

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
(16529 Dubbs Road)
5th Election District
3rd Councilmanic District
Dwight R. Heinmuller
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2014-0013-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by Dwight R. Heinmuller, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a second detached accessory structure with a summation of the base square footage of both buildings greater than that of the principal dwelling. The Variance petition seeks relief from B.C.Z.R. §400.3 to permit a proposed detached accessory structure to have a height of 18.5 ft. in lieu of the maximum allowed 15 ft. 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.

Appearing at the public hearing in support of the requests was Dwight R. Heinmuller. The file reveals that the Petition was advertised and the site was posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance.

Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) indicating that the petitioner or subsequent owners shall not convert the subject accessory building into a dwelling or apartment unit and the accessory structure shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date

9-9-13

By

Sen

The subject property is 2.44 acres in size and is zoned RC 2. The site is heavily wooded and rural. The Petitioner collects and maintains antique automobiles, and would like to have a garage with a vehicle lift dedicated to that purpose. Zoning relief is required before he can do so.

Based upon the testimony and evidence presented, I will grant the Petition for variance.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

The Petitioner has met this test. This lot is of very irregular dimensions, and is thus unique. The Petitioner would experience a practical difficulty if the regulations were strictly enforced, since he would be unable to construct the proposed garage. The Petitioner presented letters of support from nearly all of the neighbors on his street, and I therefore believe the granting of the petitions would in no way endanger the public's health, safety and welfare.

Pursuant to the advertisement, posting of the property, and the public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing and Variance requests should be granted.

THEREFORE, IT IS ORDERED this 9th day of September 2013, by this Administrative Law Judge, that Petitioner's request for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a second detached accessory structure with a summation of the base square footage of both buildings greater than that of the principal dwelling, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 9-9-13

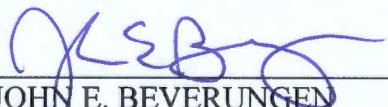
By sln

IT IS FURTHER ORDERED that Petitioner's request for Variance relief to permit a proposed detached accessory structure to have a height of 18.5 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 9-9-13

By sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

September 9, 2013

Dwight R. Heinmuller
16529 Dubbs Road
Sparks, Maryland 21152

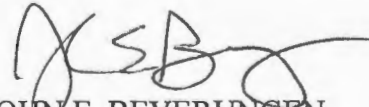
RE: Petitions for Special Hearing and Variance
Property: 16529 Dubbs Road
Case No.: 2014-0013-SPHA

Dear Mr. Heinmuller:

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

In the event any party finds the decision rendered is unfavorable, any party 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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm
Enclosure



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 the property located at:

Address 16529 DUBBS RD

which is presently zoned RC2

Deed References: LIBER 0027 FOLIO 0309

10 Digit Tax Account # 2100007504

Property Owner(s) Printed Name(s) DWIGHT R. HEINMULLER

(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 ... a second detached accessory structure with a summation of the base square footages of both buildings greater than that of the principal dwelling.
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)

Section 400.3 – to permit a proposed detached accessory structure to have a height of 18½ feet in lieu of the maximum allowed 15 feet.

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)

FOR MY ANTIQUE CAR HOBBY GARAGE, I WANT TO HAVE MY OWN LIFT, FOR SERVICING AND REPAIR OF MY CARS, WHICH REQUIRES A 13 FOOT HEIGHT CLEARANCE, AND, THEREFORE, AN 18.5' OVERALL HEIGHT. GARAGE WILL BE HIDDEN BEHIND

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):

DWIGHT R. HEINMULLER

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

16529 DUBBS RD

SPARKS MD

Mailing Address

City

State

21152

410-329-3022

dheinmuller@

Zip Code

Telephone #

gmail.com

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2014-0013-SPHA

Filing Date 7/18/13

Do Not Schedule Dates: _____

Reviewer RD

Dwight R. Heinmuller
16529 Dubbs Rd.
Sparks, MD 21152
410-329-3022

Zoning Property Description for 16529 Dubbs Rd.:

Beginning at a point in the center of Dubbs Rd., which is 20 feet wide, at a distance of 1,520 feet south of the centerline of the nearest improved intersecting street, which is Yeoho Rd., which is 20 feet wide.

Beginning for the same at a point in the center of Dubbs Rd. at the beginning of the 1st of S 49 degrees 51' 00" W 300.00' line of the land which by deed dated December 22, 1980 and recorded among the land records of Baltimore County in Liber EHK, Jr. 6245, folio 622, was conveyed by Matthew J. Tress and Velma H. Tress, his wife, to Peggy J. McCuen, running thence in Dubbs Rd. and binding on the 1st, 2nd and part of the 3rd line of the aforesaid deed and three following courses and distances, as now surveyed: 1) S 48 degrees, 36' 27" W 303.7 degrees; 2) S 30 degrees 25' 40" W 75.00'; and 3) S 13 degrees 03' 10" W 143.00', thence leaving the road and said outline and running for lines of division through the property of the Grantor herein S 76 degrees 56' 50" E 184.48' and N 74 degrees 55' 10" E 229.9' to intersect the 9th line, running thence on a part of the 9th line and continuing the same course and binding on the 10th line of the aforesaid deed, as now surveyed, N 15 degrees 04' 50" W a total distance in all of 400' to the place of beginning. Containing 2.440 Acres of land more or less.

Located in the 5th election district and the 3rd council district.

Item # 0013

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: 2014-0013-SPHA

Petitioner: DWIGHT HEINMULLER

Address or Location: 16529 DUBBS RD., SPARKS, MD 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dwight R. Heinmuller

Address: 16529 Dubbs Rd.

Sparks, MD 21152-9667

Telephone Number: 410-329-3022

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

No. **101522**

Date: **7/8/13**

PAID RECEIPT

BUSINESS ACTION TIME PM
7/19/2013 7/18/2013 11:43:40 5

REC 4525 WALKIN RIMS ORD
RECEIPT # 676004 7/18/2013 07.1

Dept: 5 520 ZONING VERIFICATION
CL NO. 101522

Receipt Tot \$150.00
4.00 CR \$115.00 CA
\$37.00 OT
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						5150

Total: **5150**

Rec From:

For:

Zoning hearing - case # 2014-0013-SPHA

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 08/16/2013

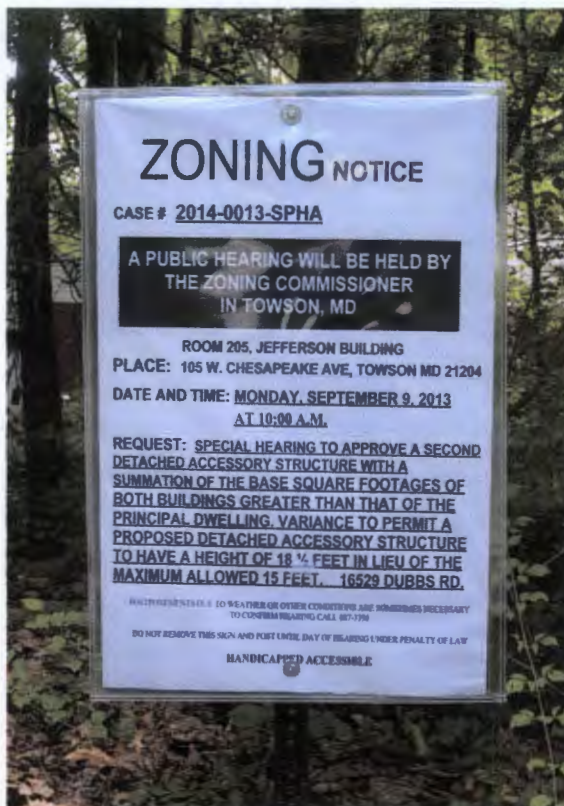
Case Number: 2014-0013-SPHA

Petitioner / Developer: DWIGHT HEINMULLER

Date of Hearing (Closing): SEPTEMBER 9, 2013

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:
16529 DUBBS ROAD

The sign(s) were posted on: AUGUST 16, 2013



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 22, 2013

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 August 20, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0013-SPHA

16529 Dubbs Road

SE/s Dubbs Road, 1520 ft. S/of centerline of Yeoho Road

5th Election District - 3rd Councilmanic District

Legal Owner(s): Dwight Heinmuller

Special Hearing to approve a second detached accessory structure with a summation of the base square footages of both buildings greater than that of the principal dwelling.

Variance to permit a proposed detached accessory structure to have a height of 18 1/2 feet in lieu of the maximum allowed 15 feet.

Hearing: Monday, September 9, 2013 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 08/795 August 20

941609

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 20, 2013 Issue - Jeffersonian

Please forward billing to:
Dwight Heinmuller
16529 Dubbs Road
Sparks, MD 21152

410-329-3022

NOTICE OF ZONING HEARING

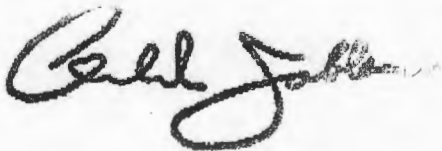
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0013-SPHA

16529 Dubbs Road
SE/s Dubbs Road, 1520 ft. S/of centerline of Yeoho Road
5th Election District – 3rd Councilmanic District
Legal Owners: Dwight Heinmuller

Special Hearing to approve a second detached accessory structure with a summation of the base square footages of both buildings greater than that of the principal dwelling. Variance to permit a proposed detached accessory structure to have a height of 18 ½ feet in lieu of the maximum allowed 15 feet.

Hearing: Monday, September 9, 2013 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 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.



KEVIN KAMENETZ
County Executive

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

August 5, 2013

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 NUMBER: 2014-0013-SPHA

16529 Dubbs Road
SE/s Dubbs Road, 1520 ft. S/of centerline of Yeoho Road
5th Election District – 3rd Councilmanic District
Legal Owners: Dwight Heinmuller

Special Hearing to approve a second detached accessory structure with a summation of the base square footages of both buildings greater than that of the principal dwelling. Variance to permit a proposed detached accessory structure to have a height of 18 ½ feet in lieu of the maximum allowed 15 feet.

Hearing: Monday, September 9, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson. 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Dwight Heinmuller, 16529 Dubbs Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 20, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

M E M O R A N D U M

DATE: October 10, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0013-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on October 9, 2013. 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

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
11652 Dubbs Road; SE/S Dubbs Road,
1520' S c/line Yeoho Road
5th Election & 3rd Councilmanic Districts
Legal Owner(s): Dwight Heinmuller
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-013-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

AUG 01 2013

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of August, 2013, a copy of the foregoing Entry of Appearance was mailed to Dwight Heinmuller, 16529 Dubbs Road, Sparks, MD 21152, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
8/20/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
8/15/13	PLANNING (if not received, date e-mail sent _____)	Supports N/C
7/30/13	STATE HIGHWAY ADMINISTRATION	No Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 8/20/13	
SIGN POSTING	Date: 8/16/13 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Support letters from neighbors



KEVIN KAMENETZ
County Executive

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

September 4, 2013

Dwight R. Heinmuller
16529 Dubbs Road
Sparks MD 21152

RE: Case Number: 2014-0013 SPHA, Address: 16529 Dubbs Road

Dear Mr. Heinmuller:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 18, 2013. 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: jaf

Enclosures

c: People's Counsel

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7-30-13

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

RE: Baltimore County
Item No. 2014-0013-SPHA
Special Hearing Variance
Dwight R. Heinmuller
11652 Dubbs 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. 2014-0013-SPHA.

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/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

Edward A. Wirtz, Jr.

16705 Dubbs Road
Sparks, Maryland 21152
(410)

August , 2013

Baltimore County Zoning Review
County Office Building
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,

Edward A. Wirtz Jr.

*Whatever Mr. Heinmuller wants to do-
is fine with me*

Thomas J. Berger

16520 Dubbs Road

Sparks, Maryland 21152

(443) 212-5353

August , 2013

Baltimore County Zoning Review

County Office Building

111 West Chesapeake Avenue

Room 111

Towson, Maryland 21204

RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,

A handwritten signature in purple ink, appearing to be 'TJB', followed by a long, sweeping horizontal line that extends to the right.

Michael Wingart

16603 Dubbs Road

Sparks, Maryland 21152

(410) 472-4941

August 28, 2013

Baltimore County Zoning Review

County Office Building

111 West Chesapeake Avenue

Room 111

Towson, Maryland 21204

RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,

Michael D. Wingart

Neal L. Rumley
16510 Dubbs Road
Sparks, Maryland 21152
(410) 472-0724

August 19th, 2013

Baltimore County Zoning Review
County Office Building
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Neal L. Rumley", with a stylized flourish at the end.

Robert Franklin

16604 Dubbs Road

Sparks, Maryland 21152

(410) 472-43821656

August 14, 2013

Baltimore County Zoning Review

County Office Building

111 West Chesapeake Avenue

Room 111

Towson, Maryland 21204

RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,

Robert Franklin

Michael J. O'Connor

16606 Dubbs Road

Sparks, Maryland 21152

(410) 472-4382

August 29, 2013

Baltimore County Zoning Review

County Office Building

111 West Chesapeake Avenue

Room 111

Towson, Maryland 21204

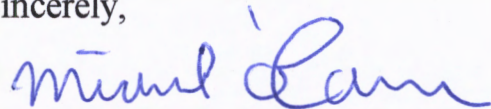
RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,



Charles C. Sutton

16702 Dubbs Road

Sparks, Maryland 21152

(410) 472-2292

August , 2013

Baltimore County Zoning Review

County Office Building

111 West Chesapeake Avenue

Room 111

Towson, Maryland 21204

RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,

Charles C. Sutton
Shirley Sutton

George Rodman
16526 Dubbs Road
Sparks, Maryland 21152
(410) 472-1282

August 16, 2013

Baltimore County Zoning Review
County Office Building
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

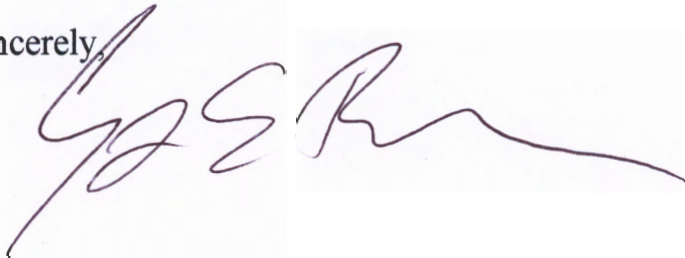
RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "GSR", followed by a long horizontal flourish.

Luke Steckel

16528 Dubbs Road
Sparks, Maryland 21152
(410) 472-0442

August 15, 2013

Baltimore County Zoning Review
County Office Building
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

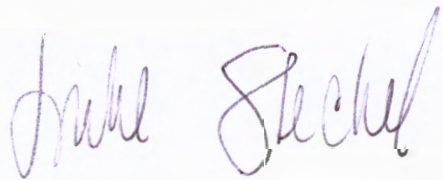
RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,


16528 DUBBS Rd.

Sherry Nuffer - Fwd: Message from 50BW-2

From: June Fisher
To: Nuffer, Sherry
Date: 9/5/2013 10:27 AM
Subject: Fwd: Message from 50BW-2
Attachments: Message from 50BW-2

Good morning Sherry, Will you please put this in the file I brought over yesterday. Thank you.

Gene Kutlik

16525 Dubbs Road

Sparks, Maryland 21152

(410) 560-4567

August 31, 2013

Baltimore County Zoning Review

County Office Building

111 West Chesapeake Avenue

Room 111

Towson, Maryland 21204

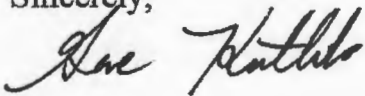
RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gene Kutlik".

PLAN DRAWN BY DWIGHT HEINMUELLER DATE 7/16/13 SCALE: 1 INCH = 50



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 8/12/2013

Sherry Nuffer - Fwd: Message from 50BW-2

From: June Fisher
To: Nuffer, Sherry
Date: 9/10/2013 9:50 AM
Subject: Fwd: Message from 50BW-2
Attachments: Message from 50BW-2

Hey, here is another pro-garage letter. Will you please put this in the file. Thanks, June

Donald E. Cresswell

P.O. Box 174

Railroad, Pennsylvania

(717)

August , 2013

Baltimore County Zoning Review

County Office Building

111 West Chesapeake Avenue

Room 111

Towson, Maryland 21204

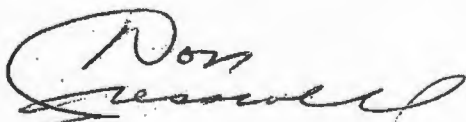
RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,

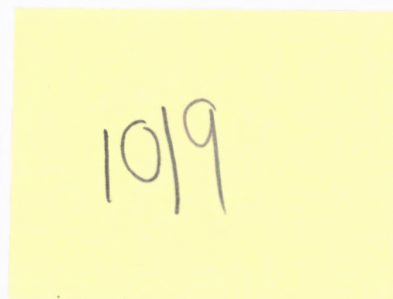

DON Cresswell

Donald E. Cresswell

P.O. Box 174

Railroad, Pennsylvania

(717)



RECEIVED

SEP 11 2013

OFFICE OF ADMINISTRATIVE HEARINGS

August , 2013

Baltimore County Zoning Review

County Office Building

111 West Chesapeake Avenue

Room 111

Towson, Maryland 21204

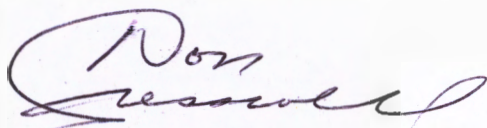
RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,


Don Cresswell

Robert C. Westfall

16506 Dubbs Road

Sparks, Maryland 21152

(410) 472-0142

August , 2013

Baltimore County Zoning Review

County Office Building

111 West Chesapeake Avenue

Room 111

Towson, Maryland 21204

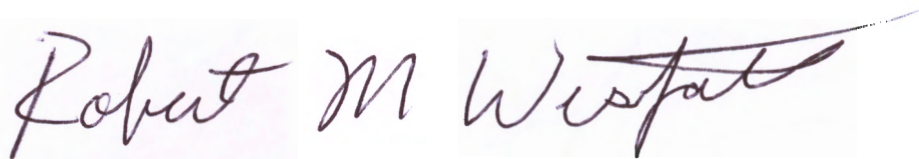
RE: Case Number 2014-0013-SPHA; 16529 Dubbs Rd., 21152, Dwight Heinmuller

Gentlemen:

In reference to the above-sited case, I have no objection to Dwight Heinmuller building a garage on his property.

Thank you.

Sincerely,

A handwritten signature in dark ink, reading "Robert M. Westfall". The signature is written in a cursive style with a large, stylized "R" and "W".

Gene Kutlik

16525 Dubbs Road
Sparks, Maryland 21152
(410) 560-4567

RECEIVED

SEP 11 2013

OFFICE OF ADMINISTRATIVE HEARINGS

August 31, 2013

Baltimore County Zoning Review
County Office Building
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

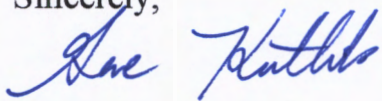
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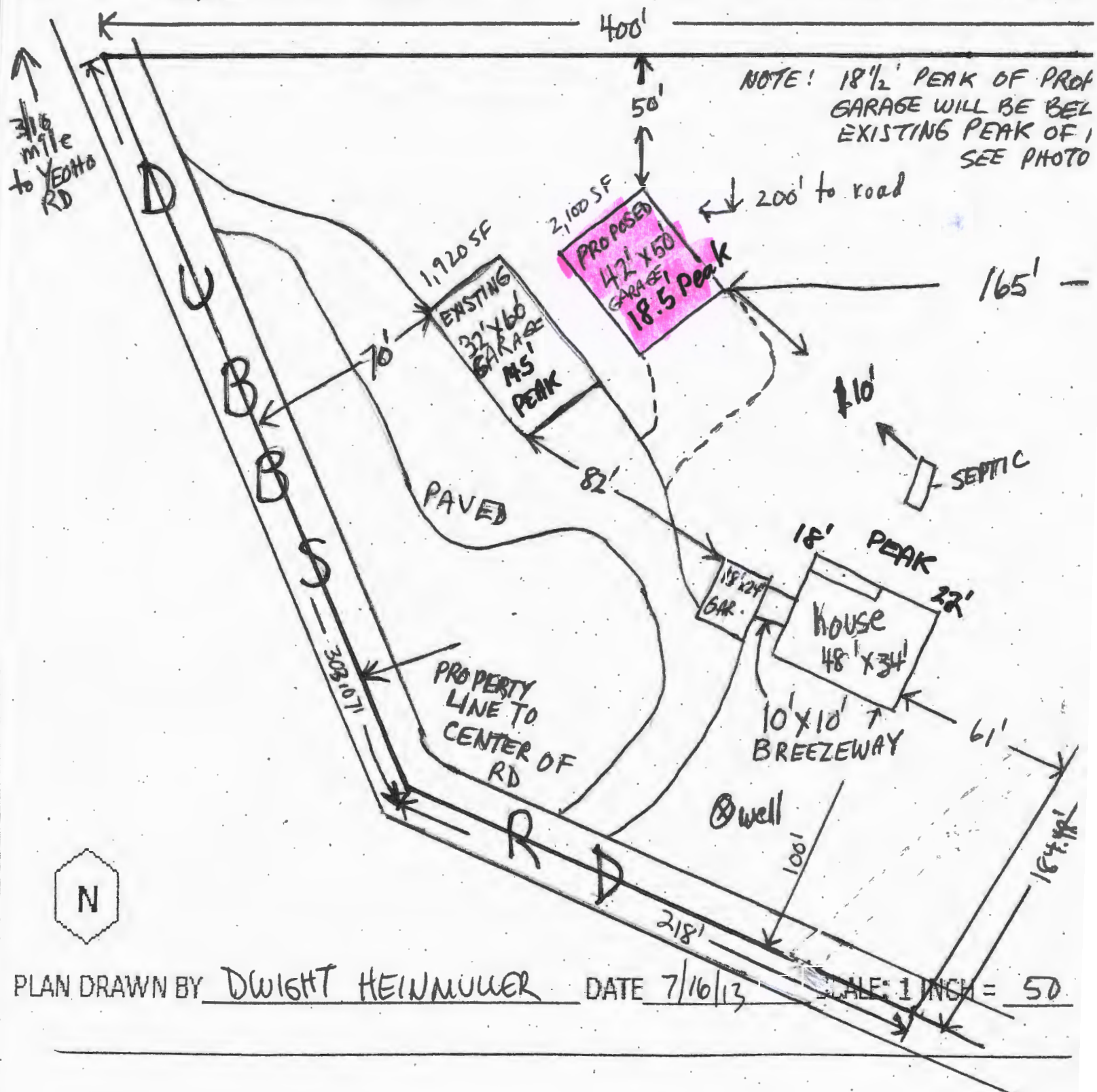
Thank you.

Sincerely,



OWNER(S) NAME(S) DWIGHT R. HE

PLAT BOOK # 127A FOLIO # 187 10 DIGIT TAX # 21 0000 7504 DEED REF. # 12





50 Feet



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 8/12/2013

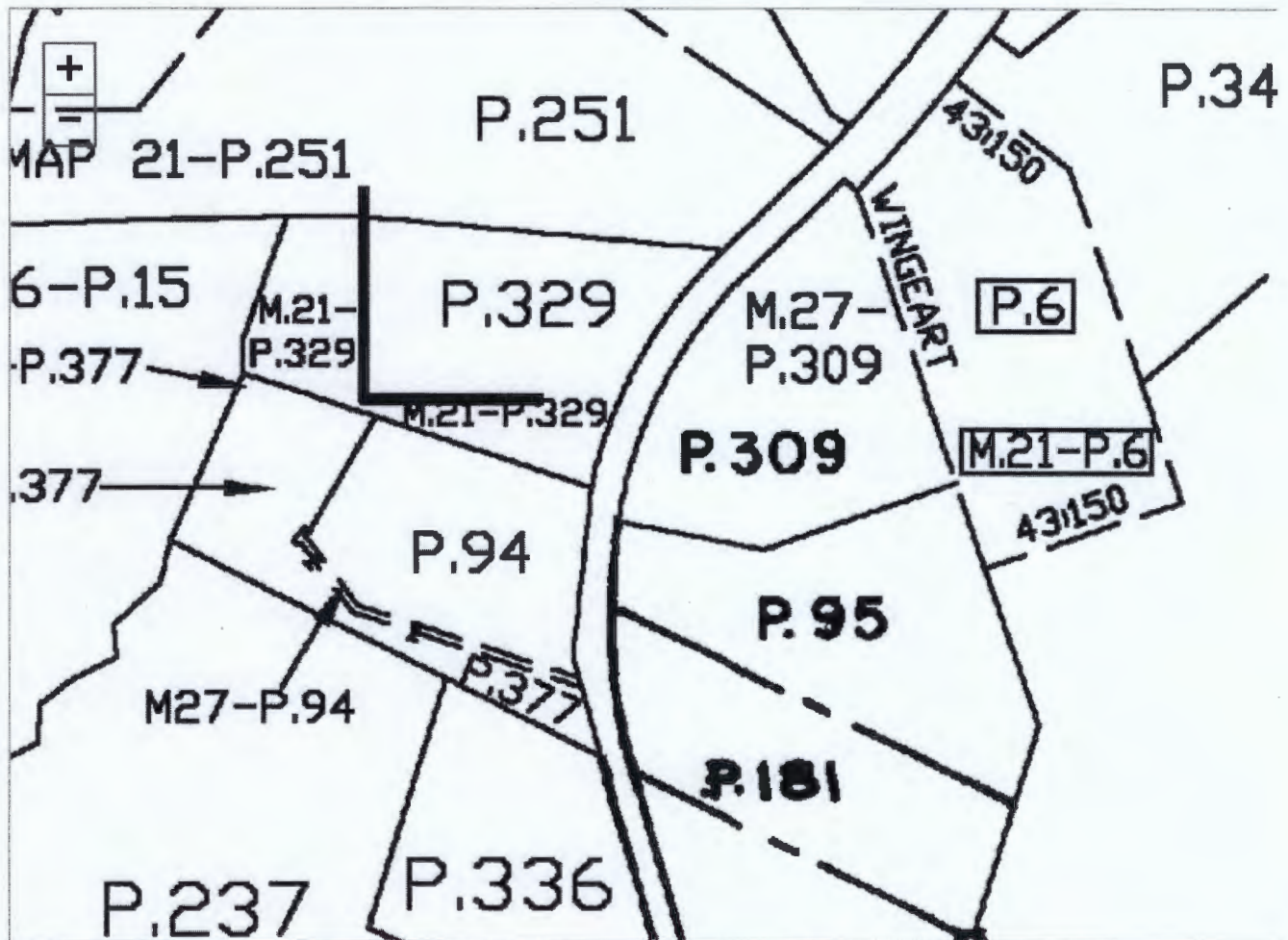
Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 05 Account Number - 2100007504	
Owner Information		
Owner Name:	HEINMILLER DWIGHT R HEINMILLER CAROLYN	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	16259 DUBBS RD SPARKS MD 21152	Deed Reference: 1) /12574/ 00574 2)
Location & Structure Information		
Premises Address:	16259 DUBBS RD 0-0000	Legal Description: 2.44 AC SES DUBBS RD 3100 N BENSON MILL RD
Map: 0027	Grid: 0001	Parcel: 0309
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Town:	Plat No: NONE	
Ad Valorem:	Tax Class:	
Primary Structure Built 1959	Above Grade Enclosed Area 1,384 SF	Finished Basement Area 600 SF
Property Land Area 2.4400 AC	County Use 04	
Stories 1.000000	Basement YES	Type STANDARD UNIT
Exterior BRICK	Full/Half Bath 2 full	Garage 1Att/1Det
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2011
Land:	120,100	120,100
Improvements	212,700	212,700
Total:	332,800	332,800
Preferential Land:	0	
Transfer Information		
Seller: HEINMULLER DWIGHT R	Date: 12/30/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12574/ 00574	Deed2:
Seller: COFFER ELEANOR M	Date: 11/14/1989	Price: \$142,000
Type: ARMS LENGTH IMPROVED	Deed1: /08324/ 00327	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 03/27/2012		

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **05** Account Number: **2100007504**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☐ Loading... Please

Loading... Please Wait.

-->

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 15, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 16529 Dubbs Road

INFORMATION:

Item Number: 14-013

Petitioner: Dwight R. Heinmuller

Zoning: RC 2

Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning supports the petitioner's request for special hearing and variance. However, the following conditions shall be met:

1. The petitioner or subsequent owners shall not convert the subject accessory building into a dwelling or apartment unit.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared By:

Deputy Director:
AVA/JM:cjm

RECEIVED

AUG 16 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 20, 2013

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 19, 2013
Item Nos. 2014- 0025, 0026,0027,0030 and 0013.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: August 1, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For July 29, 2013
Item Nos. 2014-0010, 0011, 0012, 0013, 0015, 0016, 0017, 0018 and
0019.

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

DAK
cc:file

Case No.:

2014-0013-SPHA

Exhibit Sheet

Petitioner/Developer

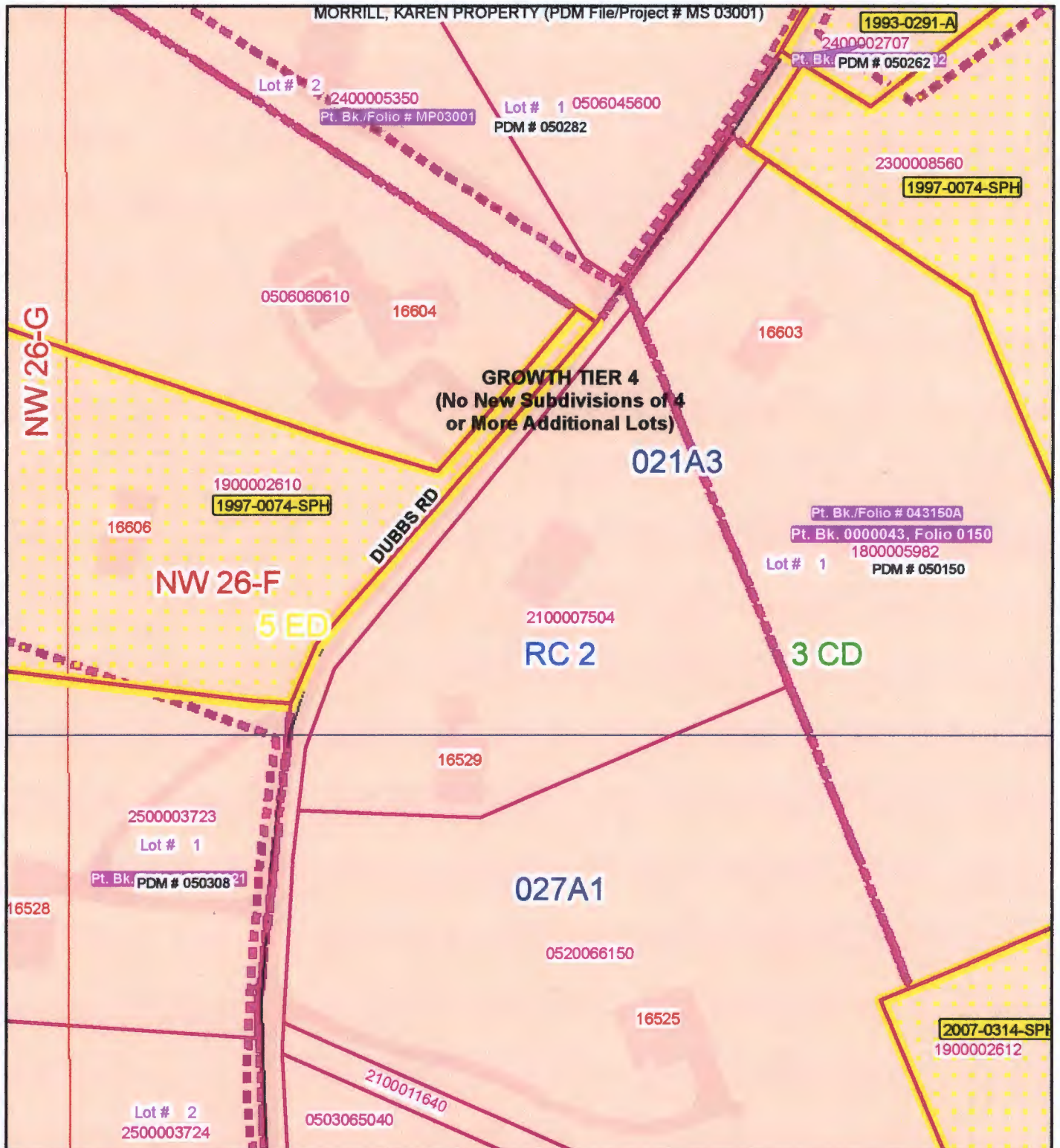
19W
10-10-13

Protestant

9-9-13
Den

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

16529 Dubbs Road



Publication Date: 7/17/2013



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

Item # 6013

#2014-0013-SPHA