



PETITION FOR ZONING HEARING(S)

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

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

Address 16309 YORK ROAD which is presently zoned RC2
 Deed References: JLE 44656/167 10 Digit Tax Account # SEE ABOVE
 Property Owner(s) Printed Name(s) LUKE ZIPP & JENNIFER STEPHENSON

(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

SEE ATTACHED PAGE

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)

SEE ATTACHED PAGE

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 THE 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):

LUKE ZIPP JENNIFER STEPHENSON
 Name #1 - Type or Print Name #2 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
16309 YORK ROAD MONKTON MD
 Mailing Address City State
21111 443-854-1815
 Zip Code Telephone #
LUKEZIPP@GMAIL.COM
 Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print
[Signature]
 Signature
3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 Mailing Address City State
21053 410-919-9906
 Zip Code Telephone #
BDOAK@BRUCEEDOAKCONSULTING.COM
 Email Address

CASE NUMBER 2022-0002-SPHA Filing Date 1/6/2022 Do Not Schedule Dates: _____ Reviewer CF

Petitions Requested
For Case # 2022-0002-SANA
#16309 York Road

Special Hearing

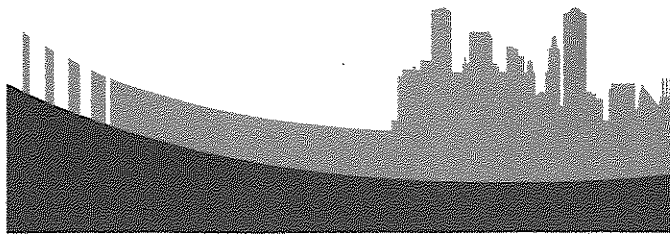
To permit an accessory structure (barn) to be located on a different parcel of land than the principal structure.

To permit an accessory structure (barn) with a size of 2,500 square feet to be larger than the principal use dwelling that has an area of 2,472 square feet.

Variance

To permit the height of an accessory structure (barn) of 37 feet in lieu of the required 15 feet per Section 400.3 BCZR

2022-0002-SANA



Zoning Description

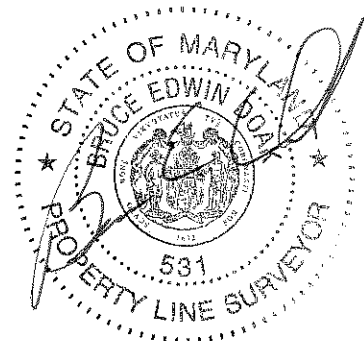
#16309 York Road

**Seventh Election District Third Councilmanic District
Baltimore County, Maryland**

Beginning at a point on the east side of York Road, Northwesterly 245 feet+_ from the centerline of East Piney Hill Road, thence leaving said York Road and running and binding on the outlines of the subject property 1) North 76 degrees 05 minutes East 214.80 feet to the west side of East Piney Hill Road, thence binding on the west side of said East Piney Hill Road and continuing to run with and bind on the outlines of the subject property 2) North 27 degrees 10 minutes East 334.95 feet, thence leaving said East Piney Hill Road and continuing to run with and bind on the outlines of the subject property 3) North 75 degrees 00 minutes West 462.00 feet to the east side of York Road, thence binding on the east side of said York Road and continuing to run with and bind on the outlines of the subject property 4) South 10 degrees 15 minutes East 476.85 feet to the point of beginning.

Containing 2.892 acres of land, more or less.

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



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

2022-0002-SPHA

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING January 17, 2022
FORMAL OR INFORMAL RESPONSE DUE AT January 24, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 4400, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2022-0002-SPHA **Reviewer:** Christina Frink

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Jennifer Stephenson and Luke Zipp

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 16309 YORK RD

Location: Property located East side of York Rd. 245 Northwest of East Piney Hill Rd.

Existing Zoning: RC 2

Area: .83 ACRES

Proposed Zoning:

SPECIAL HEARING:

To permit an accessory structure (barn) to be located on a different parcel of land than the principal structure.

To permit an accessory structure (barn) with a size of 2,500 SQ FT. to be larger than the principal use dwelling that has an area of 2,472 SQ FT.

VARIANCE:

BCZR 400.3: To permit the height of an accessory structure (barn) of 37 FT. in lieu of the required 15 FT.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

GENERAL SITE INFORMATION

- Ownership: Luke Zipp & Jennifer Stephenson
- Address: 16309 York Road (existing house)
- Total area: 2.90 total acres
- Deed reference: JLE 44656/ 167
- Tax Map / Grid / Parcel / Tax account #:

28 / 03 / 18 / 07-16-000350	0.417 Ac
28 / 03 / 18 / 07-16-000375	0.813 Ac
28 / 03 / 18 / 07-16-000400	0.988 Ac
28 / 03 / 18 / 07-16-000425	0.674 Ac
- Zoning: RC2 There are no previous zoning cases on the subject property
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 069C3 and the information provided by Baltimore County on the internet.
- Improvements: Single family dwelling & shed
- The subject property is not in a historic district and the improvements on it are not historic.
- The existing dwelling is currently served by a private well and septic system.
- The existing septic system will remain for use by the dwelling and the proposed barn.
- The existing well will need to be brought up to current state regulations to remain in use. It will be used for the dwelling and the proposed barn.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.
- The Forest Conservation regulations of the State of Maryland will apply when the building permit is applied for. A single lot declaration of intent will be utilized to meet the requirements.

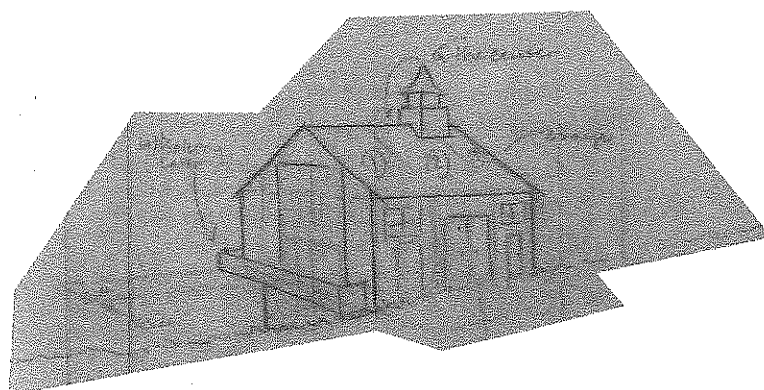
RC SETBACKS FOR RESIDENTIAL SINGLE FAMILY DWELLINGS

Front: 75 feet from the centerline of a public road
 Side: 35 feet from the property line
 Rear: 35 feet from the property line

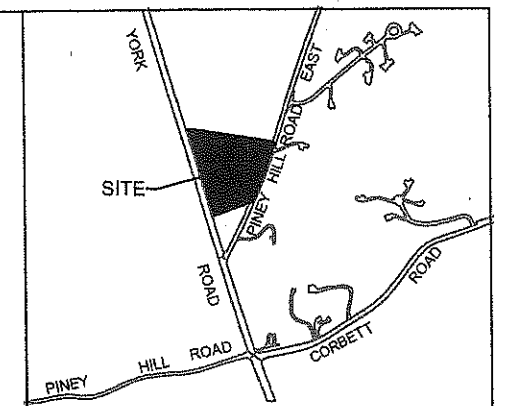
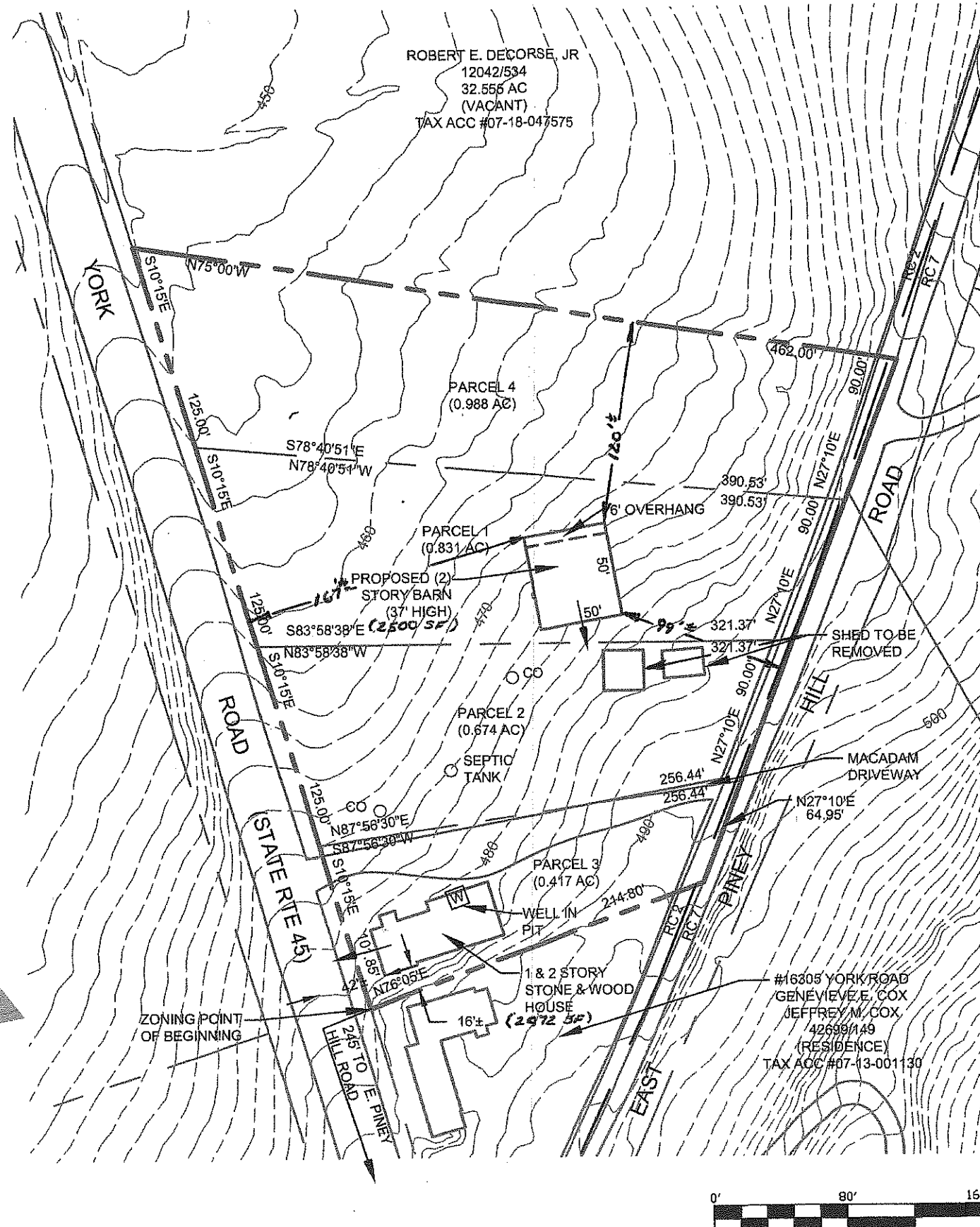
Accessory structure: 2.5 feet from any property line

PROPOSED DEVELOPMENT

To construct a barn for equipment storage and residential use.



SKETCH OF PROPOSED BARN



Vicinity Map - Scale: 1" = 1000'

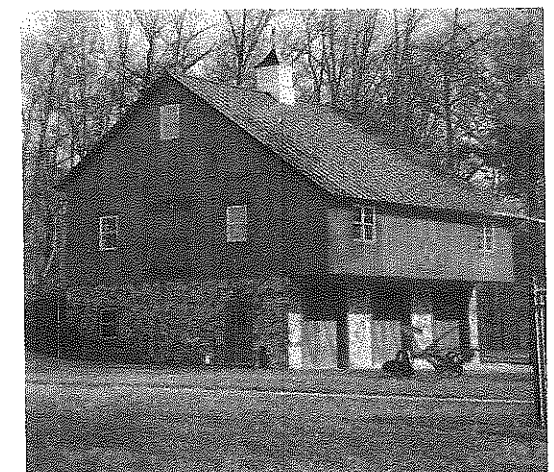


PHOTO OF SIMILAR BARN

Bruce E. Doak Consulting, LLC
 Land Use Expert and Surveyor
 3801 Baker Schoolhouse Road
 Freehold, MD 21053
 o 443-900-5535 m 410-419-4906
 bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
 A ZONING PETITION
 FOR
 #16309 YORK ROAD

BALTIMORE COUNTY, MARYLAND
 7th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 11/6/21

Scale: 1"=80'

2022-0002-SP+HA