

M E M O R A N D U M

DATE: May 9, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0261-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 8, 2019. 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

AIN RE: PETITION FOR ADMIN. VARIANCE *
(10416 Vincent Road)
15th Election District *
6th Council District
Robert J. & Eleanor Romadka *
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0261-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Robert J. and Eleanor Romadka ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1A02.3.B.4 of the Baltimore County Zoning Regulations ("BCZR"), to permit a side yard setback of 13' in lieu of the required 25' for a building addition. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 16, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). 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

ORDER RECEIVED FOR FILING

Date 4-8-19

By [Signature]

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 8th day of **April, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A02.3.B.4 of the Baltimore County Zoning Regulations ("BCZR"), to permit a side yard setback of 13' in lieu of the required 25' for a building addition, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 4-8-19

By [Signature]



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 Hearings for Baltimore County for the property located at:

Address 10416 VINCENT ROAD, WHITE MARSH, MD 21062 Currently zoned RC 3
 Deed Reference 05335 / 00075 10 Digit Tax Account # 1513751040
 Owner(s) Printed Name(s) ROBERT J. ROMADKOW & ELEANOR ROMADKOW

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1A02.3.B.4 TO PERMIT A SIDE YARD SETBACK OF 13' IN LIEU OF REQUIRED 25' FOR A BUILDING ADDITION

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

ORDER RECEIVED FOR FILING

Date 4-8-19
 By [Signature]

Attorney for Owner(s)/Petitioner(s):

JOHN B. GORTAUM
 Name- Type or Print
[Signature]
 Signature
100 PENNSYLVANIA AVE, TOWSON, MD
 Mailing Address City State
21204 / 410 832-2055 jgortaum@wtplaw.com
 Zip Code Telephone # Email Address

Owner(s)/Petitioner(s):

ROBERT J. ROMADKOW / ELEANOR ROMADKOW
 Name #1 – Type or Print Name #2 – Type or Print
 Signature #1 Signature #2
10416 VINCENT RD WHITE MARSH, MD
 Mailing Address City State
21062 / 410-335-2610
 Zip Code Telephone # Email Address

Representative to be contacted:

[Signature]
 Name – Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0261-A Filing Date 3/7/2019 Estimated Posting Date 3/17/2019 Reviewer PT

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 10416 Vincent Road White Marsh Maryland 21062
Print or Type Address of property City State Zip Code

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

Variance is to extend a setback on an existing dwelling for an addition. The existing dwelling was built before 1975 and the RE Zoned and had a 15' setback. The topography of the lot is such that an addition on the North side is not practical nor is a more centered addition to the front or rear.

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

[Signature]
Signature of Owner (Affiant)

Robert J. Romadka
Name- Print or Type

Eleanor Romadka
Signature of Owner (Affiant)

Eleanor Romadka
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

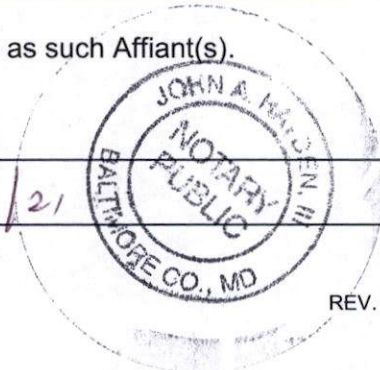
I HEREBY CERTIFY, this 7th day of March, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ELEANOR ROMADKA + ROBERT J. ROMADKA

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
My Commission Expires 2/9/21



JB (Av) 4-1-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, March 31, 2019 6:59 PM
To: Administrative Hearings
Subject: 2019-0261-A

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0261-A
PETITIONER/DEVELOPER
WHITEHEAD, TAYLOR, PRESTON

DATE OF HEARING/CLOSING
APRIL 1, 2019

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
11 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

10416 VINCENT ROAD
516W42

THIS SIGN(S) POSTED ON March 16, 2019 March 31, 2019
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle 3/31/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD 21234
443-629-3471

ZONING NOTICE
ADMINISTRATIVE VARIANCE
PUBLIC HEARING ?

Marty Ogle 3/31/19



CERTIFICATE OF POSTING

CASE NO. 2019-0261-A
PETITIONER/DEVELOPER
WHITEFORD, TAYLOR, PRESTON

DATE OF HEARING/CLOSING
APRIL 1, 2019

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
11 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

10416 VINCENT ROAD

SIGN #1

THIS SIGN(S) POSTED ON

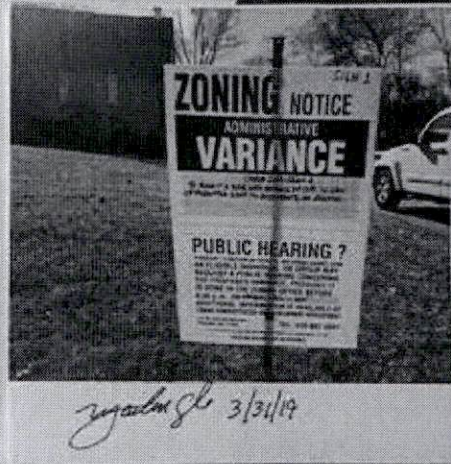
March 16, 2019
(MONTH, DAY, YEAR)

March 31, 2019

SINCERELY,

Martin Ogle 3/16/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411



Sent from my iPhone



CERTIFICATE OF POSTING

CASE NO. 2019-0261-A

PETITIONER/DEVELOPER

WHITEFORD, TAYLOR, PRESTON

DATE OF HEARING/CLOSING

APRIL 1, 2019

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

10416 VINCENT ROAD

SIGN # 1

THIS SIGN(S) POSTED ON

March 16, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/16/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE NO. 201-0244-A
TO PERMIT A SIDE YARD SETBACK OF 15 FT. TO LINA
OF PERMITTED USE TO ACCOMMODATE AN ADDITION

PUBLIC HEARING ?

PURSUANT TO SECTION 26-197(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, APRIL 1, 2014

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

SEE OUR WEBSITE FOR THE 2014 ZONING OFFICE HOURS AND ZONING PUBLICITY BY LAW
MEETING IS HANDICAP ACCESSIBLE

myatt@glc 3/16/19

CERTIFICATE OF POSTING

CASE NO. 2019-0261-A

PETITIONER/DEVELOPER

WHITEFORD, TAYLOR, PRESTON

DATE OF HEARING/CLOSING

APRIL 1, 2019

BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

11 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE

NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON

THE PROPERTY LOCATED AT

10416 VINCENT ROAD

SIGN #2

THIS SIGN(S) POSTED ON

March 16, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/16/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

5/8/12

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2019-0261-A
TO PERMIT A SIDE YARD SETBACK OF 15 FT. IN LIEU
OF PERMITTED 8.5 FT. TO ACCOMMODATE AN ADDITIONAL

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(1)(I), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON MONDAY, APRIL 1, 2019.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

11101 KINGSBRIDGE AVE.
TOWSON, MD 21204

TEL: 410-887-3391

MEETING IS HANDICAP ACCESSIBLE

W. J. Sullivan 3/16/19

**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: 2019-0261-A
Property Address: 10416 VINCENT ROAD
Property Description: WEST SIDE OF VINCENT ROAD, SOUTH WEST
OF GAMBRILL ROAD.
Legal Owners (Petitioners): ROBERT & ELEANOR ROMADKA
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Romadka
Company/Firm (if applicable): _____
Address: 10416 Vincent Road
WHITE MARSH, MD 21162

Telephone Number: 410-335-2610

Revised 7/9/2015

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0261 -A Address 10416 VINCENT ROAD

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

Filing Date: 3/7/2019 Posting Date: 3/17/19 Closing Date: 4/1/19

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all 'County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2019- 0261 -A Address 10416 VINCENT ROAD

Petitioner's Name JOHN GONTRUM Telephone 410/832-2055

Posting Date: 3/17/2019 Closing Date: 4/1/2019

Wording for Sign: TO PERMIT A SIDE YARD SETBACK OF 13 FT. IN LIEU OF
PERMITTED 25 FT. TO ACCOMMODATE AN ADDITION.

Revised 6/30/2019

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

No. **181920**

PAID RECEIPT

Date:

3/7/2019

BUSINESS 3/08/2019 ACTUAL 3/07/2019 TIME 10:47:20 DRW 3

REC WOOD WALKIN CAM
 >>RECEIPT # 809698 3/07/2019 OFLN

Dept 5 528 ZONING VERIFICATION

181920

Dept Tot \$ 75.00
 75.00 CK .00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: **\$ 75.00**

Rec

From: **WHITEFORD, TAYLOR, PRESTON/ROMADKA, ROBERTS!**
ELEANOR

For:

ADMINISTRATIVE VARIANCE PETITION FOR
SIDE SET BACK @ ADDITION
10416 VINCENT ROAD
2019-
CASE No. 70261-ADV

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

April 2, 2019

John B. Gowntrorn
1 W. Pennsylvania Ave
Towson MD 21204

RE: Case Number: 2019-0261-A, 10416 Vincent Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 7, 2019. 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Robert & Eleanor Romadlew 10416 Vincent Road White Marsh MD 21062

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: March 29, 2019

FROM: *MC*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 18, 2019
Item No. 2019-0253-SPHA, 0254-SPH, 0255-SPH, 0257-A, 0259-SPHA,
0260-SPHA, 0261-A, 0262-A, 0263-X & 0264-SPH

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

*

*

*

*

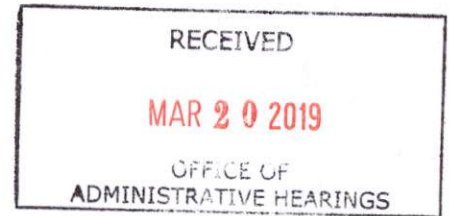
*

VKD: cen
cc: file

(Av) 4-1-19

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: March 20, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0261-A
Address 10416 Vincent Road
(Ronadlew Property)

Zoning Advisory Committee Meeting of **March 18, 2019**.

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

Reviewer: Steve Ford

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-29</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>3-20</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 3-16-19 by Ogle

SIGN POSTING (2nd) Date: 3-31-19 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1513751040			
Owner Information					
Owner Name:	ROMADKA ROBERT J ROMADKA ELEANOR		Use:	RESIDENTIAL	
Mailing Address:	10416 VINCENT RD WHITE MARSH MD 21162-1939		Principal Residence:	YES	
			Deed Reference:	/05335/00075	
Location & Structure Information					
Premises Address:	10416 VINCENT RD WHITE MARSH 21162-1939		Legal Description:	.51 AC WS VINCENT RD 2035 SW EBENEZER RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0083	0007	0450		0000	2018
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1964	2,037 SF	531 SF	22,215 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	BRICK	2 full	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2018	As of 07/01/2019	
Land:	80,300	80,300			
Improvements	146,300	178,800			
Total:	226,600	259,100	237,433	248,267	
Preferential Land:	0			0	
Transfer Information					
Seller: MOORE RAYMOND L		Date: 02/06/1973		Price: \$36,000	
Type: ARMS LENGTH IMPROVED		Deed1: /05335/ 00075		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019		
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 06/16/2011

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

(Av) 4-1

ZAC AGENDA

Case Number: 2019-0261-A **Reviewer:** Rosalie Johnson

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Robert & Eleanor Ronadlew

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 10416 VINCENT RD

Location: W. on Vincent Road, S/W of Gambrill Road

Existing Zoning: RC 3

Area: .51

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit the side yard setback of 13' in lieu of the required 25' for a building addition.

Attorney: John B. Gotron

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/01/2019

Miscellaneous Notes:

Case Number: 2019-0262-A **Reviewer:** Jason Seidelman

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Shawn & Paula Campbell

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 12620 DULANEY VALLEY RD

Location: W/S of Dulaney Valley Road 70',649' SW of the centerline of Dance Mill Road.

Existing Zoning: RC 6

Area: 11.456

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To allow an accessory building (detached garage) in the side yard in lieu of the required rear yard. To allow an accessory building (detached garage) to have a height of 31' in lieu of the allow 15'.

Attorney: Not Available

Prior Zoning Cases: None

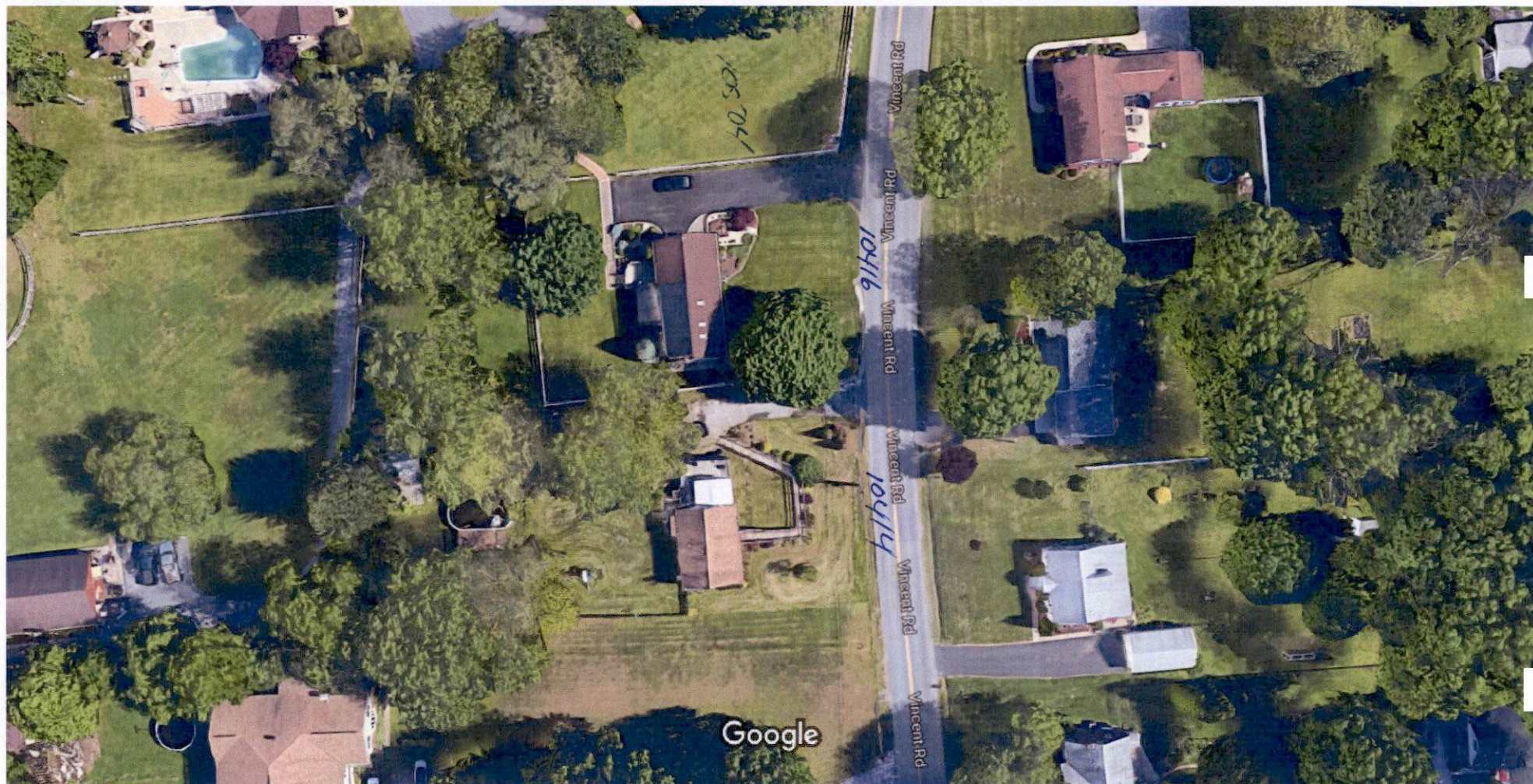
Concurrent Cases: None

Violation Cases: None

Closing Date: 04/01/2019

Miscellaneous Notes:

Google Maps



Imagery ©2019 Google, Map data ©2019 Google 20 ft



Baltimore County - My Neighborhood





Baltimore County - My Neighborhood



10414

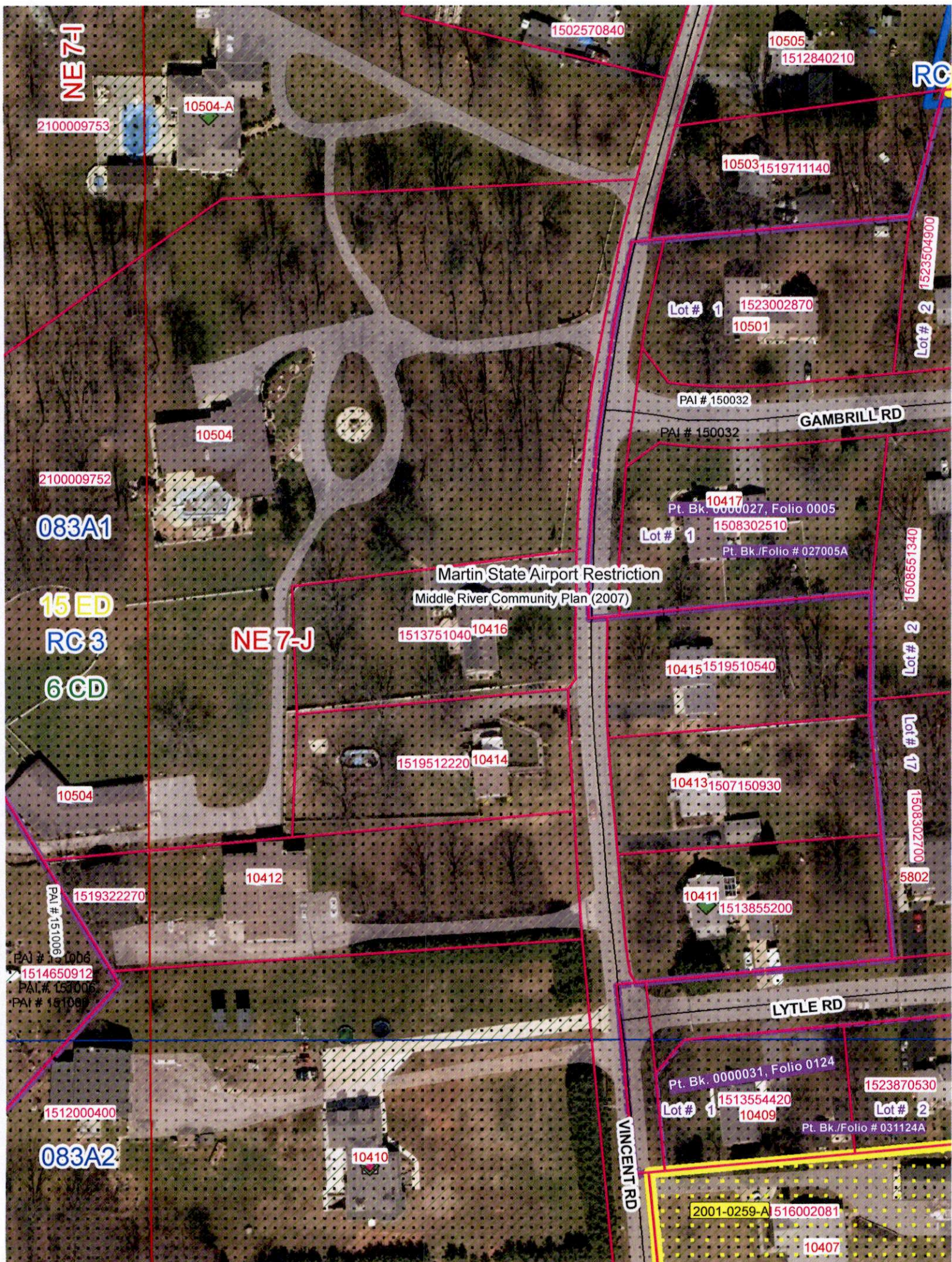
10416



10414







NE 7-I

2100009753

10504-A

1502570840

10505
1512840210

RC

10503 1519711140

Lot # 1 1523002870
10501

Lot # 2 1523504900

PAI # 150032

GAMBRILL RD

PAI # 150032

2100009752

083A1

15 ED

RC 3

6 CD

NE 7-J

Martin State Airport Restriction
Middle River Community Plan (2007)

1513751040 10416

10417
Pt. Bk. 0000027, Folio 0005
1508302510
Lot # 1
Pt. Bk./Folio # 027005A

Lot # 2 1508551340

10415 1519510540

Lot # 1 1508309051

10413 1507150930

5802

10504

1519512220 10414

1519322270

10412

PAI # 151006

PAI # 151006
1514650912
PAI # 151006
PAI # 151006

1512000400

083A2

10410

VINCENT RD

LYTTLE RD

Pt. Bk. 0000031, Folio 0124
Lot # 1 1513554420
10409
Lot # 2 1523870530
Pt. Bk./Folio # 031124A

2001-0259-A 516002081

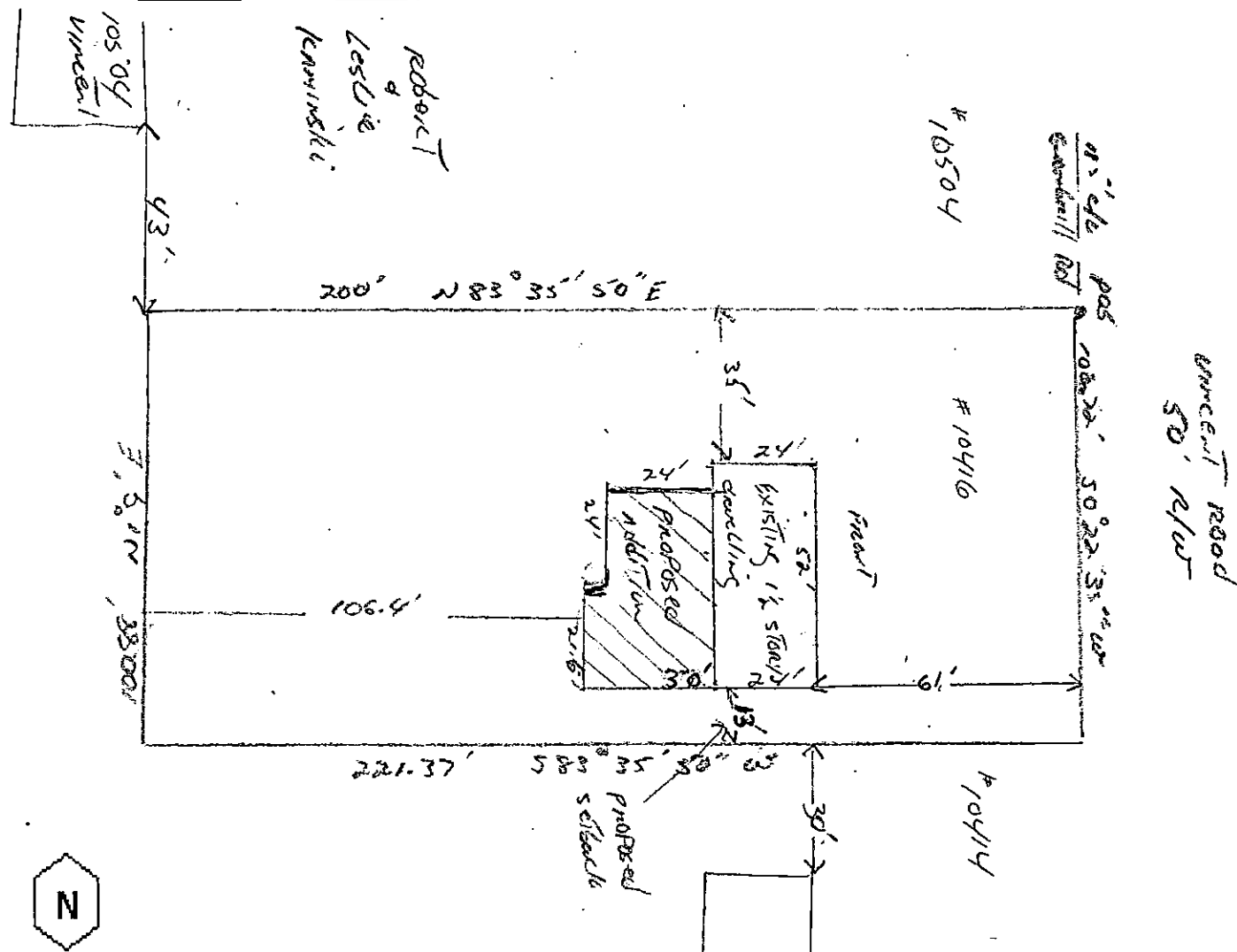
10407

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 10416 VINCENT ROAD OWNER(S) NAME(S) ROBERT & ELEONOR ROMADKA

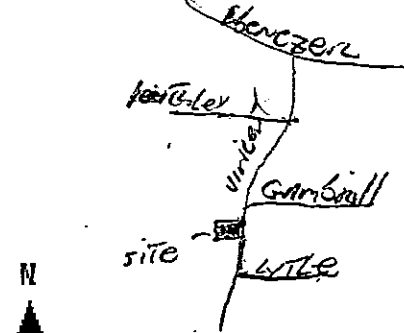
SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1513751040 DEED REF. # 05335100025



PLAN DRAWN BY JOHN GUTKUN DATE 3/5/2015 SCALE: 1 INCH = 40' FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
ZONING MAP# 08301
SITE ZONED RC 3
ELECTION DISTRICT 15
COUNCIL DISTRICT 6
LOT AREA ACREAGE 0.51
OR SQUARE FEET 22215
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

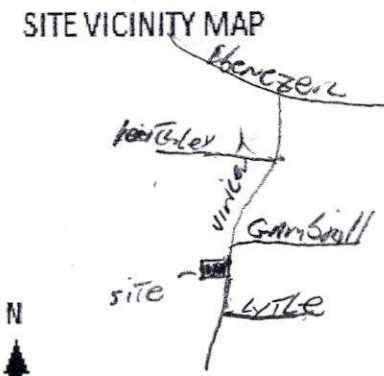
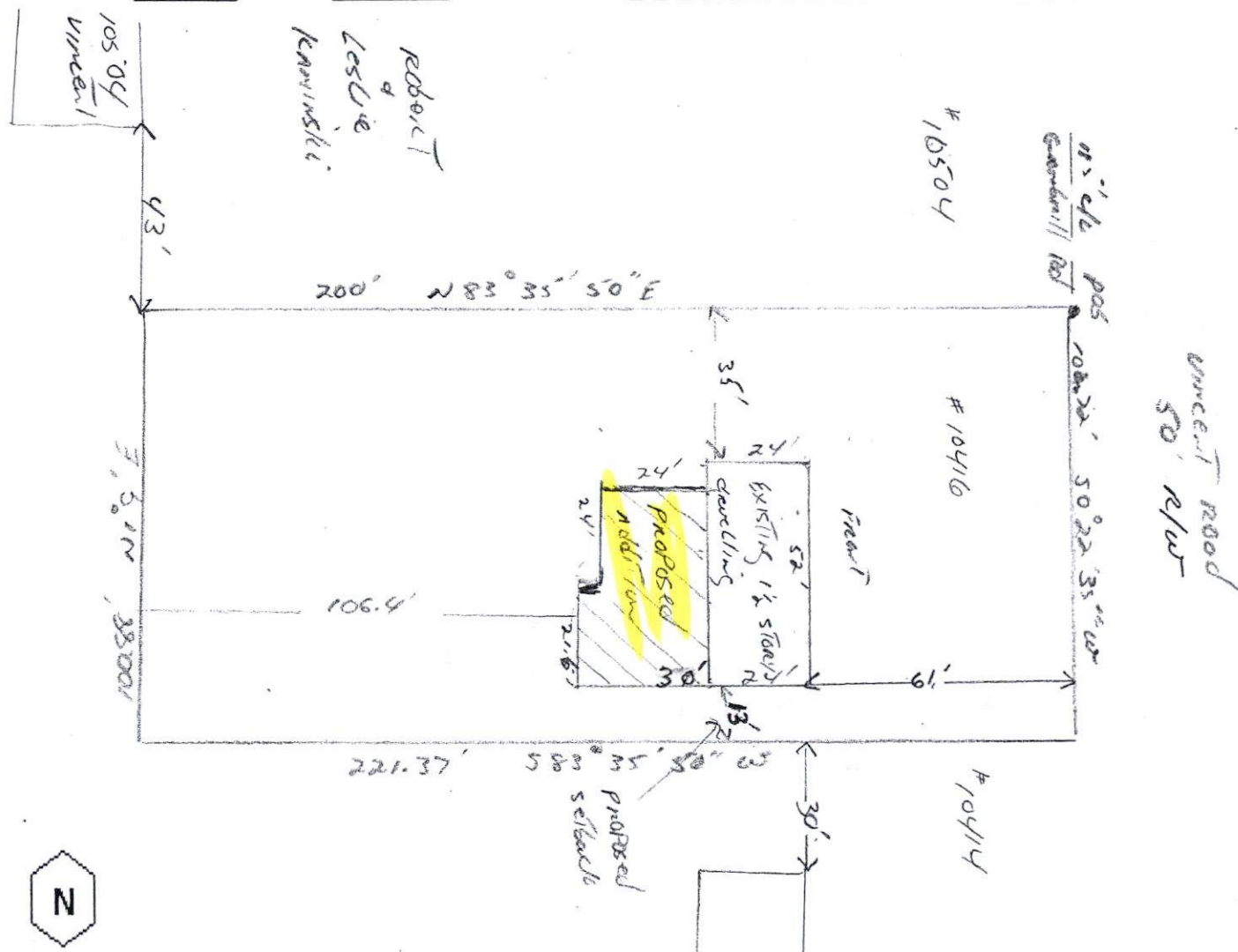
2019-0261-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 10416 VINCENT ROAD OWNER(S) NAME(S) ROBERT & ELEONOR ROMASKA

SUBDIVISION NAME _____ LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 1513751040 DEED REF. # 05335100025



MAP IS NOT TO SCALE

ZONING MAP# 083A1

SITE ZONED RC 3

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE 0.51

OR SQUARE FEET 22215

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:
PUBLIC X PRIVATE _____

SEWER IS:
PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY JOHN GORTON DATE 3/5/2015 SCALE: 1 INCH = 40 FEET

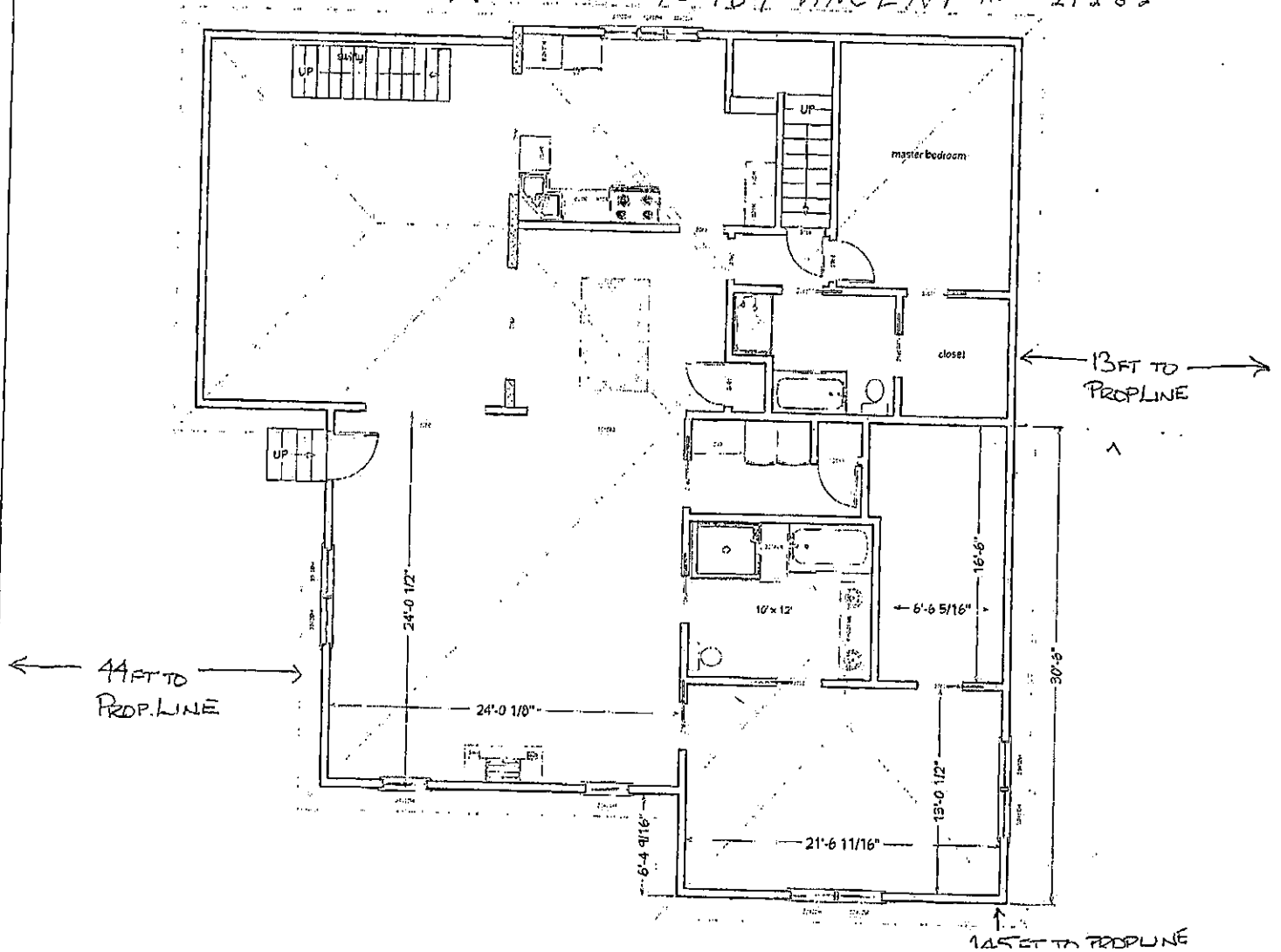
2019-0261-A

Pet. Apr. 1

RAMADKA RESIDENTS - New Configuration 2 - with Furniture

21 FRONT

10404 VINCENT RD. # 21262



2019-0261-A