

M E M O R A N D U M

DATE: October 27, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0064-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 26, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(10607 Vincent Farm Lane)

15th Election District

6th Council District

David & Terri L. Yox

Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0064-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, David and Terri L. Yox ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (garage) to be located in the side and rear yard in lieu of the required third of the lot farthest removed from any street with a height of 20 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 1, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 9-26-17

By 102

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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 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 Petitioners.

Although the Department of Planning did not make any recommendations related to the garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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, this 26th day of **September, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit an accessory structure (garage) to be located in the side and rear yard in lieu of the required third of the lot farthest removed from any street with a height of 20 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 9-26-17

2

By EW

2. Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The garage shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 9-26-17

By DW



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 10607 VINCENT FARM LANE Currently zoned RC3

Deed Reference 15834 1 531 10 Digit Tax Account # 1508800840

Owner(s) Printed Name(s) DAVID AND TERRI L. YOX

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

DAVID YOX / TERRI L. YOX

Name #1 – Type or Print / Name #2 – Type or Print

[Signature] / [Signature]

Signature #1 / Signature #2

10607 VINCENT FARM LA WHITE MARSH, MD.

Mailing Address / City / State

21162 (410) 977-5511 yx5-yard@gmail.com

Zip Code / Telephone # / Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address / City / State

Zip Code / Telephone # / Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name – Type or Print

[Signature]

Signature

601 CHARWOOD CT EDGEWOOD MD

Mailing Address / City / State

21040 (410) 679-8719 dwbozo@yahoo.com

Zip Code / Telephone # / Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 25 day of September, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0064-A Filing Date 8/25/17 Estimated Posting Date 9/3/17 Reviewer JCM

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 10607 VINCENT FARM LA. WHITE MARSH, MD. 21162
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHED

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

David Yox
Signature of Owner (Affiant)

DAVID YOX
Name- Print or Type

Terri L Yox
Signature of Owner (Affiant)

TERRI L. YOX
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of August, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David Yox and Terri Yox

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

AS WITNESS my hand and Notaries Seal

Ashlyn Hood
Notary Public

My Commission Expires August 7th 2018



SECTIONS 400.1 AND 400.3 (BCZR) TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE AND REAR YARD IN LIEU OF THE REQUIRED THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET WITH A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 FEET.

JUSTIFICATION FOR REQUEST

We desire to construct a garage on our property to be utilized for parking of our personal vehicles used daily as well as an area to store and work on collector vehicles. We prefer the garage to be located in close proximity of our house for ease of access to the dwelling as well as providing additional security for the vehicles.

In order to allow a lift to be installed in the garage for working on the collector vehicles, we are requesting that the garage be permitted a height of 20 feet. The garage will not be utilized for commercial purposes or provide any additional residential living area. The color of the garage exterior will be compatible with that of the existing house

ZONING DESCRIPTION

10607 VINCENT FARM LANE

Beginning for the the same at a point formed by the intersection of the centerline of Vincent Farm Lane with the centerline of Ebenezer Road, thence:

1. S 04° 45' W 210.85 feet
2. S 83° 37' E 144.92 feet
3. N 13° 11' E 170.78 feet
4. N 61° 47' W 44.92 feet and
5. N 73° W 132 feet to the place of beginning.

Containing 30,400 square feet or 0.698 acre of land, more or less

Being known as 10607 Vincent Farm Lane. Located in the 15TH election district, 6TH councilmanic district of Baltimore County, Md

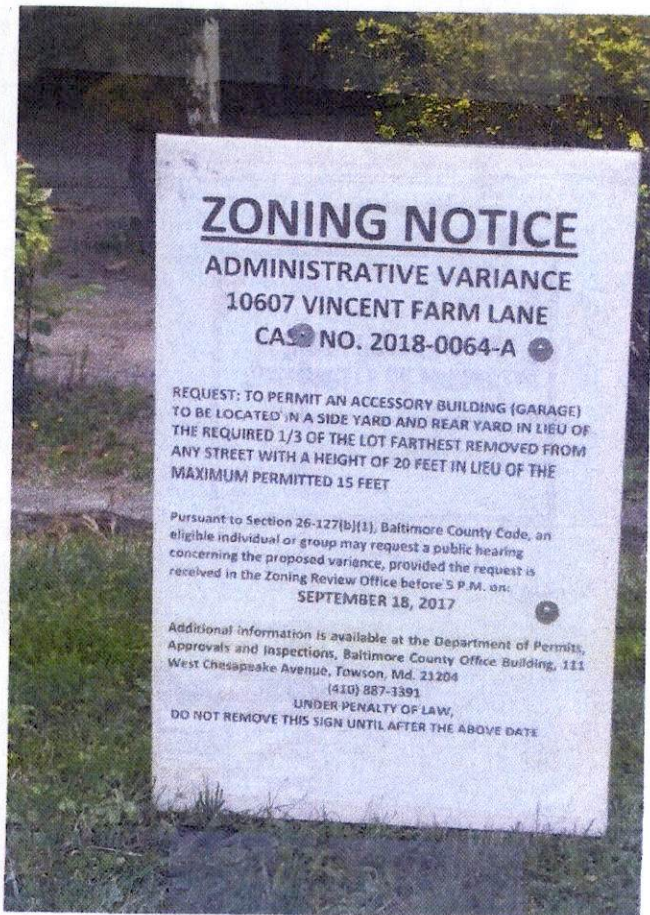
CERTIFICATE OF POSTING

Date: SEPTEMBER 1, 2017

RE: Project Name: 10607 VINCENT FARM ROAD
Case Number /PAI Number: 2018-0064-A
Petitioner/Developer: DAVID YOX
Date of Hearing/Closing: SEPT. 18, 2017

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 10607 VINCENT FARM ROAD

The sign(s) were posted on SEPTEMBER 1, 2017
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0064 -A Address 10607 VINCENT FARM Rd

Contact Person: _____ Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/25/17 Posting Date: 9/3 Closing Date: 9/18

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0064 -A Address 10607 VINCENT FARM Rd

Petitioner's Name DAVID YOX Telephone 410-977-5511

Posting Date: 9/3/17 Closing Date: 9/18/17

Wording for Sign: To Permit an accessory structure (GARAGE)
to be located in the sideyard and rear yard
in lieu of the required 1/3 of the lot in the
rear yard farthest removed from any street;
with a height of 20ft. in lieu of the permitted 15ft.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2018 - 0064 - A
Property Address: 10607 VINCENT FARM LA
Property Description: That property located on the S/E COR
of Vincent Farm Lane & Eisenhower Rd.
Legal Owners (Petitioners): DAVID & TERRI YOX
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID YOX
Company/Firm (if applicable): _____
Address: 10607 VINCENT FARM LANE
BALTO MD. 21162
Telephone Number: (410) 977-5511

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

NO 157181

Date: 8/25/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00 75.00

Total: 75.00

Rec From: DAVE RILLING-SLEY 75.00

For: 2018-0064-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME
8/22/2017 8/25/2017 09:41:23
REG 0505 WALKIN LRB
RECEIPT # 914063 8/25/2017
Dept S 323 ZONING VERIFICATION
CR NO. 157181
Receipt Tot \$75.00
\$225.00 CR \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: September 7, 2017

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 4, 2017
Item No. 2018- 0060-A, 0062-A, 0064-A and 0065-SPH

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

* * * * *

VKD: CEN
cc: file



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

September 19, 2017

David & Teri L Yox
10607 Vincent Farm Lane
White Marsh MD 21162

RE: Case Number: 2018-0040 A, Address: 10607 Vincent Farm Lane

Dear Mr. & Ms. Yox:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 25, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David Billingsley, 601 Charwood Court, Edgewood MD 21040

9-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: August 29, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0064-A
Address 10607 Vincent Farm Lane
(Yox Property)

Zoning Advisory Committee Meeting of **September 4, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 8-29-2017

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: August 30, 2017

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

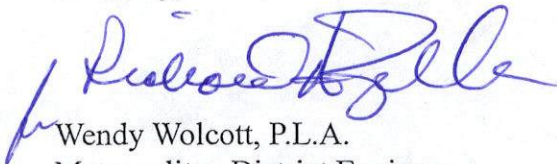
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number 20180064A referenced below. 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 Case No. 20180064A

*Administrative Variance
David & Terri L. Yox
10607 Vincent Farm Lane.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Reviewer: Steve Ford

Date: 8-29-2017

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>8-29</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-30</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT Date: _____		
SIGN POSTING Date: <u>9-1-17</u> by <u>Billingby</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2018-0064-A
Type: ADMISTRATIVE VARIANCE
Legal Owner: David & Terri L Yox
Contract Purchaser

Primary Use: RESIDENTIAL

Reviewer: MerreyJoseph

Critical Area : No Flood Plain: No Historic No Election Dist Fifteenth Councilmanic Dist Sixth

Property Address: 10607 Vincent Farm LANE

Location: SE corner of the intersection of Vincent Farm Lane and Ebenezer Road

Existing Zoning: RC 3

Area: 0.698 +/- acre

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit an accessory structure (garage) to be located in the side and rear yard in lieu of the required third of the lot farthest removed from any street with a height of 20 ft. in lieu of the maximum permitted 15 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 9/18/2017 12:00:00AM

Miscellaneous:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Account Identifier:			District - 15 Account Number - 1508800840							
Owner Information										
Owner Name:		YOX DAVID YOX TERRI L			Use:		RESIDENTIAL			
Mailing Address:		10607 VINCENT FARM LN WHITE MARSH MD 21162-1907			Principal Residence:		YES			
					Deed Reference:		/15834/ 00531			
Location & Structure Information										
Premises Address:		10607 VINCENT FARM LN 0-0000			Legal Description:		LT SS EVENEZER RD 10607 VINCENT FARM LANE SE COR VINCENTS FARM			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0083	0001	0025		0000				2018		
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1900		2,224 SF				30,400 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT		SIDING	1 full					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2015		07/01/2017		07/01/2018		
Land:		66,600		66,600						
Improvements		138,700		138,700						
Total:		205,300		205,300		205,300				
Preferential Land:		0								
Transfer Information										
Seller: HUDKINS JOHN J				Date: 12/07/2001			Price: \$70,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /15834/ 00531			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00		0.00		0.00		
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						

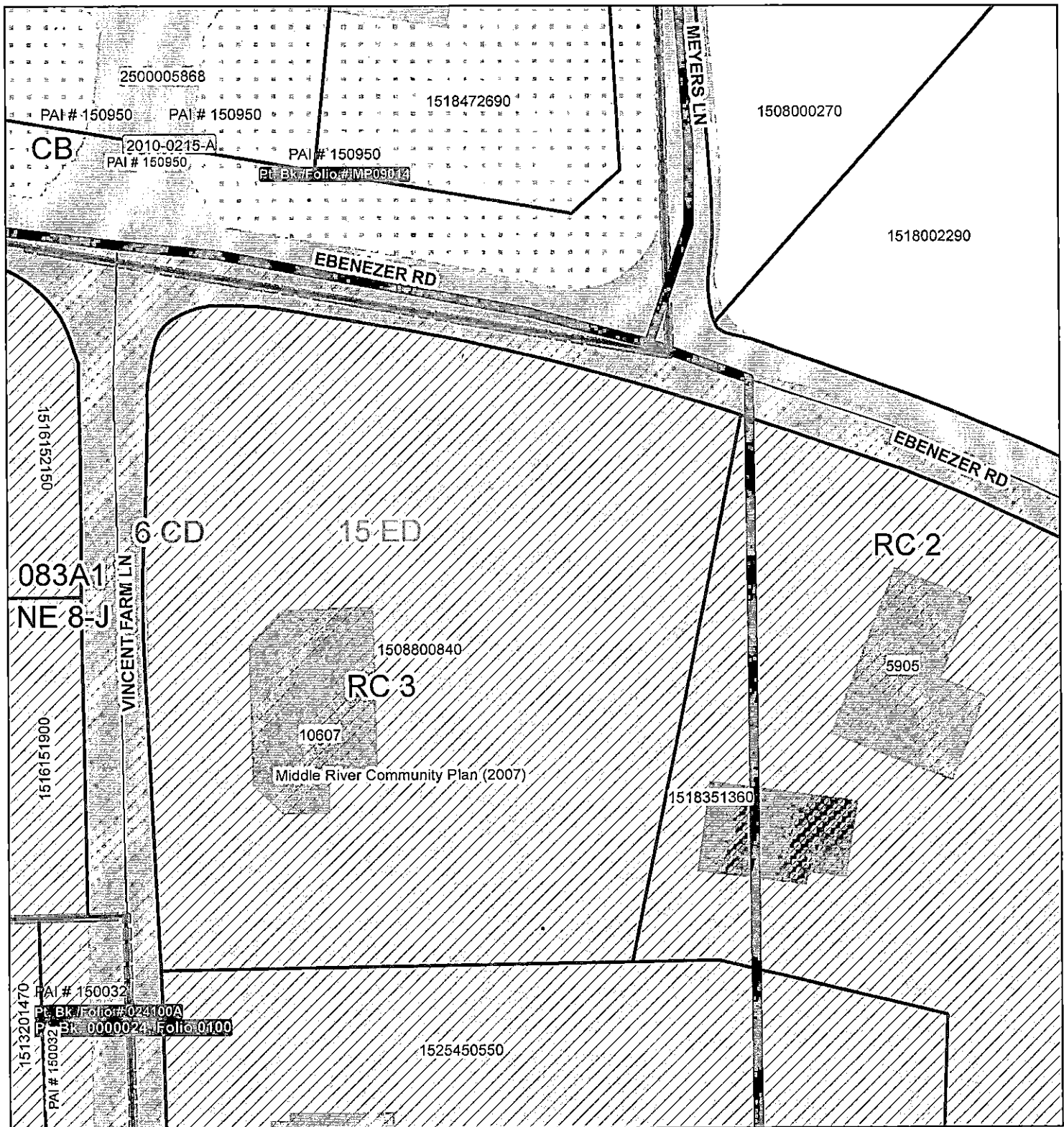
Homestead Application Information

Homestead Application Status: Approved 05/26/2009

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application Date:

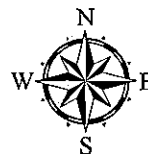
10307 Vincent Farm Road



Publication Date: 8/25/2017



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

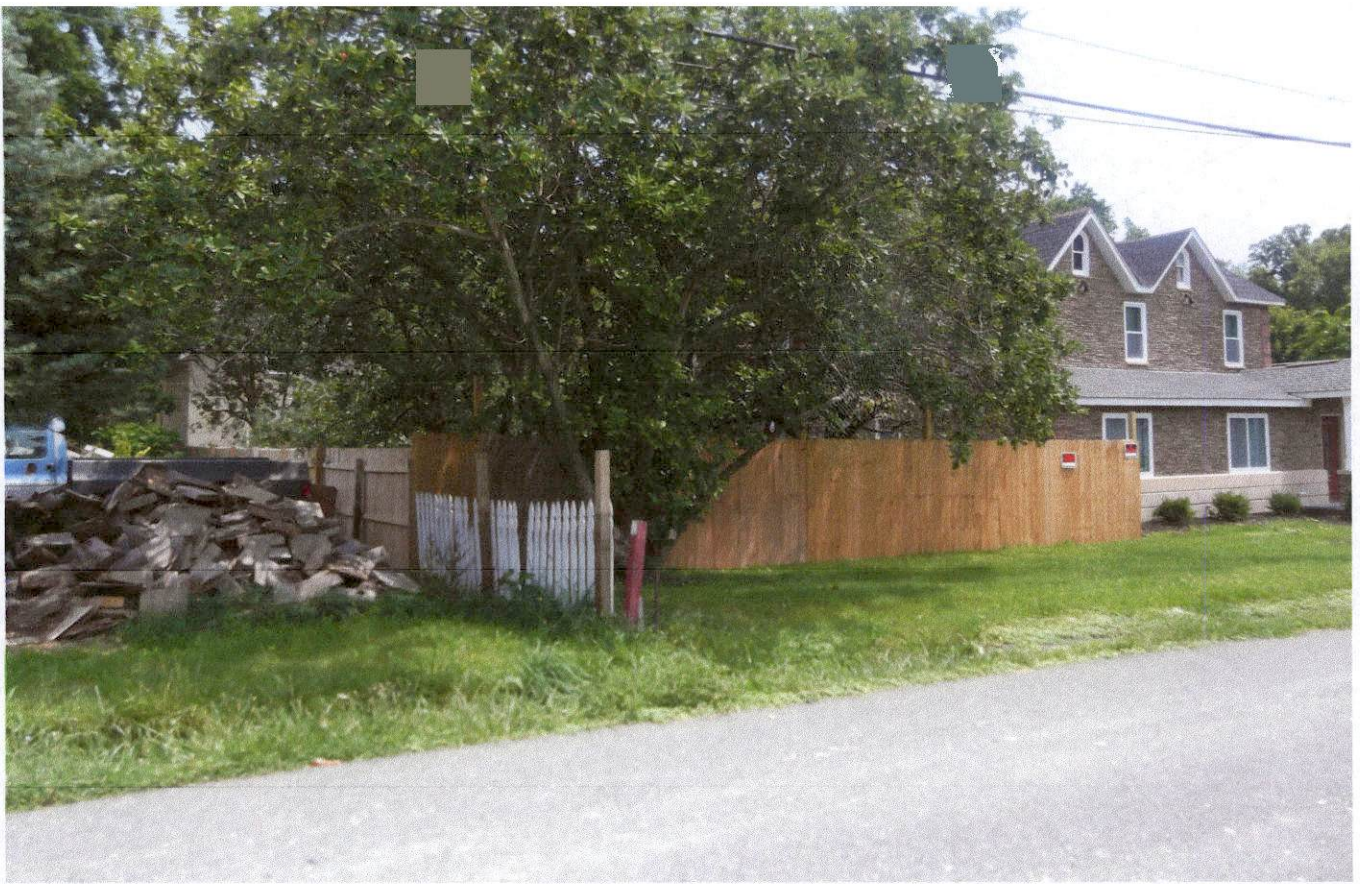
1 inch = 40 feet

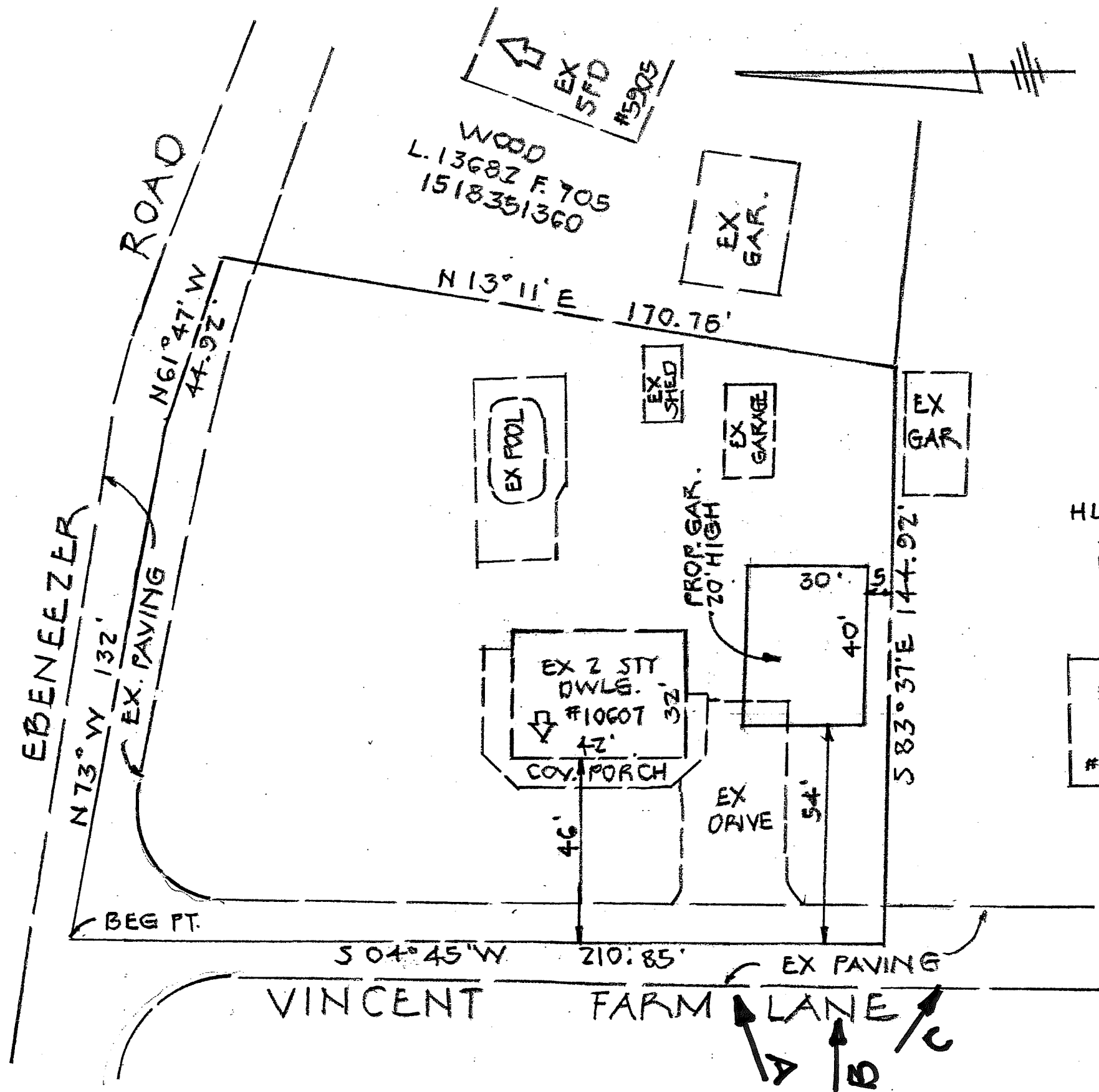


A

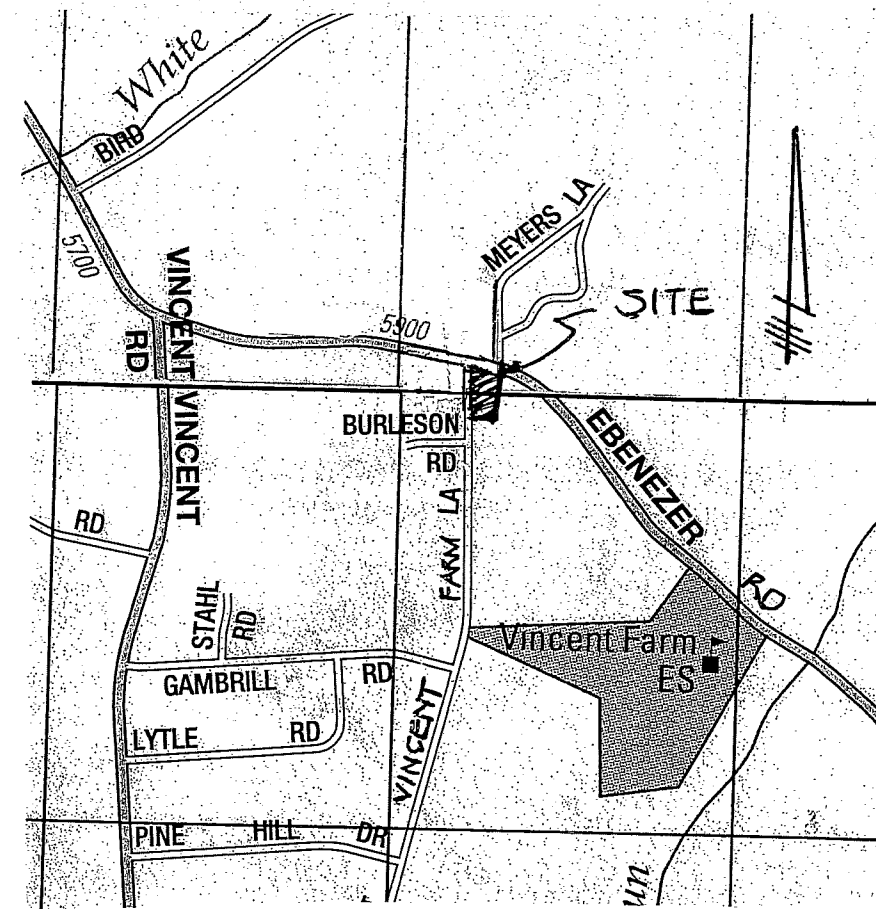
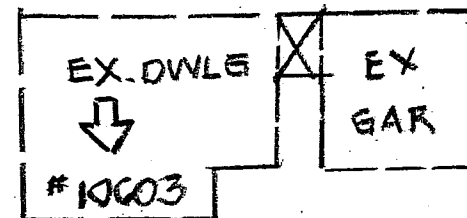


B





HL MASONRY, INC
L. 38486 F. 89
1525450550



VICINITY MAP
SCALE 1"=1000'

OWNER

DAVID AND TERRI YOX
10607 VINCENT FARM ROAD
WHITE MARSH, MD. 21162
L. 15834 F. 531
ACCT. NO. 1508800840

NOTES

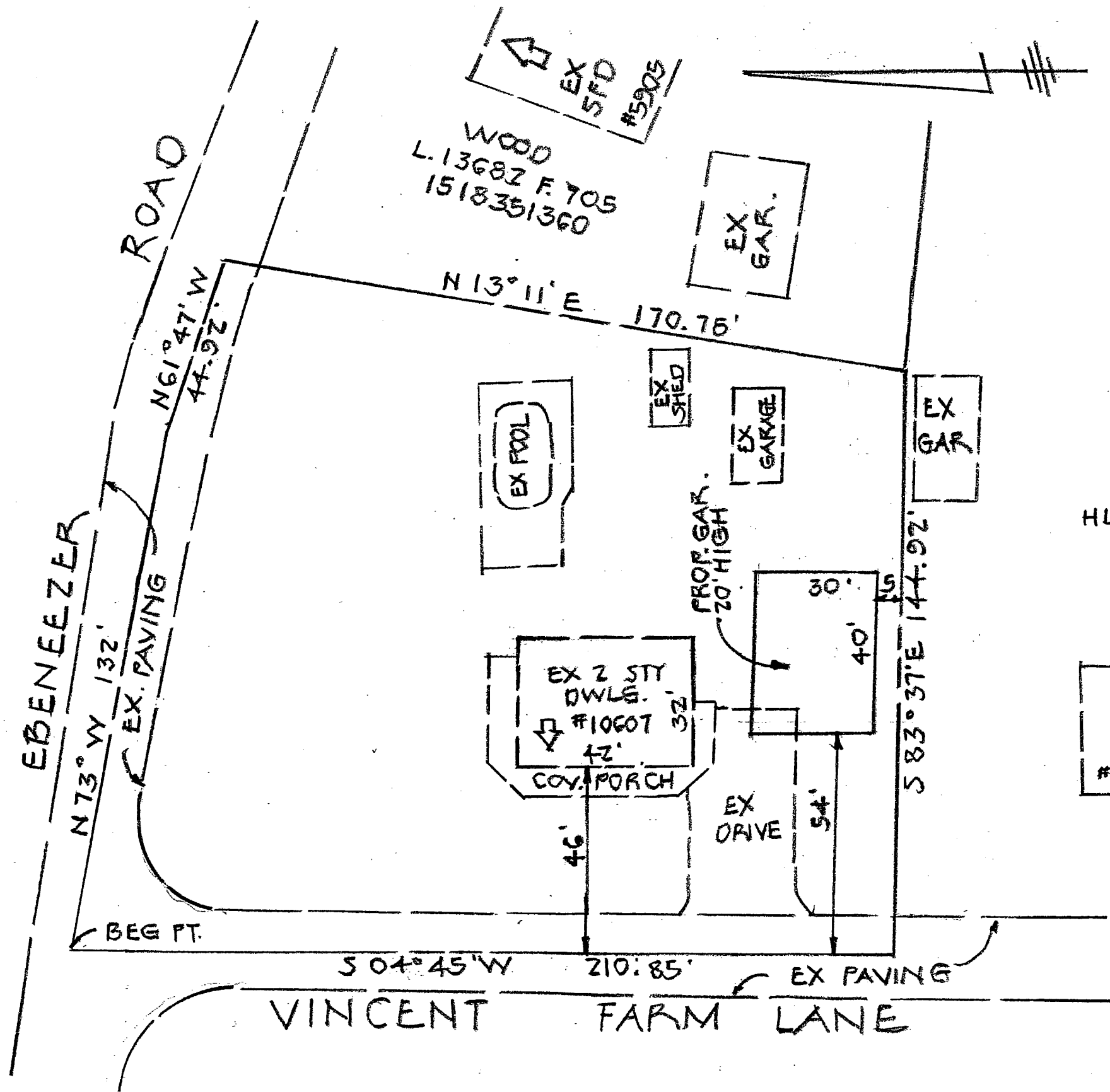
1. ZONING.....RC3 (MAP NO. 083A1)
2. LOT AREA.....30,400 S.F. = 0.698 ACRE +/-
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
5. NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST
6. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE

PHOTOS

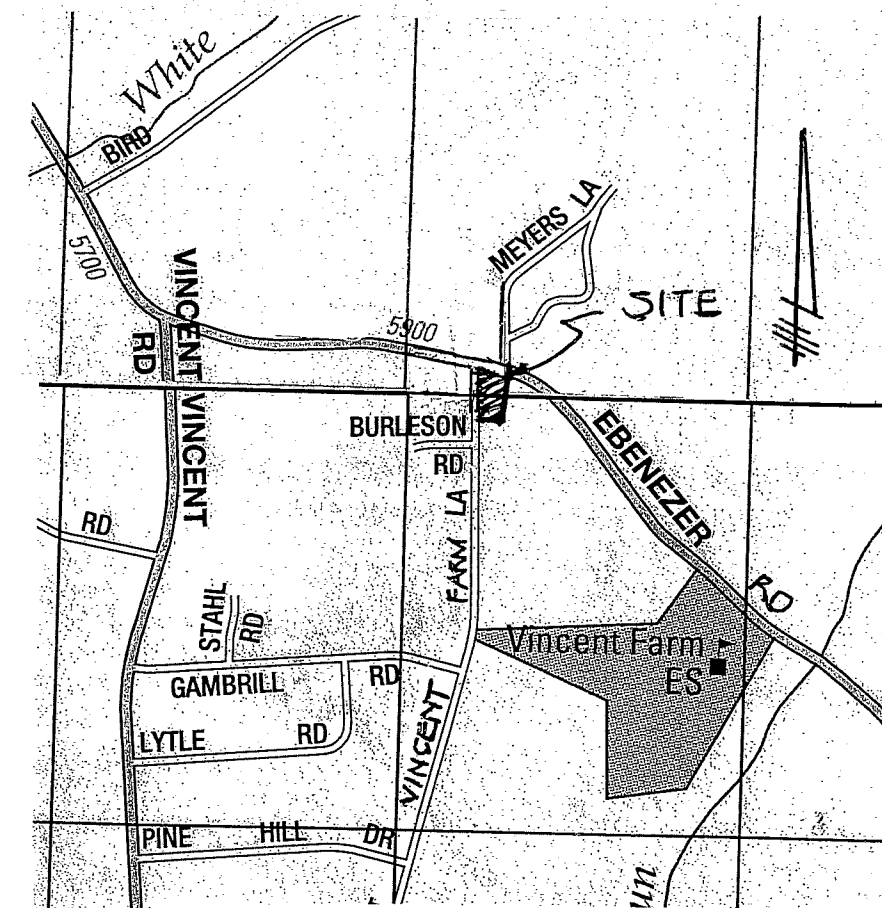
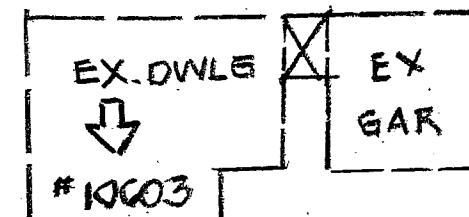
PLAT TO ACCOMPANY PETITION

10607 VINCENT FARM LANE
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 30 FEET AUGUST 3, 2017

Pet. Eph. 1



HL MASONRY, INC
L. 38486 F. 89
1523450550



VICINITY MAP
SCALE 1"=1000'

OWNER
DAVID AND TERRI YOX
10607 VINCENT FARM ROAD
WHITE MARSH, MD. 21162
L. 15834 F. 531
ACCT. NO. 1508800840

NOTES

1. ZONING.....RC3 (MAP NO. 083A1)
2. LOT AREA.....30,400 S.F. = 0.698 ACRE +/-
3. PUBLIC WATER AND SEWER
4. NO PREVIOUS ZONING HISTORY OR VIOLATIONS
5. NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST
6. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD ZONE

2018-0064-A

PLAT TO ACCOMPANY PETITION

10607 VINCENT FARM LANE
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
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