

IN RE: **PETITIONS FOR SPECIAL HEARING ***

AND VARIANCE – E/S York Road,

330' N Grace Ridge Court *

(16809 York Road)

7th Election District *

3rd Council District *

Kenneth C. Stevenson, et ux

Petitioners *

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-225-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Kenneth C. Stevenson, and his wife, Sally K. Stevenson. The Petitioners request a special hearing to approve an accessory structure (barn) to be larger in area than the existing principle dwelling. In addition, variance relief is requested from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure height of 21 feet in lieu of the maximum allowed 15 feet for the proposed barn. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Kenneth C. and Sally K. Stevenson, property owners. Several of the Petitioners' immediate neighbors appeared and wrote letters in support of the proposal, namely Edward L. and Simon Bender-Chmar and Timothy E. and Hester R. Martin. There were no Protestants, however, it is to be noted that Holly K. Inglisa, whose property is behind the Petitioners, wrote a letter and while not expressly opposed to the proposal raised issues concerning potential impacts to her well and the setback regulations in Baltimore County.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the east side of York Road, 1100 feet south of Monkton Road in the Hereford/Monkton area of the County. The property contains 1.006 acres (66,250 square feet), more or less, zoned R.C.5, and is improved with a 1-½ story historic (BA-919) stone dwelling (70' x 25') in dimension formerly known as the "Old Hereford Schoolhouse" and a barn located

By Date 1-29-08
RECEIVED FOR FILING

in the rear corner (northwestern) of the lot. The Petitioners purchased the property in 1975 and have been in the process of making improvements to the existing home since that time. It is the barn in the rear yard that is the subject of the instant petition. The barn is structurally in poor condition and incapable of being renovated. The Petitioners are desirous of razing the structure and constructing a new pole barn in its place that will be 10 feet wider and 10 feet longer. As illustrated on the elevations reviewed at the hearing, the new barn will be 30' x 70' x 21' high and the façade will incorporate stone work with metal siding, three bays or overhead doors and dormers in keeping with the style of the stone schoolhouse. Mature shrubs and trees currently buffer the view from adjacent properties. Mr. Stevenson has in addition to his private automobiles an antique car collection including a 1934 Ford and 1967 Cobra. The historic home has no basement and contemplating his upcoming retirement, he plans on creating a workshop for the pursuit of his woodworking and automobile restoration hobbies. Testimony indicated that the existing barn has provided for much needed storage space which needs will continue given the lack of this type of space in the circa 1852 historic schoolhouse. It was indicated that the roof pitch of the new barn has been designed to match that of the existing house and that the increased height will provide additional storage space. Due to the fact that the overall size and dimensions of the new barn will be slightly greater than that of the existing dwelling, the requested special hearing and variance relief are necessary.

In support of the proposal, Mr. and Mrs. Stevenson testified that the improvements are for personal use only and will not be used to support a commercial or business use. Mr. Stevenson further noted that none of his neighbors, including the Inglis's whom he discussed the proposal, have any objections to his plans, as evidenced by Petitioners' Exhibits 2 and 3. The new barn will not be any closer to the lot lines than the existing barn and there will be no detrimental impact on his neighbor's well.

After due consideration of the testimony and evidence offered, I am persuaded to grant the requested relief. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and the neighbors support the proposal. Moreover, it appears that existing conditions on the property will be improved and the Petitioners' efforts to

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Date 1-29-08
By [signature]

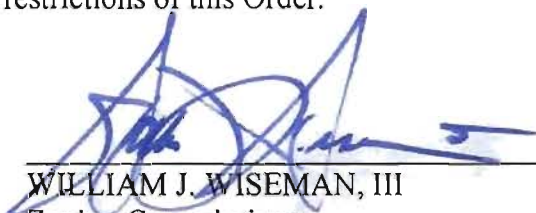
upgrade their home and property will be further enhanced. Finally, I am persuaded that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted and that there will be no detrimental impact to the health, safety and general welfare of the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of January 2008 that the Petition for Special Hearing to approve an accessory structure (barn) with an area greater than the existing principal dwelling, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 21 feet in lieu of the maximum allowed 15 feet for the proposed barn, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The barn structure shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the barn to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 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.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 1-29-08
By [Signature]



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 16809 YORK RD
which is presently zoned RC-5

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

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):

KENNETH C. STEVENSON (w) 410-329-2136 (h) 410-343-0420

Name - Type or Print _____

Kenneth C. Stevenson
Signature _____

Sally K. Stevenson 410-343-0420

Name - Type or Print _____

Sally K. Stevenson
Signature _____

16809 YORK RD 410-343-0425
Address Telephone No

HEREFORD MD 21111
City State Zip Code

Representative to be Contacted:

KEN STEVENSON - 410-329-2136 (w)

16809 YORK RD 410-343-0425 (h)

Address Telephone No

HEREFORD MD 21111
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-225-CPH-A

Reviewed By JK Date 11/13/07

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 1-29-08

By DWS



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16809 YORK RD
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 Variance from Section(s) 400.3 BCZR

To allow an accessory structure (barn) with a height of 21'
in lieu of the required 15'

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

PLEASE SEE ATTACHMENT

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):

KENNETH C. STEVENSON

Name - Type or Print

Kenneth C. Stevenson

Signature

Sally H. Stevenson

Name - Type or Print

Sally H. Stevenson

Signature

16809 YORK RD 410-343-0425

Address

Telephone No.

HEREFORD

City

MD

State

21111

Zip Code

Representative to be Contacted:

KEN STEVENSON

Name

16809 YORK RD 410-343-0425

Address

Telephone No.

HEREFORD

City

MD

State

21111

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 08-225-SPH A

Reviewed By JF Date 11/10/07

EXAMPLE 3 -- Zoning Description

3 COPIES

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

ZONING DESCRIPTION FOR 16809 YORK RD
(address)

Beginning at a point on the EAST side of
(north, south, east or west)

YORK RD which is 50'
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 330 NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street GRACE RIDGE CT.
(name of street)

which is 40' wide. *Being Lot # —
(number of feet of right-of-way width)

Block —, Section # — in the subdivision of —
(name of subdivision)

as recorded in Baltimore County Plat Book # —, Folio # —,

containing 1.06 AC. Also known as 16809 YORK RD
(square feet or acres) (property address)

and located in the 7TH Election District, 3 Councilmanic District.

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

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

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: # 08-225-SPHA

16809 York Road

E/side of York Road at the distance of 330 feet north of Grace Ridge Court

7th Election District - 3rd Councilmanic District

Legal Owner(s): Kenneth & Sally Stevenson

Special Hearing: to approve accessory structure (barn) larger than the principal building. **Variance:** to allow an accessory structure (barn) with a height of 21 feet in lieu of the required 15 feet.

Hearing: Thursday, January 17, 2008 at 9:00 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 1/6/08 Jan. 1

159283

CERTIFICATE OF PUBLICATION

1/3/2008

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 1/1/2008.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **07630**

PAID RECEIPT

Date: **11-13-07**

ADDRESS ACTUAL TIME
 11/14/2007 11/13/2007 14:33:00

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	000			6150				65.00
001	000			6150				65.00

Total: **\$ 130.00**

Rec
 From: **Kenneth Stevenson**
 For: **Special Handling & Variance ITEM # 225**
16809 YORK RD

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

RECEIPT # 07630 11-13-2007
 5 520 700000 00000000
 Receipt Tot: 130.00
 1.00 00 130.00
 130.00 00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 01/03/08

Case Number: 08-225-SPHA

Petitioner / Developer: KENNY STEVENSON

Date of Hearing (Closing): JANUARY 17, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
16809 YORK ROAD

The sign(s) were posted on: 12/28/07



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



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

December 11, 2007

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: 08-225-SPHA

16809 York Road
E/side of York Road at the distance of 330 feet north of Grace Ridge Court
7th Election District – 3rd Councilmanic District
Legal Owners: Kenneth & Sally Stevenson

Special Hearing to approve accessory structure (barn) larger than the principal building.
Variance to allow an accessory structure (barn) with a height of 21 feet in lieu of the required 15 feet.

Hearing: Thursday, January 17, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy Kotroco
Director

TK:klm

C: Kenneth & Sally Stevenson, 16809 York Road, Hereford 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 2, 2008**
- (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, January 1, 2008 Issue - Jeffersonian

Please forward billing to:
Kenneth & Sally Stevenson
16809 York Road
Hereford, MD 21111

410-343-0425

NOTICE OF ZONING HEARING

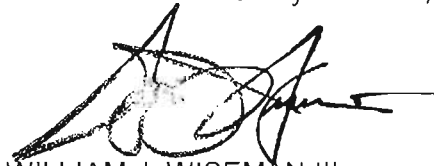
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E/side of York Road at the distance of 330 feet north of Grace Ridge Court
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401 Bosley Avenue, Towson 21204



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
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: 08-225-SPHA

Petitioner: KENNETH C. & SALLY K. STEVENSON

Address or Location: 16809 YORK RD HEREFORD, MD 21111

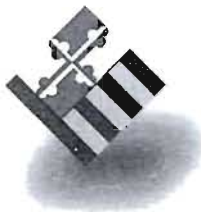
PLEASE FORWARD ADVERTISING BILL TO:

Name: KENNETH C. & SALLY K. STEVENSON

Address: 16809 YORK RD PO Box 479
HEREFORD, MD 21111

Telephone Number: 410-343-0425

Revised 7/11/05 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

January 9, 2008

Kenneth C. Stevenson
Sally K. Stevenson
16809 York Road
Hereford, MD 21111

Dear Mr. and Mrs. Stevenson:

RE: Case Number: 08-225-SPHA, 16809 York Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 13, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 28, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2007
Item Nos. 08-219, 220, 225, 226, 227, 228,
229, 230, 232, 233, and 234

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-11282007.doc



**Baltimore County
Fire Department**

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

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 26, 2007

Item Number: 217,218,219,220,222,224, 225, 226,227,228,229,232

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BW 1/17
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 4, 2007

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

RECEIVED
DEC 05 2007

SUBJECT: 8-225 -Variance

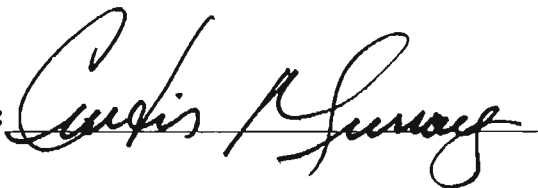
BY:.....

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 21 feet in lieu of the maximum permitted 15 feet 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 Jessie Bialek at 410-887-3480.

Prepared by:



Section Chief: _____

AFK/LL: CM

* * * * *

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BW
1/17
9AM

(1)

Cover Sheet

To: Debbie Wiley
or to whom it
may concern

Case # 08-225 SPHA

January 25, 2008

1:45 pm

1 of 2 pages

In reference to

Case # 08-225 SPHA

Ken Stevenson walked us (^{his} neighbors) through his plans for the removal of his current shed, to be replaced by a new barn. We are satisfied with his plans.

Holly H. Inglis
1/25/08

(1)

Cover Sheet

TO : Debbie Wiley

Case # 08-225 SPHA

January, 16, 2008

3:45 pm.

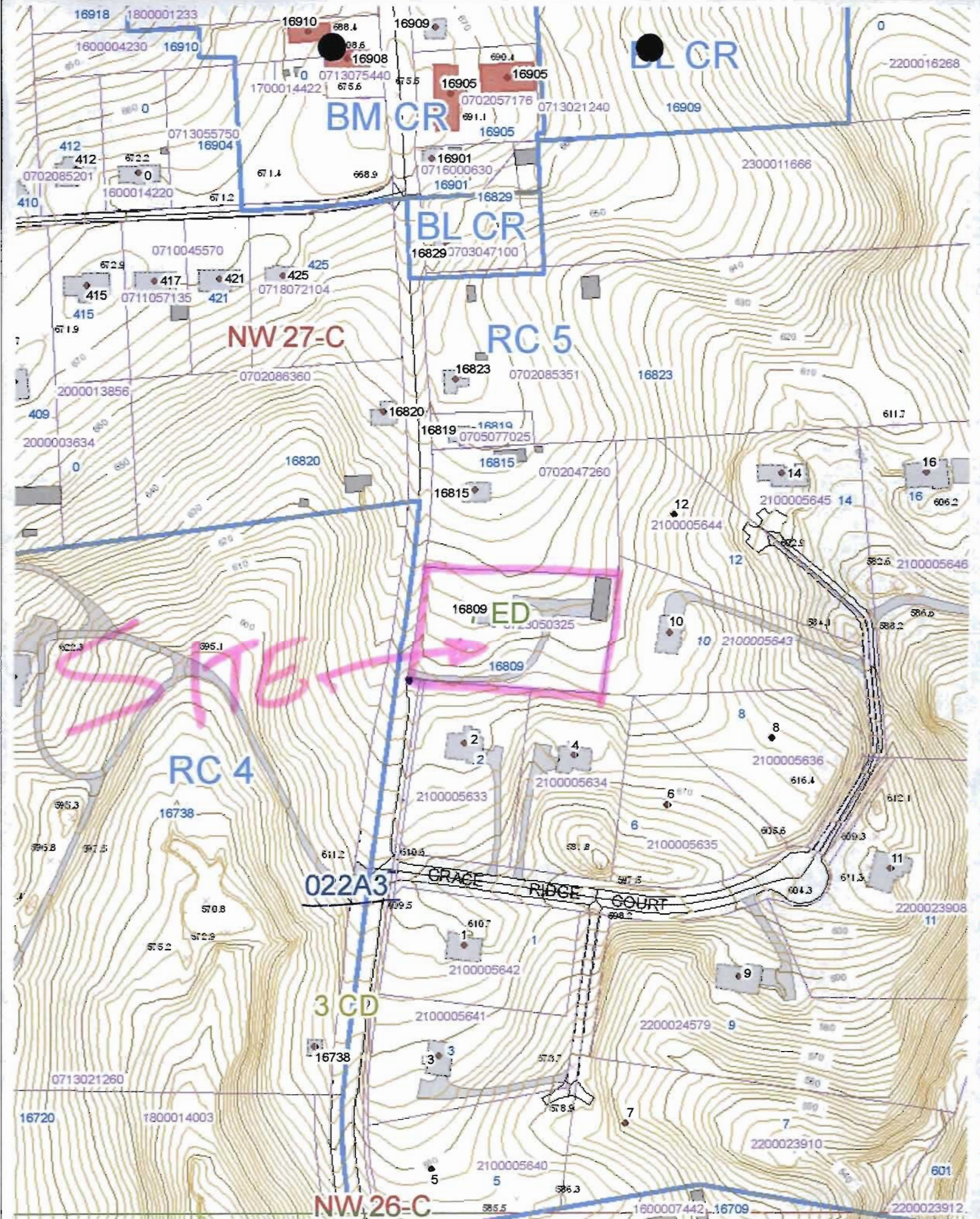
1 of 2 pages

(2)

Variance Hearing - Thursday
Case # 11/17/2008
9 am

08-225 SPHA

- Neighbors unable to attend due to work schedules
- The existing structure sits within a few feet of the property line of the neighboring property behind it -
- Will the neighboring property's well be considered or affected by this? The well sits only a few yards from the existing structure, that is due to be torn down.
- Will the new structure/barn sit further away from the property line? Are there any set-back laws that exist?



For the best possible print results, click the printer icon on the Live Search Maps page.



16809 York Rd
PO is working
on getting a
better picture
for you

CASE NAME _____
CASE NUMBER 08-225-SPH-1A
DATE 1-17-08

[illegible]

Case No.: 08-225 SPHA 16809 York RD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	Letter of Support - Tim & Hester Martin	
No. 3	Letter of Support - Ed & Simone Chmura	
No. 4	Photo of Proposed Pole BARN - Entire Elevation Package reviewed during hearing	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

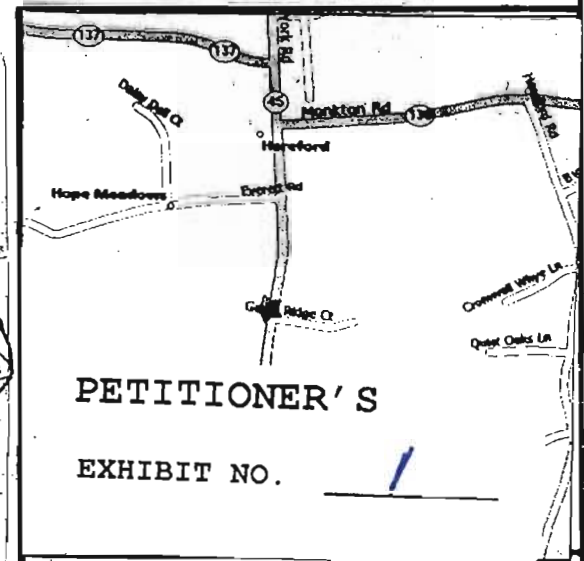
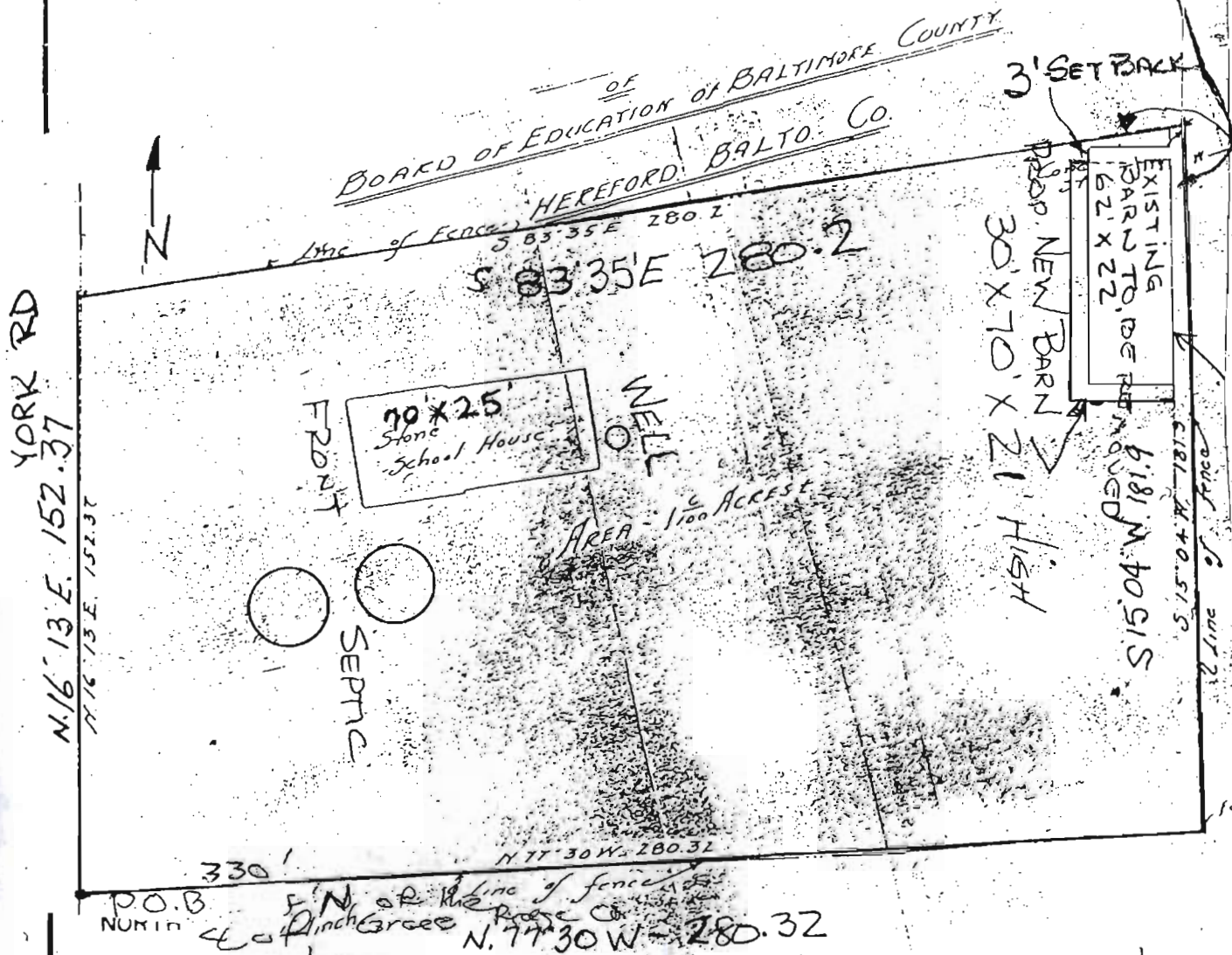
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 16809 York Road, Monkton, MD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # 5527 FOLIO # 535 LOT # _____ SECTION # _____

OWNER Kenneth C & Sally K. Stevenson



LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 022A-3

ZONING RC-5

LOT SIZE	1.006 ACREAGE	66,250 SQUARE FEET
SEWER	☐ PUBLIC	☒ PRIVATE
WATER	☐ PUBLIC	☒ PRIVATE
CHESAPEAKE BAY CRITICAL AREA	☐ YES	☒ NO
100 YEAR FLOOD PLAIN	☐ YES	☒ NO
HISTORIC PROPERTY/BUILDING	☐ YES	☒ NO
PRIOR ZONING HEARING	None	

PREPARED BY K.C.S.

SCALE OF DRAWING: 1" = 50'

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

JF | 225 | 08-225-JA4A

To Whom It May Concern

From: Tim and Hester Martin 12 Grace Ridge Court

RE: Ken Stevenson Garage Proposal

My wife and I have no objection to Mr. Ken Stevenson increasing the size of his garage by either height, length, or width. We may be reached at the numbers listed below if you have any questions.

H 410-343-3143 C 443-695-5742

Tim Martin 10/22/07



Hester Martin 10/22/07



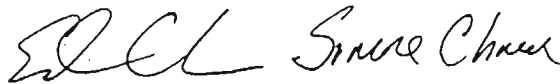
PETITIONER' S

EXHIBIT NO. 2

To Whom It May Concern,

Our property - 2 Grace Ridge Ct. Monkton, MD. 21111 - borders the property at 16809 York Rd. Monkton, MD. 21111, owned by Ken and Sally Stevenson. It is our understanding that the Stevenson's wish to enlarge their garage. The Stevenson's have our full support in this endeavor and we look forward to helping them any way we can. Should you need to reach us for anything further, feel free to call @ 410-984-6635.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ed & Simone Chmar".

Ed & Simone Chmar

PETITIONER'S

EXHIBIT NO.

3

Kenneth C. Stevenson
P.O. Box 479
Monkton, MD 21111
(410) 343-0425

RECEIVED
JAN 18 2008

January 17, 2008

BY:.....

Mr. William J. Wiseman, III
Zoning Commissioner's Office
401 Bosley Avenue – Room 405
Towon, MD 21204

Dear Sir,

Enclosed please find a photo copy of the metal siding and type of door we plan to use on our new barn, as you requested.

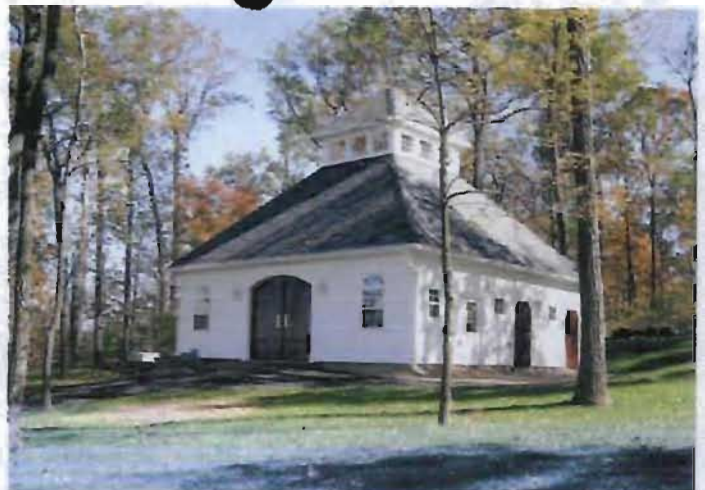
Thank you for your time and consideration this morning. If you have any further questions, or need any additional information, please don't hesitate to contact me.

Sincerely,



Kenneth C. Stevenson

Encl



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THIS IS THE
METAL &
DOORS