

MEMORANDUM

DATE: May 8, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0200-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on May 7, 2018. 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(2125 Benson Mill Road) *
5th Election District *
3rd Council District *

Taylor Shoffner & Susan Kennan *
Legal Owners *

Petitioners

* * * * *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0200-SPHA

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Taylor Shoffner & Susan Kennan, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve an in-law apartment in a detached accessory structure.

In addition, a petition for variance seeks to permit an in-law apartment in an accessory structure with a total square footage of 1872 sq. ft. in lieu of the permitted 1200 sq. ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Taylor Shoffner & Susan Kennan appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Department of Environmental Protection and Sustainability (DEPS).

ORDER RECEIVED FOR FILING

Date

4/5/18

By

Sen

SPECIAL HEARING

The BCZR permits accessory apartments inside of dwellings and in accessory buildings on the same lot as the principal dwelling. BCZR §400.4. In the latter scenario a public hearing is required. Petitioners submitted a floorplan of the proposed apartment, which would be occupied by the owners' parents. The subject property is over five acres in size and is located in a rural area. As such, I do not believe the accessory apartment will have detrimental impact upon the community and the petition for special hearing will be granted.

VARIANCES

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As noted in a prior Order involving this property (Case No. 2016-0321-SPHA), the lot has an irregular shape and is therefore unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed accessory building. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED this 5th day of **April, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve an in-law apartment in a detached accessory structure, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 4/5/18

By Sen

IT IS FURTHER ORDERED that the Petition for Variance to permit an in-law apartment (not to exceed 1,200 square feet) within a 1,872 square feet detached accessory structure, 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.
2. Petitioners must comply with the ZAC comment of DEPS, a copy of which is attached hereto.
3. The accessory building containing the in-law apartment shall not be served by a separate electric meter.
4. The in-law apartment within the 1,872 SF accessory building shall occupy no more than 1,200 SF thereof.

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:slm

ORDER RECEIVED FOR FILING

Date 4/5/18
By slm

4-3-18

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: February 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0200-SPHA
Address 2125 Benson Mill Road
(Shoffner & Kennan Property)

Zoning Advisory Committee Meeting of **February 16, 2018.**

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

1. Ground Water Management must review any proposed building permit(s) for an in-law apt., especially since this could affect the septic system design or capacity.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 4/5/18

By Den



PETITION FOR ZONING HEARING(S)

To be filed in the Department of Permits, Approvals & Inspections

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

Address 2125 Benson Mill Rd Sparks MD 21152 which is presently zoned RC-2
 Deed References: 37102/00413 10 Digit Tax Account # 0520080072
 Property Owner(s) Printed Name(s) Taylor Shoffner Susan Kennan

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve An inlaw apartment in a detached accessory structure.

2. _____ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s) To permit an inlaw apartment in an accessory structure w/ a total square footage of 1872 SQ FT in lieu of the permitted 1200 sq ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at hearing

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Taylor Shoffner / Susan Kennan

Name #1 - Type or Print

Name #2 - Type or Print

Taylor Shoffner

Susan Kennan

Signature #1

Signature #2

2125 Benson Mill Rd Sparks MD

Mailing Address

City

State

21152 / 4109605078

Zip Code

Telephone #

Email Address

taylorshoffner00@gmail.com

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0200-SPAA

Filing Date 2/2/18

Do Not Schedule Dates: _____

Reviewer JCM

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

2125 Benson Mill Road- 2.140 Acres
Fifth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point in the center of Benson Mill Road, approximately 1100 feet +- Northeasterly of the centerline of Yeoho Road, thence leaving Benson Mill Road and binding on the outlines of the subject property, the four following courses and distances, viz.

- 1) South 29 degrees 39 minutes East 460.25 feet
- 2) South 62 degrees 12 minutes West 142.75 feet
- 3) South 89 degrees West 142.75 feet
- 4) North 18 degrees 29 minutes 47 seconds West 457.04 feet to the center of Benson Mill Road, thence binding in the center Benson Mill Road and continuing to bind on the outlines of the subject property, the two following courses and distances, viz.
 - 5) North 76 degrees 32 minutes East 150 feet, thence leaving Benson Mill Road and
 - 6) South 29 degrees 39 minutes East 18.25 feet to the point of beginning

Containing 2.140 acres of land, more or less.

This description is part of a zoning hearing petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

2018-0200 SPHA

CASE # 2016-0321-SPHA



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5495447

Sold To:

Taylor Shoffner - CU00642779
2125 Benson Mill Rd
Sparks Glencoe, MD 21152-9424

Bill To:

Taylor Shoffner - CU00642779
2125 Benson Mill Rd
Sparks Glencoe, MD 21152-9424

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Mar 13, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2018-0200-SPHA
2125 Benson Mill Road
SE/s Benson Mill Road, 1100 ft. NE of the centerline of Yeoho Road
5th Election District - 3rd Councilmanic District
Legal Owner(s) Taylor Shoffner, Susan Kennan

Special Hearing to determine whether or not the Administrative Law Judge should approve an in-law apartment in a detached accessory structure. Variance to permit an in-law apartment in an accessory structure with a total square footage of 1872 sq. ft. in lieu of the permitted 1200 sq. ft.

Hearing: Tuesday, April 3, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 3/651 March 13 5495447

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

Date: 03/12/2018

RE: Project Name: Public Hearing
Case Number /PAI Number: 2018-0200-SPHA
Petitioner/Developer: Taylor Shoffler & Susan Kenner
Date of Hearing/Closing: 04/03/18

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 2125 Benson Mill Rd.
Sparks, MD. 21152

The sign(s) were posted on 03/12/2018

(Month, Day, Year)

(Telephone Number of Sign Poster)

410 382 6580


(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

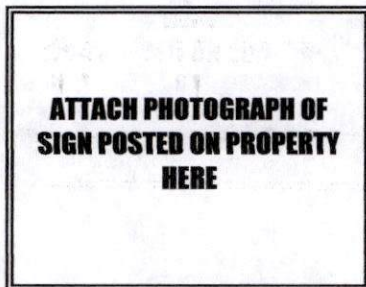
(City, State, Zip Code of Sign Poster)

410 382 6580

(Telephone Number of Sign Poster)

(Month, Day, Year)

The sign(s) were posted on 03/12/2018



See attached

ZONING NOTICE

CASE # 2018-0200-SPHA

2125 BENSON MILL ROAD

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE. TOWSON MD 21204

DATE AND TIME: Tuesday, April 3, 2018 at 1:30 p.m.

SPECIAL HEARING to determine whether or not the
Administrative Law Judge should approve an in-law
apartment in a detached accessory structure.

VARIANCE to permit an in-law apartment in an
accessory structure with a total square footage of
1872 sq. ft. in lieu of the permitted 1200 sq. ft.

WHEREFOREMENTS DEB TO READER OR APPROVE CONSENTING AND NAME CHAIRMAN AND SECRETARY
FOR TOWSON ZONING COMMISSION. 4/1/18

PREPARED AND SUBMITTED ACCORDING TO THE SPECIAL ADMINISTRATIVE LAW JUDGE
CALL THE ADMINISTRATIVE HEARING OFFICE AT 410.487.8888

FOR INFORMATION CONCERNING THE PUBLIC HEARING CALL THE ZONING
ADMINISTRATIVE OFFICE AT 410.487.8888

DO NOT REMOVE THIS SIGN AND POST UNTIL END OF HEARING UNDER PENALTY OF LAW

POSTED 3/12/18
John M. Altmeppen



KEVIN KAMENETZ
County Executive

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

February 27, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2018-0200-SPHA

2125 Benson Mill Road

SE/s Benson Mill Road, 1100 ft. NE of the centerline of Yeoho Road

5th Election District – 3rd Councilmanic District

Legal Owners: Taylor Shoffner, Susan Kennan

Special Hearing to determine whether or not the Administrative Law Judge should approve an in-law apartment in a detached accessory structure. Variance to permit an in-law apartment in an accessory structure with a total square footage of 1872 sq. ft. in lieu of the permitted 1200 sq. ft.

Hearing: Tuesday, April 3, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Taylor Shoffer, Susan Kennan, 2125 Benson Mill Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 14, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

270151 50 640

0715.27 21.7

01 1 2 3 4 5 6 7 8 9 10 11 12

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

NO 161198

Date: 2.2.18

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	006	0000		6150					100.00

Total: 100.00

Rec From: TAYLOR Schaffner

For: 2018-0200-SPHA

DISTRIBUTION

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

PAY RECEIPT

RECEIVED ACTUAL DATE AMOUNT
2/02/2018 2/02/2018 09:53:17
REG NAME MALKIN JEE
CHECK # 043796 2/02/2018 100.00
DEPT 006 ZONING VERIFICATION
CR # 15128
Dept Tot 100.00
\$100.00 CA 1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

March 27, 2018

Taylor Shoffner
Susan Kennan
2125 Benson Mill Road
Sparks MD 21152

RE: Case Number: 2018-0200 SPHA, Address: 2125 Benson Mill Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 2, 2018. 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 2/14/18

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

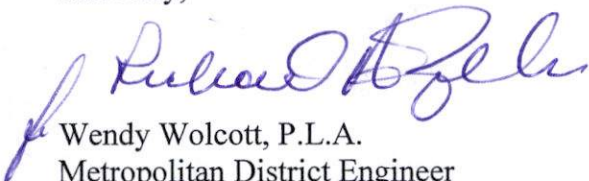
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number 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. 2018-0200-SPHA

*Special Hearing, Variance
Taylor Shoemaker and Susan Kennan
2125 Benson M.I. Road*

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 MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 3/22/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-200



INFORMATION:

Property Address: 2125 Benson Mill Road
Petitioner: Taylor Shoffner, Susan Kennan
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to allow an in-law apartment in a detached accessory structure and the petition for a variance to permit an in-law apartment in an accessory structure with a total square footage of 1872 square feet in lieu of the permitted 1200 square feet.

A site visit was conducted on 2/27/2018. The property is the subject of prior zoning case 2016-0321 SPHA (0321). The Department has a copy of a Declaration of Understanding for 2125 Benson Mill Road in its file.

Between zoning cases 2016-0248-A and 2016-0321-SPHA the petitioner received permission to construct an accessory structure 34' x 88' with total height on 18' on half of the structure and 23' on the other half of the structure. A bathroom facility was permitted in the accessory structure. At the time, the proposed accessory structure was larger than the principal residence. This zoning requests an additional 1,872 square foot accessory structure including a garage and storage area without any modification to the previously approved accessory structure. The accessory structures are beginning to overwhelm the principal use. The property is located next to an active agricultural operation within the Agricultural Priority Preservation Area. The Master Plan 2020 counsels that incremental residential development adversely impacts agricultural activities within the County.

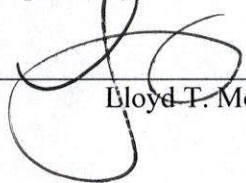
The Department has no objection to granting the special hearing relief providing the following conditions.

- A second utility meter will not be installed.
- The accessory structure for the in-law apartment not exceed 1200 square feet.

Date: 3/22/2018
Subject: ZAC # 18-200
Page 2

For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:

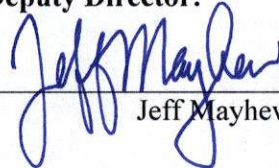


Bloyd T. Moxley

AVA/KS/LTM/

c: Joseph Wiley
Taylor Shoffner
Office of the Administrative Hearings
People's Counsel for Baltimore County

Deputy Director:



Jeff Mayhew

4-3-18

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: February 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0200-SPHA
Address 2125 Benson Mill Road
(Shoffner & Kennan Property)

Zoning Advisory Committee Meeting of **February 16, 2018.**

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

1. Ground Water Management must review any proposed building permit(s) for an in-law apt., especially since this could affect the septic system design or capacity.

Reviewer: Dan Esser

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: February 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0200-SPHA
Address 2125 Benson Mill Road
(Shoffner & Kennan Property)

Zoning Advisory Committee Meeting of **February 16, 2018.**

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

1. Ground Water Management must review any proposed building permit(s) for an in-law apt., especially since this could affect the septic system design or capacity.

Reviewer: Dan Esser



KEVIN KAMENETZ
County Executive

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

February 27, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2018-0200-SPHA

2125 Benson Mill Road

SE/s Benson Mill Road, 1100 ft. NE of the centerline of Yeoho Road

5th Election District – 3rd Councilmanic District

Legal Owners: Taylor Shoffner, Susan Kennan

Special Hearing to determine whether or not the Administrative Law Judge should approve an in-law apartment in a detached accessory structure. Variance to permit an in-law apartment in an accessory structure with a total square footage of 1872 sq. ft. in lieu of the permitted 1200 sq. ft.

Hearing: Tuesday, April 3, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Taylor Shoffer, Susan Kennan, 2125 Benson Mill Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 14, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 13, 2018 Issue - Jeffersonian

Please forward billing to:
Taylor Shoffner
2125 Benson Mill Road
Sparks, MD 21152

410-960-5078

NOTICE OF ZONING HEARING

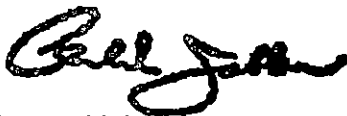
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2018-0200-SPHA

2125 Benson Mill Road
SE/s Benson Mill Road, 1100 ft. NE of the centerline of Yeoho Road
5th Election District – 3rd Councilmanic District
Legal Owners: Taylor Shoffner, Susan Kennan

Special Hearing to determine whether or not the Administrative Law Judge should approve an in-law apartment in a detached accessory structure. Variance to permit an in-law apartment in an accessory structure with a total square footage of 1872 sq. ft. in lieu of the permitted 1200 sq. ft.

Hearing: Tuesday, April 3, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE
2125 Benson Mill Road; SE/S Benson Mill Rd,* OF ADMINISTRATIVE
1100' NE of c/line of Yeoho Road
5th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owners: Taylor Shoffner & Susan Kennan
Petitioner(s) * BALTIMORE COUNTY
* 2018-200-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

FEB 15 2018

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 15th day of February, 2018, a copy of the foregoing Entry of Appearance was mailed to Taylor Shoffner & Susan Kennan, 2125 Benson Mill Road, Sparks, Maryland 21152, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Revised 7/9/2015

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment3/1DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment3/15DEPS
(if not received, date e-mail sent _____)COMMENT3/27FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)no objection
w/ conditions2/14STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERINGNo Objection

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2016-0248-A)2016-0321-SPHANEWSPAPER ADVERTISEMENT Date: 3/13/18SIGN POSTING Date: 3/12/18by AltmeppenPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 05 Account Number - 0520080072							
Owner Information									
Owner Name:		SHOFFNER CHRISTOPHER SHOFFNER TAYLOR				Use:		AGRICULTURAL	
Mailing Address:		2125 BENSON MILL RD SPARKS MD 21152-9424				Principal Residence:		YES	
						Deed Reference:		/37405/ 00075	
Location & Structure Information									
Premises Address:		2125 BENSON MILL RD SPARKS 21152-9424				Legal Description:		5.14 AC SS BENSON MILL RD 700 E YEOHO RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0027	0003	0084		0000				2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1958		1,392 SF				5.1400 AC		33	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1	YES	STANDARD UNIT		BRICK	1 full	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		93,200		93,200					
Improvements		115,900		131,700					
Total:		209,100		224,900		214,367		219,633	
Preferential Land:		1,500						1,500	
Transfer Information									
Seller: DUFF ELIZABETH GEORGE				Date: 04/18/2016		Price: \$300,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /37405/ 00075		Deed2:			
Seller: DUFF ELIZABETH GEORGE				Date: 01/22/2016		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /37102/ 00413		Deed2:			
Seller: TURNBAUGH LYDIA				Date: 02/08/2013		Price: \$220,780			
Type: ARMS LENGTH IMPROVED				Deed1: /33162/ 00387		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 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		AGRICULTURAL TRANSFER TAX							
Homestead Application Information									

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

JB 9-6-10

IN RE: PETITIONS FOR SPECIAL HEARING *	BEFORE THE
AND VARIANCE	
(2125 Benson Mill Road) *	OFFICE OF
5 th Election District	
3 rd Council District *	ADMINISTRATIVE HEARINGS
Christopher & Taylor Shoffner	
Owners *	FOR BALTIMORE COUNTY
Petitioners	
	Case No. 2016-0321-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Christopher and Taylor Shoffner, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the amendment of restriction #2 placed on the barn/garage approved in Case No. 2016-0248-A, to allow a bathroom in the garage for convenience only. A Petition for Variance seeks: (1) to permit an approved accessory building (northern ½ of barn/garage) with a total height of 18 ft.; and (2) to permit an approved accessory building (southern ½ of barn/garage) with a total height of 23 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests were Christopher and Taylor Shoffner and professional surveyor Bruce Doak. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS) and the Department of Planning (DOP). DEPS indicated the property is served by well and septic system; as such

that agency must review all building permit applications. The DOP opposed the request, and that agency's concerns are discussed below.

VARIANCES

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The property has irregular dimensions (i.e., it is narrow and deep) and is therefore unique. Petitioners would experience practical difficulty if the regulations were strictly interpreted because they would be unable to construct the proposed accessory building. The owner explained he enjoys working on antique vehicles, but due to his age he requires a vehicle lift to be installed since he can no longer lay on the ground to work on his cars. He testified he works on only his personal vehicles and has no intention of operating a service garage or performing repairs on vehicles owned by third parties.

To accommodate the vehicle lift the roof line in the garage must be raised, which necessitated the height variance request. I believe the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. The site is rural and sparsely populated such that the height of the accessory building will not negatively impact the community.

SPECIAL HEARING

The request for special hearing seeks to amend a restriction contained in a recent order granting administrative variance relief to permit a garage at the property which is larger than

the existing single-family dwelling. That Order prohibited - - among other things - - "bathroom facilities" in the detached garage. Petitioner explained he has a medical condition which requires him to use the bathroom upwards of 12 times a day. As such, he would like to have a bathroom in the proposed garage. He testified the garage will not have kitchen facilities or living quarters of any kind.

In these circumstances the special hearing request seems reasonable and will be granted. As explained at the hearing, granting the petition will strike from the order the prohibition (as a zoning matter) on "bathroom facilities." But whether or not a bathroom is allowed depends upon the review by DEPS, which must determine whether adequate well and/or septic facilities exist or can be accommodated on site. A condition to that effect is included in the Order below.

The DOP indicated the site area is "less than the 3 acres necessary to meet the definition of a farm and thus does not support the additional height required of an agricultural building." While the site plan indeed shows an "area" of 2.14 acres, the SDAT record lists the "property land area" as 5.14 acres, which is a sufficient amount of land to constitute a "farm" under the Regulations. The SDAT record also indicates the "use" of the property is "agricultural," though it is Petitioners' "principal residence."

Whether or not the property qualifies as a "farm" or an "agricultural" use may well be an important question in terms of real property taxation, but I do not believe it is an issue which must be decided in this zoning case. The relief granted herein is similar to that granted to owners of single-family dwellings in numerous other variance and administrative variance cases, wherein the height of an accessory building has been permitted to exceed the 15 feet limitation contained in B.C.Z.R. §400.3. The relief granted below is not predicated upon the property qualifying as a farm or agricultural use, and no finding is made on that issue.

THEREFORE, IT IS ORDERED this 8th day of **September, 2016**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to amend and strike the words "or bathroom" found in restriction #2 on page 3 of the Order in Case No. 2016-0248-A, be and is hereby GRANTED.

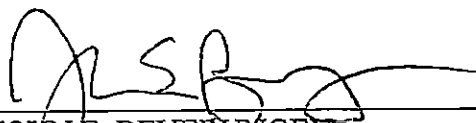
IT IS FURTHER ORDERED that all other terms and conditions of the Order in Case No. 2016-0248-A shall continue in full force and effect.

IT IS FURTHER ORDERED the petition for variance: (1) to permit an approved accessory building (northern ½ of barn/garage) with a total height of 18 ft.; and (2) to permit an approved accessory building (southern ½ of barn/garage) with a total height of 23 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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.
2. Prior to issuance of a building permit for the proposed barn/garage, Petitioner must obtain approval from the Ground Water Management section of DEPS.
3. The barn/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/sln

IN RE: PETITION FOR ADMIN. VARIANCE *
(2125 Benson Mill Road)
5th Election District *
3rd Council District *
Christopher and Taylor Shoffner *
Petitioners *

185 (M) 5-9-16
BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0248-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, Christopher and Taylor Shoffner ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 101.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") - "Accessory Use or Structure" to permit a pole barn in the rear yard of a residential property with a total square footage exceeding that of the principal structure-home. 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 April 22, 2016, 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

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 accessory structure height and usage, I will impose conditions that the accessory building (pole barn) shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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.

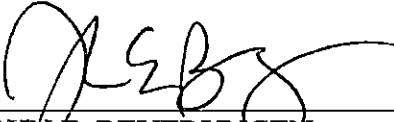
THEREFORE, IT IS ORDERED, this 12th day of **May, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 101.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") - "Accessory Use of Structure" to permit a pole barn in the rear yard of a residential property with a total square footage exceeding that of the principal structure-home, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

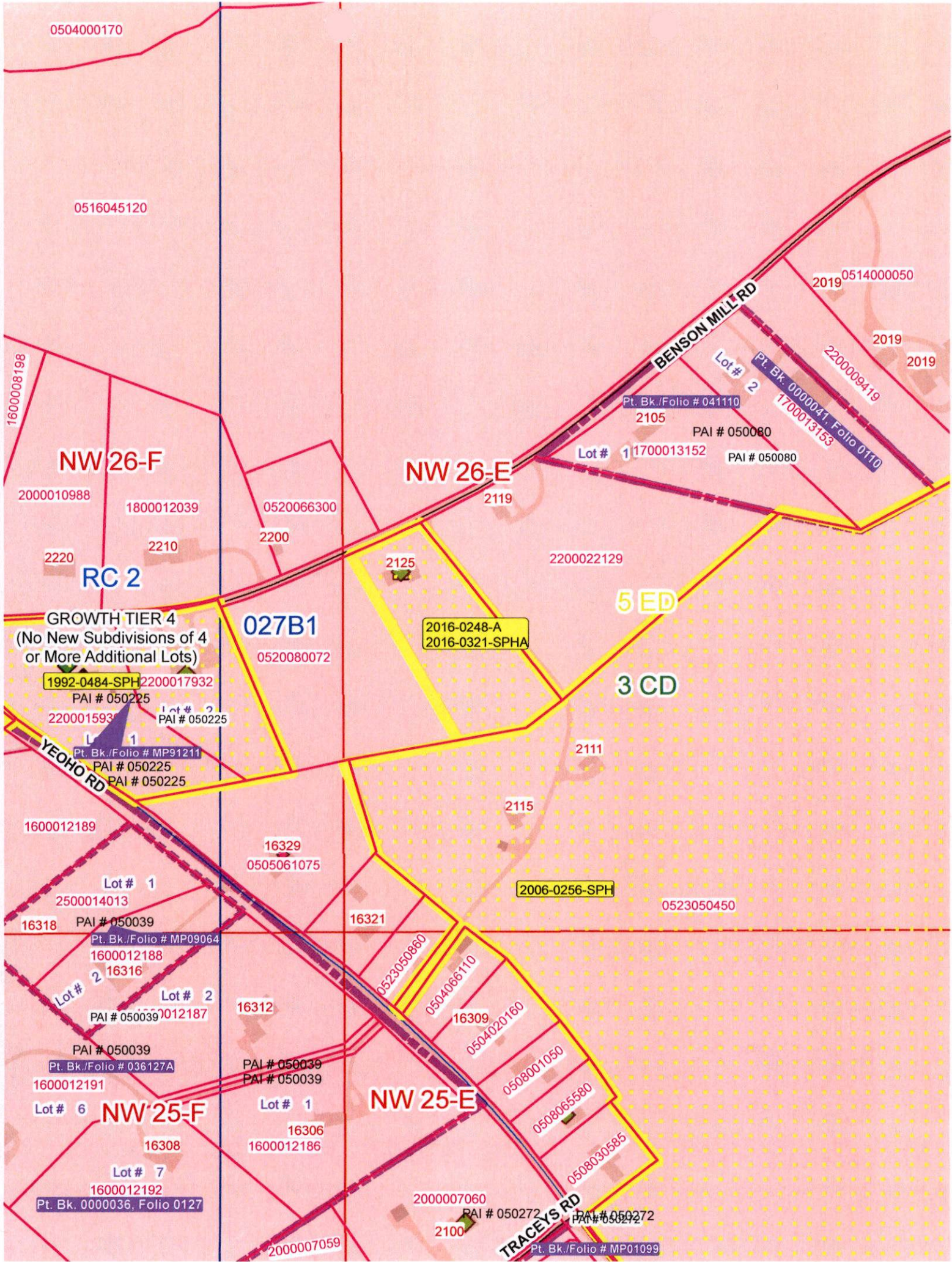
2. The Petitioners or subsequent owners shall not convert the accessory building (pole barn) into a dwelling unit or apartment. The accessory structure (pole barn) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

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



0504000170

0516045120

2019 0514000050

2019

2019

1600008198

BENSON MILL RD

Lot # 2

Pt. Bk./Folio # 041110
2105

PAI # 050080

PAI # 050080

2200009419

Pt. Bk. 0000041, Folio 0110
1700013153

Lot # 1 1700013152

NW 26-E

2119

2000010988

1800012039

0520066300

2200

2210

2220

RC 2

027B1

0520080072

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

1992-0484-SPH 2200017932

PAI # 050225

Lot # 2 PAI # 050225

2200015931

Pt. Bk./Folio # MP91211

PAI # 050225

PAI # 050225

2016-0248-A
2016-0321-SPHA

5 ED

3 CD

2200022129

2125

2111

2115

2006-0256-SPH

0523050450

1600012189

Lot # 1

2500014013

16318

PAI # 050039

Pt. Bk./Folio # MP09064

1600012188

16316

Lot # 2

PAI # 050039 012187

PAI # 050039

Pt. Bk./Folio # 036127A

1600012191

Lot # 6

NW 25-F

16308

Lot # 7

1600012192

Pt. Bk. 0000036, Folio 0127

16329

0505061075

16321

0523050880

0504066110

16309

0504020160

0508001050

0508065580

0508030585

NW 25-E

PAI # 050039

PAI # 050039

Lot # 1

16306

1600012186

2000007060

PAI # 050272

2100

PAI # 050272

Pt. Bk./Folio # MP01099

TRACEYS RD

2000007059

36'

Granted

36 x 88

2016-0321-SPHA

3168 SQ FT

88'

36'

36'

36' x 36'
Existing Building

1296 SQ FT

52'

36'

Proposed In-Law

36' x 52'

see attached floor plan

1872 SQ FT

Existing
proposed
in-law

1296 SQ FT

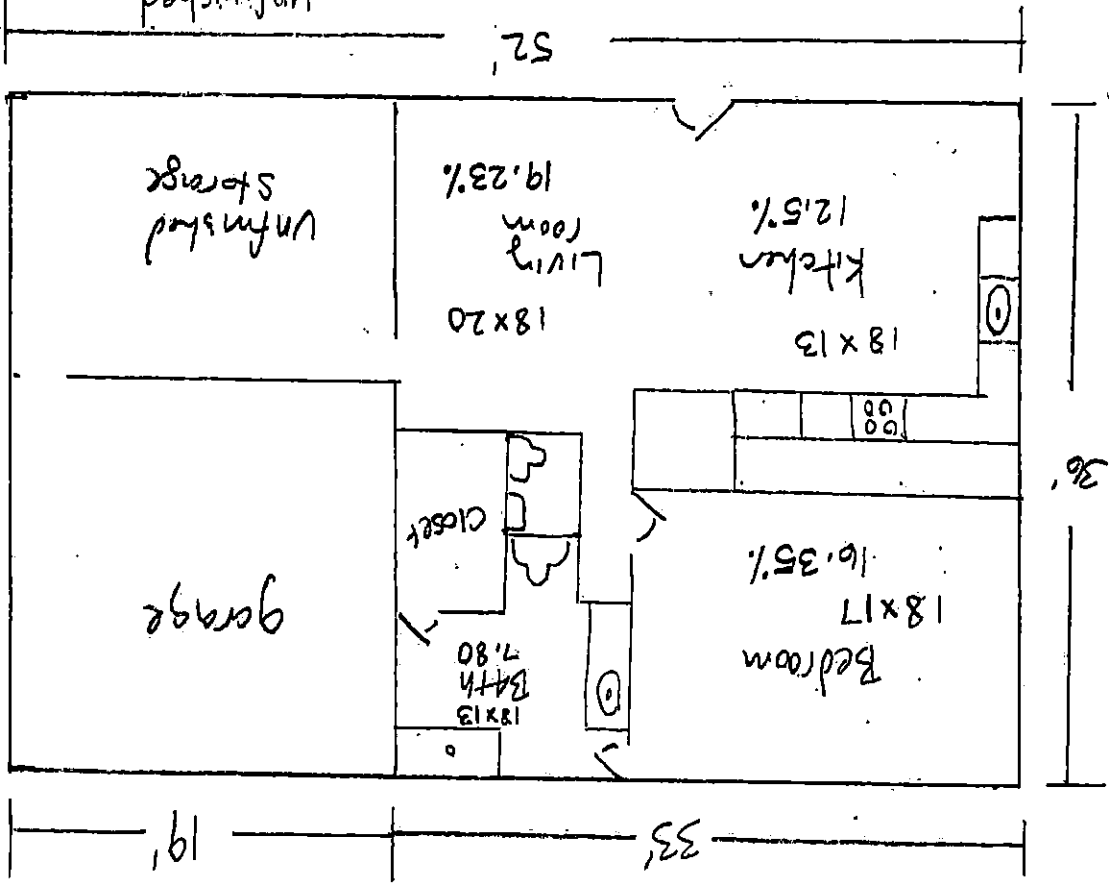
1872 SQ FT

3168 SQ FT
(same as granted)

Not to Scale

2125 Benson Mill Rd.

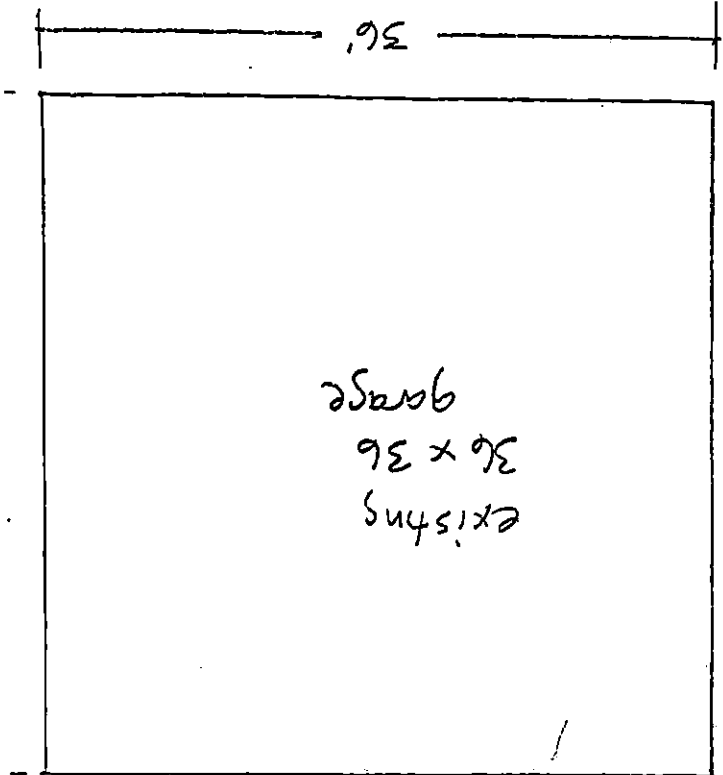
1" = 10'



Total of living space
1188 S.F.

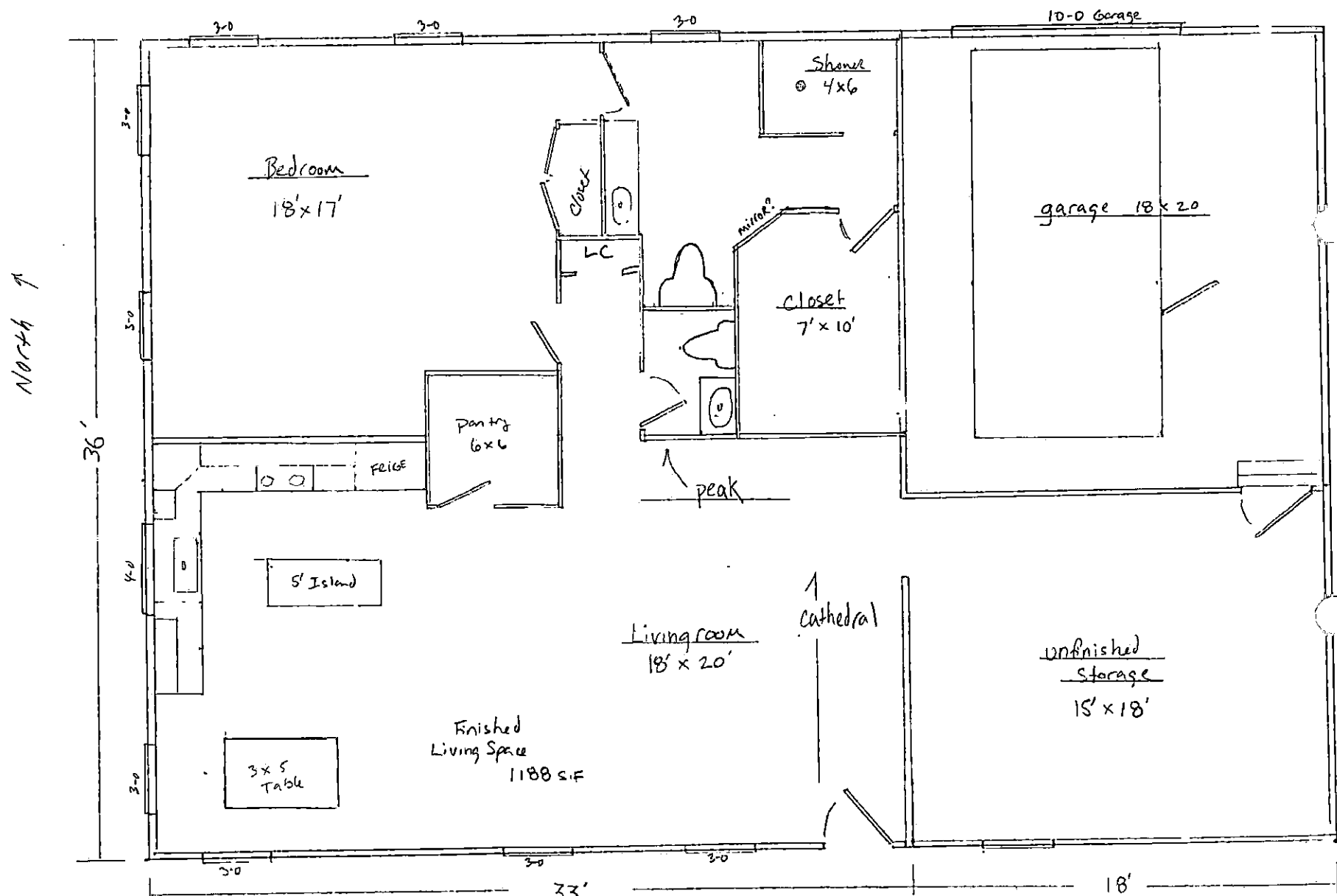
Building square feet 1872 S.F.

Total of Buildings
36 x 88

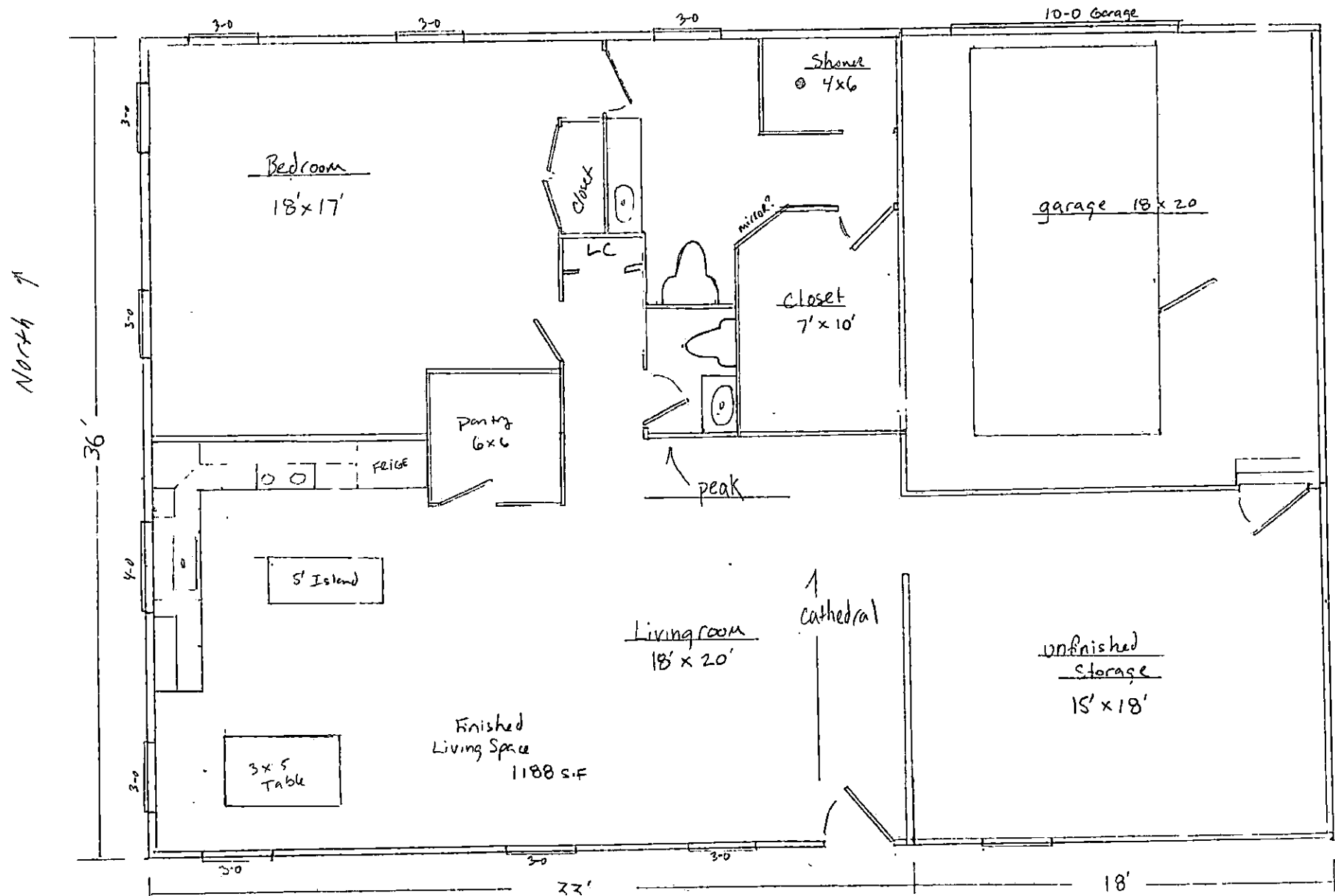


existing
garage
36 x 36

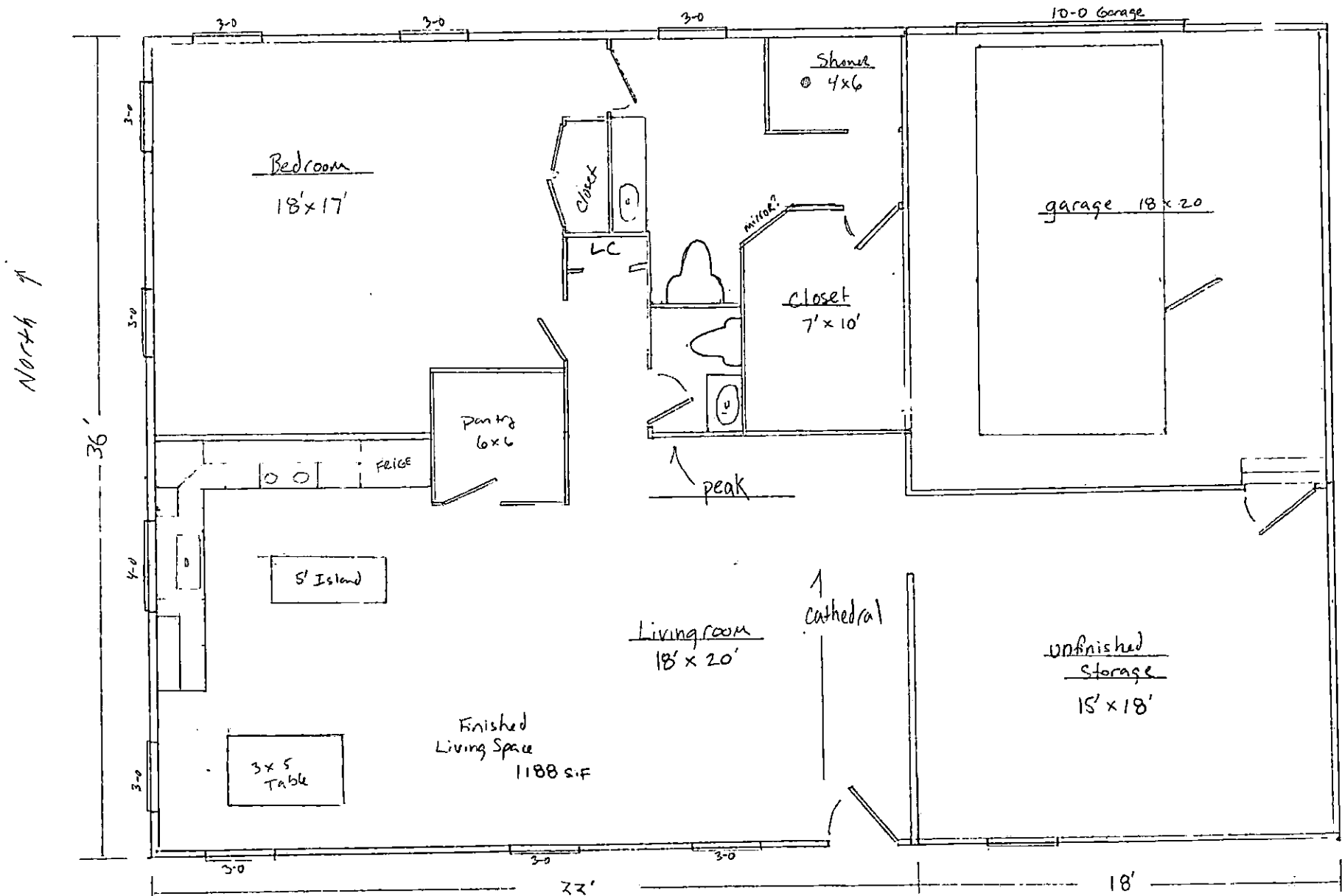
2125 Benson Mill rd.



2125 Benson Mill rd.



2125 Benson Mill rd.

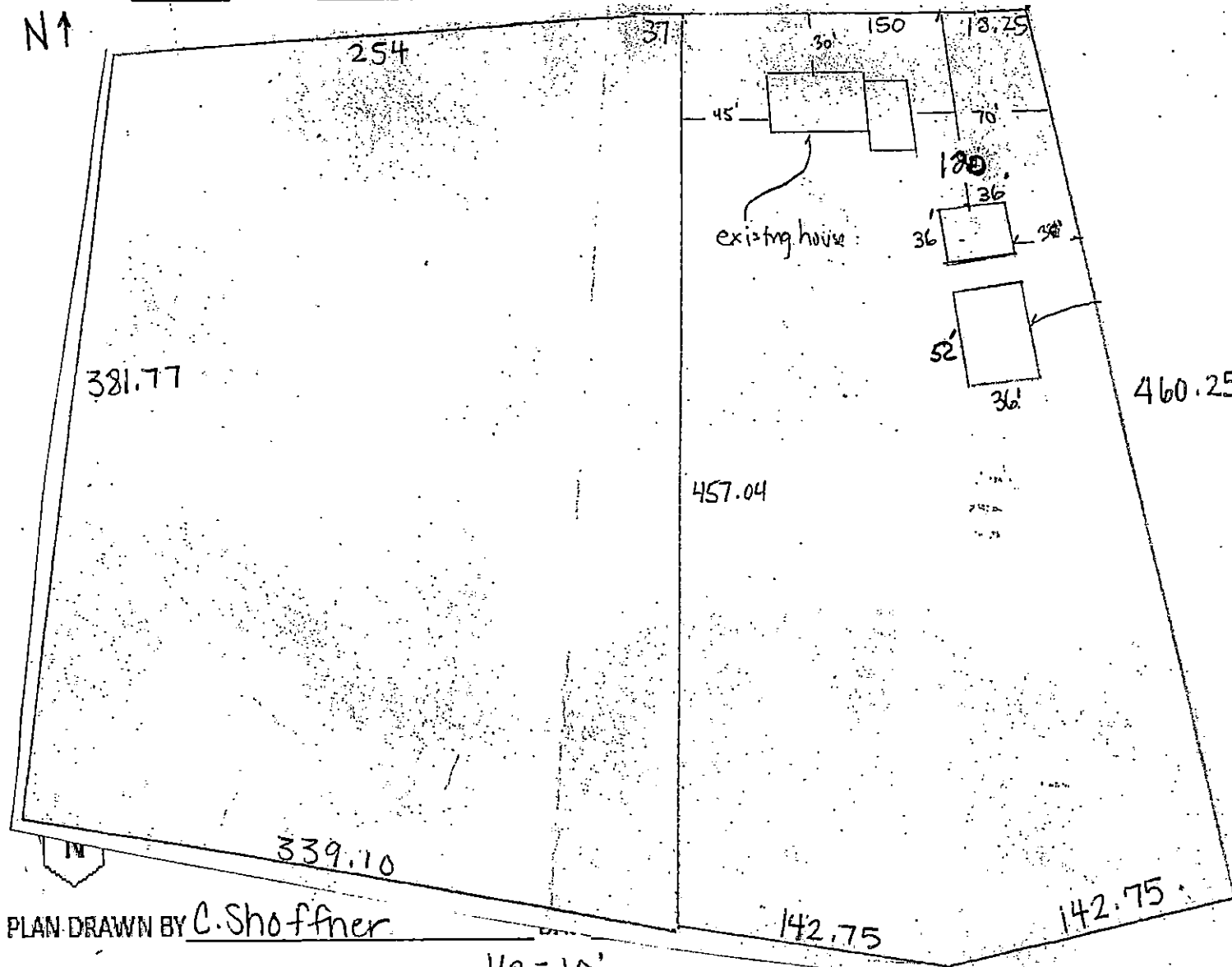


ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 2125 Benson Mill Rd Sparks OWNER(S) NAME(S) Taylor Shoffner Susan Kennan

SUBDIVISION NAME n/a MD 21152 LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0520080072 DEED REF. # _____ / _____



PLAN DRAWN BY C. Shoffner

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 0027

SITE ZONED RC 2

ELECTION DISTRICT 5

COUNCIL DISTRICT 3

LOT AREA ACREAGE 5.14 AC

OR SQUARE FEET _____

HISTORIC? no

IN CBCA? NO

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2016-0248-A

2016-0321-SPHA

2006-0256-SPH

VIOLATION CASE INFO:

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 2nd day of February 2017, by and between Taylor Shoffner and Susan Kennan (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and special hearing to create an in-law living area for Susan and Richard Kennan. (handicapped parent of the property owner) See proposed layout for design/layout.

The property being located at: 2125 Benson Mill Road Sparks, MD 21152 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned RC2, which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for: Richard and Susan Kennan-Susan Kennan is mother to Taylor Shoffner and coowner of the property. Richard Kennan is the father to Taylor Shoffner (owner) and spouse of co-owner Susan Kennan

The other residents of the property are: Taylor Shoffner (owner/daughter of in-law occupants), Christopher Shoffner (spouse of owner), Richard Kennan (minor child), Ryan Shoffner (minor child). All Shoffner's reside in the main dwelling. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

DECLARATIONS

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence.

The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.

3. Upon use permit termination:

A. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

B. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS: _____

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this ____ day _____ of 20____, before the Subscriber, a Notary Public of State of Maryland, personally appeared _____. The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires: _____

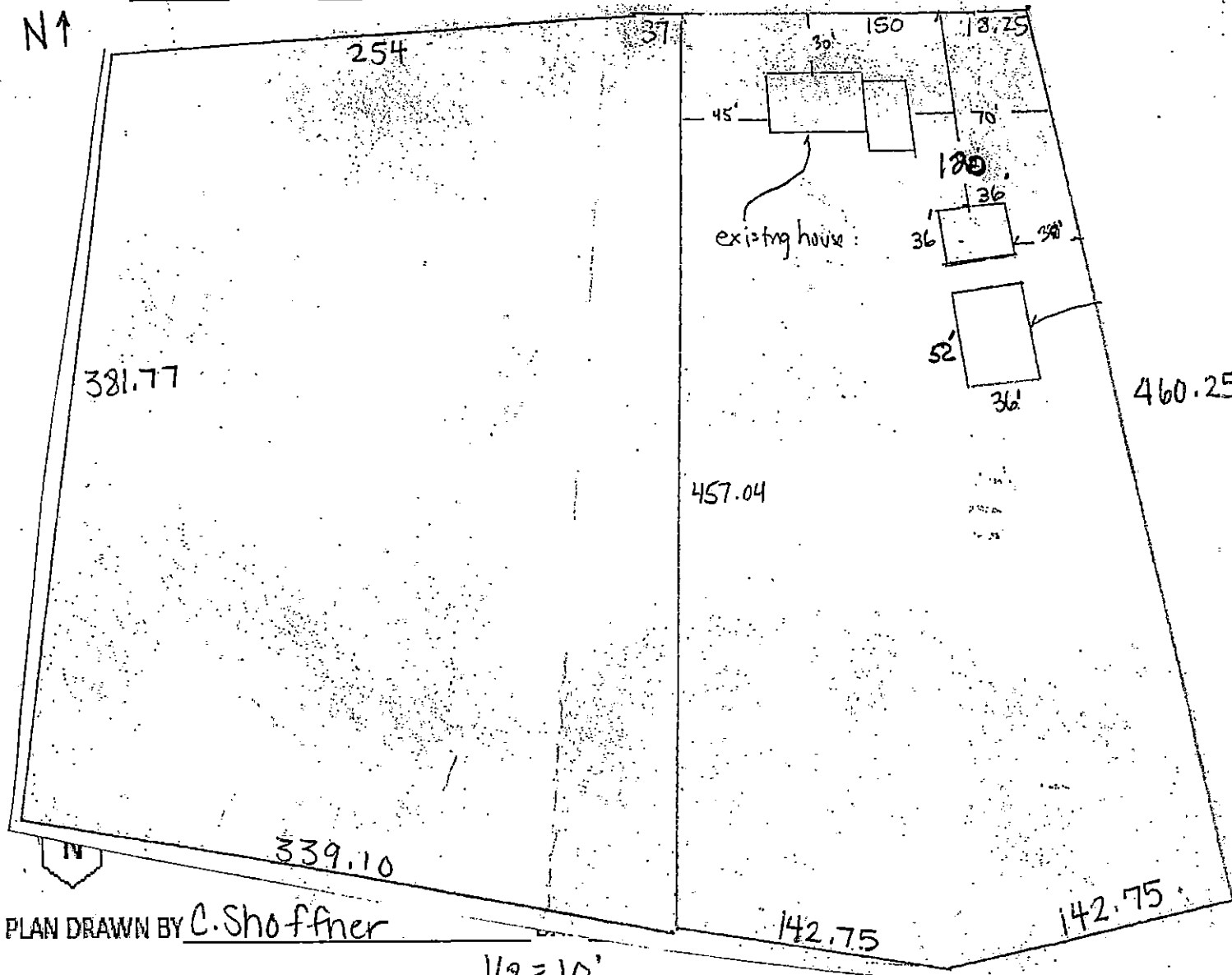
Notary Public _____

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)

ADDRESS 2125 Benson Mill Rd Sparks OWNER(S) NAME(S) Taylor Shoffner Susan Kennan

SUBDIVISION NAME n/a MD 21152 LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 0520080072 DEED REF. # _____



PLAN DRAWN BY C. Shoffner

1/8" = 10'

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 0027

SITE ZONED RC2

ELECTION DISTRICT 5

COUNCIL DISTRICT 3

LOT AREA ACREAGE 5.14 AC

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH ☒

WATER IS:

PUBLIC _____ PRIVATE ☒

SEWER IS:

PUBLIC _____ PRIVATE ☒

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

2016-0248-A

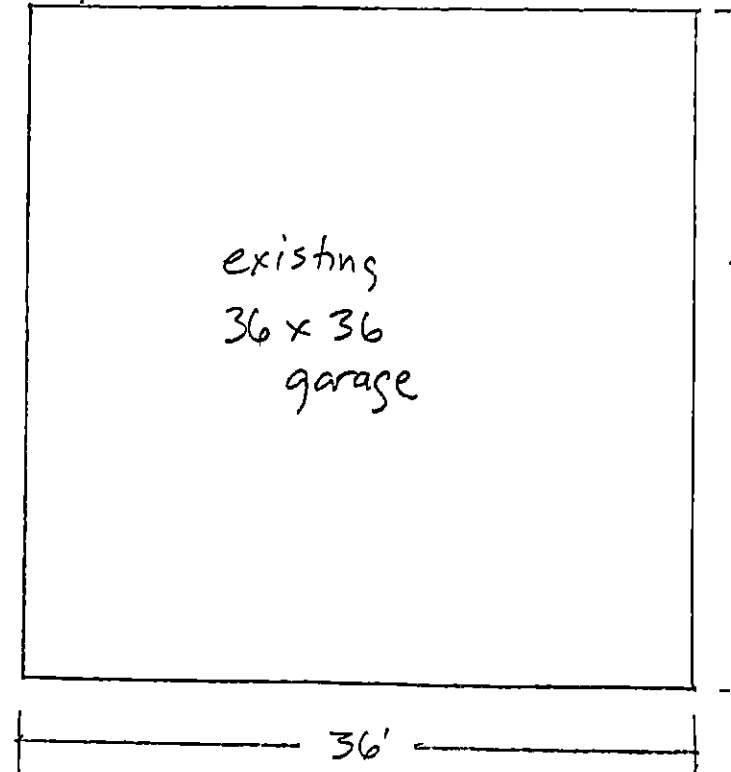
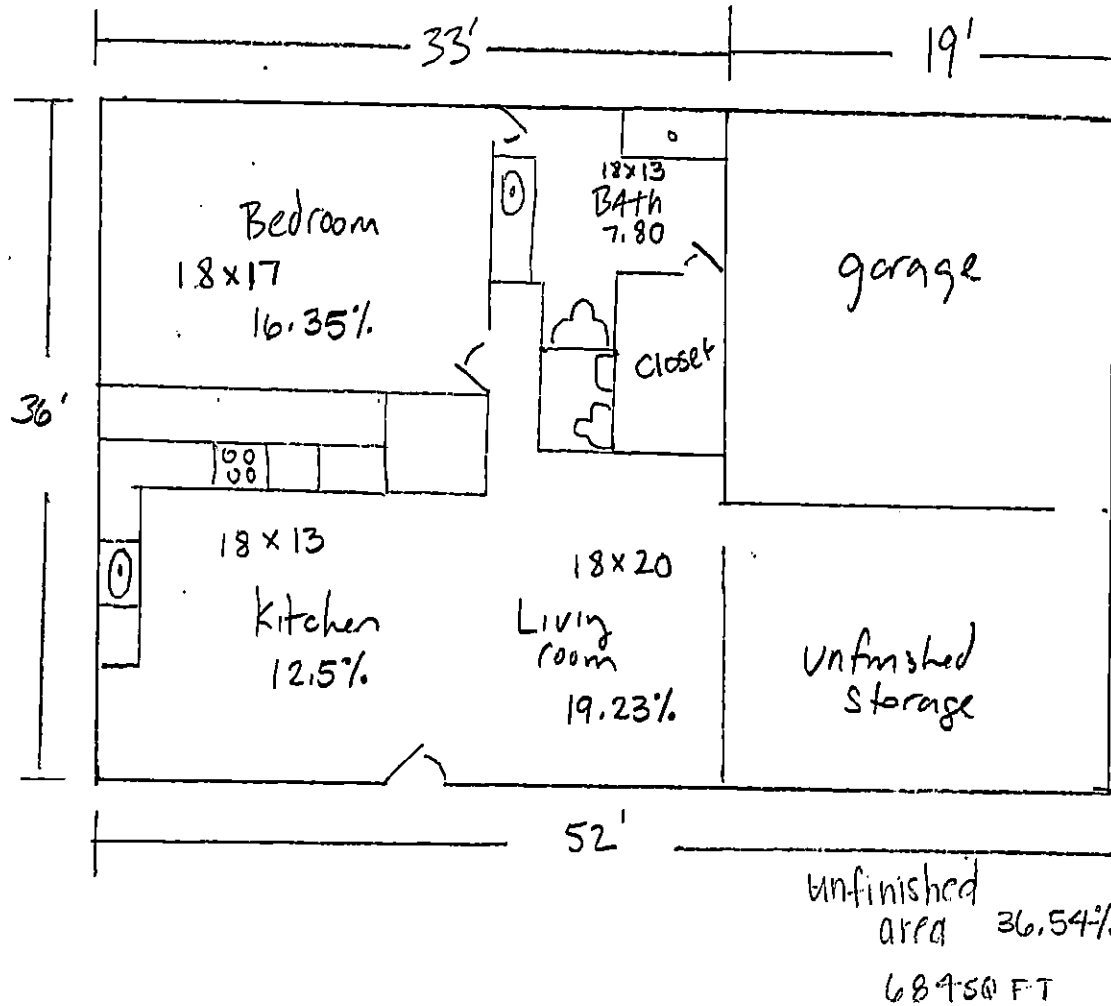
2016-0321-SPHA

2006-0256-SPH

VIOLATION CASE INFO:

2125 Benson Mill Rd.

1" = 10'



Total of Living Space
1188 S.F

Total of Buildings
36 x 88

Building Square Feet 7872 S.F.