

M E M O R A N D U M

DATE: September 13, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0397-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 12, 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
(10521 Vincent Farm Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Richard L. Heil	*	HEARINGS FOR
Petitioner	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0397-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, Richard L. Heil (“Petitioner”). The Petitioner is requesting Variance relief pursuant to §§ 1A02.3.B.4 and 400.1 of the Baltimore County Zoning Regulations (“BCZR”) as follows: To allow a front yard setback of 47.3 ft. in lieu of the required 75 ft., to allow a 0 ft. setback of an accessory structure in lieu of the required 2.5 ft., to allow an existing accessory structure to be located in the newly created side yard in lieu of the required rear yard, and for any such other and further. 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 July 21, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 8-13-19

By 125

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 BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 13th day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 1A02.3.B.4 and 400.1 of the Baltimore County Zoning Regulations ("BCZR") as follows: To allow a front yard setback of 47.3 ft. in lieu of the required 75 ft., to allow a 0 ft. setback of an accessory structure in lieu of the required 2.5 ft., and to allow an existing accessory structure to be located in the newly created side yard in lieu of the required rear yard, 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 his 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


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 8-13-19

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 10521 VINCENT FARM LANE Currently zoned RC-2/RC-3
 Deed Reference 15429/716 10 Digit Tax Account # 151 0000660
 Owner(s) Printed Name(s) RICHARD HEIL

(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 SHEET

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):

RICHARD HEIL

Name #1 – Type or Print

Name #2 – Type or Print

Richard Heil

Signature #1

Signature #2

10521 VINCENT FARM RD

BALTO. MD

Mailing Address

City

State

21162 / 443-759-0459 / hekidd@yahoo.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Kiwells Inc.

Name – Type or Print

Signature

7403 New Cut Rd Kingsville MD

Mailing Address

City

State

21087 / 410 592-8800 / kwells@kiwellsinc.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 2019-0397-A Filing Date 2/16/19 Estimated Posting Date 2/28/19 Reviewer AT

~ 8/12/19

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: 10521 VINCENT FARM LANE WHITE MARSH, MD 21162
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 SHEET

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

Richard Heil
Signature of Owner (Affiant)

Signature of Owner (Affiant)

RICHARD HEIL
Name- Print or Type

Name- Print or Type

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

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

I HEREBY CERTIFY, this 2nd day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Richard Heil

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

June 18, 2022
My Commission Expires

10521 Vincent Farm Lane
Tax Account No.: 1510000660

Requested variances:

- 1) To allow a front yard setback of 47.3-feet in lieu of the required 75-feet pursuant to §1A02.3.B.4 of the BCZR; and
- 2) To allow a 0-foot setback of an accessory structure in lieu of the required 2.5-feet pursuant to §400.1 of the BCZR; and
- 3) To allow an existing accessory structure to be located in the newly created side yard in lieu of the required rear yard pursuant to §400.1 of the BCZR; and
- 4) For any such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

As to uniqueness:

The subject property had been improved with a single-family dwelling in 1899 and was placed approximately 47.3 feet from the front property line at that time and no other dwellings in close proximity are of that age and have the same front yard setback. Also, no other lots have the same property size and configuration in close proximity of the subject property.

As hardship:

It is intended to construct an addition that maintains uniformity with the existing front setback for the proposed dwelling allowing for the desired architectural effect while remaining consistent with the other dwellings in the area.

2019-0397-A

kjWellsInc

Land Surveying, Site Planning and Landscape Architecture

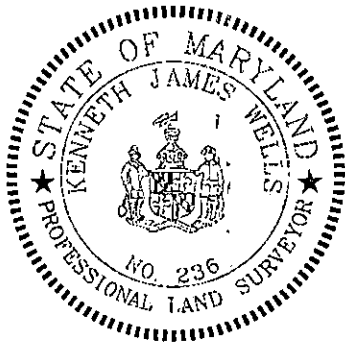
Telephone: (410) 592-8800
Email: kwells@kjwellsinc.com

7403 New Cut Road
Kingsville, Md. 21087-1132

July 16, 2019

Zoning Description
10521 Vincent Farm Road
Baltimore County
Maryland
15th Election District
6th Councilmanic District

Beginning at a point on the centerline of Vincent Farm Road (right-of-way varies) at a distance of 508 feet to the centerline of Ebenezer Road, thence 1) *South 88 degrees 01 minutes 59 seconds East 241.78 feet*; 2) *South 12 degrees 09 minutes 47 seconds West 122.83 feet*; 3) *South 89 degrees minutes 47 seconds West*; 4) *North 1 degree 44 minutes 13 seconds West 132.09 feet* to the point of beginning as recorded in a Deed Liber 15429 folio 716 containing 0.657 acres.



Kenneth J. Wells

2019-0397-A

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2019-0397-A

To Permit A Proposed Addition To The Side And
Rear Of The Existing Dwelling With A Front Yard
Setback Of 47.3 Feet From The Center Line Of The Street In
Lieu Of The Required 75 Feet And To Permit The Existing Shed
Building To Be Located On The Side Yard With Zero Feet Setback
In Lieu Of The Required To Be Located In The Rear Yard And The Required
2-1/2 Feet Setback, 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 2/5/19

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 DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0397-A

TO PERMIT A PROPOSED ADDITION TO THE SIDE AND REAR
OF THE EXISTING DWELLING WITH A FRONT YARD SETBACK OF
47.3 FEET FROM THE CENTERLINE OF THE STREET IN LIEU OF THE RE-
QUIRED 75 FEET AND TO PERMIT THE EXISTING SHED BUILDING TO BE
LOCATED ON THE SIDE YARD WITH ZERO FEET SETBACK IN LIEU OF
THE REQUIRED TO BE LOCATED IN THE REAR YARD AND THE
REQUIRED 2 1/2 FEET SETBACK 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 8/5/19

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
HANDICAPPED ACCESSIBLE

Real Property Data Search (w1)

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 - 1510000660			
Owner Information					
Owner Name:		HEIL RICHARD L		Use: RESIDENTIAL	
Mailing Address:		10521 VINCENT FARM RD WHITE MARSH MD 21162-1909		Principal Residence: YES	
				Deed Reference: /15429/ 00716	
Location & Structure Information					
Premises Address:		10521 VINCENT FARM LN WHITE MARSH 21162-1909		Legal Description: LOT SES VINCENT FARM 10521 VINCENT FARMS LA 500 SWEBENEZER RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0083	0001	0037		0000	
Block:				Lot:	Assessment Year:
					2018
Special Tax Areas:				Town:	Plat No:
				Ad Valorem:	Plat Ref:
				Tax Class:	NONE
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1899		1,020 SF		Property Land Area	
				28,702 SF	
County Use		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	Last Major Renovation
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
				As of	
				07/01/2019	
Land:	86,100	86,100			
Improvements	50,400	53,400			
Total:	136,500	139,500		137,500	
Preferential Land:	0			138,500	
Transfer Information					
Seller: HEIL RICHARD L		Date: 08/01/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15429/ 00716		Deed2:	
Seller: JAKUM JOHN		Date: 03/03/1992		Price: \$76,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09078/ 00800		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 06/04/2010					
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.

2019-0397-A

CERTIFICATE OF POSTING

Date: 7-21-19

RE: Case Number: 2019-0397-A

Petitioner/Developer: Heil

Date of Hearing/Closing: 8-5-19

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 10521 Vincent Farms Lane

The signs(s) were posted on 7-21-19
(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 DEPARTMENT OF PERMITS, APPROPRIATIONS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0397 - A Address 10521 Vincent Farm Lane

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

Filing Date: 07/16/2019 Posting Date: 07/28/19 Closing Date: 08/12/19

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- 0397 -A Address: 10521 Vincent Farm Lane

Petitioner's Name: Richard Heil Telephone : 443-759-0459

Posting Date: 07/21/2019 Closing Date: 08/05/2019

Wording for Sign: To permit a proposed addition to the side and rear of the existing dwelling with a front yard setback of 47.3 feet from the center line of the street in lieu of the required 75 feet, and to permit the existing shed building to located on the side yard with zero feet setback in lieu of the required to be located in the rear yard and the required 2-1/2 feet setback, respectively.

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

No. 187060

PAID RECEIPT

Date:

7/16/19

BUSINESS 7/17/2019 ACTUAL 7/16/2019 11:30:02 DRW 3

REG #503 WALKIN CAM
>>RECEIPT # 016833 7/16/2019 OFLN

Dept 5 528 ZONING VERIFICATION

CB NO. 187060

Receipt Tot \$ 75.00

75.00 CK .00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS	Acct	Amount
001	806	0000		6150						\$75-

Total:

\$75-

Rec From:

KJWELLS INC

For:

10521 VINCENT FARM RD

2019-0397-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 6, 2019

KJ Wells Inc
7403 New Cut Road
Kingsville MD 21087

RE: 2019-0397-A, 10521 Vincent Farm Lane

Dear: JK Wells Inc,

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on July 19, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,
A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel

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: July 25, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0397-A
Address 10521 Vincent Farm Road
(Heil Property)

Zoning Advisory Committee Meeting of **July 22, 2019**.

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

Reviewer: Steve Ford

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

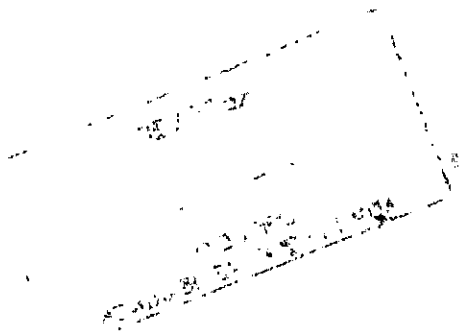
DATE: July 25, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0397-A
Address 10521 Vincent Farm Road
(Heil Property)

Zoning Advisory Committee Meeting of **July 22, 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>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-25</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>7-21-19</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 - 1510000660			
Owner Information					
Owner Name:		HEIL RICHARD L		Use:	RESIDENTIAL
Mailing Address:		10521 VINCENT FARM RD WHITE MARSH MD 21162-1909		Principal Residence:	YES
				Deed Reference:	/15429/ 00716
Location & Structure Information					
Premises Address:		10521 VINCENT FARM LN WHITE MARSH 21162-1909		Legal Description:	LOT SES VINCENT FARM 10521 VINCENT FARMS LA 500 SW EBENEZER RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0083	0001	0037		0000	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1899		1,020 SF		28,702 SF	
Property Land Area		County Use			
28,702 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2019	
				As of	
				07/01/2020	
Land:	86,100	86,100			
Improvements	50,400	53,400			
Total:	136,500	139,500		138,500	139,500
Preferential Land:	0				0
Transfer Information					
Seller: HEIL RICHARD L		Date: 08/01/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15429/ 00716		Deed2:	
Seller: JAKUM JOHN		Date: 03/03/1992		Price: \$76,000	
Type: ARMS LENGTH IMPROVED		Deed1: /09078/ 00800		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019 07/01/2020	
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			

Homestead Application Information

Homestead Application Status: Approved 06/04/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0397-A

Reviewer: Aaron Tsui

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Richard Heil

Contract Purchaser: KJ Wells Inc

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

Property Address: 10521 VINCENT FARM RD

Location: ES of Vincent Farm LN, 508 feet S of E of Ebenezer Road.

Existing Zoning: RC3, RC2

Area: 0.657

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To allow a front yard setback of 47.3 feet in lieu of the required 75 feet pursuant to 1A02.3.B.4 of the BCZR. To allow a 0 foot setback of an accessory structure in lieu of the required 2.5 feet pursuant to 400.1 of the BCZR. To allow an existing accessory structure to be located in the newly created side yard in lieu of the required rear yard pursuant to 400.1 of the BCZR. For any such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/05/2019

Miscellaneous Notes:

10525

NE 8-J

1513400360

Middle River Community Plan (2007)

6 CD

RC 2

083A1

15 ED

RC 3

10521

1510000660

NE 7-J

2007-0307-SPH

1502200250

10519

2019-0397-A

1000-900

10521 Vincent Farm La

Subject Site

Google Earth

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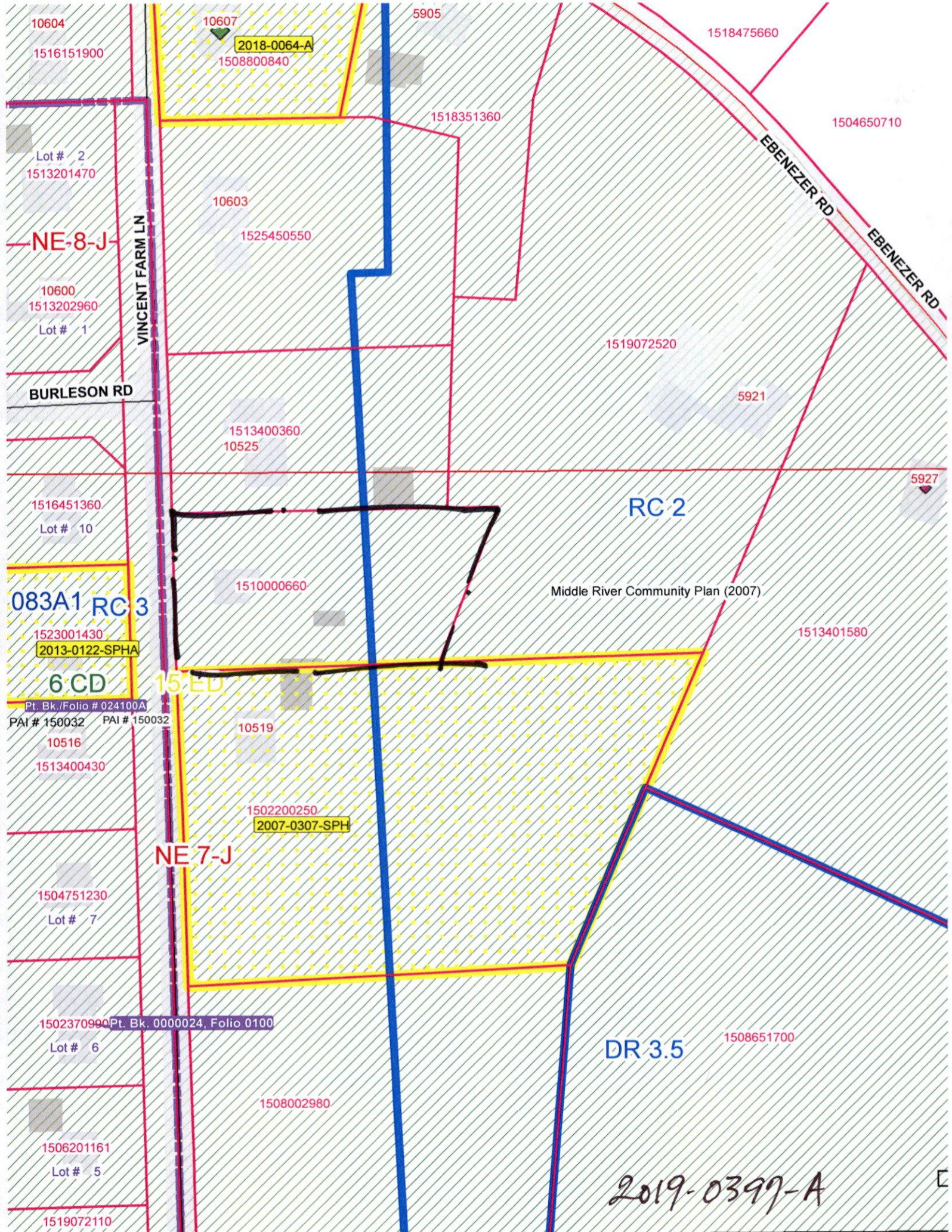
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Google Earth

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1516151900

10607
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1518475660

1504650710

Lot # 2
1513201470

NE-8-J

10600
1513202960
Lot # 1

VINCENT FARM LN

BURLESON RD

1516451360
Lot # 10

083A1 RC 3

1523001430
2013-0122-SPHA

6 CD

Pt. Bk./Folio # 024100A
PAI # 150032 PAI # 150032

10516
1513400430

1504751230
Lot # 7

1502370990 Pt. Bk. 0000024, Folio 0100
Lot # 6

1506201161
Lot # 5

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10519

1502200250
2007-0307-SPH

NE 7-J

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RC 2

Middle River Community Plan (2007)

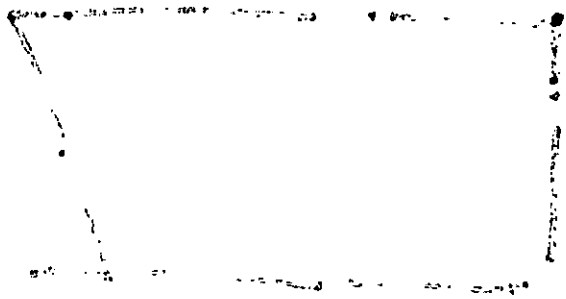
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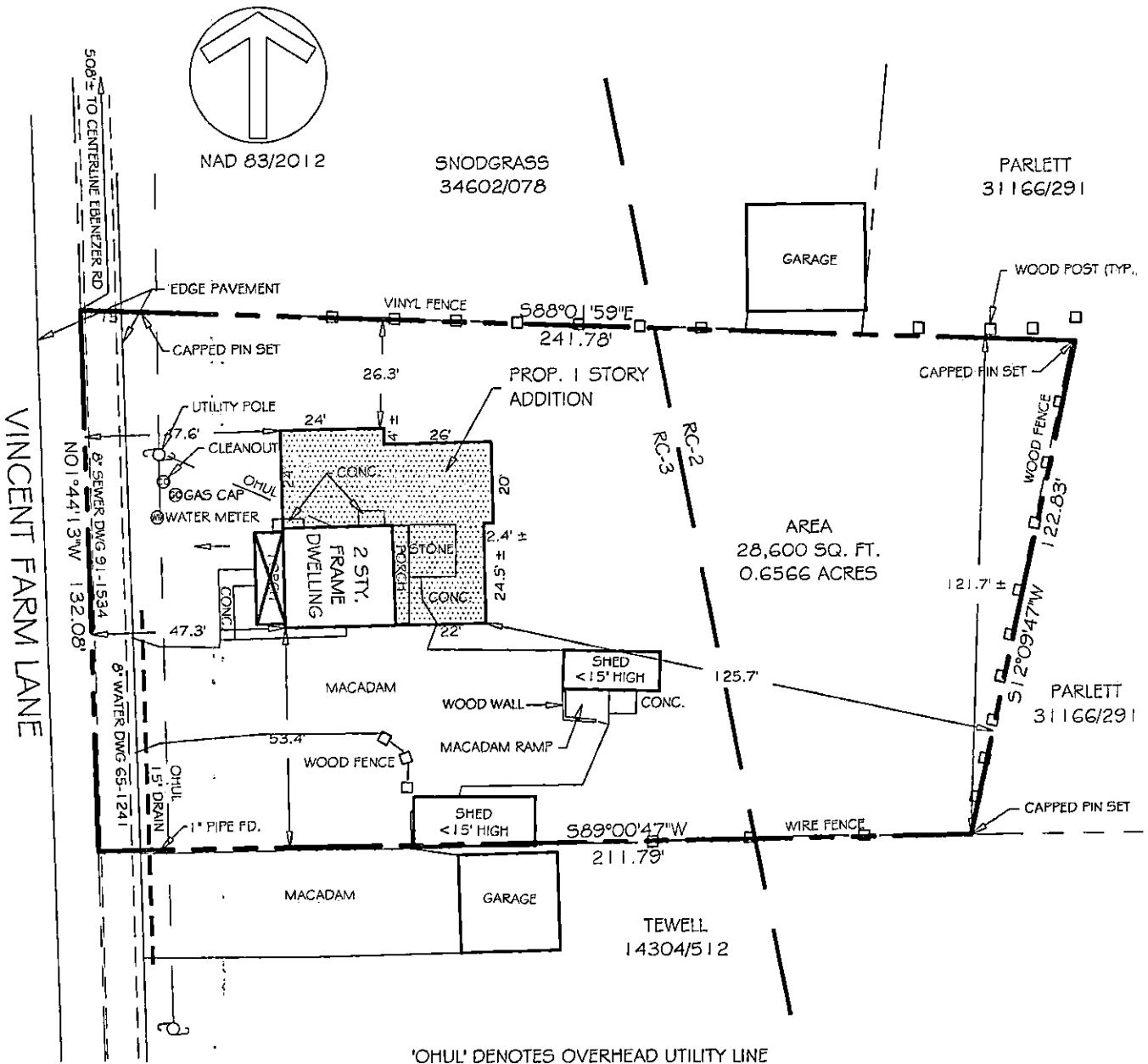
DR 3.5

1508651700

2019-0397-A



1-9950-5108



ZONING HEARING PLAN FOR VARIANCE

~of~

10521 VINCENT FARM LANE

BALTIMORE COUNTY

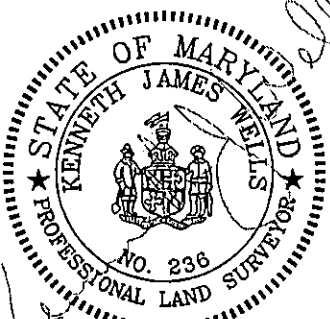
MARYLAND

15th ELECTION DISTRICT

SCALE: 1" = 40' DATE: 6/20/2019

SITE DATA:

ZONING MAP: O83A1
ZONING: RC-2 & RC-3
ELECTION DISTRICT: 15TH
COUNCILMANIC DISTRICT: 6TH
LOT AREA: 0.657 ACRES/28,600 SQ. FT.
HISTORIC: NO
IN CBCA: NO
IN FLOODPLAIN: NO
PUBLIC WATER AND SEWER
PRIOR HEARINGS: NO



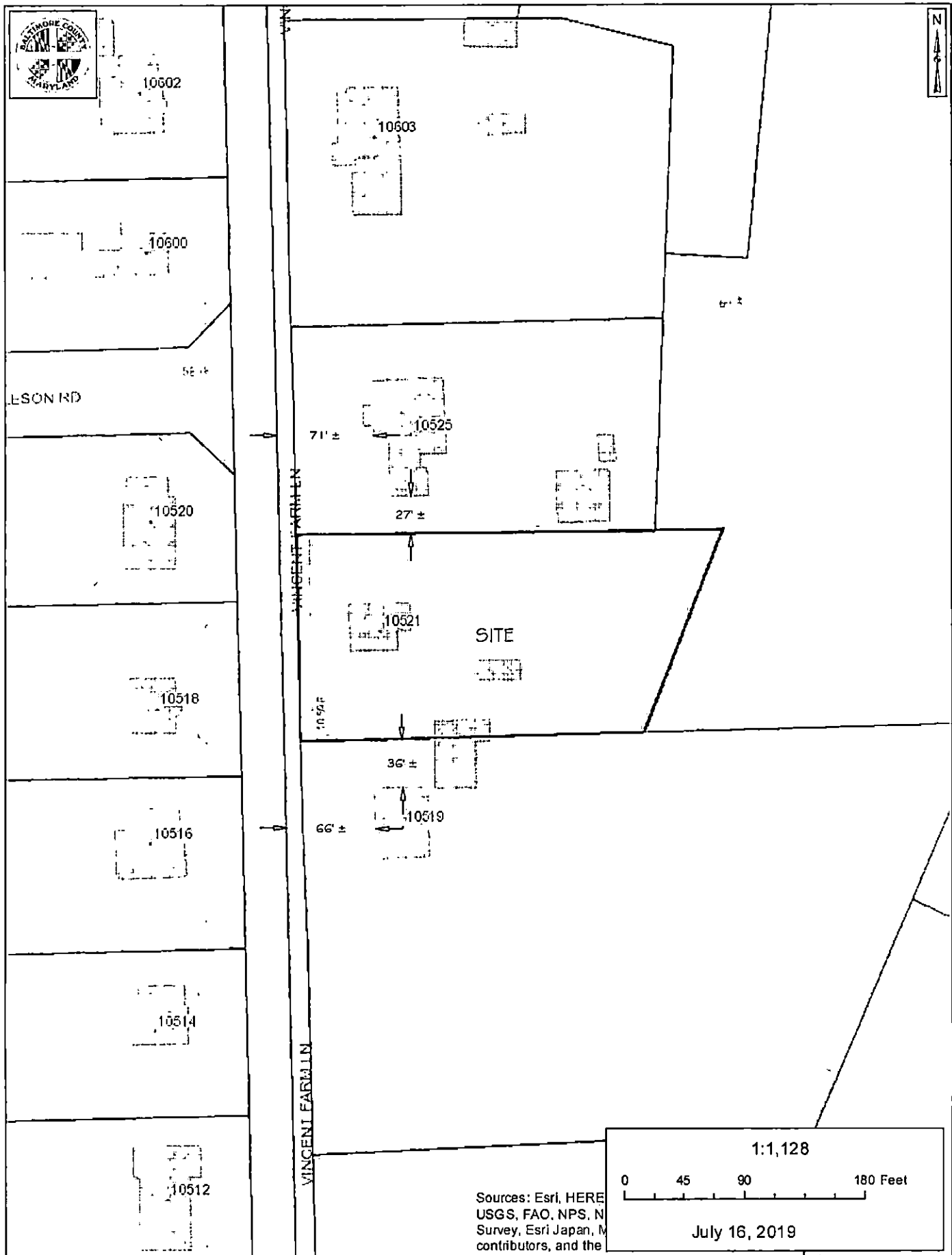
LICENSE EXPIRATION DATE: 6/11/2021

kjWellsInc

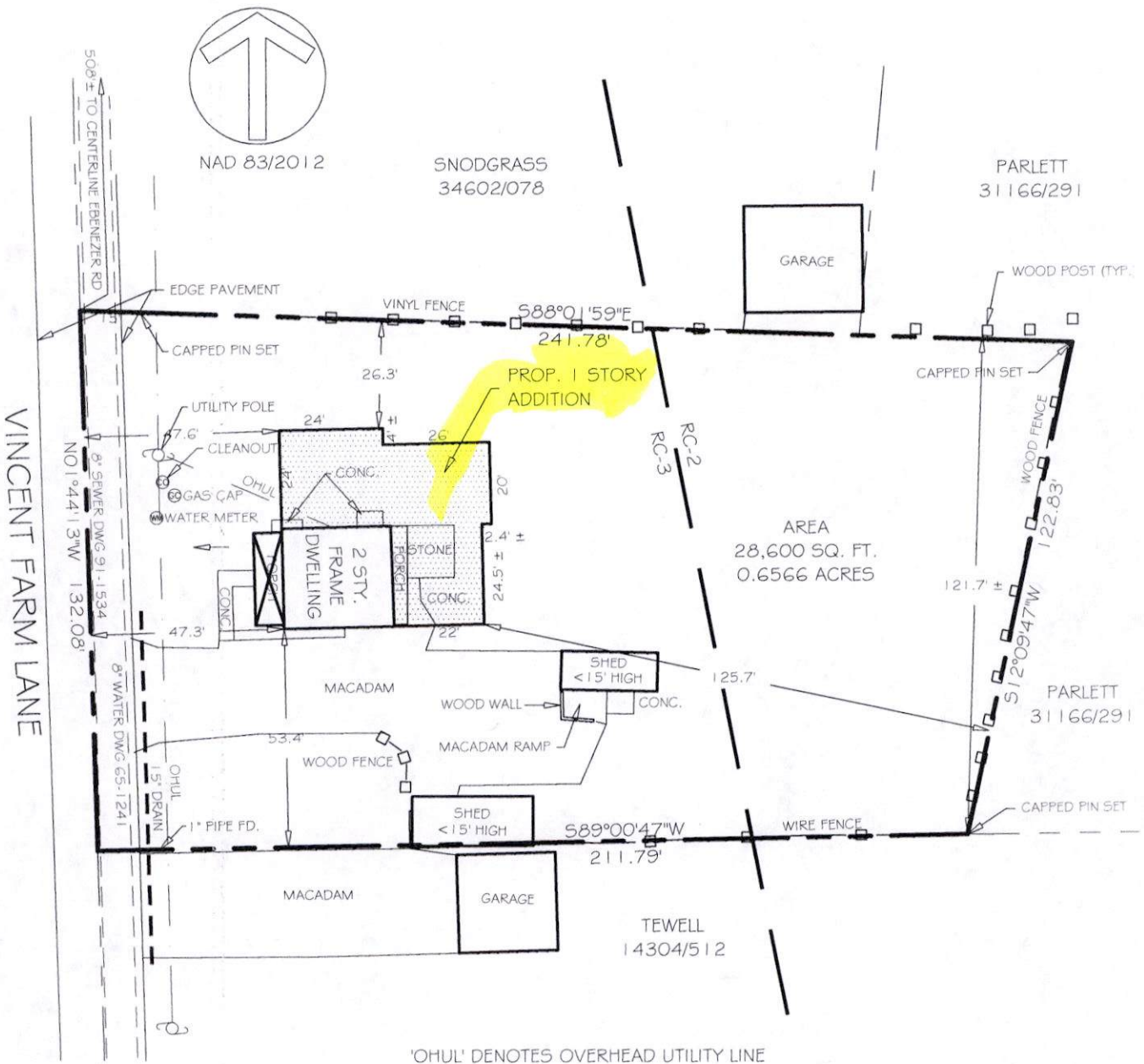
Land Surveying, Site Planning &
Landscape Architecture

7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

2019-0397-A



Baltimore County Government, VITA, Esq.



'OHUL' DENOTES OVERHEAD UTILITY LINE

ZONING HEARING PLAN FOR VARIANCE

~of~

10521 VINCENT FARM LANE

BALTIMORE COUNTY

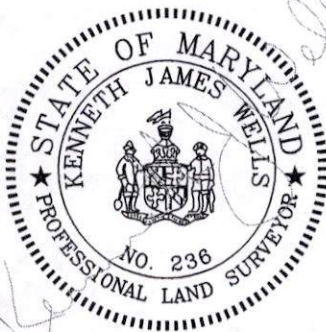
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kjWellsInc

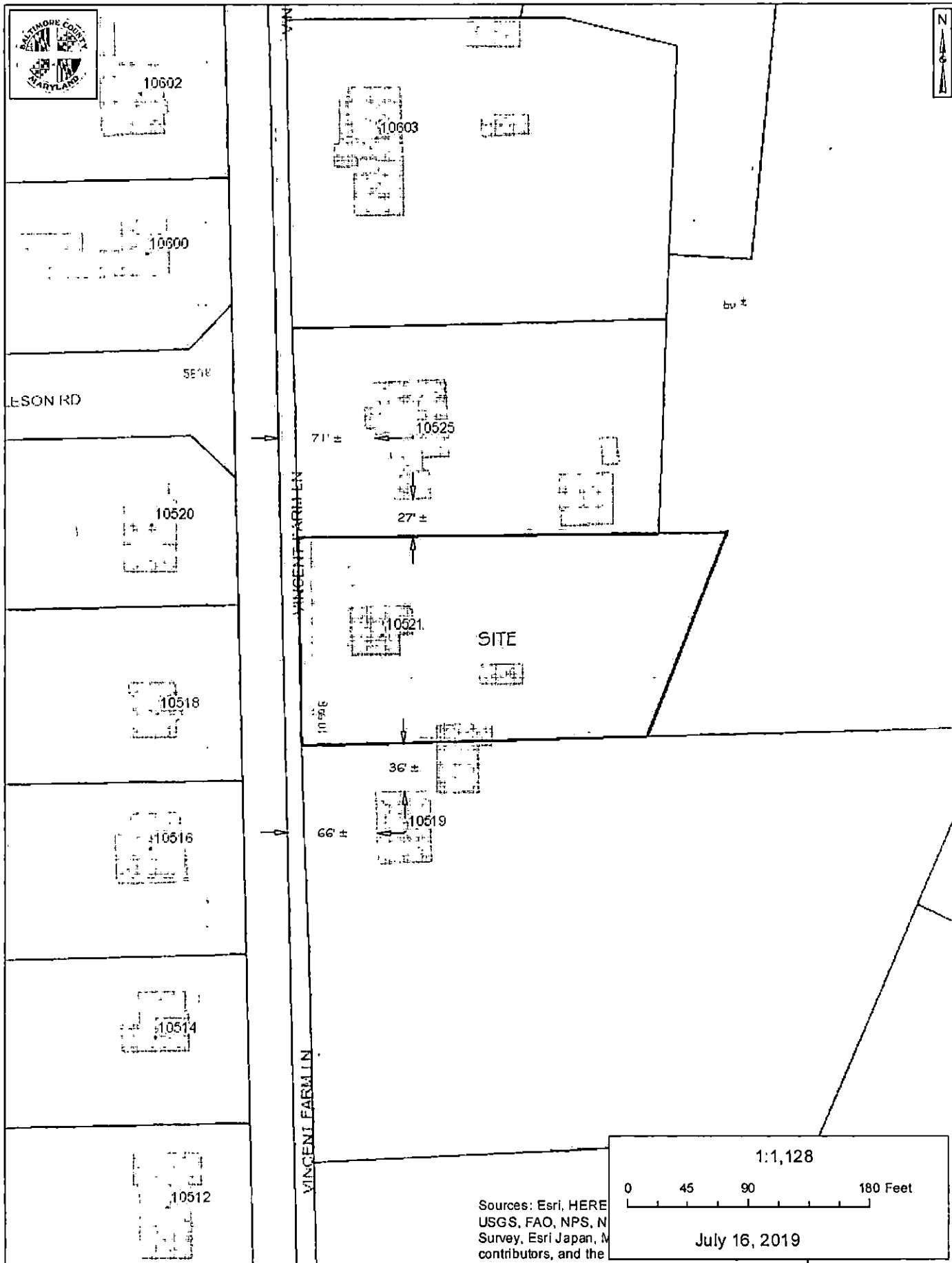
*Land Surveying, Site Planning &
Landscape Architecture*

7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

Pet. Eor. 1

2019-0397-A

Baltimore County - My Neighborhood



NE 8-J

1513400360

1519072520

Middle River Community Plan (2007)
1510000660

6 CD 083A1
15 ED

RC3

RC2

NE 7-J

2007-0307-SPH

1502200250

NE 8-J

10525

1513400360

RC2

Middle River Community Plan (2007)

10521

1510000660

083A1

RC 3

6 CD 15 ED

NE 7-J

2007-0307-SPH

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2019-0399-A