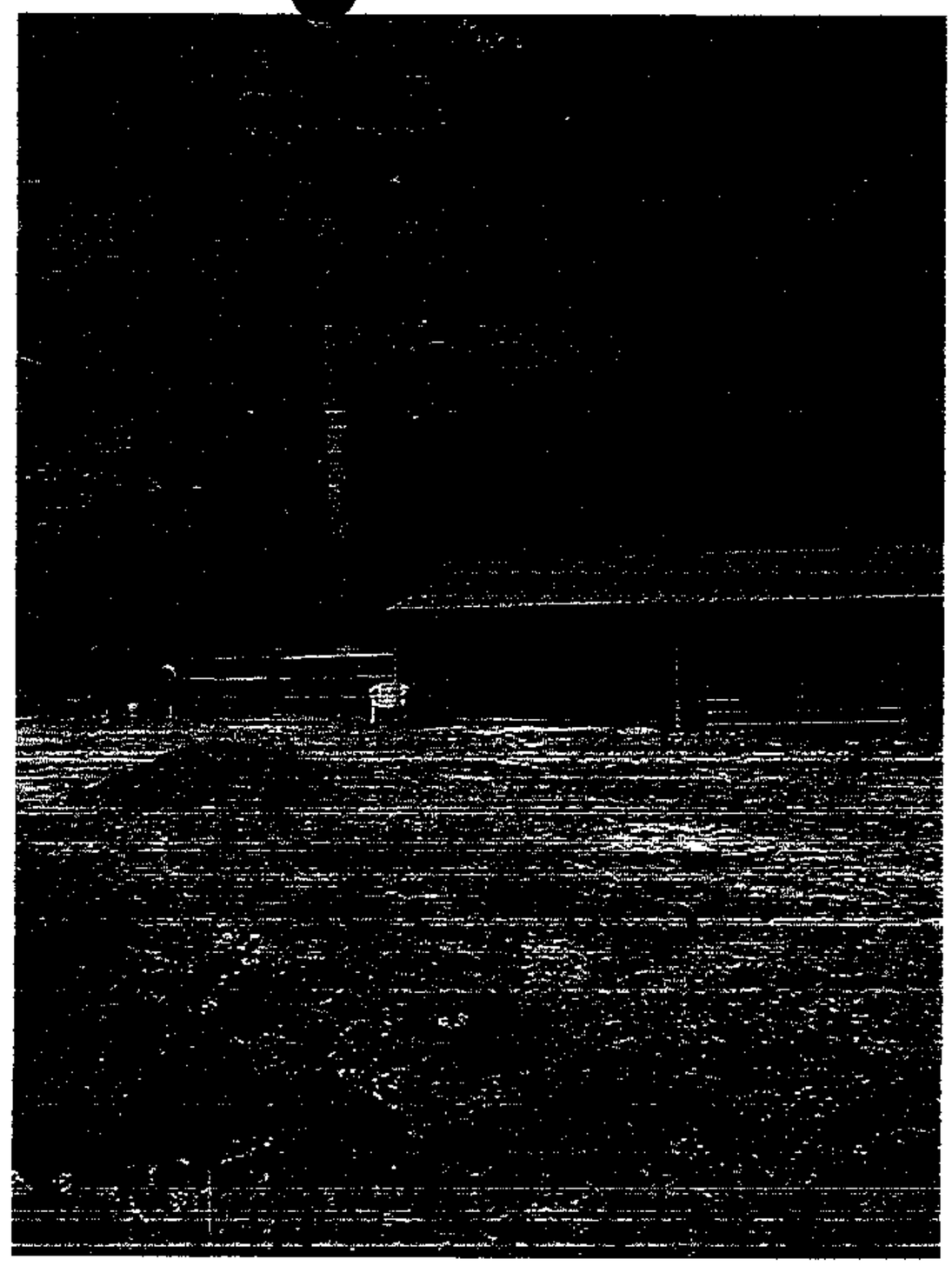


Back & Side of Home

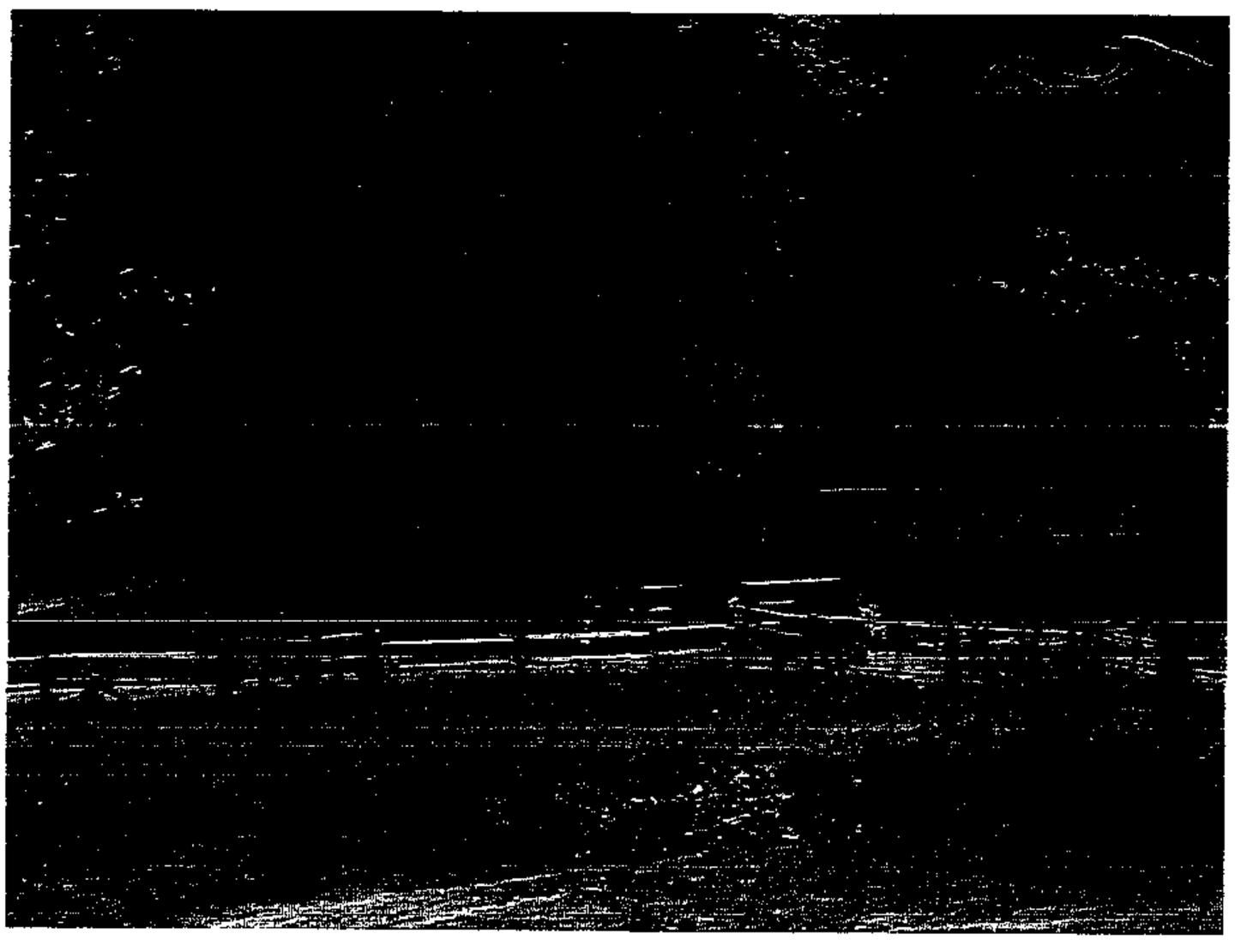


Pg. #2B



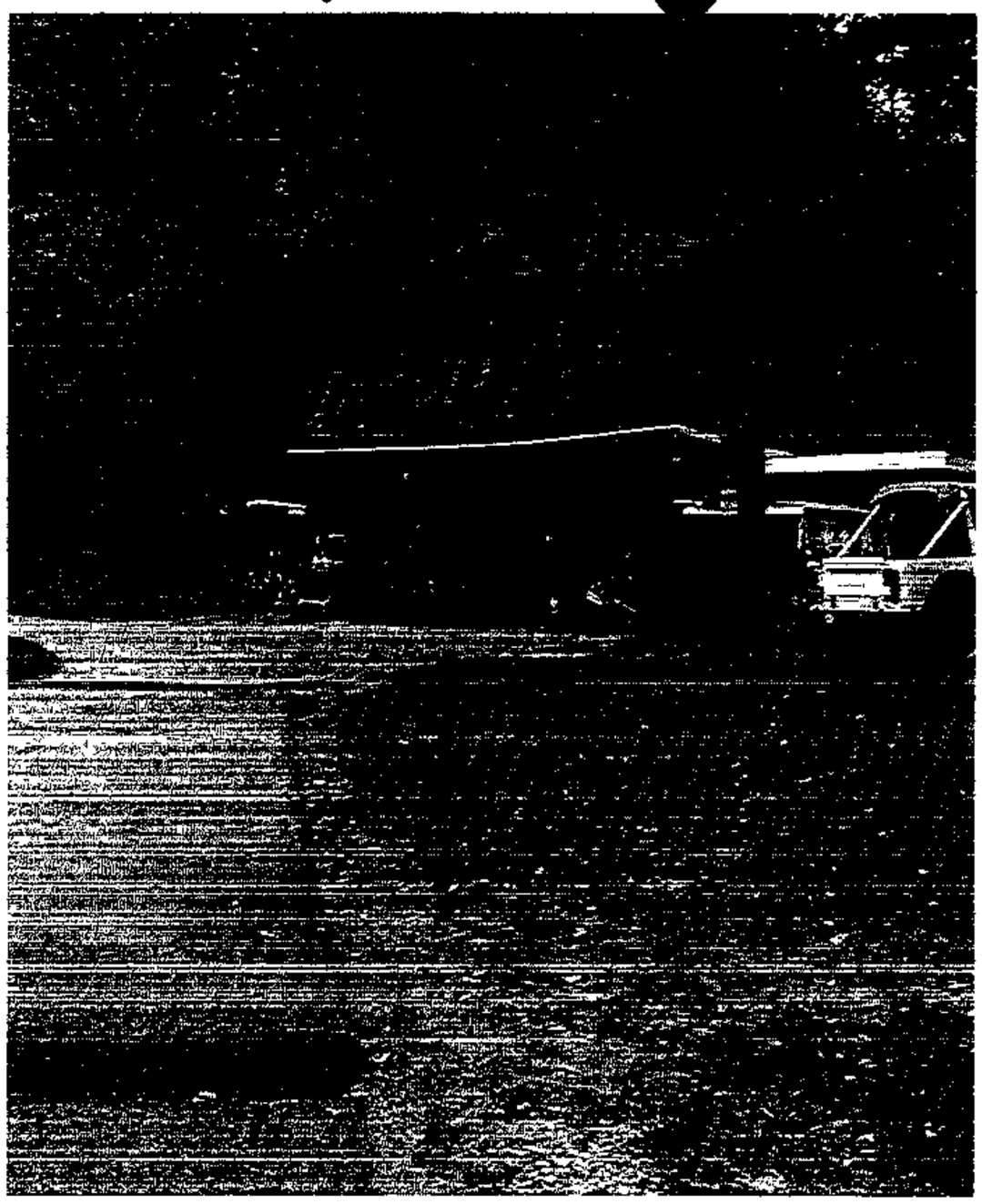


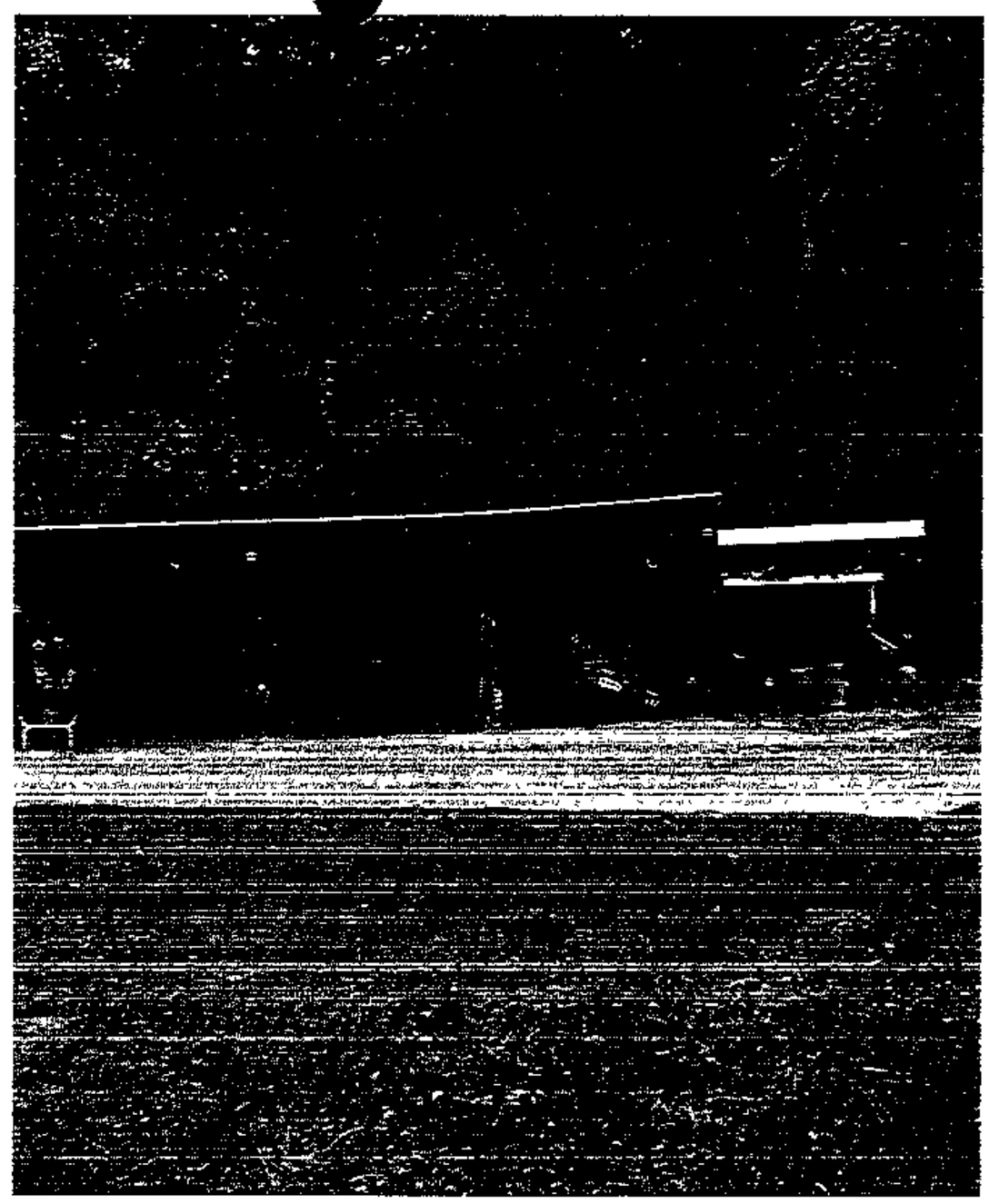
#5



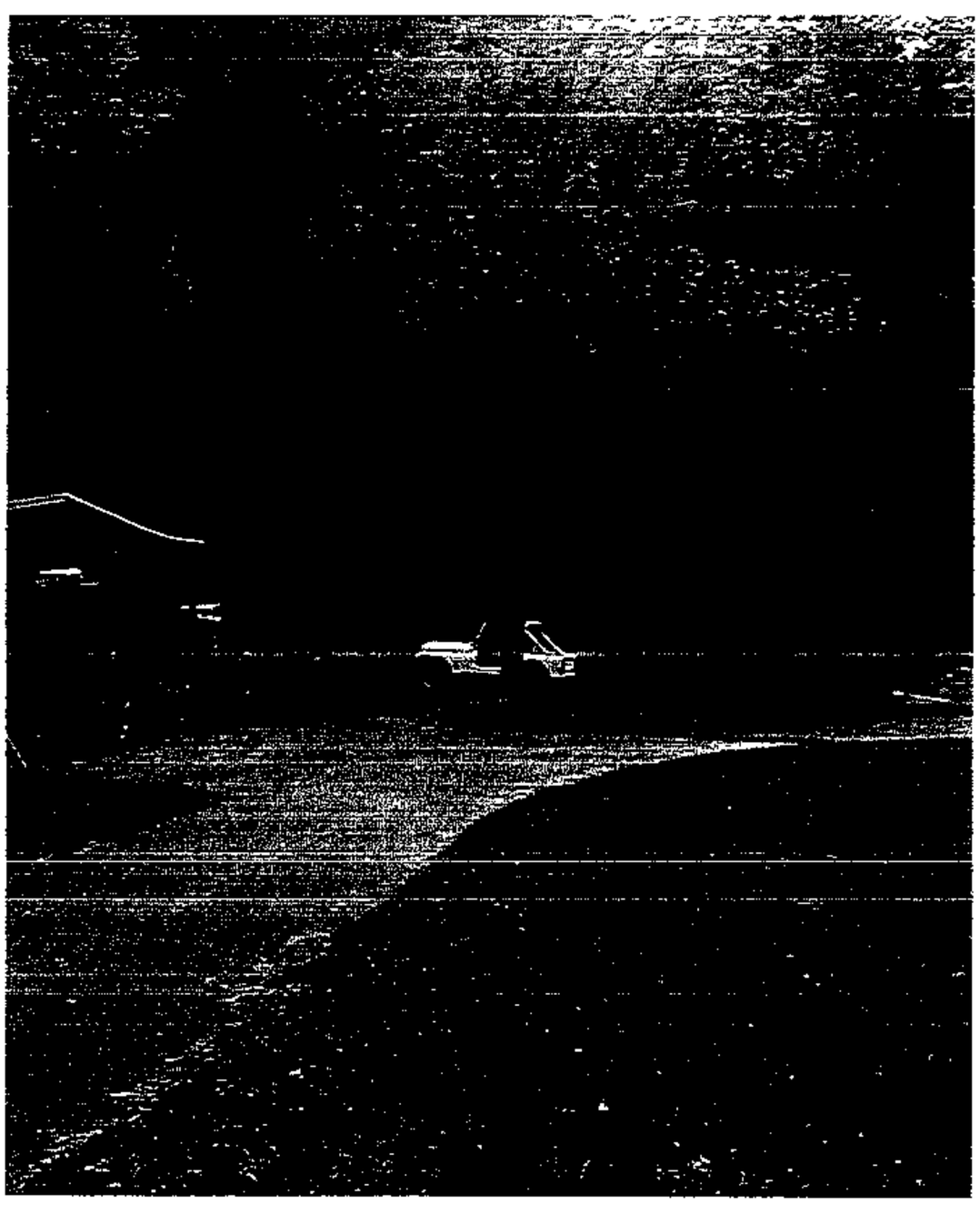
Pg #20

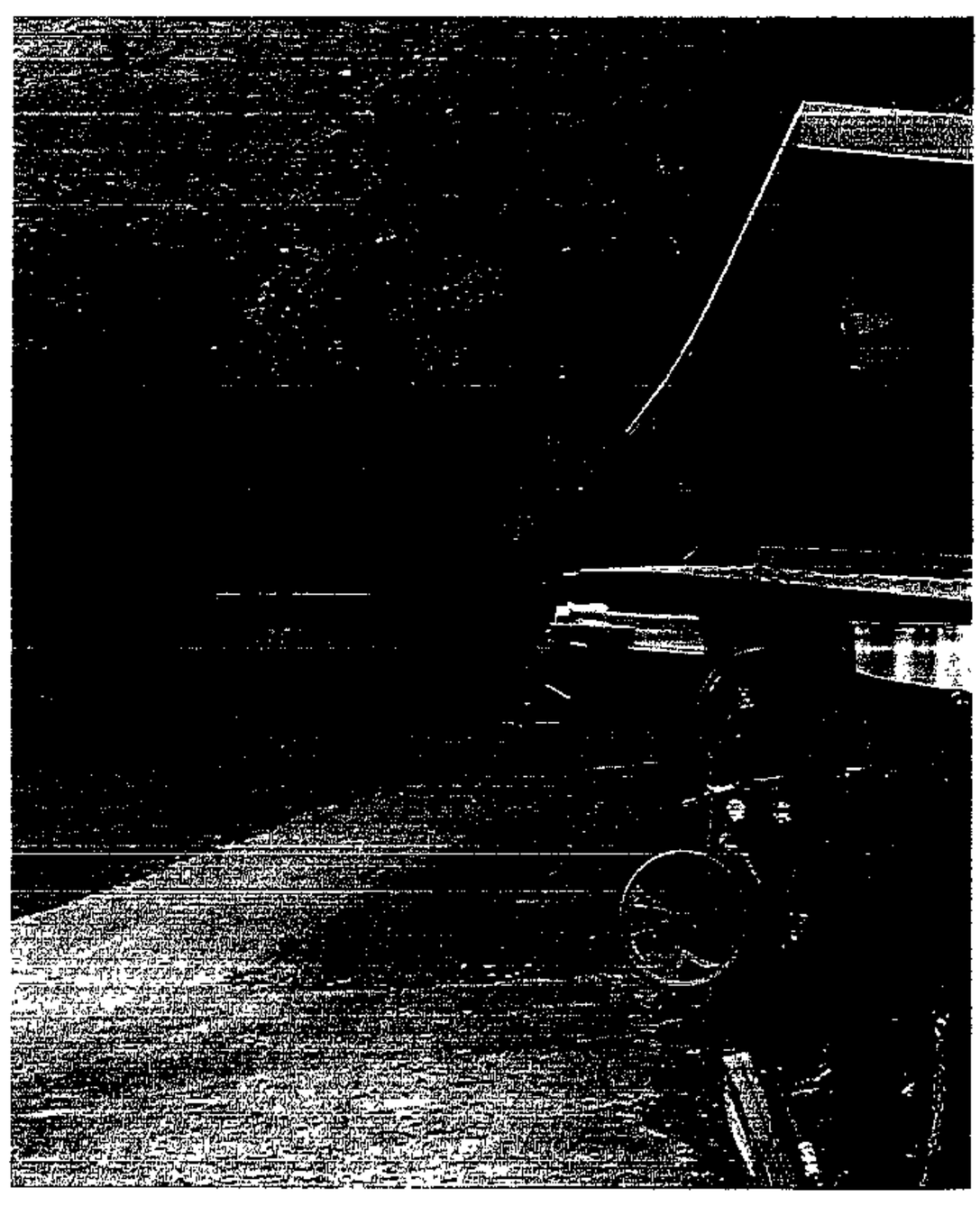
1015





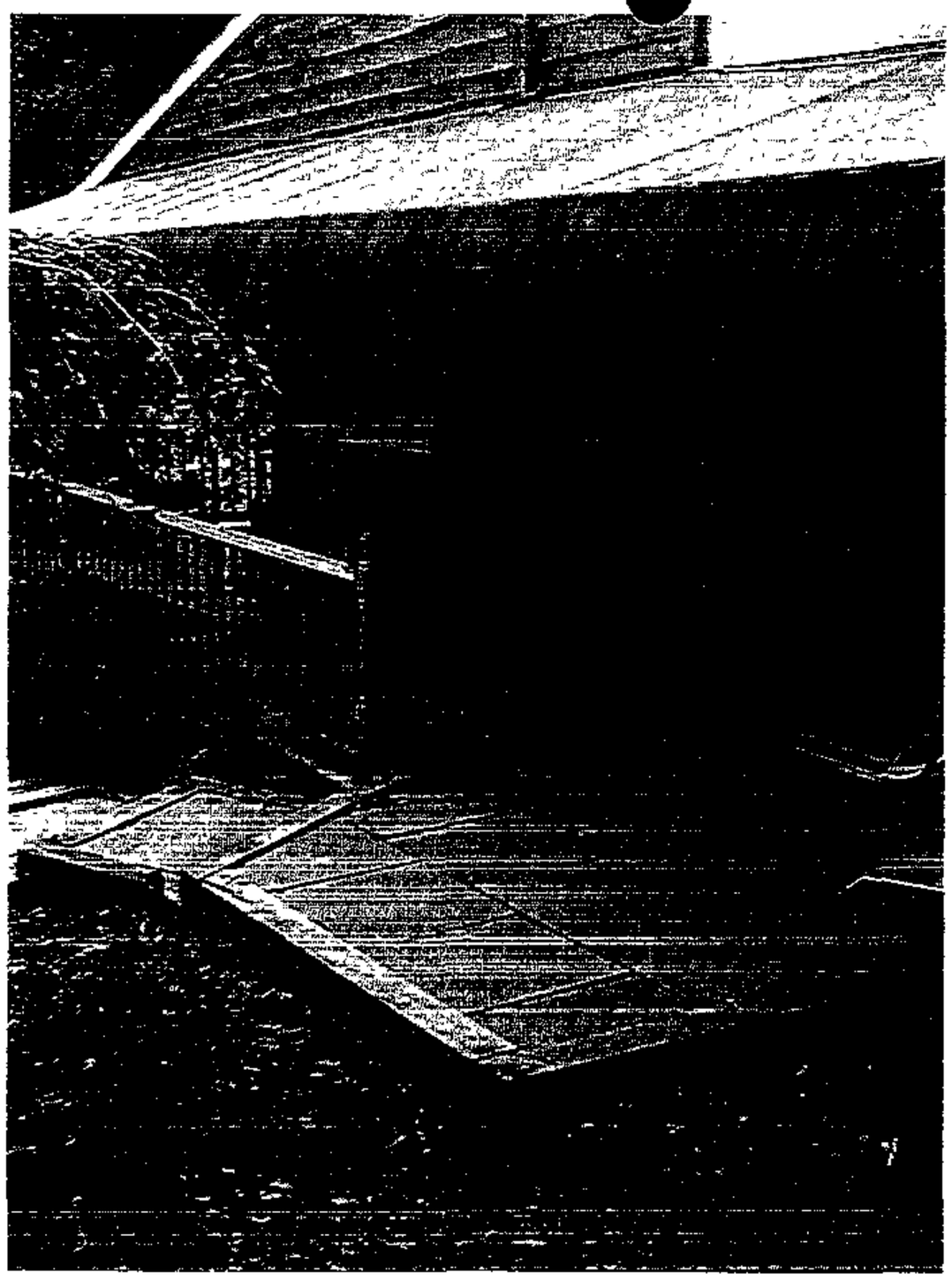
#2 Garage/Equip Slab/wood Slab

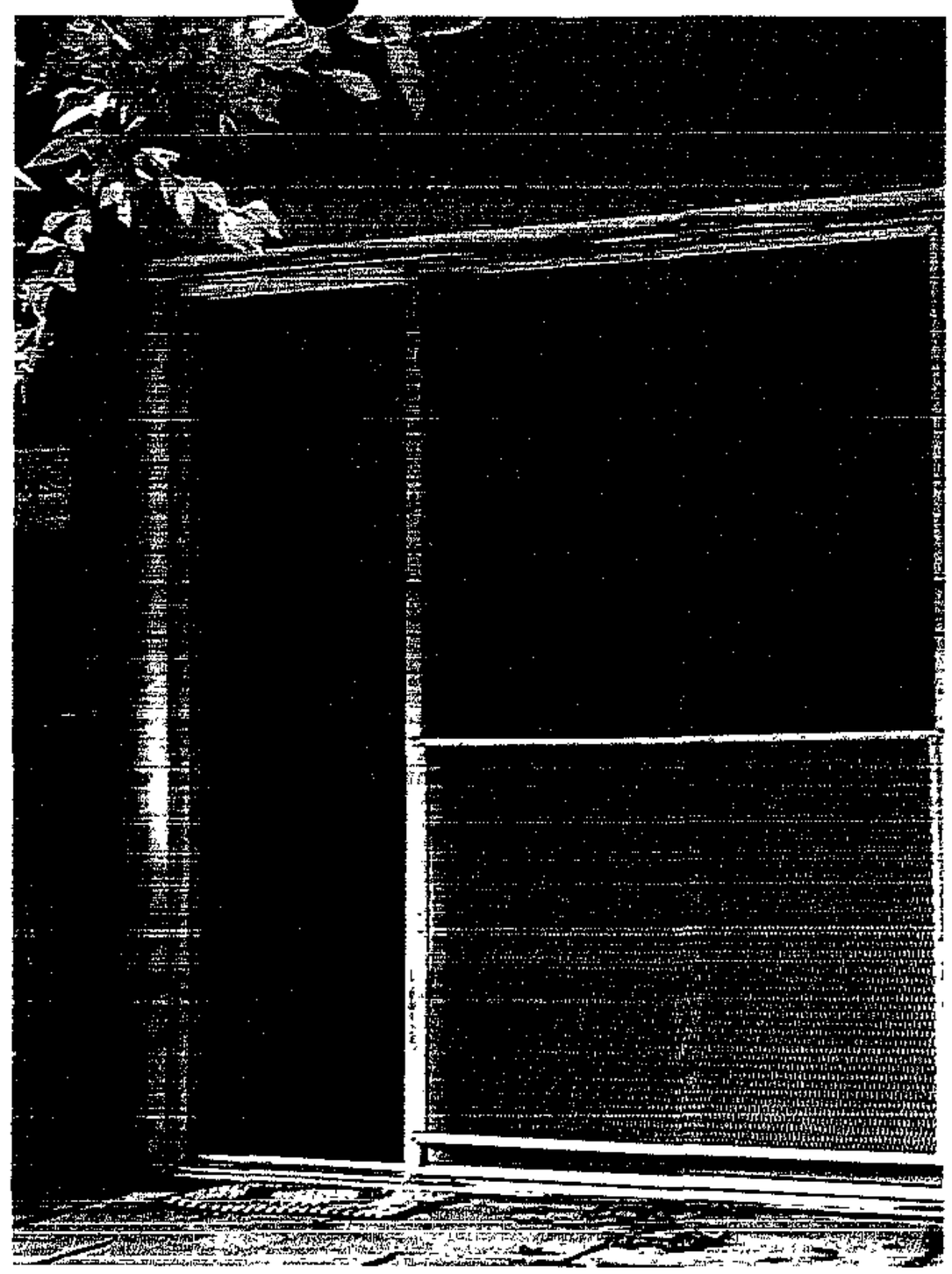




PCT # 20

1005





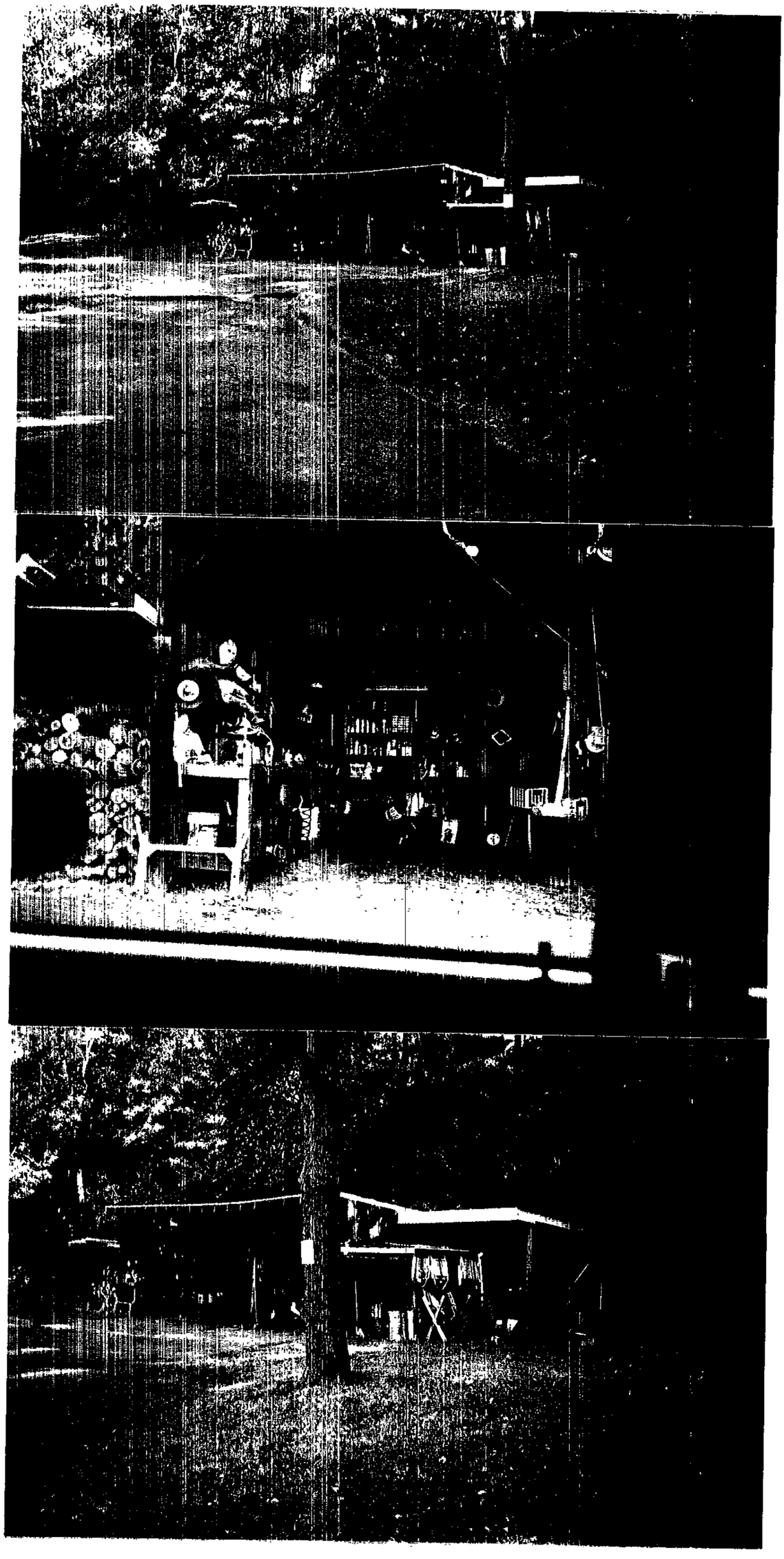
Front Door

PET. 2B Front, Side & Parking Area

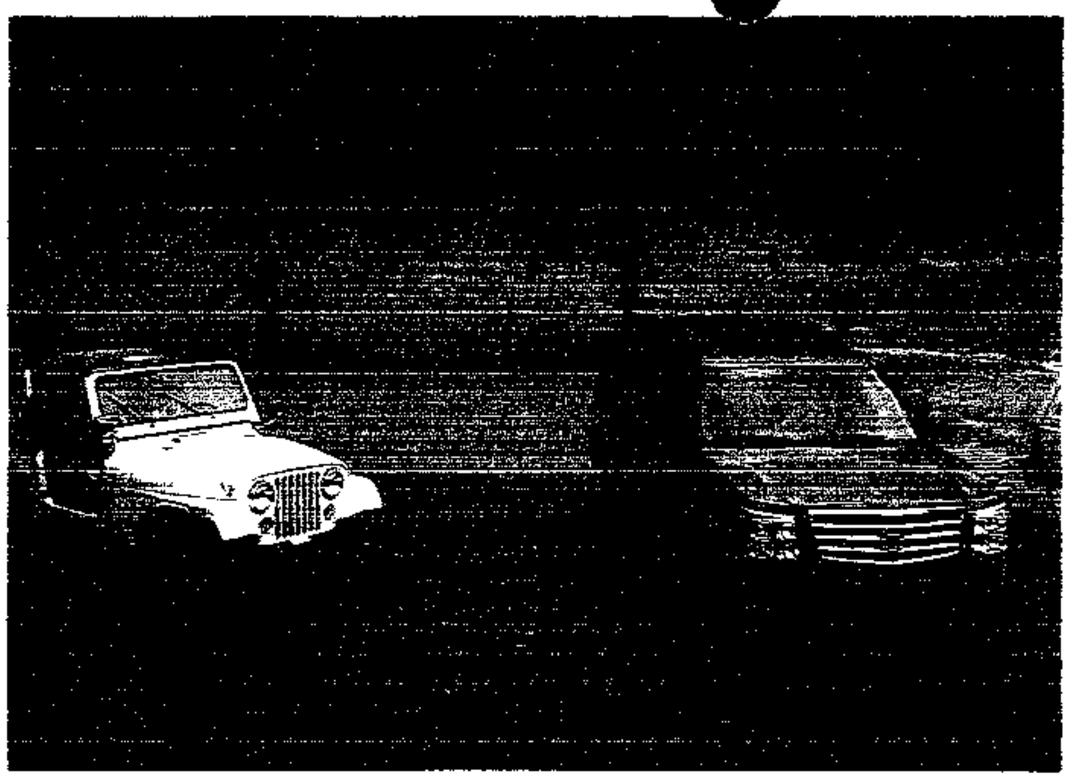
06-039-A

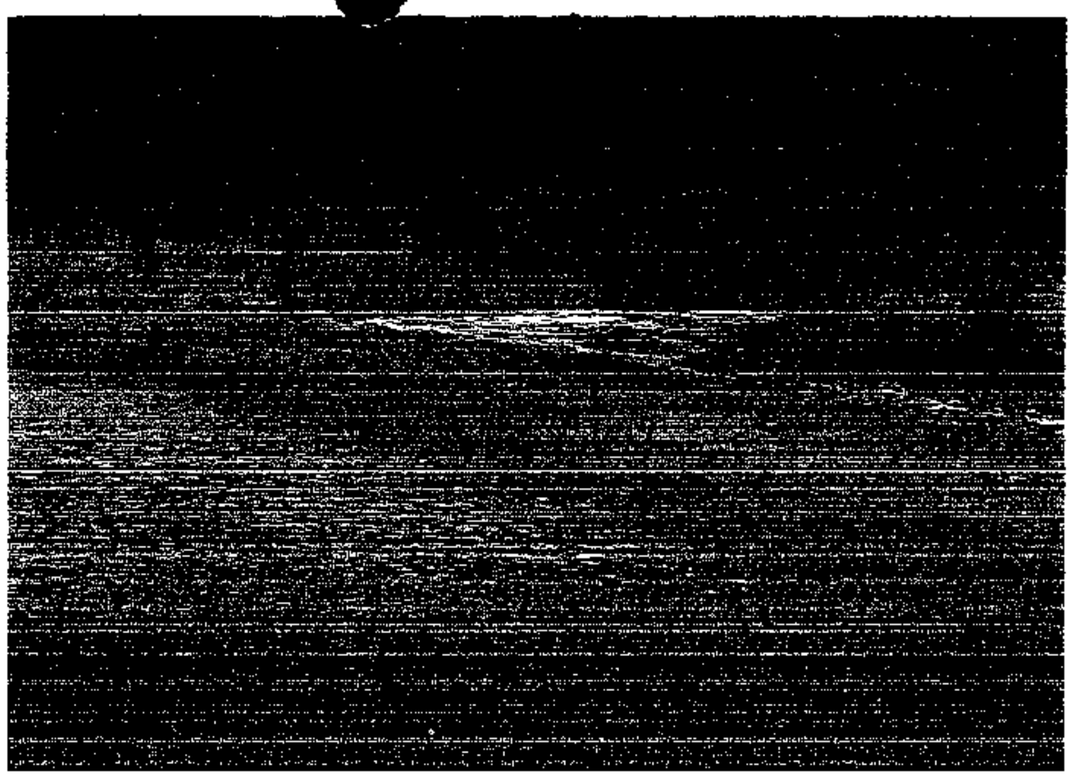
Pro. 3A-3I

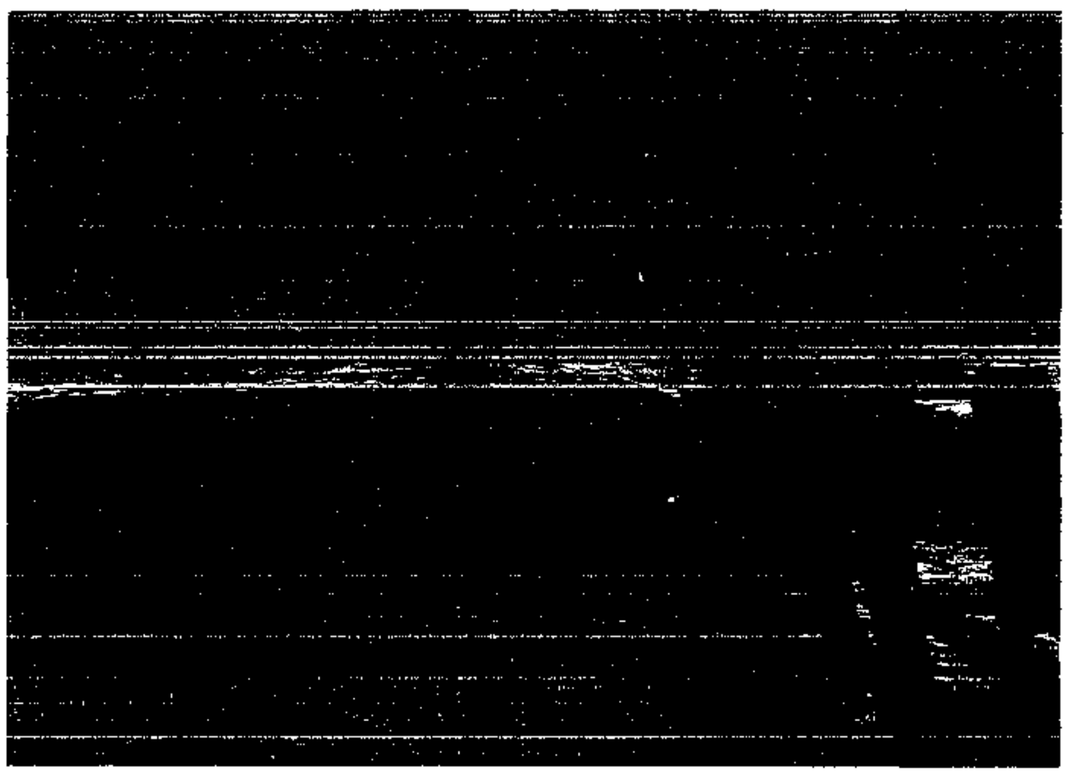
PRO. 3A-3I

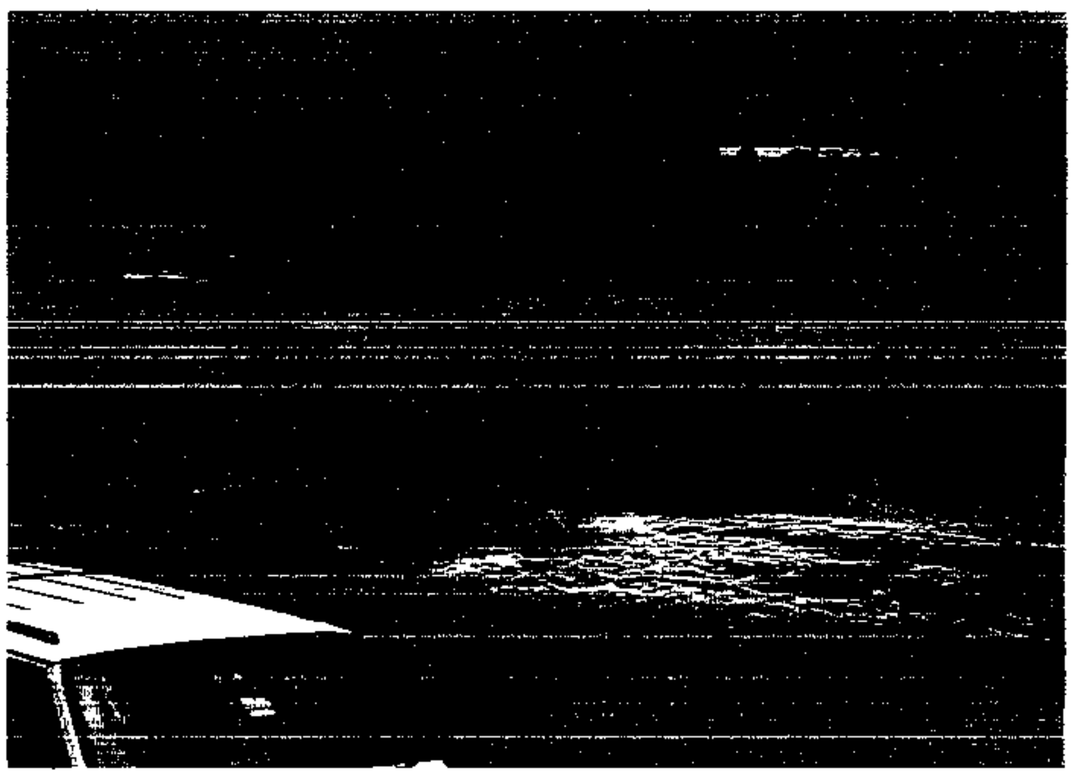


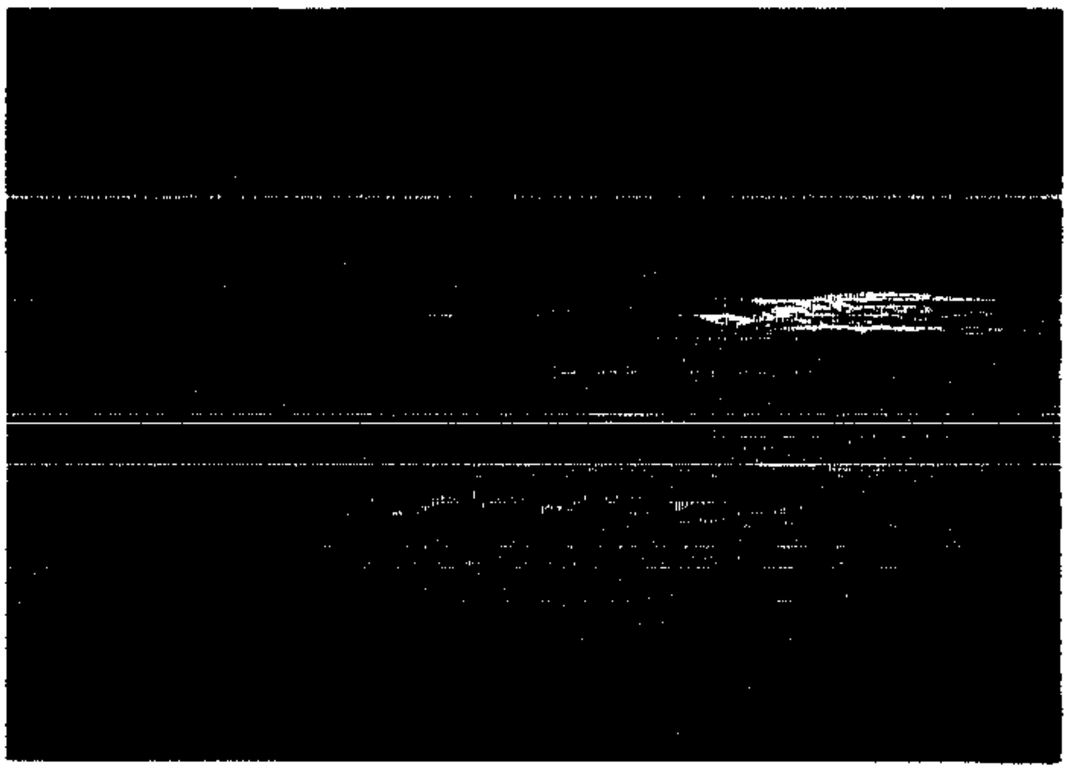
Cont



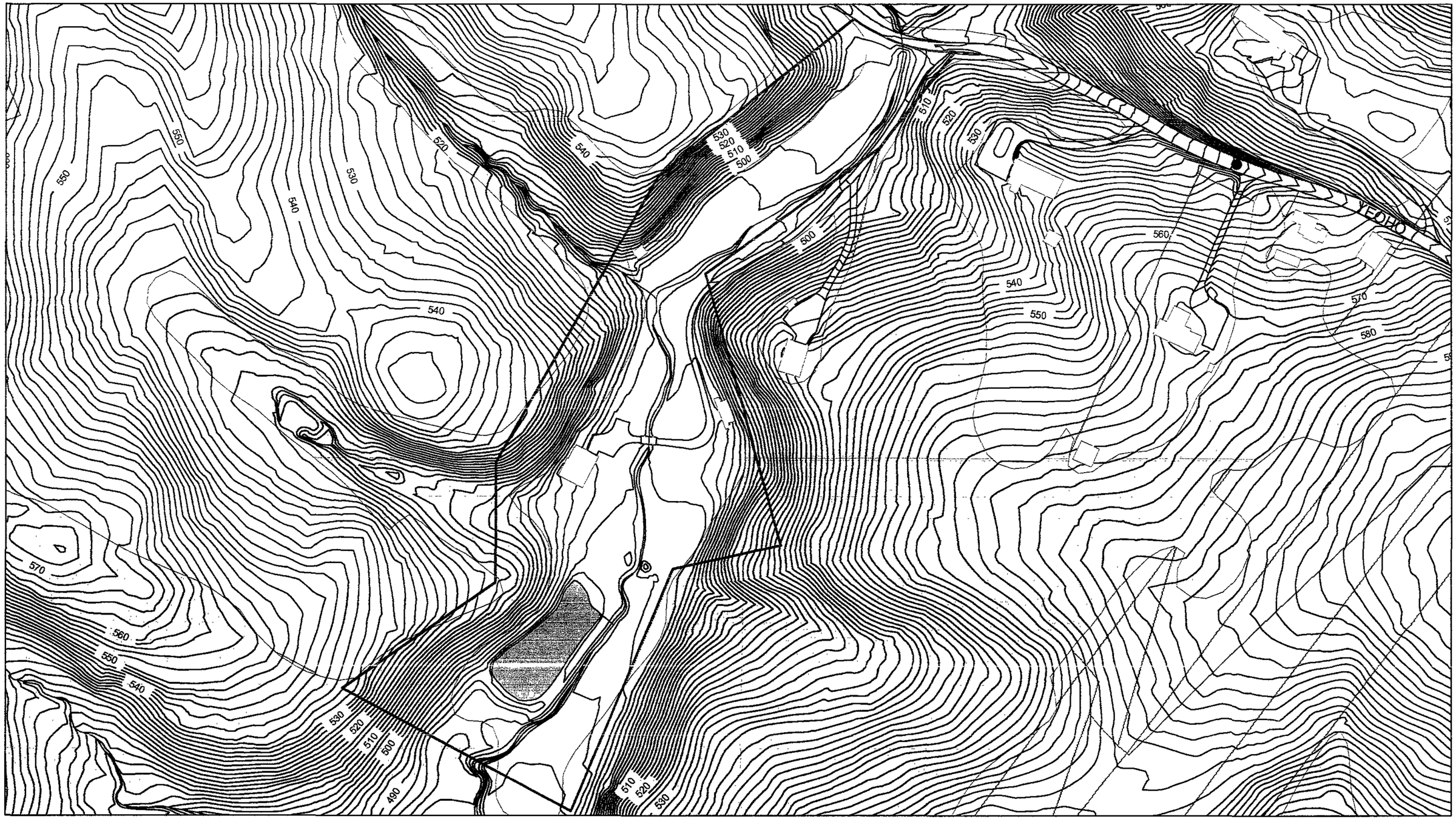








TOPO MAP FOR 16554 YOEHO ROAD



Coordinate System:
Maryland State Plane. NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture March 1995
Scale of Data Capture: 1" = 100'

Date of Aerial Photography: March 2002

For internal use only.
The cadastral information on this plot was compiled from existing deed information.
This information is not to be considered authoritative.
This survey information was not field checked and certified by a licensed land surveyor

BALTIMORE COUNTY

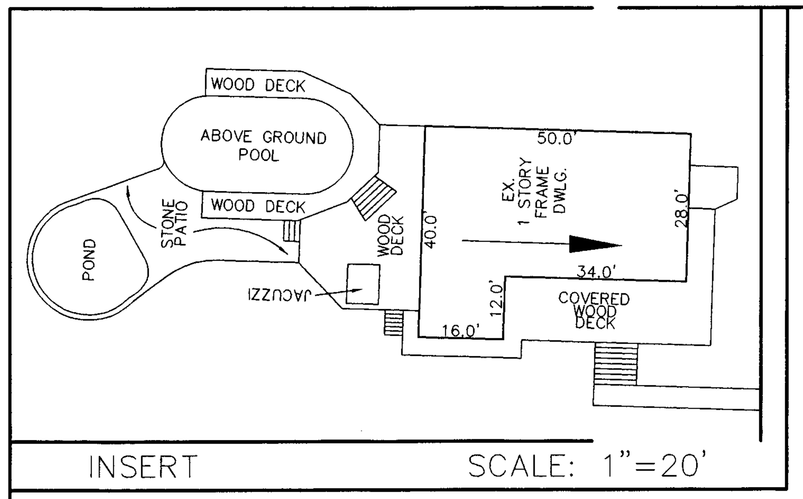
Baltimore County, MD
Department of Public Works
GIS Services

Note:
Floodplain elevation data from
FEMA Flood Insurance Rate Map
240010-0125B is based on
Baltimore County Datum.
Add 1.7 feet vertically to NAVD88
elevation to approximate BCD elevation

150 75 0 150 Feet

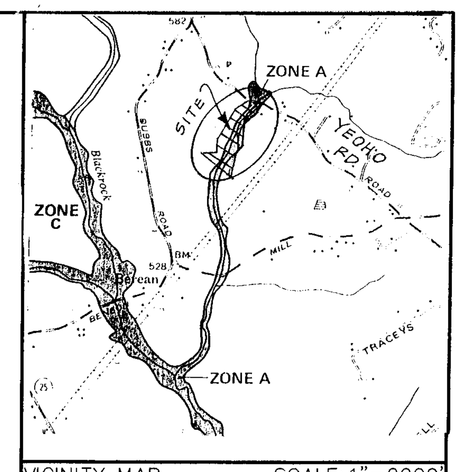
Prepared By:
Robin Hurley, EAI
DPW Directors Office
Oct. 4, 2005

Pet #3B

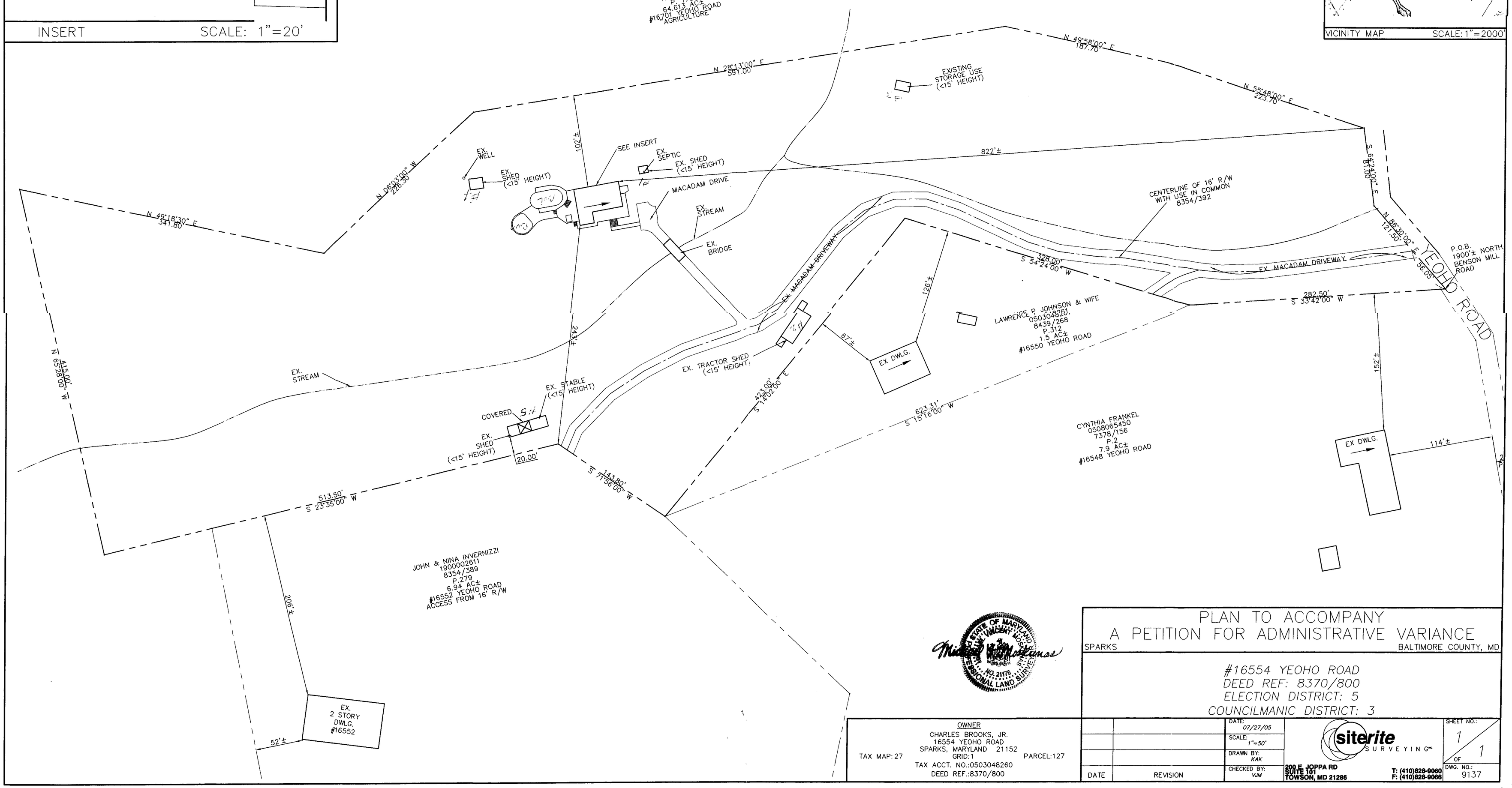


INSERT SCALE: 1"=20'

NOTES:
1. ZONE: RC2 (027A1)
2. LOT AREA: 10.052 AC±
437865 SQ. FT.±
3. EXISTING USE: SINGLE FAMILY DWELLING
4. THIS PROPERTY NOT LOCATED IN CBCA
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE
COMMUNITY PANEL NO: 240010-0125B ZONE: A(RELATIVE TO STREAM) & C
6. THIS PROPERTY IS NOT LOCATED IN AN HISTORIC DISTRICT
7. EX. DWELLING IS LESS THAN 35' IN HEIGHT AND WAS BUILT IN 1959
8. PRIVATE EXISTING WELL AND SEPTIC SYSTEMS ON SITE
9. THERE IS NO PRIOR ZONING HISTORY FOR THIS SITE
10. EXISTING STREAM LOCATION IS APPROXIMATE (TAKEN FROM BALTIMORE COUNTY GIS MAP)



VICINITY MAP SCALE: 1"=2000'



STATE OF MARYLAND VINCENT MUSSER NO. 21176 PROFESSIONAL LAND SURVEYOR

PLAN TO ACCOMPANY A PETITION FOR ADMINISTRATIVE VARIANCE

SPARKS BALTIMORE COUNTY, MD

#16554 YEOHO ROAD
DEED REF: 8370/800
ELECTION DISTRICT: 5
COUNCILMANIC DISTRICT: 3

OWNER
CHARLES BROOKS, JR.
16554 YEOHO ROAD
SPARKS, MARYLAND 21152
TAX MAP: 27 GRID:1 PARCEL:127
TAX ACCT. NO.:0503048260
DEED REF.:8370/800

DATE	REVISION

DATE: 07/27/05
SCALE: 1"=50'
DRAWN BY: KAK
CHECKED BY: VJM

siterite SURVEYING
200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286
T: (410)828-9060
F: (410)828-9066

SHEET NO.: 1 OF 1
DWG. NO.: 9137

Pet #1

LTM 039