



JOHN A. OLSZEWSKI, JR.  
*County Executive*

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
ANDREW M. BELT  
Administrative Law Judge  
DEREK J. BAUMGARDNER  
Administrative Law Judge

December 18, 2023

Thomas and Jacqueline Iacoboni, Trustee- [tiacoboni@iacaboni.com](mailto:tiacoboni@iacaboni.com)  
15635 Yeoho Road  
Sparks, MD 21152

RE: Petition for Variance  
Case No. 2023-0197-A  
Property: 15635 Yeoho Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT  
Administrative Law Judge  
for Baltimore County

AMB:dlm  
Enclosure  
c: Bruce E. Doak – [bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

|                                         |   |                             |
|-----------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR VARIANCE</b>     | * | BEFORE THE                  |
| <b>(15635 Yeoho Road)</b>               |   |                             |
| 8th Election District                   | * | OFFICE OF ADMINISTRATIVE    |
| 3rd Council District                    |   |                             |
| Thomas and Jacqueline Iacoboni, Trustee | * | HEARINGS OF                 |
| Legal Owners                            |   |                             |
|                                         | * | BALTIMORE COUNTY            |
| <b>Petitioners</b>                      | * | <b>CASE NO. 2023-0197-A</b> |
| * * * * *                               |   |                             |

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Thomas and Jacqueline Iacoboni, Trustee (“Petitioners”) for property located at 15635 Yeoho Road, Sparks (“Property”). Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) §§ 400.1 and 400.3 to approve an accessory building (garage) in the left side yard at a height of 23 ft. in lieu of the required rear yard placement and a maximum height of 15 ft., respectively.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioners appeared at the hearing, in support of the Petition. Bruce E. Doak of Bruce E. Doak Consulting, LLC assisted the Petitioners and prepared the Site Plan.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), the Department of Environmental Protection and Sustainability (“DEPS”) and Department of Public Works and Transportation (“DPWT”), and these agencies did not oppose the requested relief.

There were no protestants or interested citizens in attendance at the hearing.

The Property is approximately 14 acres and is zoned RC 2. Mr. Doak explained that the

Petitioners wish to build a 23 ft. garage on the left side of the property instead of rear yard and in lieu of the required 15 ft. The present two story dwelling presently has an attached garage and swimming pool. (Pet Ex. 1) The property is surrounded by a forested area and is subject to Forest Buffer and Conservation Easements. The rear of the property consists of sloping topography and the area on which the current dwelling is constructed sits at an elevation exceeding surrounding properties. (Pet. Ex. 3 & Ex. 5). The dwelling septic field is also located to the north of the property.

Petitioner, Thomas Iacoboni testified that he currently stores two cars and equipment in his attached garage and would like to store his truck, Gator utility vehicle and other tools used for the maintenance of the property in the proposed garage. He explained that the increased height of the garage would aid in the storage of larger vehicles and would be in architectural harmony with the roofline of the existing structures, (Pet. Ex. 6E-J; Ex 7).

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).

The Property is unique as illustrated in photographs submitted by the Petitioners, the steep terrain of the rear yard precludes the construction of the proposed garage in the rear of the property and conservation easements precludes the proposed garage from being located elsewhere on the property. It is clear that without the requested variance relief an accessory garage could not be constructed on the property.

Additionally, efforts have been made to maintain a consistent and harmonious architectural aesthetic between existing structures and allowing the garage to have a height of 23 ft. would continue this effort and allow for the storage of larger vehicles and provide space for additional storage need for maintaining the property.

I find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 18<sup>th</sup> day of **December, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR, §§ 400.1 and 400.3 to approve an accessory building (garage) in the left side yard at a height of 23 ft. in lieu of the required rear yard placement and a maximum height of 15 ft., respectively, 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 and subsequent owners shall not convert the detached garage/office into a dwelling unit or apartment. The proposed detached garage shall not contain any sleeping quarters, bathroom, kitchen area or living area.
3. There shall be no second utility and/or electric meter(s). All utility and electric shall extend from the house to the detached garage.
4. The detached garage/office shall not be used for commercial or industrial purposes.

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

A handwritten signature in dark ink, appearing to read 'Andrew M. Belt', is written over a horizontal line.

ANDREW M. BELT  
Administrative Law Judge  
for Baltimore County

AMB/dlm



# 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 15635 YEONHO ROAD

which is presently zoned RC2

Deed References: 40944 / 48

10 Digit Tax Account # 2200023299

Property Owner(s) Printed Name(s) THOMAS J. IACOBONI TRUSTEE

JACQUELINE E. IACOBONI TRUSTEE

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. ☒ a **Variance** from Section(s)

BCZR 400.1 and 400.3 To approve an accessory building (garage) in the left side yard at a height of 30 ft in lieu of the required rear yard placement and a height of 23 ft in lieu of the maximum height of 15 ft, respectively

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):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

TIACOBONI@IACOBONI.COM

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

BD@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2023-0197-A

Filing Date 10/25/2023

Do Not Schedule Dates:

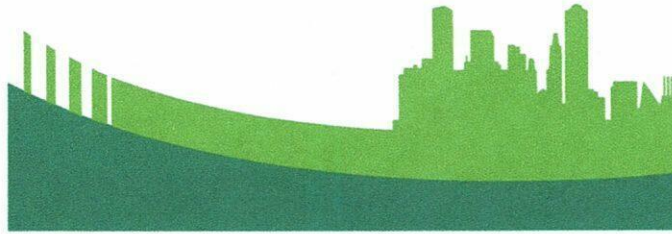
Reviewer LF

## **ZONING PROPERTY DESCRIPTION FOR**

### **15635 Yeoho Rd**

Beginning at a point on the North East side of Yeoho Rd which is 20 feet wide at a distance of 1,068 feet North of the centerline of the nearest improved intersecting street, Belfast Rd which is 22 feet wide.

2023-0197-A



## **Zoning Description**

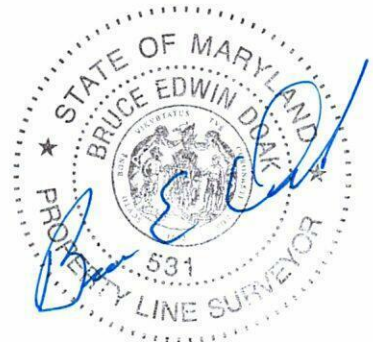
15635 Yeoho Road- 14.00 Acre Parcel  
Lot Two "The David S. Hale Property" Plat Book 1, Page 105  
Eighth Election District Third Councilmanic District  
Baltimore County, Maryland

Beginning at the southern most corner of Lot Two as shown on the plat entitled " The David S. Hale Property", which is recorded in the Land Records of Baltimore County, Maryland in Plat Book 1, page 105. Said point being 800 feet +\_ northerly and northwesterly from the centerline of Yeoho Road.

The subject property is Lot Two as shown on the plat entitled " The David S. Hale Property", which is recorded in the Land Records of Baltimore County, Maryland in Plat Book 1, page 105.

Containing 14.00 acres of land, more or less.

**This description is part of a zoning 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

2023-0197-A

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

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**For Newspaper Advertising:**

Case Number: 2023-0197-A  
Property Address: 15635 YECHO ROAD  
Property Description: LOT 2 "THE DAVID S. HALE PROPERTY" PB 1/105  
  
Legal Owners (Petitioners): THOMAS & JACQUELINE IACOBONI  
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: BRUCE E. DOAK  
Company/Firm (if applicable): BRUCE E. DOAK CONSULTING, LLC  
Address: 3801 BAKER SCHOOLHOUSE ROAD  
FREELAND MD 21053  
  
Telephone Number: 410-419-4906

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

No. 222641

Date: 2023-25-10

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Obj | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|---------|------|-----|---------|----------|---------|--------|
|      |      |      |          | Source/ | Rev/ |     |         |          |         |        |
| 001  | 806  | 2000 |          | 6150    |      |     |         |          |         | 75.00  |
|      |      |      |          |         |      |     |         |          |         |        |
|      |      |      |          |         |      |     |         |          |         |        |
|      |      |      |          |         |      |     |         |          |         |        |
|      |      |      |          |         |      |     |         |          |         |        |

Total: 75.00

Rec

From: 15635 yedho R2

For:

2023-0197-A

R2

DISTRIBUTION

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

CASHIER'S  
VALIDATION

WF 23-0921

BRUCE E DOAK 12-12  
BRUCE E DOAK CONSULTING  
3801 BAKER SCHOOLHOUSE RD  
FREELAND, MD 21053-9738

3050

15-3/540  
429

10/09/23

Date

Pay to the  
Order of: BALTIMORE COUNTY MARYLAND

\$ 75. 00

SEVENTY FIVE AND 00/100

Dollars

Photo  
Safe  
Deposit  
Details on back

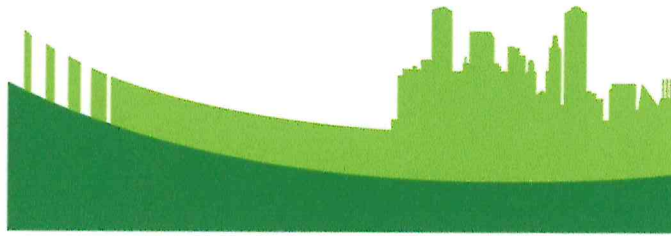
PNCBANK

PNC Bank, N.A. 040

For: JACOBONI ZENING FEE

BEI

⑆054000030⑆ 5336741067⑆ 3050



## CERTIFICATE OF POSTING

November 22, 2023

\_\_\_\_\_ amended for second inspection

Re:

Zoning Case No. 2023-0197-A

Legal Owner: Thomas & Jacqueline Iacoboni, Trustee

Hearing date: December 13, 2023

Baltimore County Department of Permits, Approvals & Inspections

County Office Building

111 West Chesapeake Avenue, Room 111

111 West Chesapeake Avenue Towson, MD 21204

Attention: Jeff Perlow

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **15635 Yeoho Road**.

The signs were initially posted on **November 21, 2023**.

The subject property was also inspected on \_\_\_\_\_.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Doak". The signature is stylized with a large "B" and "D".

Bruce E. Doak

MD Property Line Surveyor #531

**See the attached sheets for the photos of the posted signs**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com

# **ZONING NOTICE**

**CASE NO. 2023-0197-A**

**15635 Yeoho Road**

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY  
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF  
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING  
(VIA WEBEX) ON THE PROPERTY IDENTIFIED HEREIN AS FOLLOWS:

**DATE & TIME:**

**FRIDAY DECEMBER 13, 2023 10:00 AM**

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS,  
PLEASE VISIT THE WEB SITE ADDRESS BELOW NO LATER THAN  
48 HOURS PRIOR TO THE HEARING:

[WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS](http://WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS).

YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION  
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL

410-887-3868, EXT. 0 OR SEND AN EMAIL TO

[ADMINISTRATIVEHEARINGS@BALTIMORECOUNTYMD.GOV](mailto:ADMINISTRATIVEHEARINGS@BALTIMORECOUNTYMD.GOV)

**REQUEST:**

**VARIANCE PER BALTIMORE COUNTY ZONING REGULATIONS  
(BCZR), SECTIONS 400.1 AND 400.3 TO APPROVE AN  
ACCESSORY BUILDING (GARAGE) IN THE LEFT SIDE YARD  
AT A HEIGHT OF 23 FEET IN LIEU OF THE REQUIRED REAR  
YARD PLACEMENT AND A MAXIMUM HEIGHT OF 15 FEET,  
RESPECTIVELY.**

# ZONING NOTICE

CASE NO. 2023-0197-A

15635 Yeoho Road

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY  
AUTHORITY OF THE ZONING ACT AND REGULATIONS OF  
BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING  
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YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION  
AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL  
410-887-3888, EXT. 0 OR SEND AN EMAIL TO  
[ADMINISTRATIVEHEARINGS@BALTIMORECOUNTYMD.GOV](mailto:ADMINISTRATIVEHEARINGS@BALTIMORECOUNTYMD.GOV)

REQUEST:

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YARD PLACEMENT AND A MAXIMUM HEIGHT OF 15 FEET  
RESPECTIVELY.

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

**TO:** C. Pete Gutwald  
Director, Department of Permits, Approvals and Inspections

**DATE:** 11/13/2023

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 2023-0197-A

**INFORMATION:**

**Property Address:** 15635 Yeoho Road  
**Petitioner:** Thomas J. and Jaqueline E. Iacoboni, Trustees  
**Zoning:** RC-2  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for the following:

*Variance -*

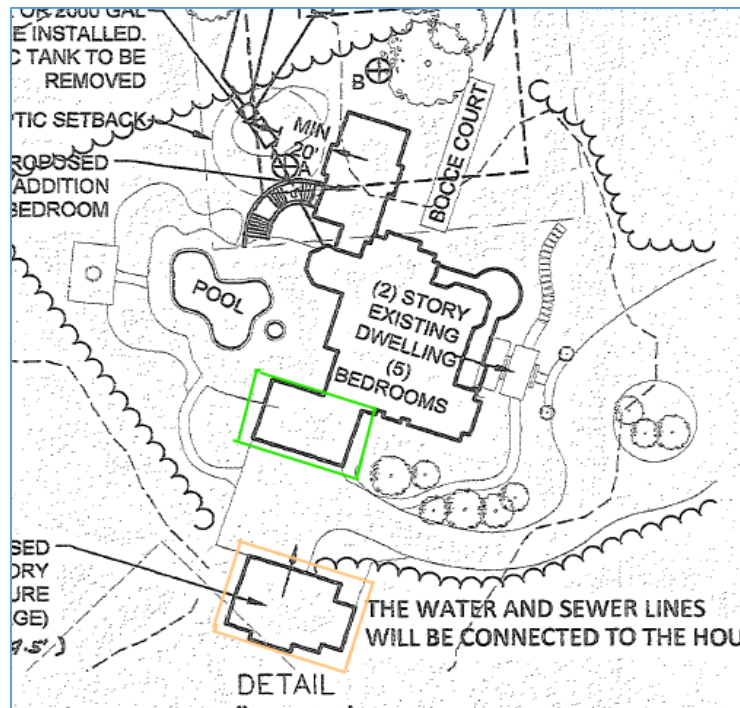
- a. From BCZR Sections 400.1 and 400.3 – to approve an accessory building (garage) in the left side yard at a height of 30 ft in lieu of the required rear yard placement and a height of 23 ft in lieu of the maximum height of 15 ft, respectively.

The subject property consists of 14 acres, zoned RC-2 in the Sparks Glencoe area of Baltimore County. The property is improved with an existing 2 story house, a garage and swimming pool. Rural residential dwellings, forest conservations and agricultural purposes surround the property.

The RC-2 zone is a zoning district established to preserve the rural character of the area and promote low-density residential development. This district is intended to maintain the natural beauty and peacefulness of the surrounding countryside, while providing for compatible land uses and development patterns. The proposed relief is in harmony with the spirit and intent of the RC-2 zoning regulations. The requested use adheres to the zoning requirements and standards since it does not seek to alter the existing approved design. Therefore, the proposed use ensures that the rural character of the area remains uncompromised. The relief also maintains the low-density residential character of the area and upholds the requirements of the Section 1A01 BCZR.

The applicant requests to build a 23 ft garage on the left side of the property instead of in the rear yard and in lieu of the required maximum 15 ft. The applicant has cited a practical difficulty for the variance (over the phone), noting that the property's uneven topography leaves the chosen site as the only viable flat area. The owner plans to construct a garage (indicated in brown) directly opposite the existing one (indicated in green). The current garage will continue to house their two cars, while the new structure will accommodate their truck and lawn maintenance tools, such as a mower. Additionally, the attic space of the new garage is intended for storage. The relief sought will meet the petitioner's storage needs while preserving the natural topography and aesthetic appeal of the surroundings. The proposed development aligns with the low-density zoning of the area, reinforcing its commitment to environmental stewardship and sustainable growth. The representative has assured that the new garage will be designed in harmony

with the principal building, including matching roofing materials, to ensure consistency with the local environmental. The Department of Planning does not oppose to this petition however, the petitioner must ensure that the proposed development is not used as a living quarters or for commercial uses.



For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

**Prepared by:**

Krystle Patchak

**Division Chief:**

Jenifer G. Nugent

SL/JGN/KP

c: Bruce Doak – Bruce Doak Consulting LLC  
Joseph Wiley, Megan Benjamin and Abigail Rogers  
Jeff Perlow, Zoning Review  
Kristen Lewis, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County

## BALTIMORE COUNTY, MARYLAND

### Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

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

DATE: November 13, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0197-A  
Address: 15635 YEOHO RD  
Legal Owner: Thomas & Jacqueline Iacoboni, Trustees

Zoning Advisory Committee Meeting of November 13, 2023.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

#### Additional Comments:

Any accessory structures or additions must be outside the existing Forest Buffer and/or Forest Conservation Easements.

Reviewer: Glenn Shaffer

Real Property Data Search ( )  
Search Result for BALTIMORE COUNTY

View Map      View GroundRent Redemption      View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 2200023299

**Owner Information**

Owner Name: IACOBONI JACQUELINE E TRUSTEE Use: RESIDENTIAL  
IACOBONI THOMAS J TRUSTEE Principal Residence: YES

Mailing Address: 15635 YEOHO RD Deed Reference: /40444/ 00048  
SPARKS MD 21152-9602

**Location & Structure Information**

Premises Address: 15635 YEOHO RD Legal Description: 14.0035 AC  
SPARKS 21152-9602 NSR YEOHO RD  
1300 FT NW OF BELFAST RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS  
0027 0017 0332 8040089.04 0000 2 2023 Plat Ref:

Town: None

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1998                    | 6,342 SF                | 2000 SF                | 14.0000 AC         | 04         |

| Stories Basement Type | Exterior Quality      | Full/Half Bath | Garage     | Last Notice of Major Improvements |
|-----------------------|-----------------------|----------------|------------|-----------------------------------|
| 2 YES                 | STANDARD UNIT FRAME/7 | 3 full/ 1 half | 1 Attached |                                   |

**Value Information**

|                    | Base Value | Value               |                     | Phase-in Assessments |  |
|--------------------|------------|---------------------|---------------------|----------------------|--|
|                    |            | As of<br>01/01/2023 | As of<br>07/01/2023 | As of<br>07/01/2024  |  |
| Land:              | 340,100    | 340,100             |                     |                      |  |
| Improvements       | 699,000    | 1,307,700           |                     |                      |  |
| Total:             | 1,039,100  | 1,647,800           | 1,242,000           | 1,444,900            |  |
| Preferential Land: | 0          | 0                   |                     |                      |  |

**Transfer Information**

| Seller:                     | Date:                | Price:           |
|-----------------------------|----------------------|------------------|
| IACOBONI JACQUELINE E       | 06/29/2018           | \$0              |
| Type: NON-ARMS LENGTH OTHER | Deed1: /40444/ 00048 | Deed2:           |
| Seller: HALE DAVID SCOTT    | 06/21/1995           | Price: \$120,000 |
| Type: ARMS LENGTH VACANT    | Deed1: /11094/ 00120 | Deed2:           |
| Seller:                     | Date:                | Price:           |
| Type:                       | Deed1:               | Deed2:           |

**Exemption Information**

| Partial Exempt Assessments: | Class | 07/01/2023 | 07/01/2024 |
|-----------------------------|-------|------------|------------|
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Approved 05/15/2008

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

2023-0197-A

1600006269

2016-0004-SPH

NW 24-E

2100001217

027C2

2100010852

2200025262

2000007541

15635

Lot # 2

2200023299

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

PAI # 080654

Pt. Bk./Folio # MP94185

PAI # 080654

PAI # 080654

PAI # 080654

RC 2

8 ED

NW 24-D

Lot # 3

PAI # 080436

Pt. Bk. 0000054, Folio 0030

1985-0281-SPH

PAI # 080436

2000007542

Pt. Bk./Folio # 054030

PAI # 080436

PAI # 080436

Lot # 1

15631

0802059160

3 CD

027C3

YEOHO RD

Lot # 4

2000007543

2018-0290-A

15625

0816016470

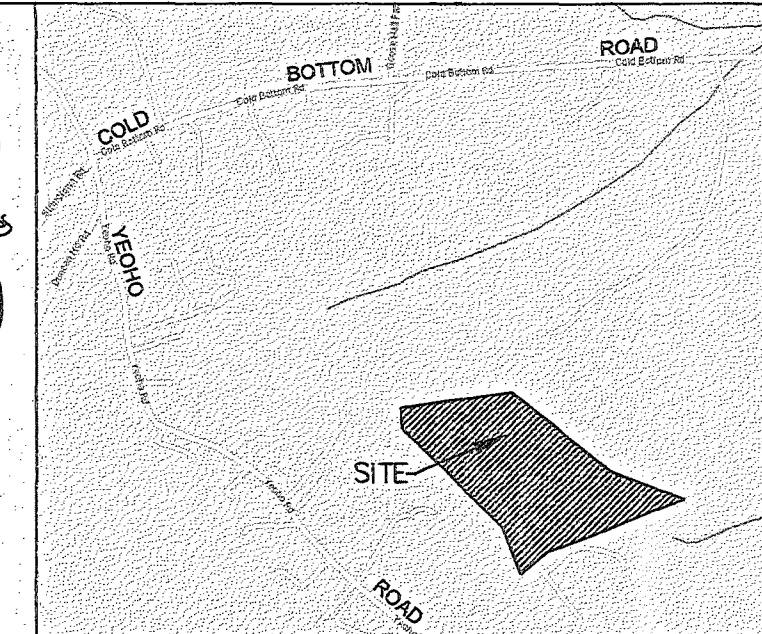
2000006845

1600010378

2025-0197-A

15609

15609

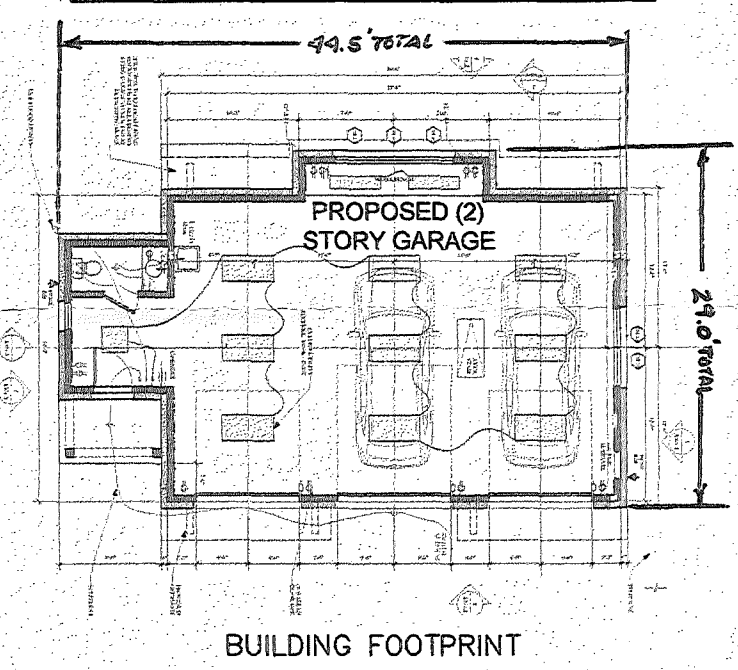


Vicinity Map - Scale: 1" = 1000'

| SOILS ON THE SUBJECT PROPERTY                                  |                   |                  |
|----------------------------------------------------------------|-------------------|------------------|
| SOILS WERE TAKEN FROM 1976 SOILS SURVEY & BALTIMORE COUNTY GIS |                   |                  |
| Soil Name                                                      | Description       |                  |
| BaB                                                            | BAILE SILT LOAM   | 3 TO 8% SLOPES   |
| GdB                                                            | GLENELG LOAM      | 3 TO 8% SLOPES   |
| GhB                                                            | GLENELG SILT LOAM | 3 TO 8% SLOPES   |
| MaC                                                            | MANOR LOAM        | 8 TO 15% SLOPES  |
| MaD                                                            | MANOR LOAM        | 15 TO 25% SLOPES |

WELL & SEPTIC INFO FOR SURROUNDING PROPERTIES WITHIN 200'

THERE ARE NO ADJOINING WELLS OR SEPTIC SYSTEMS WITHIN 200' OF THE SUBJECT PROPERTY

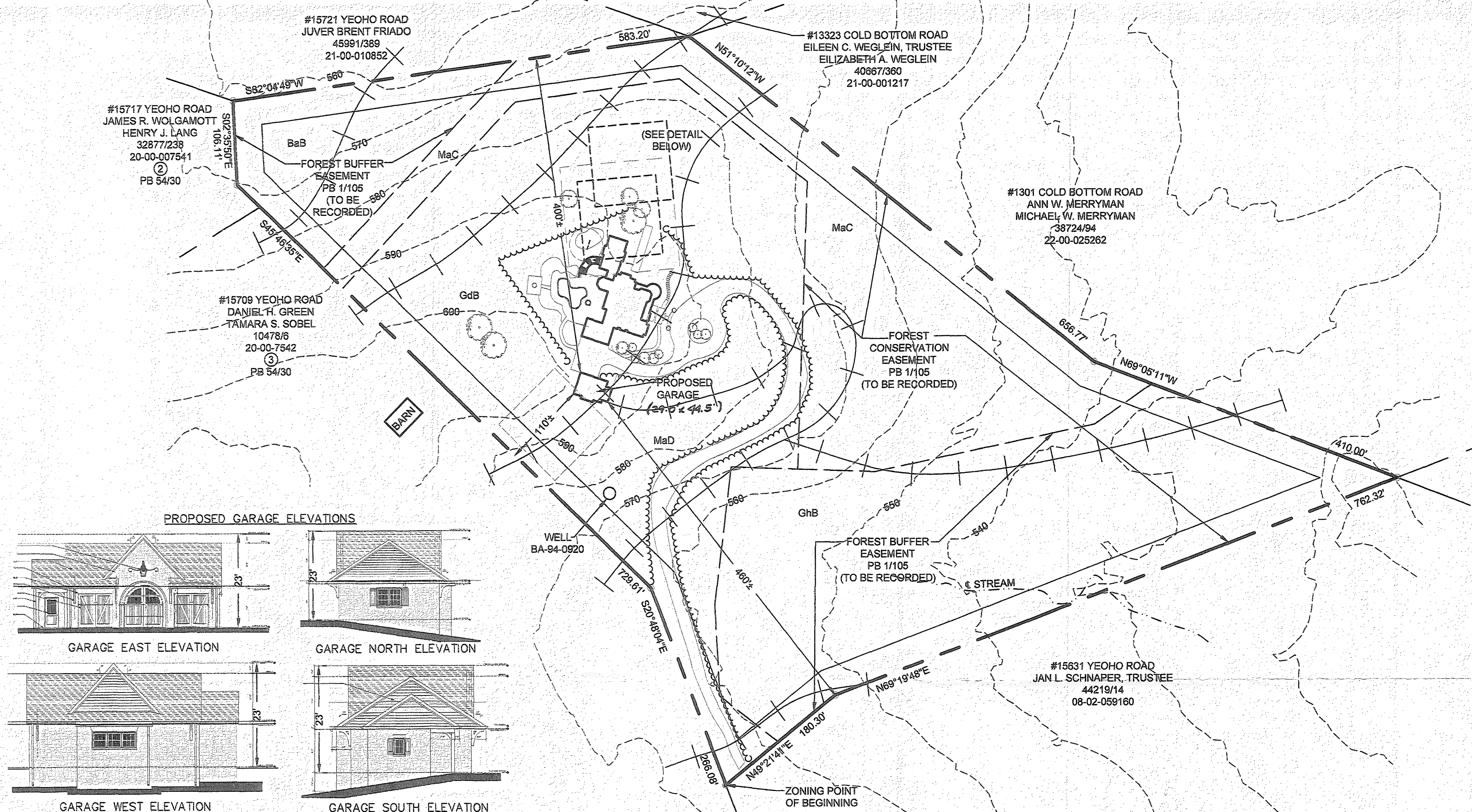


**Bruce E. Doak Consulting, LLC**  
Land Use Expert and Surveyor  
3801 Baker Schoolhouse Road  
Freeland, MD 21058  
o 443-800-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY  
A ZONING PETITION  
FOR  
#15635 YEOHO ROAD  
LOT 2 HALE PROPERTY

BALTIMORE COUNTY, MARYLAND  
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 10/8/2023  
Scale: 1" = 100'



### GENERAL INFORMATION

- Ownership: Thomas J. Iacoboni, Trustee & Jacqueline E. Iacoboni, Trustee  
443-250-5040
- Address: 15635 Yeoho Road Sparks, MD 21152
- Deed references: 40444/48. Plat Book 1/ 105 Hale Property
- Area: 14.0035 acres (per deed)
- Tax Map / Parcel / Tax account #: 27 / 332 / 22-00-023299  
ADC Map: GIS tile: 027C2 Position sheet: 95NW16  
Census tract: 408200 Census block: 24005408200  
Schools: Sparks ES Hereford MS Hereford HS
- 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 027C2 and the information provided by Baltimore County on the internet.
- Improvements: All of the improvements will remain.
- Master Water Plan Designation: W-7 Master Sewer Plan Designation: S-7

### OFFICE OF ZONING

Zoning: R.C. 2

There are no previous zoning cases on the subject parcels.

R.C. 2 Setbacks for Residential Dwelling

Front: 75 feet from the centerline of a public road  
Side / Rear: 35 feet from any property line  
The existing dwelling meets all of the applicable RC 2 setbacks

Maximum building height: 35 feet

### ENVIRONMENTAL IMPACT

All of the streams and wetlands located on the subject lot are protected by recorded Forest Buffer Easements shown on Plat Book 1, page 105.

### ENVIRONMENTAL

Watershed: Loch Raven Reservoir URDL land type: 1

- The existing dwelling will once again be served by a private well and septic system.
- 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.

### FOREST CONSERVATION

- Forest exists on the subject property
- A Single Lot Declaration of Intent will be submitted to Baltimore County as a part of the building permit process.

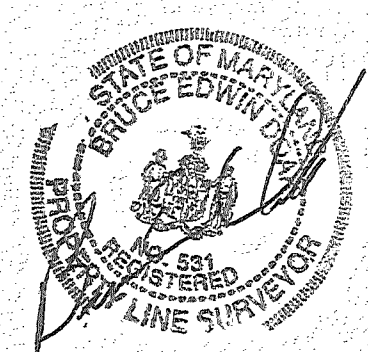
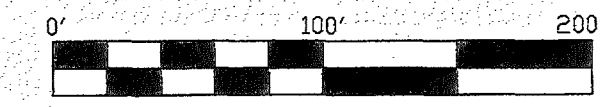
### GROUND WATER

- There are no wells or septic systems within 300' of the proposed child's lot

### OFFICE OF PLANNING

Regional Planning District: Sparks District Code: 304

- The subject property is in the Western Run National Register Historic District.
- Growth Tier: 4



10/15/23  
REVISION  
Address zoning review comments

