

MEMORANDUM

DATE: June 11, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0299-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 10, 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.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(10510 Vincent Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Michelle Faoro (DeJesus)	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0299-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 owner of the property, Michelle Faoro (DeJesus) [“Petitioner”]. The Petitioner is requesting Variance relief pursuant to § 1A02.3.B.4 of the Baltimore County Zoning Regulations (“BCZR”) to permit two proposed additions attached to the front and side of an existing dwelling with a front yard setback of 37 ft. to the property line (future right-of-way line) and 55 ft. to the centerline of the road, and side yard setbacks of 15 ft. to the property line (future right-of-way line) and 34 ft. to the centerline of the road, in lieu of the required 50 and 75 ft., and 50 and 75 ft. respectively. 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 received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 18, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 5-9-19

By EW

The Petitioner has 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 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 Petitioner.

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 9th day of **May, 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 two proposed additions attached to the front and side of an existing dwelling with a front yard setback of 37 ft. to the property line (future right-of-way line) and 55 ft. to the centerline of the road, and side yard setbacks of 15 ft. to the property line (future right-of-way line) and 34 ft. to the centerline of the road, in lieu of the required 50 and 75 ft., and 50 and 75 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.

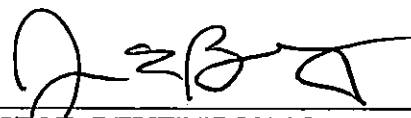
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:dlw

ORDER RECEIVED FOR FILING

Date 5-9-19

By [Signature] 2


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED RECORD

Date _____

By _____



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 10510 Vincent Rd White Marsh MD 21162 Currently zoned RC3
Deed Reference 31687 / 00203 10 Digit Tax Account # 15010350390
Owner(s) Printed Name(s) Michelle Faoro (DeJesus)

(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 ATTACHMENT"

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):

Michelle Faoro (DeJesus)

Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

10510 Vincent Rd White Marsh md
Mailing Address City State

21162 410 652 4455 / michellefaoro@gmail.com
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Representative to be contacted:

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

2019-0299-A

Filing Date

4/12/19

Estimated Posting Date

4/21/19

Reviewer

AT

Rev 5/5/2016

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: 10510 Vincent Rd White Marsh Md 21163
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)

- The orientation of the house on the lot + placement of garage directly behind the house
- The administrative adjustment, if granted, will not alter the essential character of the neighborhood.
- We did not create this hardship-house built in 1954 + has limited living space - this will increase our living space.

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

Michelle Faoro
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Michelle Faoro
Name- Print or Type

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 15th day of April, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Michelle Faoro

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

AS WITNESS my hand and Notaries Seal

Joan Fernandez
Notary Public

10-20-20
My Commission Expires

Administrative Variance 2019-0299-A

§ 1A02.3.B.4 of BCZR to permit two proposed additions attached to the front and side of an existing dwelling with a front yard setbacks of 37 feet to the property line (future right of way line) and 55 feet to the center line of the road, and a side yard setbacks of 15 feet to the property line (future right of way line) and 34 feet to the centerline of the road, in lieu of the required 50 and 75 feet, and 50 and 75 feet respectively.

Property Description for 10510 Vincent Road, White Marsh, MD 21162

BEGINNING FOR THE SAME at a point in the center of the Vincent Road and at the beginning of a parcel of land which by deed dated October 30, 1953, and recorded among the Land Records of Baltimore County in Liber GLB No 2382, Folio 496, was conveyed by Charles A. Gambrill and wife to Ward R. Vandevander and wife and running thence and binding in the center of the Vincent Road north 23 degrees 44 minutes east 101 feet to a point in line with the southwest side of Keithley Road, as laid out 50 feet wide, thence north 71 degrees 11 minutes west, running to and binding along the southwest side of said Keithley Road with the right and use thereof in common with others entitled thereto, in all, 223.04 feet to a pipe now set on the southwest side of said road thence leaving said road and running for a line of division, south 24 degrees 58 minutes west 99 feet to a pipe heretofore set at the beginning of the last line of the herein referred to parcel of land which was conveyed by Gambrill to Vandevander, and thence running and binding on said line south 70 degrees 37 minutes east 225 feet to the place of beginning. Containing 0.51 acre of land, more or less.

Containing 22,400 square feet of land area, as located in 15th Election District and 6th Council District.

2019-0299-A

Administrative Variance 2019-0299-A

§ 1A02.3.B.4 of BCZR to permit two proposed additions attached to the front and side of an existing dwelling with a front yard setbacks of 37 feet to the property line (future right of way line) and 55 feet to the center line of the road, and a side yard setbacks of 15 feet to the property line (future right of way line) and 34 feet to the centerline of the road, in lieu of the required 50 and 75 feet, and 50 and 75 feet respectively.

CERTIFICATE OF POSTING

Date: 4-18-19

RE: Case Number: 2019-0299-A

Petitioner/Developer: De Jesus

Date of Hearing/Closing: 5-6-19

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 10510 Vancourt Rd

The signs(s) were posted on 4-18-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

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

No. **182662**

Date: **4/15/19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/15/2019 4/15/2019 10:47:05 3

REG WSO3 WALKIN CAN
 >>RECEIPT # 004025 4/15/2019 GFLN

Dept 5 528 ZONING VERIFICATION

182662

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6157					\$ 75-

Recpt Tot \$ 75.00
 .00 CK 80.00 CA
 5.00- CG

Baltimore County, Maryland

Total: **\$ 75-**

Rec
 From:

For:

10510 VINCENT RD

2019-0299-X

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0299-A

TO PERMIT TWO PROPOSED ADDITIONS ATTACHED TO THE FRONT AND SIDE OF AN EXISTING DWELLING WITH A FRONT YARD SETBACKS OF 37 FEET TO THE PROPERTY LINE AND 55 FEET TO THE CENTER LINE OF THE ROAD, AND A SIDE YARD SETBACKS OF 15 FEET TO THE PROPERTY LINE AND 34 FEET TO THE CENTERLINE OF THE ROAD, IN LIEU OF THE REQUIRED 50 AND 75 FEET, AND 50 AND 75 FEET RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY

REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 5/6/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

ACCESSIBLE

PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
5:00 P.M. ON 5/6/19
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
REQUEST A PUBLIC HEARING CONCERNING
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,

PUBLIC HEARING ?

TO PERMIT TWO PROPOSED: ADDITIONS ATTACHED TO THE FRONT
AND SIDE OF AN EXISTING DWELLING WITH A FRONT YARD
SETBACKS OF 31 FEET TO THE PROPERTY LINE AND 55 FEET TO THE CENTER
LINE OF THE ROAD, AND A SIDE YARD SETBACKS OF 15 FEET TO THE
PROPERTY LINE AND 34 FEET TO THE CENTERLINE OF THE ROAD.
IN LIEU OF THE REQUIRED 50 AND 75 FEET, AND 50 AND 75 FEET
RESPECTIVELY

CASE # 2019-0299-A

VARIANCE
ADMINISTRATIVE

ZONING NOTICE

#2



JOHN A. OLSZEWSKI, JR.
County Executive

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

May 7, 2019

Michelle Faoro Dejesus
10510 Vincent Road
White Marsh MD 21162

RE: Case Number: 2019-0299-A, 10510 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 April 12, 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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 4.25.2019

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

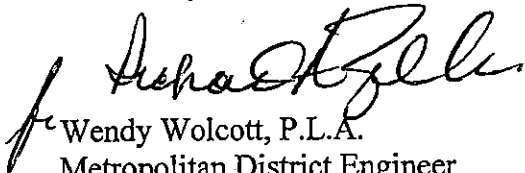
Dear Ms. Lewis:

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. 2019-0299-A

*Administrative Variance
Michelle Faoro Dateses
10510 Vincent 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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0299 - A

Address 10510 Vincent Road

Contact Person: Aaron Tsui
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 04/12/2019

Posting Date: 04/21/19

Closing Date: 05/06/19

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 (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0299 -A Address: 10510 Vincent Road

Petitioner's Name: Michelle DeJesus Telephone : 410-652-4455

Posting Date: 04/21/2019

Closing Date: 05/06/2019

Wording for Sign: To permit two proposed additions attached to the front and side of an existing dwelling with a front yard setbacks of 37 feet to the property line and 55 feet to the center line of the road, and a side yard setbacks of 15 feet to the property line and 34 feet to the centerline of the road, in lieu of the required 50 and 75 feet, and 50 and 75 feet respectively.

**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: _____

Property Address: _____

Property Description: _____

Legal Owners (Petitioners): _____

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

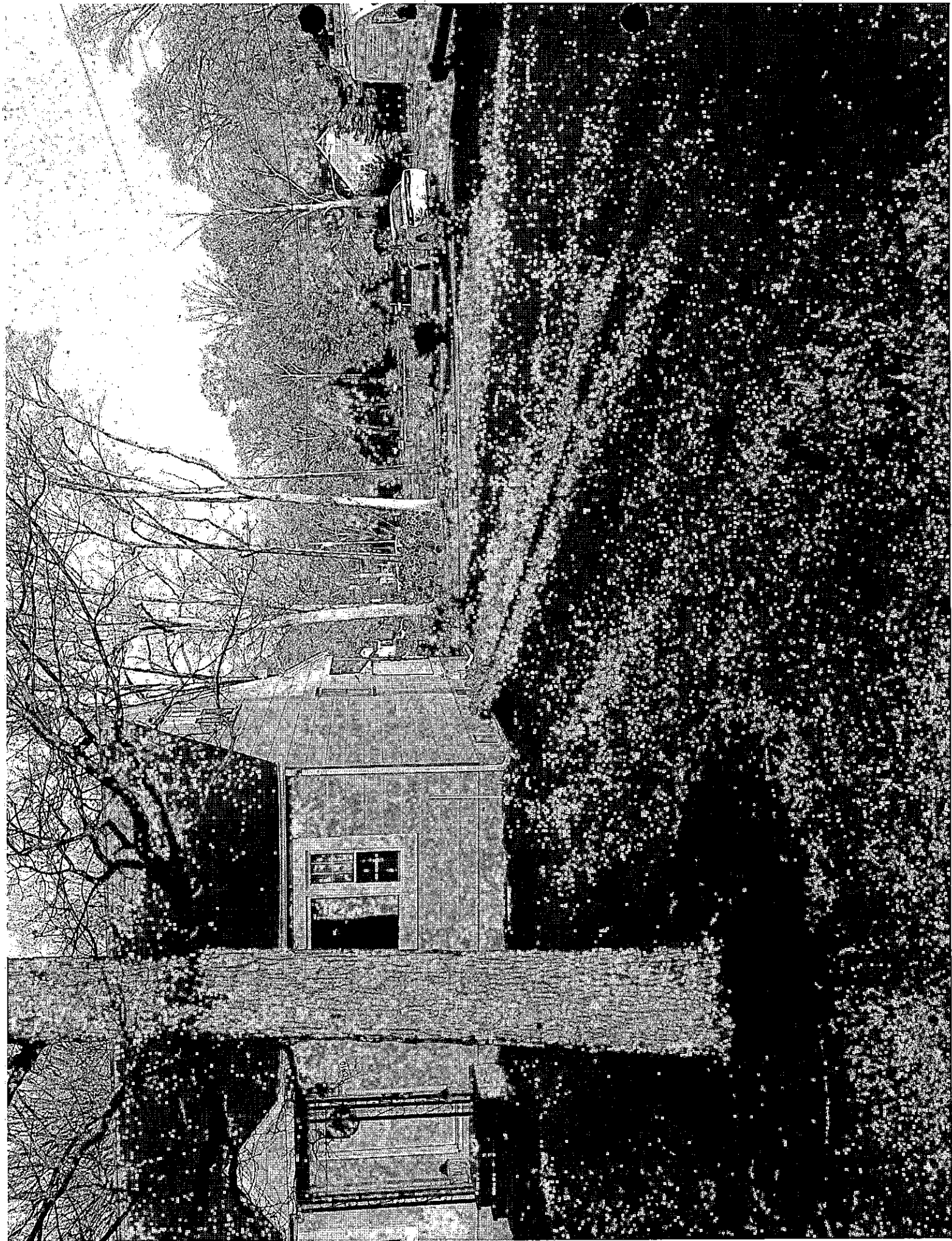
Name: Michelle (Faoro) De Jesus

Company/Firm (if applicable): _____

Address: 10510 Vincent Rd
White Marsh Md 21162

Telephone Number: 410 652 4455

Revised 7/9/2015



Handwritten text in Arabic script, likely a title or address, located at the top of the page.





FRONT VIEW

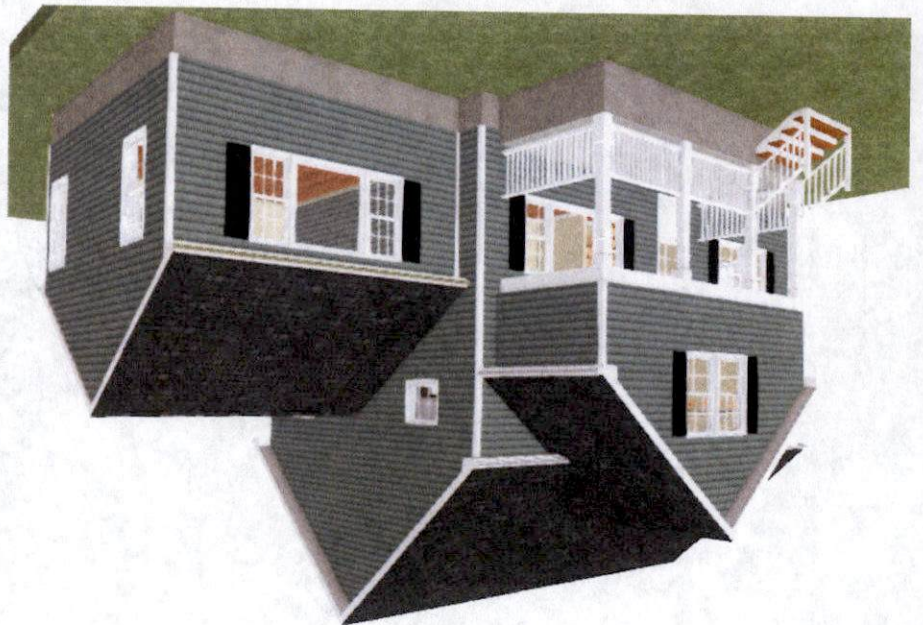
2019-0299-A



FRONT VIEW

2019-0299-A

2819-0299-A





2019-0299-A



2019-0299-A

Real Property Data Search (w4)

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 - 1506350390			
Owner Information					
Owner Name:	DEJESUS MICHELLE M		Use:	RESIDENTIAL	
Mailing Address:	10510 VINCENT RD WHITE MARSH MD 21162-1923		Principal Residence:	YES	
			Deed Reference:	/31687/ 00203	
Location & Structure Information					
Premises Address:		10510 VINCENT RD 0-0000		Legal Description:	LT NWS VINCENT RD SW COR KEITHLEY RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0083	0001	0041		0000	
Special Tax Areas:			Town:	Assessment Year:	
			Ad Valorem:	2018	
			Tax Class:	Plat No:	
				Plat Ref:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1954		1,152 SF		22,400 SF	
Property Land Area		County Use			
22,400 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	1 Detached
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
				As of	
				07/01/2019	
Land:	84,600	Value	84,600		
Improvements	82,500	Value	92,500		
Total:	167,100	Value	177,100	170,433	173,767
Preferential Land:	0				0
Transfer Information					
Seller: FLOOD JOYCE H		Date: 02/07/2012		Price: \$156,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31687/ 00203		Deed2:	
Seller: FLOOD PAUL W		Date: 09/16/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20695/ 00206		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 06/06/2012					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0299-A

CASE NO. 2019- 0299A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>A-25</u>	STATE HIGHWAY ADMINISTRATION	<u>No object,</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>4-18-19</u> by <u>Pilson</u>	
SIGN POSTING (2 nd)	Date: _____ by _____	
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 - 1506350390			
Owner Information					
Owner Name:		DEJESUS MICHELLE M		Use: RESIDENTIAL	
Mailing Address:		10510 VINCENT RD WHITE MARSH MD 21162-1923		Principal Residence: YES	
				Deed Reference: /31687/ 00203	
Location & Structure Information					
Premises Address:		10510 VINCENT RD 0-0000		Legal Description: LT NWS VINCENT RD SW COR KEITHLEY RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0083	0001	0041		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	
1954	1,152 SF		22,400 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	1 Detached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2018	07/01/2019	
Land:	84,600	84,600			
Improvements	82,500	92,500			
Total:	167,100	177,100	170,433	173,767	
Preferential Land:	0			0	
Transfer Information					
Seller: FLOOD JOYCE H		Date: 02/07/2012		Price: \$156,000	
Type: ARMS LENGTH IMPROVED		Deed1: /31687/ 00203		Deed2:	
Seller: FLOOD PAUL W		Date: 09/16/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20695/ 00206		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 06/06/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0299-A **Reviewer:** Aaron Tsui

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Michelle Faoro DeJesus

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 10510 VINCENT RD

Location: S/W Corner of the intersecting streets between Vincent Road and Keithley road.

Existing Zoning: RC 3

Area: 22,400

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit two proposed addition attached to the front and side of an existing dwelling with a front yard setbacks of 37 feet to the property line (future right of way line) and 55 feet to the centerline of the road, and side yard setbacks of 15 feet to the property line (future right of way line) and 34 feet to the centerline of the road, in lieu of the required 50 and 75 feet, and 50 and 75 feet respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 05/06/2019

Miscellaneous Notes:



1502003130 Lot # 3

Lot # 2 1519710850

5716

PAI # 150032

2200028610

1507000060 10512
Pt. Bk. 0000020, Folio 0165

Pt. Bk./Folio # 020165

10516

1519711670

10517

1503472410

2013-0068-A
Lot # 12 2400009351

Lot # 11 2400009350

10513

PAI # 150787
Pt. Bk./Folio # 077116

RC 5

2004-0003-SPHA

PAI # 150787 PAI # 150787

10509

Pt. Bk. 0000077, Folio 0116
Lot # 10 2400009349

NE 7-J 083A1

5717

RC 3

Middle River Community Plan (2007)

FLOOD ZONE: K (NEW) FLOOD ZONE: X (OLD)

Lot # 10
1519072810

1506350390

10510

6 CD

15 ED

1522000680

10508

VINCENT RD

1502570840

10506

Martin State Airport Restriction

2100009753

2019-0299

10505 1512840210

1519711140

Pt. Bk./Folio # 027005A Lot # 2

Lot # 9 2400009348

23504900



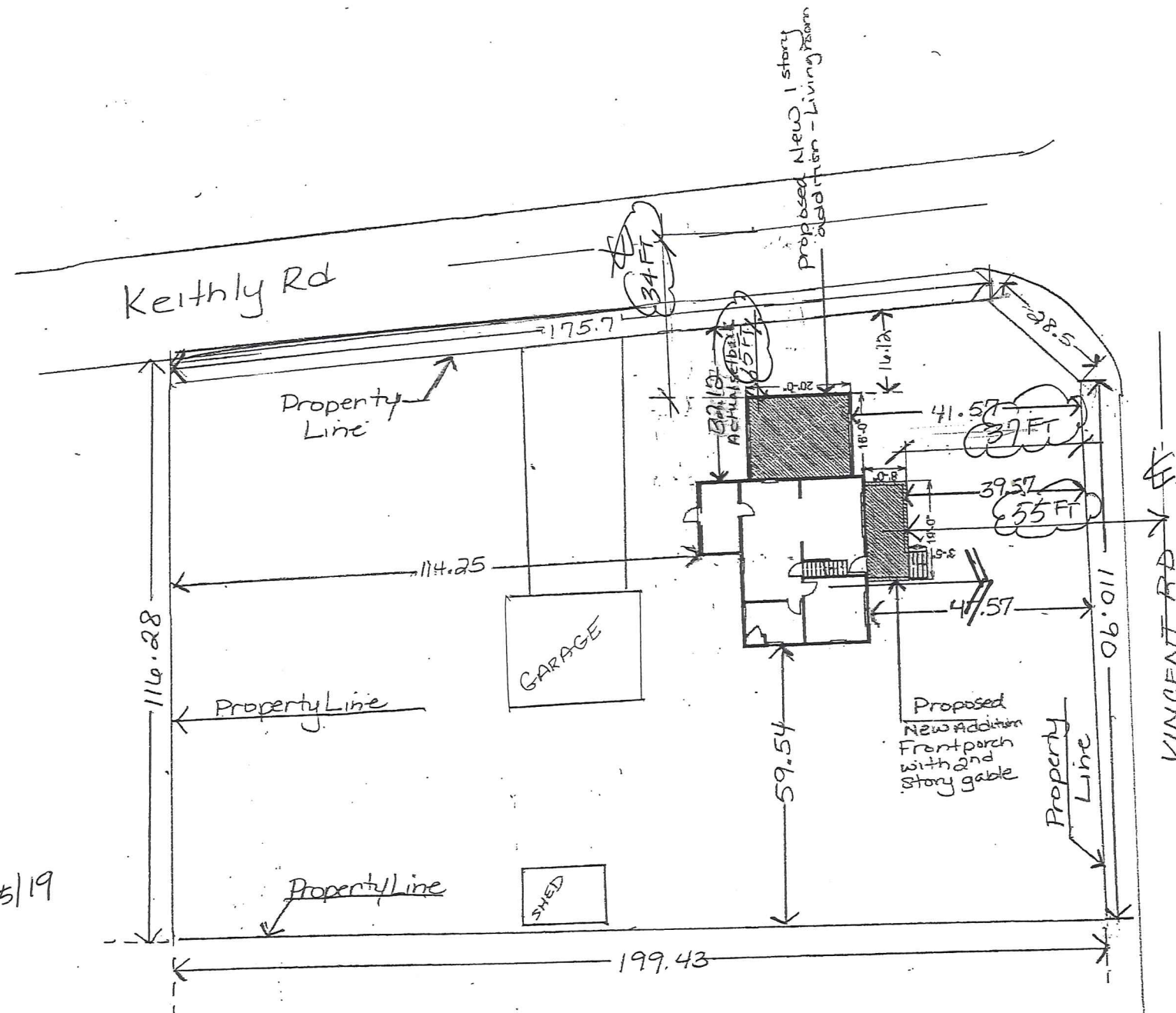
1. 1950-1952

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

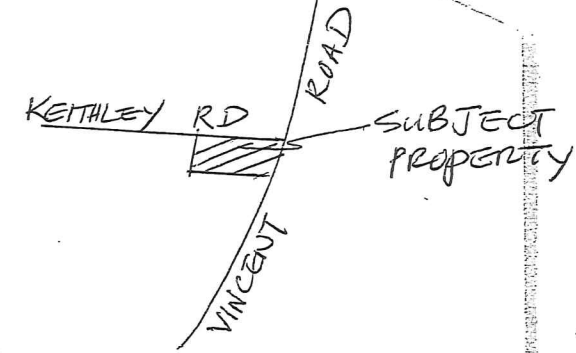
ADDRESS 10510 Vincent Rd White Marsh OWNER(S) NAME(S) Michelle Faoro
21162

SUBDIVISION NAME NA LOT# — BLOCK# — SECTION# —

PLAT BOOK# — FOLIO# — D DIGIT TAX# 1506350390 DEED REF.# 31687/00203



SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 083A.1

SITE ZONED RC3

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE 0.51

OR SQUARE FEET —

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

PLAN DRAWN BY Michelle Faoro

DATE 4/13/19 SCALE: 1 INCH = 30 FEET

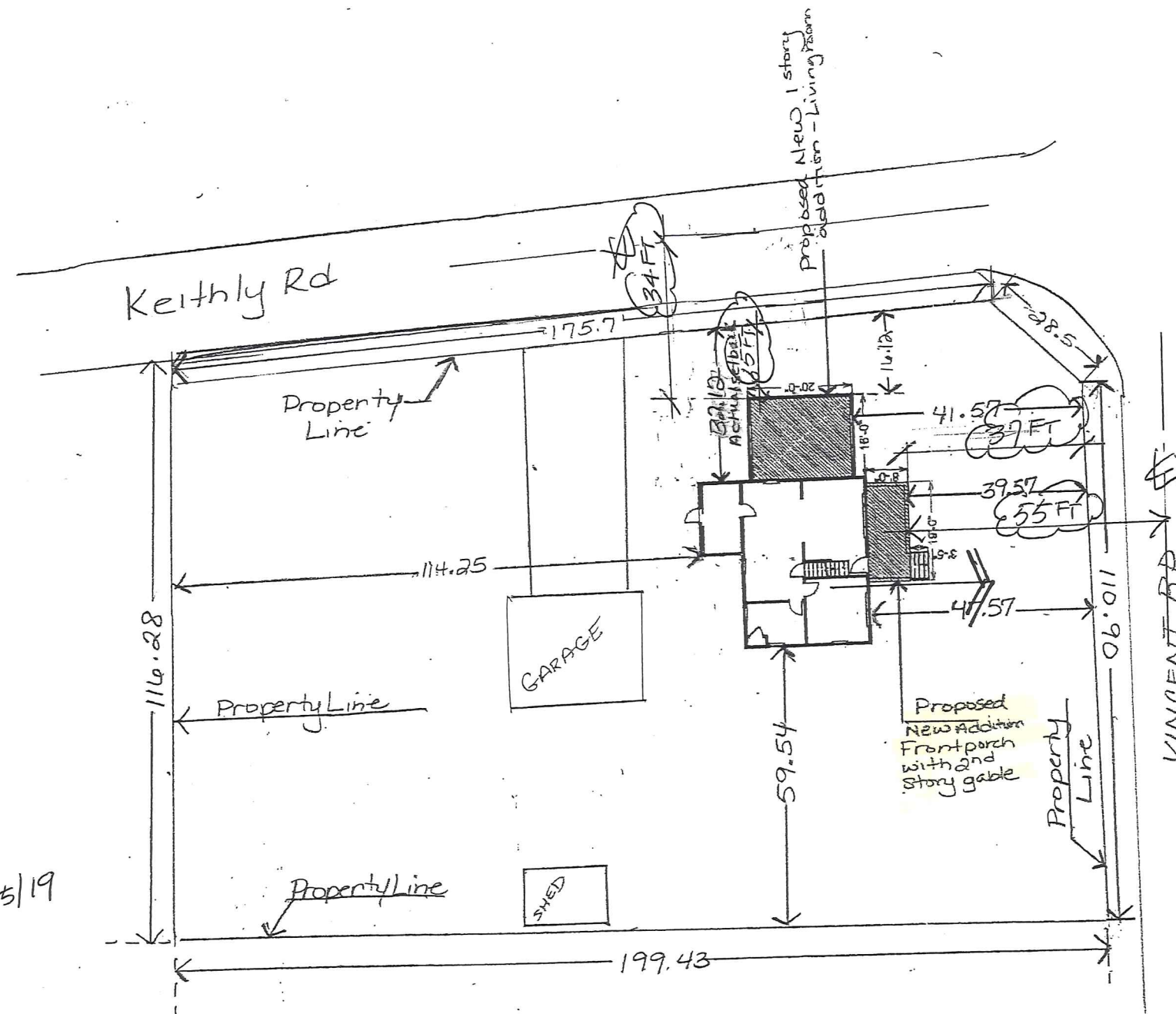
2019-0299-A

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

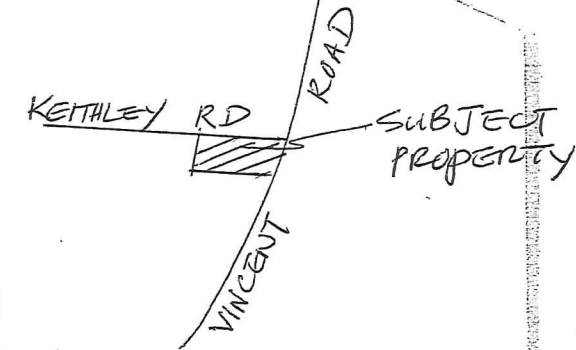
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ZONING MAP# 083A.1

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PLAN DRAWN BY Michelle Faoro

DATE 4/13/19 SCALE: 1 INCH = 30 FEET

2019-0299-A

Det. Exh. 1