

IN RE: **PETITION FOR VARIANCE**
W/S York Road, 1,740' N c/line of
Stablers Church Road
(19634 York Road)
7th Election District
3rd Council District

Bruce R. Barber, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* **Case No. 2009-0258-A**

* * * * *

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, Bruce R. and Holly A. Barber. The Petitioners request a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (garage) to remain in the side/front yard of the existing single-family dwelling in lieu of being located in the required rear yard. The subject property and requested relief are more particularly described on the site plan, which was submitted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the hearing in support of the variance request was Bruce Barber, the Petitioner and property owner. There were no Protestants or other interested persons present. The Zoning Advisory Committee (ZAC) comments made part of the record of this case indicate no opposition, however the Department of Environmental Protection and Resource Management (DEPRM) stipulated that the proposed structure must be at least 20 feet from the septic system and septic reserve system. Moreover, it is noted a Baltimore County Uniform Code Enforcement Correction Notice and Fine in the sum of \$500.00 was issued to Petitioners (Citation No. 0057578).

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Date 10-2-09
By [Signature]

Testimony and evidence offered disclosed that the subject property is a trapezoidal lot located just west of York Road in Parkton. The property is also referred to as Lot 2 of the minor subdivision known as "The Woodward Property" and contains a gross area of 56,628 square feet, or 1.30 acres, more or less, zoned R.C.5. The property in question was formerly part of a single 12-acre parcel owned by the Petitioner's mother. Approximately 19 years ago, two (2) 1.3-acre tracts were sub-divided in order to start a 'family compound.' The Petitioners property is one (1) sub-divided parcel and is adjacent to his mother (to the west) and brother-in-law (to the east). The property is improved with a single-family dwelling, a deck attached to the south side of the home, and a pool (20' x 43') on the north part of the property in the rear of the home. Further, the property is located in a heavily forested area composed of mature oak trees, some approximately 40 in. in diameter, as well as a septic reserve system that has been reserved on the northwest corner of the property. Access to the property is by way of an existing 16-foot wide driveway that is commonly used by Petitioner, his mother, and his brother-in-law.

The Petitioner and his wife, in the matter at hand, desire to build an accessory structure (garage) in the side/front yard of the property. In this regard, Mr. Barber stated that he wanted to build a garage in order to store the rarely used family minivan so as to avoid mice infestation, as well as a lawnmower. The plans for the garage call for an overall height of approximately 12 feet and brown T11 colored siding. (See Petitioners' Exhibit 3). This is the same color and type of siding used on the main residence and will keep with and benefit the aesthetics of the property. Mr. Barber opines that the proposed location, in the west, side/front yard in lieu of the required back yard, is the most practical given its proximity to the existing driveway, the existing mature trees on the property, and environmental constraints on the property. The Petitioner

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Date 9-1-09
By 93

states that the placement of a new garage in the rear yard in accordance with B.C.Z.R. Section 400.1 would cause a hardship for the Petitioner.

The consideration of the variance request from the zoning regulations is governed by Section 307 of the B.C.Z.R. That section has been construed by the Court of Special Appeals in *Cromwell v. Ward*, 102 Md. App. 691 (1995). Therein, the Court noted a two-part test to be applied in considering any variance. First, the Zoning Commissioner must find that the property is unique and unusual in a manner different from the nature of the surrounding properties and thus such uniqueness drives the need for the variance. If this finding is not made, the process stops and the variance must be denied. However, if the first step results in a finding of uniqueness, then the second step of the process is taken. The second step is to determine whether an unreasonable hardship or practical difficulty resulting from the ordinance would be caused if strict adherence to the regulations were required. Moreover, the Court indicated that self-inflicted or self-created hardship is never considered proper grounds for a variance. A variance cannot be granted merely for the convenience of the property owner.

Based upon the testimony and evidence presented, I am persuaded to grant the request to allow the accessory structure (garage) to be positioned in the side/front yard on the west side of the house and next to the driveway. There is adequate evidence that the subject property is peculiar, unusual and unique. Additionally, a property owner has a common law right to use his property in a manner so as to realize its highest and best use. *See Aspen Hill Venture v. Montgomery County Council* 265 Md. 303 (1972). A garage is a reasonable accessory use to a residence. Moreover, I am appreciative of the Petitioner's concerns that the removal of mature, specimen oak trees, some 40 in. in diameter, is not warranted in this case. The preservation of trees is an appropriate justification for zoning relief. *See McLean v. Soley*, 270 Md. 208 (1973).

SEARCHED INDEXED FOR ALABAMA
Date 9-1-93
By 103

Given that to place the accessory structure and additional driveway in the rear yard a plethora of mature, specimen oak trees would have to be removed and that to place it in the northwest corner of the property would be impermissible due to the location of the septic reserve system and the associated environment constraints, the proposed accessory structure location is appropriate. Furthermore, I find that due to the removal of the numerous aforementioned mature oak trees and the location of the septic reserve system, without the grant of a variance, the Petitioner would suffer a "practical difficulty" if strict adherence to the regulation were required.

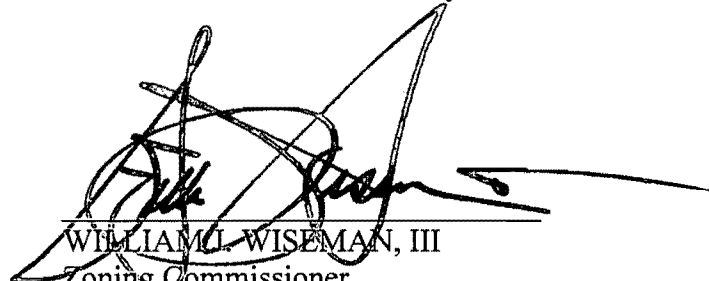
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of June 2009 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a accessory structure (garage) to be located in the side/front yard in lieu of the required rear yard only, 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 thirty (30) day appeal period from the date of this Order has expired. If, for whatever reason this Order is reversed, Petitioner would be required to return, and
2. The decision in this case is not a legal precedent that may be cited as such in any other zoning/development cases involving the location of accessory structure within the Woodward Property subdivision.

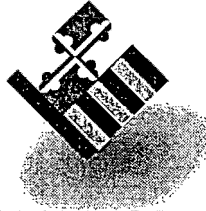
NOTED RECEIVED FOR FILING
Date 6/16/09
By [Signature]

Any appeal of this decision shall be taken in accordance with Baltimore County Code
Section 32-3-401.



WILLIAM L. WISEMAN, III
Zoning Commissioner
for Baltimore County

COPIES RECEIVED FOR FILING
Date 6-19-09
BY 103



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 16, 2009

Bruce R. Barber
Holly A. Barber
19634 York Road
Parkton, Maryland 21120

RE: PETITION FOR VARIANCE

W/S York Road, 1,740' N c/line of Stablers Church Road
(19634 York Road)
7th Election District - 3rd Council District
Bruce R. Barber, et ux – Petitioners
Case No. 2009-0258-A

Dear Mr. and Mrs. Barber:

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 "W. J. Wiseman III", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: People's Counsel; Division of Code Inspections and Enforcement, DPDM;
DEPRM; File



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 19634 York Road, Parkton, Maryland 21120
which is presently zoned RC5

Deed Reference: 17426 / 150 Tax Account # 2200009442

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)

Sec. 400.1

To permit a proposed accessory structure, *shed* in the front yard of a dwelling in lieu of the permitted rear yard.

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

SEE ATTACHED

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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Bruce Barber
Name - Type or Print

Signature

Holly Barber
Name - Type or Print

Signature

19634 York Road 410-967-2351
Address Telephone No.

Parkton MD 21120
City State Zip Code

Representative to be Contacted:

Bruce Barber
Name

19634 York Road 410-967-2351
Address Telephone No.

Parkton MD 21120
City State Zip Code

Case No. 2009-0258-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by *[Signature]* Date 4/1/09

REV 8/20/07

ORDER RECEIVED FOR FILING
Date 6-16-09
By [Signature]

Undue Hardship

1. Building the storage building behind the house would require additional 110 ft of driveway
2. Building the storage building behind the house would require the removal of several large (36 – 40 inch diameter) trees for both the driveway construction and storage building site location.

Practical Difficulty

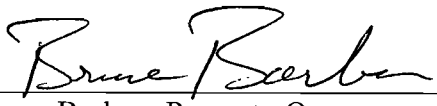
1. The proposed location is practical and accessible to the existing driveway.
2. We would like to park our family mini-van in the storage building in part due to mice infestation, but building the structure behind the house would require that we extend the driveway through our yard to access the building.
3. There is already a permitted swimming pool and shed behind the house. We plan to build a small pool house some day. Building this storage building behind the house now will render the area behind the house and near the pool unusable for a pool house.
4. Building in the rear of the house would result in the structure being highly visible by our closest neighbor – Loetz – 19636 York Road. However, building this structure in the desired location on the West side of the property makes the structure invisible to said neighbor.

2009-0258-A

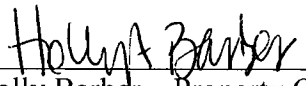
Zoning Description

Zoning Description for 19634 York Road, Parkton, MD 21120... Beginning for the second at a pipe now found at the beginning of the last line of said parcel conveyed to Woodward and Barber, said pipe having coordinates of North 133,796.92 and West 10,599.69, thence binding on the part of said last line of said parcel 1) North 77 degrees 53 minutes 09 seconds East – 280.00 feet to an iron pin now set, thence crossing said parcel for lines of division now made, the three following courses and distances, 2) South 14 degrees 14 minutes 43 seconds West, passing over an iron pin now set at a distance of 243.84 feet, for a total distance of 258.84 feet to a point, thence 3) South 89 degrees 06 minutes 59 seconds West – 250.00 feet to a point, thence 4) North 11 degrees 30 minutes 28 seconds East, passing over an iron pin now set distance of 15.00 feet, for a total distance of 200.00 feet to the point of beginning, containing 56,887.88 square feet or 1.3060 acres of land, more or less.

Being known and designated as Lot # 2 as shown on a plat of subdivision of "The Woodward Property" recorded among the Land Records of Baltimore County in the Minor Subdivision / Greenways Plat Book S.M. No. 0001 folio 0011, the improvements thereon being known as 19634 York Road, Parkton Maryland, and located in the 7th Election District, 3rd Councilmanic District.


Bruce Barber -Property Owner

4-1-09
Date


Holly Barber – Property Owner

04-01-09
Date

2009-0258-A

No. 33783

Date _____

4/17/75

SECRET

100

WILLIAM B. ELLIS

Rev	Sub
Source/	Rev/

Sub
Rev

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct
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[illegible]

Amount

THE UNIVERSITY OF CHICAGO

10

001	806	0000	6150	105.00
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RECEIVED IN

10

SECRET

THE UNIVERSITY OF CHICAGO

Rec
From David Sanders

101

10304

For 19634 York Kd. 1 June 1969-0258-A

71120

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

GOLD - ACCOUNTING

CASHIER'S VALIDATION

**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: # 2009-0258-A

19634 York Road
W/side of York Road, 1740
feet north of the centerline
of Stablers Church Road
7th Election District
3rd Councilmanic District
Legal Owner(s): Bruce &
Holly Barber

Variance: to permit a proposed accessory structure (shed) in the front yard of a dwelling in lieu of the permitted rear yard.

Hearing: Friday, June 12, 2009 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

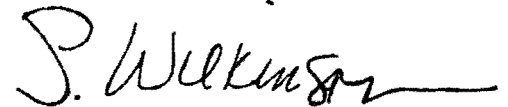
5/409 May 28 202298

CERTIFICATE OF PUBLICATION

5/28, 2009

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 5/28, 2009.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 5/27/09

RE: Case Number: 2009-258-A

Petitioner/Developer: Bruce Barber

Date of Hearing/Closing: 6-12-09 9AM

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 19634 York Rd

The signs(s) were posted on 5/27/09
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



**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:

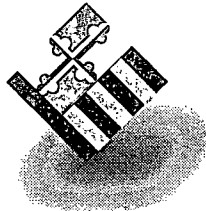
Item Number or Case Number: 2009-0258-A
Petitioner: BRUCE BARBER
Address or Location: 19634 YORK RD PARKTON MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE BARBER
Address: 19634 YORK RD
PARKTON MD 21120

Telephone Number: 410 967 2351

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

April 30, 2009
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: 2009-0258-A

19634 York Road

W/side of York Road, 1740 feet north of the centerline of Stablers Church Road

7th Election District – 3rd Councilmanic District

Legal Owners: Bruce & Holly Barber

Variance to permit a proposed accessory structure (shed) in the front yard of a dwelling in lieu of the permitted rear yard.

Hearing: Friday, June 12, 2009 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Barber, 19634 York Road, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 28, 2009.**
- (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, May 28, 2009 Issue - Jeffersonian

Please forward billing to:

Bruce Barber
19634 York Road
Parkton, MD 21120

410-967-2351

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: 2009-0258-A

19634 York Road

W/side of York Road, 1740 feet north of the centerline of Stablers Church Road

7th Election District – 3rd Councilmanic District

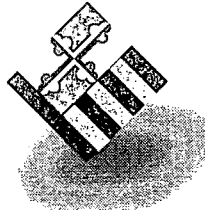
Legal Owners: Bruce & Holly Barber

Variance to permit a proposed accessory structure (shed) in the front yard of a dwelling in lieu of the permitted rear yard.

Hearing: Friday, June 12, 2009 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204


WILLIAM J. WISEMAN IN
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
June 4, 2009

Bruce & Holly Barber
19634 York Rd.
Parkton, MD 21120

Dear: Bruce & Holly Barber

RE: Case Number 2009-0258-A, 19634 York Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 1, 2009. 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BW 6/12
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 27, 2009

RECEIVED

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

APR 28 2009

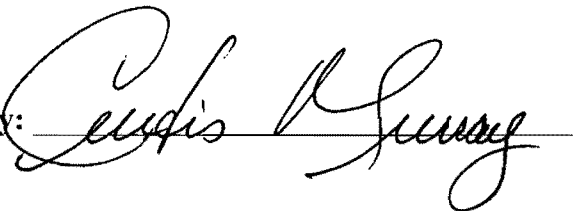
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-258- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 16, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For response date April 20, 2009
Item Nos. 2009-257, 258, 259, 260,
262 and 263

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

DAK:CE~~N~~:cab

cc: File

ZAC-04202009-NO COMMENTS



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

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

Maryland Department of Transportation

Date: April 14, 2009

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

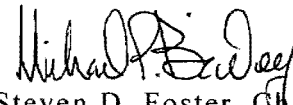
RE: Baltimore County
Item No. 2009-0258A
MD 45 (York Road) w/s
19634 York Road
Barber Property
Site Plan
Variance

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on April 13. A field inspection and internal review reveals that the existing entrance onto MD 45 (York Road) is consistent with current State Highway Administration requirements. Therefore, this office has no objection to Barber Property 19634 York Road, Case Number 2009-0258-A approval.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (m Bailey@sha.state.md.us). Thank you for your attention.

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BW 6/12
9AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 04 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: May 4, 2009

SUBJECT: Zoning Item # 09-258-A
Address 19634 York Road
(Barber Property)

Zoning Advisory Committee Meeting of April 20, 2009

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

The proposed structure must be at least 20 feet from the septic system and septic reserve area. Contact GWM for more information. – S. Farinetti; Groundwater Management

RE: PETITION FOR VARIANCE * BEFORE THE
19634 York Road; W/S York Road, 1,740; *
N c/line Stablers Church Road * ZONING COMMISSIONER
7th Election & 3rd Councilmanic Districts *
Legal Owner(s): Bruce & Holly Barber * FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-258-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.

RECEIVED

APR 20 2009

.....|

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of April, 2009, a copy of the foregoing Entry of Appearance was mailed to Bruce Barber, 19634 York Road, Parkton, MD 21120, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 20, 2009

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

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2009-0258-A
Legal Owner/Petitioner Barber, Bruce & Holly
Contract Purchaser: N/A
Property Address: 19634 York Rd.
Location Description: W/S York Rd/Stablers Church Rd

VIOLATION INFORMATION: Case No. 2009-0258-A
Defendants: Barber, Bruce & Holly

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:

NAME	ADDRESS
------	---------

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:

- | | | |
|--------------------------|-----|---|
| ☐ | 1. | Complaint letter/memo/email/fax (if applicable) |
| ☐ | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| X | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| ☐ | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| X | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/jg
C: Code Enforcement Officer

Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0057578

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0057578		Jim Garland	06/01/2009	Christina Moscati	03/20/2009	Open - Normal		3G11

Complaint Description: BUILDING W/O PERMIT

<u>Facility:</u>	<u>Owner :</u>	<u>Complainant:</u>
FA0183680 PDM 2200009442 19634 YORK RD PARKTON, MD, 21120	BARBER BRUCE R BARBER HOLLY A 19634 YORK RD PARKTON MD 21120	ANON FILE MADE

Daily Activity Details - No Data

Violation Details - No Data

Comment Details

Type	Date	Comments
BUILDING INSPECTIONS	03/26/2009	INSPECTION 3/26/09 March 26, 2009 02:06 PM - NSHELTON ON SITE INSP. ISSUED STOP WORK TO PROVIDE LOCATION PLOT (POSSIBLY FRONT YARD) AND OBTAIN PERMIT FOR ACCESSORY STRUCTURE APPROX. 16'X30'. ANONYMOUS COMPLAINT. P/U 4/6/09 J.GARLAND/NS*** BRUCE CELL# 410-345-6907
BUILDING INSPECTIONS	04/17/2009	INSPECTION 4/16/09 April 17, 2009 08:49 AM - NSHELTON VARIANCE APPLIED FOR. SEE ZONING CASE #2009-0258-A. COPY CASE FILE FORWARDED TO ZONING FOR HEARING. P/U 6/1/09 J.GARLAND/NS***

Lien Information - None

Mileage:

ZAC AGENDA

Number: 2009-0257-A

Primary Use: Residential

Reviewer: DD

Type: ADMINISTRATIVE VARIANCE

Legal Owner: G.N. & D.D. Gaurila

Contract Purchaser:

Critical Area: NO Flood Plain: NO Historic: NO Election Dist: 3rd Councilmanic Dist: 2nd

Property Address: 2300 Shaded Brook Dr

Location: North side of Shaded Brook Drive, opposite of Hidden Trail Drive.

Existing Zoning: RC-5

Area: 0.3 Acre

Proposed Zoning: ADMINISTRATIVE VARIANCE To permit a fence with a height of six feet that adjoins front property lines in lieu of the maximum allowed forty two inches.

Attorney:

Miscellaneous:

Case Number: 2009-0258-A

Primary Use: Residential

Reviewer: LW

Type: VARIANCE

Legal Owner: Bruce & Holly Barber

Contract Purchaser:

Critical Area: NO Flood Plain: NO Historic: NO Election Dist: 7th Councilmanic Dist: 3rd

Property Address: 19634 York Rd

Location: West side of York Road; 1740 feet North of the centerline of Stablers Church Road.

Existing Zoning: RC-5

Area: 1.3060 Acres

Proposed Zoning: VARIANCE To permit a proposed accessory structure (shed) in the front yard of a dwelling in lieu of the permitted rear yard.

J. Garland
CO 0057578

Attorney:

Miscellaneous:



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 0057578	Property No. 2200009442	Zoning:
-------------------------------------	-----------------------------------	---------

Name(s): Bruce Barber 410-345-6907 Holly Barber

Address: 19634 York Rd.

Violation Location: 19634 York Rd.
--

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

I. R. C. 2006
SEC. 105.1

must file for permit to
construct approx 16' x 30'

Accessory Building -
Possibly Front Yard location

Location Plot Required -
\$500.00/00 fine issued -

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 4/6/09	Date Issued: 3/26/09
--------------------------------	--------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name JAMES GARLAND

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

On or Before: 4/6/09	Date Issued: 3/26/09
--------------------------------	--------------------------------

INSPECTOR:

AGENCY

DATE: 03/26/2009

STANDARD ASSESSMENT INQUIRY (1)

TIME: 07:16:57

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
22 00 009442	07	2-0	04-00	H	NO		03/03/09

BARBER BRUCE R DESC-1.. IMPS1.306 AC

BARBER HOLLY A DESC-2.. WOODWARD PROP

19634 YORK RD PREMISE. 19634 YORK

RD

00000-0000

PARKTON MD 21120-9222 FORMER OWNER: WOODWARD VICTORIA A

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

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	92,700	133,900		FCV	ASSESS	ASSESS
IMPV:	75,050	166,830	TOTAL..	256,402	256,402	212,076
TOTL:	167,750	300,730	PREF...	0	0	0
PREF:	0	0	CURT...	256,402	256,402	212,076
CURT:	167,750	300,730	EXEMPT.		0	0
DATE:	07/04	07/07				

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

ASSESS: 256,402 08/23/08

ASSESS: 212,076

ASSESS: 0

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

DATE: 03/26/2009

STANDARD ASSESSMENT INQUIRY (2)

TIME: 07:17:12

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
22 00 009442	07	2-0	04-00	H	NO		03/03/09
LOT....	2	BOOK....	0001	MAP.....	0012	LOT WIDTH.....	.00
BLOCK..		FOLIO....	0011	GRID.....	0009	LOT DEPTH.....	.00
SECTION..				PARCEL..	0229	LAND AREA..	1.300 A
PLAT..	MS					YEAR BUILT.....	92

-----TRANSFER DATA-----

NUMBER..... 249564
 DATE..... 01/24/03
 PURCHASE PRICE..... 0
 GROUND RENT..... 0
 DEED REF LIBER..... 17426
 DEED REF FOLIO..... 0150
 CONVEYED IND..... 9
 TOT-PART TRAN IND..... T
 GRANTOR ACCT NO.. 22-00-009442

CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO
 00270

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET
 1782

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 03/26/2009

STANDARD ASSESSMENT INQUIRY (3)

TIME: 07:17:17

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC

DEL LOAD DATE

22 00 009442 07 2-0 04-00 H NO

03/03/09

-----STATE-----

GEO CODE N/A LAND-USE

REC CREATE DATE.. 10/23/92

81 NO R

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 08/23/08

LAST FM TYPE..... Z

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 03/03/09

PRIOR LOAD DATE.. 01/05/09

STATE TAXABLE ASSESS

ASSESS: 256,402

ASSESS: 212,076

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF





Rick Forbes

Baltimore County Building Codes

<u>Codes</u>	<u>1 & 2 Family Dwelling Codes</u>	<u>Bill</u>	<u>Effective</u>
2003 IBC	2003 IRC	1-05	3/27/2005
2000 IBC	2003 IRC	78-01	11/23/2001
1996 BOCA	1996 CABO	34-97	6/6/1997
1993 BOCA	1992 CABO	167-93	1/27/1994
1990 BOCA	1989 CABO	192-90	1/13/1991
1987 BOCA	1986 CABO	158-88	1/29/1989
1984 BOCA	1983 CABO	17-85	4/22/1985
1981 BOCA	1979 One and Two Family Dwelling Code – 3 rd Edition	4-82	3/26/1982
1978 BOCA	1975 One and Two Family Dwelling Code – 2 nd Edition	199-79	3/1/1980
1970 BOCA, with 1971 Cumulative Supplement		33-72	6/19/1972
Baltimore County Building Code (Adopted Nov. 15, 1956)		Resolution	12/1/1956
Building Regulations		Resolution	3/6/1946



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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

Account Identifier: District - 07 **Account Number -** 2200009442

Owner Information

Owner Name: BARBER BRUCE R
 BARBER HOLLY A
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 19634 YORK RD
 PARKTON MD 21120-9222
Deed Reference: 1) /17426/ 150
 2)

Location & Structure Information

Premises Address 19634 YORK RD
Legal Description 1.306 AC
 19634 YORK RD
 WOODWARD PROP

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
12	9	229					2	2	Plat Ref:	1/ 11

Special Tax Areas Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1992	1,782 SF	1.30 AC	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	92,700	133,900		
Improvements:	75,050	166,830		
Total:	167,750	300,730	212,076	256,402
Preferential Land:	0	0	0	0

Transfer Information

Seller: WOODWARD VICTORIA A	Date: 01/24/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17426/ 150	Deed2:
Seller: WOODWARD VICTORIA L	Date: 05/16/2002	Price: \$126,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16418/ 493	Deed2:
Seller: WOODWARD VICTORIA L	Date: 06/13/1996	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /11640/ 59	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

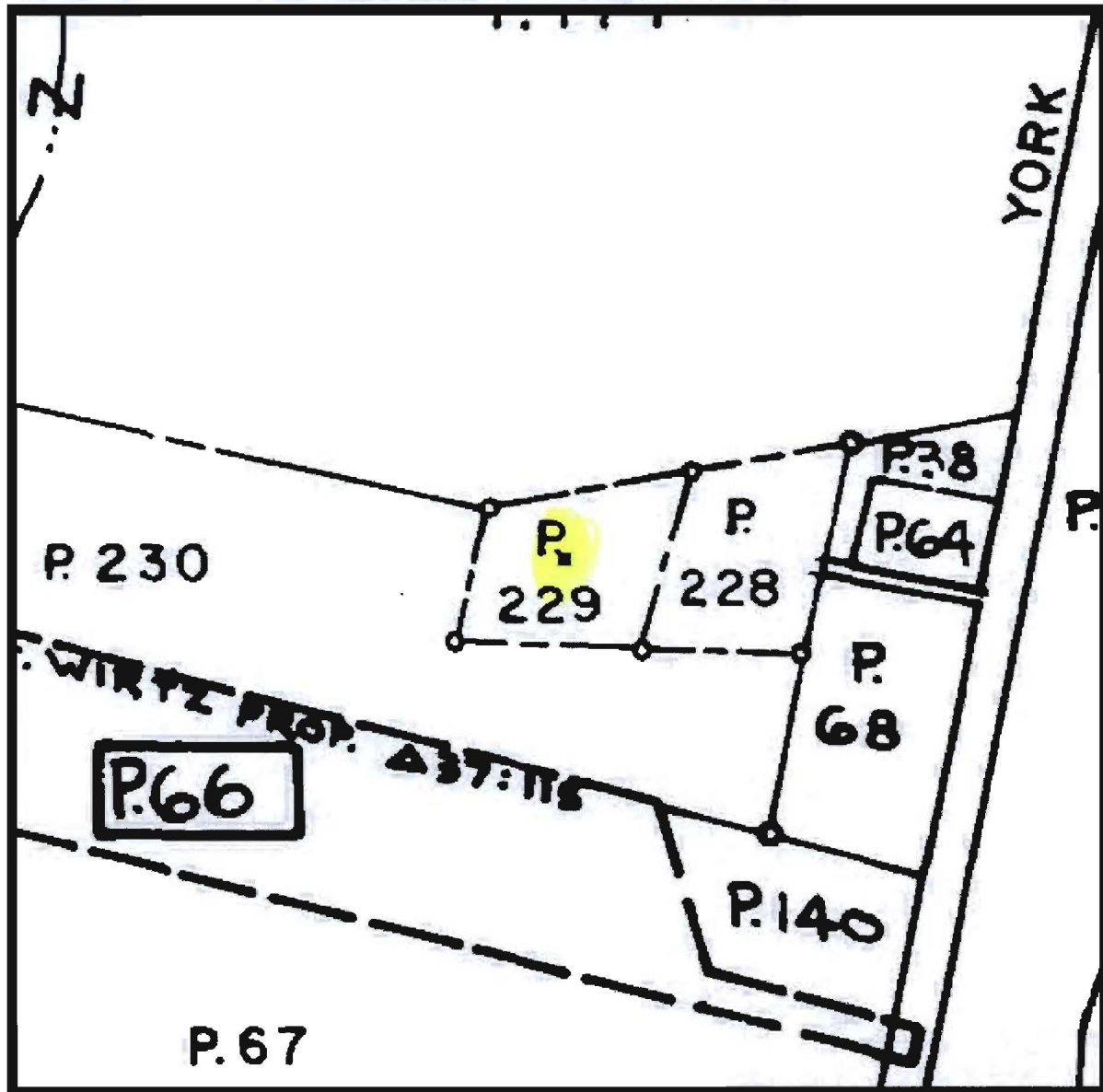
Special Tax Recapture:
 * NONE *



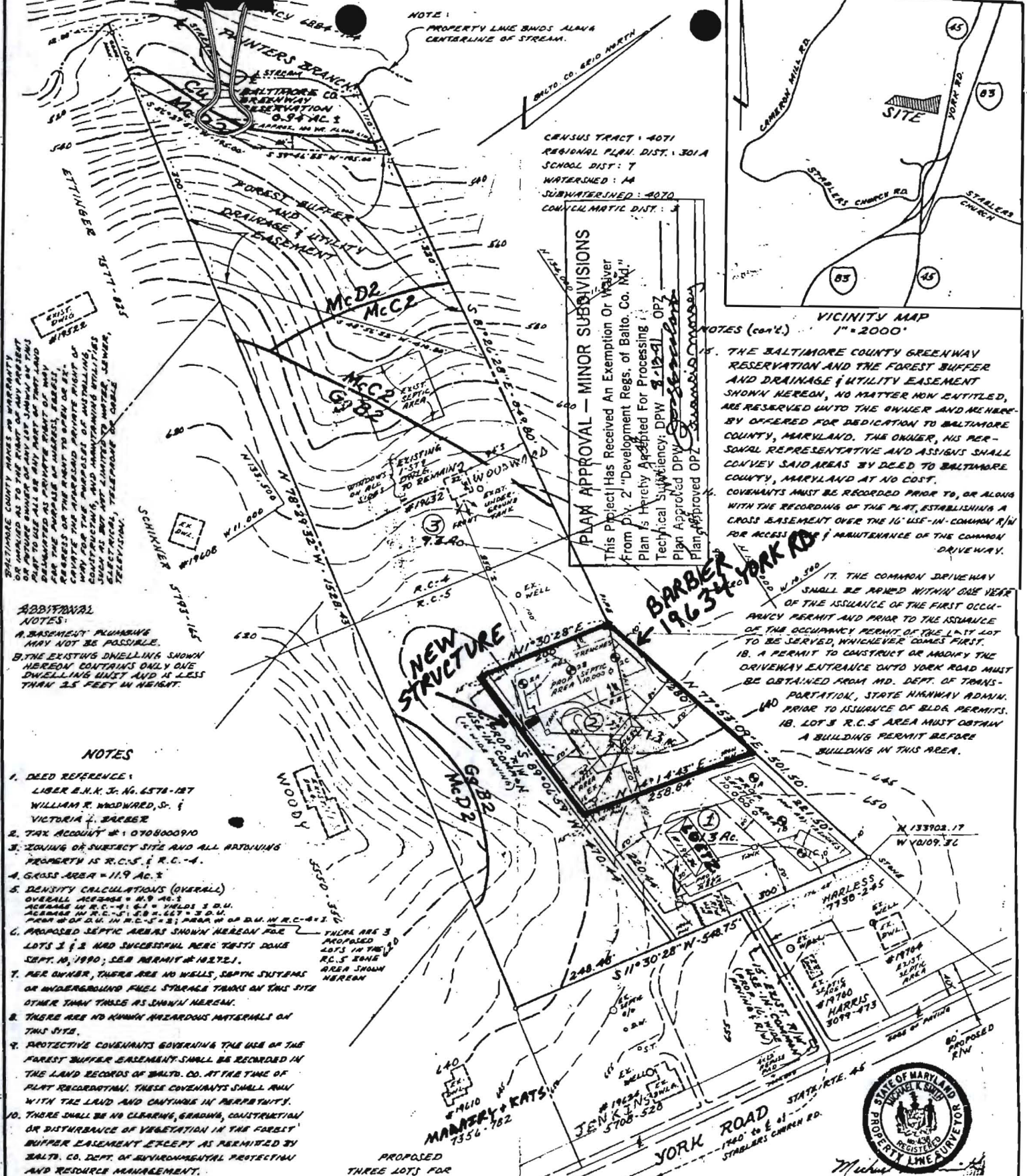
**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
Real Property Data Search**

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

District - 07 Account Number - 2200009442



Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html



BALTIMORE COUNTY MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF ANY PRESENT OR FUTURE SURVEY. THE PROPERTY IS SHOWN HEREON AS IT EXISTED AT THE TIME OF THE SURVEY. THE SURVEYOR HAS NO LIABILITY FOR THE ACCURACY OF ANY PRESENT OR FUTURE SURVEY. THE SURVEYOR HAS NO LIABILITY FOR THE ACCURACY OF ANY PRESENT OR FUTURE SURVEY.

ADDITIONAL NOTES:
A. BASEMENT FLOORING MAY NOT BE POSSIBLE.
B. THE EXISTING DWELLING SHOWN HEREON CONTAINS ONLY ONE DWELLING UNIT AND IS LESS THAN 35 FEET IN HEIGHT.

- NOTES**
1. DEED REFERENCE: LIBER B.N.K. J. No. 6578-127 WILLIAM R. WOODWARD, S. & VICTORIA L. BARBER
 2. TAX ACCOUNT # 0700000910
 3. ZONING OF SURFACE SITE AND ALL ADJOINING PROPERTY IS R.C.S. & R.C.-4.
 4. GROSS AREA - 11.9 AC. ±
 5. DENSITY CALCULATIONS (OVERALL)
OVERALL AVERAGE = 1.9 AC. ±
AVERAGE IN R.C.-4 = 1.1 AC. ± YIELDS 3 D.U.
AVERAGE IN R.C.-5 = 1.1 AC. ± YIELDS 3 D.U.
AVERAGE IN R.C.-5 = 1.1 AC. ± YIELDS 3 D.U.
 6. PROPOSED SEPTIC AREAS SHOWN HEREON FOR LOTS 1 & 2 HAD SUCCESSFUL PERC TESTS DONE SEPT. 10, 1990; SEE PERMIT # 102721.
 7. PER OWNER, THERE ARE NO WELLS, SEPTIC SYSTEMS OR UNDERGROUND FUEL STORAGE TANKS ON THIS SITE OTHER THAN THOSE AS SHOWN HEREON.
 8. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THIS SITE.
 9. PROTECTIVE COVENANTS GOVERNING THE USE OF THE FOREST BUFFER EASEMENT SHALL BE RECORDED IN THE LAND RECORDS OF BALTO. CO. AT THE TIME OF PLAT RECORDATION. THESE COVENANTS SHALL RUN WITH THE LAND AND CONTINUE IN PERPETUITY.
 10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY BALTO. CO. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 11. SITE OUTLINE & EX. R/W HEREON ARE AS WERE 11-25-79 & SO DOCUMENTED IN DEED 6578-127.
 12. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM PHOTO. MAP OF BALTO. CO. SHEET N.W. 34-B
 13. SITE IS WOODED.
 14. SITE IS NOT IN THE 100-YR. FLOODPLAIN AS SHOWN ON FIRM MAP # 24000-0050-B.

PROPOSED
THREE LOTS FOR
SINGLE FAMILY DWELLING

PLAT OF SUBDIVISION
OF
THE WOODWARD PROPERTY

19632 YORK ROAD
ELECTION DISTRICT 7
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=100' DATE: 2-26-'91

PLAN APPROVAL - MINOR SUBDIVISIONS

This Project Has Received An Exemption Or Waiver From Div. 2 "Development Regs. of Balto. Co. Md." Plan is Hereby Accepted For Processing

Technical Sufficiency: DPW 3-12-91 OPZ
Plan Approved DPW 3-12-91
Plan Approved OPZ 3-12-91

NOTES (cont.)

15. THE BALTIMORE COUNTY GREENWAY RESERVATION AND THE FOREST BUFFER AND DRAINAGE UTILITY EASEMENT SHOWN HEREON, NO MATTER NOW ENTITLED, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST. COVENANTS MUST BE RECORDED PRIOR TO, OR ALONG WITH THE RECORDING OF THE PLAT, ESTABLISHING A CROSS BASEMENT OVER THE 16' USE-IN-COMMON R/W FOR ACCESS AND MAINTENANCE OF THE COMMON DRIVEWAY.

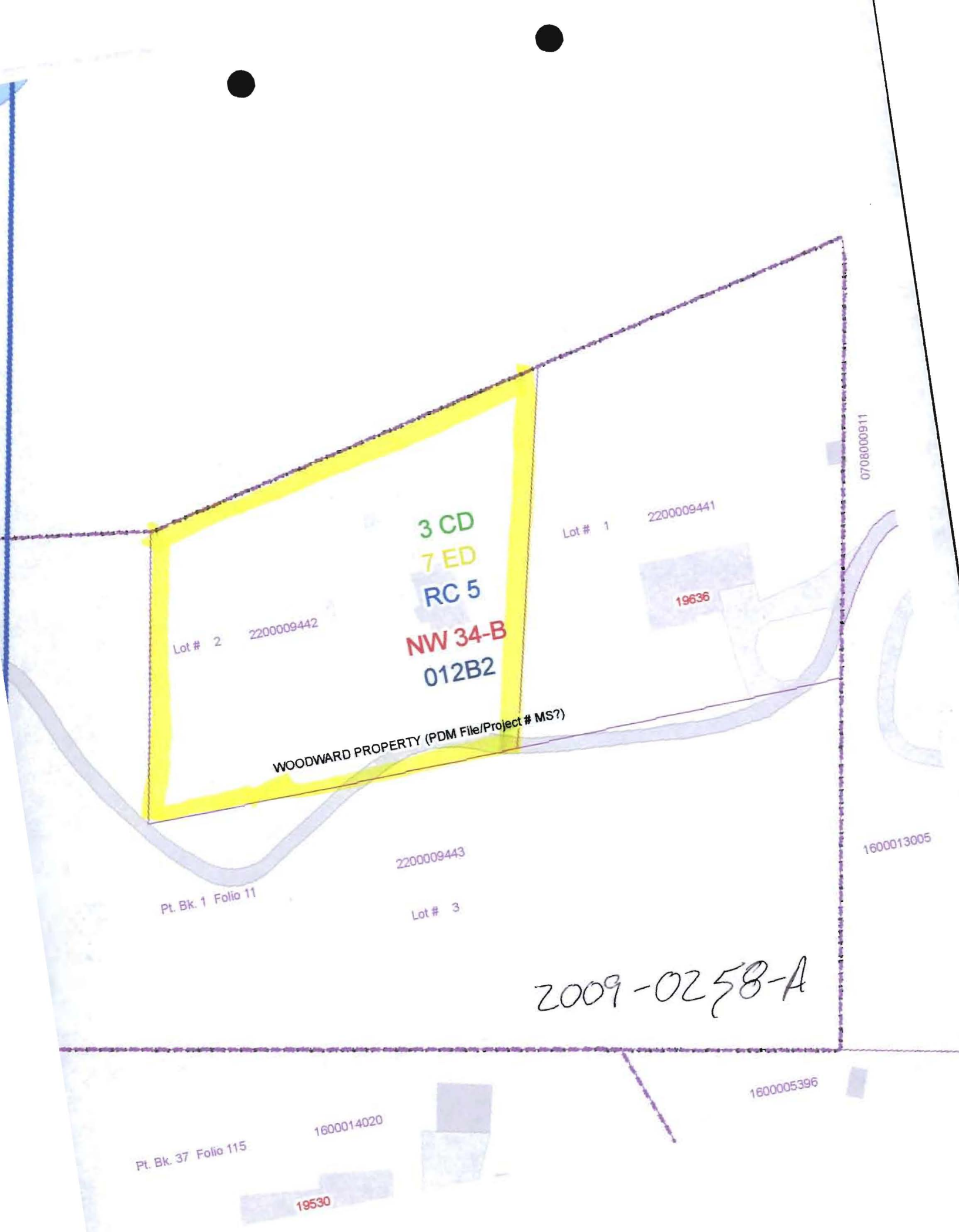
17. THE COMMON DRIVEWAY SHALL BE OPENED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE 1ST LOT TO BE SERVED, WHICHEVER COMES FIRST.

18. A PERMIT TO CONSTRUCT OR MODIFY THE DRIVEWAY ENTRANCE ONTO YORK ROAD MUST BE OBTAINED FROM MD. DEPT. OF TRANSPORTATION, STATE HIGHWAY ADMIN. PRIOR TO ISSUANCE OF BLDG. PERMITS.

19. LOT 3 R.C.S. AREA MUST OBTAIN A BUILDING PERMIT BEFORE BUILDING IN THIS AREA.



BPS/land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland
301-435-0800



3 CD

7 ED

RC 5

NW 34-B

012B2

WOODWARD PROPERTY (PDM File/Project # MS?)

Lot # 2 2200009442

Lot # 1 2200009441

2200009443

Lot # 3

Pt. Bk. 1 Folio 11

Pt. Bk. 37 Folio 115

1600014020

19530

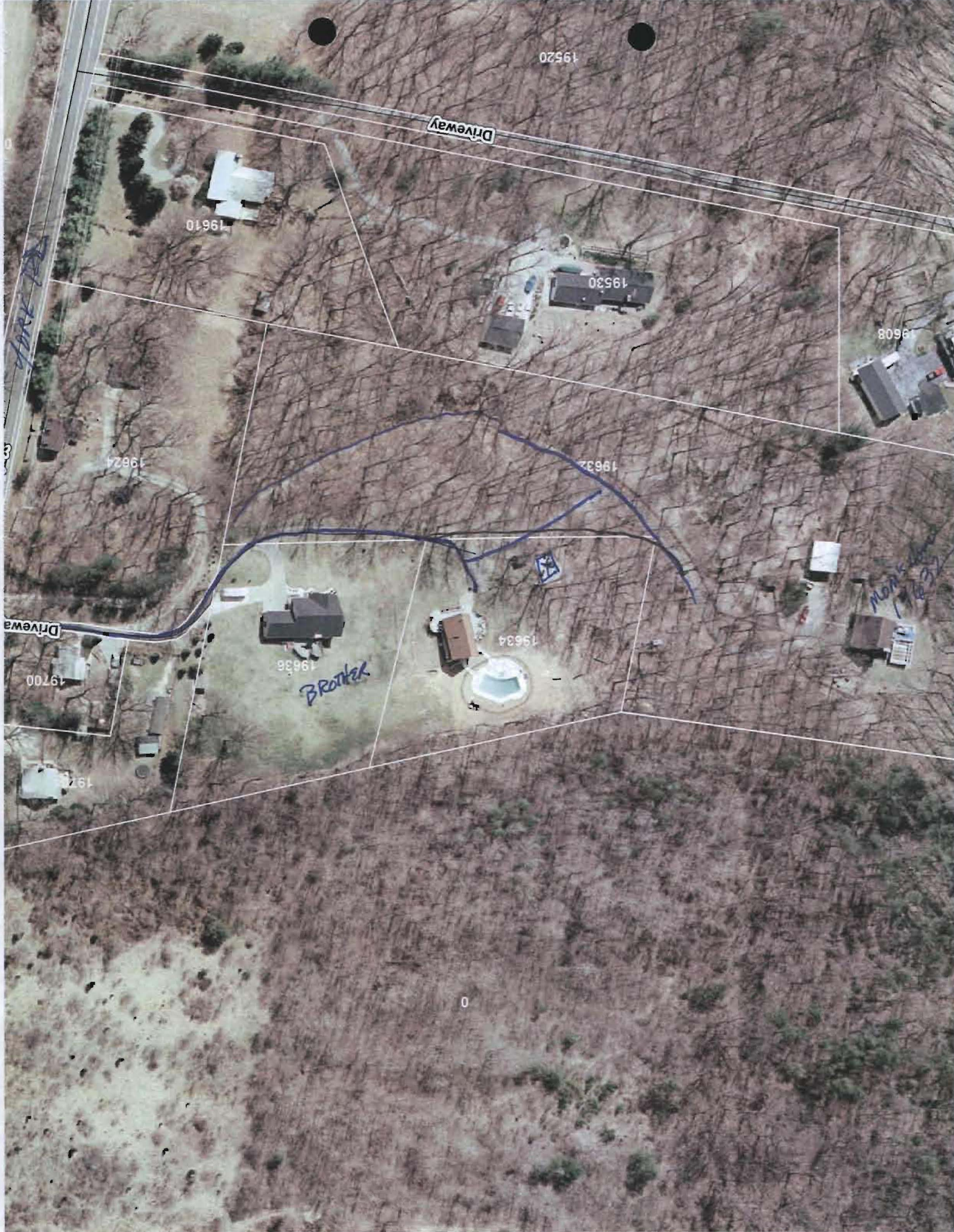
1600005396

1600013005

0708000911

2009-0258-A

19636



Case No.: 2009-0258-A

19634 YORK ROAD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	PHOTOGRAPHS - EXISTING CONDITIONS	
No. 3	ACCESSORY STRUCTURE TO BE BUILT.	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Shed 101

www.shed101.com

16x28 Car Garage Plans

Design 51628



Feature:

- | | |
|------------------------------|------------------------|
| ▶ Building Size : 16'x28' | ▶ Roof Pitch : 5/12 |
| ▶ Total Sq. Ft. : 448 Sq.Ft. | ▶ Roof Span : 12" |
| ▶ Overall Height: 11'-8 1/2" | ▶ Garage Door : 10'x7' |
| ▶ Wall Height : 8' | ▶ Side Door : 30"x82" |
| ▶ Roof Style : Gable | ▶ Foundation : Slab |

Plans Include:

- | | |
|-----------------------------|----------------------------|
| ▶ List of Materials | ▶ Detail Drawings |
| ▶ Step-by-step Instructions | ▶ Tools List |
| ▶ Complete Cutting Lists | ▶ Safety and Helpful Hints |

Shed 101: A quality set of plans come with every detail you need to complete your project with a limited amount of time, money and tools for any level skill of builders.

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PETITIONER' S

EXHIBIT NO. 3

SETBACKS:
REAR PL. 6'
SIDE PL. 6'
HOUSE N/A
SEPTIC 20'
WELL 30'

Prior Zoning Hearings: _____
Prior Zoning Hearings: _____
Prior Zoning Hearings: _____

PLAN FOR VARIANCE

Location Information
Lot # 2 of the Woodward Property
Minor Subdivision / Greenways Plan
Plat Book S.M. No 0001 folio 0011
Election District - 7th
Concilmanic District - 3rd
Zoning = RC5 **MAP 012B2**
Lot Size = 1.3060 acres
Lot Size = 56,887.88 sq ft
Water - Private Well
Sewer - Private Septic
Historic Property / Building = No
100 Year Flood Plain = No
Chesapeake Bay Critical
Area = No
NO HISTORY
Tax ID # 2200009442
Owners: Bruce Barber
and Holly Barber

287 Ln.Ft., 48" HIGH
FENCE TO CODE
(BY OTHERS)

SHED
BY OTHERS

1,081 Sq.Ft., BROOM
FINISH CONCRETE DECK
(BY MPI)
800 SF ON CONTRACT, CAN
BE ADDED BY ADDENDUM OR
OWNER TO PAY DIRECT FOR
DIFFERENCE

LOT 2
56,628 Sq.Ft.
1.30 Ac.

FILTER
LOCATION

20' x 43'-6"
POOL

EXIST.
DECK

EXISTING
RESIDENCE

SEPTIC
TANK

WELL

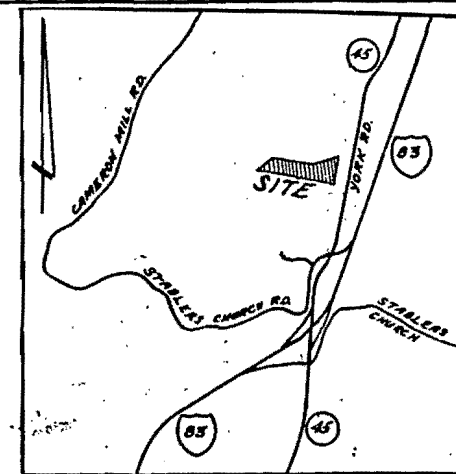
SEPTIC
RESERVE
AREA

EXISTING DRIVEWAY

16' PROP. R/W
USE-IN-COMMON

CASE # 2009-0258-A

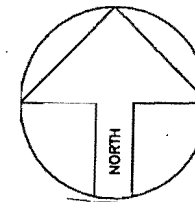
All Neighbors Within 1,000 ft of Property Lines.
Note that only 19632 and 19636 physically boarder the 19634 Barber property
19634 York Road - Loetz property - lot # 1 of Woodward Property - tax account # 2200009441
19632 York Road - Woodward property - lot # 3 of Woodward Property - tax account # 2200009443
19530 York Road - Woody property - Pt Bk 37 Folio 115 - tax account # 1600014020
19608 York Road - Schikner property - tax account # 1600014019
19624 York Road - Jenkins property - tax account # 1600013005
19700 York Road - Harris property - tax account # 0708000900
19704 York Road - Harless property - tax account # 0708000911
19610 York Road **MADARY + KATS** property - tax account # 1600005396



Zoning Description
For 19634 York Road, Parkton Md 21120 - Beginning for the 2nd pipe now found at the beginning of the last line of said parcel conveyed to Woodward and Barber, said pipe having coordinates of North 133,796.92 and West 10,599.69, thence binding on the part of said last line of said Parcel 1) North 77 degrees 53 minutes 09 seconds East - 280.00 feet to an iron pin now set, thence crossing said parcel for lines of division now made, the three following courses of distances, 2) South 14 degrees 14 minutes 43 seconds West, passing over an iron pin now set at a distance of 243.84 feet, for a total distance of 258.84 feet to a point, thence 3) South 89 degrees 06 minutes 59 seconds West - 250.00 feet to a point, thence 4) North 11 degrees 30 minutes 28 seconds East, Passing over an iron pin now set distance of 15.00 feet, for a total distance of 200.00 feet to a point of beginning, containing 56,887.88 square feet or 1.3060 acres of land more or less.

Being know and designated as Lot # 2 as shown on a plat of subdivision of "The Woodward Property" recorded among the Land Records of Baltimore County in the Minor Subdivision / Greenways Plan Book S.M. No 001 folio 0011, the improvements thereon being known as 19634 York Road Parkton Maryland, and located int eh 7th Election District, 3rd Councilmanic District

PRIVATE WELL & PRIVATE SEPTIC



ZONE: TWO

SITE PLAN

1"=40'

LOT 2

WOODWARD PROPERTY

ACCOUNT #2200009442
MAP 12, GRID 9, PARCEL 229
ELECTION DISTRICT NO.07
BALTIMORE COUNTY, MARYLAND

PETITIONER'S
EXHIBIT NO. 1

PERMIT SET

DATE: 09-23-04

Maryland POOLS Inc.

9515 GERWIG LANE SUITE 119
COLUMBIA, MD 21046
410-995-6600
800-252-SWIM
WWW.MARYLANDPOOLS.COM
11166 MAIN STREET SUITE 402
FAIRFAX, VA 22030
703-359-7192

EQUIPMENT LIST

DIRT/GRADING: HAUL EXCESS
SPA: 50 SF, W/6 JTS, 100W LGHT & BLWR
RAISED BEAM: NONE
TILE: NEP-128
COPING: 'SUIT SAVER' - WHITE
PLASTER: WHITE MARBELITE
FILTER SYS: C&C 420 SF CART. W/3HP PUMP
CLEANING SYS: PCC-2000
TREATMENT SYS: MINERAL SPRINGS
CONTROL SYS: NONE
HEATER: 400K BTU (PROPANE)
LIGHTS: TWO **WATTS:** 500 **VOLTS:** 120
LOVESEAT: (1) @ 6' - OUTSIDE
AQUA BENCH: (1) @ 12'
RAIL GOODS: NONE
DECKING: 800 Sq.Ft., BROOM FINISH CONCRETE
FENCE: BY OWNER
POOL COVER: NONE **TYPE:** N/A
CHEMICALS: \$100 CHEMICAL ALLOWANCE
OTHER ITEMS: 59 Ln.Ft., TRIM TILE ON ALL STEPS
& BENCHES IN POOL & SPA
(2) UMBRELLA SOCKETS
(2) DOOR ALARMS
ELECTRIC: 200 FT.

POOL DATA

SIZE/SHAPE: 20' x 43'-6" - CUSTOM
POOL AREA: 825 **SPA:** 50 **OTHER:** 12
TOTAL AREA: 887
PERIMETER: 124 **SPA:** 25
GALLONAGE: 34,032 **DEPTH:** 3'-0" TO 8'-6"

DIRECTIONS TO SITE

695 TO 83 NORTH - FOLLOW TO EXIT #33 (YORK RD.) GO LEFT ONTO YORK RD. - FOLLOW TO SITE ON LEFT - LOOK FOR GROUP OF BLACK MAILBOXES ON LEFT APPROX. 3/4 MILE FROM EXIT.

MAP #

3

GRID

G-11

Bruce R. & Holly A. Barber
19634 York Road
Parkton, Maryland 21120
Baltimore County

HOME PHONE: 410-343-3445
OFFICE PHONE: 410-345-6907
CELLULAR PHONE: 410-967-2351

SITE PLAN

ZONE:

TWO

LOT:	SUBDIVISION NAME:	DISTRICT:	PIN #
2	WOODWARD PROP.	07	2200009442
SCALE:	BY:	DATE:	JOB NUMBER:
1"=40'	J.L.R.	9/23/04	JC04-8090
SHEET #:			S-1

ENTRY TO HOME



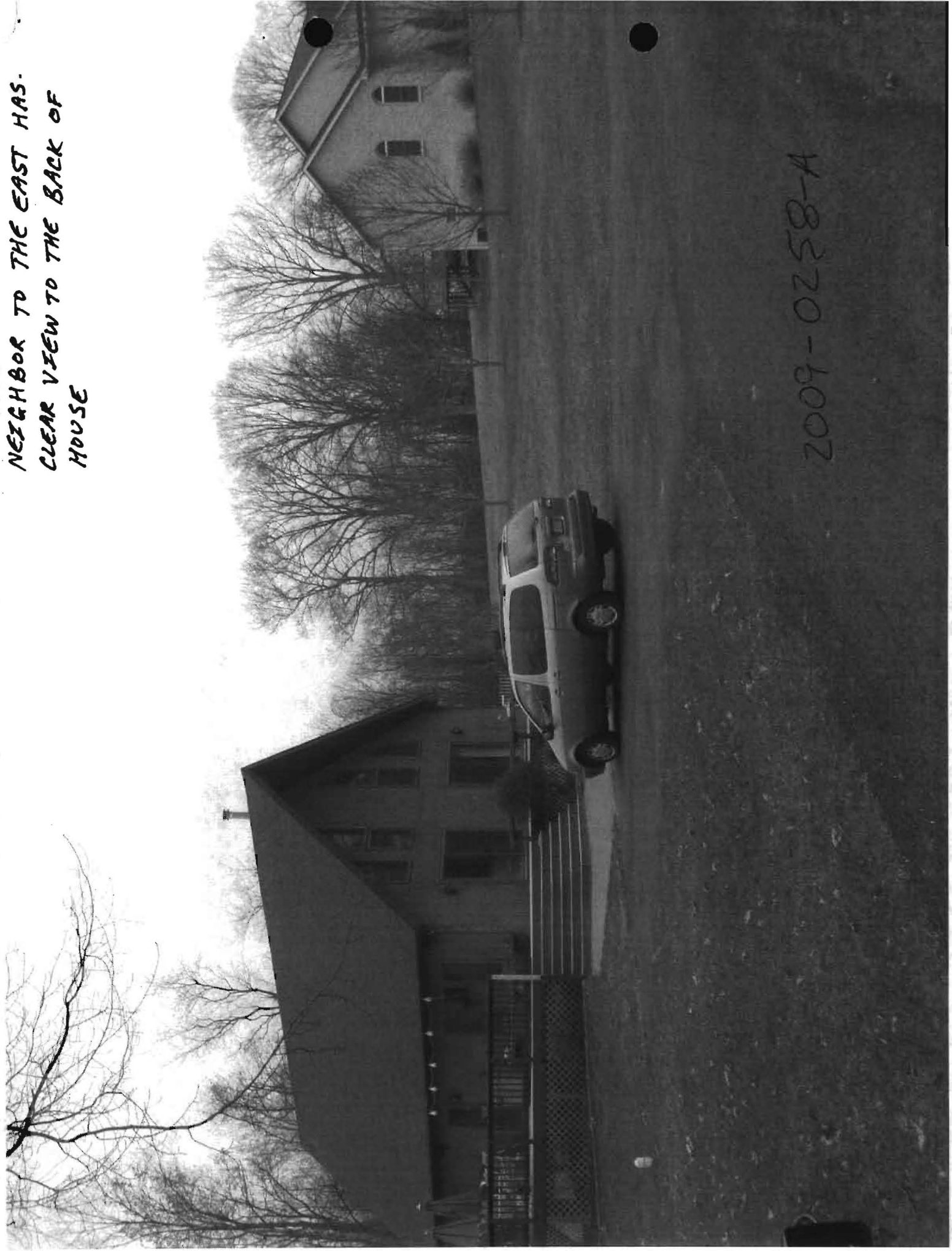
2009-0258-A

PETITIONER'S

EXHIBIT NO.

2

NEIGHBOR TO THE EAST HAS
CLEAR VIEW TO THE BACK OF
HOUSE



2009-0258-A

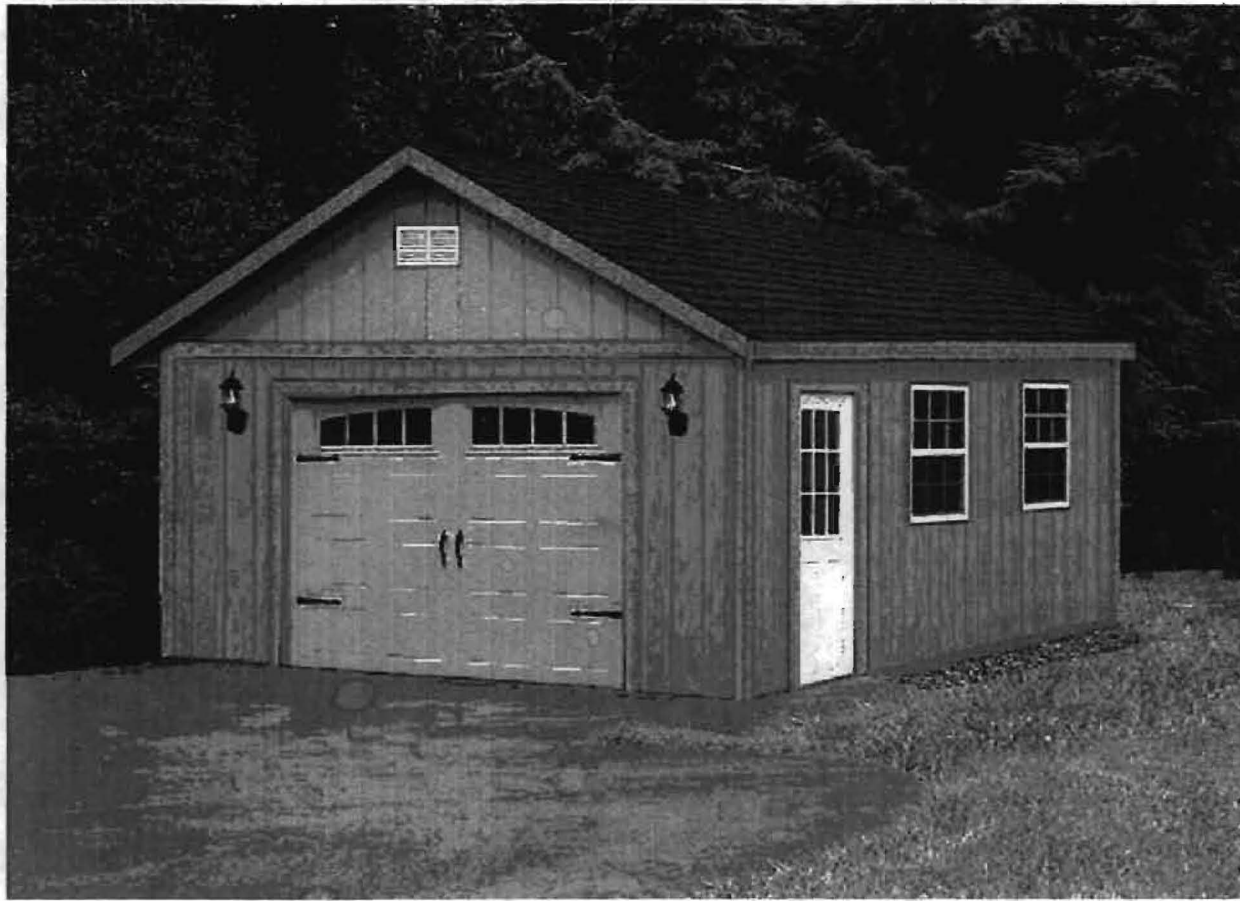


Shed 101

www.shed101.com

16x28 Car Garage Plans

Design 51628



Feature:

- ▶ Building Size : 16'x28'
- ▶ Total Sq. Ft. : 448 Sq.Ft.
- ▶ Overall Height: 11'-8 1/2"
- ▶ Wall Height : 8'
- ▶ Roof Style : Gable
- ▶ Roof Pitch : 5/12
- ▶ Roof Span : 12"
- ▶ Garage Door : 10'x7'
- ▶ Side Door : 30"x82"
- ▶ Foundation : Slab

Plans Include:

- ▶ List of Materials
- ▶ Step-by-step Instructions
- ▶ Complete Cutting Lists
- ▶ Detail Drawings
- ▶ Tools List
- ▶ Safety and Helpful Hints

Shed 101: A quality set of plans come with every detail you need to complete your project with a limited amount of time, money and tools for any level skill of builders.

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PETITIONER' S

EXHIBIT NO. 3



A-8520-6002

110 FT THROUGH THESE TREES IS WHERE BALT. CO. CODE SAYS SHED SHOULD BE BUFLT

2009-0258-A



DRIVEWAY ACROSS FRONT OF PROPERTY
NOTE BUILDING SITE LOCATION

2009-0258-A

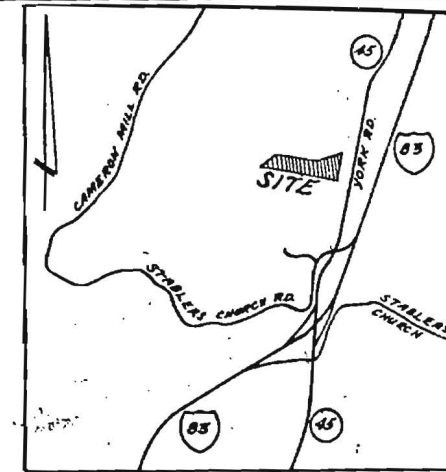
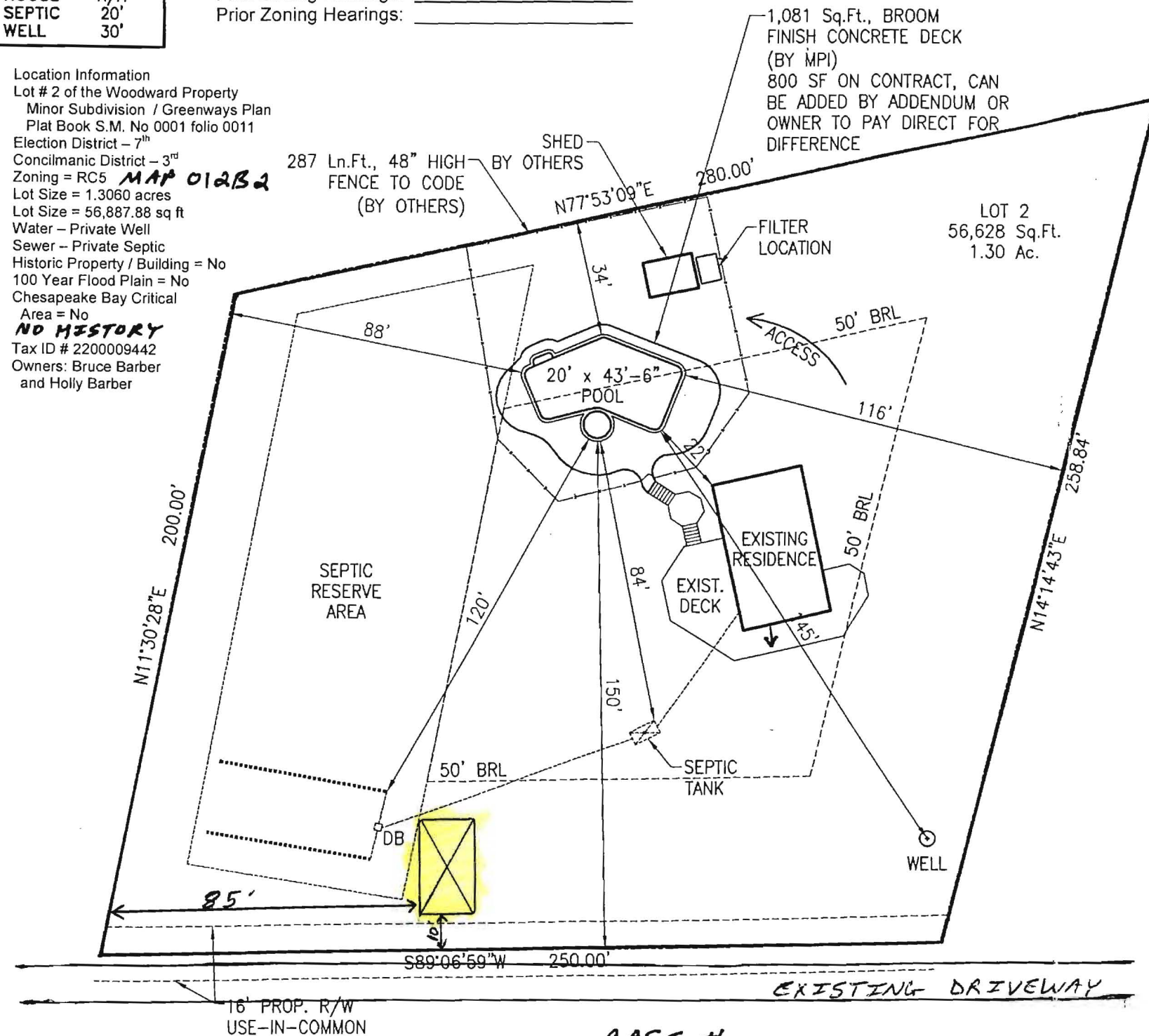


SETBACKS:
REAR PL. 6'
SIDE PL. 6'
HOUSE N/A
SEPTIC 20'
WELL 30'

Prior Zoning Hearings: _____
Prior Zoning Hearings: _____
Prior Zoning Hearings: _____

PLAN FOR VARIANCE

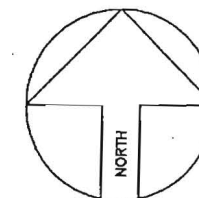
Location Information
Lot # 2 of the Woodward Property
Minor Subdivision / Greenways Plan
Plat Book S.M. No 0001 folio 0011
Election District - 7th
Concilmanic District - 3rd
Zoning = RC5 **MAP 012B2**
Lot Size = 1.3060 acres
Lot Size = 56,887.88 sq ft
Water - Private Well
Sewer - Private Septic
Historic Property / Building = No
100 Year Flood Plain = No
Chesapeake Bay Critical
Area = No
NO HISTORY
Tax ID # 2200009442
Owners: Bruce Barber
and Holly Barber



Zoning Description
For 19634 York Road, Parkton Md 21120 - Beginning for the 2nd pipe now found at the beginning of the last line of said parcel conveyed to Woodward and Barber, said pipe having coordinates of North 133,796.92 and West 10,599.69, thence binding on the part of said last line of said Parcel 1) North 77 degrees 53 minutes 09 seconds East - 280.00 feet to an iron pin now set, thence crossing said parcel for lines of division now made, the three following courses of distances, 2) South 14 degrees 14 minutes 43 seconds West, passing over an iron pin now set at a distance of 243.84 feet, for a total distance of 258.84 feet to a point, thence 3) South 89 degrees 06 minutes 59 seconds West - 250.00 feet to a point, thence 4) North 11 degrees 30 minutes 28 seconds East, Passing over an iron pin now set distance of 15.00 feet, for a total distance of 200.00 feet to a point of beginning, containing 56,887.88 square feet or 1.3060 acres of land more or less.

Being know and designated as Lot # 2 as shown on a plat of subdivision of "The Woodward Property" recorded among the Land Records of Baltimore County in the Minor Subdivision / Greenways Plan Book S.M. No 001 folio 0011, the improvements thereon being known as 19634 York Road Parkton Maryland, and located in the 7th Election District, 3rd Councilmanic District

PRIVATE WELL & PRIVATE SEPTIC



ZONE: TWO

SITE PLAN

1"=40'

LOT 2

WOODWARD PROPERTY

ACCOUNT #2200009442
MAP 12, GRID 9, PARCEL 229
ELECTION DISTRICT NO.07
BALTIMORE COUNTY, MARYLAND

PETITIONER'S
EXHIBIT NO.

PERMIT SET

DATE: 09-23-04

Maryland POOLS Inc.

9515 GERWIG LANE SUITE 119
COLUMBIA, MD 21046
410-993-6600
800-252-SWIM
11166 MAIN STREET SUITE 402
FAIRFAX, VA 22030
703-359-7192
WWW.MARYLANDPOOLS.COM

EQUIPMENT LIST

DIRT/GRADING: HAUL EXCESS
SPA: 50 SF, W/6 JTS, 100W LGHT & BLWR
RAISED BEAM: NONE
TILE: NEP-128
COPING: 'SUIT SAVER' - WHITE
PLASTER: WHITE MARBELITE
FILTER SYS: C&C 420 SF CART. W/3HP PUMP
CLEANING SYS: PCC-2000
TREATMENT SYS: MINERAL SPRINGS
CONTROL SYS: NONE
HEATER: 400K BTU (PROPANE)
LIGHTS: TWO WATTS: 500 VOLTS: 120
LOVESEAT: (1) @ 6' - OUTSIDE
AQUA BENCH: (1) @ 12'
RAIL GOODS: NONE
DECKING: 800 Sq.Ft., BROOM FINISH CONCRETE
FENCE: BY OWNER
POOL COVER: NONE TYPE: N/A
CHEMICALS: \$100 CHEMICAL ALLOWANCE
OTHER ITEMS: 59 Ln.Ft., TRIM TILE ON ALL STEPS
& BENCHES IN POOL & SPA
(2) UMBRELLA SOCKETS
(2) DOOR ALARMS
ELECTRIC: 200 FT.

POOL DATA

SIZE/SHAPE: 20' x 43'-6" - CUSTOM
POOL AREA: 825 SPA: 50 OTHER: 12
TOTAL AREA: 887
PERIMETER: 124 SPA: 25
GALLONAGE: 34,032 DEPTH: 3'-0" TO 8'-6"

DIRECTIONS TO SITE

695 TO 83 NORTH - FOLLOW TO EXIT #33 (YORK RD.) GO LEFT ONTO YORK RD. - FOLLOW TO SITE ON LEFT - LOOK FOR GROUP OF BLACK MAILBOXES ON LEFT APPROX. 3/4 MILE FROM EXIT.

MAP #

3

GRID

G-11

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			SHEET #: S-1

All Neighbors Within 1,000 ft of Property Lines.
Note that only 19632 and 19636 physically boarder the 19634 Barber property
19634 York Road - Loetz property - lot # 1 of Woodward Property - tax account # 2200009441
19632 York Road - Woodward property - lot # 3 of Woodward Property - tax account # 2200009443
19530 York Road - Woody property - Pt Bk 37 Folio 115 - tax account # 1600014020
19608 York Road - Schikner property - tax account # 1600014019
19624 York Road - Jenkins property - tax account # 1600013005
19700 York Road - Harris property - tax account # 0708000900
19704 York Road - Harless property - tax account # 0708000911
19610 York Road **MABARY + KATS** property - tax account # 1600005396