

**IN RE: PETITION FOR ADMIN. VARIANCE**

N side of Cheryl Avenue, 532 feet SE of  
Belair Road  
11<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
**(7308 Cheryl Avenue)**

Brenda Yarrison  
*Petitioner*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2009-0263-A**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Brenda Yarrison for property located at 7308 Cheryl Avenue. The variance request is from Sections 427.A and 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence in a side yard with a 6 feet height (to adjoin a front (neighbor's) yard) in lieu of the maximum allowed height of 42 inches. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner wishes to construct a fence 6 feet high between her property and the property at 7306 Cheryl Avenue. The fence would extend past the front foundation corner of 7306 Cheryl Avenue and stop at the front corner of her dwelling. The fence would also run 28 feet past the neighbor's front foundation. The neighbors have multiple cars which they park in the driveway and on the front lawn. When the neighbors park on the front lawn and use the driveway, their car headlights shine directly into the front of the Petitioner's home. Petitioner is experiencing light pollution from the neighbor's vehicles when they park cars on the front lawn and the proposed fence will prevent this intrusion. Petitioner's home was constructed in 1892 and the front of the home faces the neighbor's garage. Petitioner's home is only 32 feet from Cheryl Avenue, while the residence at 7306 Cheryl Avenue is constructed 60 feet from the street.

SEVEN RECEIVED FOR FILING

5-11-09

*[Signature]*

Photographs submitted by the Petitioner show the multiple cars parked outside the garage in the driveway and facing the front of her home. These photographs show three vehicles parked at 7306 Cheryl Avenue. One vehicle is parked on the front lawn and two vehicles are parked on the driveway; all three vehicles are facing the front of the Petitioner's home.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 17, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

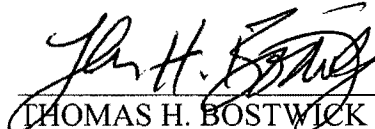
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11<sup>th</sup> day of May, 2009 that a Variance from Sections 427.A and 427.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a fence in a side yard with a 6 feet height (to

~~RECEIVED FROM PLANNING~~  
5.11.09  
[Signature]

adjoin a front (neighbor's) yard) in lieu of the maximum allowed height of 42 inches be and is hereby GRANTED, subject to the following:

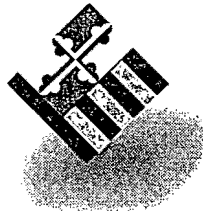
1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order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

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

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5.11.09  

**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

May 11, 2009

BRENDA YARRISON  
7308 CHERYL AVENUE  
KINGSVILLE MD 21087

Re: Petition for Administrative Variance  
Case No. 2009-0263-A  
Property: 7308 Cheryl Avenue

Dear Ms. Yarrison:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure



TAX ACCOUNT # 71123075525

# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7308 Cheryl Ave, Kingsville 21087  
which is presently zoned RD-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

427. A & B (BCZR)  
To permit a fence in a side yard with a 6' ft. Ht. (to adjoin a front (neighbors) yard) in lieu of the maximum allowed Ht. of 42 inches.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

Brenda Yarrison

Name - Type or Print

Signature

Name - Type or Print

Signature

7308 Cheryl Ave <sup>(H)</sup> 410-592-3022

Address

Kingsville

Md.

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

Brenda Yarrison

Name

(See above)

Address

(See above)

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2009 0263A

REV 10/25/01

5.11.09

Reviewed By SL

Date

4/7/09

Estimated Posting Date

4/19/09

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto, in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

7308 Cheryl Ave  
Address  
Kingsville Md. 21087  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

please see attached "Affidavit"

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6<sup>th</sup> day of April, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Brenda Kay Yarrison

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



FREDDIE LATORRE  
Notary Public, State of Maryland  
County of Baltimore  
My Commission Expires December 15, 2012

Notary Public

My Commission Expires December 15, 2012

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 7308 Cheryl Ave  
City Kingsville State Md. Zip Code 21087

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

*please see attached "Affidavit"*

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Name - Type or Print

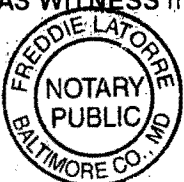
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6<sup>th</sup> day of April, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Brenda Kay Yarrison

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



**FREDDIE LATORRE**  
Notary Public, State of Maryland  
County of Baltimore  
My Commission Expires December 15, 2012

Signature

My Commission Expires December 15, 2012



TAX ACCOUNT # 1123075525

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 7308 Cheryl Ave, Kingsville 21087  
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) ~~427. A & B~~ 427. A & B (BCCR)

TO PERMIT A FENCE IN A SIDE YARD WITH A 6 FT. HT. (TO ADJOIN A FRONT (NEIGHBORS) YARD) ~~WITH A HT~~ IN LIEU OF THE MAXIMUM ALLOWED HT. OF 42 INCHES.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

### Legal Owner(s):

Brenda Varrison

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

### Representative to be Contacted:

Brenda Varrison

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 5-11-09 day of May that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 2009 0263 A

Reviewed By JL

Date 4/07/09

REV 10/25/01

Estimated Posting Date 4/19/07

# Affidavit

Case # 20090263A

I am applying for an Administrative Variance in order to construct a 6 ft fence between my property (7308 Cheryl Ave) and my neighbors (7306 Cheryl Ave).

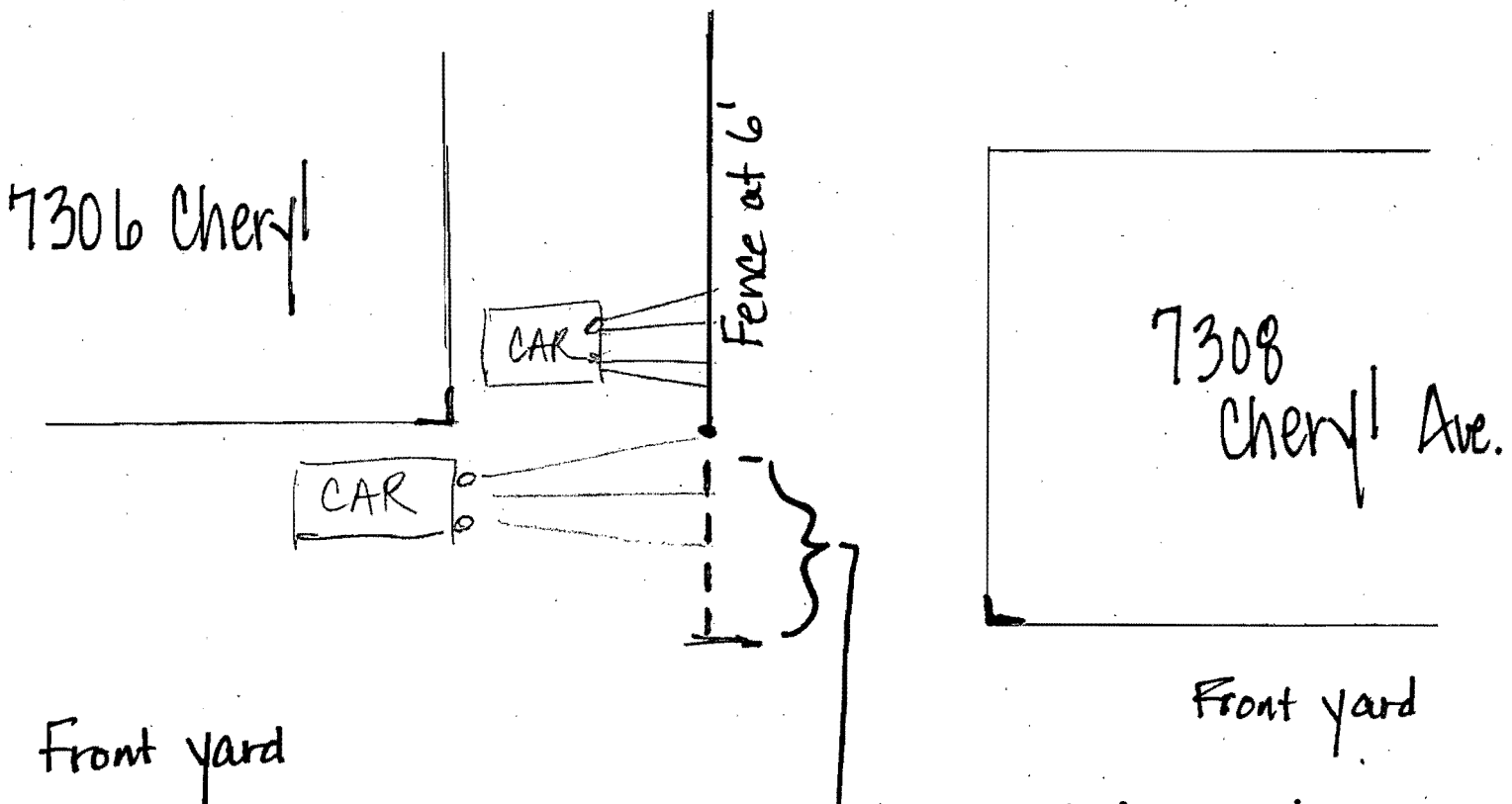
7306 Cheryl Ave (my neighbor's house) has the front of its foundation at 92ft. from the back of the property.

7308 Cheryl Ave (my house) has its foundation at 120ft. from the back of the property.

I would like to build a fence at a 6' height between the two properties, but extending past the front foundation corner of my neighbor's house, and stopping at the front corner of my house.

I am asking for this variance of 28 ft. past my neighbor's front foundation because my neighbors have multiple cars. They back into their driveways and park their cars on their lawn starting at the front corner of their house and going forward into their front yard. When they park their cars in this manner, the headlights shine directly into my home.

I am hoping to receive this variance, and continue my proposed fence at the 6' height so that when my neighbors' cars are parked in their front lawn, the fence will block this light pollution in my home.



Barnison 4/7/09

# Zoning Description

0263

Zoning Description for: 7308 Cheryl Ave.  
Kingsville, Md. 21087

Beginning at a point on the: North Side of

Cheryl Ave which is 50 FT  
(no. of ft. right-of-way width)

wide at the distance of 532 SE  
(no. of ft. / north, south  
east or west)

of the center line of the nearest improved  
intersecting Street BELAIR RD  
(name of street)

Which is 40 FT PAVING wide  
(number of ft. of right-of-way width)

~~As Recorded in Deed Liber 17, Folio 70~~

and include the measurements and directions  
here and on the plat in the correct location:

N. 45° - 06' E<sup>150'</sup>, South 46° 21' E<sup>140'</sup>, S 45° 06' W<sup>150'</sup>  
and N 46° 21' West<sup>140'</sup> to place of beginning.

# Certificate of Posting

RE: Case NO. 2009-0263-A

Petitioner/Developer \_\_\_\_\_

Brenda Yarrison

Date of Hearing/Closing 5/4/09

Baltimore County  
Department of Permits and Development Managements  
County Office Building – Room 111  
111 W. Chesapeake Ave.  
Towson, Md. 21204

**Attention:**

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at \_\_\_\_\_

7308 Cheryl Ave.

The sign(s) were posted on 4/17/09  
(Month, Day, Year)

Sincerely,

  
(Signature of sign Poster and date)

Richard E. Hoffman  
(Printed Name)

904 Dellwood Drive  
(Address)

Fallston, Md. 21047  
(City, State, Zip Code)

410-879-3122  
(Telephone Number)

See Attached  
Photograph

**Certificate of Posting**  
**Photograph Attachment**

Re: 2009-0263-A

Petitioner/Developer: \_\_\_\_\_

Brenda Yarrison

Date of Hearing/Closing: 5/4/09



7308 Cheryl Ave.

Posting Date: 4/17/09

*Brenda Yarrison* 4/17/09  
(Signature and date of sign poster)

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET AND FINANCE  
MISCELLANEOUS CASH RECEIPT

0263  
JL

No. 37885

Date: 4/07/09

Rev Sub  
Source/ Rev/

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|----------|---------|--------|
| 001  | 006  | 0000 |          | 6150 |         |          |         | 65.00  |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |

Total: 65.00

Rec From: VARRISON  
For: E. V APP 7308 CHASE AVE

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  
PLEASE PRESS HARD!!!!

PAID RECEIPT

4/07/2009 4/07/2009 10:39:10  
B 0003 WALEN RDG LKD  
4/07/2009 4/07/2009  
CASHIER'S VALIDATION

CASHIER'S  
VALIDATION

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2009- 0263 -A

Address 7308 CHERYL AVE

Contact Person: Jordan Lewis  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/07/09

Posting Date: 4/19/09

Closing Date: 5/04/09

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2009- 0263 -A

Address 7308 CHERYL AVE

Petitioner's Name BRENDA YARRISON

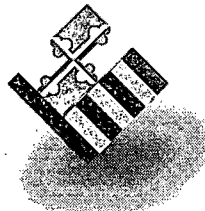
Telephone 410 592 3022

Posting Date: 4/19/09

Closing Date: 5/04/09

Wording for Sign: To Permit A 6 FT. HIGH FENCE IN A SIDE YARD

ADJOINING A FRONT YARD IN LIEU OF THE MAXIMUM HT. OF 42"



**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*  
May 5, 2009

Brenda Yarrison  
7308 Cheryl Ave.  
Kingsville, MD 21087

Dear: Brenda Yarrison

RE: Case Number 2009-0263-A, 7308 Cheryl Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 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 cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

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:CEÑ:cab  
cc: File  
ZAC-04202009-NO COMMENTS



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

State Highway  
Administration

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

Maryland Department of Transportation

Date: APRIL 14, 2009

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

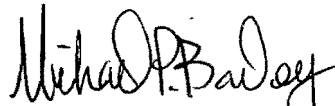
RE: Baltimore County  
Item No 2009-0263-A  
7308 CHERYL AVENUE  
YARRISON PROPERTY  
ADMIN. VARIANCE

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. 2009-0263-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,

  
For Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

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



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 22, 2009

RECEIVED

APR 23 2009

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

ZONING COMMISSIONER

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 09-263- Administrative 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:

Curtis Murray / RNS

Division Chief:  
CM/LL

Lynn Lanham / RNS

AV  
5-4-09**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 # 09-263-A  
Address 7308 Cheryl Avenue  
(Yarrison Property)

Zoning Advisory Committee Meeting of April 20, 2009

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

Reviewer: JWL

Date: 5/4/09



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

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

**Account Identifier:** District - 11 Account Number - 1123075525

**Owner Information**

|                         |                                             |                             |                      |
|-------------------------|---------------------------------------------|-----------------------------|----------------------|
| <b>Owner Name:</b>      | YARRISON BRENDA K                           | <b>Use:</b>                 | RESIDENTIAL          |
| <b>Mailing Address:</b> | 7308 CHERYL AVE<br>KINGSVILLE MD 21087-1628 | <b>Principal Residence:</b> | YES                  |
|                         |                                             | <b>Deed Reference:</b>      | 1) /12097/ 332<br>2) |

**Location & Structure Information**

|                         |                                                         |
|-------------------------|---------------------------------------------------------|
| <b>Premises Address</b> | <b>Legal Description</b>                                |
| 7308 CHERYL AVE         | NES CHERYL AV<br>7308 CHERYL AVE NE<br>530 SE BELAIR RD |

|            |             |               |                     |                    |                |              |            |                        |                  |
|------------|-------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|------------------|
| <b>Map</b> | <b>Grid</b> | <b>Parcel</b> | <b>Sub District</b> | <b>Subdivision</b> | <b>Section</b> | <b>Block</b> | <b>Lot</b> | <b>Assessment Area</b> | <b>Plat No:</b>  |
| 64         | 1           | 318           |                     |                    |                |              |            | 3                      | <b>Plat Ref:</b> |

|                          |                   |
|--------------------------|-------------------|
| <b>Special Tax Areas</b> | <b>Town</b>       |
|                          | <b>Ad Valorem</b> |
|                          | <b>Tax Class</b>  |

|                                |                      |                           |                   |
|--------------------------------|----------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Enclosed Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 1892                           | 1,824 SF             | 21,000.00 SF              | 04                |
| <b>Stories</b>                 | <b>Basement</b>      | <b>Type</b>               | <b>Exterior</b>   |
| 2                              | YES                  | STANDARD UNIT             | SIDING            |

**Value Information**

|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-in Assessments</b> |            |
|---------------------------|-------------------|--------------|-----------------------------|------------|
|                           |                   | As Of        | As Of                       | As Of      |
|                           |                   | 01/01/2009   | 07/01/2008                  | 07/01/2009 |
| <b>Land</b>               | 84,250            | 84,250       |                             |            |
| <b>Improvements:</b>      | 218,690           | 203,670      |                             |            |
| <b>Total:</b>             | 302,940           | 287,920      | 302,940                     | 287,920    |
| <b>Preferential Land:</b> | 0                 | 0            | 0                           | 0          |

**Transfer Information**

|                                   |                           |                         |
|-----------------------------------|---------------------------|-------------------------|
| <b>Seller:</b> WOOD SANDRA        | <b>Date:</b> 03/26/1997   | <b>Price:</b> \$127,500 |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> /12097/ 332 | <b>Deed2:</b>           |
| <b>Seller:</b> VOGT STEVEN        | <b>Date:</b> 01/23/1996   | <b>Price:</b> \$0       |
| <b>Type:</b> NOT ARMS-LENGTH      | <b>Deed1:</b> /11395/ 435 | <b>Deed2:</b>           |
| <b>Seller:</b> VOGT STEVEN        | <b>Date:</b> 05/25/1994   | <b>Price:</b> \$0       |
| <b>Type:</b> NOT ARMS-LENGTH      | <b>Deed1:</b> /10549/ 343 | <b>Deed2:</b>           |

**Exemption Information**

|                                   |              |            |            |
|-----------------------------------|--------------|------------|------------|
| <b>Partial Exempt Assessments</b> | <b>Class</b> | 07/01/2008 | 07/01/2009 |
| <b>County</b>                     | 000          | 0          | 0          |
| <b>State</b>                      | 000          | 0          | 0          |
| <b>Municipal</b>                  | 000          | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
 \* NONE \*

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7308 Cheryl Ave

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME ~~XXXXX~~

PLAT BOOK # ~~11~~ FOLIO # ~~11~~ LOT # \_\_\_\_\_ SECTION # \_\_\_\_\_

OWNER Brenda Yarrison April 7, 2009

140'

140'

Fence

owner: Jean Radue  
John Eaton  
Tax # 111 906 1151

owner: Brenda Yarrison  
Tax # 112 307 5525

garage

7306

7308

Front

Front

driveway

START NERS  
FRONT YD.

Cheryl Ave. Requested Variance  
532' to Bel Air Rd from property corner Scale: 1" = 40'

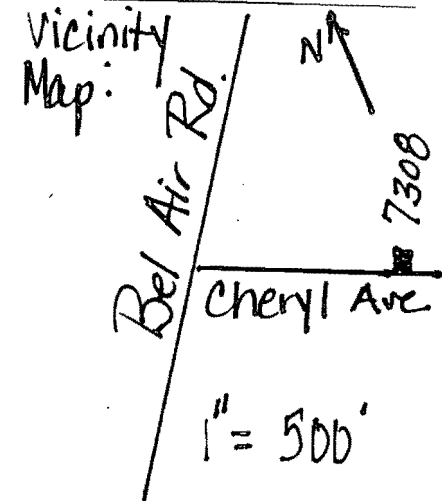


NORTH

PREPARED BY

Brenda Yarrison

SCALE OF DRAWING: 1" = 40'



## LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 064A1

ZONING RC-5

LOT SIZE .48 21,000  
ACREAGE SQUARE FEET

|       | PUBLIC                   | PRIVATE                             |
|-------|--------------------------|-------------------------------------|
| SEWER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| WATER | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|                              | YES                      | NO                                  |
|------------------------------|--------------------------|-------------------------------------|
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/ BUILDING  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING         | <u>None</u>              |                                     |

ZONING OFFICE USE ONLY  
REVIEWED BY JL ITEM # 2009-0263-A CASE # \_\_\_\_\_

HYDROLOGY AREA

0263

Pt. Bk. 72 Folio 46

2300008027

11605

1107001930

11603

11601

1107049380

1102021325

7304

1106020800

7306

1119061151

1123052607

CHERYL AVE

3'CD

064A1 RC 5

11 ED NE 14-J

7307

1103038601

Pt. Bk. 17 Folio 70

1123075525

7308

POB

2200026662

2000009028

7314

1112002250

Lower Gunpowder Hydrology 100 Foot Stream Buffer

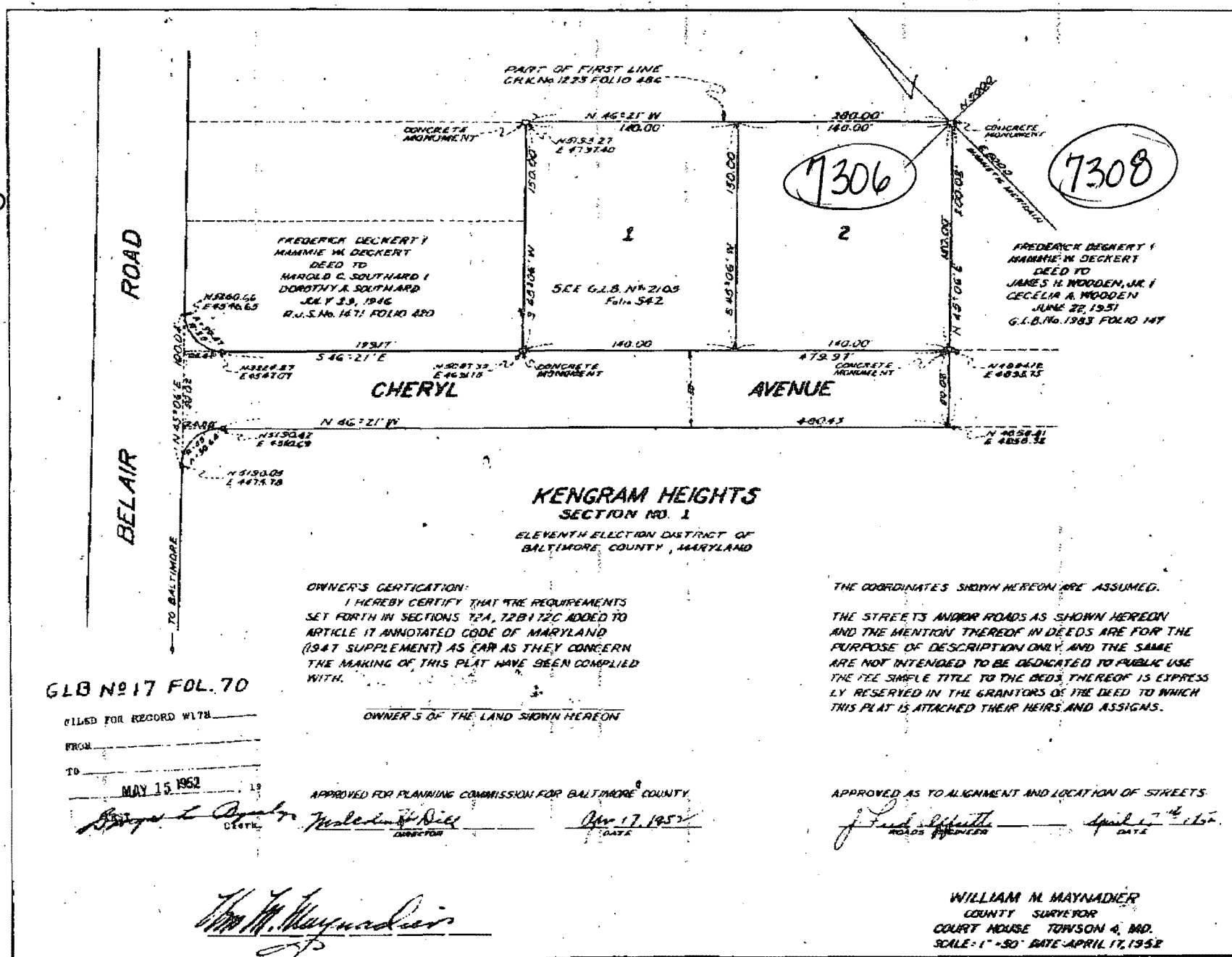
1102066650

1116055530

1119061630

2000012018

LIBRARY 134

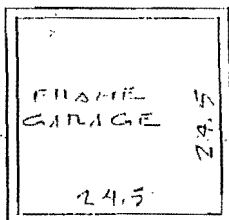


690

16 21 E

40.00

THE END OF THE  
1ST LINE IN  
C.H.K. 1213  
FOLIO 186



GRAVEL  
DRIVE

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
  - 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements;
  - 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.
- This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

150.00

150.00

N 45° 06' E

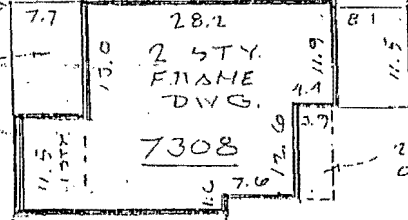
N 45° 06' W

18'±

48'±

COV.  
CONC.  
PORCH

ENCLOSED  
CONC.  
PORCH



0263

22'±

N 46° 21' W

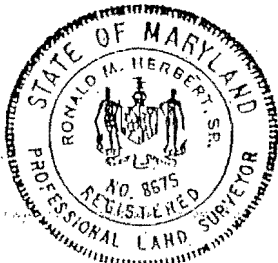
RET. EXHIBIT

140.00

TO BELAIR  
TOWNSHIP

CHERYL AVENUE  
(50 FT. WIDE)

REG. NO. 8675



LOCATION DRAWING  
7308 CHERYL AVENUE, BALTIMORE COUNTY, MD.

OFFICE OF  
MANK & KUNST

408 YORK ROAD  
TOWSON, MARYLAND 21204

SCALE  
~~1"=20'~~

DATE  
3/6/97

JOB NO.  
103  
97 D



BELAIR RD

CHERYL AVE

PET. EXHIBIT

7306

7308

0263



Starting location of proposed fence —  
To continue towards back of property.



PST  
EXHIBIT

Photograph showing occupants of 7306 parking cars with head-lights facing towards 7308 and past the front corner of the property's foundation. This is the reason for the variance request of a fence at 6' height past the front of this house.