

M E M O R A N D U M

DATE: December 10, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0433-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on December 9, 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 SPECIAL HEARING	*	BEFORE THE
(8630 Wrights Mill Road)		
2 nd Election District	*	OFFICE OF
4 th Council District		
Dana A & Malinda L. Hickey,	*	ADMINISTRATIVE HEARINGS
<i>Legal Owners</i>		
	*	FOR BALTIMORE COUNTY
Petitioners		
	*	Case No. 2019-0433-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Dana A. and Malinda L. Hickey, legal owners (“Petitioners”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) for a proposed accessory building (garage) with a building footprint (1,440 sq. ft.) larger than the principal use dwelling (1,200 sq. ft.). A site plan was marked and admitted as Petitioners’ Exhibit 1.

Mr. Hickey appeared in support of the petition. There were no protestants or interested citizens in attendance. Mr. Hickey submitted a letter signed by all of his surrounding neighbors affirming that they have no objection to the proposed storage garage. The letter was admitted as Petitioners’ Exhibit 2. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”) and the Department of Planning (“DOP”).

The subject property is 7.28 acres in size and is split-zoned RC-2 and RC-6. Mr. Hickey explained that this property is part of a larger parcel that the Hickeys farmed for generations. The remaining 7.28 acre parcel was subdivided into two lots by his father so that Dana and Malinda

ORDER RECEIVED FOR FILING

Date 11-7-19

By [Signature]

could build their home on Lot 2. That home is actually substantially larger than the proposed 1,440 sq. ft. storage structure but they are requesting this Special Hearing relief because the original family home on Lot 1 (where he grew up) is only 1,200 sq. ft. He testified that he still has a small farming operation and he needs the building to store his farm equipment and house a small work shop. He understands that he is not permitted to use the structure for residential or commercial purposes and that no separate utility meters are permitted. He testified that he has discussed his plans with all the surrounding neighbors and that they had no objection to him building this structure, as evidenced by Exhibit 2. He showed the undersigned photos of the model of the pre-fabricated structure he intends to build, which is architecturally attractive.

Based on the above I find that the Petitioners are entitled to the Special Hearing relief requested and that it can be granted within the spirit and intent of the BCZR and with no harm to the public health, safety or welfare.

THEREFORE, IT IS ORDERED this 7th day of **November, 2019** by this Administrative Law Judge, that the Petition for Special Hearing for a proposed accessory building (garage) with a building footprint (1,440 sq. ft.) larger than the principal use dwelling (1,200 sq. ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. There should be no second utility meter(s).
3. The proposed structure shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date

11-7-19

By

kw

4. Prior to issuance of permits Petitioners must comply with the ZAC submitted by the DEPS, a copy of which is attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln/dlw

ORDER RECEIVED FOR FILING

Date 11-7-19

By low



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 8630 WRIGHTS MILL Rd Baltimore 21244 which is presently zoned RC2/RC10
 Deed References: 27595 / 00559 10 Digit Tax Account # 2100001185
 Property Owner(s) Printed Name(s) DANA MAUNDA HICKEY

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve A PROPOSED ACCESSORY BUILDING (GARAGE) WITH A BUILDING FOOTPRINT (1410 SQ FT) LARGER THAN THE PRINCIPAL USE DWELLING (1200 SQ FT)
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

DANA HICKEY , MAUNDA HICKEY
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] , [Signature]
 Signature #1 Signature #2

8708 WRIGHTS MILL RD BALTIMORE MD
 Mailing Address City State

21244 , 410 952 6591 , DANA HICKEY@yahoo.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2019-0433-SPH

Filing Date

8/20/2019

Do Not Schedule Dates:

Reviewer

JNP

ZONING PROPERTY DESCRIPTION FOR
8630 WRIGHTS MILL ROAD, BALTIMORE MD 21244

Beginning at a point on the north side of Wrights Mill Road which is 30 feet wide at a distance of 1,050 feet west of the centerline of the nearest improved intersecting street, Dogwood Road, which is 30 feet wide.

Being Lot #1 in the subdivision of George W Hickey Property as recorded in Baltimore County Plat Book #57, Folio #88, containing 7.28 acres. Located in the 2nd Electrician District, and 4th Council District.

2019-0433-JPH

ZONING PROPERTY DESCRIPTION FOR
8630 WRIGHTS MILL ROAD, BALTIMORE MD 21244

Beginning at a point on the north side of Wrights Mill Road which is 30 feet wide at a distance of 1,050 feet west of the centerline of the nearest improved intersecting street, Dogwood Road, which is 30 feet wide.

Thence the following courses and distances:

BEGINNING for the same at a point on the centerline of Wright's Mill Road, said point being the beginning of the 8th or North 25 degrees 00 minutes 00 seconds West 60 perch line of the land conveyed by James Clark to Thomas W. Hickey by deed dated October 23, 1923, and recorded among the Land Records of Baltimore County in Liber 582, folio 217, thence as now surveyed by Sutcliffe and Ward, Surveyors and Engineers, and running and binding on said 8th line North 25 degrees 00 minutes 00 seconds West 637.96 feet to an iron tee bar with Registered Land Surveyors Cap #2046 now set in the ground, thence for the following three lines of division South 74 degrees 32 minutes 51 seconds West 362.55 feet to an iron tee bar with RLS Cap #2046 now set in the ground, South 33 degrees 41 minutes 30 seconds West 429.10 feet to an iron tee bar with RLS Ca #2046 now set in the ground South 42 degrees 45 minutes 53 seconds East 423.67 feet to a point on the centerline of said Wright's Mill Road, thence running and binding on said road the following two lines North 63 degrees 06 minutes 20 seconds East 236.59 feet to a point on the centerline North 77 degrees 30 minutes 00 seconds East 367.12 feet to the point of beginning containing 8.87 acres, more or less. The improvements thereon being known as 8630 Wrights Mill Road, Baltimore, MD 21244-1227.

DISTRICT 02, TAX ACCOUNT NUMBER: 2100001185.

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DISTRICT 02, TAX ACCOUNT NUMBER: 2100001185.

ZONING NOTICE

CASE # 2019-0433-SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

JEFFERSON BLDG. ROOM 205
PLACE: 105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: THURS. OCT. 31, 2019 11AM

REQUEST: SPECIAL HEARING FOR A PROPOSED ACCESSORY BUILDING (GARAGE) WITH A BUILDING FOOTPRINT (1410 SQ. FT.) LARGER THAN THE PRINCIPAL USE DWELLING (1200 SQ. FT.)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2019-0433-SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

JEFFERSON BLDG, TOWSON, 21204
105 W. CHESAPEAKE AVE, ROOM 205

DATE AND TIME: THURS OCT 31, 2019 11AM
REQUEST: SPECIAL HEARING FOR A PROPOSED AC-

CESSORY BUILDING (GARAGE) WITH A BUILDING
FOOTPRINT (1440 SQFT) LARGER THAN THE PRINCIPAL
USE DWELLING (1200 SQFT)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 10-28-19

RE: Case Number: 2019-0433-SPH RECERT

Petitioner/Developer: Hickey

Date of Hearing/Closing: 10-31-19 11 AM

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 2630 Wrights Hill Rd

The signs(s) were posted on RECERT 10-28-19
(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)

ZONING NOTICE

#2

CASE # 2019-0433-SPH

A PUBLIC HEARING WILL BE HELD BY

IN TOWSON, MD

JEFFERSON BLDG. ROOM 205

PLACE: 105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: THURS. OCT. 31, 2019 11 AM

REQUEST: SPECIAL HEARING FOR A PROPOSED AG-

CESSORY BUILDING (GARAGE) WITH A BUILDING FOOTPRINT

(1440 SQ. FT.) LARGER THAN THE PRINCIPAL USE

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HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2019-0433-SPH

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IN TOWSON, MD

JEFFERSON BLDG, TOWSON 21204

PLACE: 105 W. CHESAPEAKE AVE., ROOM 205

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REQUEST: SPECIAL HEARING FOR A PROPOSED ACCESSORY BUILDING (GARAGE) WITH A BUILDING FOOTPRINT (1440 SQ.FT.) LARGER THAN THE PRINCIPAL USE DWELLING (1200 SQ.FT.)

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PENALTY OF LAW



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 24, 2019

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0433-SPH

8630 Wrights Mill Road

N/s of Wrights Mill Road, 1050 ft. west of Dogwood Road

2nd Election District – 4th Councilmanic District

Legal Owners: Dana Hickey, Malinda Hickey

Special Hearing for a proposed accessory building (garage) with a building footprint (1440 sq. ft.) larger than the principal use dwelling. (1200 sq. ft.)

Hearing: Thursday, October 31, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Hickey, 8708 Wrights Mill Road, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 11, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, October 11, 2019 – Issue

Please forward billing to:
Dana Hickey
8708 Wrights Mill Road
Windsor Mill, MD 21244

410-952-6591

NOTICE OF ZONING HEARING

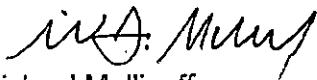
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING
8630 Wrights Mill Road; N/S of Wrights
Mill Road, 1050' W of Dogwood Road
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Dana & Malinda Hickey
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-433-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

AUG 29 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 2019, a copy of the foregoing Entry of Appearance was mailed to Dana & Malinda Hickey, 8708 Wrights Mill Road, Baltimore, Maryland 21244, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

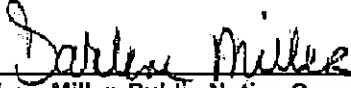
PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/11/2019

Order #: 11796732
Case #: 2019-0433-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0433-SPH



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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o11

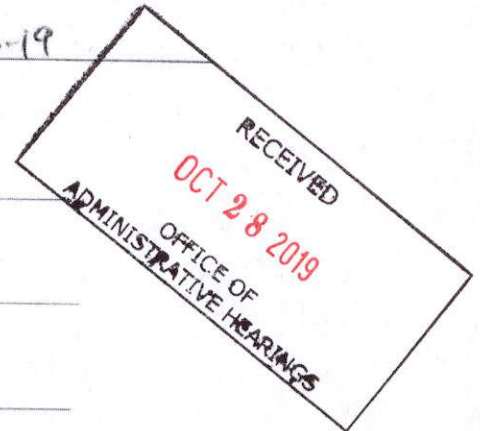
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Date: 10-28-19

RE: Case Number: 2019-0433-SPH RECERT

Petitioner/Developer: Hickey

Date of Hearing/Closing: 10-31-19 11AM



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The signs(s) were posted on RECERT 10-28-19
(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)

ZONING NOTICE

CASE # 2019-0433-SPH

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IN TOWSON, MD**

JEFFERSON BLDG, TOWSON 21204

PLACE: 105 W CHESAPEAKE AVE., ROOM 205

DATE AND TIME: THURS. OCT. 31, 2019 11AM

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USE DWELLING (1200 SQ.FT.)

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TO CONFIRM HEARING CALL 887-3391.

PENALTY OF LAW

ZONING NOTICE

#2

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ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

JEFFERSON BLDG. ROOM 205.

PLACE: 105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: THURS OCT. 31, 2019 11AM

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HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 10-10-19

RE: Case Number: 2019-0433-SPH

Petitioner/Developer: Dana Hickey

Date of Hearing/Closing: Thurs Oct. 31, 2019 11AM

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(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)

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2019-0433-SPH
Property Address: 8630 Wrights Mill Road
Property Description: N/S of Wrights Mill Road, 1050 W. of
Dogwood Road
Legal Owners (Petitioners): Dana & Malinda Hickey
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: DANA HICKEY
Company/Firm (if applicable): /
Address: 8708 WRIGHTS MILL ROAD
WINDSOR MILL MARYLAND
21244
Telephone Number: 410 952 6591



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 24, 2019

Dana Hickory
8708 Wrights Mill Road
Baltimore MD 21244

RE: Case Number: 2019-0431-SPH, 8630 Wrights Mill 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 August 20, 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 the "Very truly yours," text.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

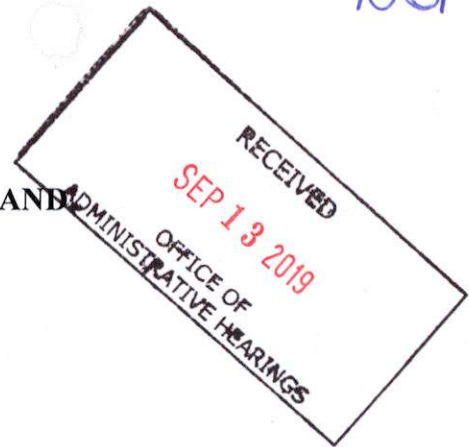
Enclosures

c: People's Counsel

10-31

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0433-SPH
Address 8630 Wrights Mill Road
(Hickey Property)

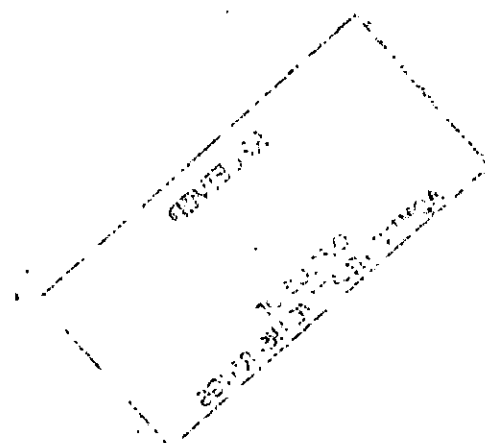
Zoning Advisory Committee Meeting of **August 23, 2019.**

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

Establishment of a Forest Buffer Easement will be required along any stream onsite in accordance with Section 33-3-111 of the above referenced regulations. This Forest Buffer Easement and its Declaration of Protective Covenants must be recorded in Baltimore County Land Records prior to approval of the building permit.

Reviewer: Glenn Shaffer



10-31-19



BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 10/2/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-433

INFORMATION:

Property Address: 8630 Wrights Mill Road
Petitioner: Dana Hickey, Malinda Hickey
Zoning: RC 2, RC 6
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a proposed accessory garage with a building footprint of 1,400 square feet which is larger than the principal dwelling of 1,200 square feet.

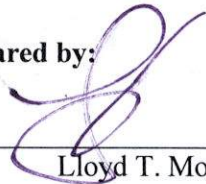
A site visit was conducted on September 24, 2019. The surrounding area is rural and agricultural. Wrights Mill Road is a Baltimore County scenic road. The Baltimore County Comprehensive Manual of Development Policies (CMDP) establishes an approval process for development on a scenic route. The site is subject to the Patapsco/Granite Area Community Plan which speaks to development on scenic routes.

The Department has no objections to granting the petitioned zoning relief conditioned upon the following:

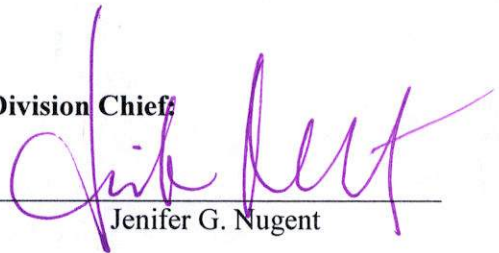
- The accessory structure shall not be used for principal residential or commercial purposes.
- There shall be no second utility meter(s)

For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

CPG/JGN/LTM/

c: Megan Benjamin
Dana Hickey
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED
OCT 18 2012
OFFICE OF
ADMINISTRATIVE SERVICES

CONFIDENTIAL

10/18/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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Director, Department of Permits, Approvals and Inspections

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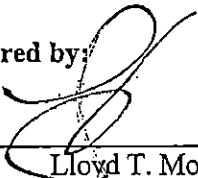
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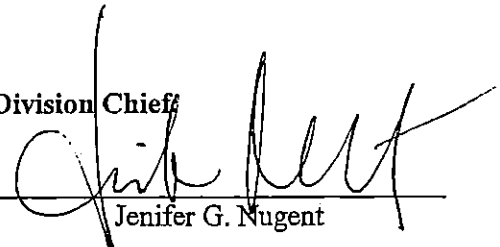
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Prepared by:


Lloyd T. Moxley

Division Chief


Jenifer G. Nugent

CPG/JGN/LTM/

c: Megan Benjamin
Dana Hickey
Office of the Administrative Hearings
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 8/28/19

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. 2019-0433-SPH

*Special Hearing
Dena Malinda Hickey
8630 Wrights Mill 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,



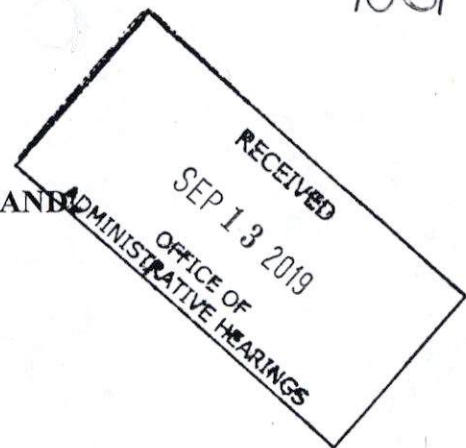
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

10-31

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: September 13, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0433-SPH
Address 8630 Wrights Mill Road
(Hickey Property)

Zoning Advisory Committee Meeting of **August 23, 2019**.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

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Reviewer: Glenn Shaffer

ORDER RECEIVED FOR FILING

Date 11-7-19

By GS

CASE NAME 2019-0433-SP/A
CASE NUMBER 8630 wraps mtr Rd
DATE 10/31/19

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

Dev. ~~Developer's~~

(P-31-19)

8630 Wrights mepe

CASE NUMBER 04-0728

DATE Nov 1, 2019

Pet. 2019-0433-SPR CASE NAME WOODLEY KARE DIAN AVE
 Developer's 12-31-19 CASE NUMBER 04-0728
 8630 Wrights Way DATE Nov 1, 2019
PETITIONER'S SIGN-IN SHEET

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

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 _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 10/11/19

SIGN POSTING (1st)

Date: 10/10/19

by Pulson

SIGN POSTING (2nd)

Date: 10/28/19

by Pulson

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: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 02 Account Number - 2100001185			
Owner Information					
Owner Name:	HICKEY DANA A HICKEY MALINDA L		Use:	RESIDENTIAL	
Mailing Address:	8708 WRIGHTS MILL RD BALTIMORE MD 21244-1231		Principal Residence:	NO	
			Deed Reference:	/27595/ 00559	
Location & Structure Information					
Premises Address:	8630 WRIGHTS MILL RD BALTIMORE 21244-1227		Legal Description:	7.2862 AC 8630 WRIGHTS MILL RD GEORGE W HICKEY PROP	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0086	0018	0074	2060087.04	0000	1 2019 Plat Ref: 0057/0088
Special Tax Areas: None			Town:	None	
			Ad Valorem:	None	
			Tax Class:	None	
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1960	1,036 SF		7.2800 AC	04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	SIDING/	3	1 full
Garage Last Notice of Major Improvements					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
Land:	113,500	143,800			
Improvements	57,700	101,500			
Total:	171,200	245,300	195,900	220,600	
Preferential Land:	0			0	
Transfer Information					
Seller: HICKEY GEORGE W,SR		Date: 01/29/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27595/ 00559		Deed2:	
Seller: HICKEY GEORGE W		Date: 08/27/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27284/ 00015		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	0.00 0.00		
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

Case No.: 2019-0433-SPH

Exhibit Sheet

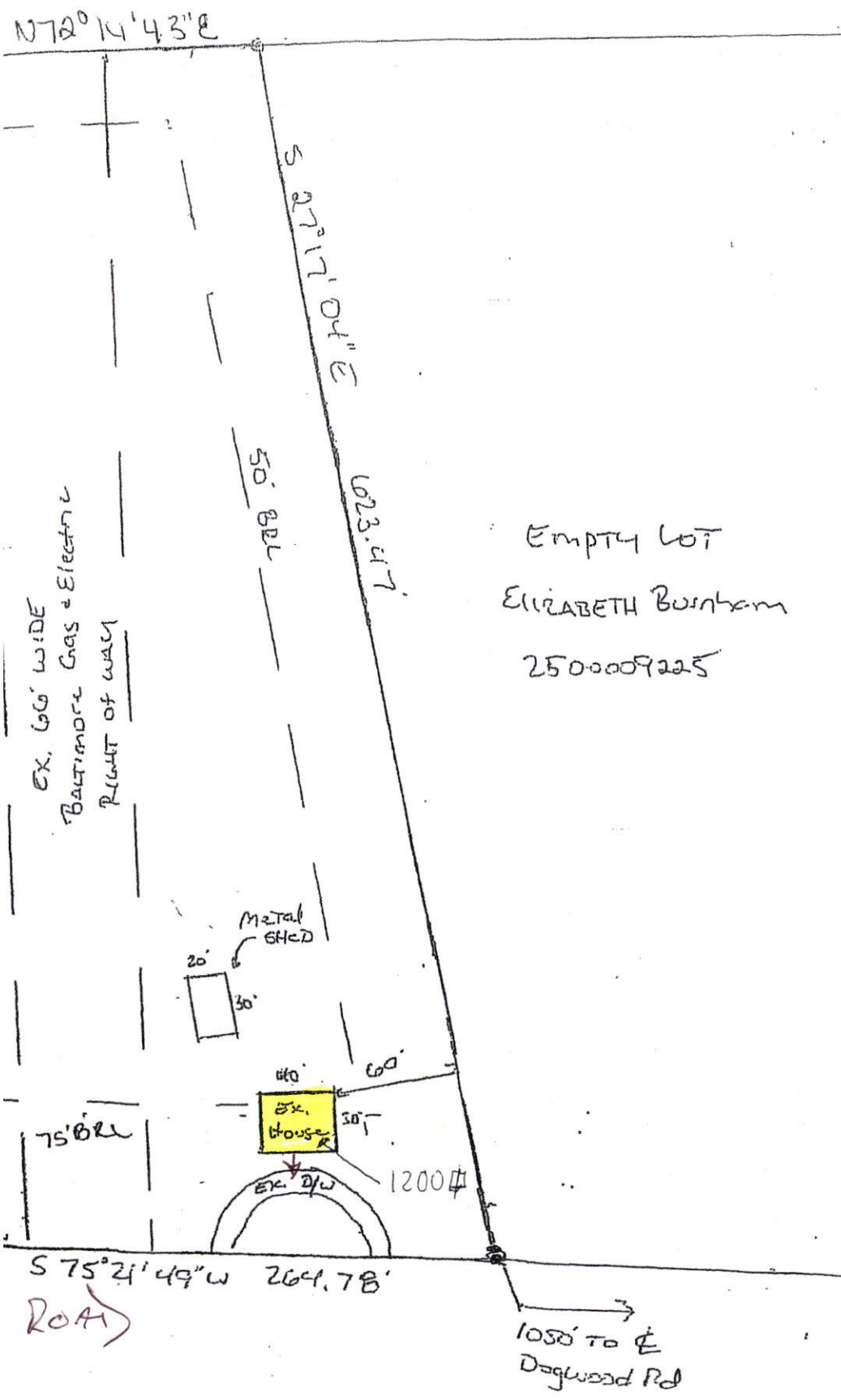
Petitioner/Developer

192
12-10-19

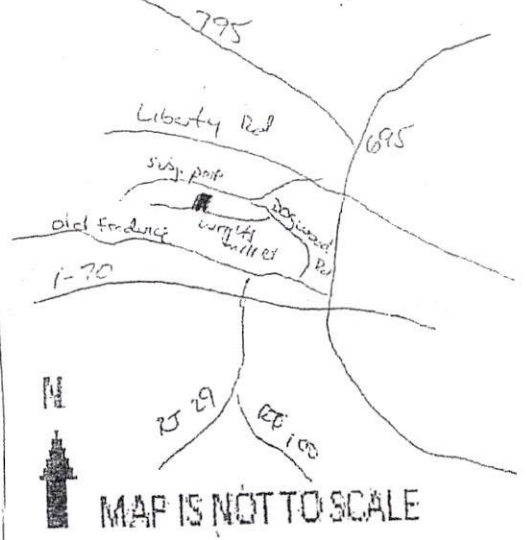
Protestants

192
11-7-19

No. 1	Site Plan	
No. 2	Letter from Neighbors	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



SITE VICINITY MAP



ZONING MAP# 086C3
 SITE ZONED RC2 / RC6
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 4
 LOT AREA ACREAGE 7.28 AC
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PETITIONER'S

EXHIBIT NO. 1

ZONING HEARING PLAN FOR VARIANCE

FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

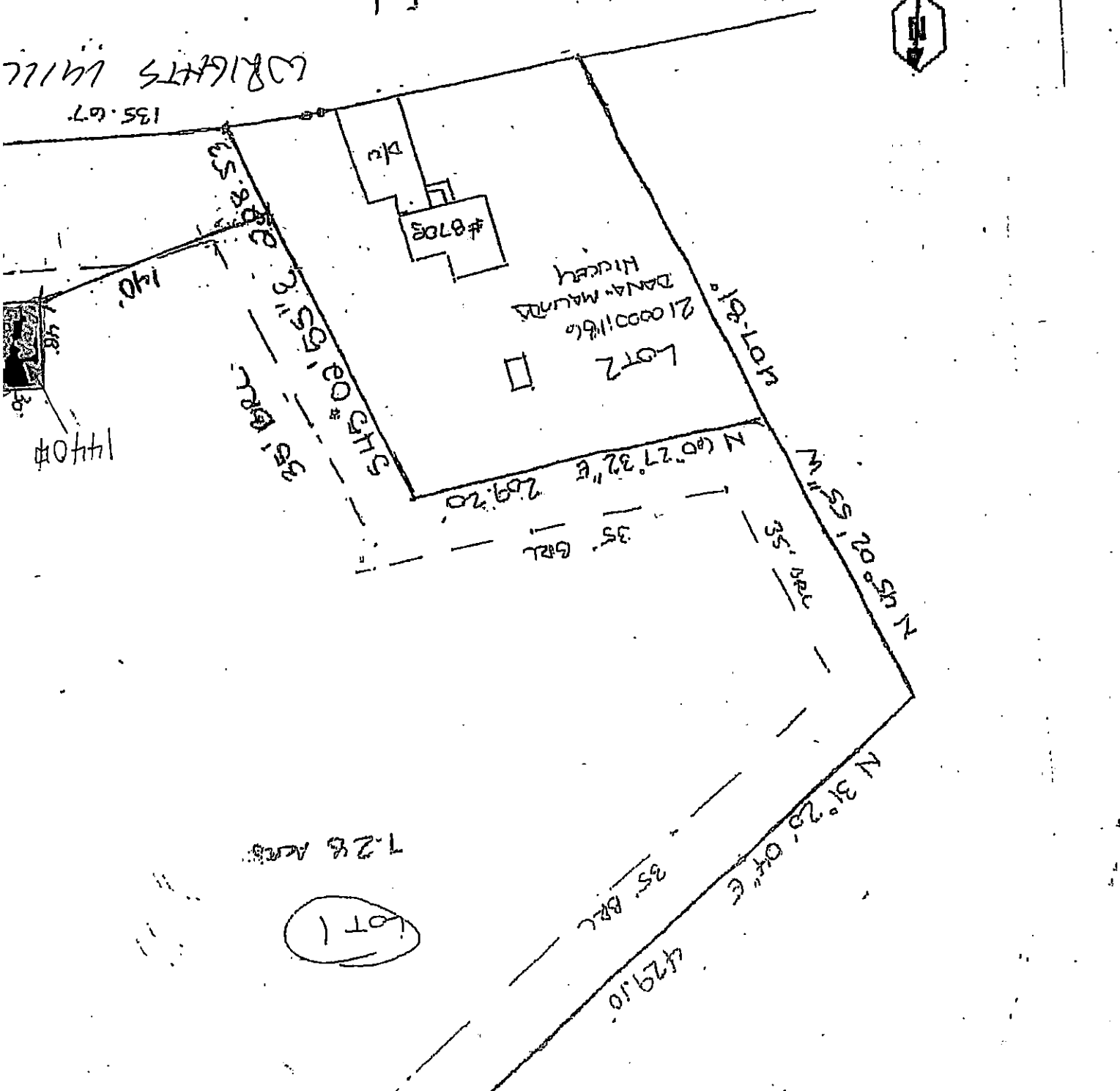
OWNER(S) NAME(S) Dana & Molunda Hickey

ADDRESS 8630 Wrights Mill Rd

SUBDIVISION NAME George W. Hickey Property

LOT # 1 BLOCK # NA SECTION # NA

PLAT BOOK # 0057 FOLIO # 0088 10 DIGIT TAX # 21000001185 DEED REF. # 27595/00559



PLAN DRAWN BY JSC DATE 8/9/19 SCALE: 1 INCH = 80 FEET

Dana A. Hickey
8708 Wrights Mill Road
Baltimore, Md. 21244

I am advising my neighbors of the building I want to put up between my property of 8630 and 8708 Wrights Mill Road. The building is 30 x 48. I will be using this building to store my farm equipment Such as my tractors and lawn movers. The building will have metal sides and a metal roof with Two bay doors and an entry door. I have asked my neighbors to sign this letter confirming they Do not protest me having this building on my property.

NAME: John ZG
NAME: Chris 12400 St. Paul
NAME: Julie
NAME: Kevin P. Williams
NAME: Melissa Dwyer
NAME:

ADDRESS: 8716 Wrights Mill Rd, Windsor Mill, MD 21244
ADDRESS: 8723 Wrights Mill Rd, Windsor Mill, MD 21244
ADDRESS: 8733 Wrights Mill Rd
ADDRESS: 8619 Sweet Autumn Dr, Windsor Mill, MD 21244
ADDRESS: 8723 Wrights Mill Rd, BALD, 21244
ADDRESS:

PETITIONER'S

EXHIBIT NO.

2

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:		District - 02 Account Number - 2400001662
Owner Information		
Owner Name:	FITZ JOHN L FITZ JOYCE A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8716 WRIGHTS MILL RD BALTIMORE MD 21244-1231	Deed Reference: /16709/ 00259
Location & Structure Information		
Premises Address:	8716 WRIGHTS MILL RD 0-0000	Legal Description: 1.745 AC NS WRIGHTS MILL RD 1625 FT W DOGWOOD RD
Map:	Grid:	Parcel:
0086	0018	0073
Neighborhood:	Subdivision:	Section:
2060087.04	0000	
Block:	Lot:	Assessment Year:
	1	2019
Plat No:	MS	Plat Ref:
Special Tax Areas: None	Town:	None
	Ad Valorem:	None
	Tax Class:	None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1979	1,556 SF	500 SF
Property Land Area	County Use	
1.7500 AC	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	3 full
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2019	07/01/2019
Land:	75,800	95,800
Improvements	234,800	238,600
Total:	310,600	334,400
Preferential Land:	0	318,533
		326,467
		0
Transfer Information		
Seller: FITZ JOHN L/JOYCE A	Date: 08/15/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /16709/ 00259	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Homestead Application Information		

Real Property Data Search

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Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier: District - 02		Account Number - 0206450170
Owner Information		
Owner Name:	IZYDORE CHRIS A IZYDORE MELISSA A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8723 WRIGHTS MILL RD BALTIMORE MD 21244-1229	Deed Reference: 712312/ 00700
Location & Structure Information		
Premises Address:	8723 WRIGHTS MILL RD BALTIMORE 21244-1229	Legal Description: SS WRIGHTS MILL 8723 WRIGHTS MILL RD 2175FT W OF DOGWOOD RD
Map: 0086	Grid: 0024	Parcel: 0101
Neighborhood: 2060087.04	Subdivision: 0000	Section: 0000
Block: 0000	Lot: 0000	Assessment Year: 2019
Plat No: 0000		Plat Ref: 0000
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built: 1972	Above Grade Living Area: 1,601 SF	Finished Basement Area: 600 SF
		Property Land Area: 2.0000 AC
		County Use: 04
Stories: 1	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 4	Full/Half Bath: 3 full
		Garage: 1 Attached
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	82,500	104,500
Improvements	231,900	235,300
Total:	314,400	339,800
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		322,867
		331,333
Transfer Information		
Seller: MILLER ALBERT C	Date: 08/06/1997	Price: \$197,000
Type: ARMS LENGTH IMPROVED	Deed1: /12312/ 00700	Deed2:
Seller: FOX JAMES B	Date: 11/11/1971	Price: \$6,000
Type: ARMS LENGTH IMPROVED	Deed1: /05231/ 00011	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Homestead Application Information		

Real Property Data Search

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Search Result for BALTIMORE COUNTY

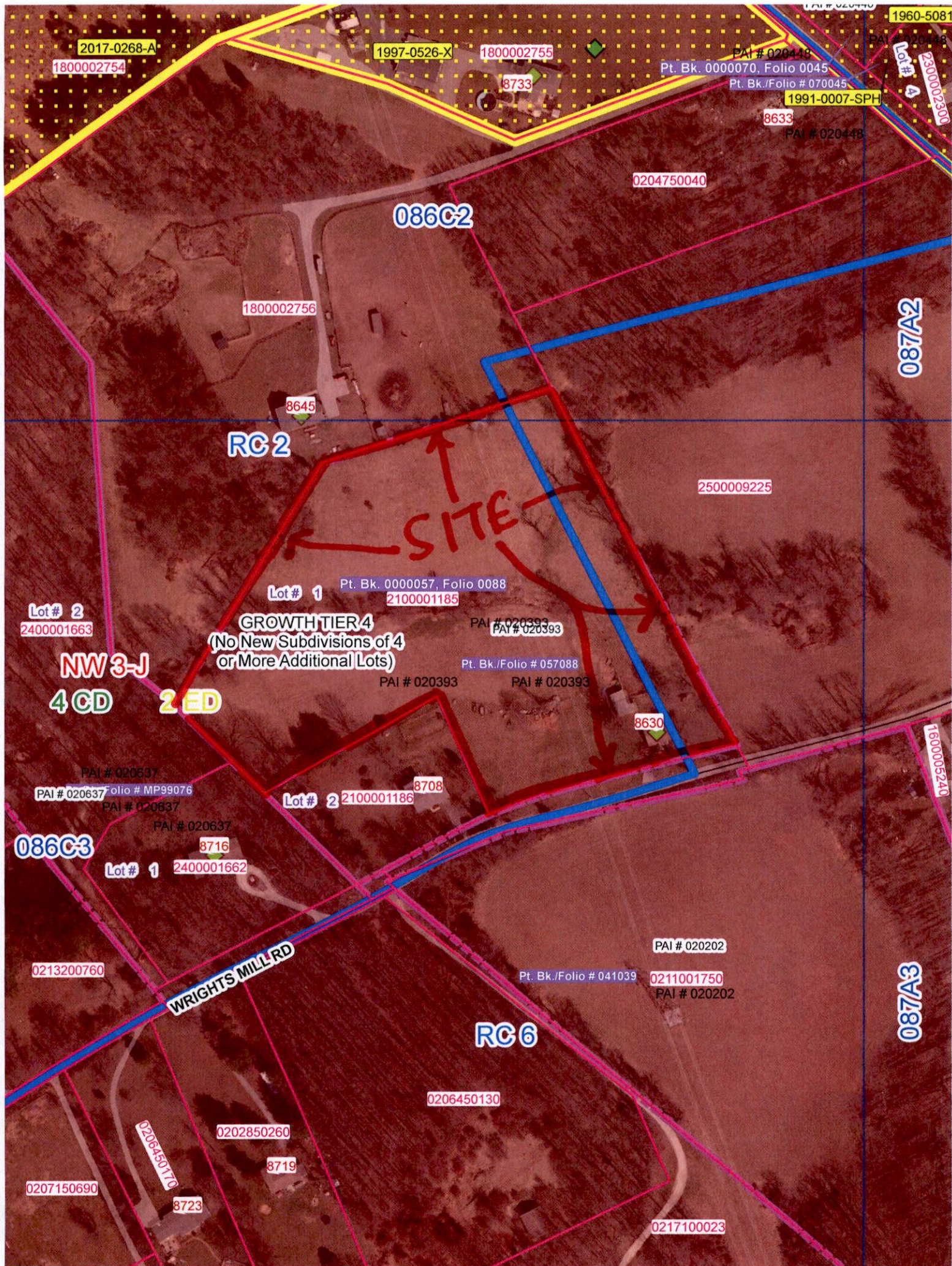
View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:	District - 02 Account Number - 0207150690	
Owner Information		
Owner Name:	GEIMAN FRANK L JR GEIMAN MICHELE L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8733 WRIGHTS MILL RD BALTIMORE MD 21244-1229	Deed Reference: /30939/ 00078
Location & Structure Information		
Premises Address:	8733 WRIGHTS MILL RD BALTIMORE 21244-1229	Legal Description: 2.6582 AC ES WRIGHTS MILL RD 2100 W DOGWOOD RD
Map:	Grid:	Parcel:
0086	0024	0178
Neighborhood:	Subdivision:	Section:
2060087.04	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref:	
Special Tax Areas: None	Town:	None
	Ad Valorem:	None
	Tax Class:	None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1967	1,768 SF	
Property Land Area	County Use	
2.6500 AC	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
FRAME/	4	1 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	87,300	110,600
Improvements	137,000	162,900
Total:	224,300	273,500
Phase-in Assessments		
As of		As of
07/01/2019		07/01/2020
240,700		257,100
Preferential Land:	0	0
Transfer Information		
Seller: GEIMAN FRANK L	Date: 06/22/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30939/ 00078	Deed2:
Seller: GEIMAN FRANK G & VERA	Date: 09/22/1966	Price: \$15,000
Type: ARMS LENGTH IMPROVED	Deed1: /04674/ 00389	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2019
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		

Real Property Data Search

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Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:	District - 02 Account Number - 2200011580	
Owner Information		
Owner Name:	WILKING KEVIN A WILKING LISA A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8619 SWEET AUTUMN DR BALTIMORE MD 21244-1265	Deed Reference: /14558/ 00236
Location & Structure Information		
Premises Address:	8619 SWEET AUTUMN DR BALTIMORE 21244-1265	Legal Description: 1.3866 AC 8619 SWEET AUTUMN DR AUTUMN PARK
Map: 0086	Grid: 0024	Parcel: 0108
Neighborhood: 2060087.04	Subdivision: 0000	Block: 8
Assessment Year: 2019	Lot: 8	Plat No: 0064/ 0022
Special Tax Areas: None	Town: None	Ad Valorem: None
	Tax Class: None	
Primary Structure Built: 1995	Above Grade Living Area: 3,340 SF	Finished Basement Area: 1.3800 AC
County Use: 04		
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 5	Full/Half Bath: 2 full/ 1 half
Garage: 1 Attached	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	108,900	108,900
Improvements	324,100	422,400
Total:	433,000	531,300
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		465,767
		498,533
Transfer Information		
Seller: LEAHY ROBERT R	Date: 06/28/2000	Price: \$345,000
Type: ARMS LENGTH IMPROVED	Deed1: /14558/ 00236	Deed2:
Seller: K & E DEVELOPMENT	Date: 08/29/1995	Price: \$312,410
Type: ARMS LENGTH IMPROVED	Deed1: /11190/ 00199	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		

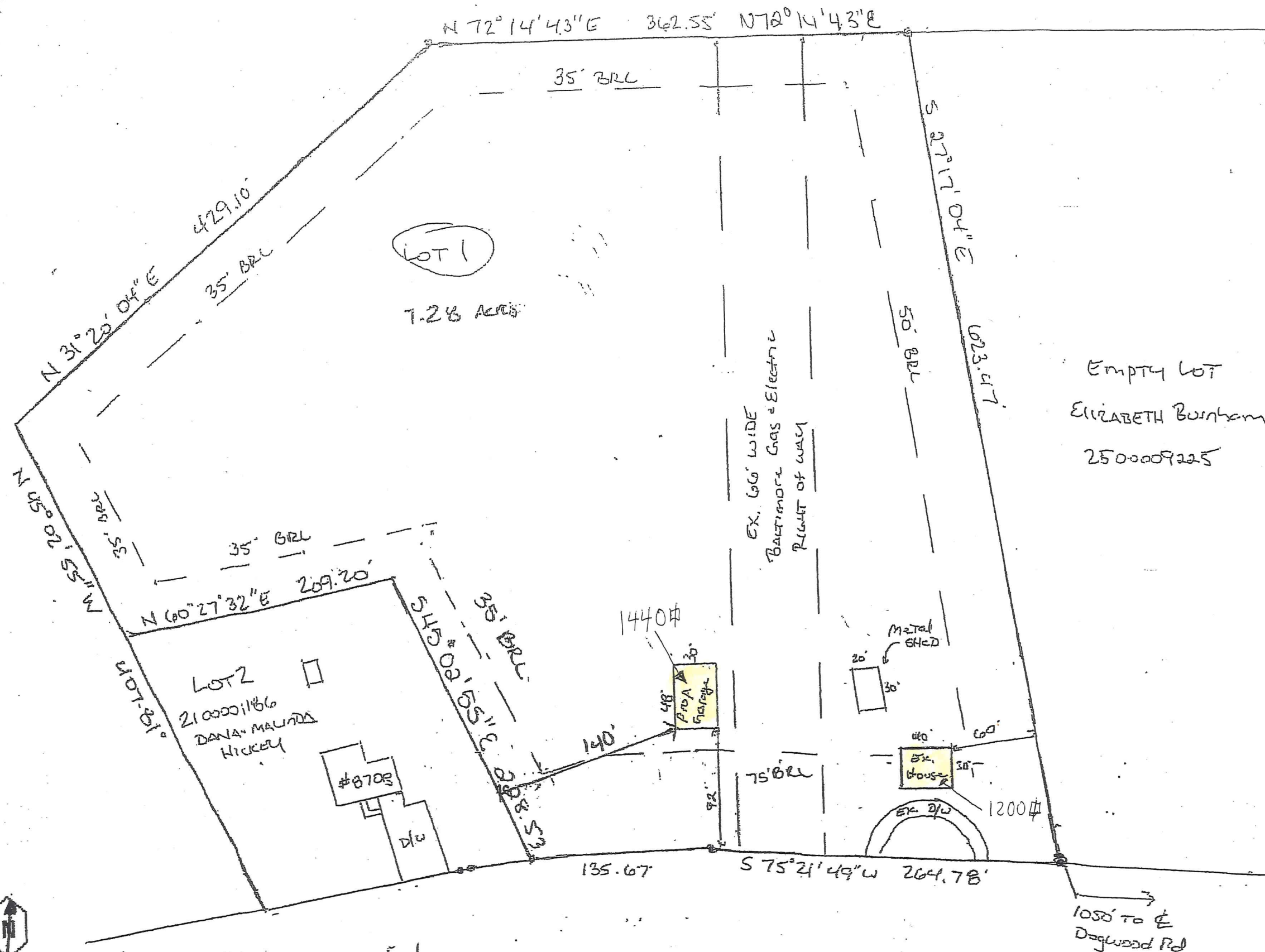
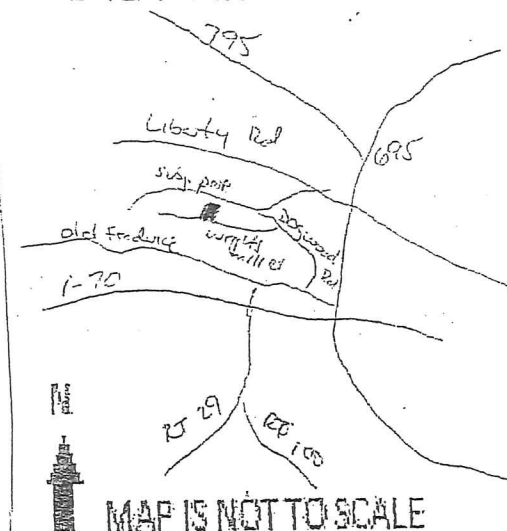


2019-0433-SFH



ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS 8630 Wrights Mill Rd OWNER(S) NAME(S) Dana & Malinda Hickey
 SUBDIVISION NAME George W. Hickey Property LOT# 1 BLOCK# NA SECTION# NA
 PLAT BOOK #0057 FOLIO #0088 10 DIGIT TAX #21 000 011 85 DEED REF. #27595/00559

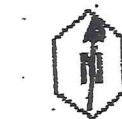
SITE VICINITY MAP



ZONING MAP# 086C3
 SITE ZONED RC2/RC6
 ELECTION DISTRICT 2
 COUNCIL DISTRICT 4
 LOT AREA ACREAGE 7.28 AC
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0433-SPH



PLAN DRAWN BY

JSC

DATE 8/9/19 SCALE: 1 INCH = 80 FEET