# MEMORANDUM

DATE: February 6, 2017

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2017-0145- A – Appeal Period Expired

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The appeal period for the above-referenced case expired on February 2, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

| | | |
|---|---|---|
| **IN RE: PETITION FOR ADMIN. VARIANCE** | * | BEFORE THE |
| **(4220 Hanwell Road)** | | |
| 2nd Election District | * | OFFICE OF ADMINISTRATIVE |
| 4th Council District | | |
| Kevin J. Richardson | * | HEARINGS FOR |
| Petitioner | | |
| | * | BALTIMORE COUNTY |
| | * | **CASE NO. 2017-0145-A** |

* * * * * * *

## OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Kevin J. Richardson ("Petitioner"). The Petitioner is requesting variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) [Sections 1B01.2.C.1 of the 1970 zoning regulations and Section V.B.2 of the 1970 Comprehensive Manual of Development Policies (CMDP)] as follows: (1) To permit a proposed addition (bathroom/laundry room) with a rear yard setback of 25 ft. in lieu of the required 30 ft.; and (2) To amend the Final Development Plan (FDP) of THE WOODS OF WINANDS, Section 11, Lot No. 35 ONLY. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 10, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 1-3-17

By

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information and photographs submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 3rd day of **January, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) [Sections 1B01.2.C.1 of the 1970 zoning regulations and Section V.B.2 of the 1970 Comprehensive Manual of Development Policies (CMDP)] as follows: (1) To permit a proposed addition (bathroom/laundry room) with a rear yard setback of 25 ft. in lieu of the required 30 ft.; and (2) To amend the Final Development Plan (FDP) of THE WOODS OF WINANDS, Section 11, Lot No. 35 ONLY, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his 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.

ORDER RECEIVED FOR FILING

Date 1-3-17

By

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-3-17

By

# Petition for Administrative Variance

**to the Zoning Commissioner of Baltimore County for the property**
**located at** 4220 Hanwell Road, Randallstown, MD 21133
**which is presently zoned** DR 3.5
Deed Reference: /07537/ 00754 Tax Account # 1800014830

**This Petition shall be filed with the Department of Permits and Development Management.** 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 Variance from Section(s)

Section 1B02.3.B (1B01.2.C.1 - 1970 regs. and V.B.2. - CMDP) – to permit a proposed addition (bathroom/laundry room) with a rear yard setback of 25 feet in lieu of the required 30 feet; and to amend the final development plan of THE WOODS OF WINANDS, Section II, lot #35 only.

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 Administrative Variance, 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

***Contract Purchaser/Lessee:***

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

***Attorney For Petitioner:***

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

***Legal Owner(s):***

Kevin Richardson
Name - Type or Print

X Kevin Richardson
Signature

Name - Type or Print

Signature

4220 Hanwell Road — 410 - 655 5149
Address — Telephone No.

Randallstown — MD — 21133
City — State — Zip Code

***Representative to be Contacted:***

Carl Dyhrberg
Name

1619 Mussula Road — (443) 465 6899
Address — Telephone No.

Towson — MD — 21286
City — State — Zip Code

**A Public Hearing having been formally demanded and/or found to be required, it is ordered** by the Zoning Commissioner 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.

Zoning Commissioner of Baltimore County

**Case No.** 2017-0145-A

Reviewed By RJ Date 11/29/16

Estimated Posting Date 12/11/16

***FRM476_09***

***Rev 3/09***

ORDER RECEIVED FOR FILING

Date 1-3-17

By

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently own and reside at 4220 Hanwell Road
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed) I wish to construct 168 sq.ft. of First Floor Additions and 168 sq.ft. Second Floor Additions to the rear of my existing residence on part of an existing open Deck along with adding 48 Square Feet to the rear of my existing garage. At present the non-complying rear South yard measures 25.0' with a further 90.0' to the neighboring residence. After construction there will be no change in the above measurements and the non- compliance with the required 30.0' will remain. This hardship is peculiar to my property in contrast with other properties in the zoning district and is not the result of my own actions. Failure to grant this request for a variance would also result in the failure of my ability to make a reasonable use of my property.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Kevin Richardson
Signature

Signature

KEVIN RICHARDSON
Name- print or type Kevin Richardson

Name- print or type

---

**A Notary Public must complete the following section prior to the filing appointment.**

**STATE OF MARYLAND, BALTIMORE COUNTY,** to wit:

**I HEREBY CERTIFY,** this 16th day of November, 2016, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Kevin Richardson
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

**AS WITNESS** my hand and Notarial Seal

Name of Notary Public

12/23/2017
Commission expires

PLACE SEAL HERE:

JANELLE KATHY JENNINGS
MY COMMISSION EXPIRES
NOTARY
PUBLIC
12/23/2017
BALTIMORE COUNTY, MD

FRM476_09

Item #0145

Rev 3/09

# ZONING DESCRIPTION

**ZONING DESCRIPTION FOR 4220 HANWELL ROAD**

**OWNER** Kevin James Richardson 4220 Hanwell Road
Randallstown Md 21133

Beginning at a pint on the South Side of Hanwell Road which is 50' R/W wide at the distance of 400 feet West of the centerline of the nearest improved intersecting street Brie Court which is 50' R/W wide.
BEING LOT # 35, BLOCK _____, SECTION # 2, in the subdivision of Section II The Woods of Winands as recorded in Baltimore Count PLAT BOOK # 45, FOLIO # 102, containing 8291 SQUARE FEET. Also known as 4220 HANWELL ROAD and located in the 2ND ELECTION DISTRICT, 4TH COUNCILMANIC DISTRICT.

Typical Metes and Bounds: W Radius 50.00' - 33.27 FEET, N 66° 14' 54" E - 136.65 FEET, N 58° 13' 17" W - 117.65 FEET, S 27° 40' 06" W - 105.60 FEET, to the place of beginning.

Item #0145

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS
**DATE:** 12/15/2016
**Case Number:** 2017-0145-A
**Petitioner / Developer:** K J RICHARDSON
**Date of Hearing (Closing):** DECEMBER 26, 2016

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:
4220 HANWELL ROAD

**The sign(s) were posted on: DECEMBER 10, 2016**


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)

BALTIMORE COUNTY DE IENT OF PERMITS, APPROV ND INSPECTIONS
ZONING REVIEW

## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0145 -A Address 4220 Hanwell Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

**Filing Date:** 11/29/16 **Posting Date:** 12/11/16 **Closing Date:** 12/26/16

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)

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**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2017- 0145 -A Address 4220 Hanwell Rd

Petitioner's Name K J Richardson Telephone 410-665-5149

**Posting Date:** 12/11/16 **Closing Date:** 12/26/16

Wording for Sign: To Permit a proposed addition (bathroom / laundry room) with a rear yard setback of 25 feet in lieu of the required 30 feet; and to amend the final development plan for The Woods of Winands, Section II, lot #35 only

Revised 7/6/16

# 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/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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) 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.**

---

For Newspaper Advertising:

Case Number: 2017-0145-A

Property Address: 4220 Hanwell Road Randallstown

Property Description: southwest side of Hanwell Rd, +/- 400' west of Brie Ct

Legal Owners (Petitioners): Kevin Richardson

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kevin Richardson

Company/Firm (if applicable): _____

Address: 4220 Hanwell Rd
Randallstown 21133

Telephone Number: 410 655 5149

Revised 7/9/2015

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

No. 141436

Date: 11/29/16

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|---|---|---|---|---|---|---|---|---|
| 001 | 806 | 0000 | | 6150 | | | | $150.00 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Total: $150.00

Rec From:

For: Zoning hearing - case # 2017-0145-A

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

PAID RECEIPT

| BUSINESS | ACTUAL | TIME | DRW |
|---|---|---|---|
| 11/29/2016 | 11/29/2016 | 11:22:55 | 1 |

REG WS01 WALKIN LJR
>>RECEIPT # 694355 11/29/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CK NO. 141436
Recpt Tot $150.00
$150.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

12/23/16 (AV) 12-26-16
TO WK

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** December 19, 2016

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

DAK

**SUBJECT:** Zoning Advisory Committee Meeting
For December 12, 2016
Item No. 2017-0135, 0137, 0140, 0141, 0143, 0145 and 0146

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

RECEIVED
JAN 03 2017
OFFICE OF ADMINISTRATIVE HEARINGS

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC12122016.doc

KEVIN KAMENETZ
*County Executive*

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

December 30, 2016

Kevin Richardson
4220 Hanwell Road
Randallstown, MD 21133

RE: Case Number: 2017-0145 A, Address: 4220 Hanwell Road

Dear Mr. Richardson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 29, 2016. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Carl Dyhrberg, 1619 Mussula Road, Towson MD 21286

12-26

**BALTIMORE COUNTY, MARYLAND**

RECEIVED
DEC 02 2016
OFFICE OF ADMINISTRATIVE HEARINGS

**Inter-Office Correspondence**

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0145-A
Address 4220 Hanwell Road
(Richardson Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

Reviewer: Steve Ford Date: 12-2-2016

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 12/5/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0145-A
Administrative Variance
Kevin Richardson
4220 Hounwell Road

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Richard A Zeller

for Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 2, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0145-A
Address 4220 Hanwell Road
(Richardson Property)

Zoning Advisory Committee Meeting of **DECEMBER 12, 2016.**

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

Reviewer: Steve Ford Date: 12-2-2016

CASE NO. 2017- 0145 -A

# CHECKLIST

| Comment Received | Department | Support/Oppose/ Conditions/ Comments/ No Comment |
|---|---|---|
| | DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent ) | |
| 12-2 | DEPS (if not received, date e-mail sent ) | NC |
| | FIRE DEPARTMENT | |
| | PLANNING (if not received, date e-mail sent ) | |
| 12-5 | STATE HIGHWAY ADMINISTRATION | No objection |
| | TRAFFIC ENGINEERING | |
| | COMMUNITY ASSOCIATION | |
| | ADJACENT PROPERTY OWNERS | |

ZONING VIOLATION (Case No. )

PRIOR ZONING (Case No. )

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING Date: 12-10-16 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any:

Real Property Data Search **Guide to searching the database**

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

**Account Identifier:** **District - 02 Account Number - 1800014830**

## Owner Information

| | | | |
|---|---|---|---|
| **Owner Name:** | RICHARDSON KEVIN JAMES | **Use:** | RESIDENTIAL |
| | | **Principal Residence:** | YES |
| **Mailing Address:** | 4220 HANWELL RD<br>RANDALLSTOWN MD 21133 | **Deed Reference:** | /07537/ 00754 |

## Location & Structure Information

| | | | |
|---|---|---|---|
| **Premises Address:** | 4220 HANWELL RD<br>0-0000 | **Legal Description:** | 8291 SQ FT .1903 AC<br>WOODS OF WINANDS |

| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|---|---|---|---|---|---|---|---|---|---|
| 0066 | 0024 | 0554 | | 0000 | II | | 35 | 2016 | Plat Ref: 0045/ 0102 |

| | | | |
|---|---|---|---|
| **Special Tax Areas:** | | **Town:** | NONE |
| | | **Ad Valorem:** | |
| | | **Tax Class:** | |

| Primary Structure Built | Above Grade Enclosed Area | Finished Basement Area | Property Land Area | County Use |
|---|---|---|---|---|
| 1987 | 1,180 SF | | 8,291 SF | 04 |

| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation |
|---|---|---|---|---|---|---|
| Split Foyer | YES | SPLIT FOYER | SIDING | 2 full/ 1 half | 1 Attached | |

## Value Information

| | Base Value | Value As of 01/01/2016 | Phase-in Assessments As of 07/01/2016 | Phase-in Assessments As of 07/01/2017 |
|---|---|---|---|---|
| Land: | 61,600 | 61,600 | | |
| Improvements | 117,800 | 136,100 | | |
| Total: | 179,400 | 197,700 | 185,500 | 191,600 |
| Preferential Land: | 0 | | | 0 |

## Transfer Information

| | | |
|---|---|---|
| Seller: TIMBERLINE JOINT VENTURE | Date: 05/20/1987 | Price: $93,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /07537/ 00754 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

## Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2016 | 07/01/2017 |
|---|---|---|---|
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00\|0.00 | 0.00\|0.00 |

| | |
|---|---|
| Tax Exempt: | Special Tax Recapture: |
| Exempt Class: | NONE |

## Homestead Application Information

Homestead Application Status: Approved 08/28/2012


View from deck to Rear Boundary to Neighbor
Item #0145

View from Side Boundary to Neighbor

Item #0145

Real Property Data Search (w4) **Guide to searching the database**

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

**Account Identifier:** **District - 02 Account Number - 1800014830**

## Owner Information

| | | | |
|---|---|---|---|
| **Owner Name:** | RICHARDSON KEVIN JAMES | **Use:** | RESIDENTIAL |
| | | **Principal Residence:** | YES |
| **Mailing Address:** | 4220 HANWELL RD<br>RANDALLSTOWN MD 21133 | **Deed Reference:** | /07537/ 00754 |

## Location & Structure Information

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|---|---|---|---|
| **Premises Address:** | 4220 HANWELL RD<br>0-0000 | **Legal Description:** | 8291 SQ FT .1903 AC<br>WOODS OF WINANDS |

| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | |
|---|---|---|---|---|---|---|---|---|---|---|
| 0066 | 0024 | 0554 | | 0000 | II | | 35 | 2016 | Plat Ref: | 0045/ 0102 |

| | | | |
|---|---|---|---|
| **Special Tax Areas:** | | **Town:** | NONE |
| | | **Ad Valorem:** | |
| | | **Tax Class:** | |

| Primary Structure Built | Above Grade Enclosed Area | Finished Basement Area | Property Land Area | County Use |
|---|---|---|---|---|
| 1987 | 1,180 SF | | 8,291 SF | 04 |

| Stories | Basement | Type | Exterior | Full/Half Bath | Garage | Last Major Renovation |
|---|---|---|---|---|---|---|
| Split Foyer | YES | SPLIT FOYER | SIDING | 2 full/ 1 half | 1 Attached | |

## Value Information

| | Base Value | Value As of 01/01/2016 | Phase-in Assessments As of 07/01/2016 | As of 07/01/2017 |
|---|---|---|---|---|
| Land: | 61,600 | 61,600 | | |
| Improvements | 117,800 | 136,100 | | |
| Total: | 179,400 | 197,700 | 185,500 | 191,600 |
| Preferential Land: | 0 | | | 0 |

## Transfer Information

| | | |
|---|---|---|
| Seller: TIMBERLINE JOINT VENTURE | Date: 05/20/1987 | Price: $93,000 |
| Type: ARMS LENGTH IMPROVED | Deed1: /07537/ 00754 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

## Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2016 | 07/01/2017 |
|---|---|---|---|
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00\|0.00 | 0.00\|0.00 |

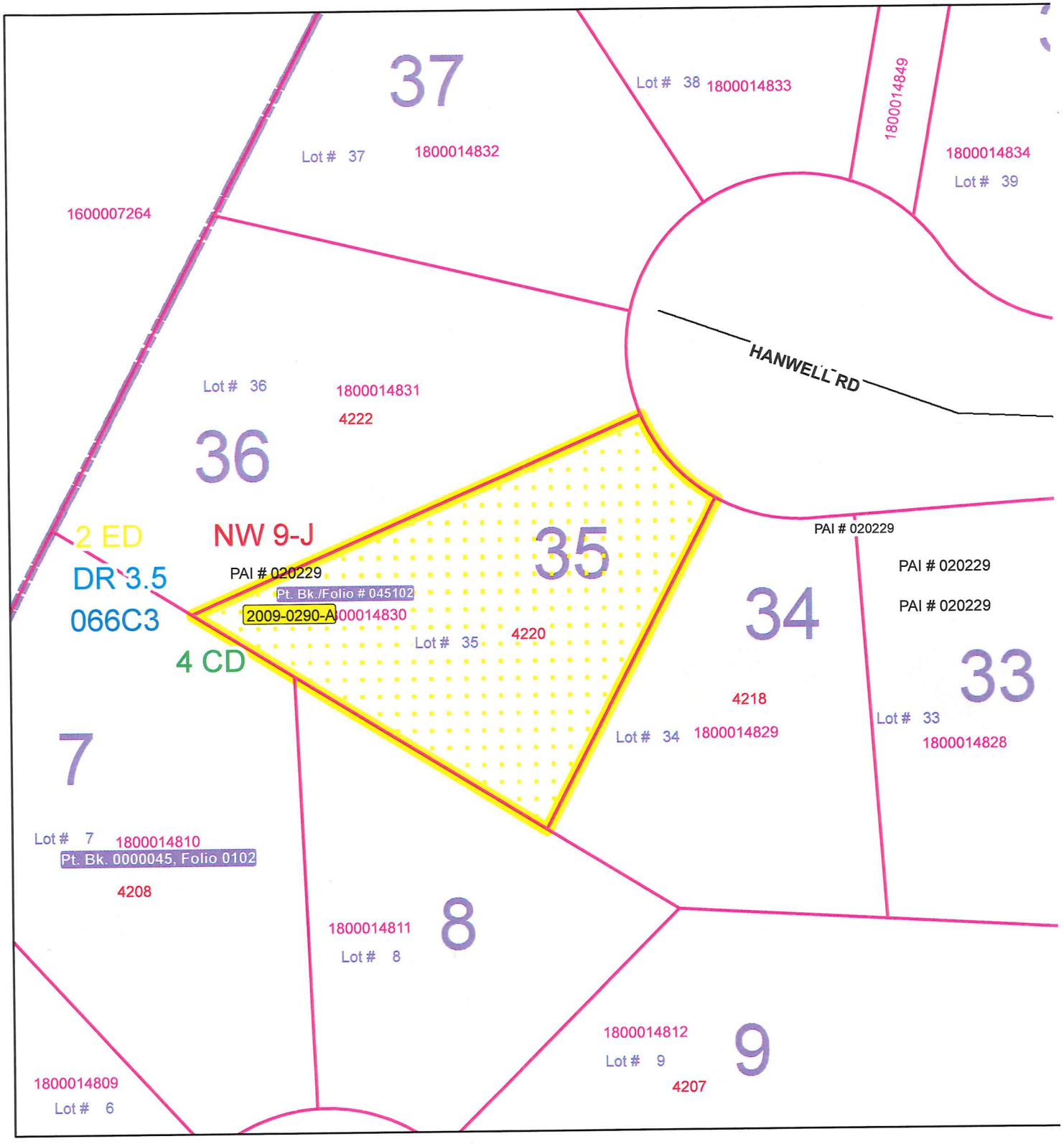
| | |
|---|---|
| Tax Exempt: | Special Tax Recapture: |
| Exempt Class: | NONE |

## Homestead Application Information

**Homestead Application Status: Approved 08/28/2012**

2. [illegible] While we have confidence in

# 4220 Hanwell Road




Publication Date: 11/28/2016

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

N W E S

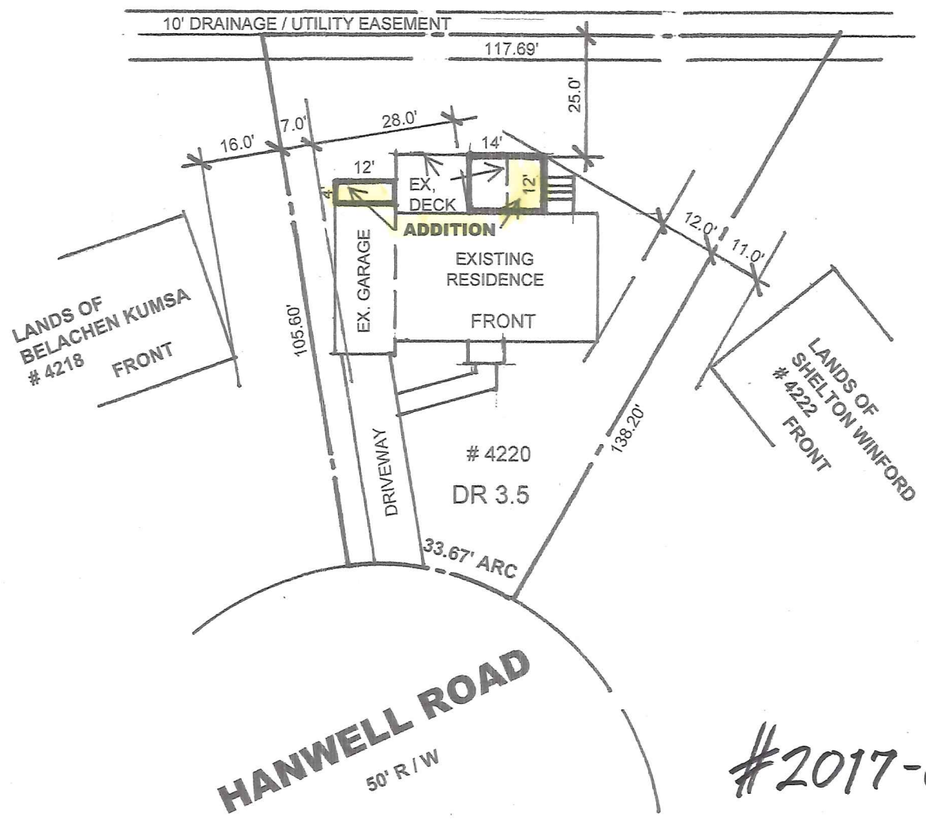
0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0145

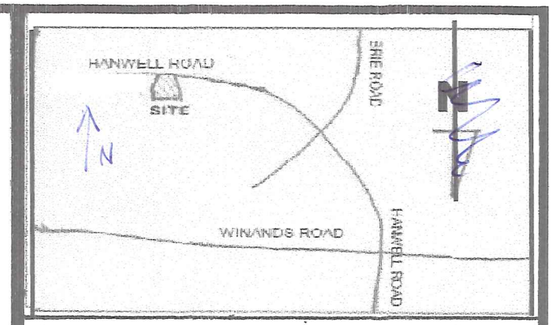
# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

4220 HANWELL ROAD, RANDALLSTOWN, PLAT REF: 0045 / 0102, LOT 35, TAX MAP 0066
GRID 0024, PARCEL 0554
OWNER : KEVIN JAMES RICHARDSON




SCALE ~ 1 : 30

#2017-0145-A




**VICINTY MAP** - NOT TO SCALE

## LOCATION INFORMATION

ELECTION DISTRICT 2
COUNCILMANIC 4
GIS TITLE 1'=200' SCALE MAP # 066C3
ZONING - DR 3.5
LOT SIZE - 8,291 SQ. FT.

| SITE COVERAGE | EXISTING | PROPOSED |
|---|---|---|
| | 14.2% | 17.4% |

PUBLIC SEWER
PUBLIC WATER
CHESAPEAKE BAY CRITICAL AREA - NO
100 YEAR FLOOD PLAIN - NO
HISTORIC PROPERTY - NO
PRIOR ZONING HEARING - 2009-0290A

ZONING OFFICE USE ONLY

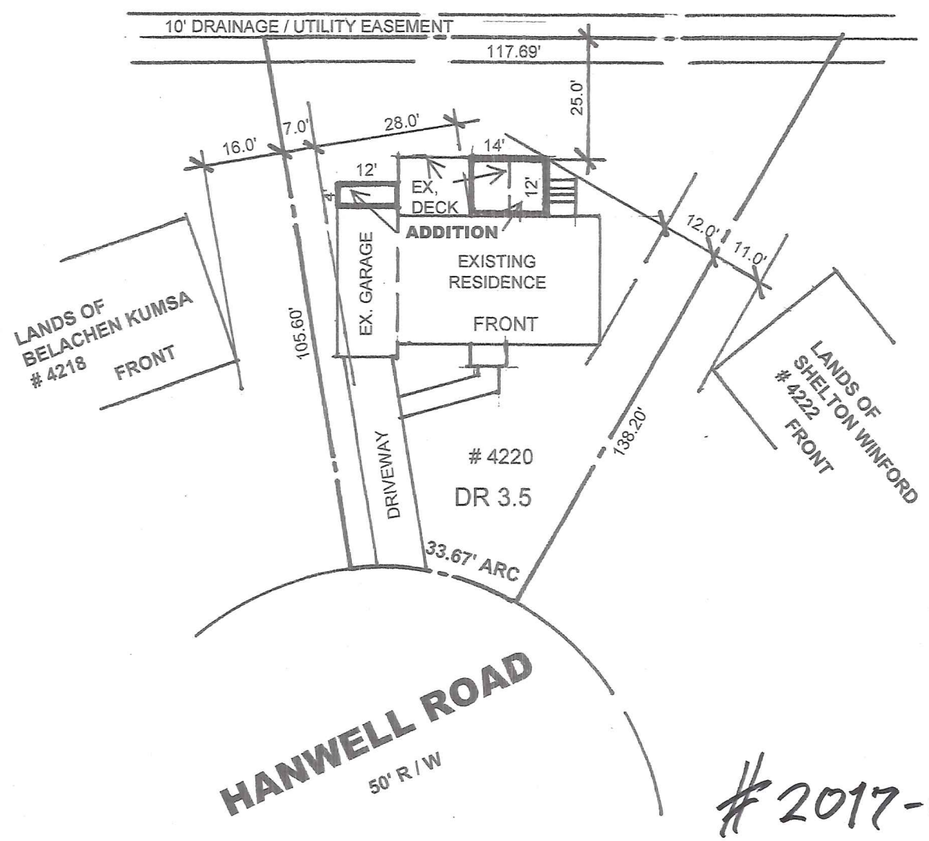
| REVIEWED BY | ITEM # | CASE # |
|---|---|---|
| | | |

PREPARED BY CARL DYHRBERG NOVEMBER 2016

Pet. Exh. 1

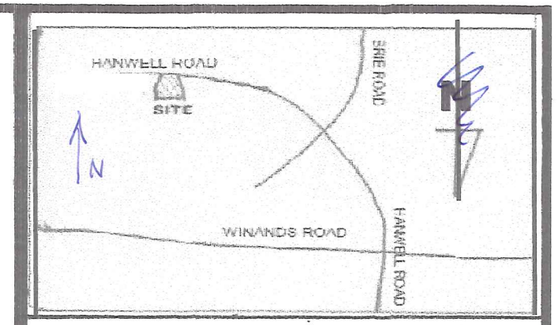
# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

4220 HANWELL ROAD, RANDALLSTOWN, PLAT REF: 0045 / 0102, LOT 35, TAX MAP 0066
GRID 0024, PARCEL 0554
OWNER : KEVIN JAMES RICHARDSON




SCALE ~ 1 : 30

#2017-0145-A

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PUBLIC WATER
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100 YEAR FLOOD PLAIN - NO
HISTORIC PROPERTY - NO
PRIOR ZONING HEARING - 2009-0290A

ZONING OFFICE USE ONLY

| REVIEWED BY | ITEM # | CASE # |
|---|---|---|
| | | |

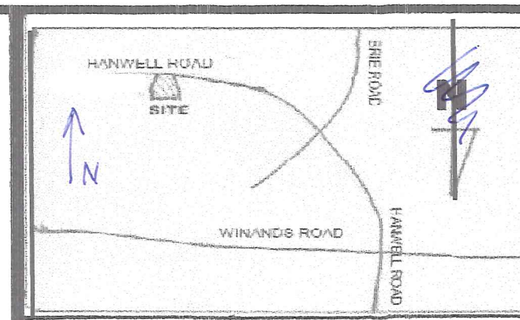
PREPARED BY CARL DYHRBERG NOVEMBER 2016

# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

4220 HANWELL ROAD, RANDALLSTOWN, PLAT REF: 0045 / 0102, LOT 35, TAX MAP 0066
GRID 0024, PARCEL 0554
OWNER : KEVIN JAMES RICHARDSON


SCALE ~ 1 : 30

#2017-0145-A




**VICINTY MAP** - NOT TO SCALE

## LOCATION INFORMATION

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|---|---|---|
| | | |

PREPARED BY CARL DYHRBERG NOVEMBER 2016