

MEMORANDUM

DATE: June 26, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0290-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 25, 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: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(15701 Yeoho Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Lindsay Barranco and	*	HEARINGS FOR
Robert Barranco (deceased)		
Petitioner	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0290-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 owner of the property, Lindsay Barranco and Robert Barranco (deceased) [“Petitioner”]. The Petitioner is requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a detached garage to be located in the front yard with a 21 ft. height in lieu of the rear yard and maximum 15 ft. height, and to approve the amendment of the Final Development Plan (“FDP”) of "Merryman Property", Lot 4 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. No adverse ZAC comments were received from any of the reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 16, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 5-24-18

By EW

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). 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 BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the detached 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 BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24th day of **May, 2018**, 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 ("BCZR"), to permit a detached garage to be located in the front yard with a 21 ft. height in lieu of the rear yard and maximum 15 ft. height, and to approve the amendment of the Final Development Plan ("FDP") of "Merryman Property", Lot 4 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 5-24-18

By [Signature]

2. Petitioner or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed detached 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 5-24-18

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 15701 Yeoho Road Currently zoned RC2
 Deed Reference 38181 100053 10 Digit Tax Account # 2000007543
 Owner(s) Printed Name(s) Robert Barranco & Lindsay Barranco
(deceased)

(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) 400.1 & 400.3 to permit a detached garage to be located in the front yard with a 21-ft height in lieu of the rear yard and maximum 15-ft height. AND

mjk

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

to approve the amendment of the Final Development Plan (FDP) of "Merryman Property" Lot 4.

mjk

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):

Robert Barranco (deceased) Lindsay Barranco
 Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

15701 Yeoho Road Sparks MD

Mailing Address City State

21152 1-410-570-1132 LBarranco@comcast.net
 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:

Mitch Kellman, DMW, Inc.

Name – Type or Print

Signature

501 Fairmount Ave Towson MD

Mailing Address City State

21286 410-296-3333 mikellman@dmw.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 5 day of May, 2018 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 2018-0290-A Filing Date 4/24/2018 Estimated Posting Date 5/6/18 Reviewer [Signature]

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: 15701 Yeoho Road Sparks MD 21152
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)

x * please see attached

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

x (deceased)
Signature of Owner (Affiant)
Robert Barranco
Name- Print or Type

x [Signature]
Signature of Owner (Affiant)
Lindsay Barranco
Name- Print or Type

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

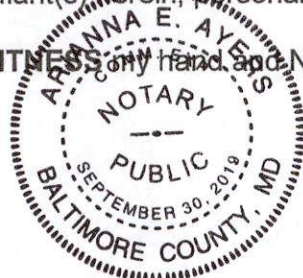
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

x I HEREBY CERTIFY, this 11th day of April, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Lindsay Barranco

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

AS WITNESS my hand and Notaries Seal



x [Signature]
Notary Public
September 30th, 2019
My Commission Expires

0290-A

REV. 5/5/2016

Reasons for 15701 Yeoho Road Variance Request:

- A septic field is in the back of the house, in the backyard
- A propane tank is buried in the ground to the side/back of the house (as you stand in front of the house it is to the right back of the house)
- To the left side of the house is the well and (fixed) generator
- There is no room toward the side or back of the house that could possibly accommodate a garage, given the property configuration
- The typography of the property and house and current driveway location lend itself to the location of a garage being to the side/front of home on the right
- This will place the garage close to the front entry way of the house
- There really is no side or rear access to home. Main entry way is in the front and garage location would be more convenient toward the front of home and front door
- No neighbors are close or visible
- Location of garage in front/side would put it in a more visible location (for safety purposes)

0290-A

ZONING DESCRIPTION

For
15701 Yeoho Road

Beginning at a point on the northeast side of Yeoho Road, with a variable right-of-way width, at the distance of 1,180 feet north of the centerline of Belfast Road, with a variable right-of way width, containing 1.563 acres or 68,084 square feet, known as Lot Number 4 of the Merryman Property, as recorded in Plat 2 of Plat Book 54/30.

Also known as 15701 Yeoho Road located within the 3rd Councilmanic District and the 8th Election District, Sparks, Maryland 21152

2018-0290-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 4, 2018

FROM: *MCD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 07, 2018
Item No. 2018-0272-A (**REVISED VARIANCE**), 0284-SPH, 0285-SPHA,
0286-A, 0290-A, 0291-A, 0292-SPHA, and 0293-A

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

* * * * *

VKD: cen
cc: file

CERTIFICATE OF POSTING

Date: 5-6-18

RE: Case Number: 2018-0290-A

Petitioner/Developer: Lindsay Barranco

Date of Hearing/Closing: 5-21-18

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 15701 Yeok Rd

The signs(s) were posted on 5-6-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

ZONING NOTICE ^{#1}

ADMINISTRATIVE VARIANCE

CASE # 2018-0290-A
TO PERMIT A GARAGE IN THE FRONT
YARD OF AN EXISTING SINGLE FAMILY DWELLING WITH
A HEIGHT OF 21 FEET IN LIEU OF THE REAR YARD AND
THE REQUIRED 15 FEET RESPECTIVELY AND TO AMEND THE
FINAL DEVELOPMENT PLAN OF "MERRYMAN PROPERTY" FOR
LOT #4 ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 5/21/18.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

ZONING NOTICE

#2

VARIANCE

ADMINISTRATIVE

CASE # 2018-0290 -A

TO PERMIT A GARAGE IN THE FRONT YARD OF AN
EXISTING SINGLE FAMILY DWELLING WITH A HEIGHT
OF 21 FEET IN LIEU OF THE REAR YARD AND THE RE-
QUIRED 15 FEET RESPECTIVELY AND TO AMEND THE
FINAL DEVELOPMENT PLAN OF "HERRMAN PROPERTY"
FOR LOT #4 ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 5/21/18

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 5-16-18

RE: Case Number: 2018-0290-A RECERT

Petitioner/Developer: Barranco

Date of Hearing/Closing: 5-21-18

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 15701 Yeoh Rd

The sign(s) were posted on Recert 5-16-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

ZONING NOTICE

#1

ADMINISTRATIVE VARIANCE

CASE # 2018-0290-A

TO PERMIT A GARAGE IN THE FRONT
YARD OF AN EXISTING SINGLE FAMILY DWELLING WITH
A HEIGHT OF 21 FEET IN LIEU OF THE REAR YARD AND
THE REQUIRED 15 FEET RESPECTIVELY AND TO AMEND THE
FINAL DEVELOPMENT PLAN OF "MERRYMAN PROPERTY" FOR
LOT #4 ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 5/21/18

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2018-0290 -A

TO PERMIT A GARAGE IN THE FRONT YARD OF AN
EXISTING SINGLE FAMILY DWELLING WITH A HEIGHT
OF 21 FEET IN LIEU OF THE REAR YARD AND THE RE-
QUIRED 15 FEET RESPECTIVELY AND TO AMEND THE
FINAL DEVELOPMENT PLAN OF MERRYMAN PROPERTY
FOR LOT #4 ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 5/21/18

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0290 -A Address 15701 Yeoho Road

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

Filing Date: 4/24/18 Posting Date: 5/6/18 Closing Date: 5/21/18

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- 0288 -A Address 15701 Yeoho Road

Petitioner's Name LINDSEY BARRANCO Telephone 410-570-1132

Posting Date: 5/6/18 Closing Date: 5/21/18

Wording for Sign:

To permit a garage in the front yard of an existing single family dwelling with a height of 21 feet in lieu of the rear yard and the required 15 feet respectively and to Amend the Final Development Plan of "Merryman Property" for lot #4 only.

Revised 6/30/2018

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

May 22, 2018

Lindsay Barranco
Robert Barranco (Deceased)
15701 Yeoho Road
Sparks MD 21152

RE: Case Number: 2018-0290 A, Address: 15701 Yeoho 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 April 24, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Mitch Kellman, 501 Fairmount Avenue, Towson MD 21286



STATE HIGHWAY
ADMINISTRATION

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

Date: 4/30/18

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. 2018-0290-A

Administrative Variance
Lindsay Barranco & Robert Barranco (deceased)
15701 Yeoh 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 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: May 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0290-A
Address 15701 Yeoho Road
(Barranco Property)

Zoning Advisory Committee Meeting of **May 7, 2018**.

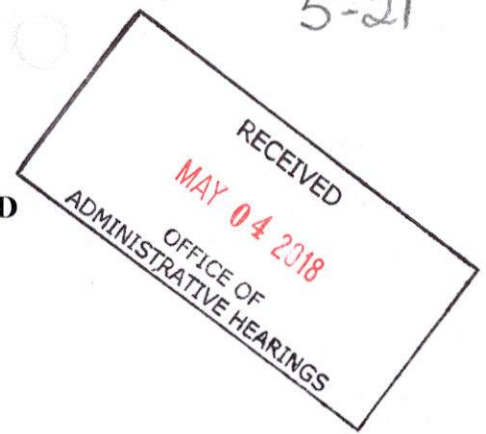
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

5-21

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: May 4, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0290-A
Address 15701 Yeoho Road
(Barranco Property)

Zoning Advisory Committee Meeting of **May 7, 2018**.

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

Reviewer: Steve Ford

CHECKLIST

<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>5-4</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>4-30</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 1985-0281-SPH)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 5-16-18 by P. Leon

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'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 - 08 Account Number - 2000007543			
Owner Information					
Owner Name:	BARRANCO ROBERT BARRANCO LINDSAY		Use:	RESIDENTIAL	
Mailing Address:	15701 YEOHO RD SPARKS MD 21152-9620		Principal Residence:	YES	
			Deed Reference:	/38181/ 00053	
Location & Structure Information					
Premises Address:		15701 YEOHO RD SPARKS 21152-9620		Legal Description:	1.524 AC PT LT 4 15701 YEOHO RD MERRYMAN PROP
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0027	0016	0292		0000	4 2017
					Assessment Year: 2017
					Plat No: 2
					Plat Ref: 0054/0030
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1987	2,778 SF		1.5200 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		184,100	184,100		
Improvements		267,400	262,400		
Total:		451,500	446,500	446,500	446,500
Preferential Land:		0			0
Transfer Information					
Seller: MANNA GINO A		Date: 10/27/2016		Price: \$632,800	
Type: ARMS LENGTH IMPROVED		Deed1: /38181/ 00053		Deed2:	
Seller: AYERS GERALD D		Date: 06/18/2003		Price: \$425,000	
Type: ARMS LENGTH IMPROVED		Deed1: /18221/ 00067		Deed2:	
Seller: CHALMERS BRUCE A		Date: 11/13/2001		Price: \$372,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15747/ 00316		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:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 11/29/2017					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

ZAC AGENDA

Case Number: 2018-0290-A **Reviewer:** Leonard Wasilewski
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Lindsay Barranco & Robert Barranco (deceased)
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 15701 YEOHO RD
Location: NE/S of Yeoho Road, 1180 ft. N of the centerline of Belfast Road

Existing Zoning: RC 2 **Area:** 1.563 ACRES, 68,084 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a detached garage to be located in the front yard with a 21 ft. height in lieu of the rear yard and maximum 15 ft. height and to approve the amendment of the Final Development Plan (FDP) of "Merryman Property", Lot 4.

Attorney: Not Available

Prior Zoning Cases: 1985-0281

Concurrent Cases: None

Violation Cases: None

Closing Date: 05/21/2018

Miscellaneous Notes:

Case Number: 2018-0291-A **Reviewer:** Leonard Wasilewski
Existing Use: RESIDENTIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: Jana May Leonard
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 6526 BLACKHEAD RD
Location: N/S of Blackhead Road, 520 ft. W of the centerline of Crooks Road

Existing Zoning: RC 2 **Area:** 26,800 SQ. FT., 0.615 ACRE

Proposed Zoning:

VARIANCE:

To permit a front yard setback of 68 ft. from the centerline of any street and side yard setbacks of 28 ft. and 17 ft. in lieu of the required 75 ft., 35 ft., and 35 ft., respectively, for a new dwelling attached to an existing garage.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a special hearing under Section 204 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve the rezoning of the property and the transfer of density units across the road to a SUPPLEMENTAL PARCEL in the same ownership, and the reduction of combined density units.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound 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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Address

City and State

Signature

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City and State

Attorney's Telephone No.

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Legal Person(s):
 John B. MERRYMAN
 John B. MERRYMAN
 MATTHEW W. MERRYMAN
 John B. MERRYMAN

1140 Cold Spring Road, #2125
 Sparks, Maryland
 305 W. Chesapeake Avenue, Suite 204
 Towson, Maryland 21204
 Lewis L. Flury
 825-9200

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of February, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 28th day of April, 1985, at 11:00 o'clock.

By: [Signature]
 Zoning Commissioner of Baltimore County

Case No.

Item No.

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85-281-SFH

233

June 20, 1985

NE/S and SW/S of York Road, 540'

NE of the centerline of Heifast Rd.

8th Election District

John B. MERRYMAN, et al, Petitioners

1. Copy of Petition

2. Copy of Description of Property

3. Copy of Certificate of Posting (2)

4. Copy of Certificate of Publication

5. Copy of Zoning Advisory Committee Comments

6. Copy of Comments from the Director of Planning

7. Planning Board Comments and Accompanying Map

8. Copy of Order to Enter Appearance

9. Copy of Order - Zoning/Deputy Zoning Commissioner

10. Copy of Plat of Property

11. 200' Scale Location Plan

12. 1000' Scale Location Plan

13. Memorandum in Support of Petition

14. Letter(s) from Protestor(s)

15. Letter(s) from Petitioner(s)

16. Protestor's Exhibit to

17. Petitioner's Exhibit "1" to 2

18. Letter of Appeal

19. Miscellaneous Correspondence

20. People's Counsel

21. Request Notification

22. Request Notification

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85-281-SFH

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May 6, 1965

Laurel A. Murray, Manager
325 East Chesapeake Avenue, Suite 207
Baltimore, Maryland 21204

Dear Mr. Murray:

I have come to the conclusion that the composition of particle and density in-
crease in the water column is not sufficient to explain the observed in-
crease in the water column. Therefore, I am attaching a letter to you
regarding the water column. I am enclosing a copy of the letter to you
dated before me on May 23, 1965 at 11:00 A.M.

Sincerely,

Robert S. Ball
Field Station Manager

Enclosure

Atty
at
Fleming's Counsel

[illegible]

1 APR 17 1967

131. RETURNED TO CORRECTIONAL DEPARTMENT
BY MAIL AND SACS JAMES H. HAYES
JAN 11 1965
RECEIVED
DEPARTMENT OF CORRECTIONS
JAN 11 1965
208 N. KENNESAW, ST. LOUIS
MISSOURI

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UNITED STATES OF AMERICA

Please note on report from your decision in the above-captioned matter, under date of April 13, 1965, to the County Board of Appeals and forward all reports in connection therewith to the Board for hearing.

Phyllis Lee Paulsen
Phyllis Lee Paulsen
4444 1/2 Cedar Street
St. Louis, MO 63123

Phyllis Lee Paulsen
Phyllis Lee Paulsen
4444 1/2 Cedar Street
St. Louis, MO 63123

44-380 45
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RECEIVED
DEPARTMENT OF CORRECTIONS
JAN 11 1965

X CORRECTION NOTE on this 200 copy of June, 1955, a copy of the Impounding Release of Appeal was mailed to Corrie L. Finney, Esquire, 215 W. Chesapeake Ave., Suite 201, Vero, MO, 63274.

Phyllis Lee Paulsen
Phyllis Lee Paulsen

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and a barn, respectively, would be combined into one lot. Parcel C would be expanded to allow only one lot, and Parcel D would allow the barn, but one would be required to be located on the lot. The proposed subdivision of the parcel for commercial purposes approximately 15 acres to provide the combined use of the parcel for agricultural purposes.

Each of the conditions enumerated under the proposed subdivision, resulting in the reduction of building lots, addresses the rural and agricultural nature of the area.

It is to the opinion of the Appeal Court the proposed transfer of family owned property the Bullington County Zoning Ordinance (MCO) in that the parcels are owned by one property owner and that the transfer would not violate the intent of the MCO regulations. The conditions that the appeal and intent of the MCO would not be violated if the subdivisions were allowed and that there would be no adverse impact on the health, safety, and general welfare of the community. Therefore, since if the two-acre parcels are subdivided into 15 lots, more required to be subdivided, he believes the subject parcel should still be in compliance with all of the conditions provided in ordinance twenty.

The Williamson parcel falls from Section M23.2.3.1, MCO.

Concerning the Williamson's intention of their property under existing zoning to provide the same with section subdivision of their property under existing zoning and planning conditions previously to a continued agricultural use of the property and future subdivisions of the Williamson County by providing a homestead from the same of about one-half acre. Section 1611.1.6, MCO, and Section 1611.1.7, MCO, states that the Williamson County shall be divided into lots of not less than 1/2 acre, 1/4 acre, 1/8 acre, 1/16 acre, 1/32 acre, 1/64 acre, 1/128 acre, 1/256 acre, 1/512 acre, 1/1024 acre, 1/2048 acre, 1/4096 acre, 1/8192 acre, 1/16384 acre, 1/32768 acre, 1/65536 acre, 1/131072 acre, 1/262144 acre, 1/524288 acre, 1/1048576 acre, 1/2097152 acre, 1/4194304 acre, 1/8388608 acre, 1/16777216 acre, 1/33554432 acre, 1/67108864 acre, 1/134217728 acre, 1/268435456 acre, 1/536870912 acre, 1/1073741824 acre, 1/2147483648 acre, 1/4294967296 acre, 1/8589934592 acre, 1/17179869184 acre, 1/34359738368 acre, 1/68719476736 acre, 1/137438953472 acre, 1/274877906944 acre, 1/549755813888 acre, 1/1099511627776 acre, 1/2199023255552 acre, 1/4398046511104 acre, 1/8796093022208 acre, 1/17592186044416 acre, 1/35184372088832 acre, 1/70368744177664 acre, 1/140737488355328 acre, 1/281474976710656 acre, 1/562949953421312 acre, 1/1125899906842624 acre, 1/2251799813685248 acre, 1/4503599627370496 acre, 1/9007199254740992 acre, 1/18014398509481984 acre, 1/36028797018963968 acre, 1/72057594037927936 acre, 1/144115188075855872 acre, 1/288230376151711744 acre, 1/576460752303423488 acre, 1/1152921504606846976 acre, 1/2305843009213693952 acre, 1/4611686018427387904 acre, 1/9223372036854775808 acre, 1/18446744073709551616 acre, 1/36893488147419103232 acre, 1/73786976294838206464 acre, 1/147573952589676412928 acre, 1/295147905179352825856 acre, 1/590295810358705651712 acre, 1/1180591620717411303424 acre, 1/2361183241434822606848 acre, 1/4722366482869645213696 acre, 1/9444732965739290427392 acre, 1/18889465931478580854784 acre, 1/37778931862957161709568 acre, 1/75557863725914323419136 acre, 1/151115727451828646838272 acre, 1/302231454903657293676544 acre, 1/604462909807314587353088 acre, 1/1208925819614629174706176 acre, 1/2417851639229258349412352 acre, 1/4835703278458516698824704 acre, 1/9671406556917033397649408 acre, 1/19342813113834066795298816 acre, 1/38685626227668133590597632 acre, 1/77371252455336267181195264 acre, 1/154742504910672534362390528 acre, 1/309485009821345068724781056 acre, 1/618970019642690137449562112 acre, 1/1237940039285380274899124224 acre, 1/2475880078570760549798248448 acre, 1/4951760157141521099596496896 acre, 1/9903520314283042199192993792 acre, 1/19807040628566084398385987584 acre, 1/39614081257132168796771975168 acre, 1/79228162514264337593543950336 acre, 1/158456325028528675187087900672 acre, 1/316912650057057350374175801344 acre, 1/633825300114114700748351602688 acre, 1/1267650600228229401496703205376 acre, 1/2535301200456458802993406410752 acre, 1/5070602400912917605986812821504 acre, 1/10141204801825835211973625643008 acre, 1/20282409603651670423947251286016 acre, 1/40564819207303340847894502572032 acre, 1/81129638414606681695789005144064 acre, 1/162259276829213363391578010288128 acre, 1/324518553658426726783156020576256 acre, 1/649037107316853453566312041152512 acre, 1/1298074214633706907132624082305024 acre, 1/2596148429267413814265248164610048 acre, 1/5192296858534827628530496329220096 acre, 1/10384593717069655257060992658440192 acre, 1/20769187434139310514121985316880384 acre, 1/41538374868278621028243970633760768 acre, 1/83076749736557242056487941267521536 acre, 1/166153499473114484112975882535043072 acre, 1/332306998946228968225951765070086144 acre, 1/664613997892457936451903530140172288 acre, 1/1329227995784915872903807060280344576 acre, 1/2658455991569831745807614120560689152 acre, 1/5316911983139663491615228241121378304 acre, 1/10633823966279326983230456482242756608 acre, 1/21267647932558653966460912964485513216 acre, 1/42535295865117307932921825928971026432 acre, 1/85070591730234615865843651857942052864 acre, 1/170141183460469231731687303715884105728 acre, 1/340282366920938463463374607431768211456 acre, 1/680564733841876926926749214863536422912 acre, 1/1361129467683753853853498429727072845824 acre, 1/2722258935367507707706996859454145691648 acre, 1/5444517870735015415413993718908291383296 acre, 1/10889035741470030830827987437816582766592 acre, 1/21778071482940061661655974875633165533184 acre, 1/43556142965880123323311949751266331066368 acre, 1/87112285931760246646623899502532662132736 acre, 1/174224571863520493293247799005065324265472 acre, 1/348449143727040986586495598010130648530944 acre, 1/696898287454081973172991196020261297061888 acre, 1/13937965749081639463

[illegible]

703 47 649

APR 17 1967

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Division Est. Date of Posting 7-15-85
 Petitioner: John B. Harrison, et al.
 Location of property: NE 1/4 & S 1/4 of York Rd. 500' NW of the
C.R. of Buford Rd.
 Location of Sign: NE 1/4 of York Rd. and 1/4 mi. SW of
of Buford Rd. at the same office 1/4 mi. NW of Buford Rd.
 Remarks: _____
 Posted by: A. J. Carter Date of return: 7-22-85
 Number of Signs: 2

April 1985
1000 Buford Rd.
Sparks, Md.
2452

To Whom It May Concern:

We support Mr. John B. Harrison's
petition for transfer of lots from the
east side of York Road to the west side.

Sincerely,

John Marshall Smith
Russell C. Smith

**PETITIONER'S
EXHIBIT 2**

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 14, 1985

THIS IS TO CERTIFY, that the above advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
March 14, 1985.

THE JEFFERSONIAN

18 Kentland

85-281-SPH
Cost of Advertising

22.00

85-281-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
day of February, 1985.

Petitioner: John B. Harrison, et al. Received by: William H. Harrison
 Petitioner's Attorney: _____ Nicholas J. Connors, Inc. Planning
 Advisory Committee

CATE OF PUBLICATION

85-281-SPH

Towson, Md. 4/3-1985

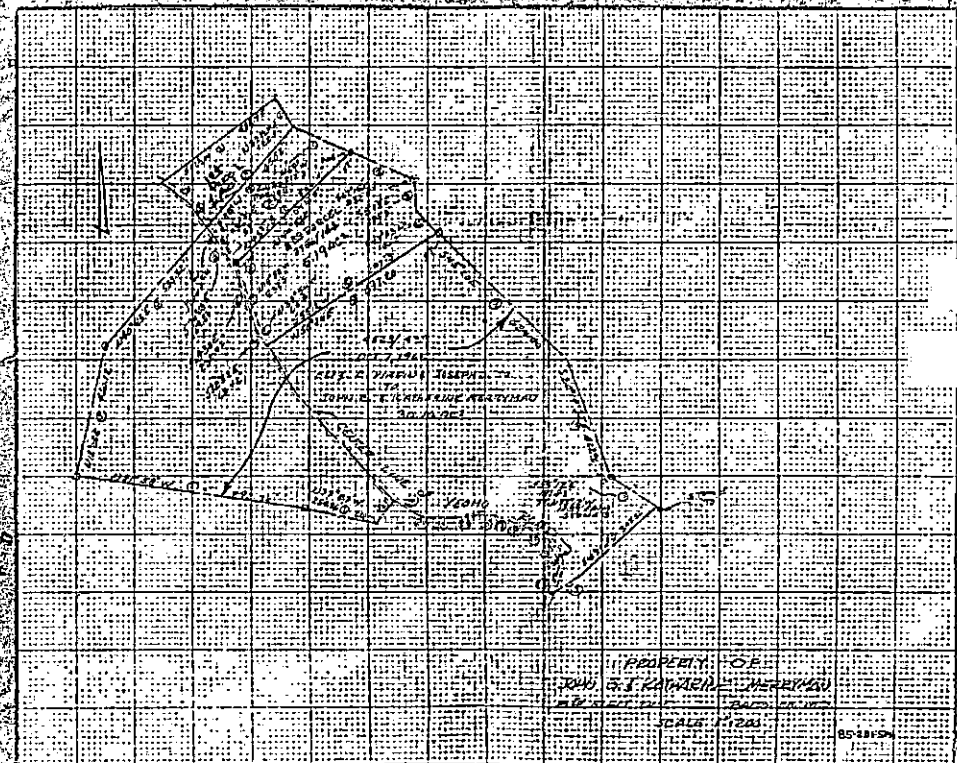
THIS IS TO CERTIFY, that the above advertisement
was published in the TOWSON TIMES, a weekly news-
paper distributed in Towson, Baltimore County, Md.,
appearing on the 1st consecutive week, the
first publication appearing on the 1st day of
March, 1985.

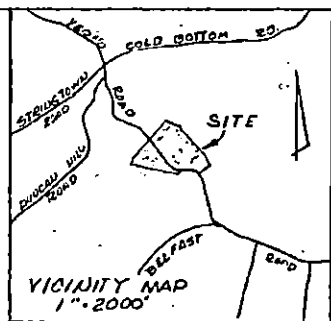
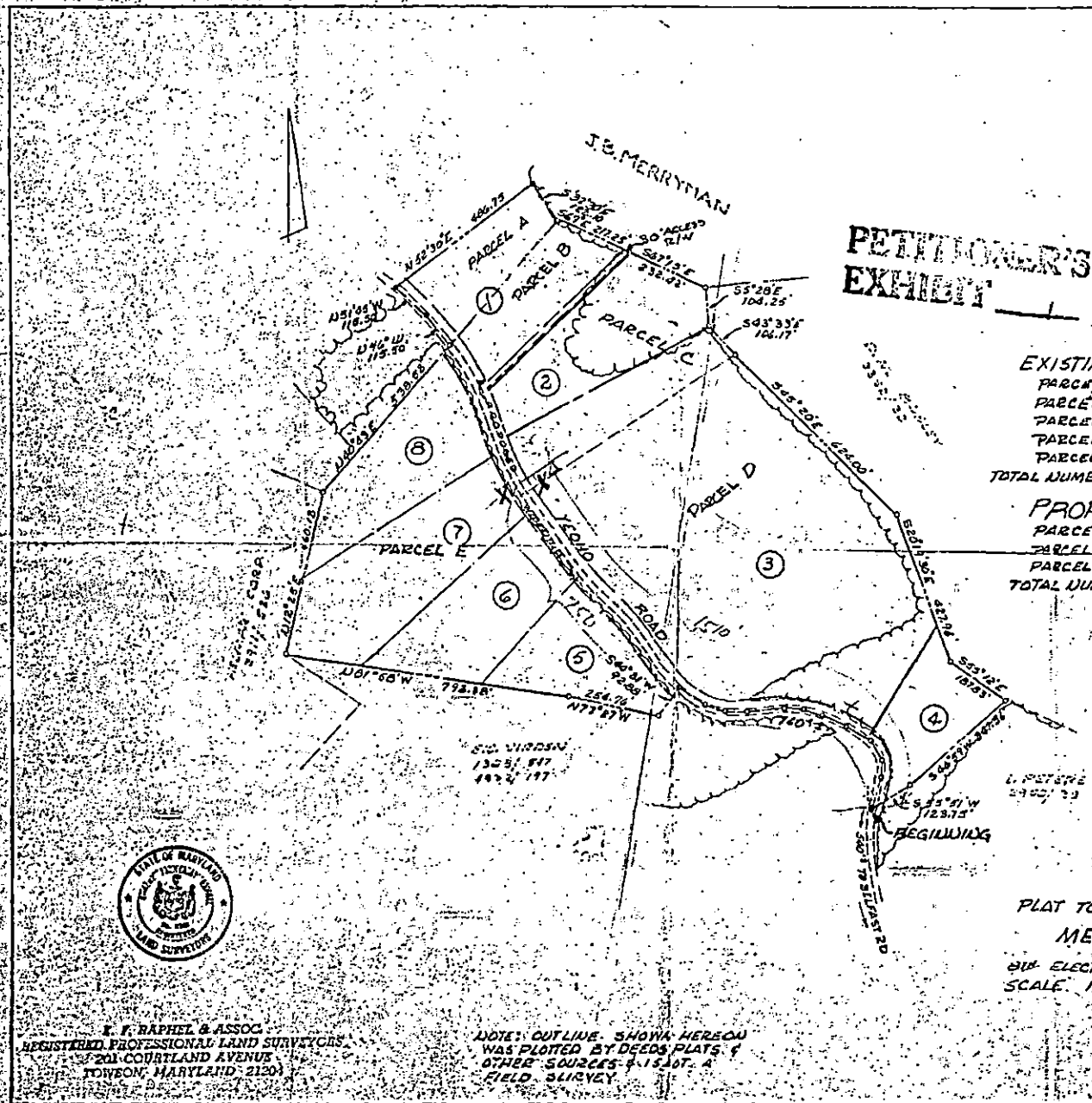
The TOWSON TIMES
10-10-10-10
Cost of Advertising: 2.50

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Division Est. Date of Posting July 1-85
 Petitioner: John B. Harrison, et al.
 Location of property: NE 1/4 and S 1/4 of York Rd.
500' NW of the C.R. of Buford Rd.
 Location of Sign: NE 1/4 of York Rd. and 1/4 mi. SW of
of Buford Rd. at the same office 1/4 mi. NW of Buford Rd.
 Remarks: _____
 Posted by: A. J. Carter Date of return: July 5, 1985
 Number of Signs: 2





PETITIONER'S EXHIBIT

DENSITY CALC. RC 2 ZONE

EXISTING	LOTS PERMITTED
PARCEL A - 2 AC.	2
PARCEL B - 2.1 AC.	2
PARCEL C - 5.2 AC.	2
PARCEL D - 17.8 AC.	2
PARCEL E - 12.5 AC.	2
TOTAL NUMBER LOTS PERMITTED	10

PROPOSED	LOTS PERMITTED
PARCEL A & B - 4.1 AC.	1 LOT ①
PARCEL C & D - 23.0 AC.	3 LOTS ②, ③, ④
PARCEL E - 12.3 AC.	4 LOTS ⑤, ⑥, ⑦, ⑧
TOTAL NUMBER LOTS PROPOSED	8

MAP NO. 061260-6
 SECTION 1
 DIST. 1/15
 DATE 1/15
 SCALE 1"=200'
 BY J. PETERSE
 1/15/85



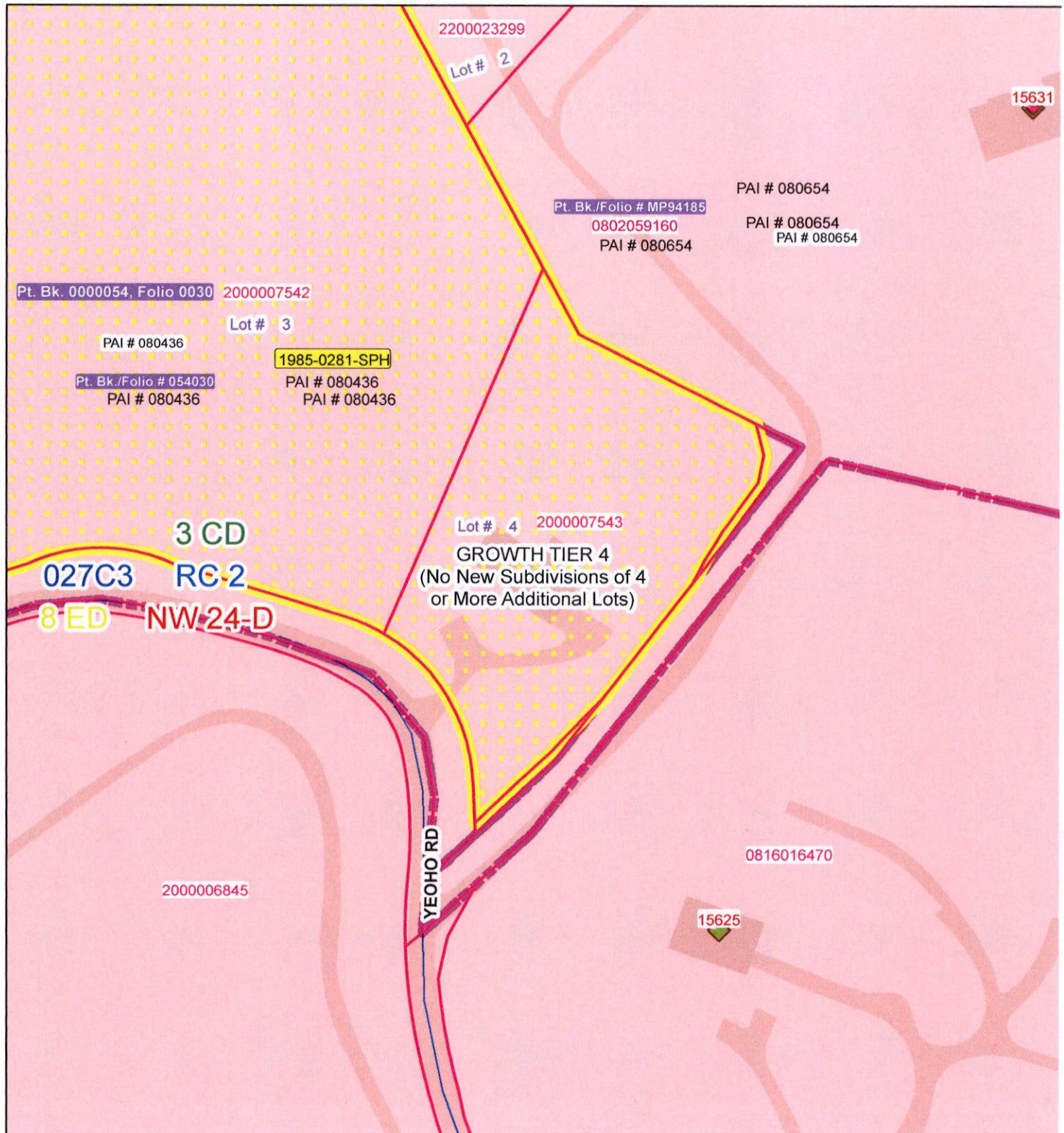
K. F. RAPHEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

NOTE: OUTLINE SHOWN HEREON
 WAS PLOTTED BY DEEDS PLATS &
 OTHER SOURCES - 15 LOT A
 FIELD SURVEY

PLAT TO ACCOMPANY SPECIAL HEARING
 MERRYMAN PROPERTY
 BALD. CO. MD.
 JAN 10, 1985

1053

15701 Yeoho Road 2018-0290 -A



Publication Date: 4/24/2018

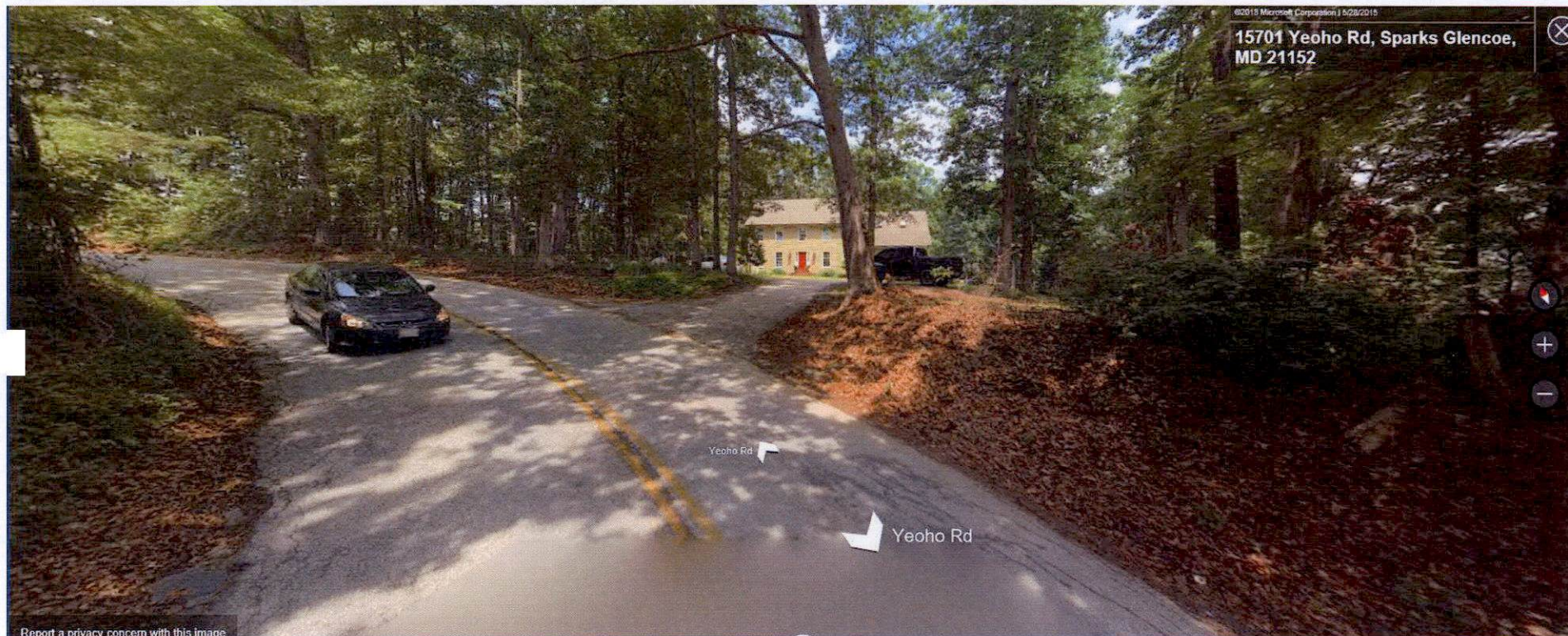


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

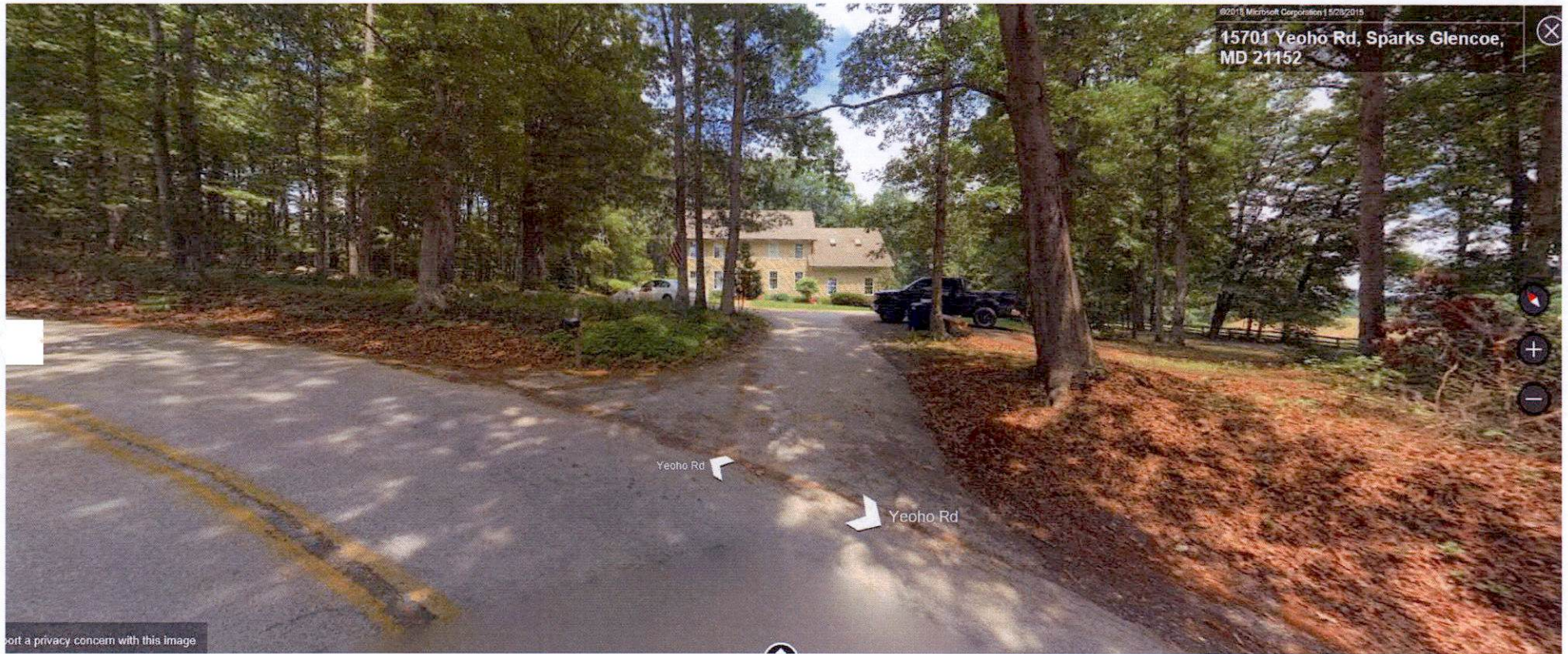


15701 Yecho Road
(Front View from Yecho Road)

2018-0290-A



15701 Yeoho Road - Aerial View #2018-0290-A



15701 Yeoho Road
(Front View from Driveway)

2018-0290-A

©2016 Microsoft Corporation 11/28/2015
15701 Yeoho Rd, Sparks Glencoe,
MD 21152

o Rd

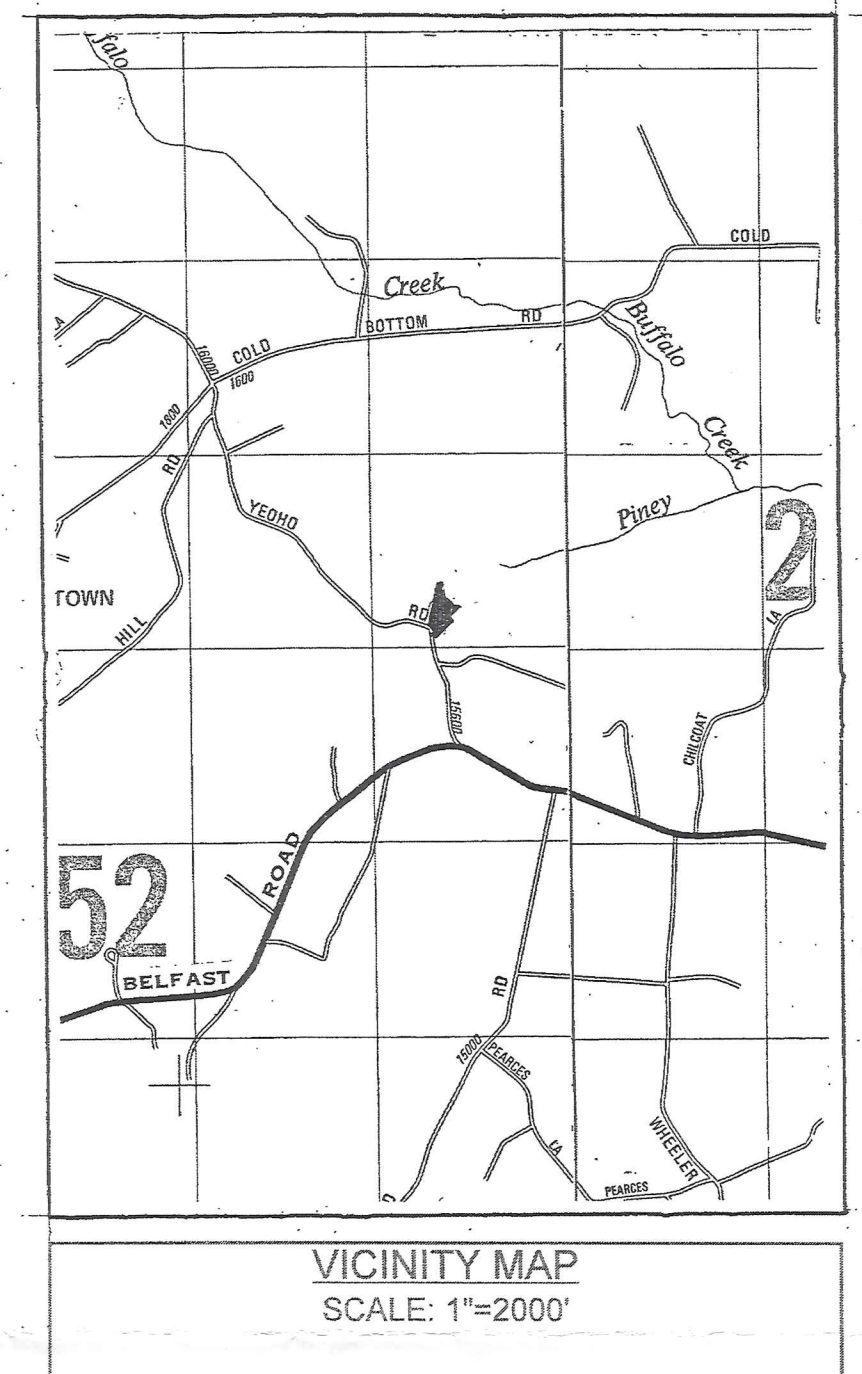
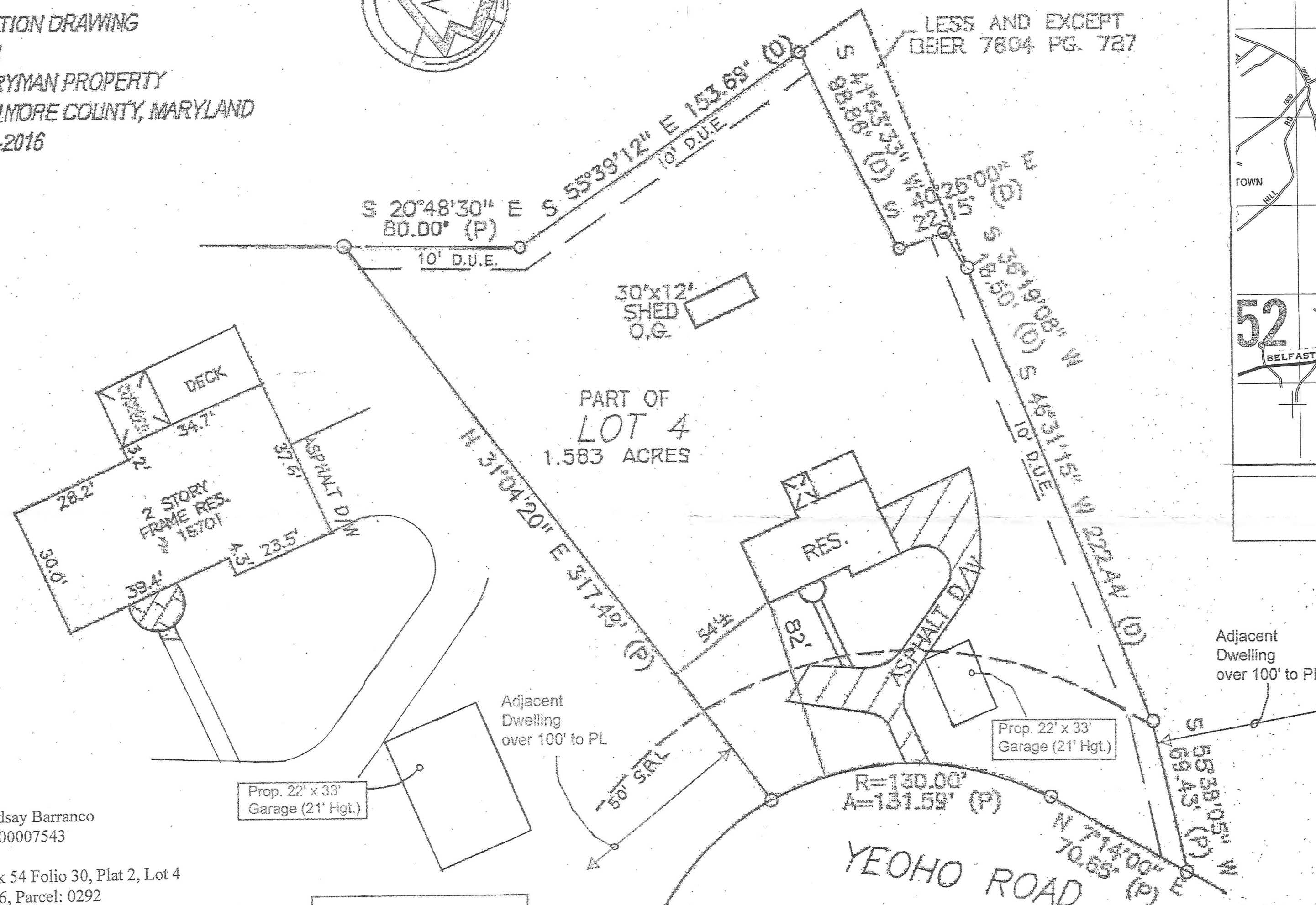
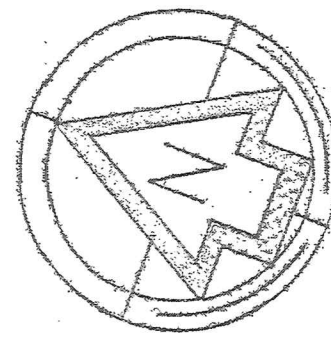
Yeoho Rd

2018-0290-A



[Report a privacy concern with this image](#)

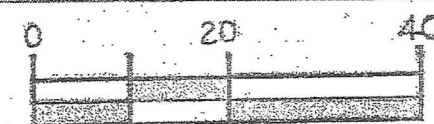
LOCATION DRAWING
 LOT 4
 MERRYMAN PROPERTY
 BALTIMORE COUNTY, MARYLAND
 09-03-2016



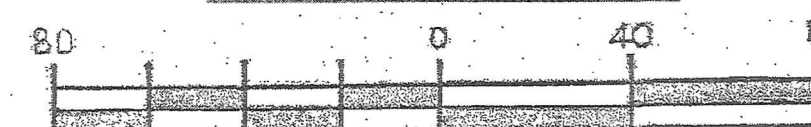
GENERAL NOTES:

Owner: Robert and Lindsay Barranco
 Tax Account Number: 2000007543
 Deed Ref: 38181/00053
 Plat Book Ref: Plat Book 54 Folio 30, Plat 2, Lot 4
 Tax Map: 0027, Grid: 0016, Parcel: 0292
 Lot Size: 1.563 Ac or 68,084 Sq Ft
 Zoning: RC2
 200 Scale Grid: 027C3
 Well and Septic: Private
 The Site is Within the Western Run-Belfast National
 Register Historic District; The Site is Not Within a
 Baltimore County Historic District and There Are no
 Historic Structures On Site.
 The Site is Not Within a Flood Hazard Area.
 The Site is Not Within CBCA.
 Prior Zoning Case: 85-281-SPH - To Approve the Realignment
 Of Parcels of the Merryman Property Granted on April 10, 1985.

DETAIL PLAN 1"=20'



PLAN 1"=40'



GRAPHIC SCALE (In Feet)

Plan For Administrative
 Zoning Variance

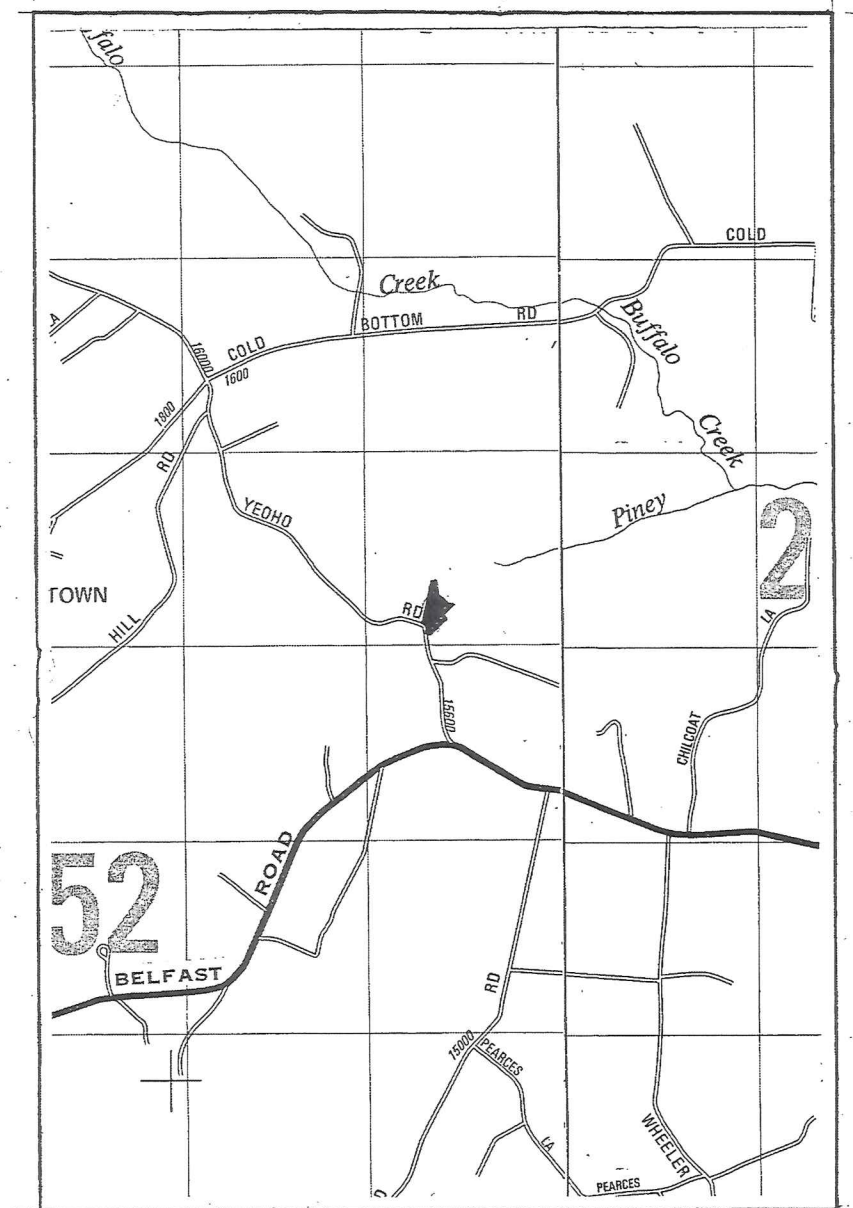
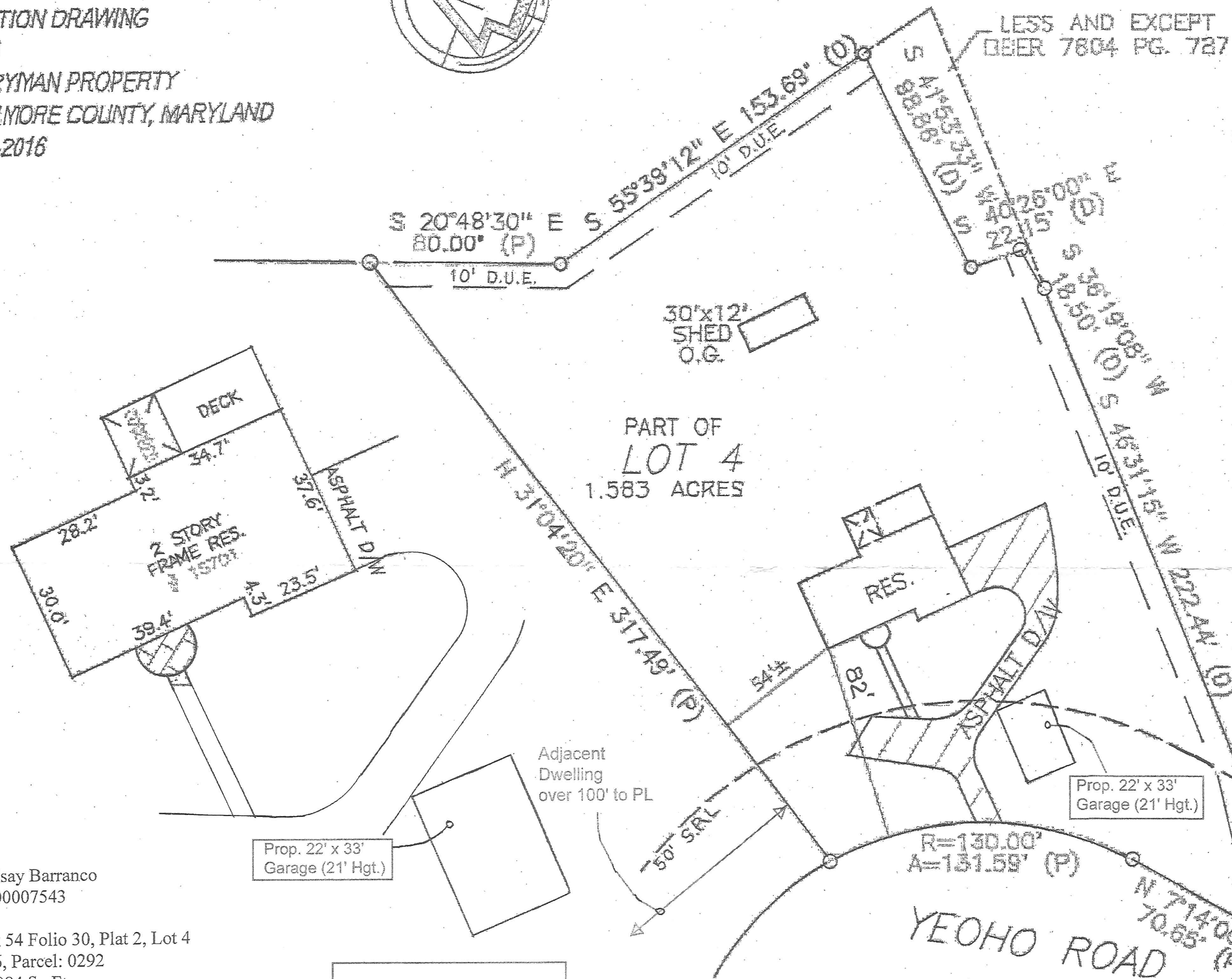
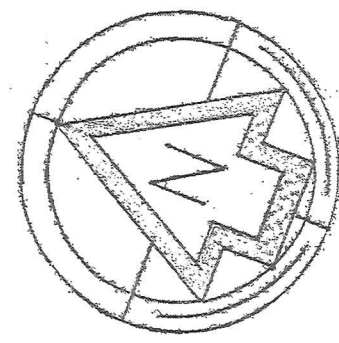
15701 Yeoho Road

Election District 8
 Councilmanic District 3

Plan Prepared By:
 DMW, Inc.

2018-0290-A

LOCATION DRAWING
LOT 4
MERRYMAN PROPERTY
BALTIMORE COUNTY, MARYLAND
09-09-2016

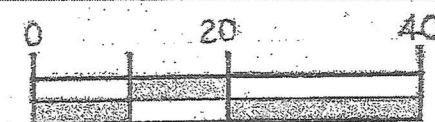


VICINITY MAP
SCALE: 1"=2000'

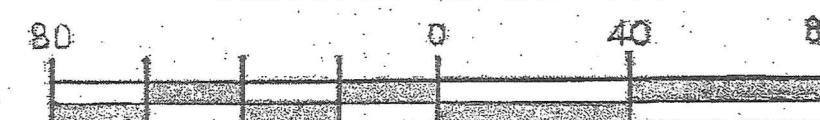
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The Site is Not Within CBA.
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DETAIL PLAN 1"=20'



PLAN 1"=40'



GRAPHIC SCALE (In Feet)

Plan For Administrative
Zoning Variance

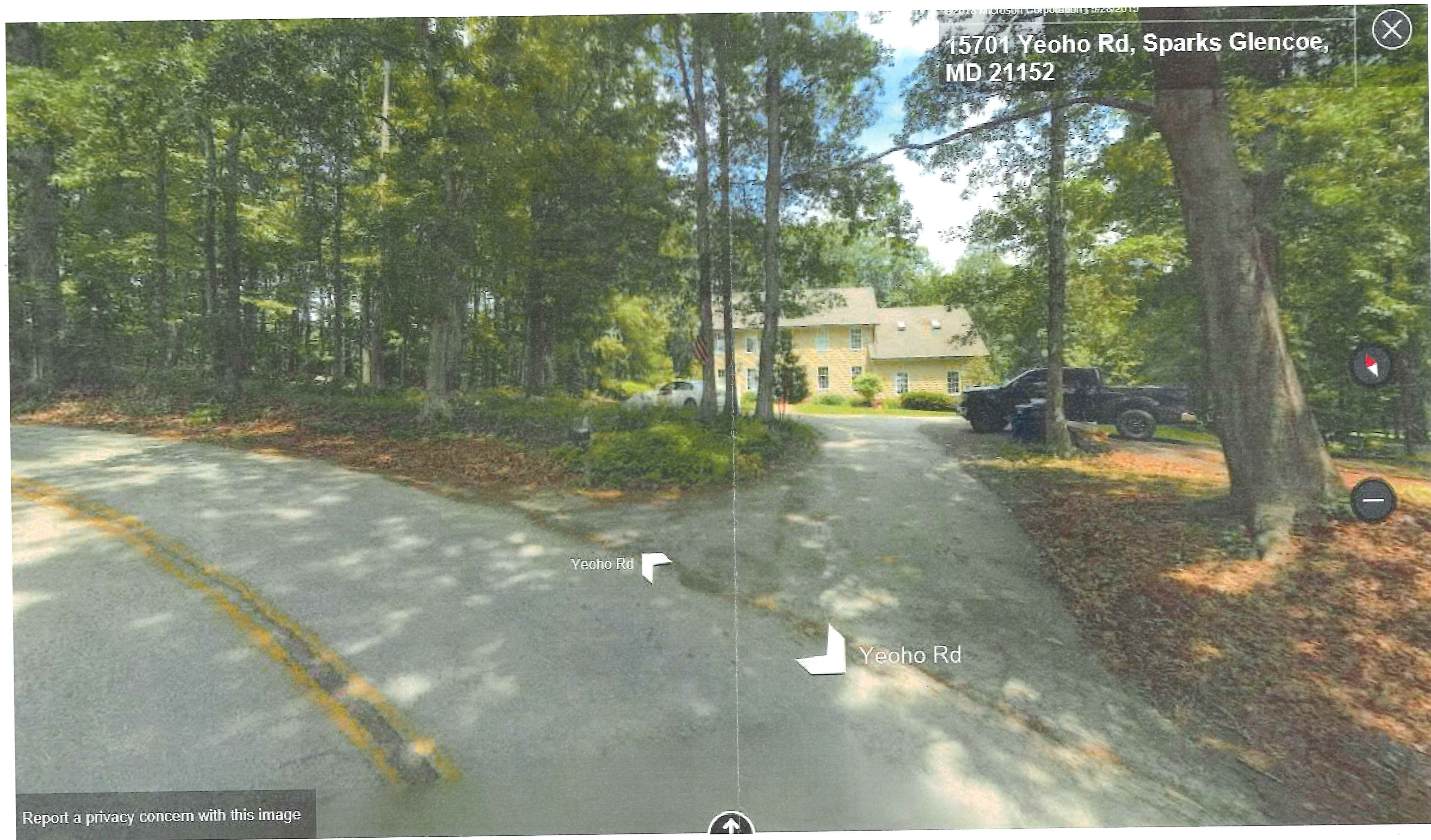
15301 Yeoho Road

Election District 8
Councilmanic District 3

Plan Prepared By:
DMW, Inc.

2018-0290 -A

Pet. ECR. 1



15701 Yeoho Rd, Sparks Glencoe,
MD 21152

Yeoho Rd

Yeoho Rd

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2018-0290-A