

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. 2019-0262-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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(12620 Dulaney Valley Road)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Shawn R. & Paula D. Campbell	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0262-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, Shawn R. and Paula D. Campbell ("Petitioners"). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to allow an accessory building (detached garage) in the side yard in lieu of the required rear yard, and to allow an accessory building (detached garage) to have a height of 31' in lieu of the allowed 15'. 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 17, 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 Section 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

Bv 19W



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 Section 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 §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to allow an accessory building (detached garage) in the side yard in lieu of the required rear yard, and to allow an accessory building (detached garage) to have a height of 31' in lieu of the allowed 15', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said 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]

ATTACHMENT TO PETITION FOR VARIANCES
12620 Dulaney Valley Road

ZONING RELIEF REQUESTED:

- 1) Section 400.1. – Variance to allow an accessory building (detached garage) in the side yard in lieu of the required rear yard.
- 2) Section 400.3. – Variance to allow an accessory building (detached garage) to have a height of 31' in lieu of the allowed 15'.



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 12620 DULANEY VALLEY RD, PHOENIX, MD 21131 Currently zoned RC-6
Deed Reference 15668 / 208 10 Digit Tax Account # 2200012568
Owner(s) Printed Name(s) SHAWN & PAULA CAMPBELL

(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)
SEE ATTACHED

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.

Owner(s)/Petitioner(s):

SHAWN CAMPBELL / PAULA CAMPBELL

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

12620 DULANEY VALLEY RD, PHOENIX, MD

Mailing Address

City

State

21131

443-324-4170

SALES@SEABOARDASPHALT.COM

Zip Code

Telephone #

Email Address

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

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

THOMAS J. HOFF

Name – Type or Print

Signature

512 VIRGINIA AVE., TOWSON, MD

Mailing Address

City

State

21286

410-296-3669

TOM@THOMASJHOFF.COM

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 2019-0262-A

Filing Date 3/7/19

Estimated Posting Date 3/17/19

Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury 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: 12620 DULANEY VALLEY RD. PHOENIX, MD 21131

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)

SEE ATTACHED

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

Signature of Owner (Affiant)

SHAWN CAMPBELL

Name- Print or Type

Signature of Owner (Affiant)

PAULA CAMPBELL

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 8th day of February, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Shawn Campbell

Paula Campbell

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

AS WITNESS my hand and Notaries Seal

Sharon Marie Bradshaw
Notary Public
County of Baltimore
State of Maryland
My Commission expires:
January 29, 2022

Notary Public

My Commission Expires

January 28, 1955
My Commission expires
State of Maryland
County of Baltimore
Notary Public
Edward M. Bledsoe

[Handwritten signature]
1/28/55



ATTACHMENT TO PETITION FOR VARIANCES
12620 Dulaney Valley Road

Practical difficulty or hardship:

Would require placing the garage on a steeper slope and would require more grading and additional paving.

The additional height is in keeping with the roof style of the existing house.

ATTACHMENT TO PETITION FOR VARIANCES
12620 Dulaney Valley Road

Practical difficulty or hardship:

Would require placing the garage on a steeper slope and would require more grading and additional paving.

The additional height is in keeping with the roof style of the existing house.

JB (AV) 4-1-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, March 31, 2019 7:05 PM
To: Administrative Hearings
Subject: 2019-0262-A

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0262-A
PETITIONER/DEVELOPER
TOM HOFF

DATE OF HEARING/CLOSING
April 1, 2019

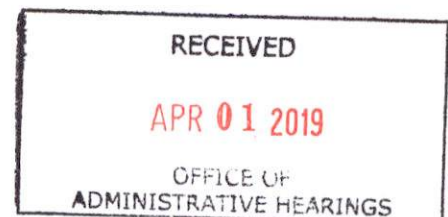
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
12620 DILLANEY VALLEY RD
SIGN # 2

THIS SIGN(S) POSTED ON March 17, 2019 March 31, 2019
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle 3/17/19
SIGNATURE OF SIGN POSTER

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

ZONING NOTICE
ADMINISTRATIVE
VARIANCE
PUBLIC HEARING 7
3/31/19



RECEIVED
JAN 10 1962
U.S. AIR FORCE

CERTIFICATE OF POSTING

CASE NO. 2019-0262-A

PETITIONER/DEVELOPER

TOM HOFF

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

12620 DULANEY VALLEY RD

S/16 N#1

THIS SIGN(S) POSTED ON

March 17, 2019

March 21, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/17/19

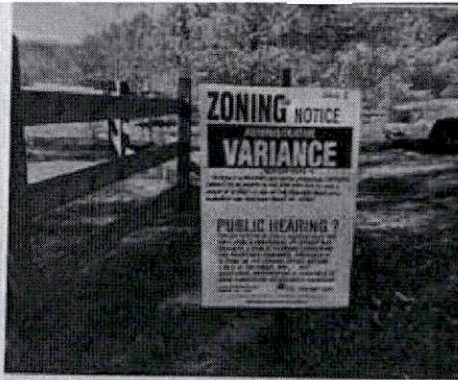
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

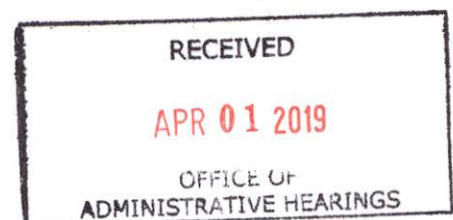
PARKVILLE, MD 21234

443-629-3411



3/31/19

Sent from my iPhone



CERTIFICATE OF POSTING

CASE NO. 2019-0262-A

PETITIONER/DEVELOPER

TOM HOFF

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 :

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

12620 DULANEY VALLEY RD

SIGN #2

THIS SIGN(S) POSTED ON March 17, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 3/17/19
SIGNATURE OF SIGN POSTER

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

CERTIFICATE OF POSTING

CASE NO. 2019-0262-A

PETITIONER/DEVELOPER

TOM HOFF

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

12620

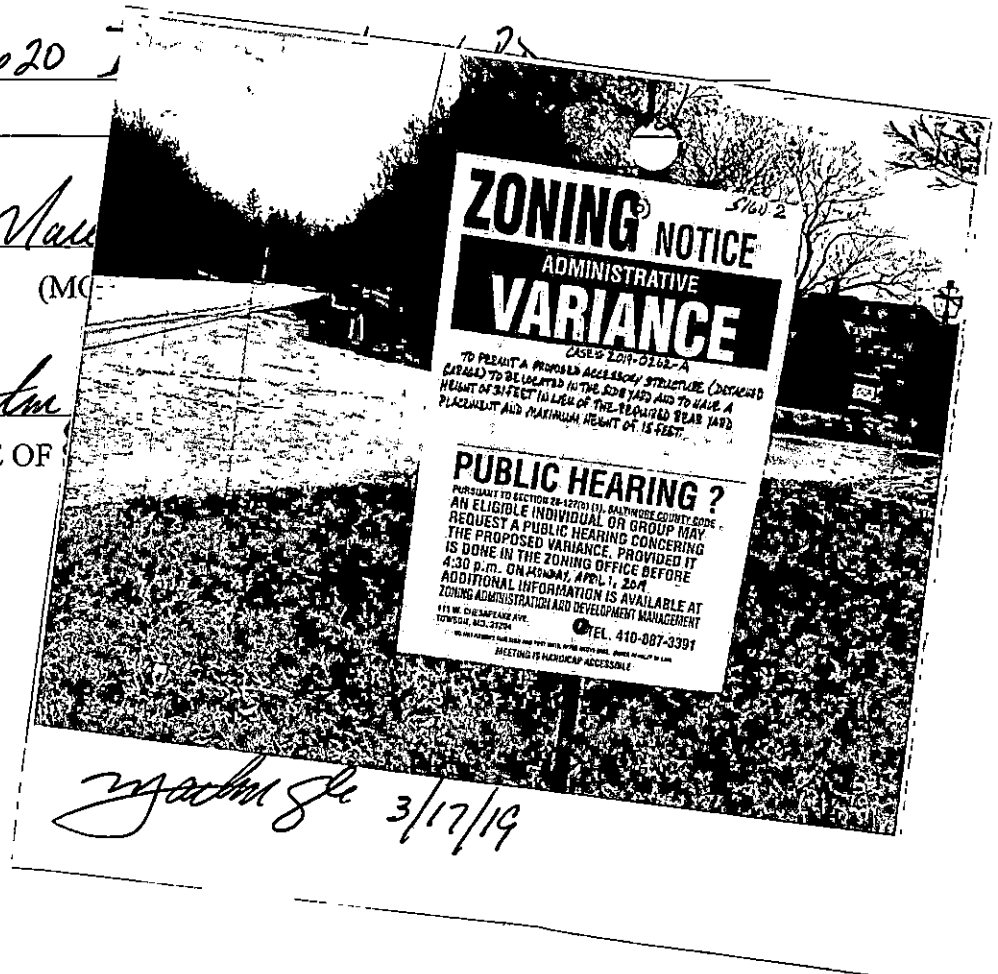
THIS SIGN(S) POSTED ON

Maidbrook Rd
(MC)

SINCERELY,

Martin Ogle
SIGNATURE OF

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



**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 fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

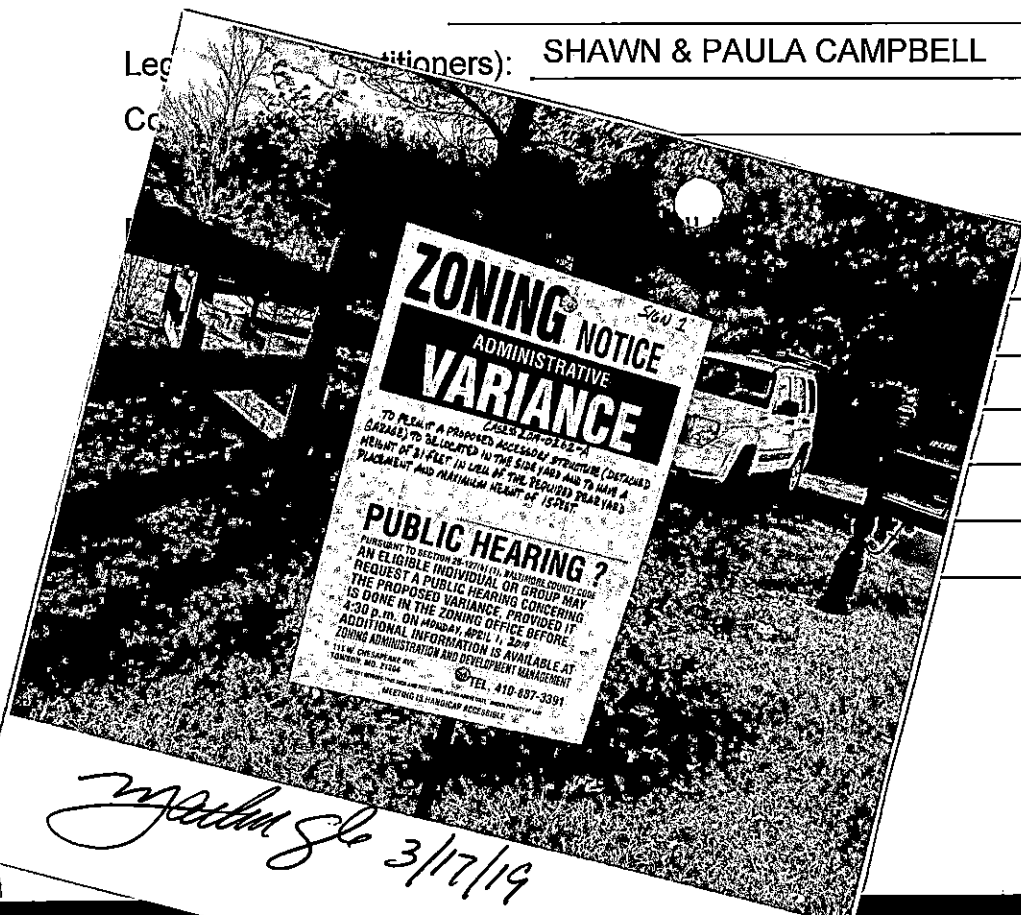
Case Number: 2019-0262-A

Property Address: 12620 DULANEY VALLEY ROAD

Property Description: _____

Legal Owner/Petitioners): SHAWN & PAULA CAMPBELL

Co-_____



Revised 5/20/2014

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0262 -A Address 12620 DULANEY VALLEY ROAD, 21131

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

Filing Date: 3/7/19 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.

- 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.
- 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.
- 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.
- 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- 0262 -A Address 12620 DULANEY VALLEY ROAD, 21131

Petitioner's Name CAMPBELL Telephone 443-~~8884~~ 324-4170

Posting Date: 3/17/19 Closing Date: 4/1/19

Wording for Sign: TO PERMIT A PROPOSED ACCESSORY STRUCTURE (DETACHED GARAGE)
TO BE LOCATED IN THE SIDE YARD AND TO HAVE A HEIGHT OF 31 FEET IN LIEU OF
THE REQUIRED REAR YARD PLACEMENT AND MAXIMUM HEIGHT OF 15 FEET.

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, Director
Department of Permits,
Approvals & Inspections

April 2, 2019

Shawn & Paula Campbell
12620 Dulaney Valley Road
Phoenix MD 21131

RE: Case Number: 2019-0262-A, 12620 Dulaney Valley 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

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

No. **181959**

Date: **3/7/19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
3/08/2019 3/07/2019 11:33:12 5

REG WS05 WALKIN LRB
>>RECEIPT # 998416 3/07/2019 OFLN

Dept 5 528 ZONING VERIFICATION

Amount: 18,959

Recpt 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: **CAMPBELL**

For: **2019-0262-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 29, 2019

FROM: *MD*
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.

*

*

*

*

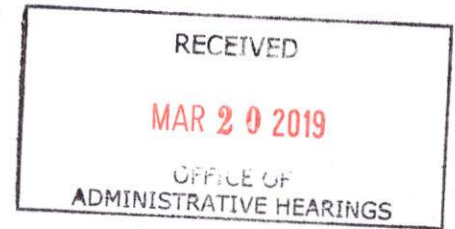
*

VKD: cen
cc: file

(Ar) 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 # 2019-0262-A
Address 12620 Dulaney Valley Road
(Campbell 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

C H E C K L I S T

<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 (1 st)	Date: <u>3-17-19</u> by <u>Ogle</u>	
SIGN POSTING (2 nd)	Date: <u>3-31-19</u> by <u>"</u>	
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:		AGRICULTURAL TRANSFER TAX			
Account Identifier:		District - 10 Account Number - 2200012568			
Owner Information					
Owner Name:	CAMPBELL SHAWN R CAMPBELL PAULA D		Use:	AGRICULTURAL	
Mailing Address:	12620 DULANEY VALLEY RD PHOENIX MD 21131-2411		Principal Residence:	YES	
			Deed Reference:	/15668/ 00208	
Location & Structure Information					
Premises Address:	12620 DULANEY VALLEY RD 0-0000		Legal Description:	11.456 AC CLOVERLAND FARMS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0053	0001	0386		0000	
					Block:
					30
					Lot:
					30
					Assessment Year:
					2017
					Plat No:
					2
					Plat Ref:
					0064/ 0084
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2004	5,557 SF		11.4500 AC	05	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	STUCCO	4 full/ 1 half	1 Attached
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	275,200	275,200			
Improvements	768,800	708,700			
Total:	1,044,000	983,900	983,900	983,900	
Preferential Land:	5,200			5,200	
Transfer Information					
Seller: STREIB JEANEANNE STEVENS		Date: 10/18/2001		Price: \$254,100	
Type: ARMS LENGTH VACANT		Deed1: /15668/ 00208		Deed2:	
Seller: CLOVERLAND FARMS DAIRY INC		Date: 03/16/2001		Price: \$235,500	
Type: ARMS LENGTH IMPROVED		Deed1: /15046/ 00373		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:		AGRICULTURAL TRANSFER TAX			
Homestead Application Information					

2019

SDAT: Real Property Search

Homestead Application Status: Appl 04/30/2008

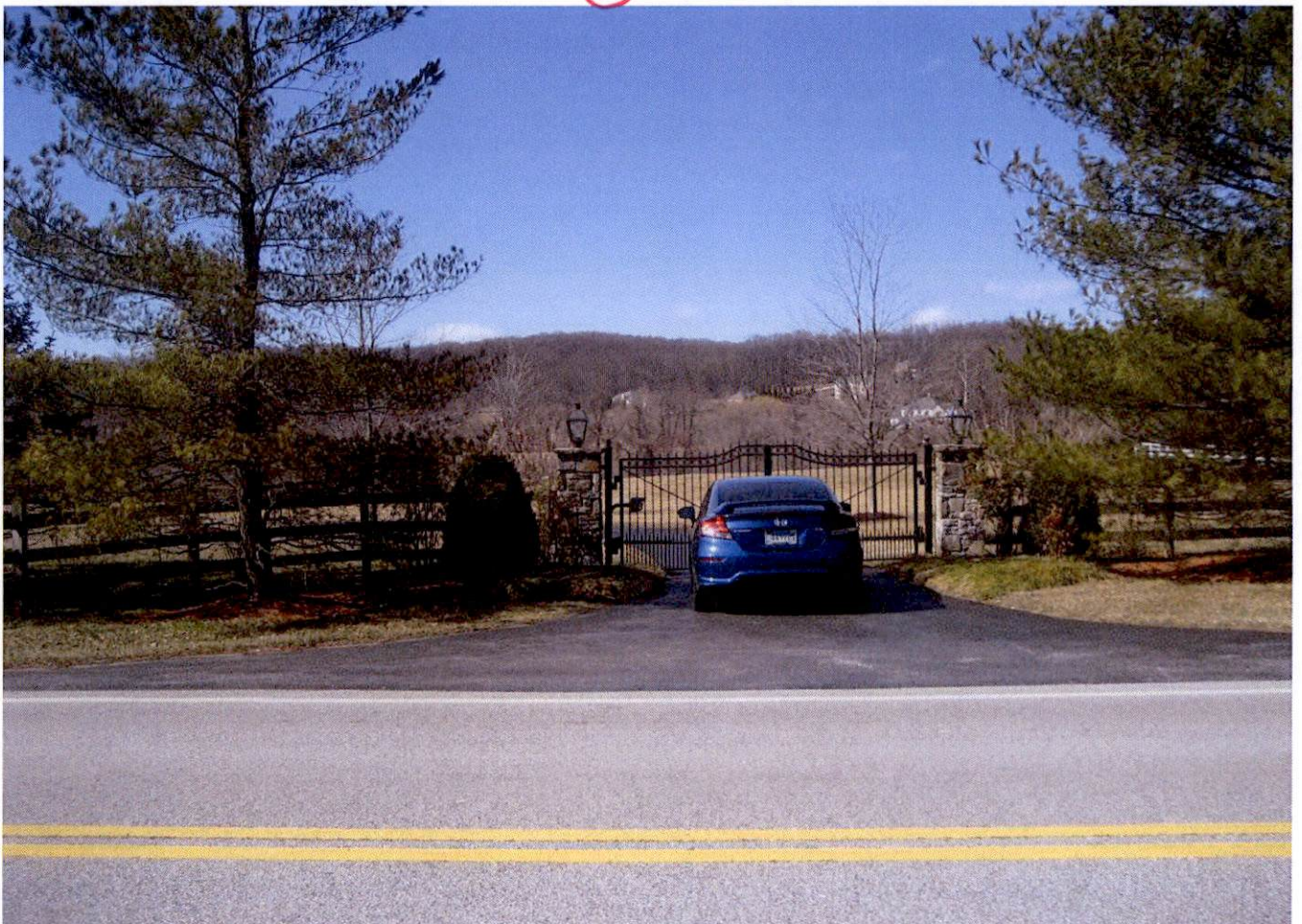
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:



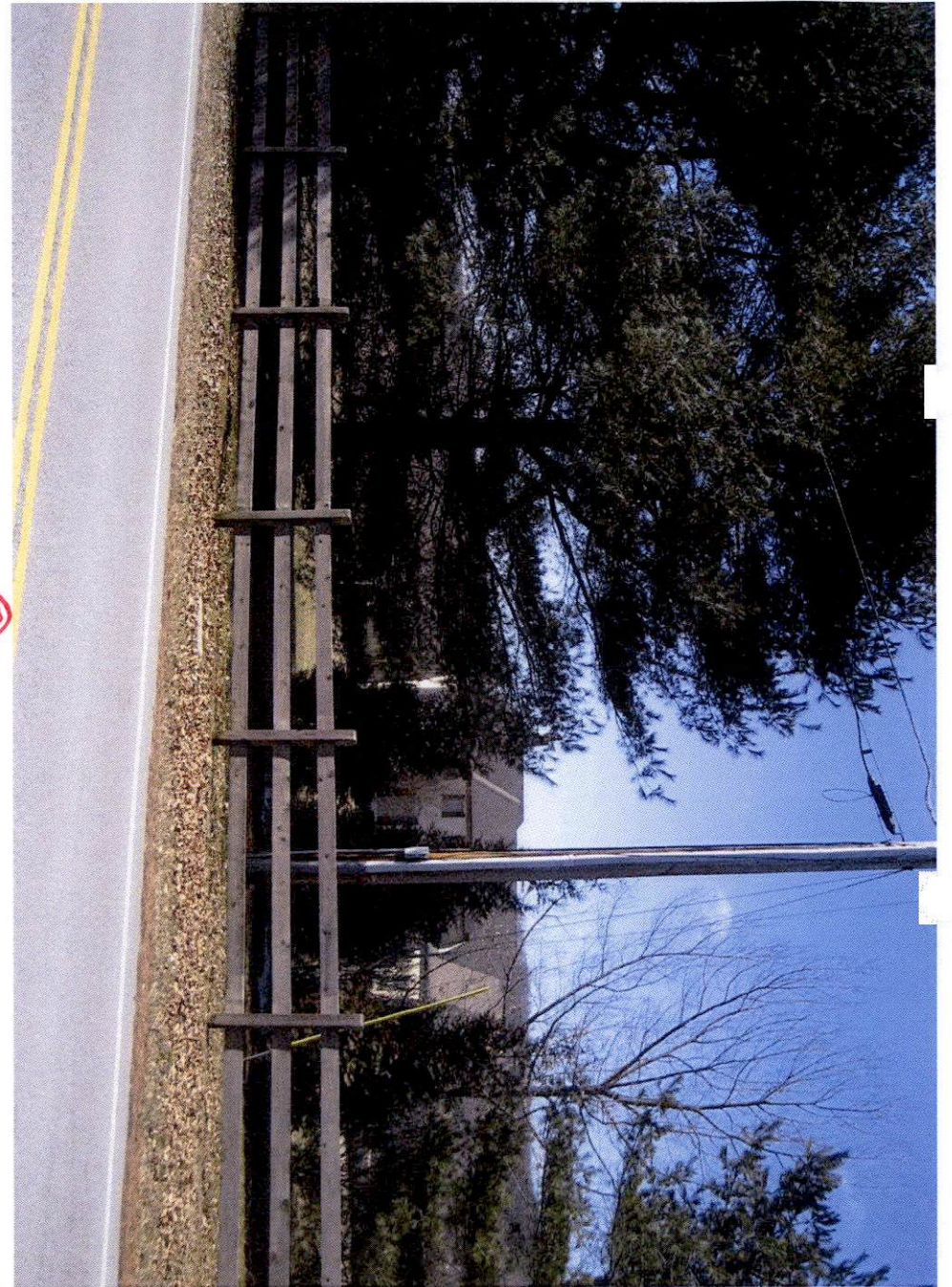
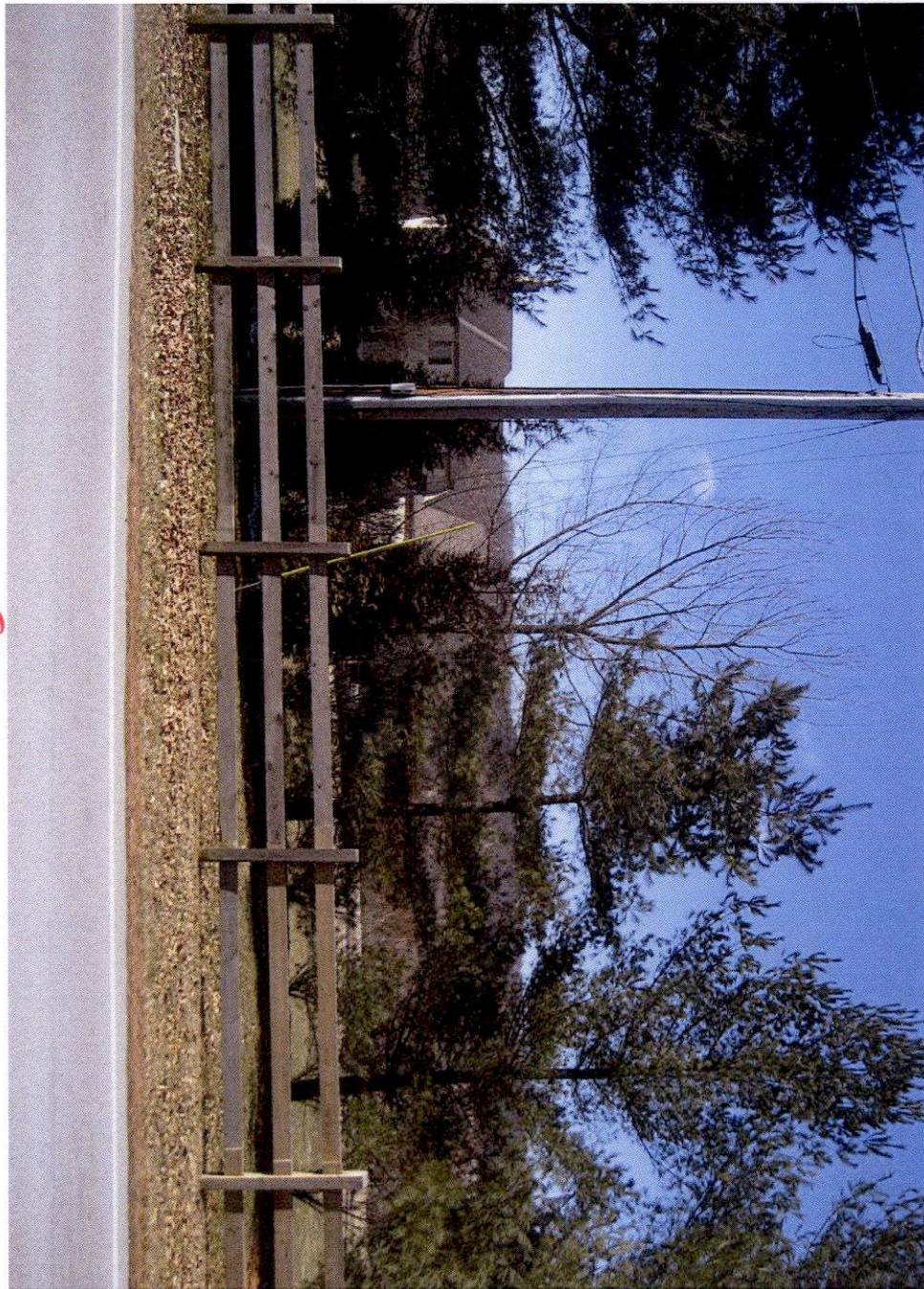
5



11



2019-0262-A



2019-0762-A



②

V-0262-A



④

ZAC AGENDA

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

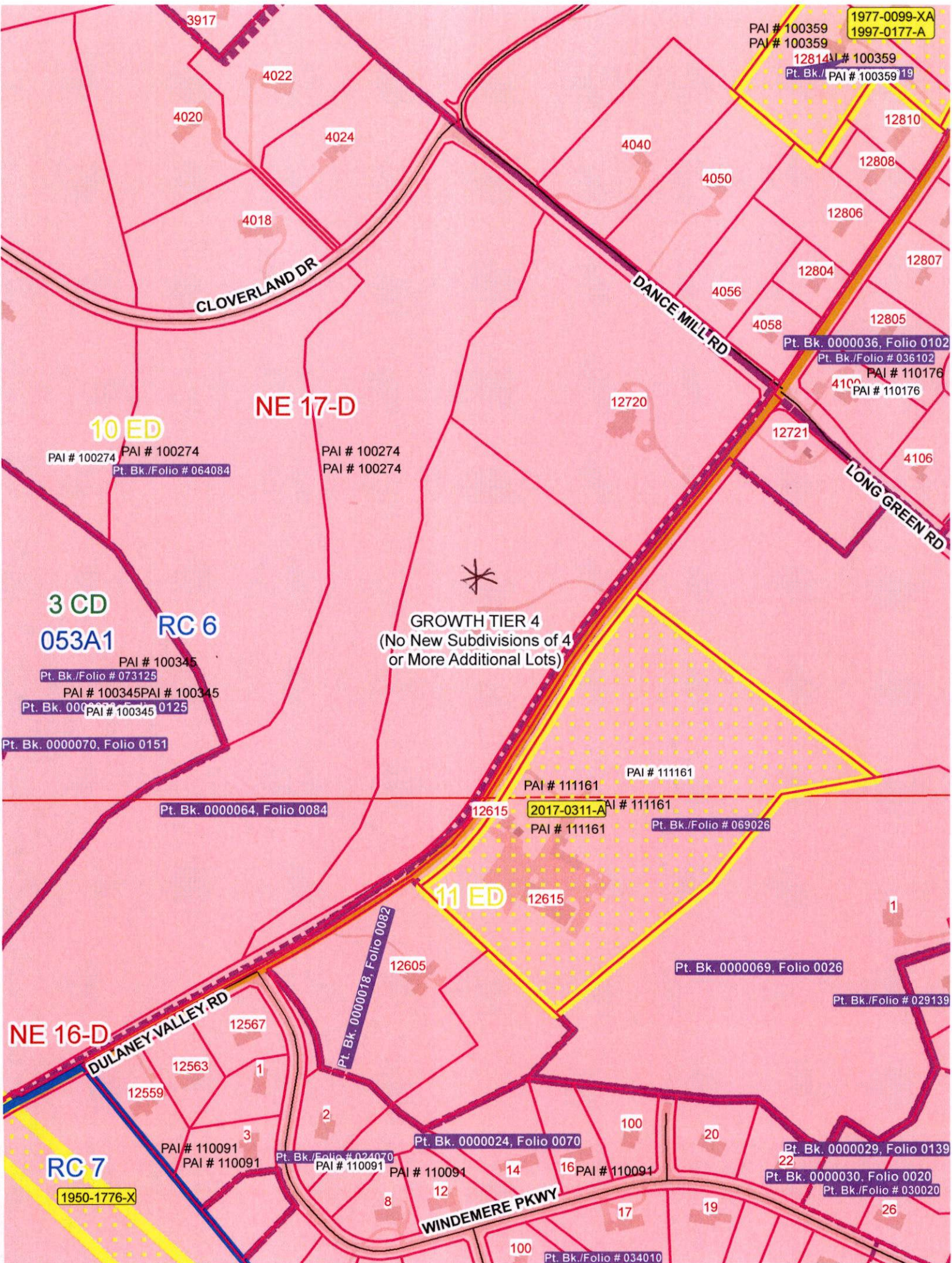
Case Number: 2019-0262-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Shawn & Paula Campbell
Contract Purchaser: No Contract Purchaser was set.

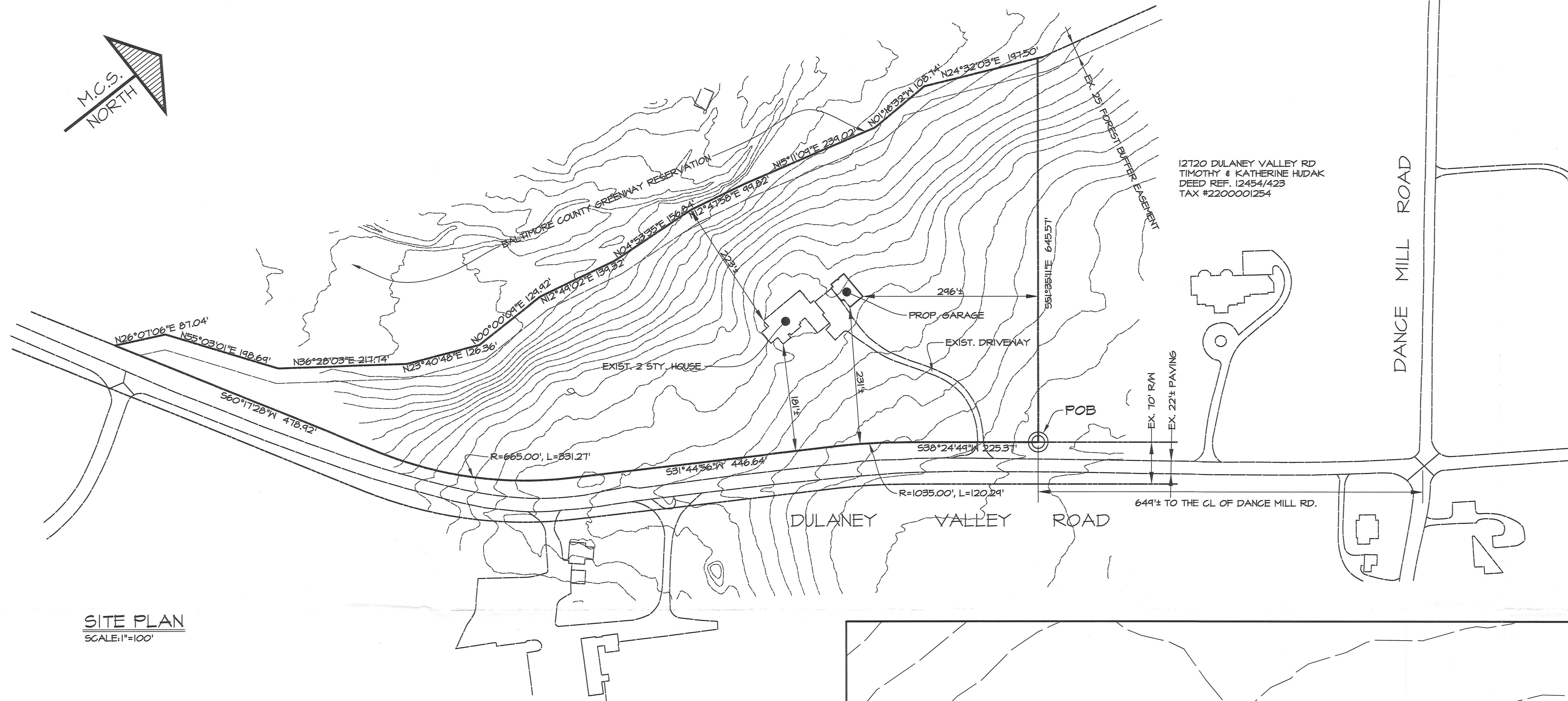
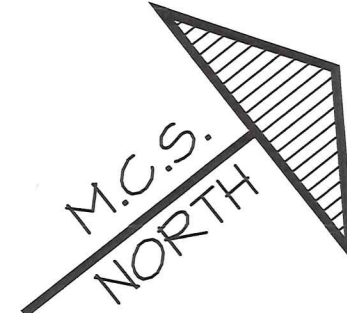
Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 12620 DULANEY VALLEY RD
Location: W/S of Dulaney Valley Road 70',649' SW of the centerline of Dance Mill Road.

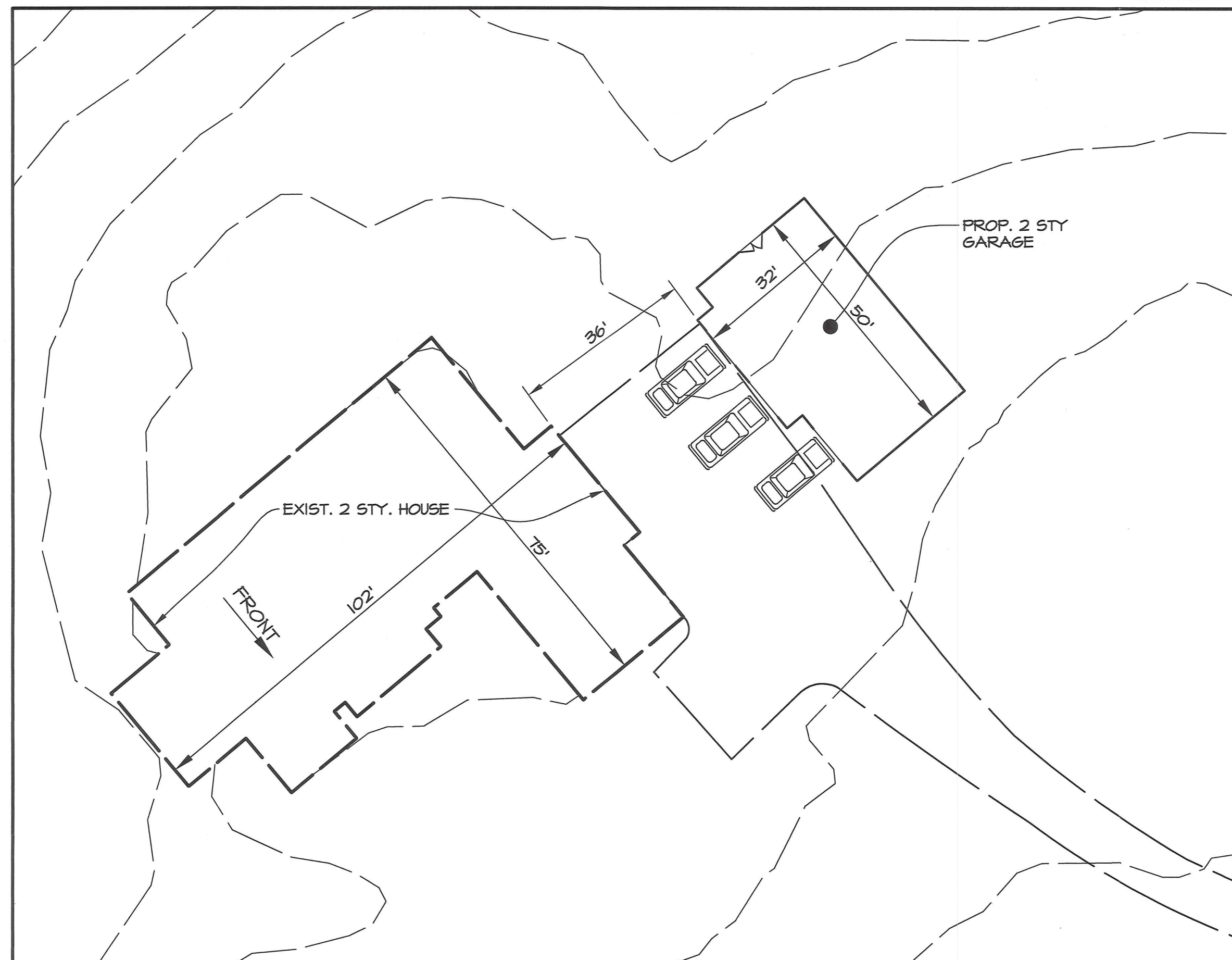
Existing Zoning: RC 6 **Area:** 11.456
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To allow an accessory building (detached garage) in the side yard in lieu of the required rear yard. To allow an accessory building (detached garage) to have a height of 31' in lieu of the allow 15'.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 04/01/2019

Miscellaneous Notes:

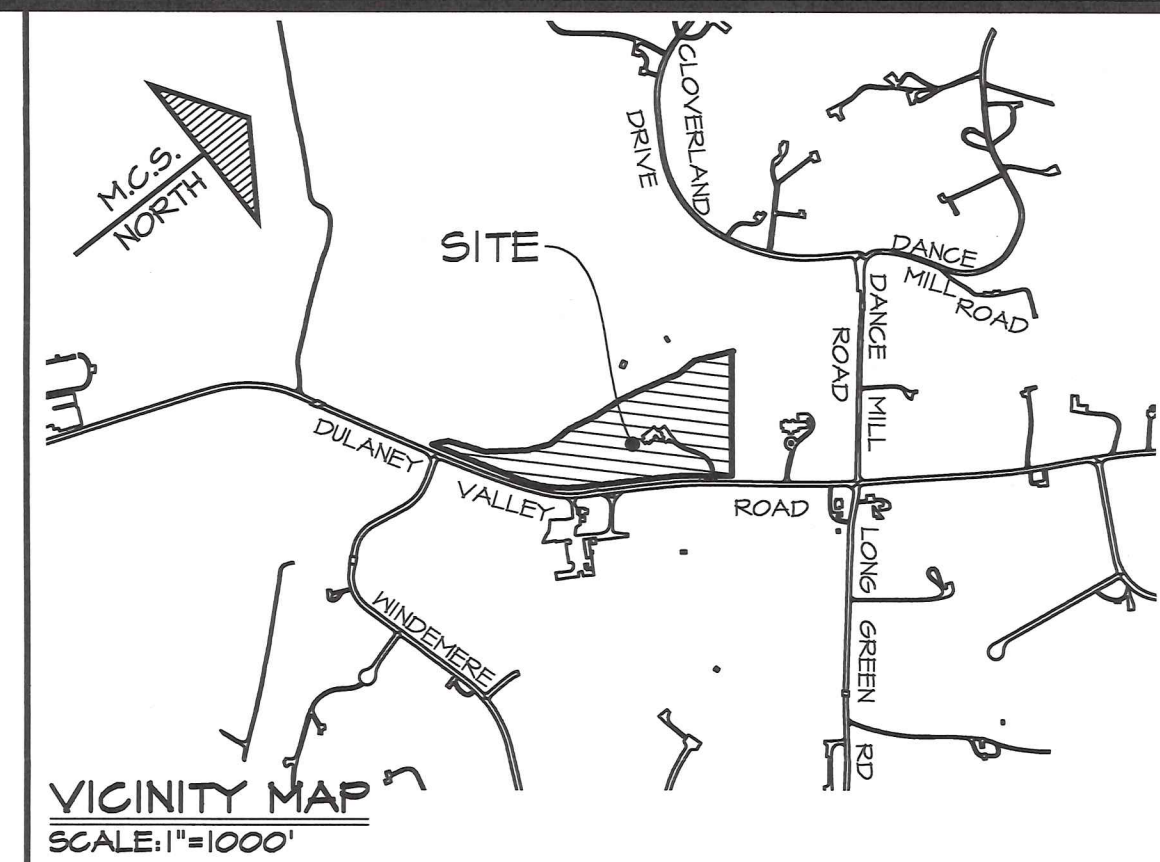




SITE PLAN
SCALE: 1"=100'



DETAIL PLAN
SCALE: 1"=20'



SITE DATA:
SITE AREA: 11.456 AC.
EXISTING ZONING: RC-6
ZONING MAP: 53A1
EXISTING USE: RESIDENTIAL
PROPOSED USE: SAME

OWNER:
SHAWN & PAULA CAMPBELL
DEED REF. 15668/200
TAX #2200012568
TAX MAP 53 PARCEL 386

- GENERAL NOTES:**
1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 2. THERE IS NO 100 YEAR FLOODPLAIN ON SITE.
 3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
 4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 5. PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
 6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
 7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
 8. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY FOR WATER, SEWER OR TRAFFIC.

- ZONING HISTORY:**
- THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
 - THERE ARE NO PRIOR OR ACTIVE ZONING VIOLATIONS ON THIS PROPERTY.

- ZONING RELIEF REQUESTED:**
1. SECTION 400.1, - VARIANCE TO ALLOW AN ACCESSORY BUILDING (DETACHED GARAGE) IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.
 2. SECTION 400.3, - VARIANCE TO ALLOW AN ACCESSORY BUILDING (DETACHED GARAGE) TO HAVE A HEIGHT OF 31' IN LIEU OF THE ALLOWED 15'.

2019-0762-A

SITE PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE
12620 DULANEY VALLEY ROAD
AKA LOT 30, PLAT 2, CLOVERLAND FARMS
PLAT 64/84
10th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

THOMAS J. HOFF
LAND DEVELOPMENT CONSULTANTS
LANDSCAPE ARCHITECTS
512 VIRGINIA AVENUE
TOWSON, MARYLAND 21286
410-296-3668 FAX 410-825-3887

REVISIONS:

Rev. 02.1

THIS DRAWING WAS MADE IN THE USA

SCALE: AS SHOWN

DATE: 03/07/19

JOB NO.: 0694-01

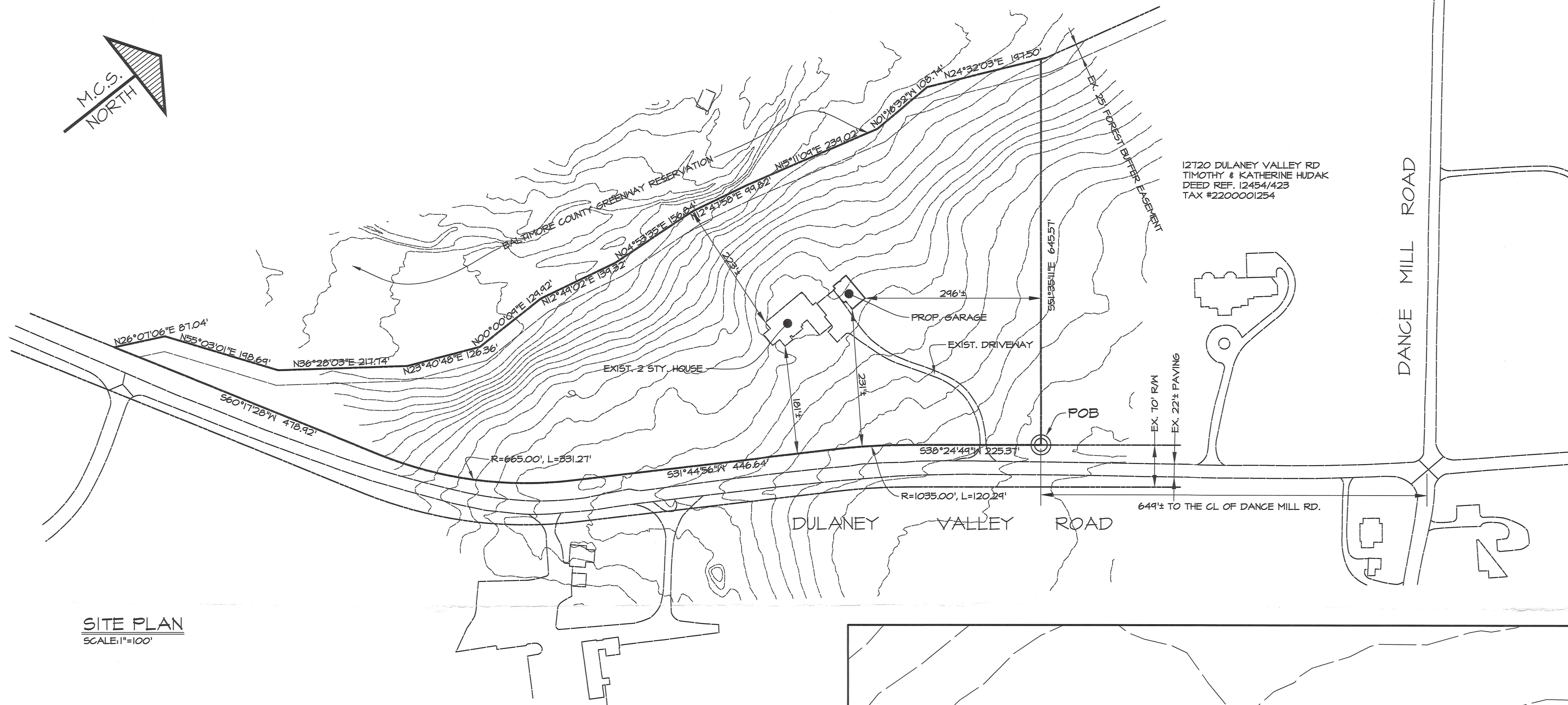
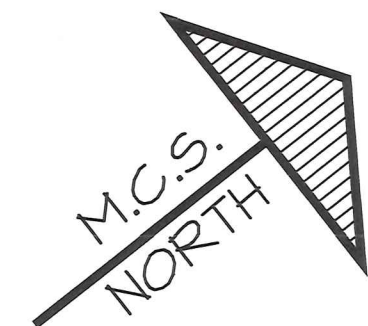
DESIGNED: TJH

DRAWN: TJH

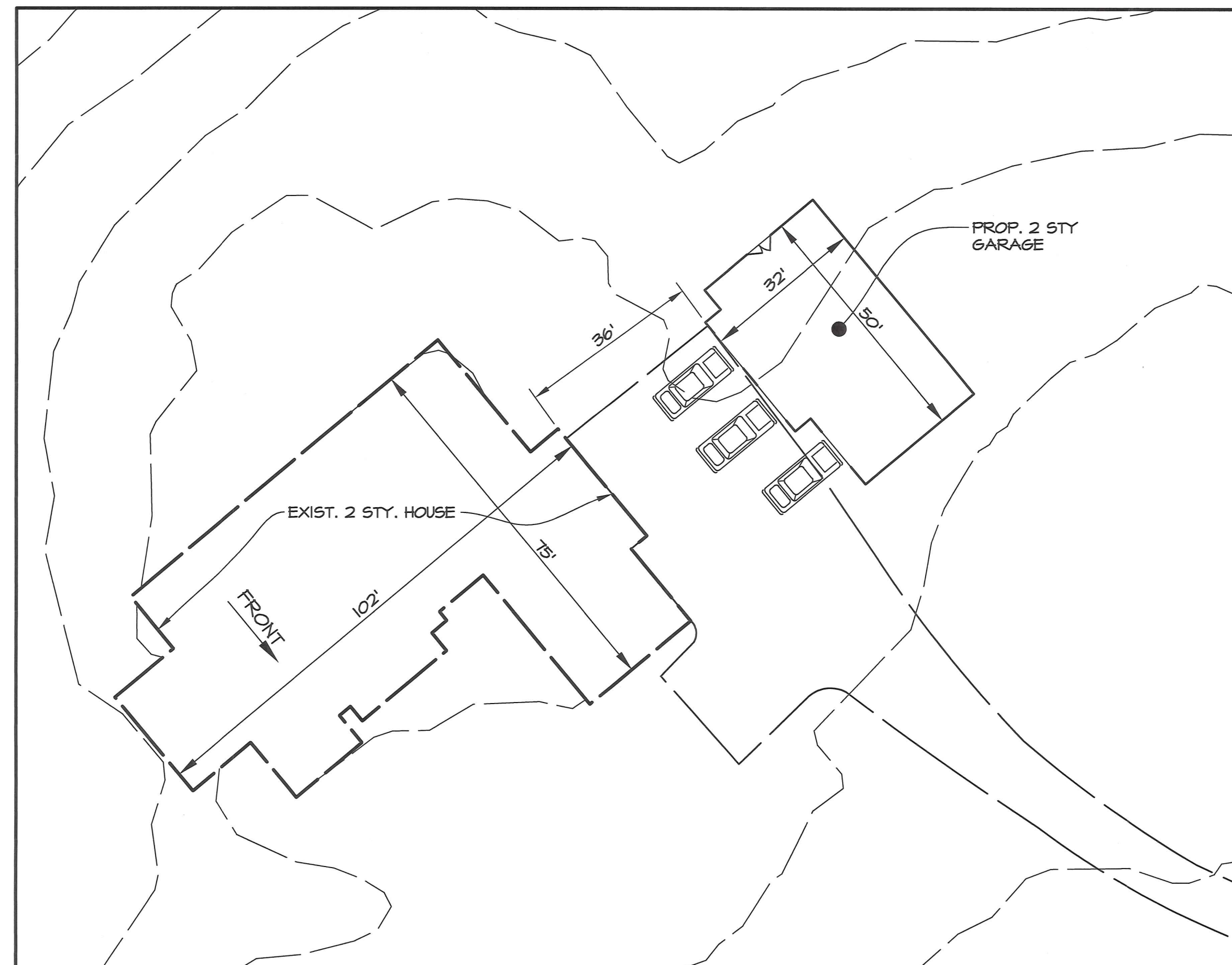
DRAWING NUMBER:

Z-1

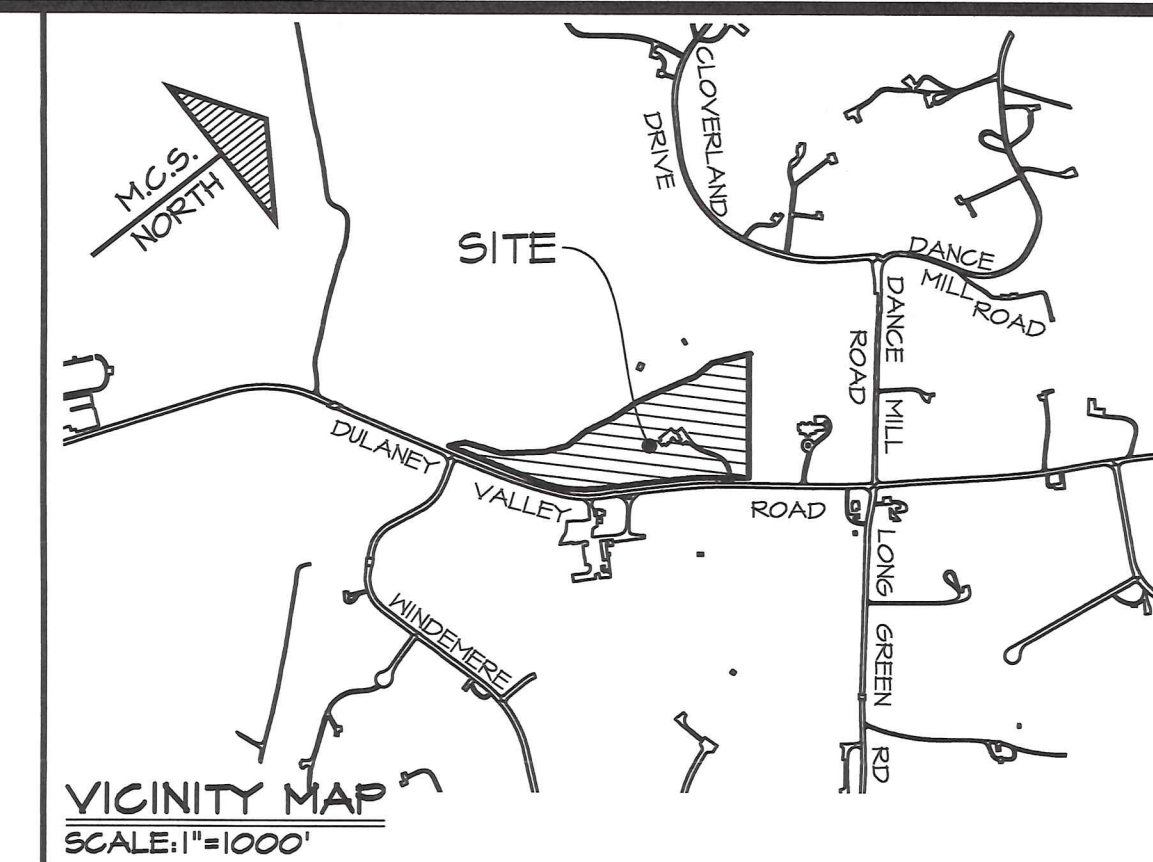
SHEET 1 OF 1



SITE PLAN
SCALE: 1"=100'



DETAIL PLAN
SCALE: 1"=20'



SITE DATA:
SITE AREA: 11.456 AC.±
EXISTING ZONING: RC-6
ZONING MAP: 53A1
EXISTING USE: RESIDENTIAL
PROPOSED USE: SAME

OWNER:
SHAWN & PAULA CAMPBELL
DEED REF. 15668/208
TAX #2200012568
TAX MAP 53 PARCEL 386

- GENERAL NOTES:**
1. PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
 2. THERE IS NO 100 YEAR FLOODPLAIN ON SITE.
 3. THERE ARE NO HISTORIC STRUCTURES LISTED ON THE HISTORIC INVENTORY AS DETERMINED BY THE LANDMARKS PRESERVATION COMMISSION ON SITE.
 4. THE PROPERTY IS NOT IN A HISTORIC DISTRICT.
 5. PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
 6. BEARINGS AND DISTANCES SHOWN HEREON TAKEN FROM DEEDS AND PLATS.
 7. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM BALTIMORE COUNTY GIS.
 8. THERE ARE NO BASIC SERVICES ISSUES ON THIS PROPERTY FOR WATER, SEWER OR TRAFFIC.

- ZONING HISTORY:**
- THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
 - THERE ARE NO PRIOR OR ACTIVE ZONING VIOLATIONS ON THIS PROPERTY.

- ZONING RELIEF REQUESTED:**
1. SECTION 400.1. - VARIANCE TO ALLOW AN ACCESSORY BUILDING (DETACHED GARAGE) IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.
 2. SECTION 400.3. - VARIANCE TO ALLOW AN ACCESSORY BUILDING (DETACHED GARAGE) TO HAVE A HEIGHT OF 31' IN LIEU OF THE ALLOWED 15'.

2019-0262-A

SITE PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE
12620 DULANEY VALLEY ROAD
AKA LOT 30, PLAT 2, CLOVERLAND FARMS
PLAT 64/84
10th ELECTION DISTRICT, 3rd COUNCILMANIC, BALTIMORE COUNTY, MD

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REVISIONS:

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Z-1
SHEET 1 OF 1