

FAX

Date: 11/21/2012

Attn: Kristen Lewis

Subject: Indefinite Postponement for Notice of Zoning Hearing

Case Number: 2013-0068-A

Please use this fax to serve notice as an indefinite postponement in regards to the Notice of Zoning Hearing, Case Number 2013-0068-A. All applicable contacts as noted in the Notice of Zoning Hearing from Baltimore County sent on October 31, 2012 will be notified if a hearing or further developments warrant a hearing in the future. Currently the home owner is investigating other engineering plans to install a solar panel system without the requirement of Baltimore County approved variance. Thank you for your attention and support of this matter.

Best Regards,

Russell O'Dea

Property Owner
10515 Vincent Road
White Marsh, MD 21162



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2013-0068-A

Address: 10515 VINCENT RD.

Petitioner(s): RUSSELL W. ODEA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We ROBERT J. ROMADKA, AND OTHERS
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

10416 VINCENT ROAD
Address

BALTO, MD. 21162
City State Zip Code

410-477-9795
Telephone Number

which is located approximately 1000 feet from the
property, which is the subject of the above petition, **do hereby**
formally demand that a public hearing be set in this matter.
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.

Robert J. Romadka 10/15/12
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj



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 Law of Baltimore County for the property located at:

Address 10515 Vincent Rd

which is presently zoned RC3(RC5)

Deed Reference 26964/00024

10 Digit Tax Account # 2400009351

Property Owner(s) Printed Name(s) Russell W. Odega

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) BCZR:400.1
TO PERMIT AN ACCESSORY STRUCTURE (SOLAR TRACKER) TO BE LOCATED
IN THE FRONT YARD, IN LIEU OF THE REQUIRED REAR YARD SETBACK.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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:

Russell W. Odega

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10515 Vincent Rd White Marsh MD

Mailing Address City State

21162, 410-977-6483, rwoodega@yahoo.com

Zip Code Telephone # Email Address

Representative to be contacted:

Chris Rice - Earth and Air Tech

Name - Type or Print

Signature

60 Aileron Ct #4 Westminster MD

Mailing Address City State

21157 410-960-9325 kende@earthandairtech.com

Zip Code Telephone # Email Address

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

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0068-A Filing Date 9/18/12 Estimated Posting Date 9/30/12 Reviewer JS

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 10515 Vincent Rd White Marsh MD 21162
Print or Type Address of property City State Zip Code

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

Owner petitions to install a ground mounted solar electric photovoltaic (PV) system with (12) modules (20' x 11' ft) mounted 6'6" off the ground on a 8" pole. The system is to be located in front of house due to lack of southern exposure & a forest tree buffer in rear of house. Originally looked at roof mounted system but due to roof orientation & shading from tree buffer made this impractical from a design engineering standpoint. Both roof mounted & back of house ground mounted solar system would result in a 50% loss in energy generation compared to a ground mounted system located in front of house. The energy generated from ground mount system located in front of house will offset 60% of the homes energy usage.

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

Russell W. O'Dea

Signature of Affiant

Russell W. O'Dea

Name- Print or Type

Signature of Affiant

Name- Print or Type

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

Russell W. O'Dea
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of August, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Russell W. O'Dea

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
17 February 2015
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 10515 VINCENT RD, WHITE MARSH,
MARYLAND

Beginning at a point on the ^{east}~~north~~ side of Vincent Rd which is 20 wide at the distance of 210' north of the centerline of the nearest improved intersecting street Keithley Road which is 20' wide. Thence the following courses and distances: N. 84 52'29"E 192.69', S. 77 19'44"E 190.13', S. 12 53'33"W 125.54', N. 80 55'57"W 365.71', back to the point of beginning as recorded in Deed Liber (77), Folio (116) containing 1.0434 acres. Located in the 15th Election District and the 6th Council District

2013-0068-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0068 -A Address 10515 VINCENT RD.

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

Filing Date: 9-18-12 Posting Date: 9-30-12 Closing Date: 10-15-12

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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 2013- 0068 -A Address 10515 VINCENT RD.

Petitioner's Name ODEA Telephone 410-977-6483

Posting Date: 9-30-12 Closing Date: 10-15-12

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (SOLAR TRACKER)
TO BE LOCATED IN THE FRONT YARD, IN LIEU OF THE REQUIRED
REAR YARD PLACEMENT.

Revised 7/06/11

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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 petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Item Number or Case Number: 2013-0068-A
Petitioner: Russel W. Odea
Address or Location: 10515 Vincent Rd, White Marsh, MD 21162

PLEASE FORWARD ADVERTISING BILL TO:

Name: Earth and Air Technologies LLC
Address: 60 Aileron Ct Ste #4
Westminster, MD 21157
Attn: Ken Donithan
Telephone Number: 410-960-9325

No. 90150

Date: 9-18-20

PAID RECEIPT

BUSINESS - 10.11.14 - 11.11.14 - 12.11.14

9/18/2012 7:12:32 AM 2

REF ID: A61111

RECEIPT # 2073 5-15-1962 GUN

May 5 528 JUNIOR CERTIFICATION

090150

Recpt. tot 175.00

175.99 CF 1.10 CA

Baltimore County, Maryland

[illegible]

Total: \$ 75.00

Rec
From: ODLA

For: 2013-0069-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

November 20, 2012

Russell W. Odea
10505 Vincent Road
White Marsh MD 21162

RE: Case Number: 2013-0068 A, Address: 10515 Vincent Road, 21162

Dear Mr. Odea:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 18, 2012. 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 that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Chris Ray, Earth and Air Tech, 60 Aileron Court #4, Westminster, MD 21157



KEVIN KAMENETZ
County Executive

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

October 16, 2012

Russell W. Odea
10515 Vincent Road
White Marsh MD 21162

RE: Case Number: 2013-0068 A, Address: 10515 Vincent Road, 21162

Dear Mr. Odea:

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Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Chris Ray, Earth and Air Tech, 60 Ailereon Court, #4, Westminster MD 21157

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-27-12

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

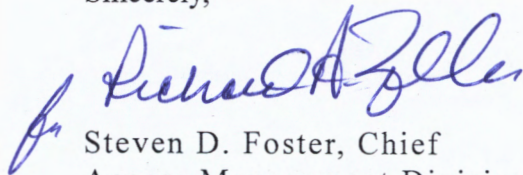
RE: Baltimore County
Item No 2013-0068-A
Administrative Variance
Russell Odea
10515 Vincent Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. 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 Item No. 2013-0068-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2012

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2012
Item Nos. 2013-0064, 0066, 0067, 0068 and 0070

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

DAK
cc: File

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

To: Balto. Co. PAI, Zoning office, Attn.: Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

1	Sept. 29, 2012	Certificate Of Posting
2	Sept. 29, 2012	Site Photos

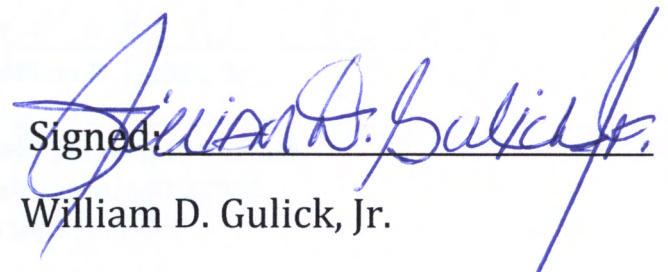
Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & content

Project: 2013-0068-A

Remarks: 10515 Vincent Road

Signed:



William D. Gulick, Jr.

Project Manager



NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2013-0068-A

10515 Vincent Road

E/s Vincent Road, 210 ft. n/of the centerline of intersection with Keithley Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Russell Odea

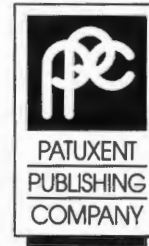
Variance: to permit an accessory structure (solar tracker) to be located in the front yard, in lieu of the required rear yard placement

Hearing: Monday, November 26, 2012 at 10:00 a.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 11/615 November 6 886304



501 N. Calvert Street, Baltimore, MD 21278

November 8, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on November 6, 2012.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 6, 2012 Issue - Jeffersonian

Please forward billing to:

Earth & Air Technologies, Inc.
Attn: Ken Donithan
60 Aileron Court, #4
Westminster, MD 21157

410-960-9325

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: 2013-0068-A

10515 Vincent Road

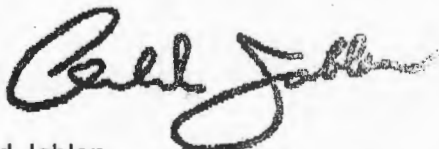
E/s Vincent Road, 210 ft. n/of the centerline of intersection with Keithley Road

15th Election District – 6th Councilmanic District

Legal Owners: Russell Odea

Variance to permit an accessory structure (solar tracker) to be located in the front yard, in lieu of the required rear yard placement.

Hearing: Monday, November 26, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
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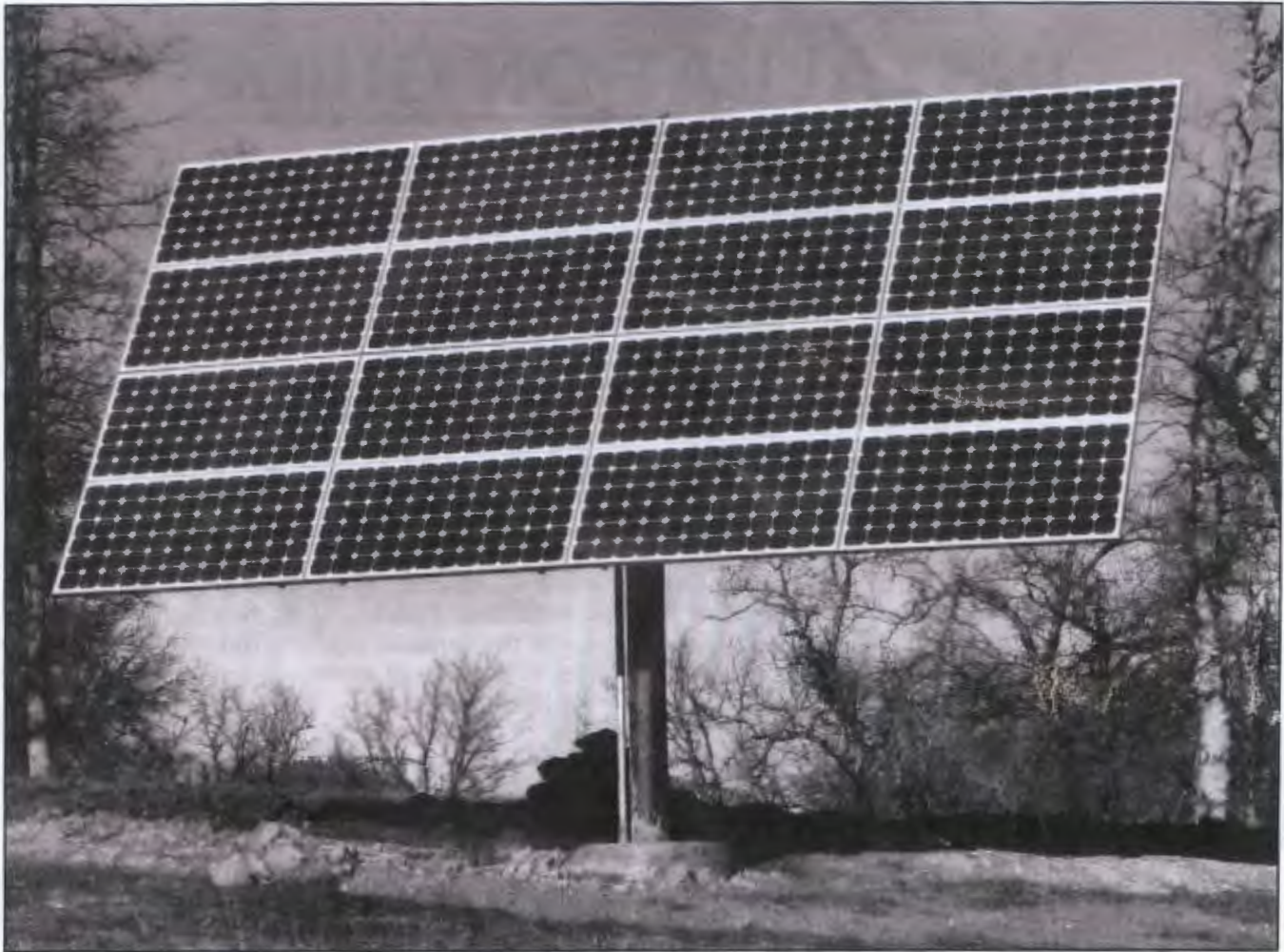
Arnold Jablon

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.

Copyright © Array Technologies, Inc.
All rights reserved.

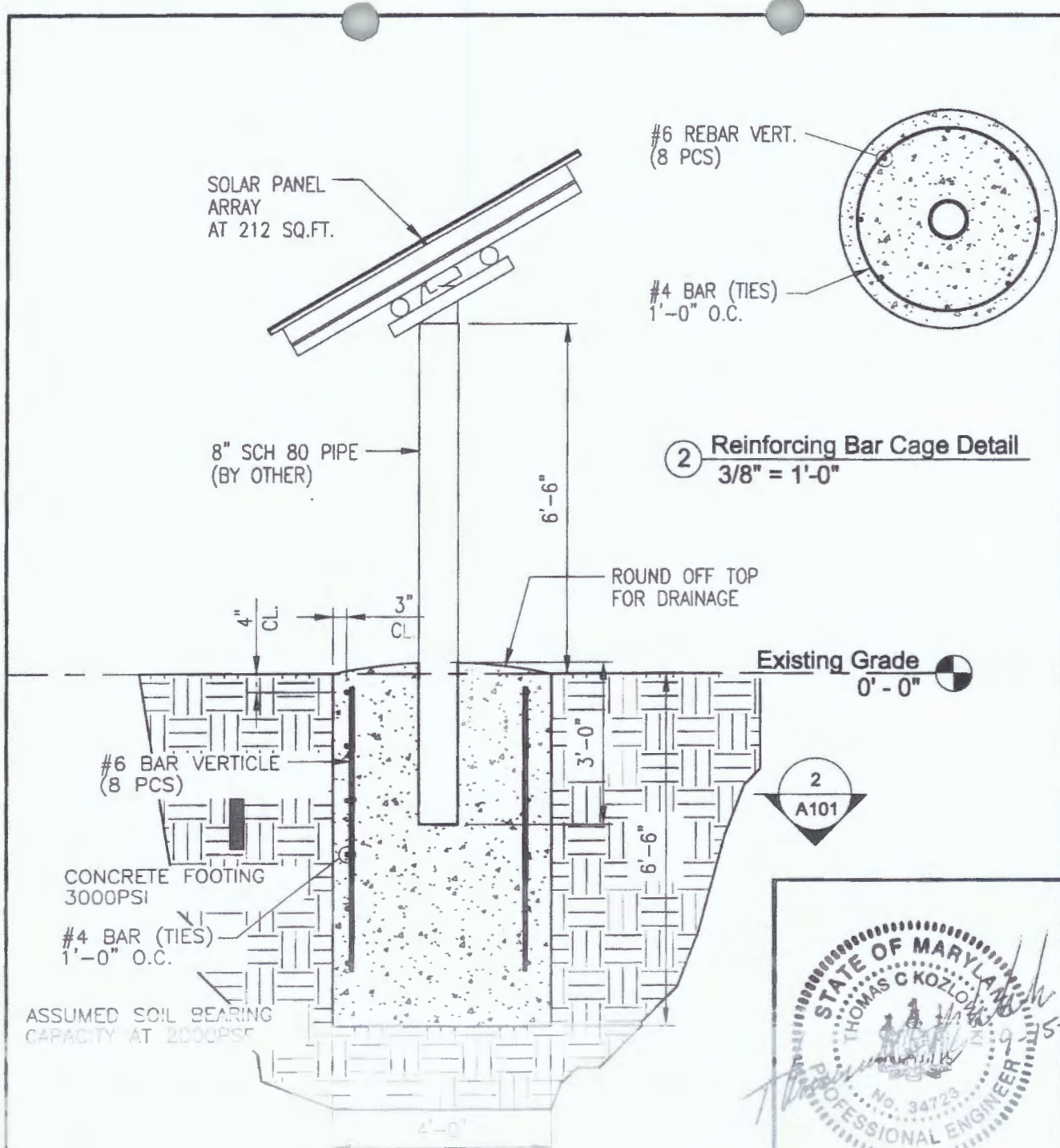
Wattsun™ is a trademark of Array Technologies, Inc.



Sixteen, BP 150 watt modules mounted on a Wattsun AZ-225 Tracker Drive.

AZ-225 Installation Guide: Revision 6
Dec 2009

2013-0068-A



1 Solar Panel Footing Detail
3/8" = 1'-0"

2 Reinforcing Bar Cage Detail
3/8" = 1'-0"



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34723, EXPIRATION DATE 7/5/13.

REV	DATE	DESCRIPTION	BY	APP.	EARTH AND AIR TECHNOLOGIES, LLC FOUNDATION FOR WATTSUN SOLAR TRACKER FOOTING DETAILS			
0	9/15/11	DESCRIPTION	JMK	TCK				
TAI ENGINEERING AND TECHNOLOGICAL SERVICES 2222 17th Avenue S, Suite 212 Birmingham, AL 35202 Tel: (205) 944-1111 Fax: (205) 944-1112					SCALE: AS NOTED	DATE: 9/15/11	SHEET NUMBER	
					DRAWN BY: JMK	ENGINEER: TCK	CLIENT: XXXXXXXXXXXX	REV.
					CHECKED BY: TCK	APPROVED BY: TCK	JOB NO: 11-0709	0

File location: C:\Documents and Settings\mck\Local Settings\Temporary Internet Files\Content.IE5\B709-27en-A101-00000000.dwg
Date last Saved: 9/15/2011-2:23pm by: mck Date Plotted: 9/15/2011-2:23pm by: mck

2013 0068-A



proposed location of tracker

2013-0068-A



Backyard looking south

2013-0068-A



View of front of home from
proposed location of tracker

2013-0068-A



View of north lot

2013-0068-A



Proposed
Truck

2013-0068-A

10513 Vincent (South lot)

10515
dwelling



2013-0068-A

Proposed Location of Tracker



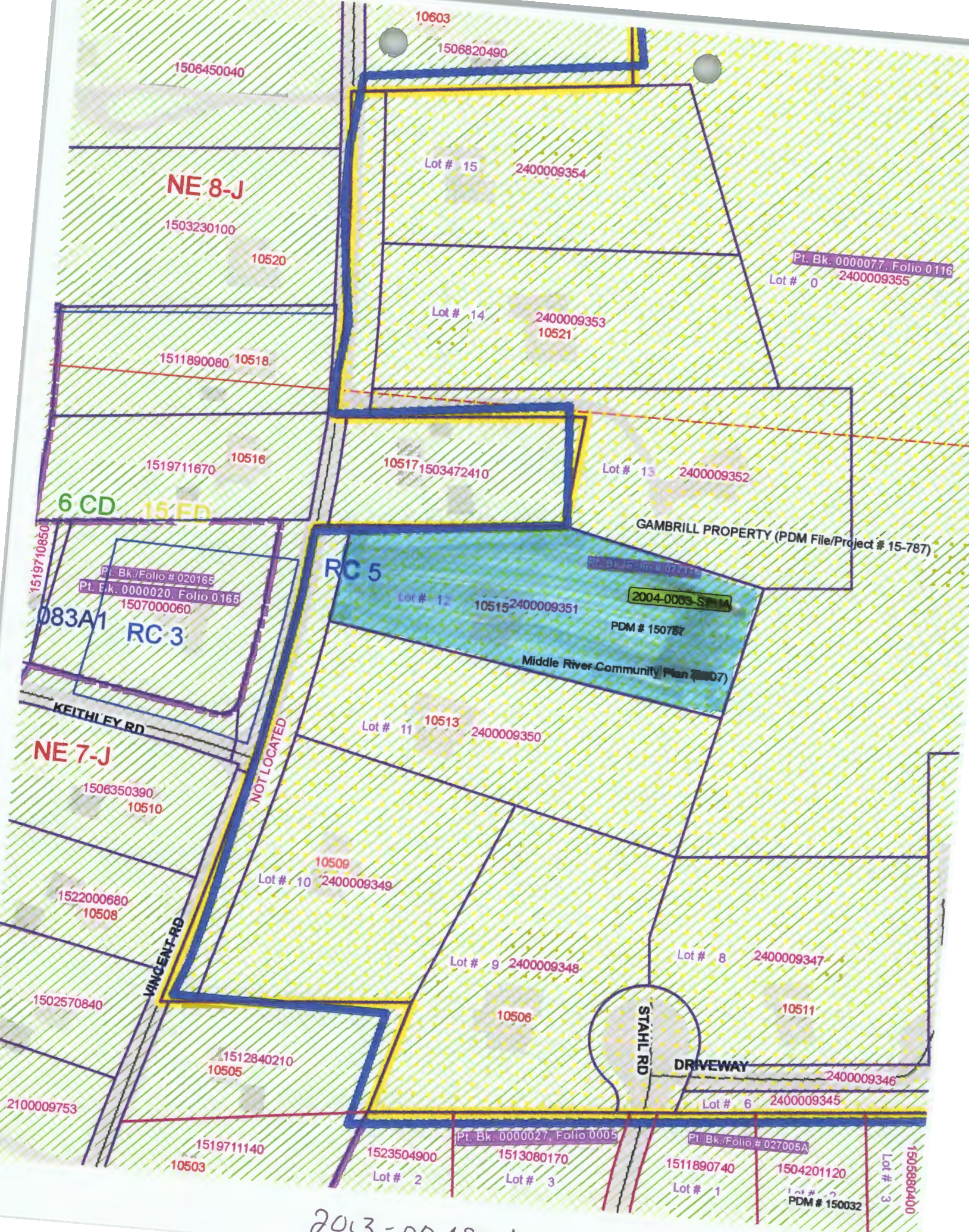
Front yard

2013-0068-4



Down driveway toward Vincent Rd.

2013-0068-A



2013-0068-4

