

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
SW Corner of Yakona & Oak Roads	*	ZONING COMMISSIONER
(1873 Yakona Road)	*	OF
9 th Election District	*	BALTIMORE COUNTY
5 th Council District	*	Case No. 08-229-A
David Steven Vacek, et ux	*	
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, David Steven Vacek and his wife, Rebecca Vacek. The Petitioners seek variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (swimming pool) to be located in the side yard in lieu of the rear yard in the third of the lot farthest removed from any street. The subject property and relief requested are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request was Rebecca Vacek, property owner. Although there were no Protestants or other interested persons present, it is to be noted that the Petition was filed as the result of a violation issued by the Department of Permits and Development Management, Code Inspection and Review Division, as to the placement/location of the accessory structure (swimming pool).

Testimony and evidence offered revealed that the subject property is an irregularly shaped corner lot, located on the southwest corner of Yakona and Oak Roads in the Ridgeleigh subdivision of Parkville. The property consists of 7,220 square feet, more or less, zoned D.R.10.5, and is improved with a two-story brick townhouse (end unit), with the yard being on

ORDER RECEIVED FOR FILING

Date 2-26-08

By [Signature]

the street side(s) of the house -- one of the largest yards in the neighborhood. In addition to the dwelling, the property features an attached patio and rear yard addition. Off-street parking is provided by way of a concrete-paved parking pad on the back portion of the lot accessed from a 15-foot rear alley. The home was originally built in 1951 and the Petitioners purchased it in August 2005.

The subject of the variance request relates to the placement/location of an aboveground swimming pool. Mrs. Vacek testified that at the time they purchased the property, a 4-foot chain link fence existed around the property. The Petitioners added gates at the rear and front of the home completely enclosing the yard area. They then purchased a pool in 2007 for their children's use and enjoyment. Under Section 400.1 of the B.C.Z.R., the pool must be located in the third of the yard furthest removed from any side street. Mrs. Vacek indicated that the pool could not be located in that corner of the lot, due to the yard's sloping from Yakona Road, down towards the 15-foot alley at the rear of the property. Mrs. Vacek testified that there is no room behind her home for the pool, and the further you go back on the lot, the more interference it would have given its proximity to the pedestrian sidewalk that surrounds the yard. Evidently, the alley is also heavily traveled. It is for the above reasons as well as being the most practical from the Petitioners standpoint that the pool was placed centrally in the yard. Mrs. Vacek also stated that she can observe her children ages 11, 14 and 15 when they are in the swimming pool from the house as currently located. As stated earlier, this is a violation case evidently generated by someone in the neighborhood that cannot view the pool from her home on White Oak Avenue. Those families that are visually affected by the pool's location have no complaints. However, as a condition of approval, I will require the removal of the swimming

ORDER RECEIVED FOR FILING
Date 2-26-08
By ES

pool at such time as the property is either sold or within ten (10) years of the date hereof, whichever is the first to occur.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the location for the swimming pool is appropriate in this instance and that strict compliance with the regulations would result in a practical difficulty and deny the Petitioners reasonable use of their property. There were no adverse comments submitted by any County reviewing agency, the record of the case reflects that notice of the public hearing was duly posted on the property as required, and no one appeared in opposition to the request. In fact, those families that are visually affected by the pool's location do not oppose the request. Thus, it appears that relief can be granted without detrimental impact to adjacent properties or surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of February, 2008 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (swimming pool) to be located in the side yard in lieu of the rear yard in the third of the lot farthest removed from any street, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, 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.

ORDER RECEIVED FOR FILING
Date 2-26-08
By 193

- 2) The variance relief granted to Petitioners herein is personal in nature, limited in duration, and shall not run with the land as to inure to the benefit of any subsequent property lessor or owner. To assure the current and future use of the subject property will not impact adversely upon nearby residential areas or become a Zoning Enforcement problem, the pool use shall cease to exist upon the first of the following event(s):
- The property is sold to an unrelated third party of the Vacek's immediate family; and/or
 - After the passage of ten (10) years of the date hereof.
- 3) When applying for a permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.

WJW:dlw


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2-26-08
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

February 25, 2008

David Steven Vacek
Rebecca Vacek
1873 Yakona Road
Parkville, Maryland 21234

RE: **PETITION FOR VARIANCE**
SW Corner of Yakona & Oak Roads
(1873 Yakona Road
9th Election District - 5th Council District
David Steven Vacek, et ux - Petitioners
Case No. 08-229-A

RECEIVED
MAR 05 2008

BY:

Dear Mr. and Mrs. Vacek:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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 I. Wiseman, III".
WILLIAM I. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: A handwritten checkmark in black ink.
Joan Dowling, 1822 White Oak Avenue, Baltimore, MD 21234
People's Counsel; Division of Code Inspections & Enforcement; File

TAX. ACCOUNT #

--	--	--	--	--	--	--	--	--	--

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 1873 Yakona Rd
which is presently zoned LOT 48 10.6

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 AN

EXISTING POOL TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REAR YARD IN THE $\frac{1}{3}$ OF THE LOT FARTHEST REMOVED FROM ANY STREET.

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

House is end unit with yard being on side of house.

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):

Rebecca Vacek
Name - Type or Print

Rebecca Vacek
Signature

DAVID STEVEN VACEK
Name - Type or Print

[Signature]
Signature

1873 YAKONA Rd 4106654355
Address Telephone No.

Parkville md 21234
City State Zip Code

Representative to be Contacted:

Rebecca H. Vacek
Name

1873 Yakona Rd 410960-5323
Address Telephone No.

Parkville md 21234
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-229-A

ORDER RECEIVED FOR FILING

REV 9/15/98 Date 2-26-08

By DW

Reviewed By [Signature] Date 11/15/07

ZONING DESCRIPTION FOR 1873 YAKONA RD

Beginning at a point on the Southwest corner of Yakona Rd.
which is 60 ft. and Oak Rd. which is 60 ft. wide. Being Lot #
48, Block 13, in the subdivision of Ridgeleigh as recorded in
Baltimore County Plat Book # 16, Folio # 23, containing 7,220
square feet. Also known as 1873 Yakona Rd. and located in the
9th Election District, 5th Councilmanic District.

**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: # 08-229-A

1873 Yakona Road
S/west corner of Yakona
and Oak Roads
9th Election District
5th Councilmanic District

Legal Owner(s): Rebecca
& David Vacek

Variance: to permit an existing pool to be located in the side yard in lieu of the rear yard in the third of the lot farthest removed from any street.

Hearing: Thursday, January, 17, 2008 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) 887-3868.

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

JT 1/6/08 Jan. 1 159286

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

**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: # 08-229-A

1873 Yakona Road
S/west corner of Yakona
and Oak Roads
9th Election District
5th Councilmanic District
Legal Owner(s): Rebecca &
David Vacek

Variance: to permit an existing pool to be located in the side yard in lieu of the rear yard in the third of the lot farthest removed from any street.

Hearing: Monday, February 25, 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) 887-4386.

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

2/019 Feb. 7 162724

CERTIFICATE OF PUBLICATION

2/7/2008

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 2/7/2008.

- ☒ 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. **07634**

Date: **11.16.07**

PAID RECEIPT

BUSINESS ACTION TIME DEM
 11/16/2007 11/15/2007 15:27:29 2
 RECEIPT MAIL FROM JEF
 RECEIPT # 596221 11/15/2007 OFFR
 Dept 5-520 ZONING ADMINISTRATION
 007634
 Receipt tot \$65.00
 \$65.00 CR \$1.00 CR
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	011		6150					65.00

Total: **65.00**

Rec

From: **R. VACEK**

For:

VARIANCE 05-229-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

ZONING NOTICE

CASE # 08-229-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 407 COUNTY COURTS BUILDING
PLACE: 401 BOSLEY AVE TOWSON 21204

DATE AND TIME: MONDAY FEBRUARY 23, 2009
AT 9:00 AM

REQUEST: VARIANCE TO PERMIT AN EXISTING FIRE TO
BE LOCATED IN THE SIDE YARD IN
OF THE REAR YARD IN THE THIRD OF THE LOT
CURRENTLY OCCUPIED BY AN EXISTING

DISPENSERS ARE TO BE USED IN BEST CONDITIONS AND SOMETIMES NECESSARY
TO CONSIDER MEETING THIS ACT (10)

AND NOT NEGLECT THIS CASE AND NOT LATE, DAY OF MEETING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No: 08-229-A

Petitioner/Developer: REBECCA
& DAVID VACEK

Date Of Hearing/Closing: 2/25/08

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 1873 YAKONA RD

This sign(s) were posted on February 8, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 2/8/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

**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: 08-229-A

Petitioner: REBECCA VACEK

Address or Location: 1873 YAKONA Rd. Balt Md. 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: Same

Telephone Number: 410-665-4355

Revised 7/11/05 - SCJ



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: 08-229-A

1873 Yakona Road
S/west corner of Yakona and Oak Roads
9th Election District – 5th Councilmanic District
Legal Owners: Rebecca & David Vacek

Variance to permit an existing pool to be located in the side yard in lieu of the rear yard in the third of the lot farthest removed from any street.

Hearing: Thursday, January 17, 2008 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Vacek, 1873 Yakona Road, Parkville 21234

- 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:
Rebecca Vacek
1873 Yakona Road
Parkville, MD 21234

410-960-5323

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: 08-229-A

1873 Yakona Road
S/west corner of Yakona and Oak Roads
9th Election District – 5th Councilmanic District
Legal Owners: Rebecca & David Vacek

Variance to permit an existing pool to be located in the side yard in lieu of the rear yard in the third of the lot farthest removed from any street.

Hearing: Thursday, January 17, 2008 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.

January 9, 2008

Rebecca Vacek
David Vacek
1873 Yakona Rd
Baltimore, MD 21234
410 665-4355
Case # 08-229-A

Dear Mr. Kotroco,

I have a hearing for a variance on January 17, 2008. I am very sorry to have to ask this but I need a postponement. I did not have the sign poster come to my house to post the sign yet I forgot about that having to be done and it needed to be done by the 2nd of January. I would appreciate it if the hearing could be on a Monday so that my husband can be there. Once again I am very sorry for any inconvenience I have caused.

Thank You
Rebecca Vacek



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

December 11, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

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: 08-229-A

1873 Yakona Road
S/west corner of Yakona and Oak Roads
9th Election District – 5th Councilmanic District
Legal Owners: Rebecca & David Vacek

Variance to permit an existing pool to be located in the side yard in lieu of the rear yard in the third of the lot farthest removed from any street.

Hearing: Monday, February 25, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Vacek, 1873 Yakona Road, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 9, 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
Thursday, February 7, 2008 Issue - Jeffersonian

Please forward billing to:
Rebecca Vacek
1873 Yakona Road
Parkville, MD 21234

410-960-5323

NOTICE OF ZONING HEARING

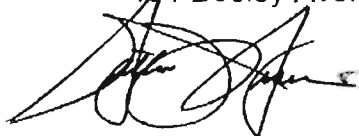
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-229-A

1873 Yakona Road
S/west corner of Yakona and Oak Roads
9th Election District – 5th Councilmanic District
Legal Owners: Rebecca & David Vacek

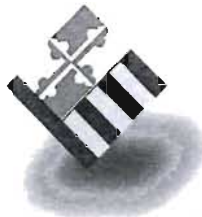
Variance to permit an existing pool to be located in the side yard in lieu of the rear yard in the third of the lot farthest removed from any street.

Hearing: Monday, February 25, 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 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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

February 20, 2008

Rebecca Vacek
David Steven Vacek
1873 Yakona Road
Parkville, MD 21234

Dear Mr. and Mrs. Vacek:

RE: Case Number: 08-229-A, 1873 Yakona 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 16, 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

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



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

Maryland Department of Transportation

Date: Nov. 26, 2007

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

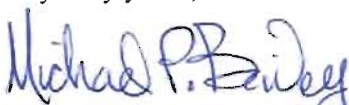
RE: Baltimore County
Item No. 8-229-A
1873 YAKONA ROAD
VACEK PROPERTY
VARIANCE

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. 8-229-A.

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,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



**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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 5, 2007

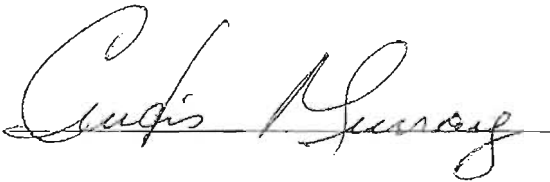
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-229- Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

RE: PETITION FOR VARIANCE * BEFORE THE
1873 Yakona Rd; SW corner of Yakona & Oak *
9th Election & 5th Councilmanic Districts * ZONING COMMISSIONER
Legal Owner(s): Rebecca & David Vacek *
Petitioner(s) * FOR
* BALTIMORE COUNTY
* 08-229-A

* * * * *

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of November, 2007, a copy of the foregoing Entry of Appearance was mailed to, Rebecca Vacek, 1873 Yakona Road, Parkville, Md 21234, Petitioner(s).

RECEIVED

NOV 29 2007

Per _____

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

IMPORTANT MESSAGE

FOR Bice

DATE 2-25 TIME 11:10 (A.M.)
P.M.

M Rebecca Varek

OF _____

PHONE 08-229-A 2/25

AREA CODE

NUMBER

EXTENSION

☐ FAX

☐ MOBILE 9am

AREA CODE

NUMBER

TIME TO CALL

TELEPHONED	☒	PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE She visited Len, then

Code Violation (who gave her

copy of certificate). She was

told that her Variance

has nothing to do w/ fence.

SIGNED Lee



FORM 3002P
MADE IN U.S.A.

9649 Bel Air Road, Suite 101
Perry Hall, Maryland 21236
PHONE (410) 248-0500
FAX (410) 248-2040

**The Langley Provider
Group, Inc.**

Fax

To: Mr. Wiseman From: Rebecca Vacek
Fax: 410 887-3468 Pages: 3
Phone: 410 605 4355 Date: 2/25/08
Re: CASE # 08-229-A CC:

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

If there are any questions.... Please call
me 410 256 2167 (work)

The variance was for the pool only

Thank You
R. Vacek

Warning: Unauthorized interception or use of this transmission could be a violation of Federal and State law. If you have received this information in error, please notify the sender immediately.

This transmission may contain confidential information belonging to the sender and may be used only for the purpose for which it was requested or intended. You are responsible for securing and confidential information.

This transmission may contain health care information. Permission to use or disclose this information has been granted either by law or by the patient. Further use or disclosure without patient authorization or as otherwise permitted by law, is prohibited.

PDLV0103F

Permits & Development - Livability System

View Cases

Case No: 0711491

Notes: ***9/11/07 NOTICE ISSUED FOR ILLEGAL ACCESSORY STRUCTURE FOR POOL IN
SIDE OF PROPERTY MUST OBTAIN PERMIT & VARIANCE FOR POOL P/U 10/11/07 COMPL
UPDATED, AG/LMH***

***10/12/07, OWNER FILED FOR PERMIT OR VARIANCE W/APPT SET FOR 10/29/07 1 PM,
P/U 10/30/07 TO SEE IF OWNER KEPT APPT, IF NOT GO TO CITATION, COMPL UPDATED,
AWG/CP***

***10/31/07, OWNER DID NOT COMPLETE HIS OBLIGATION W/ZONING AFTER SETTING APPT,
WRITING CITATION - HEARING 11/14/07, P/U 11/11/07 TO INSPECT BEFORE HEARING,
COMPL UPDATED BY VOICE MESSAGE, AWG/CP***

11/6/07 ON DOCKET FOR 11/14/07 AG/JF.

***11/13/07, ACCESSORY STRUCTURE REMAINS, P/U 11/20/07 FOR FINAL ORDER, COMPL
UPDATED BY VOICE MESSAGE, AWG/CP***

11/21/07, ORDER NOT WRITTEN, P/U 11/25/07, AWG/CP

11/23/07 FINAL ORDER SENT TO DAVID & REBECCA VACEK AG/JF.

11/28/07, P/U 12/5/07, AWG/CP

12/6/07, P/U 1/2/08 TO MONITOR FOR ZONING COMMISH'S ORDER, AWG/CP

Enter=Continue F12=Cancel

PDEV0104F

Permits & Development - Livability System

View Cases

Case No: 0711491

Notes: ***1/3/08, NO INFO ABOUT ZONING ISSUE, P/U 1/21/08, AWG/CP*** *

1/22/08, PROP IN COMPLIANCE, CLOSE, AWG/CP

Enter=Continue F12=Cancel



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

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

Parkville

Account Identifier: District - 09 Account Number - 0913202011

Owner Information

Owner Name: VACEK DAVID
VACEK REBECCA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 1873 YAKONA RD
BALTIMORE MD 21234-3625
Deed Reference: 1) /22309/ 407
2)

Location & Structure Information

Premises Address
1873 YAKONA RD

Legal Description

1873 YAKONA RD
RIDGELEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
70	18	302				13	48	2	Plat Ref: 16/ 23

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1951	1,080 SF	7,220.00 SF	04

Stories	Basement	Type	Exterior
2	YES	END UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2007	07/01/2008	
Land	34,000	60,000			
Improvements:	86,760	105,920			
Total:	120,760	165,920	120,760	135,813	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: CHEUNG ALAN CHI KEUNG	Date: 08/04/2005	Price: \$164,300
Type: IMPROVED ARMS-LENGTH	Deed1: /22309/ 407	Deed2:
Seller: BARNHART SCOTT	Date: 05/09/2003	Price: \$97,000
Type: NOT ARMS-LENGTH	Deed1: /17967/ 472	Deed2:
Seller: MALBROUGH SIDNEY J	Date: 03/21/2003	Price: \$55,000
Type: IMPROVED ARMS-LENGTH	Deed1: /17713/ 317	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

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

[illegible]

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=09+091... 02/22/08

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 0711491

1873 Yakona Road

ZONING CASE: 08-229-A
1873 Yakona Road

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: December 3, 2007

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Hearing Officer
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 229
Legal Owner/Petitioner: Rebecca and David Steven Vacek
Contract Purchaser:
Property Address: 1873 Yakona Road
Location Description: Southwest corner of Yakona and Oaks Roads.

VIOLATION INFORMATION: **Case No.: 0711491**
Defendants: Rebecca and David Steven Vacek

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

**Joan Dowling
1822 White Oak Ave
Baltimore, MD 21234**

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Complaint Intake Form
State Tax Assessment printout
Correction Notice/Code Violation Notice
Photographs
Citation
Final Order

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Lisa Henson in Room 213 in order that the appropriate action may be taken relative to the violation case.

RSW/
c: Alphonso Griffin

CODE ENFORCEMENT REPORT NCF

DATE: 9/10/07 INTAKE BY: W CASE #: 07-11491 INSPEC: 9

COMPLAINT LOCATION: 1873 YAKONA RD

ZIP CODE: 21234 DIST: 9

COMPLAINANT NAME: Joseph Dowling PHONE #: (H) 410 661 0042 (W)

ADDRESS: 1822 White Oak ZIP CODE: 21234

PROBLEM: Pool in Side yard w/o VARIANCE
or fence.

IS THIS A RENTAL UNIT? YES ☐ NO ☐

IF YES, IS THIS SECTION 8? YES ☐ NO ☐

OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 0913202011 ZONING:

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

DATE: 12/03/2007

STANDARD ASSESSMENT INQUIRY (1)

TIME: 11:29:27

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 13 202011	09	2-0	04-00	H	NO		11/05/07.

VACEK DAVID DESC-1.. IMPS

VACEK REBECCA DESC-2.. RIDGELEIGH

1873 YAKONA RD PREMISE. 01873 YAKONA RD

00000-0000

BALTIMORE MD 21234-3625 FORMER OWNER: CHEUNG ALAN CHI KEUNG

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	34,000	34,000				
IMPV:	86,760	86,760	TOTAL..	120,760	120,760	120,760
TOTL:	120,760	120,760	PREF...	0	0	0
PREF:	0	0	CURT...	120,760	120,760	120,760
CURT:	120,760	120,760	EXEMPT.		0	0
DATE:	10/04	08/07				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 120,760 08/23/07

ASSESS: 120,760

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER C7-11491	PROPERTY TAX ID C9139C2011	DATE ISSUED 9/18/09
NAME(S): VACEK DAVID REBECCA		
MAILING ADDRESS 1873 YAKONIA RD		
CITY BALTIMORE	STATE MD	ZIP CODE 21234-3625
VIOLATION ADDRESS SAULE		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

- ☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7(1A08)
☐ OTHER: _____

NON-RESIDENTIAL CLASSIFICATION

- ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ OTHER: _____

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114

- | | |
|---|--|
| ☒ 101; 102.1: Definitions; general use | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 1B01.1: DR Zones-use regulations | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) | ☐ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 410: Illegal Class II trucking facility |
| ☐ 431: Remove commercial vehicle(s) | ☐ 400: Illegal accessory structure placement. |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs |
| ☐ 101; 102.1; ZCPM: Cease service garage activities | ☐ 102.5: Residential site line violation /obstruction |
| ☐ 402: Illegal conversion of dwelling | ☐ 408B: Illegal rooming/ boarding house |
| ☐ 101; 102.1; ZCPM: Illegal home occupation | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: |
- Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|--|
| ☒ 13-7-112: Cease all nuisance activity | ☒ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☐ IBC 115; BCBC 115: Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 12-3-106: Remove animal feces daily | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
|---|--|
| ☐ 35-5-302(a)(1): Unsanitary conditions. | ☐ 35-5-302(a)(2): Store all garbage in trash cans |
| ☐ 35-5-302(a)(3): Cease infestation from prop. | ☐ 35-5-302(b)(1): Repair exterior structure |
| ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc | ☐ 35-5-302(b)(1)(3): Repair exterior extentions |
| ☐ 35-5-302(b)(1)(4): Repair chimney & similar extentions | ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s) | ☐ 35-5-302(b)(1)(7): Repair defective fence |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|---|
| ☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof /foundations |
| ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure. Material to match building color of structure |

OTHER VIOLATIONS OR REMARKS: **REMOVE POOL OR CHAIRS**
BUILDING PERMIT #/EX A-VIOLATION FOR
PLACEMENT

☐ NOTICE POSTED AND MAILED

POTENTIAL FINE: ☐ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: **10, 18, 09** INSPECTOR NAME: **A. GRIFFIN**

PRINT NAME (Rev 9/05)

AGENCY

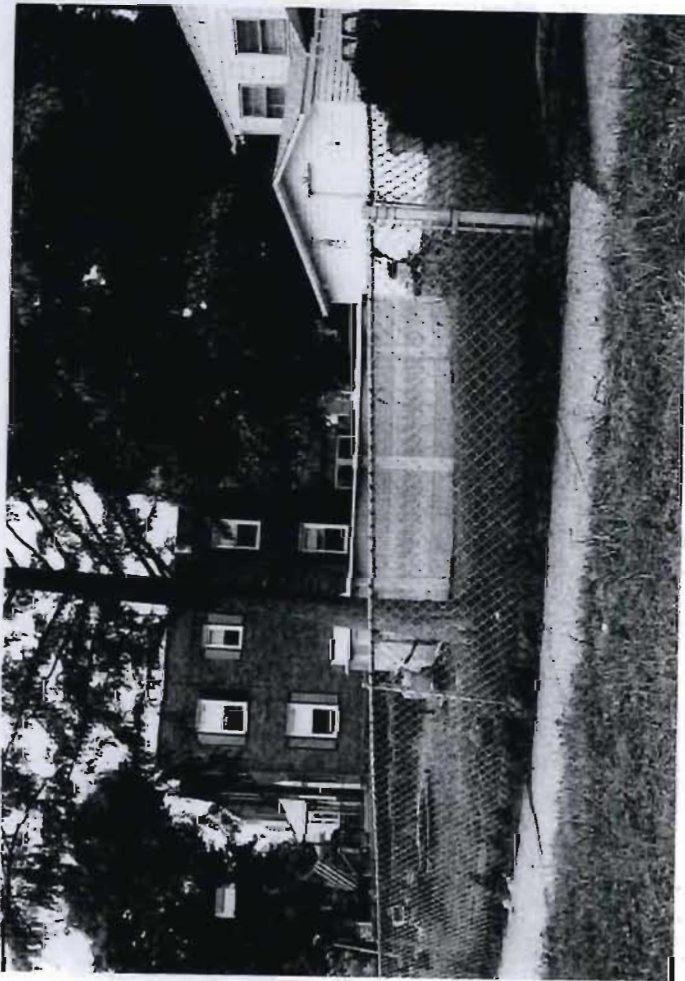
PHOTOGRAPHIC RECORD

Citation/Case No.:

87-11491

Date of Photographs:

9/11/07



I HEREBY CERTIFY that I took the 2 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

A. Griffin

Enforcement Officer

PHOTOGRAPHIC RECORD

Citation/Case No.: 07-11491

Date of Photographs: 11/13/07



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced citation/case number on the date set out above.

A. GRIFFIN

Enforcement Officer



CODE ENFORCEMENT & INSPECTIONS CITATION

CASE NUMBER C7-11491	PROPERTY TAX ID C913203011	ZONE DR
NAME(S): VACEK DAVID REBECCA		
MAILING ADDRESS: 1873 YAKONA RD		
CITY BALTIMORE	STATE MD	ZIP CODE 21234
VIOLATION ADDRESS: SAME		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE 21234
VIOLATION DATES: 9/11/07 - 10/31/07		

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCC: 35-2-301

BC22: 101, 102, 1, 1B01, 1, 400:

**FAILURE TO REMOVE OR OBTAIN A PERMIT FOR
A VARIANCE FOR PLACEMENT**

FAILURE TO REMOVE ILLEGAL ACCESSORY STRUCTURE

Pursuant to Section 1-2-217, Baltimore County Code, civil penalty has been assessed, as a result of the violation(s) cited herein, in the amount indicated:

\$ **1500.00**

A quasi-judicial hearing has been pre-scheduled in room 116, 111 W. Chesapeake Ave, Towson, Maryland, 21204, for:

DATE: **11/14/07**

TIME: **9:00** A.M. / P.M.

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Inspector Printed Name: **ALPHONSO GRIFFIN**

INSPECTOR SIGNATURE: **Alphonso Griffin** Date: **10.31.07**

PRINT NAME

AGENCY

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Baltimore County, Maryland

In the Matter of

Civil Citation No. 07-11491

David Vacek
Rebecca Vacek

1873 Yakona Road

Respondents

FINDINGS OF FACT AND CONCLUSION OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on November 14, 2007, for a hearing on a citation for violations under the Baltimore County Code (BCC) section 35-2-301 and Baltimore County Zoning Regulations (BCZR) section 400; failure to remove accessory structure from side yard on residential property known as 1873 Yakona Road, 21234.

On October 31, 2007, pursuant to §3-6-205, Baltimore County Code, Code Enforcement Officer, issued a code enforcement citation. The citation was legally served on the Respondents.

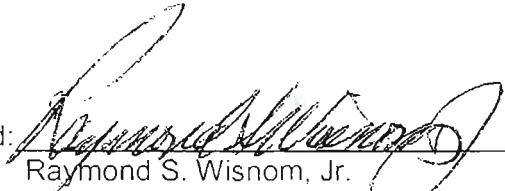
The citation proposed a civil penalty of \$15,000.00 (fifteen thousand dollars). A code enforcement hearing date was scheduled for November 14, 2007.

Rebecca Vacek, Respondent appeared for the Hearing and testified.

Alphonso Griffin, Code Enforcement Officer presented the case for Baltimore County.

Respondent has a hearing for variance scheduled for November 15, 2007 at 3:00 p.m.

IT IS ORDERED by the Code Enforcement Hearing Officer this 19th day of November 2007 that case #07-11491 is hereby continued pending the Final Order of the Zoning Commissioner and/or any appeal to that Order.

Signed: 

Raymond S. Wisnom, Jr.
Code Enforcement Hearing Officer

The violator is advised that pursuant to §3-6-301(a), Baltimore County Code, an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §3-6-302(a)(b)(c)(d) requires the filing of a petition setting forth the grounds for appeal and a filing fee of \$150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.

RSW/jaf

Case No.: 08-229-A 1873 YAKONA RD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN	
No. 2	Photo's	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

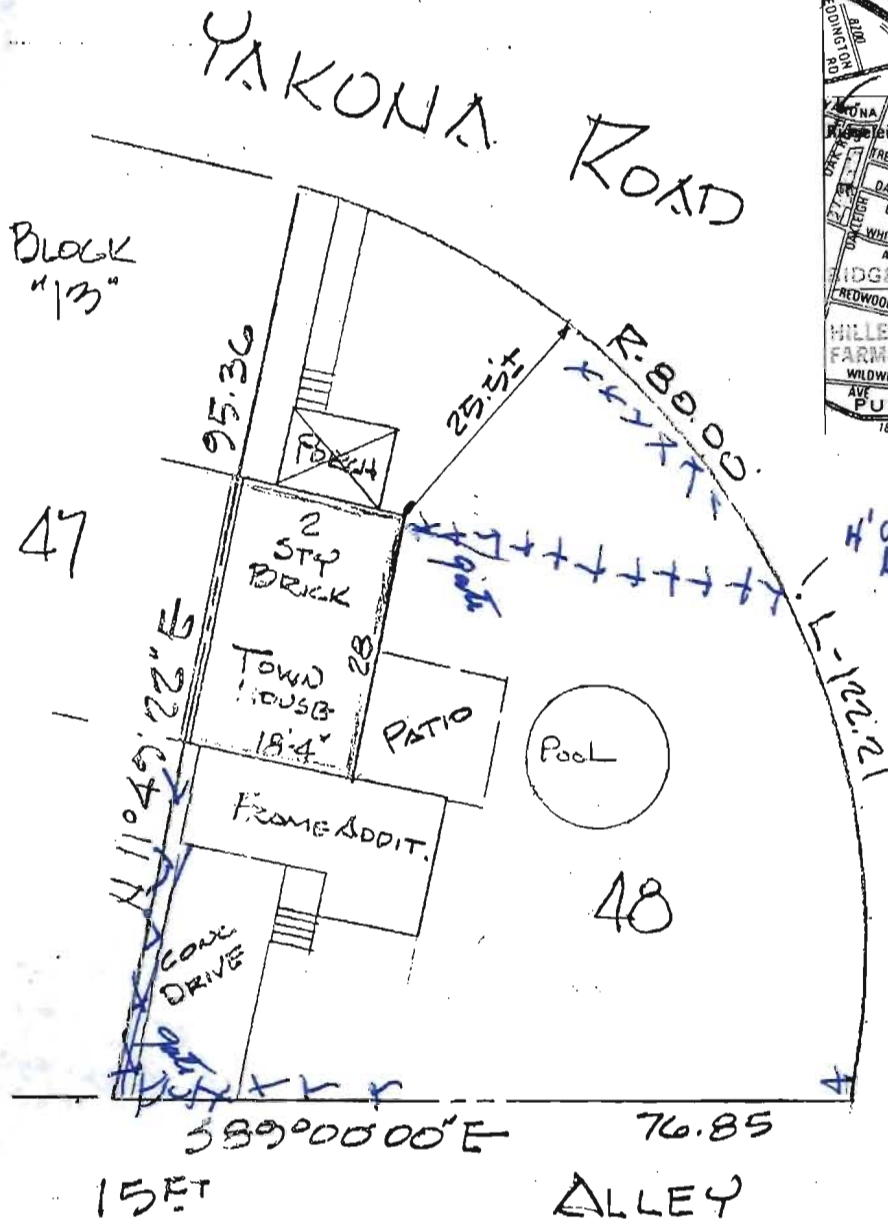


Make Copies
from the Violation
Case

Structure dimensions have been shown to +1-0.7 feet.
Setback dimensions have been shown to +/- 1.0 feet.



Surveyor



PETITION FOR VARIANCE

YAKONA ROAD

LOCATION DRAWING
NO. 1873 YAKONA ROAD
LOT NO. 48. BLOCK 13
RIDGELEIGH SUB. PLAT OF
PART OF BLOCKS 12 & 13
BALTIMORE CO, MD

E.D. 9TH
C.D. 5TH
ZONE. DR10.5
MAP #. 070C2
LOT SIZE. 7,220 ϕ
SEWER PUBLIC
WATER PUBLIC
CBCA NO
100 YR FLOOD NO
PRIOR ZONING- HRC5 NO
GREENSPRING SURVEYS
P.O. BOX # 761
GREENSPRING STATION
BROOKLANDVILLE, MD 21022
410-409-5237
Date: 06-27-05 Scale: 1" = 20'

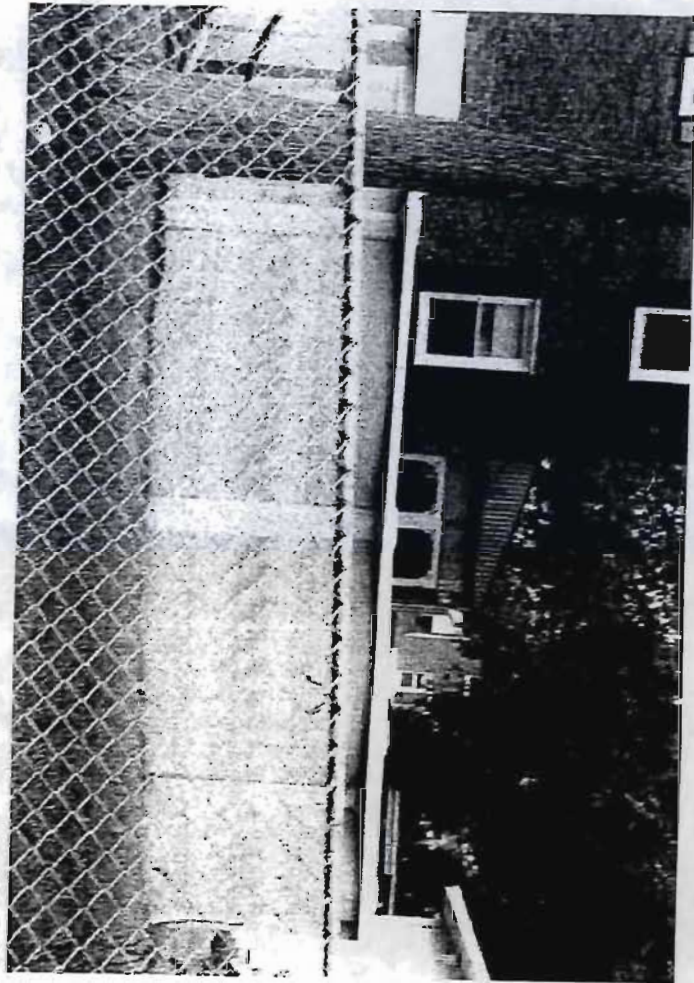
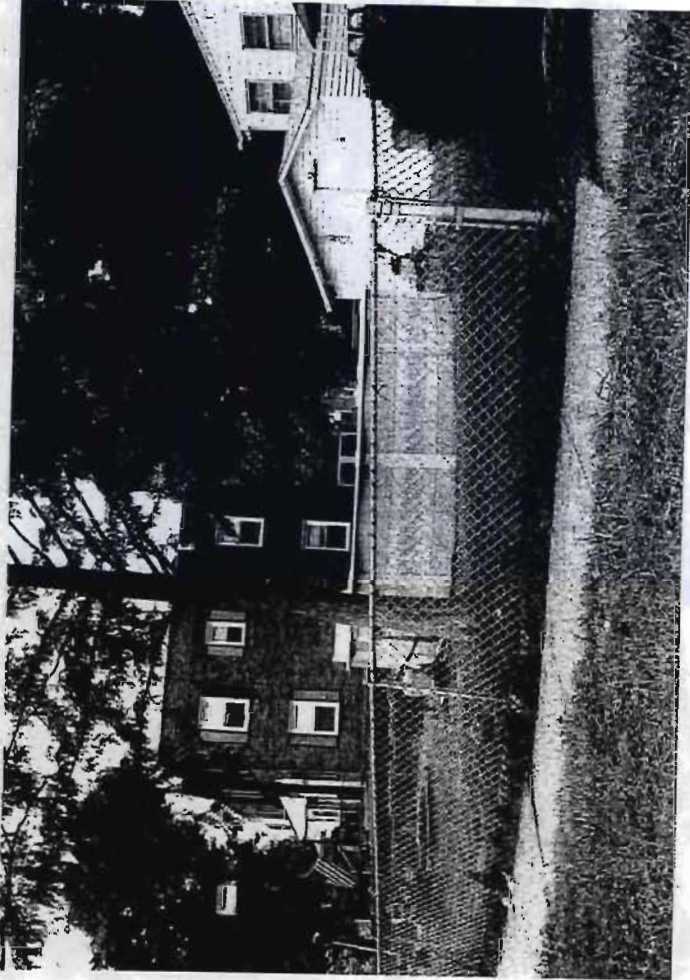
PETITIONER'S

EXHIBIT NO. 1

PHOTOGRAPHIC RECORD

Citation/Case No.: 87-11491

Date of Photographs: 9/11/02



I HEREBY CERTIFY that I took the 2 photographs set out above, and that these photographs
(number of photos)
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

PETITIONER'S

A. Geiff

Enforcement Officer

11/14/00

EXHIBIT NO. 2

PHOTOGRAPHIC RECORD

Citation/Case No.: 07-11491

Date of Photographs: 11/13/07



I HEREBY CERTIFY that I took the 1 (number of photos) photographs set out above, and that these photographs
fairly and accurately depict the condition of the property that is the subject of the above-referenced
citation/case number on the date set out above.

A. GRIFFIN

Enforcement Officer

