

## **M E M O R A N D U M**

DATE: January 14, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0513-A - Appeal Period Expired

---

The appeal period for the above-referenced case expired on January 13, 2020. 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  
(3931 Miller Road) \*  
11<sup>th</sup> Election District \* OFFICE OF ADMINISTRATIVE  
5<sup>th</sup> Council District \* HEARINGS FOR  
Thomas & Erica Wienholt \*  
Petitioners \* BALTIMORE COUNTY  
\* CASE NO. 2019-0513-A

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Thomas and Erica Wienholt (“Petitioners”). The Petitioners are requesting Variance relief from Section 301.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit a setback of 22 ft. in lieu of the required 30 ft. for an open porch to extend into a rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 24, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 and

ORDER RECEIVED FOR FILING

Date 12-12-19

By 190

photographs submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 12<sup>th</sup> day of **December, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 301.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a setback of 22 ft. in lieu of the required 30 ft. for an open porch to extend into a rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

  
\_\_\_\_\_  
LAWRENCE M. STAHL  
Administrative Law Judge  
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 12-12-19

By lw





# 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 Law of Baltimore County for the property located at:

Address 3931 Miller Road which is presently zoned DR-2

Deed Reference 34533/288 10 Digit Tax Account # 1123036420

Property Owner(s) Printed Name(s) Thomas Wienholt & Erica Wienholt

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

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) 301.1 to permit a setback of 22' in lieu of the required 30' for an open porch to extend into a rear yard.

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

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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:

Thomas Wienholt / Erica Wienholt

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

Signature #1

Signature #2

3931 Miller Road Kingsville MD

Mailing Address City State

21087-1417 / 443-804-8302 / twien6@yahoo.com

Zip Code Telephone # Email Address

## Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

30 E. Padonia Road Timonium MD

Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net

Zip Code Telephone # Email Address

**A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.**

Administrative Law Judge of Baltimore County

CASE NUMBER 2019-0512-A

Filing Date 11/13/19

Estimated Posting Date 11/29/19

Reviewer gh



# 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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 3931 Miller Road Kingsville MD 21087  
Print or Type Address of property City State Zip Code

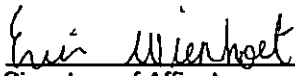
Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

The house is located on a wide but not deep lot. The rear lot setback is at the rear of the house. This limits the construction of a rear deck to 10' in depth which is not sufficiently deep enough to provide for outdoor furniture and adequate circulation area around it. The steps are extending out the rear of the deck which would require an additional 4 feet of setback, so the total depth of the new accessory porch is 18'. This is 8 feet deeper than would be permitted. A shallower depth would be a hardship and practical difficulty in that it will not be in keeping with other such improvements in the surrounding neighborhood.

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

  
Signature of Affiant

Thomas Wienholt  
Name- Print or Type

  
Signature of Affiant

Erica Wienholt  
Name- Print or Type

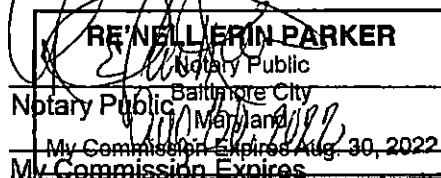
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 01 day of October, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notaries Seal







**ZONING DESCRIPTION FOR  
3931 MILLER ROAD  
11TH ELECTION DISTRICT  
5TH COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Miller Road (50' wide) at a distance of 41 feet south of the centerline of the intersection of Pepper Hill Road, thence (1) by a curve to the right with a radius of 15 feet and a length of 24.42 feet, (2) North 82 degrees 38 minutes 00 seconds East 84.18 feet, binding on the south side of a right of way 50' wide, (3) South 11 degrees 30 minutes 00 seconds East 247.90 feet, (4) South 65 degrees 21 minutes 00 seconds West 88.65 feet; binding on the east side of Miller Road for the following two distances (5) North 24 degrees 49 minutes 15 seconds West 59.41 feet; (6) North 11 degrees 30 minutes 00 seconds West 201.48 feet; to the point of beginning;

Containing a net area of 25,854 square feet, or 0.59 acres of land, more or less.

2019-0513-A

# CERTIFICATE OF POSTING

2019-0513-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Thomas & Erica Wienholt

December 9, 2019

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

3931 Miller Road

**SIGN 2**

November 24, 2019

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

November 24, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



# CERTIFICATE OF POSTING

2019-0513-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Thomas & Erica Wienholt

December 9, 2019

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

3931 Miller Road

**SIGN 1**

November 24, 2019

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 November 24, 2019  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

2019-0513-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Thomas & Erica Wienholt

December 9, 2019

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

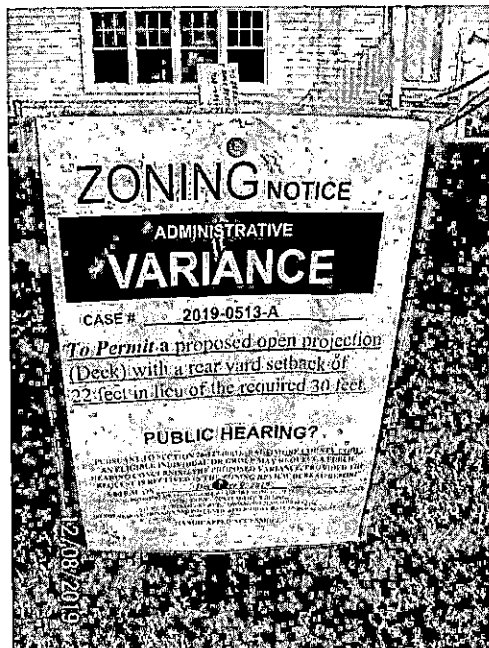
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

3931 Miller Road **SIGN 1 Recertification**

November 24, 2019

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

December 8, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



# CERTIFICATE OF POSTING

2019-0513-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Thomas & Erica Wienholt

December 9, 2019

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

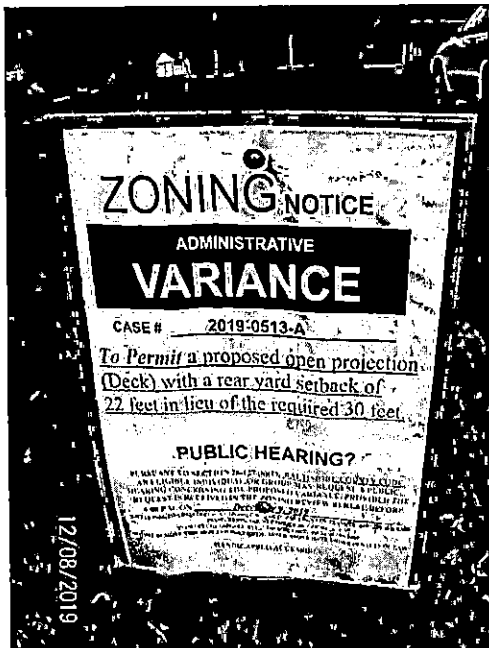
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

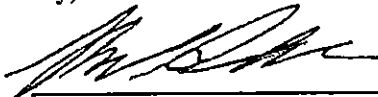
3931 Miller Road **SIGN 2 Recertification**

November 24, 2019

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 December 8, 2019  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

2019-0513-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Thomas & Erica Wienholt

December 9, 2019  
Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

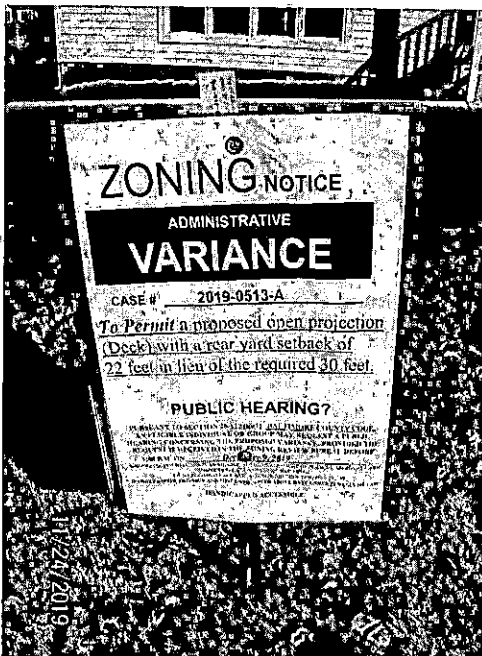
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

3931 Miller Road **SIGN 1**

November 24, 2019

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 November 24, 2019  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



# CERTIFICATE OF POSTING

2019-0513-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Thomas & Erica Wienholt

December 9, 2019

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

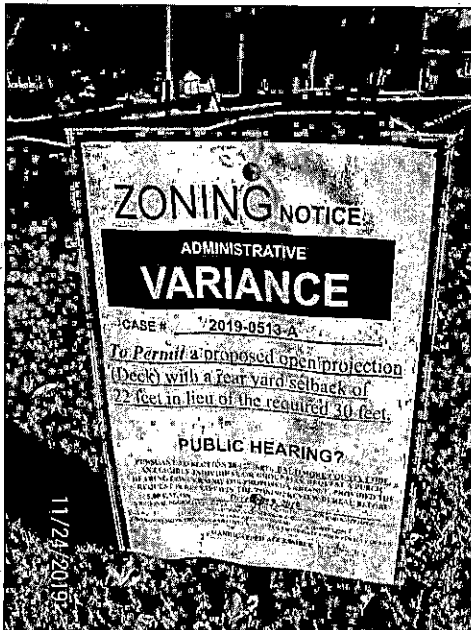
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

3931 Miller Road

## SIGN 2

November 24, 2019

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

November 24, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0513 -A Address 3931 Miller Rd 21087  
Contact Person: Gary Hucik Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 11/13/19 Posting Date: 11/24/19 Closing Date: 12/9/19

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0513 -A Address 3931 Miller Rd 21087  
Petitioner's Name Thomas & Erica Wienholt Telephone 443-804-8302  
Posting Date: 11/24/19 Closing Date: 12/9/19  
Wording for Sign: To Permit a propose open projection (Deck)  
with a rear yard setback of 22 feet in lieu of  
the required 30 feet.

Revised 6/30/2019

**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/neighbor 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: 2019-0513-A

Property Address: 3931 MILLER RD

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): THOMAS WIENHOLT

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS WIENHOLT

Company/Firm (if applicable): \_\_\_\_\_

Address: 3931 MILLER RD  
KINGSVILLE, MD 21087

Telephone Number: 443-804-8302

Revised 7/9/2015





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

December 10, 2019

Richardson Engineering LLC  
30 E. Padonia Road  
Timonium MD 21093

RE: Case Number: 2019-0513-A, 3931 Miller 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 November 13, 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  
Thomas Wienholt 3931 Miller Road Kingsville MD 21087-1417

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

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

Date: 11/20/19

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

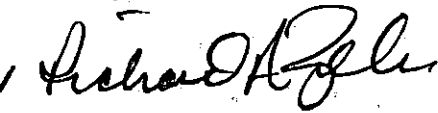
Dear Ms. Lewis:

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. 2019-0513-A.

*Administrative Variance  
Thomas Wienholt & Erica Wienholt  
3931 Miller 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@mdot.maryland.gov](mailto:rzeller@mdot.maryland.gov)).

Sincerely,



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

WW/RAZ



Facing house to the north across 50' right of way and driveway



Facing house to the south

2019-0513-A





Rear of house



Facing house to the rear (east) of where deck will be located

2019-0513-A



# C H E C K L I S T

Support/Oppose/  
Conditions/  
Comments/  
No Comment

Comment  
Received

Department

|              |                                                                       |                     |
|--------------|-----------------------------------------------------------------------|---------------------|
| _____        | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____               |
| <u>11-22</u> | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NC</u>           |
| _____        | FIRE DEPARTMENT                                                       | _____               |
| _____        | PLANNING<br>(if not received, date e-mail sent _____)                 | _____               |
| <u>11-20</u> | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u> |
| _____        | TRAFFIC ENGINEERING                                                   | _____               |
| <hr/>        |                                                                       |                     |
| _____        | COMMUNITY ASSOCIATION                                                 | _____               |
| _____        | ADJACENT PROPERTY OWNERS                                              | _____               |

|                  |                  |
|------------------|------------------|
| ZONING VIOLATION | (Case No. _____) |
| PRIOR ZONING     | (Case No. _____) |

|                                 |                       |                 |
|---------------------------------|-----------------------|-----------------|
| NEWSPAPER ADVERTISEMENT         | Date: _____           |                 |
| SIGN POSTING (1 <sup>st</sup> ) | Date: <u>11-24-19</u> | by <u>Black</u> |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: <u>12-8-19</u>  | by <u>"</u>     |

|                                 |     |                          |    |                          |
|---------------------------------|-----|--------------------------|----|--------------------------|
| PEOPLE'S COUNSEL APPEARANCE     | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

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 - 11 Account Number - 1123036420                |
| Owner Information                              |                                            |                                                          |
| Owner Name:                                    | WIENHOLT THOMAS<br>WIENHOLT ERICA          | Use: RESIDENTIAL<br>Principal Residence: YES             |
| Mailing Address:                               | 3931 MILLER RD<br>KINGSVILLE MD 21087-1417 | Deed Reference: /42026/ 00123                            |
| Location & Structure Information               |                                            |                                                          |
| Premises Address:                              | 3931 MILLER RD<br>KINGSVILLE 21087-1417    | Legal Description: LT NES MILLER RD<br>2000 NE BELAIR RD |
| Map: 0063                                      | Grid: 0016                                 | Parcel: 0166                                             |
| Neighborhood: 11050046.04                      | Subdivision: 0000                          | Section: 2018                                            |
| Block: 2018                                    | Lot: 2018                                  | Assessment Year: 2018                                    |
| Plat No: 2018                                  | Plat Ref: 2018                             | Plat Ref: 2018                                           |
| Special Tax Areas: None                        |                                            | Town: None                                               |
|                                                |                                            | Ad Valorem: None                                         |
|                                                |                                            | Tax Class: None                                          |
| Primary Structure Built: 2019                  | Above Grade Living Area: 2,448 SF          | Finished Basement Area: 500 SF                           |
|                                                |                                            | Property Land Area: 0.5000 AC                            |
|                                                |                                            | County Use: 04                                           |
| Stories: 2                                     | Basement: YES                              | Type: STANDARD UNIT                                      |
| Exterior: FRAME/                               | Quality: 5                                 | Full/Half Bath: 3 full/ 1 half                           |
| Garage: 2 Attached                             | Last Notice of Major Improvements          |                                                          |
| Value Information                              |                                            |                                                          |
|                                                | Base Value                                 | Value                                                    |
|                                                |                                            | As of 01/01/2018                                         |
| Land:                                          | 98,000                                     | 98,000                                                   |
| Improvements                                   | 289,700                                    | 316,700                                                  |
| Total:                                         | 387,700                                    | 414,700                                                  |
| Preferential Land:                             | 0                                          | 0                                                        |
| Phase-in Assessments                           |                                            |                                                          |
|                                                |                                            | As of 07/01/2019                                         |
|                                                |                                            | As of 07/01/2020                                         |
|                                                |                                            | 405,700                                                  |
|                                                |                                            | 414,700                                                  |
| Transfer Information                           |                                            |                                                          |
| Seller: BREA INVESTMENT PROPERTIES LLC         | Date: 10/22/2019                           | Price: \$549,900                                         |
| Type: ARMS LENGTH IMPROVED                     | Deed1: /42026/ 00123                       | Deed2:                                                   |
| Seller: O M O DYNASTY LLC                      | Date: 07/31/2018                           | Price: \$145,000                                         |
| Type: ARMS LENGTH VACANT                       | Deed1: /40517/ 00001                       | Deed2:                                                   |
| Seller: WHEELER JOHN FRANKLIN III<br>CUSTODIAN | Date: 06/14/2018                           | Price: \$72,000                                          |
| Type: ARMS LENGTH VACANT                       | Deed1: /40357/ 00185                       | 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              |                                            |                                                          |
| Homestead Application Status: No Application   |                                            |                                                          |

## Homeowners' Tax Credit Application Information



Homeowners' Tax Credit Application Status: No Application

Date:

# ZAC AGENDA

**Case Number:** 2019-0513-A **Reviewer:** Gary Hucik  
**Existng Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Thomas Wienholt & Erica Wienholt  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

**Property Address:** 3931 MILLER RD

**Location:** East side Miller Road West 41 feet to the intersection of Pepper Hill Road.

**Existing Zoning:** DR2

**Area:** 0.71 AC

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

To permit a setback of 22' in lieu of the required 30' for an open porch to extend into a rear yard.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 12/09/2019

**Miscellaneous Notes:**

**Case Number:** 2019-0514-A **Reviewer:** Joseph Merrey  
**Existng Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL  
**Type:** VARIANCE  
**Legal Owner:** Regent Development Company  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

**Property Address:** 1600 YORK RD

**Location:** W corner of the intersection formed by Bellona Ave and York road.

**Existing Zoning:** BR-AS, BL-AS, BL, DR-2

**Area:** 1.17 AC

**Proposed Zoning:**

VARIANCE:

To allow side yard of 10 and 23 feet and a rear yard of 18 feet in lieu of the required 30 feet.

**Attorney:** David H. Karceski

**Prior Zoning Cases:** 64-10-RXA; 69-122-RXA; 80-20-SPH; 94-184-A; 97-452-A; 97-92-X

**Concurrent Cases:** None

**Violation Cases:** 5244-V

**Closing Date:**

**Miscellaneous Notes:**

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: November 22, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0513-A  
Address 3931 Miller Road  
(Wienholt Property)

Zoning Advisory Committee Meeting of **November 15, 2019**.

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

Reviewer: Steve Ford



## Real Property Data Search ( w2)

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 - 11, Account Number - 1123036420 |                                                          |
| Owner Information                           |                                            |                                                          |
| Owner Name:                                 | WIENHOLT THOMAS<br>WIENHOLT ERICA          | Use: RESIDENTIAL<br>Principal Residence: YES             |
| Mailing Address:                            | 3931 MILLER RD<br>KINGSVILLE MD 21087-1417 | Deed Reference: /42026/ 00123                            |
| Location & Structure Information            |                                            |                                                          |
| Premises Address:                           | 3931 MILLER RD<br>KINGSVILLE 21087-1417    | Legal Description: LT NES MILLER RD<br>2000 NE BELAIR RD |
| Map: 0063                                   | Grid: 0016                                 | Parcel: 0166                                             |
| Neighborhood: 11050046.04                   | Subdivision: 0000                          | Section: 2018                                            |
| Assessment Year: 2018                       | Plat No: 0063                              | Plat Ref: 0016                                           |
| Special Tax Areas: None                     | Town: None                                 | Ad Valorem: None                                         |
|                                             | Tax Class: None                            |                                                          |
| Primary Structure Built 2019                | Above Grade Living Area 2,448 SF           | Finished Basement Area 500 SF                            |
| Property Land Area 0.5000 AC                | County Use 04                              |                                                          |
| Stories 2                                   | Basement YES                               | Type STANDARD UNIT                                       |
| Exterior FRAME/                             | Quality 5                                  | Full/Half Bath 3 full/ 1 half                            |
| Garage 2 Attached                           | Last Notice of Major Improvements          |                                                          |
| Value Information                           |                                            |                                                          |
|                                             | Base Value                                 | Value                                                    |
|                                             |                                            | As of 01/01/2018                                         |
| Land:                                       | 98,000                                     | 98,000                                                   |
| Improvements                                | 289,700                                    | 316,700                                                  |
| Total:                                      | 387,700                                    | 414,700                                                  |
| Preferential Land:                          | 0                                          | 0                                                        |
| Phase-in Assessments                        |                                            |                                                          |
|                                             | As of 07/01/2019                           | As of 07/01/2020                                         |
|                                             | 405,700                                    | 414,700                                                  |
| Transfer Information                        |                                            |                                                          |
| Seller: BREA INVESTMENT PROPERTIES LLC      | Date: 10/22/2019                           | Price: \$549,900                                         |
| Type: ARMS LENGTH IMPROVED                  | Deed1: /42026/ 00123                       | Deed2:                                                   |
| Seller: O M O DYNASTY LLC                   | Date: 07/31/2018                           | Price: \$145,000                                         |
| Type: ARMS LENGTH VACANT                    | Deed1: /40517/ 00001                       | Deed2:                                                   |
| Seller: WHEELER JOHN FRANKLIN III CUSTODIAN | Date: 06/14/2018                           | Price: \$72,000                                          |
| Type: ARMS LENGTH VACANT                    | Deed1: /40357/ 00185                       | 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                          |                                            |                                                          |

2019-0513-A

---

Homestead Application Information

---

**Homestead Application Status:** No Application

---

---

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.

Pt. Bk./Folio # 020129A

Lot # 33

1119013200 Pt. Bk. 0000020, Folio 0129

1108031590

PAI # 110978

Lot # 1 1123076220  
PAI # 110978

Pt. Bk./Folio # MP04101

PAI # 110978  
PAI # 110978

1102059740

Lot # 22

NE 13-H

1123036010

3917

1102059741

Lot # 23

DRIVEWAY  
DRIVEWAY

DR 2

3929

1103068050

5 CD

11 ED

063B2

PAI # 110021

PAI # 110021

Pt. Bk./Folio # 018055D

Pt. Bk. 0000018, Folio 0055

Lot # 11 1119027375  
9925

1123036420

3931

SITE

9921

Lot # 11

NE 12-H

DRIVEWAY

1700006876

1997-0449-SPH  
1976-0035-X

1115079110

Lot # 9

1113055625

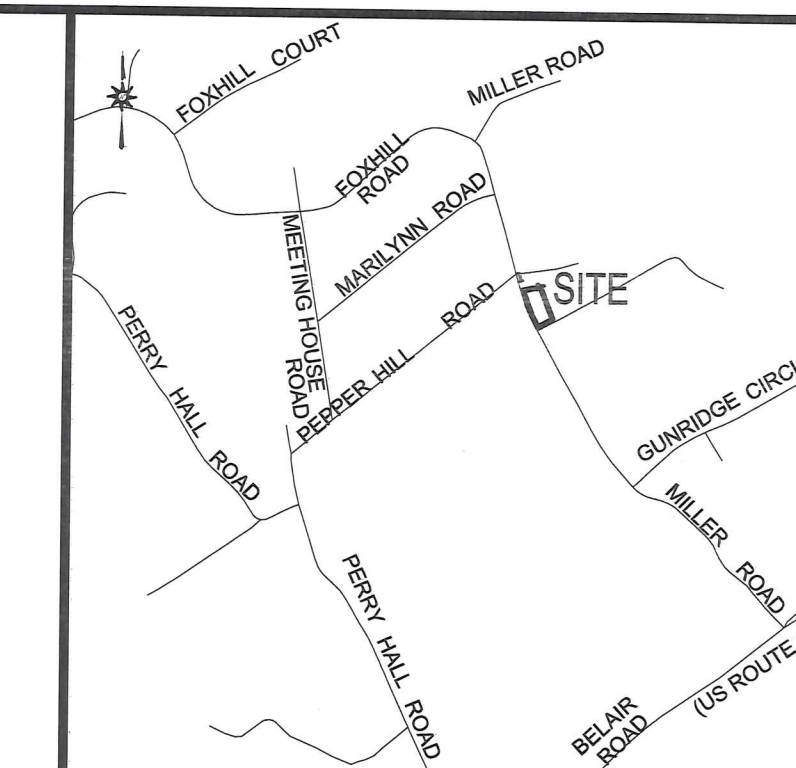
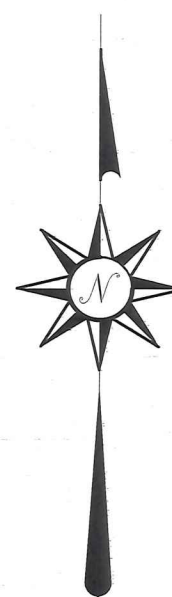
1112002890

DR 1

MILLER RD

2019-0513-A





LOCATION MAP

SCALE: 1" = 1000'

## GENERAL NOTES

- OWNER: THOMAS & ERICA WIENHOLT  
3931 MILLER ROAD  
KINGSVILLE, MARYLAND 21087
- PURPOSE OF PLAN IS TO CONSTRUCT A NEW DECK ON THE REAR OF THE EXISTING SINGLE FAMILY DWELLING
- SITE AREA  
GROSS: 31,073 Sq.Ft. or 0.71 Ac.±  
NET: 25,854 Sq.Ft. or 0.59 Ac.±  
DEED REF: 42028/123
- TAX ACCOUNT: #1123036420
- TAX MAP #63, GRID #16, PARCEL #166
- ZONING: DR 2  
(PER 200 SCALE GIS TILE # 063C1)
- NO KNOWN PRIOR ZONING CASES ON FILE.
- PRIOR PERMITS ON FILE: B949399 FOR CONSTRUCTION OF A SFD
- B955608 FOR A SPRINKLER SYSTEM, PUMP AND TANK
- B956635 FOR AN UNDERGROUND PROPANE TANK
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100290 F PANEL 380 OF 580 DATED SEPTEMBER 26, 2008.
- WATERSHED: LITTLE GUNPOWDER FALLS.
- CONTOURS SHOWN HEREON ARE BASED ON GIS DATA OBTAINED FROM THE BALTIMORE COUNTY GIS DATA PORTAL ON 2-19-2018.
- SOILS SHOWN HEREON ARE BASED ON DATA OBTAINED FROM THE USDA WEB SOIL SURVEY WEBSITE ON 2-19-18
- ALL EXISTING AND PROPOSED WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET ARE NOT PRESENT UNLESS OTHERWISE SHOWN.
- GROWTH TIER: 2; FUTURE SERVICE PLANNED
- MASTER SEWER DESIGNATION: S-5
- MASTER WATER DESIGNATION: W-5

## Richardson Engineering, LLC

30 East Padonia Road, Suite 500  
Timonium, Maryland 21083  
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION  
FOR

WIENHOLT RESIDENCE

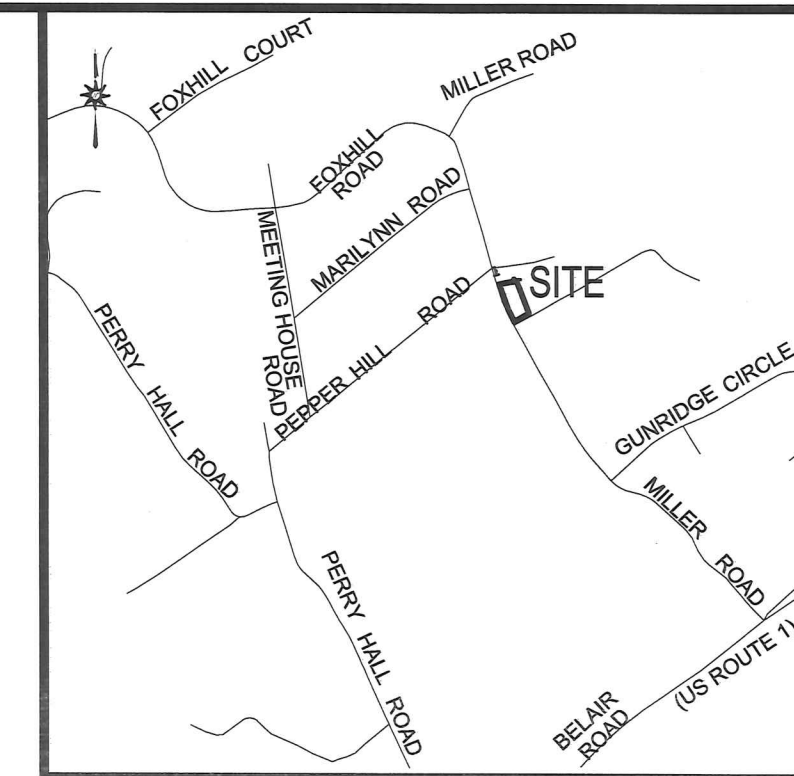
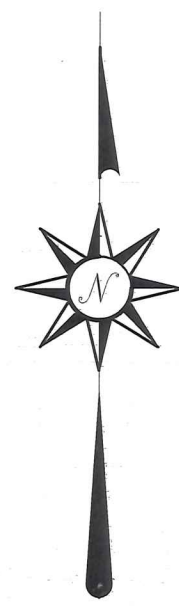
3931 MILLER ROAD  
KINGSVILLE, MD 21087

BALTIMORE COUNTY  
11TH ELECTION DISTRICT

MARYLAND  
5TH COUNCILMANIC DISTRICT

| REVISIONS |             |            |
|-----------|-------------|------------|
| DRAWN BY: | CHECKED BY: | SCALE:     |
| PCR       | PCR         | 1" = 40'   |
| DATE:     | JOB NO.:    | SHEET NO.: |
| 10-30-19  | 19172       | 1 OF 1     |





LOCATION MAP  
SCALE: 1" = 1000'

### GENERAL NOTES

- OWNER: THOMAS & ERICA WIENHOLT  
3931 MILLER ROAD  
KINGSVILLE, MARYLAND 21087
- PURPOSE OF PLAN IS TO CONSTRUCT A NEW DECK ON THE REAR OF THE EXISTING SINGLE FAMILY DWELLING
- SITE AREA  
GROSS: 31,073 Sq.Ft. or 0.71 Ac.±  
NET: 25,854 Sq.Ft. or 0.59 Ac.±
- DEED REF: 42028/123
- TAX ACCOUNT: #123038420
- TAX MAP #63, GRID #16, PARCEL #166
- ZONING: DR 2  
(PER 200 SCALE GIS TILE # 063C1)
- NO KNOWN PRIOR ZONING CASES ON FILE.
- PRIOR PERMITS ON FILE: B949399 FOR CONSTRUCTION OF A SFD  
B955608 FOR A SPRINKLER SYSTEM, PUMP AND TANK  
B955635 FOR AN UNDERGROUND PROPANE TANK
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- NO KNOWN FLOODPLAINS EXISTS ON SITE PER FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100290 F PANEL 360 OF 580 DATED SEPTEMBER 26, 2008.
- WATERSHED: LITTLE GUNPOWDER FALLS.
- CONTOURS SHOWN HEREON ARE BASED ON GIS DATA OBTAINED FROM THE BALTIMORE COUNTY GIS DATA PORTAL ON 2-19-2018.
- SOILS SHOWN HEREON ARE BASED ON DATA OBTAINED FROM THE USDA WEB SOIL SURVEY WEBSITE ON 2-19-18
- ALL EXISTING AND PROPOSED WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET ARE NOT PRESENT UNLESS OTHERWISE SHOWN.
- GROWTH TIER: 2; FUTURE SERVICE PLANNED
- MASTER SEWER DESIGNATION: S-S
- MASTER WATER DESIGNATION: W-S

## Richardson Engineering, LLC

30 East Padonia Road, Suite 500  
Timonium, Maryland 21093  
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION  
FOR

WIENHOLT RESIDENCE

3931 MILLER ROAD  
KINGSVILLE, MD 21087

BALTIMORE COUNTY  
11TH ELECTION DISTRICT

MARYLAND  
5TH COUNCILMANIC DISTRICT

| REVISIONS | DRAWN BY: | CHECKED BY: | SCALE:     |
|-----------|-----------|-------------|------------|
|           | PCR       | PCR         | 1" = 40'   |
|           | DATE:     | JOB NO.:    | SHEET NO.: |
|           | 10-30-19  | 19172       | 1 OF 1     |

Pet. Cor. 1

2019-0513-A