

IN RE: PETITION FOR SPECIAL HEARING *

S/E Side Barrison Point Road, 3,438' from
c/line of Rocky Point Road *

(2421 Barrison Point Road) *

15th Election District
6th Council District *

Brook Yeaton, Petitioner *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 07-453-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Brook Yeaton. The Petitioner requests a special hearing from Section 1A04.3.B.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a lot area of 0.188 acres, side yards of 5 feet and 12 feet, a rear yard of 13 feet and building coverage of 16% in lieu of the required 1-½ acres, 50 feet, 50 feet, 50 feet and 15% respectively for a single-family dwelling (replacement dwelling) constructed on a single lot of record not in a subdivision. The subject property and requested relief are more particularly described on the revised site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Brook Yeaton, property owner, and David Billingsley, with Central Drafting and Design, Inc., the consultant who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped waterfront parcel located with frontage on the Chesapeake Bay and on the south side of Barrison Point Road at the end of Back River Neck Road in an area of eastern Baltimore County referred

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Date 6-28-07
By [signature]

to as the Back River Neck Peninsula. The property contains a gross area of 8,200 square feet or 0.188 acres, zoned R.C.5. The R.C.5 zoning regulations require a minimum setback of 50 feet to any side property line and a minimum lot area of 1.5 acres. Thus, it is clear that the subject lot is undersized by today's standards. In any event, the Petitioner and his daughter have owned and resided on the property for the past four (4) years. The property was previously improved with a two-story dwelling which was built in 1950 and used over the years as a summer home. The property is accessed by a use-in-common right-of-way that services 2423 and 2421 Barrison Point Road. The Petitioner is desirous of constructing a new single-family dwelling in essentially the same footprint. It was noted that the proposed and existing structures will maintain the same 13-foot rear yard setback, are both 12 feet from the northern side property line and 5 feet off the southern boundary line. Additionally, and as shown on the site plan, the 35' x 29' proposed dwelling with its attached garage will be no closer to the bulkhead and water than the existing home. Relief is necessitated given the narrow width and small size of the lot. Moreover, the proposed improvements will exceed the maximum allowed 15% total square footage of the lot (16%).

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. Obviously, strict compliance with the guidelines would cause a practical difficulty upon the Petitioner in that a reasonable use of the land would not be permitted. Moreover, testimony and evidence presented indicated that many other houses in the vicinity are built on undersized lots, which were created prior to Council Bill 55-04, and that without the special hearing relief, the lot in question could not be developed for a permitted purpose. The proposed replacement dwelling will be compatible with the pattern of development on adjacent properties (the building elevations were reviewed and returned to the Petitioner for submission to the Office of

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Planning). In this regard, the subject property is a single lot of record that was created in 1972 and is not a subdivision. Therefore, I find that the subject property, a single lot of record in existence prior to September 2, 2003, meets the statutory requirements of the B.C.Z.R. Section 1A04.3.B.1(b)(1) for consideration of alteration of the minimum acreage requirement by way of this Petition for Special Hearing. I note for purposes of this Order that I also find that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and *Cromwell v. Ward*, 102 Md. App. 691 (1995) for relief to be granted. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and the neighbors support the proposal. Thus, I find that relief can be granted and that there will be no detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

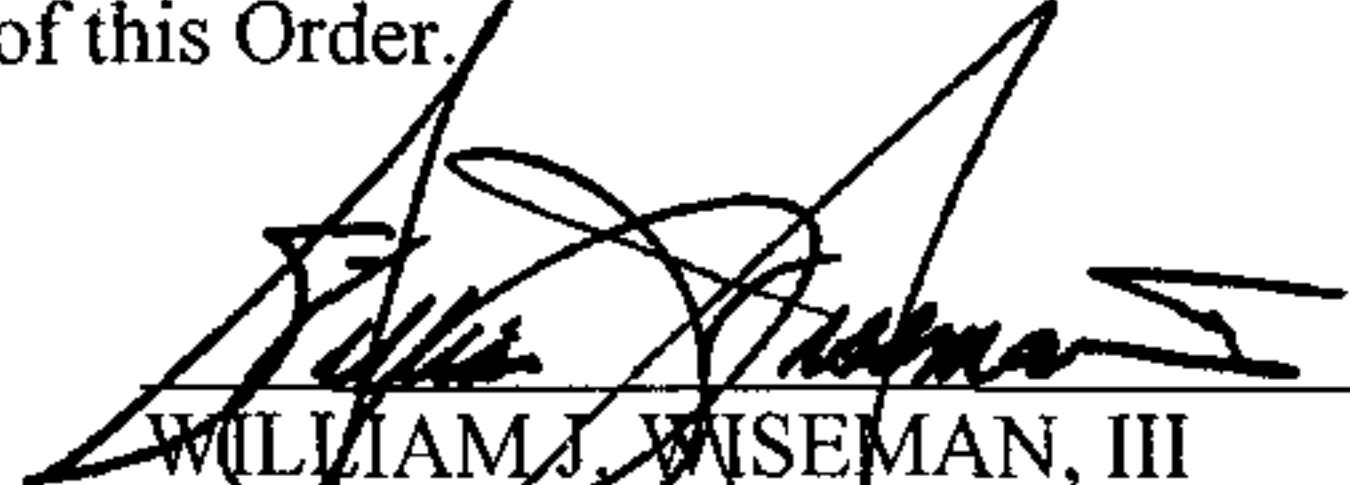
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of June 2007, that the Petition for Special Hearing, to approve a lot area of 0.188 acres, side yards of 5 feet and 12 feet, a rear yard of 13 feet and building coverage of 16% in lieu of the required 1-½ acres, 50 feet, 50 feet, 50 feet and 15% (as set forth in Paragraph 2 in Section 1A04.3.B.1.b) for a single-family dwelling constructed on a single lot of record not in a subdivision, in accordance with Petitioner's Exhibit 1, be and the same is hereby GRANTED, subject to the following restrictions:

1. Petitioner may apply for building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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 relief granted herein shall be rescinded.
2. Prior to the issuance of any permits, the Petitioner shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and

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By ES

approval to insure that the proposed house is compatible with existing homes in the area.

3. Compliance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division of the Department of Permits and Development Management relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
4. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6-28-07
By BV

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination JWL
DATE: June 25, 2007
SUBJECT: Zoning Item # 07-453-SPH
Address 2421 Barrison Point Road

RECEIVED
JUN 25 2007

BY:.....

Zoning Advisory Committee Meeting of March 19, 2007

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

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department.

Reviewer: Kevin Brittingham

Date: 6/04/07

ORDER RECEIVED FOR FILING
Date 6-28-07
By [signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 7, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 7, 2007
Item No. 07-453

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 07-453-05072007.doc

ORDER RECEIVED FOR FILING
Date 5-28-07
By [Signature]



Petition for Special Hearing

CBCA Flood

to the Zoning Commissioner of Baltimore County
for the property located at 2421 BARRISON POINT ROAD
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 1A04.3, B.1.b.1 BC2R

SEE ATTACHED

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. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

BROOK YEATON

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

2421 BARRISON POINT RD (410) 371-8511

Address _____ Telephone No. _____

BALTO MD. 21221
City State Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN, INC.

Name _____

601 CHARWOOD CT (410) 679-8719

Address _____ Telephone No. _____

EDGEWOOD MD. 21040
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JF Date 4-5-07

Case No. 07-453-SPH

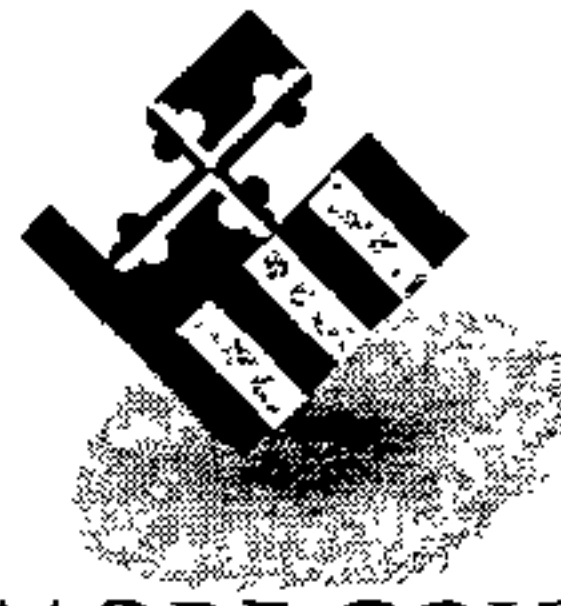
REV 9/15/98

ORDER RECEIVED FOR FILING

Date 6-28-07

By ISW

A LOT AREA OF 0.188 ACRE, SIDE YARDS OF 10 FEET AND 13 FEET, A REAR
YARD OF 13 FEET AND BUILDING COVERAGE OF 18.8 % IN LIEU OF THE
REQUIRED 1 ½ ACRES, 50 FEET, 50 FEET² AND 15 % FOR A SINGLE FAMILY
DWELLING CONSTRUCTED ON A SINGLE LOT OF RECORD NOT IN A
SUBDIVISION



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 28, 2007

Brook Yeaton
2421 Barrison Point Road
Essex, MD 21221

RE: PETITION FOR SPECIAL HEARING
S/E Side Barrison Point Road, 3,438' from c/line of Rocky Point Road
(2421 Barrison Point Road)
15th Election District - 6th Council District
Brook Yeaton, Petitioner
Case No. 07-453-SPH

Dear Mr. Yeaton:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: David Billingsley, Central Drafting and Design, Inc., 601 Charwood Court,
Edgewood, Md. 21040
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, Md. 21401
Dennis Kennedy, Development Plan Review, DPDM; DEPRM; Case File

REV 4/24/07

A LOT AREA 0.188 ACRE, SIDE YARDS OF 5 FEET AND 12 FEET, A REAR YARD OF 13 FEET AND BUILDING COVERAGE OF 16.0 % IN LIEU OF THE REQUIRED 1 ½ ACRES, 50 FEET, 50 FEET, 50 FEET AND 15 % FOR A SINGLE FAMILY DWELLING CONSTRUCTED ON A SINGLE LOT OF RECORD NOT IN A SUBDIVISION

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Date 6-28-07

By LDW

ZONING DESCRIPTION

2421 BARRISON POINT ROAD

Beginning at a point distant southeasterly 3,430 feet and S 59°56' E 218 feet from the point formed by the intersection of the south side of Barrison Point Road (variable width) with the center of Rocky Point Road (30 feet wide) thence (1) N 27°35' E 35 feet, thence (2) N 35°09' 14" E 34.96 feet, thence (3) S 59°56' E 132 feet, thence (4) S 33°00' W 55 feet, more or less, thence (5) N 59°56' W 157 feet to the place of beginning.

Containing 8,200 square feet or 0.188 acre of land, more or less.

Being known as 2421 Barrison Point Road. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Maryland

453

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: # 07-453-SPH

2421 Barrison Point Road
S/east side of Barrison Point Road @ distance of 3,438 ft. +/- to centerline of Rocky Point Road
15th Election District-6th Councilmanic District

Legal Owner(s): Brook Yeaton

Special Hearing: to approve a lot area of 0.188 acre, side yards of 5 feet and 12 feet, a rear yard of 13 feet and building coverage of 16.0% in lieu of the required 1 1/2 acres, 50 feet, 50 feet, 50 feet and 15% for a single family dwelling constructed on a single lot of record, not in a subdivision.

Hearing: Wednesday, June 27, 2007, at 10:00 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) 887-3868.

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

JT 6/6/2 June 12 138450

CERTIFICATE OF PUBLICATION

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 6/12/2007.

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

S. Wilkinson

LEGAL ADVERTISING

No. 2007-10

ACCOUNT CR-076-6150

AMOUNT \$ 65.40

Saved O-Clings & O-Clings

FOR: Publication for Spring Meeting June 1950

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

[illegible]

THE
JOURNAL
OF
THE
ROYAL
ANTHROPOLOGICAL
INSTITUTE

46-117-246

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

Figure 1

5-10-68

1000

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27986

DATE 4-25-07

ACCOUNT 001-006-6150

AMOUNT \$ 70.50

RECEIVED FROM: Central Drafting & Design

FOR: REVISION FEE CASE # 07-453-3PA
Paid for SOL

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS: GENERAL DATE: 4/25/2007 TIME: 10:31:45
REF: 15912 NAME: JANICE
RECEIPT NO: 074507 DATE: 4/25/2007 ORLN
REPT: 5 ZIMING VERIFICATION
CR NO: 027266
Receipt for: 70.50
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-453-SPH

Petitioner/Developer: DAVE BILLINGSLEY

Date Of Hearing/Closing: 6/27/07

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 2421 BARRON POINT ROAD

This sign(s) were posted on June 12, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 6/12/07
(Signature of sign Poster and Date)

Martin Ogle

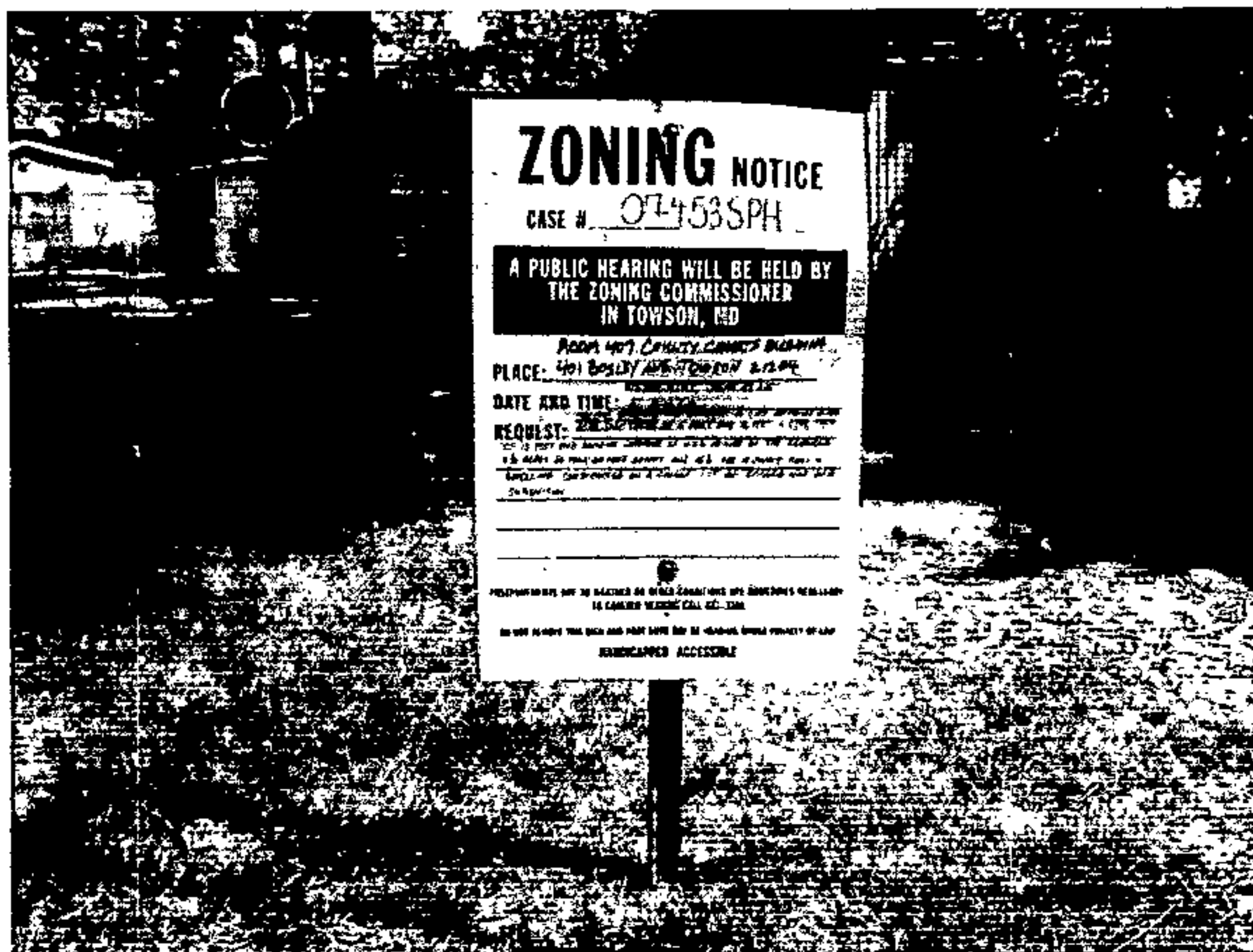
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



Martin Ogle 6/12/07



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY KOTROCO, Director
May 7, 2007
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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CASE NUMBER: 07-453-SPH

2421 Barrison Point Road

S/east side of Barrison Point Road @ distance of 3,438 ft. +/- to centerline of Rocky Point Road

15th Election District – 6th Councilmanic District

Legal Owners: Brook Yeaton

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Hearing: Wednesday, June 27, 2007 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Brook Yeaton, 2421 Barrison Point Road, Baltimore 21221
David Billingsley, 601 Charwood Court, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 12, 2007.**
- (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, June 12, 2007 Issue - Jeffersonian

Please forward billing to:

Brook Yeaton
2421 Barrison Point Road
Baltimore, MD 21221

410-371-8511

NOTICE OF ZONING HEARING

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2421 Barrison Point Road

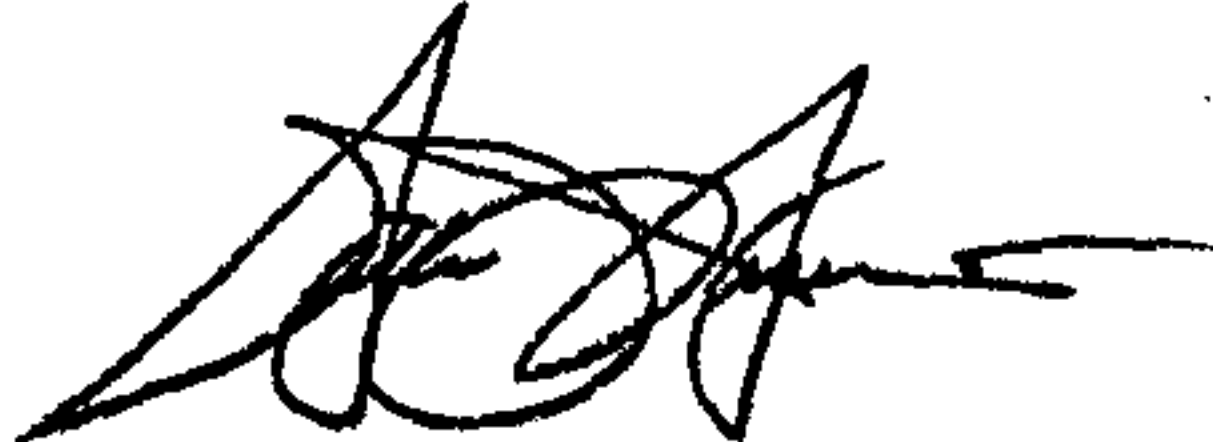
S/east side of Barrison Point Road @ distance of 3,438 ft. +/- to centerline of Rocky Point Road

15th Election District – 6th Councilmanic District

Legal Owners: Brook Yeaton

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Hearing: Wednesday, June 27, 2007 at 10:00 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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

June 21, 2007

Brook Yeaton
2421 Barrison Point Road
Baltimore, MD 21221

Dear Mr. Yeaton:

RE: Case Number: 07-453-SPH, 2421 Barrison Point Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 5, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
David Billingsley Central Drafting & Design, Inc. 601 Charwood Ct. Edgewood 21040

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
2421 Barrison Point Road; SE/S Barrison *
Point Road, 3,438' c/line Rocky Pt Rd * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Brook Yeaton * FOR
Petitioner(s) * BALTIMORE COUNTY
* 07-453-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 and all 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

RECEIVED

APR 16 2007

Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of April, 2007, a copy of the foregoing Entry of Appearance was mailed to, David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CASE NAME 2421 BARRISSON
CASE NUMBER POINT
DATE 07-453 SPH
6/27/07

PETITIONER'S SIGN-IN SHEET

[illegible]

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: June 25, 2007

SUBJECT: Zoning Item # 07-453-SPH
Address 2421 Barrison Point Road

RECEIVED
JUN 25 2007

BY:

Zoning Advisory Committee Meeting of March 19, 2007

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

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is within the Limited Development Area (LDA) and Buffer Management Area (BMA) of the CBCA. LDA regulations state that the lot is limited to 25% impervious surface area and that 15% tree cover be maintained. BMA regulations state that any proposed development in the 100-foot buffer to tidal waters requires mitigation approved by this Department.

Reviewer: Kevin Brittingham

Date: 6/04/07

6/27
10 AM

From: Debra Wiley
To: Livingston, Jeffrey
Date: 06/25/07 8:22:19 AM
Subject: Case No. 07-453-SPH - June 27th - 10 AM - CBCA

Good Morning Jeff,

Bill will be hearing the above-referenced case this Wednesday, June 27th at 10 AM and there doesn't appear to be a comment in our file from your office. The address is 2421 Barrison Point Road in the Chesapeake Bay Critical Area. The owner, Brook Yeaton, is asking for special hearing relief to approve a lot area of 0.188 acre, side yards of 10 feet and 13 feet, a rear yard of 13 feet and building coverage of 18.8% in lieu of the required 1.5 acres, 50 feet, 50 feet and 15% for a single family dwelling constructed on a single lot of record not in a subdivision.

Could you please submit a comment on behalf of your office before the hearing on Wednesday. If this is not possible, could you please let me know so that I can advise Bill.

Thanking you again for all your help.

Debbie

6/27

10 AM

From: Debra Wiley
To: Murray, Curtis
Date: 06/25/07 8:27:22 AM
Subject: Case No. 07-453-SPH - June 27th - 10 AM

Good Morning Curtis,

Bill will be hearing the above-referenced case this Wednesday, June 27th at 10 AM and our file indicates receipt of a comment from your office. However, Bill has noticed that the owner has been incorrectly identified as "Laurie Zitu". Bill would like to receive a revised comment with the proper owner "Brook Yeaton" reflected before the hearing takes place on Wednesday.

Please let me know if this is possible before Wednesday.

Thanks and have a great day!

Debbie

Unfortunately Lawrence Zitu was for
7-445 inadvertently placed in file by PDM.

6/26 Per Curtis -

"No comment" from Planning

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 7, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 7, 2007
Item No. 07-453

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 9.4 feet Baltimore County Datum.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 07-453-05072007.doc



105 B2

453



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: April 2007

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

RE: Baltimore County
Item No. 7-433-9PH
2421 BARRISON POINT RD
YEATON PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-433-9PH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

foa Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

April 10, 2007

ATTENTION: Zoning Review planners

Distribution Meeting of: April 9, 2007

Item No.: 439, 440, 441, 442, 443, 445, 446, 447, 448, 449, 450, 451, 452,
and 453.

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.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File



Revised

Plat and Description

07-453-SPH

AGENDA 4/30/07

LETTER OF TRANSMITTAL

CENTRAL DRAFTING AND DESIGN, INC.

601 CHARWOOD COURT

EDGEWOOD, MARYLAND 21040

(410) 679-8719 FAX (410) 679-1298

TO: ZONING REVIEW

DATE: 4/25/07

SUBJECT: 2421 BARRISON POINT RD.

CASE NO 07-453 SPH

ATTENTION: JUN

OUR FILE: 0706

WE ARE TRANSMITTING VIA

☒ MESSENGER
☐ U.S. MAIL

THE FOLLOWING:

QUANTITY

DESCRIPTION AND/OR TITLE

3 ATTACHMENTS TO PETITION

10 REVISED PLANS

1 REVISION FEE (\$ 70.00)

TRANSMITTED AS INDICATED:

COMMENTS

☒ PER AGREEMENT

☐ AS REQUESTED

☐ FOR YOUR INFORMATION

☐ FOR APPROVAL

☐ FOR COMMENT

☐ COPY (S) OF _____ SENT TO _____

☐ COPY (S) OF _____ SENT TO _____

VERY TRULY YOURS,

SENT BY DAVE BILLINGSLEY

RECEIVED BY _____

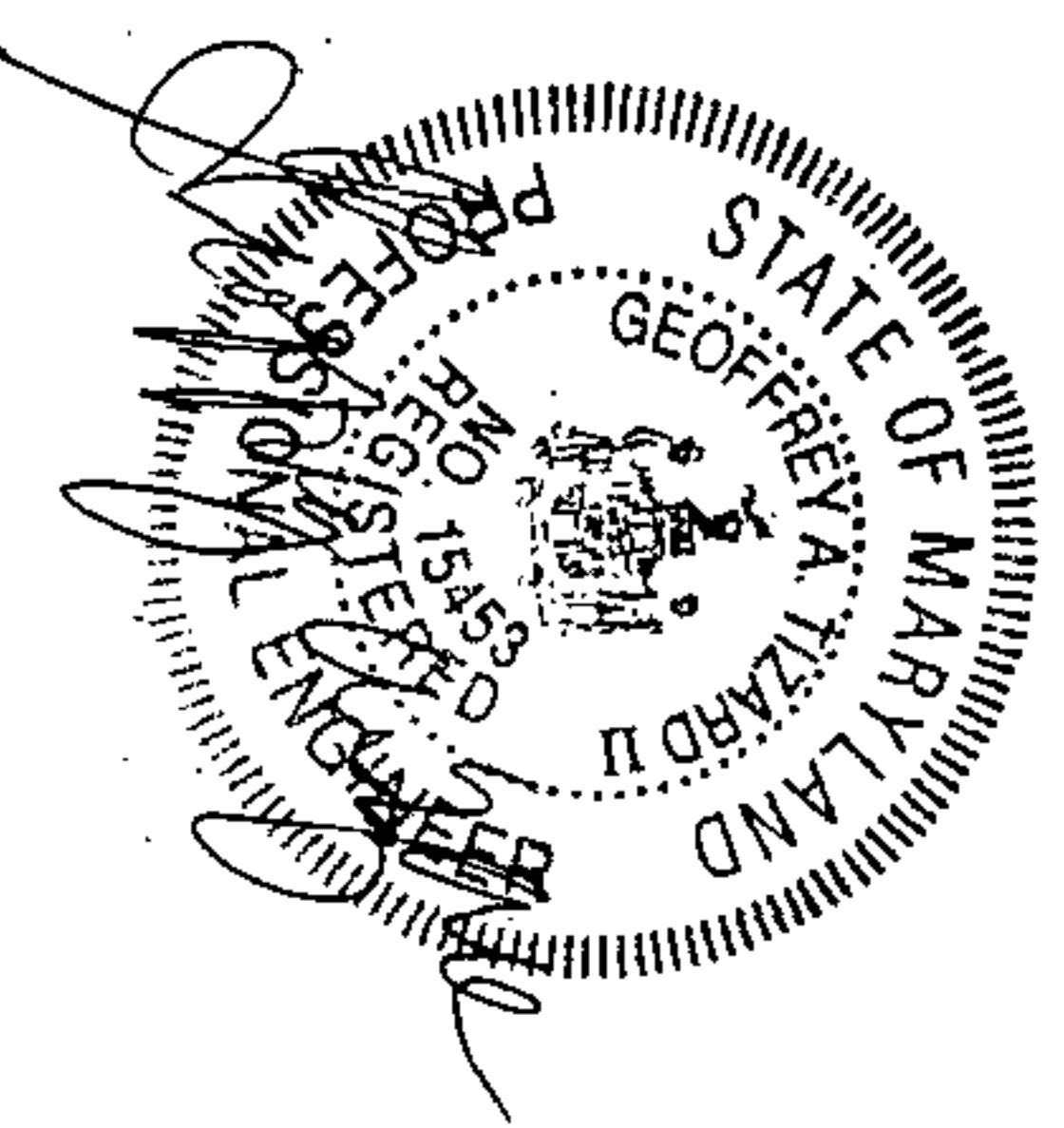
Case No.: 07-453-SPH 2421 Barrison Pt. Rd.

Exhibit Sheet

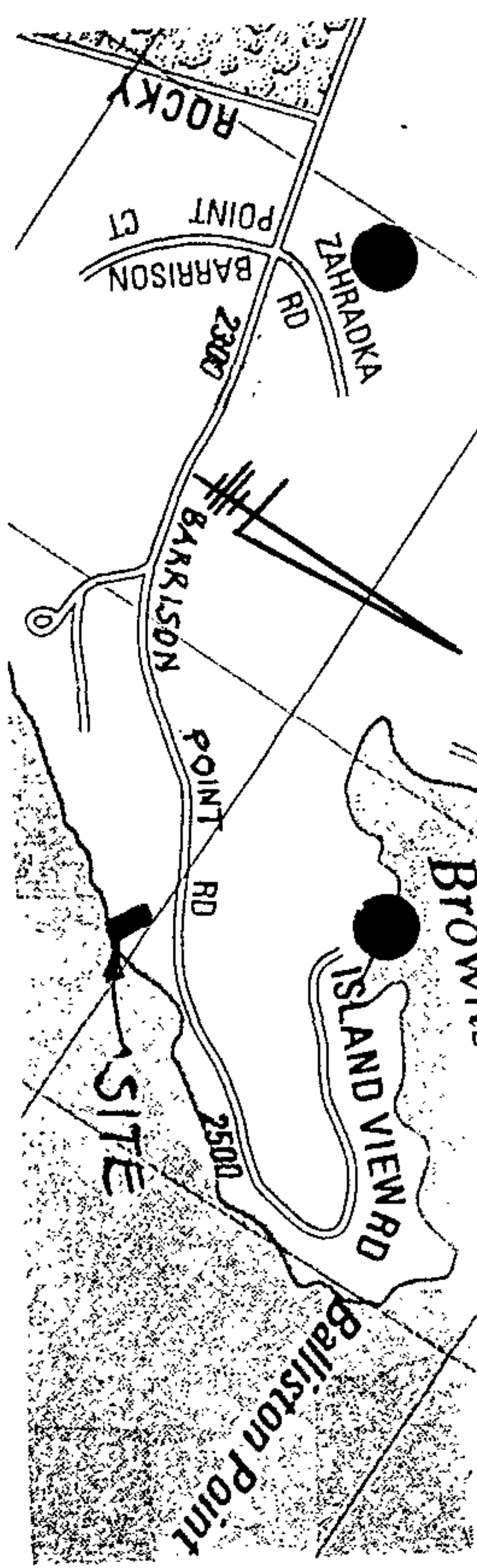
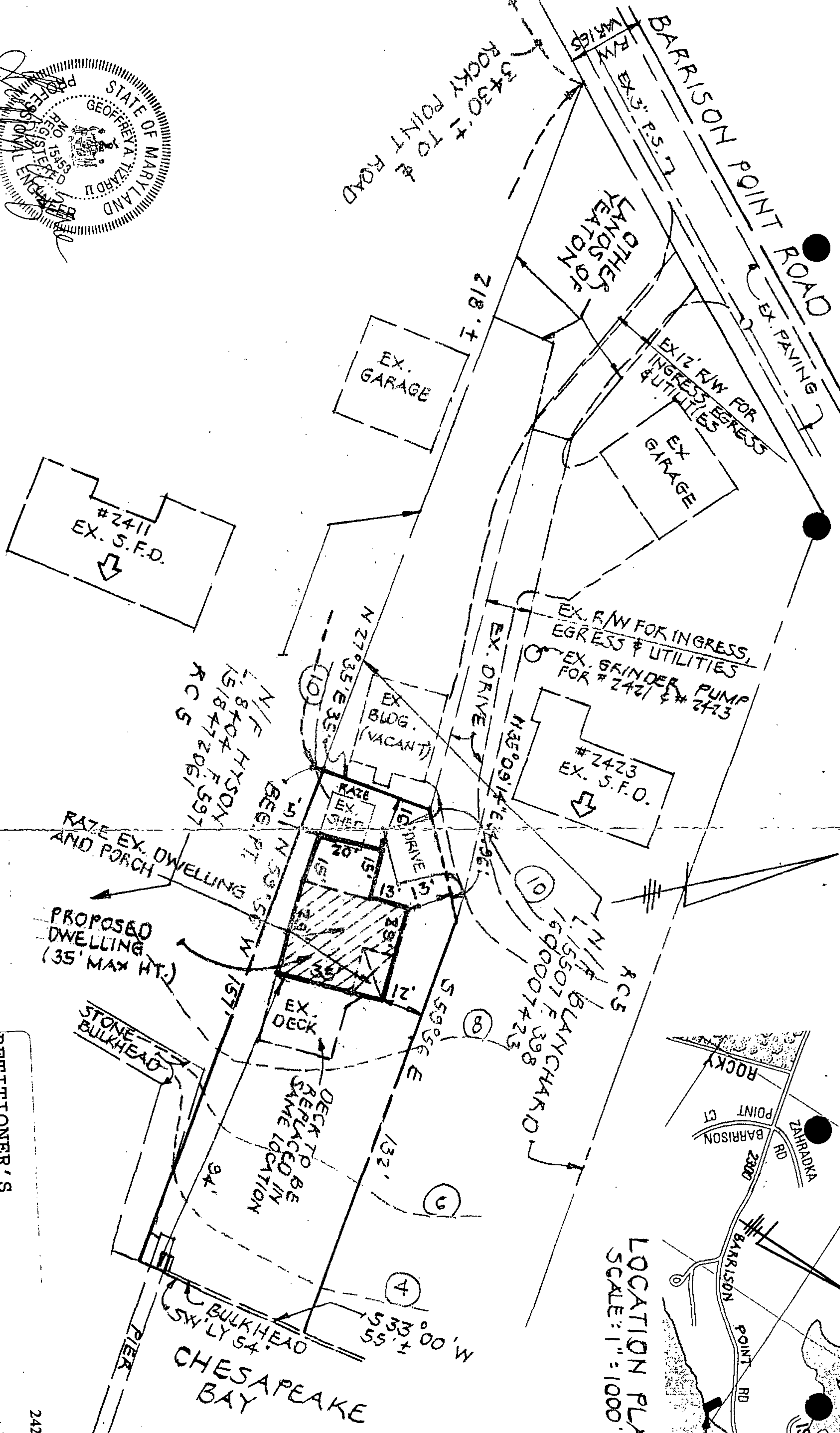
Petitioner/Developer

Protestant

No. 1	Revised SITE PLAN	
No. 2	MD DEPT. OF ASSESSMENTS	
No. 3	MD DEPT. OF ASSESSMENTS DEED OF RECORD	
No. 4	DEED OF RECORD	
No. 5	PLAT RECORDED 5/13/72 - two parcels of land	
No. 6	GIS MAP	
No. 7	BLDG Elevations Reviewed - and kept by Petitioner	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



NOTES

1. ZONING.....RC 5 (MAP NO. 105B2)
2. LOT AREA.....8,200 S.F. = 0.188 ACRE
3. AREA OF BUILDINGS = 1315 SF
COVERAGE = 16.0
4. SITE IS LOCATED IN CBCA AND 100 YEAR FLOOD ZONE
5. PUBLIC WATER AND SEWER IS EXISTING
6. NO HISTORIC STRUCTURES EXIST
7. NO PREVIOUS ZONING HISTORY

PETITIONER'S
EXHIBIT NO. 1

REVISED

PLAT TO ACCOMPANY SPECIAL HEARING
2421 BARRISON POINT ROAD

ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD

SCALE: 1 INCH = 30 FEET
MARCH 22, 2007
REV: 4/24/07

OWNER
BROOK YEATON
2421 BARRISON POINT ROAD
BALTIMORE, MD. 21221
DEED REF. L.17697 F.338
PROP. NO. 1600006730



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
 Real Property Data Search (2007b)

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)

Account Identifier: District - 15 Account Number - 1600006730

Owner Information

Owner Name: YEATON BROOK Use: RESIDENTIAL
 Principal Residence: YES
 Mailing Address: 2421 BARRISON POINT RD Deed Reference: 1) /17697/ 338
 BALTIMORE MD 21221-6408 2)

Location & Structure Information

Premises Address Legal Description
 2421 BARRISON POINT RD .20 AC REAR 220 FT S
 BARRISON PT RD
 WATERFRONT 3400 NE ROCKY POINT RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
105	15	257						3	Plat Ref:

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,498 SF	8,712.00 SF	34

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land	96,710	160,710		
Improvements:	67,330	101,160		
Total:	164,040	261,870	196,650	229,260
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
BORDONE CARL	03/19/2003	\$225,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /17697/ 338	Deed2:
BORDONE CARL	06/17/1999	\$0
Type: NOT ARMS-LENGTH	Deed1: /13826/ 394	Deed2:
HYSON DONALD VERNON	08/03/1993	\$0
Type: NOT ARMS-LENGTH	Deed1: / 9928/ 224	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:
 * NONE *

PETITIONER'S

EXHIBIT NO. 2

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 15 Account Number - 1600006729

Owner Information

Owner Name: YEATON BROOK Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 2421 BARRISON POINT RD Deed Reference: 1) /17697/ 338
BALTIMORE MD 21221-6408 2)

Location & Structure Information

Premises Address
BARRISON POINT RD

Legal Description
.08 AC SS
BARRISON POINT RD
3400 NE ROCKY POINT RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
105	15	256						3	

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		3,484.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	870	3,480		
Improvements:	0	0		
Total:	870	3,480	1,740	2,610
Preferential Land:	0	0	0	0

Transfer Information

Seller: BORDONE CARL	Date: 03/19/2003	Price: \$225,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /17697/ 338	Deed2:
Seller: BORDONE CARL	Date: 06/17/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13826/ 394	Deed2:
Seller: HYSON DONALD VERNON	Date: 08/03/1993	Price: \$0
Type: IMPROVED ARMS-LENGTH	Deed1: / 9928/ 224	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

PETITIONER'S

EXHIBIT NO. 3

I

THIS DEED, made this 14th day of March in the year two thousand three, by and between **Kathryn Clay BORDONE**, party of the first part; and **Brook YEATON**, party of the second part, of Baltimore County, State of Maryland.

WITNESSETH that for and in consideration of the sum of Two Hundred Twenty-Five Thousand and 00/100 (\$225,000.00) (actual consideration paid or to be paid) and other good and valuable considerations, this day paid, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the party of the second part, in fee simple, all that lot of ground situate and lying in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows:

CONTAINING two parcels of land with the improvements thereon being known as 2421 Barrison Point Road, as more fully set forth and described in **Exhibit "A"** which is attached hereto and made a part hereof.

BEING the same property which by Deed dated June 11, 1999, and recorded among the Land Records of Baltimore County in Liber S.M. No. 13826 folio 394, was conveyed by Carl Bordone and Kathryn Clay Bordone to Carl Bordone and Kathryn Clay Bordone, husband and wife, the said Carl Bordone having since departed this life on or about July 15, 1999, thereby vesting title in the said Kathryn Clay Bordone, the Grantor herein.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

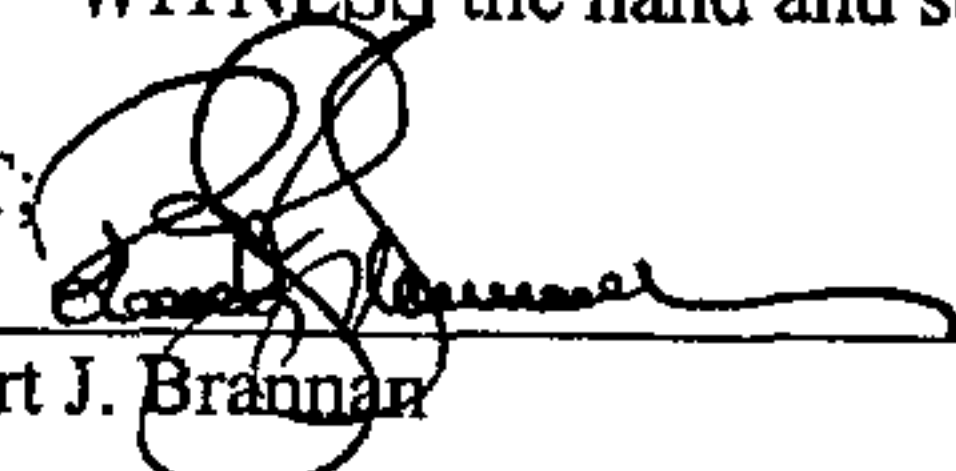
TO HAVE AND TO HOLD the aforesaid lot of ground and premises above described and mentioned and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto the proper use and

benefit of the party of the second part, in fee simple; subject, however to conditions and restrictions of record, if any.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor.

TEST:


Robert J. Brannan

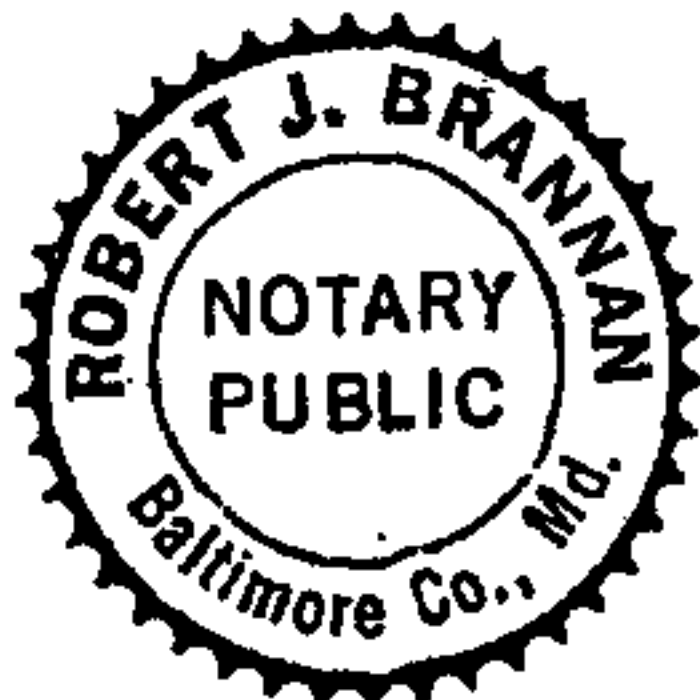

Kathryn Clay BORDONE

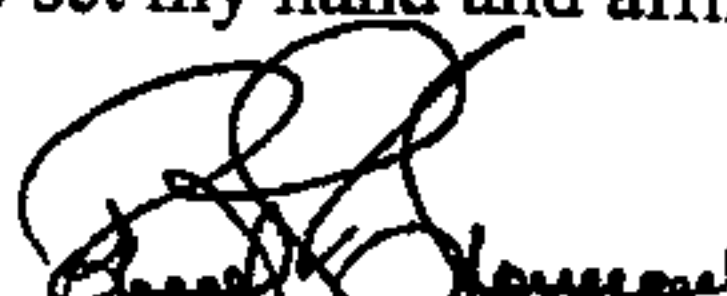
(SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 14th day of March in the year two thousand three, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared, KATHRYN CLAY BORDONE the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and she acknowledged that she executed the same for the purposes therein contained and further acknowledged the said instrument to be her act.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my Notarial Seal.




Robert J. Brannan,

Notary Public.

My Commission Expires: December 1, 2003

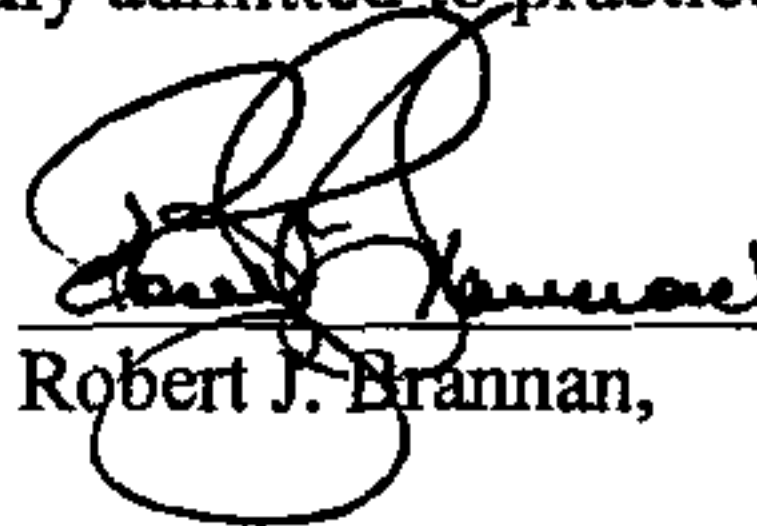
GRANTEES AFFIDAVIT OF RESIDENTIAL USE

I hereby Certify, under penalties of perjury, that I am the purchaser of the above described property, that it will be used by me as my principal residence, and that it is owner occupied residential real property for the purpose of computing county/state transfer tax.



Brook YEATON

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Robert J. Brannan,

Attorney

Record and Return To:
Moore, Carney, Ryan and Lattanzi, LLC
4111 E. Joppa Road - Suite 201
Baltimore, MD 21236-2288
410-529-4600
File # 03-0235B

Attached to Deed for 2421 Barrison Point Road

EXHIBIT "A"

BEGINNING FOR THE FIRST at a pipe now set on the southeast side of Barrison Point Road at the beginning point of the land described in a Deed from Michael F. Dlea, Jr., Trustee, to Melvin F. Blanchard and wife dated October 31, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5048, folio 159, etc., thence running and binding on a part of the first line of said deed south 59 degrees 56 minutes east 75.00 feet to a pipe now set; thence running for lines of division now made north 31 degrees 15 minutes east 20.00 feet to a pipe now set and south 65 degrees 46 minutes east 27.00 feet to a pipe and north 24 degrees 14 minutes east crossing the westernmost end of a 12 foot Right-of-Way for a distance of 12.00 feet and thence running north 41 degrees 24 minutes west 58.78 feet to a pipe set on the south east side of Barrison Point Road on the last line of the deed mentioned above; thence running along said road and binding on a part of said last line, south 70 degrees 21 minutes west 70.00 feet to the point of beginning.

Containing 0.08 of a Acre of Land, more or less.

BEING Lot 1-A as laid out and shown on the plat dated May 13, 1972 prepared by Robert G. Norris, Registered Surveyor which is attached to a Deed dated July 29, 1981, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6313, folio 824, from Frances B. Spring to Donald Vernon Hyson and wife.

SUBJECT to a 12 foot Right-of-Way binding on the fifth or north 41 degrees 24 minutes west 58.78 foot line of the said parcel of land firstly herein described to be used in common by the parties entitled thereto, their heirs and assigns for the purposes of ingress and egress and the installation of utilities and being shown on the aforesaid plat.

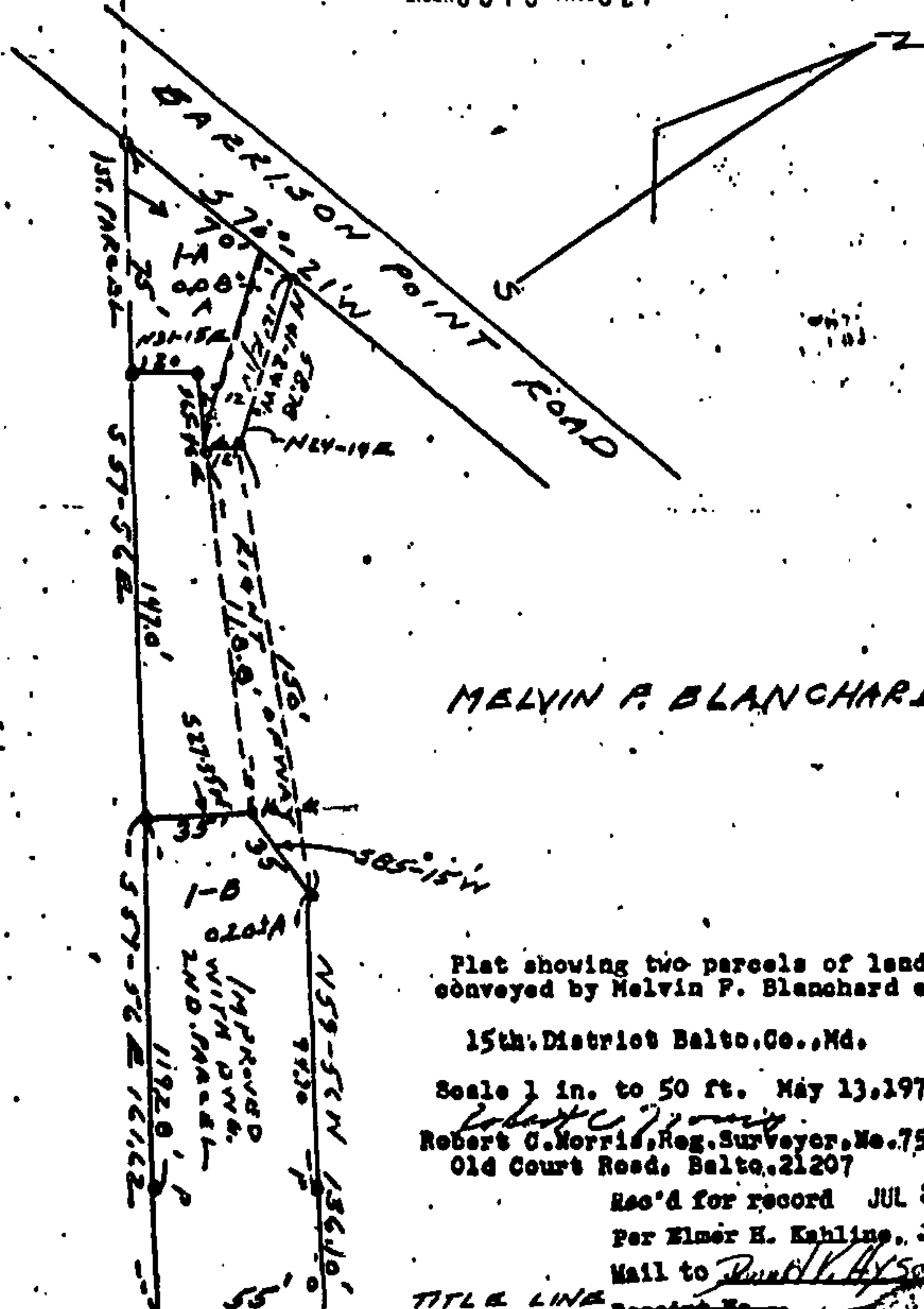
BEGINNING FOR THE SECOND at a pipe set on the first line of the land described in the deed mentioned above at the distance measured along said line of 222.00 feet from the beginning thereof, thence running and binding on a part of said first line south 59 degrees 56 minutes east 161.62 feet to the end thereof on the waters of Hawk Cove; thence running and binding on a part of the second line of the above mentioned deed north 31 degrees 46 minutes east 55.00 feet; thence running for lines of division now made north 59 degrees 56 minutes west 136.10 feet to a pipe and south 85 degrees 15 minutes west crossing the easternmost end of a Right of Way, with the use of in common, as a means of ingress and egress from the first parcel to the second parcel now being described, for a distance of 35.00 feet and thence running south 27 degrees 35 minutes west 35.00 feet to the point of beginning.

Containing 0.20 Acres of Land, more or less.

BEING Lot 1-B as laid out and shown on the aforesaid Plat.

TOGETHER with a Right of Way of varying width to be used in common by the parties entitled thereto, their heirs and assigns, connecting the parcels of land firstly and secondly herein described; said Right of Way being shown on the aforesaid Plat and to be used for the purposes of ingress and egress and the installation of utilities.

It is agreed that no parking shall be permitted in either of the aforesaid Right-of-Ways.



MELVIN P. BLANCHARD

Plat showing two parcels of land to be conveyed by Melvin P. Blanchard et ux.

15th. District Balto. Co., Md.

Scale 1 in. to 50 ft. May 13, 1972

Robert C. Morris, Reg. Surveyor, No. 759
Old Court Road, Balto. 21207

Rec'd for record JUL 31 1981 at

Per Elmer H. Kahline, Jr., Clerk

Mail to Donald V. Hyson

Receipt No.

Rec'd for record JUL 31 1981 at

Per Elmer H. Kahline, Jr., Clerk

Mail to Donald V. Hyson

Receipt No.



PETITIONER'S

EXHIBIT NO.

5



MAP 105B2

PETITIONER'S

EXHIBIT NO.

6

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.

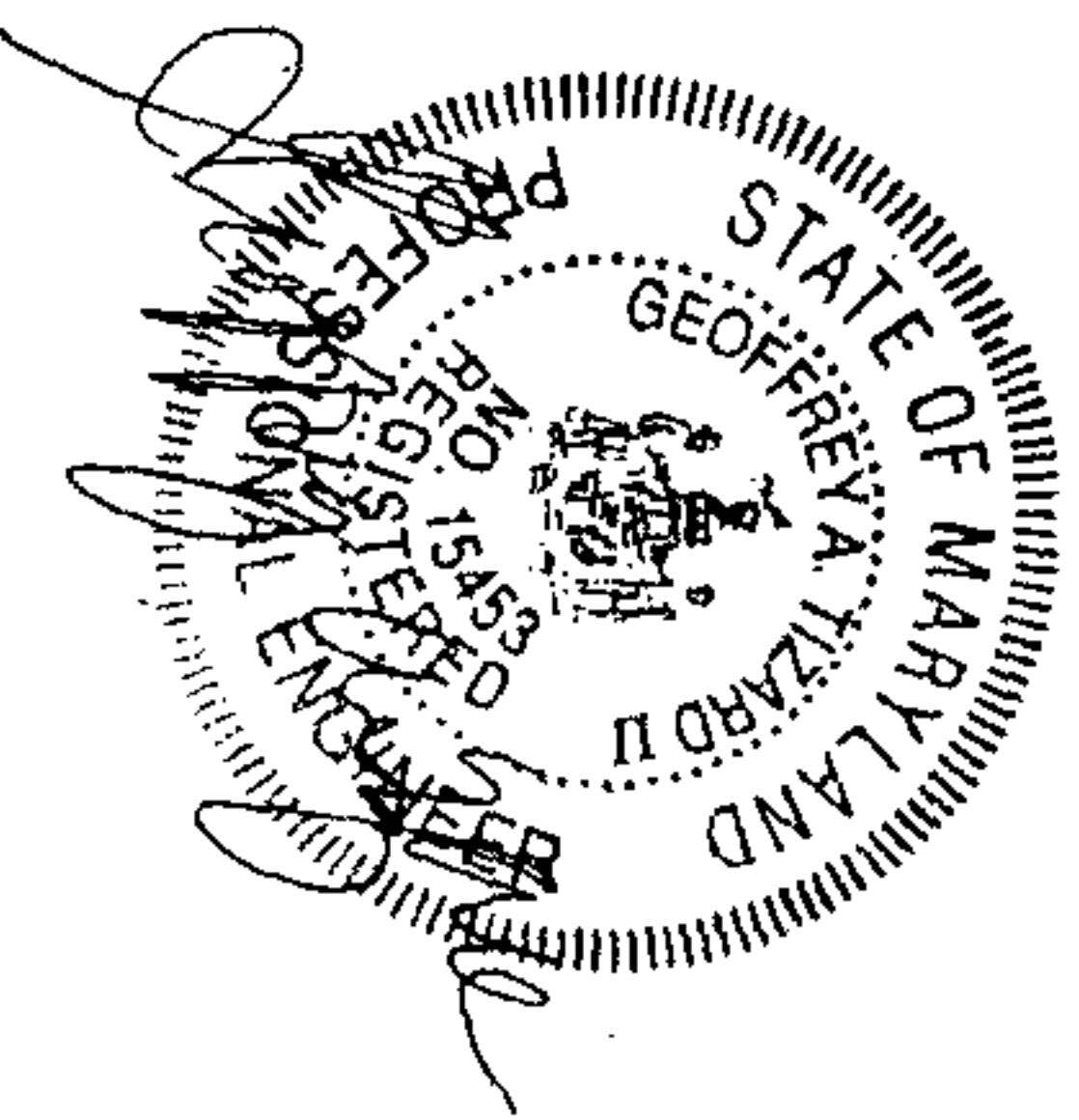
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

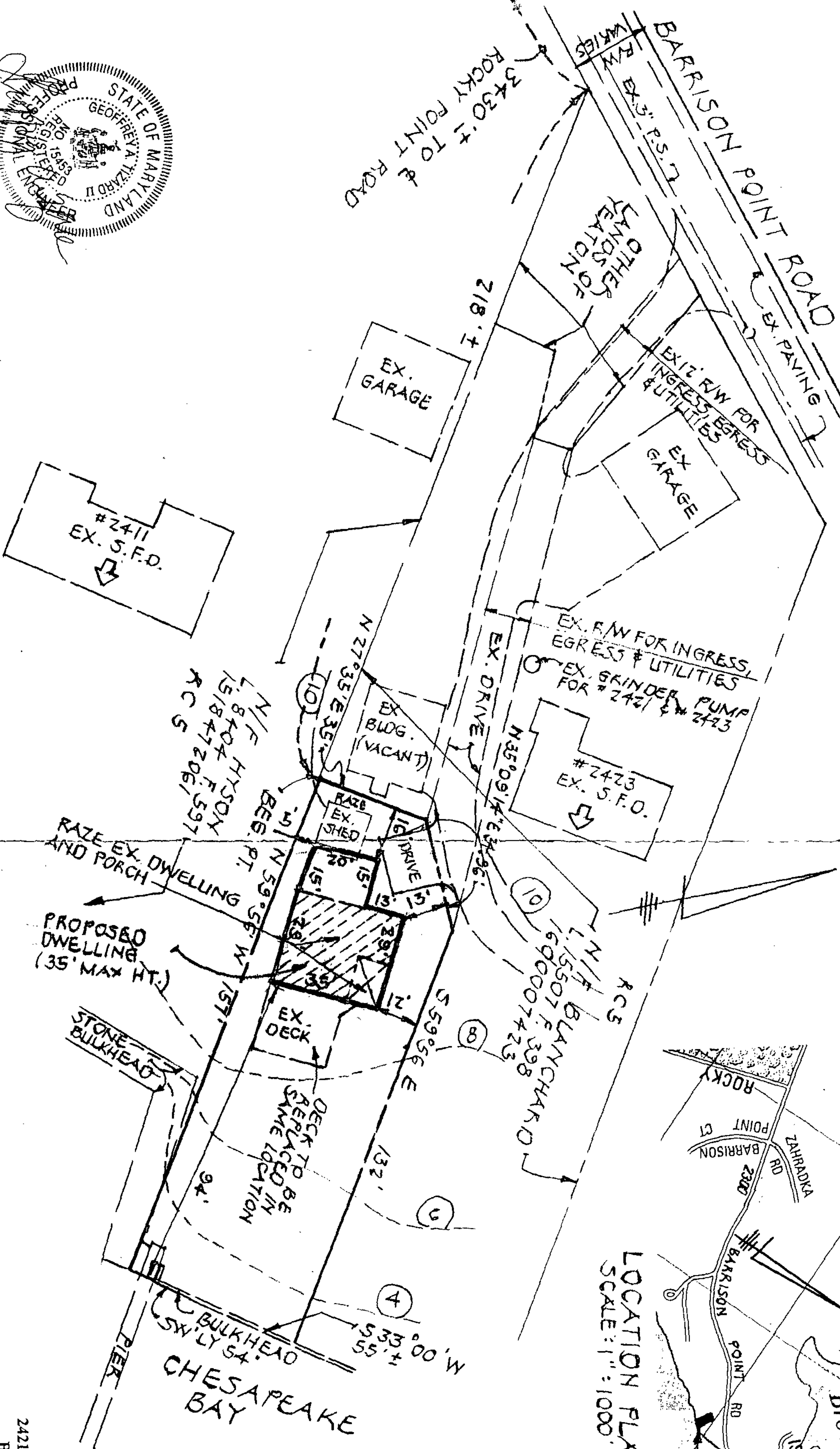
Item Number or Case Number 07-453 SPH
Petitioner BROOK YEATON
Address or Location 2421 BARRISON POINT RD

PLEASE FORWARD ADVERTISING BILL TO

Name BROOK YEATON
Address 2421 BARRISON POINT RD.
BALTO MD 21221
Telephone Number (410) 371-8511

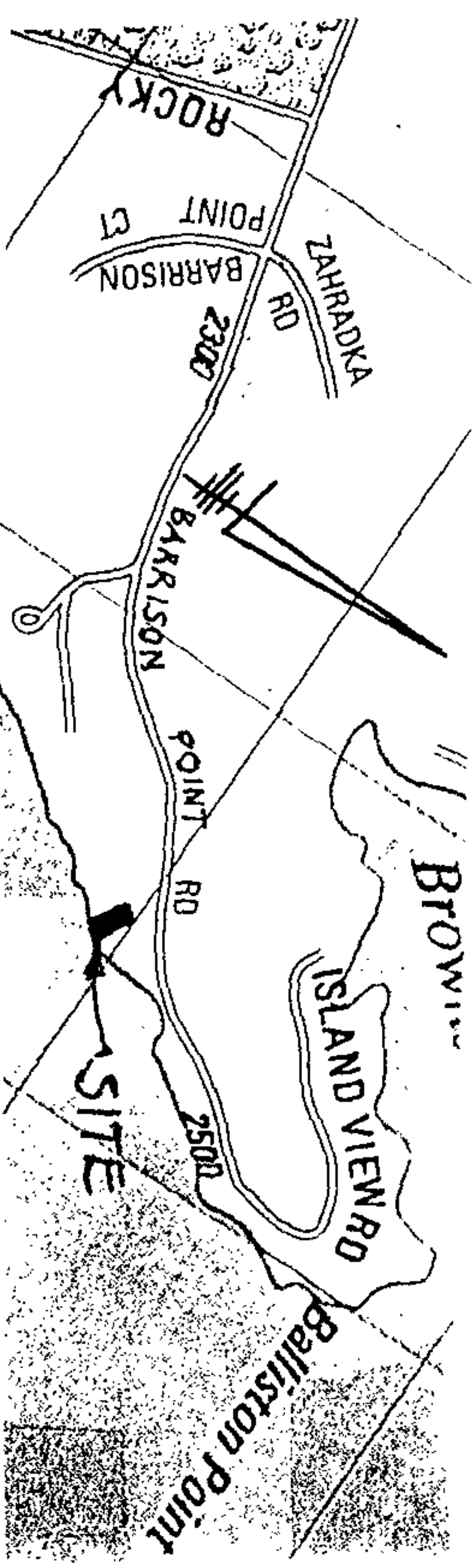


CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



NOTES

1. ZONING..... RC 5 (MAP NO. 105B2)
2. LOT AREA..... 8,200 S.F. = 0.188 ACRE
3. AREA OF BUILDINGS = 1315 SF
COVERAGE = 16.0
4. SITE IS LOCATED IN CBCA AND 100 YEAR FLOOD ZONE
5. PUBLIC WATER AND SEWER IS EXISTING
6. NO HISTORIC STRUCTURES EXIST
7. NO PREVIOUS ZONING HISTORY



REVISED

PLAT TO ACCOMPANY SPECIAL HEARING

2421 BARRISON POINT ROAD

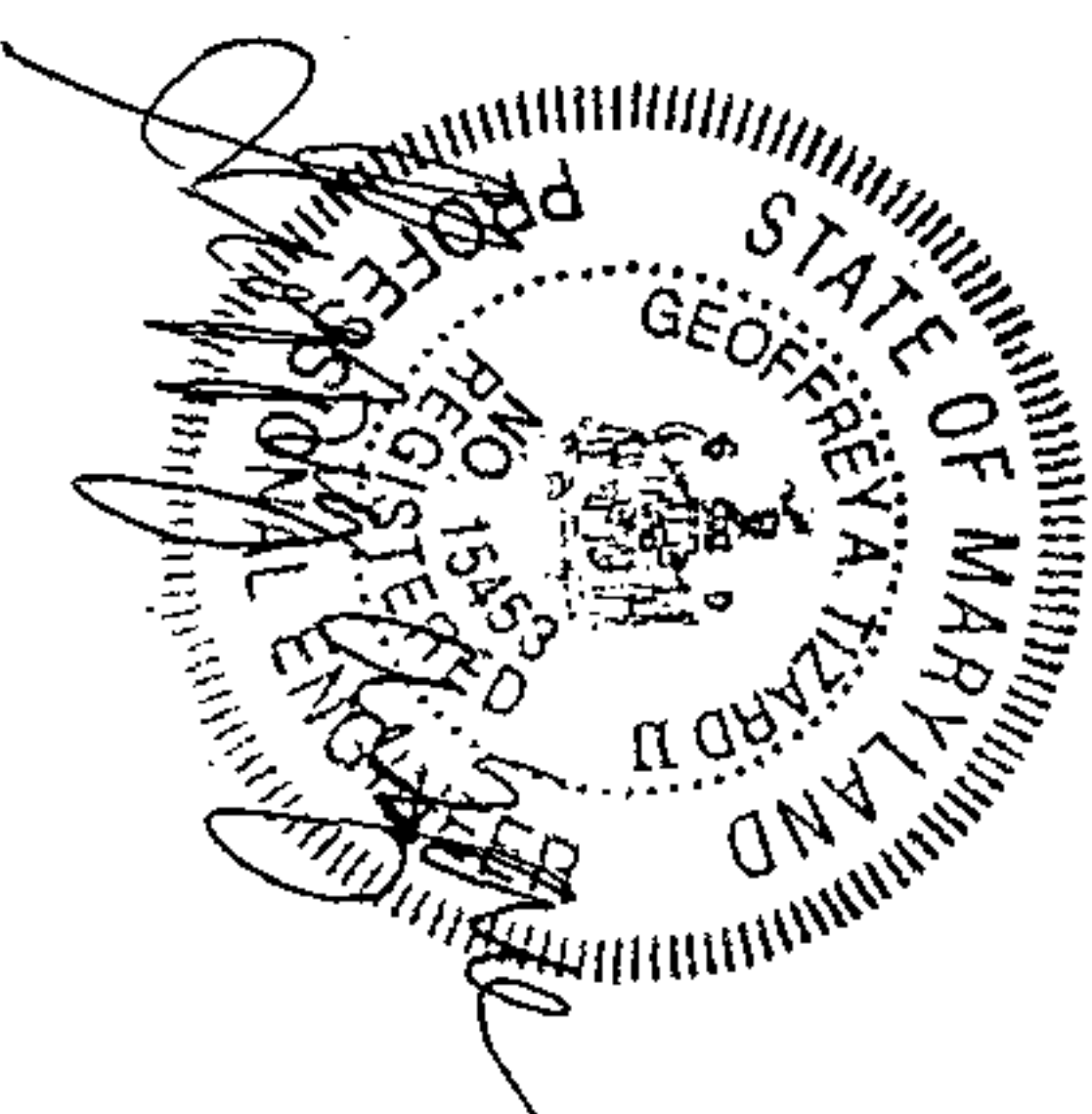
ELECTION DISTRICT 15C6

BALTIMORE COUNTY, MD

SCALE: 1 INCH = 30 FEET MARCH 22, 2007

REV: 4/24/07

OWNER
BROOK YEATON
2421 BARRISON POINT ROAD
BALTIMORE, MD. 21221
DEED REF. L.17697 F.338
PROP. NO. 1600006730



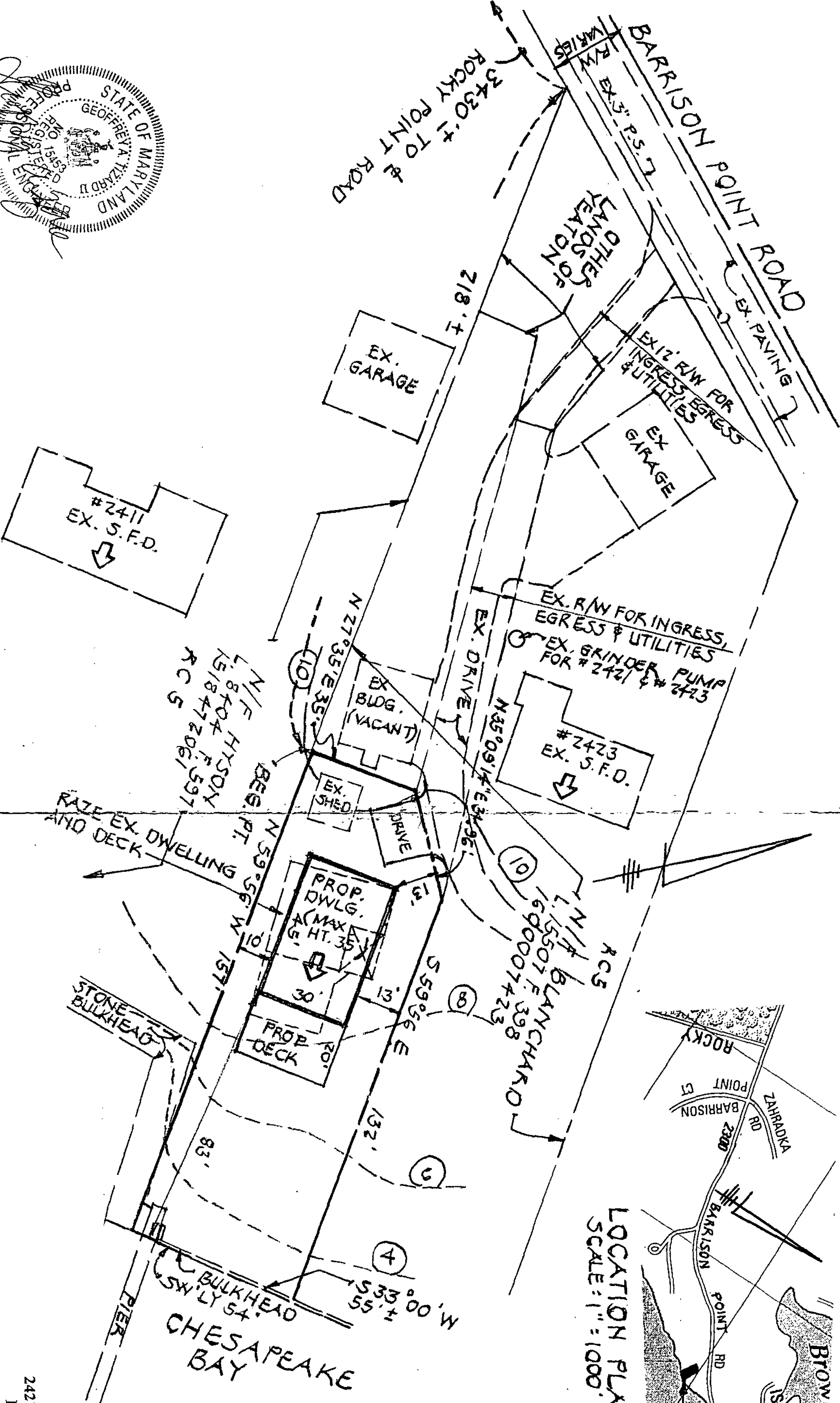
CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

NOTES

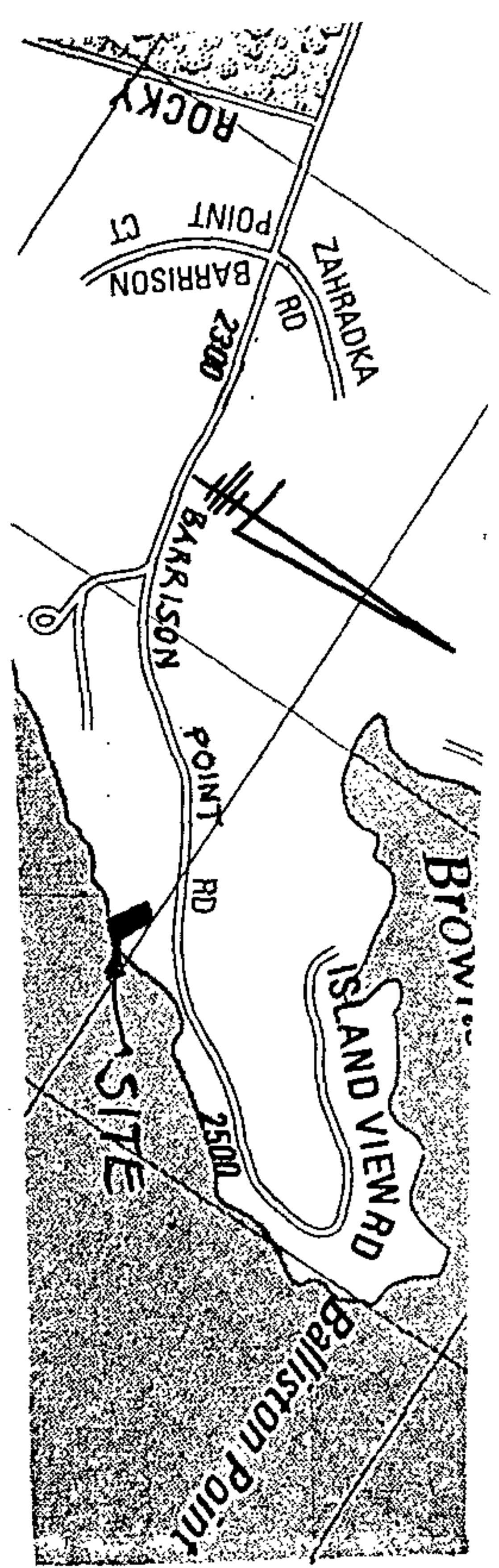
1. ZONING.....RC 5 (MAP NO.105B2)
2. LOT AREA.....8,200 S.F. = 0.188 ACRE
3. AREA OF BUILDINGS = 1,545 S.F.
COVERAGE = 18.8 %
4. SITE IS LOCATED IN CBCA AND 100 YEAR FLOOD ZONE **A**
5. PUBLIC WATER AND SEWER IS EXISTING
6. NO HISTORIC STRUCTURES EXIST
7. NO PREVIOUS ZONING HISTORY

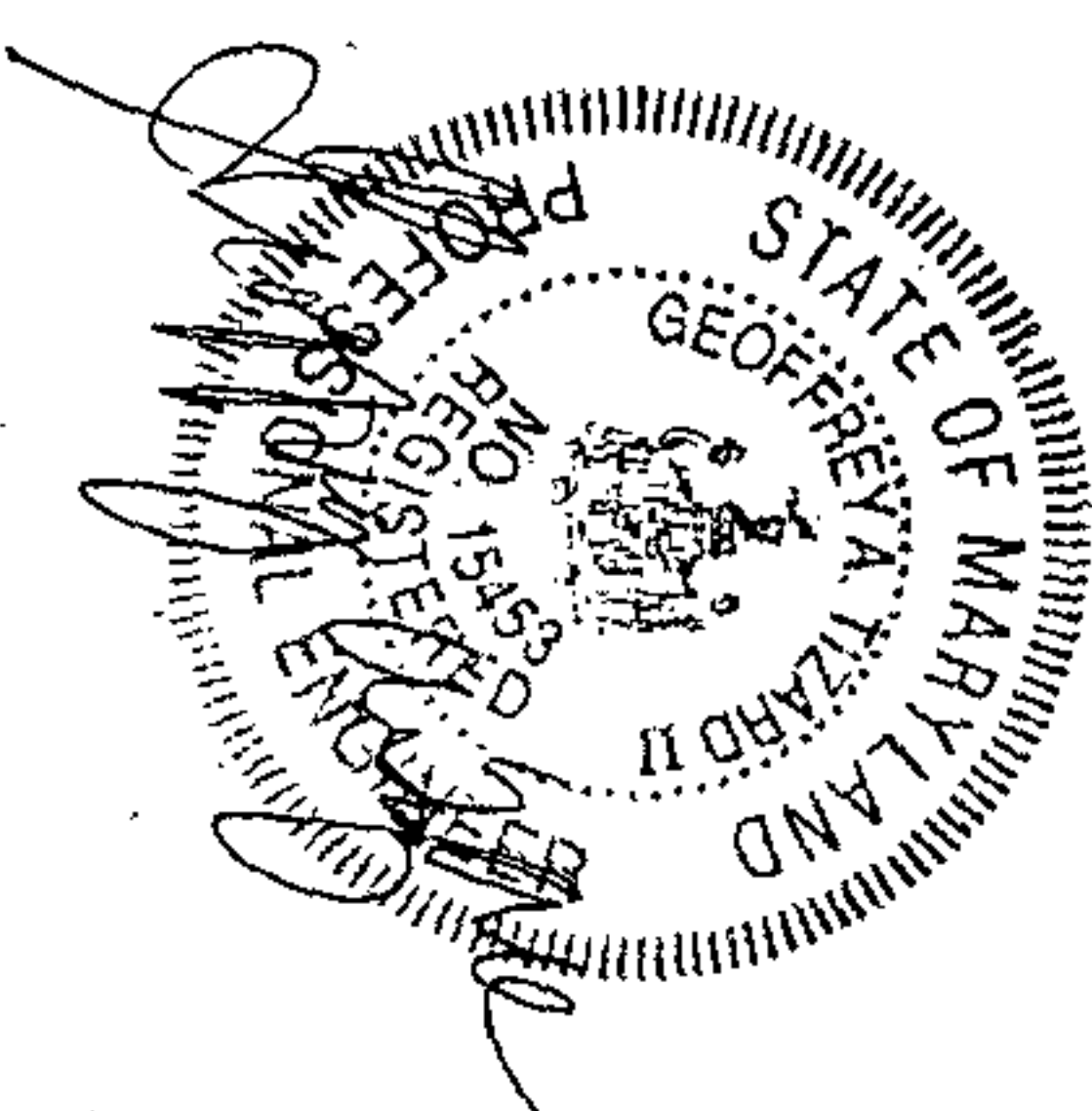
OWNER
BROOK YEATON
2421 BARRISON POINT ROAD
BALTIMORE, MD. 21221
DEED REF. L.17697 F.338
PROP. NO. 1600006730

PLAT TO ACCOMPANY ZONING PETITION
2421 BARRISON POINT ROAD
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD
SCALE: 1"=30 FEET MARCH 22, 2007



LOCATION PLAN
SCALE: 1"=1000'





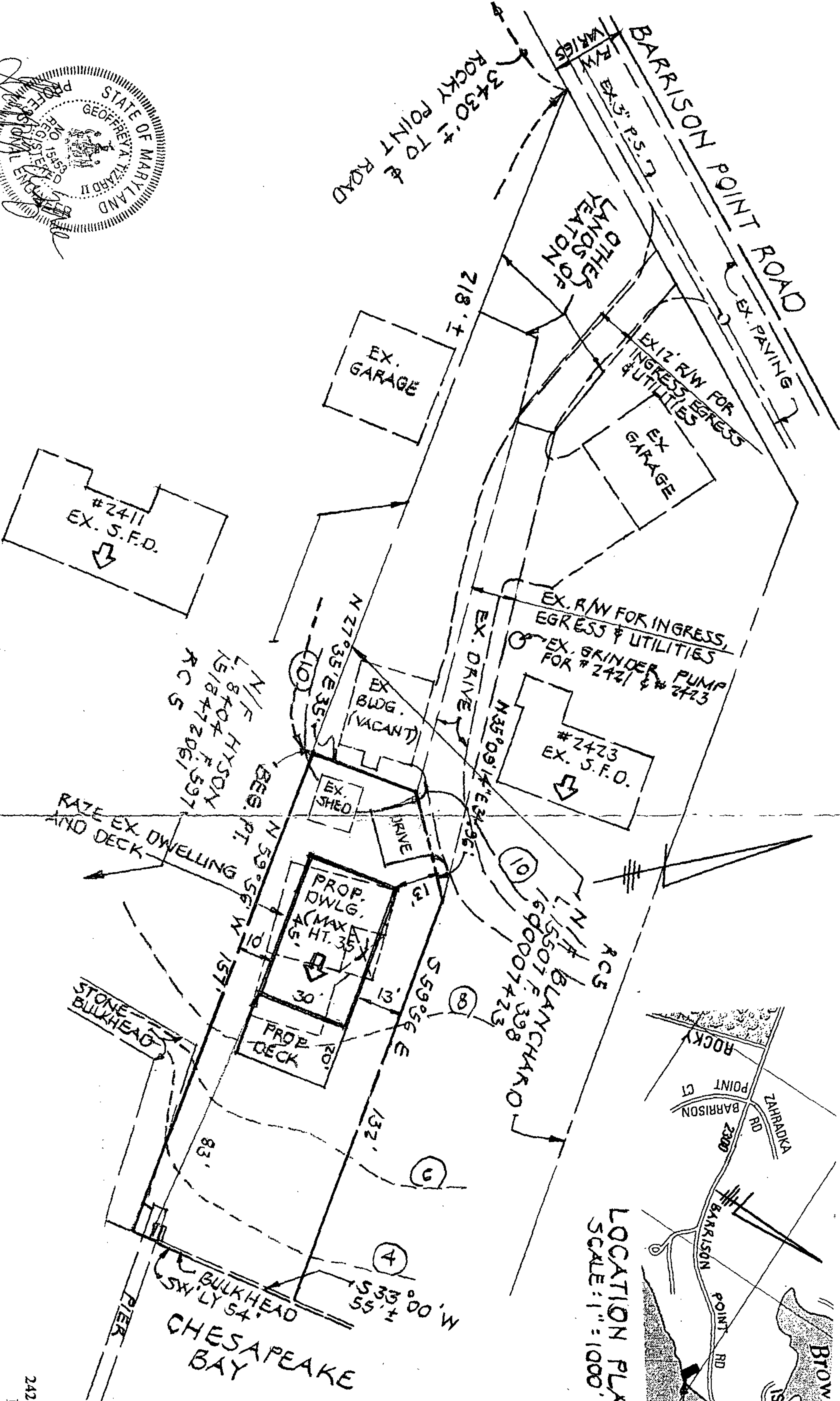
CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

NOTES

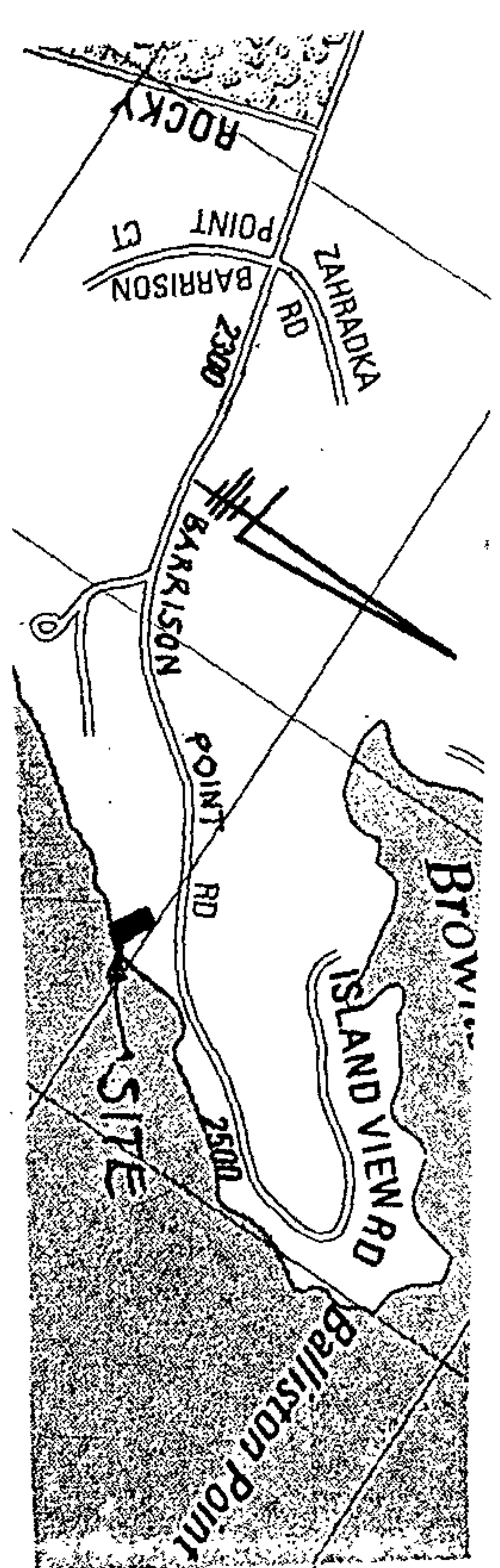
1. ZONING.....RC 5 (MAP NO.105B2)
2. LOT AREA.....8,200 S.F. = 0.188 ACRE
3. AREA OF BUILDINGS = 1,545 S.F.
COVERAGE = 18.8 %
4. SITE IS LOCATED IN CBCA AND 100 YEAR FLOOD ZONE A
5. PUBLIC WATER AND SEWER IS EXISTING
6. NO HISTORIC STRUCTURES EXIST
7. NO PREVIOUS ZONING HISTORY

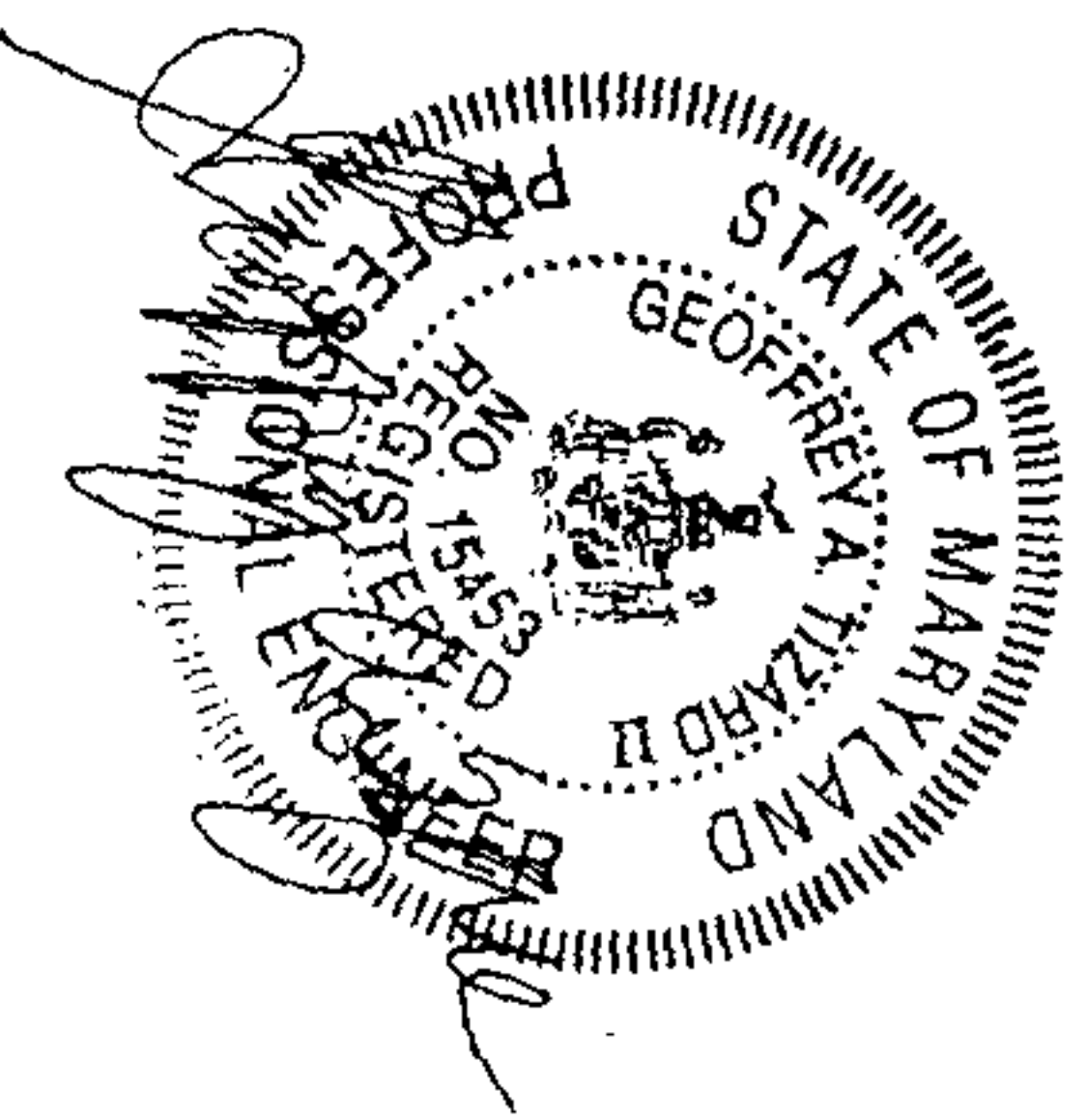
PLAT TO ACCOMPANY ZONING PETITION
2421 BARRISON POINT ROAD
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD
SCALE: 1 INCH = 30 FEET MARCH 22, 2007

OWNER
BROOK YEATON
2421 BARRISON POINT ROAD
BALTIMORE, MD. 21221
DEED REF. L.17697 F.338
PROP. NO. 1600006730

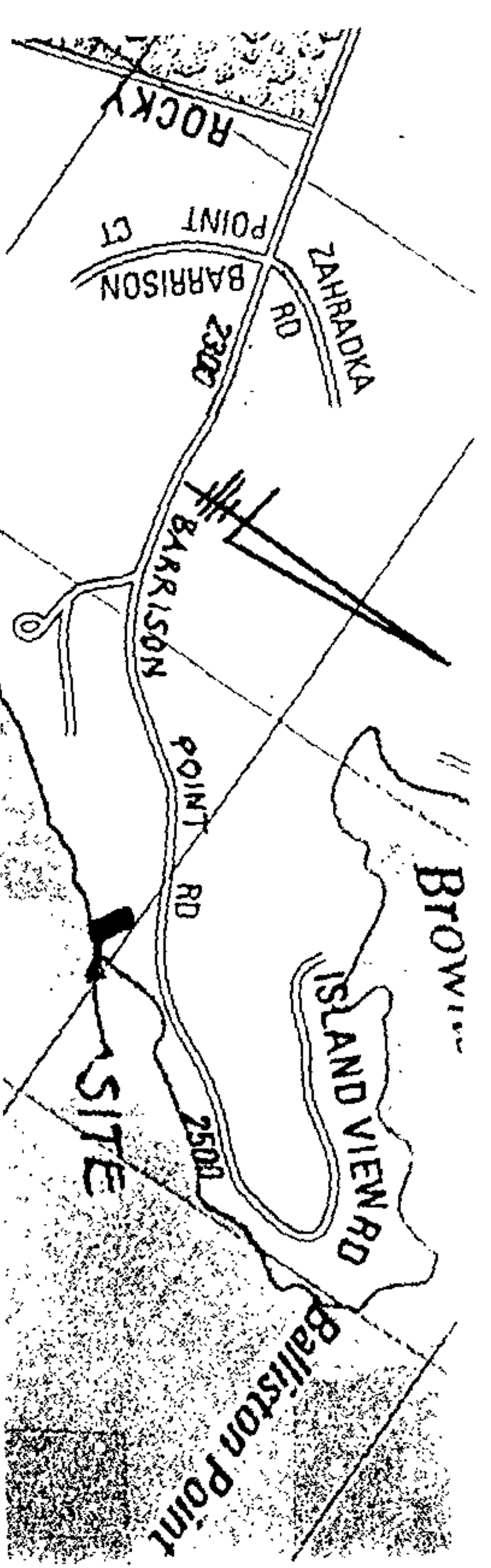
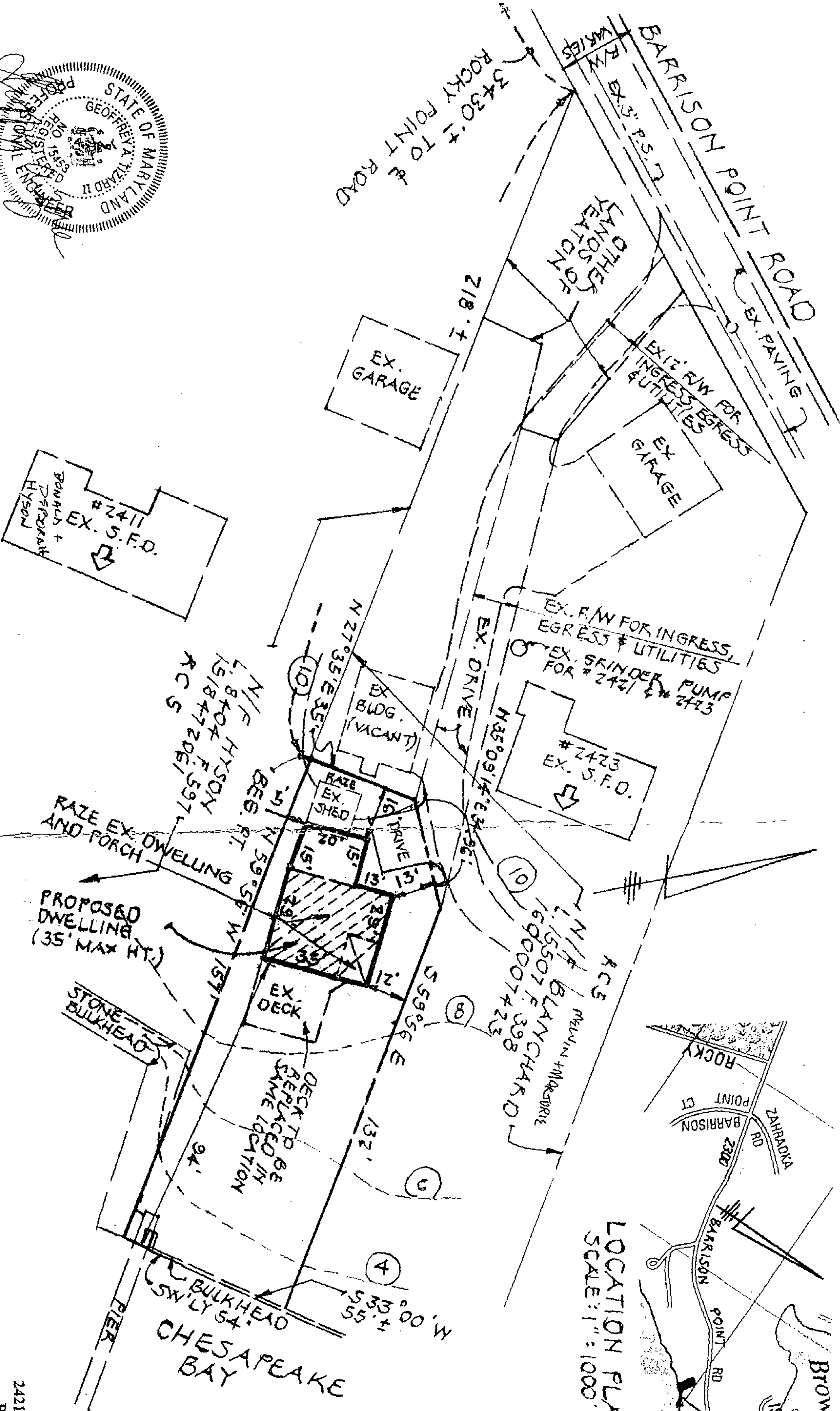


LOCATION PLAN
SCALE: 1" = 1000'





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601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719



NOTES

1. ZONING.....RC 5 (MAP NO. 105B2)
2. LOT AREA.....8,200 S.F. = 0.188 ACRE
3. AREA OF BUILDINGS = 1315 SF
COVERAGE = 15.0
4. SITE IS LOCATED IN CBCA AND 100 YEAR FLOOD ZONE
5. PUBLIC WATER AND SEWER IS EXISTING
6. NO HISTORIC STRUCTURES EXIST
7. NO PREVIOUS ZONING HISTORY

REVISED

PLAT TO ACCOMPANY SPECIAL HEARING

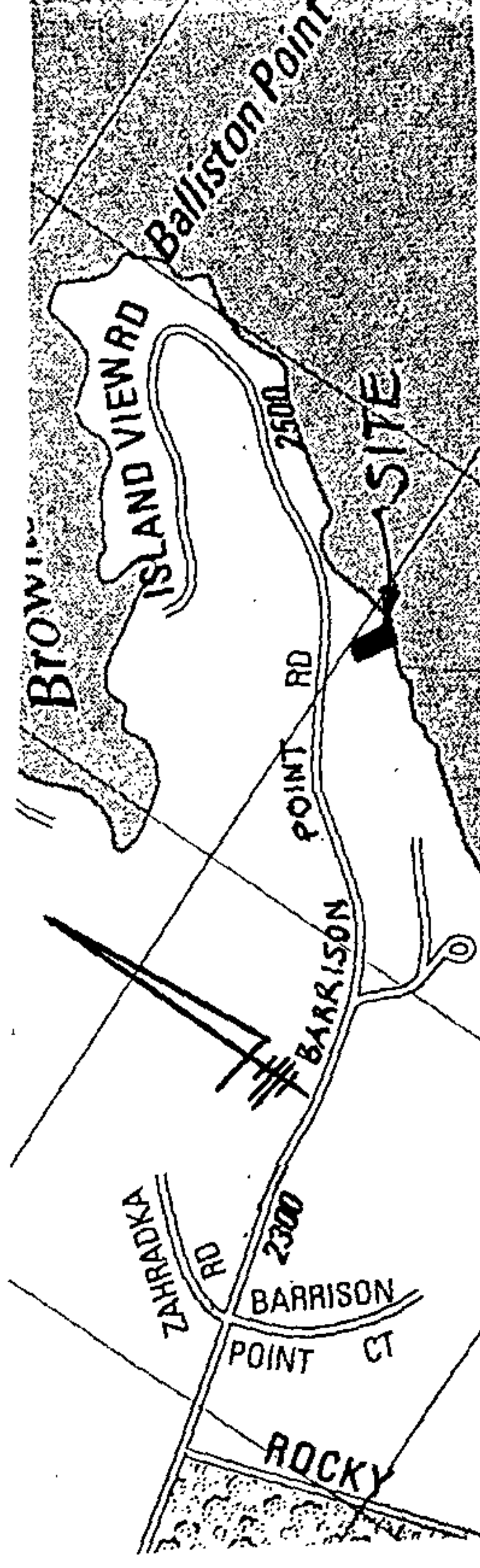
2421 BARRISON POINT ROAD

ELECTION DISTRICT 15C6

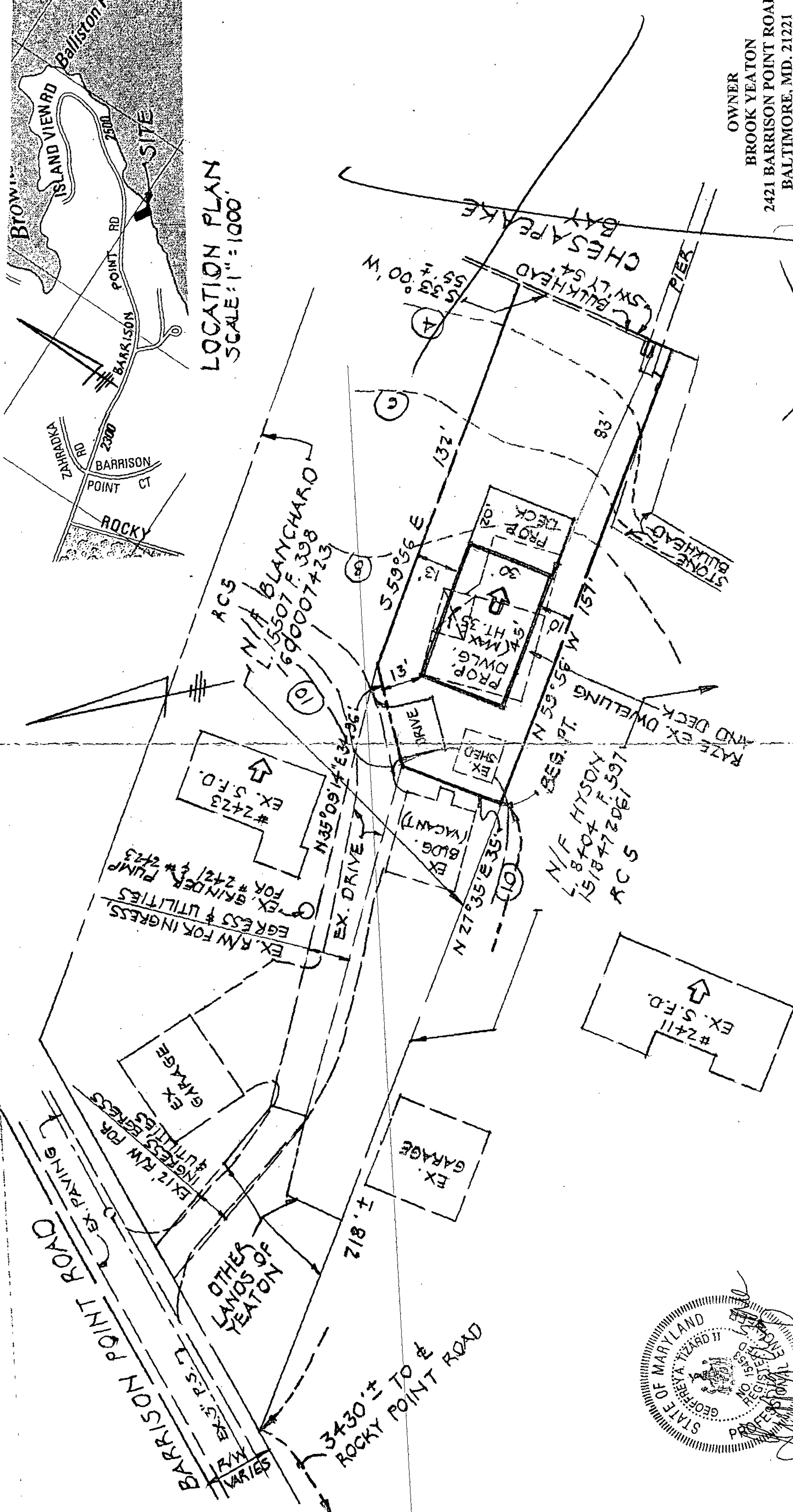
BALTIMORE COUNTY, MD

SCALE: 1 INCH = 30 FEET
MARCH 22, 2007
REV: 4/24/07

OWNER
BROOK YEATON
2421 BARRISON POINT ROAD
BALTIMORE, MD. 21221
DEED REF. L.17697 F.338
PROP. NO. 1600006730



LOCATION PLAN
SCALE: 1" = 1000'



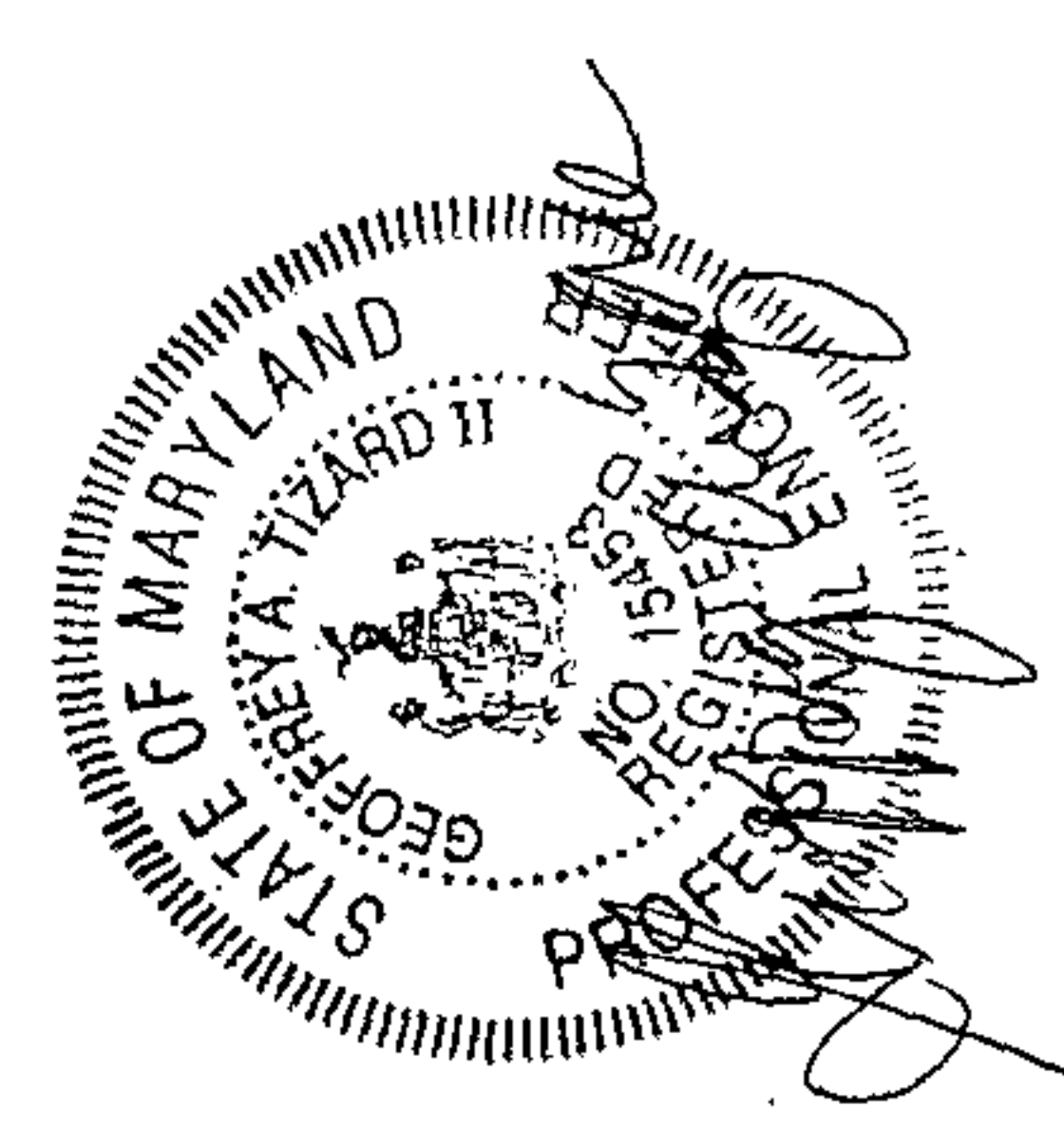
OWNER
BROOK YEATON
2421 BARRISON POINT ROAD
BALTIMORE, MD. 21221
DEED REF. L.17697 F.338
PROP. NO. 1600006730

PETITIONER'S
EXHIBIT NO.

PLAT TO ACCOMPANY ZONING PETITION
2421 BARRISON POINT ROAD
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD
SCALE: 1 INCH = 30 FEET MARCH 22, 2007

NOTES

1. ZONING..... RC 5 (MAP NO. 105B2)
2. LOT AREA..... 8,200 S.F. = 0.183 ACRE
3. AREA OF BUILDINGS = 1,545 S.F.
COVERAGE = 18.8 %
4. SITE IS LOCATED IN CBCA AND 100 YEAR FLOOD ZONE
5. PUBLIC WATER AND SEWER IS EXISTING
6. NO HISTORIC STRUCTURES EXIST
7. NO PREVIOUS ZONING HISTORY



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