

ZAC Database



Action Processed.



Case Information 2020-0214-A

Tax Account/Miscellaneous Notes/Related Cases

Hearing/Petition Info

Law Judge/Appeals/Courts Information

Tax Account/Miscellaneous Notes/Related Cases

Tax Account Information

Create New Tax Account

	Tax Account Number	Deed Book	Deed Folio	200 Scale Map Ref
	15-04-202918	07496	00270	-

Miscellaneous Notes

Create New Note

	Miscellaneous Note	Created Date	Created By
	No hearing held and no ALJ order issued. This petition was apparently abandoned, therefore the case was closed by the Zoning Review Office.	08/27/2025	JPERLOW

Related Cases

Create New Related Case



No Related Cases Found

Violation Cases

Create New Violation Case

	Violation Case Number
	200-9087-CC

Concurrent Cases

Create New Concurrent Case



No Concurrent Cases Found



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 363 Miles Rd 21221 which is presently zoned DR 3.5
Deed References: 07496-00270 10 Digit Tax Account # 1504202918
Property Owner(s) Printed Name(s) Patrick Leone / Joann Leone

(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
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) see Attached

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)

Before purchasing my motorhome, unfortunately I assumed
Property is to be posted and advertised as prescribed by the zoning regulations. (next page)

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):

Patrick Leone, Joann Leone
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Patrick Leone, Joann Leone
Signature #1 _____ Signature #2 _____
363 Miles Rd Balto Md.
Mailing Address _____ City _____ State _____
21221, 410-687-1130, Squirrelink@kenyon.net
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 2020-0014-A Filing Date 8/29/20

Do Not Schedule Dates: _____ Reviewer gl

2020-0214-A.

A Variance from section 415A.1.A, To permit a RV (motor home) located in the front yard and partially the side yard in lieu of the required 8 feet to the rear of a lateral projection of the front foundation line of the dwelling.

Page 1

because it was motorized I needed to check with Baltimore County P.D. They said as long as it had a motor and could be moved in an emergency there would be no problem. Bad news is I never thought to call Baltimore Zoning or I would have been even more cautious on my purchase.

As you can see on my hearing plan my yard has a serious pinch point as you approach the patio. In order to fit the width of the R.V. I would still be in violation because the R.V. is 11' wide and code is $2\frac{1}{2}$ feet from property line. The pinch point is just under 13 feet. If by chance I managed to fit the next problem is the R.V. has a 16.5 gallon propane tank. My neighbors on both sides have 6' privacy fence, that gives me little to no cross ventilation. I'm not sure how dangerous that is but I am sure there is cause for concern. I'm not sure if this matters but if parked in compliance it cuts off access from front to backyards.

Parking in the proposed area will have no impact on public safety. If necessary I can put a fence around proposed area. I have been trying to find a storage area for my R.V. but I cannot find one for my R.V. size.

Page 2

- My yard is alot smaller than most in the area. So the other error I made was assuming the other yards in the area have recreational vehicles in compliance. Some are in the streets, I am not saying to wrongs make a right. I am pleading for some help on whatever can be done.

Thank You

Patricia A. Leary Jr

The Zoning PetitionProperty Description

PART A

ZONING PROPERTY DESCRIPTION FOR 363 Miles Rd., Essex Md. 21221

Beginning at a point at the centerline of property fronts on the North side of Miles Rd. 25 feet North of Centerline with a 30 foot road and a 50 foot right of way and same centerline 23.5 feet East of Corsica Rd. at centerline with a 18 foot rd and 28 foot right of way.

PART B

OPTION 3

Thence the following courses and distances (1ST of POC) N.00°36'02" E59.77' (2nd POC) S. 74°49'35" E 64.83' (3rd POC) N.84°00'00" E 55.00' and (4th POC) S. 67°58'32" E 118.45' back to the point of beginning, as recorded in Deed Liber 38, Folio 54 containing 5,240 square feet of lot. Located in the 15th Election District and 7th Council District. Also known as Lot #7 in the minor subdivision of Middle-Lea 33/54 as maintained by the Development Management Division of the Department of Permits, Approvals and Inspection

2020-0214-A

443-613-2179
 Patrick A Leone
 Joann L Leone
 363 Miles Rd
 Essex, MD 21221-1526

2077
 65-320/550 7372

8-16-2020
 Date

Pay to the Order of Baltimore County \$ 75⁰⁰
Seventy Five. ⁰⁰/₁₀₀ Dollars

WELLS FARGO Wells Fargo Bank, N.A.
 Maryland
 wells Fargo.com

For Variance for Campar Joann Leon MP

⑆055003201⑆1010132892272⑆02077

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

No. 199618

Date: 8/20/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	804	0000		6150					75

Total: 75

Rec From: Patrick & Joanne Leone

For: 363 Miles Rd
2020-0214-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

[Handwritten signature]

**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: 2020-0214-A
Property Address: 363 Miles Rd 21221
Property Description: Semi-Detached Home
2 story
Legal Owners (Petitioners): Patrick A. Leone / Joann Leone
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patrick A Leone
Company/Firm (if applicable): _____
Address: 363 Miles Road
Essex, Maryland 21221

Telephone Number: 410-687-1130

Revised 7/9/2015

363 MILES RD

Tax Account Number

1504202918

Owner Name

LEONE PATRICK A SR LEONE JOANN L

Premise Address

363 MILES RD

Tax Map

0098

Parcel

0400

Real Property Report

[More info](#)

StreetView

[Click for StreetView](#)

PermitReview

[Permit Review Tool URL](#)

ZONING INFORMATION

Zoning

[DR 3.5](#)

SCHOOL DISTRICTS

Elementary School District

[Middleborough ES](#)

Middle School District

[Deep Creek MS](#)

High School District

[Chesapeake HS](#)

CIVIC - GOVERNMENT

Police Precinct

[Essex](#)

Councilmanic District

[7](#)

Congressional District

[2](#)

Legislative District

[6](#)

Election District

[15](#)

Voting Precinct

[15-018](#)

ECONOMIC

Commercial Revitalization District

No Feature Found

Enterprise Zone

No Feature Found

Economic Park Center Name

No Feature Found

Economic Park Center Type

No Feature Found

ENVIRONMENTAL

Watershed Name

[Middle River](#)

River Basin Name

Gunpowder River

Subshed Name

Middle River

Soil Name

Matapeake-Urban land complex, 0 to 5 percent slopes

HISTORIC

National Register Historic District

No Feature Found

Baltimore County Historic District

No Feature Found

Landmark Name

No Feature Found

MIHP Number

No Feature Found

LAND MANAGEMENT

URDL Land Type

Urban

Growth Tier Description

Served by public sewer and inside URDL

ZONING CASE HISTORY

Zoning History Case Number

No Feature Found

2020-0214-A

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1504202918		
Owner Information		
Owner Name:	LEONE PATRICK A SR LEONE JOANN L	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	363 MILES RD BALTIMORE MD 21221-1526	Deed Reference: /07496/ 00270
Location & Structure Information		
Premises Address:	363 MILES RD 0-0000	Legal Description: NWS MILES RD MIDDLE-LEA
Map: 0098	Grid: 0001	Parcel: 0400
Neighborhood: 15070062.04	Subdivision: 0000	Section:
Block:	Lot: 7	Assessment Year: 2021
Plat No:	Plat Ref: 0033/ 0054	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1986	1,120 SF	5,428 SF
Property Land Area	County Use	
	04	
Stories	Basement	Type
2	NO	END UNIT
Exterior	Quality	Full/Half Bath
SIDING/	3	1 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	71,500	71,500
Improvements	83,200	83,200
Total:	154,700	154,700
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
Transfer Information		
Seller: HOWES CONSTRUCTI ON CO	Date: 03/18/1987	Price: \$62,000
Type: ARMS LENGTH IMPROVED	Deed1: /07496/ 00270	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 09/19/2013		
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.

2020-0214-A

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.



TAX# 15-04-202918
CASE# CC 200 9087

2221

4822C1

7 CD

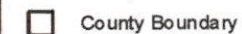
15 $\bar{E}D$

DR 3.5

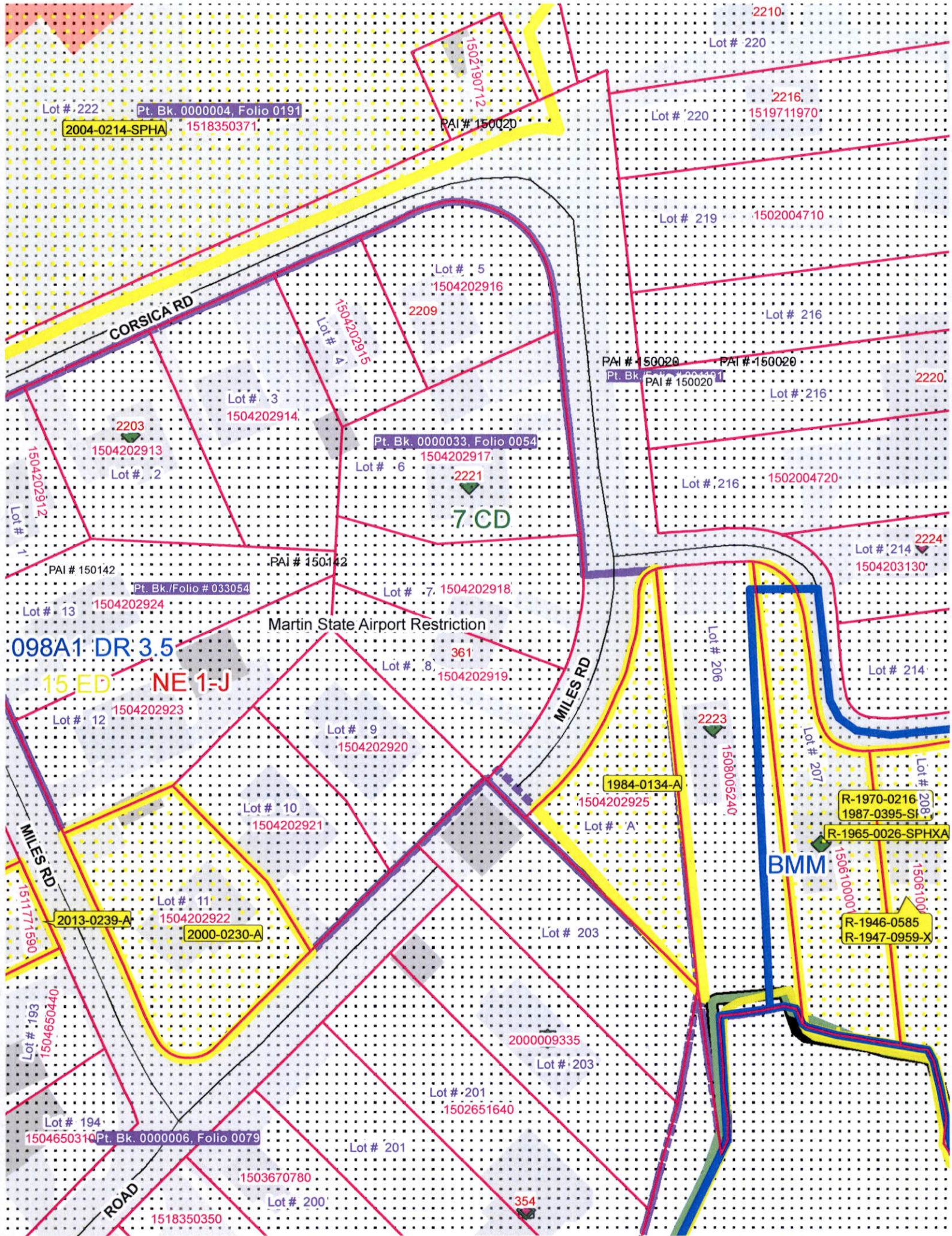
363

361

359



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Lot # 222
Pt. Bk. 0000004, Folio 0191
2004-0214-SPHA
1518350371

PAI # 150020

Lot # 220

2216
1519711970

CORSICA RD

Lot # 5
1504202916

Lot # 219

1502004710

Lot # 216

PAI # 150020
Pt. Bk. 0000004, Folio 0191
PAI # 150020

PAI # 150020

Lot # 216

2220

Lot # 216

1502004720

Lot # 214
2224
1504203130

Martin State Airport Restriction

098A1 DR 3.5
15 ED NE 1-J

Lot # 7 1504202918

Lot # 8 1504202919

Lot # 9 1504202920

Lot # 10 1504202921

Lot # 11 1504202922
2000-0230-A

Lot # 12 1504202923

1984-0134-A
1504202925

Lot # A

2223
1508005240

R-1970-0216
1987-0395-SI
R-1965-0026-SPHXA

BMM

R-1946-0585
R-1947-0959-X

MILES RD

MILES RD

ROAD

Lot # 194
1504650310
Pt. Bk. 0000006, Folio 0079

Lot # 201

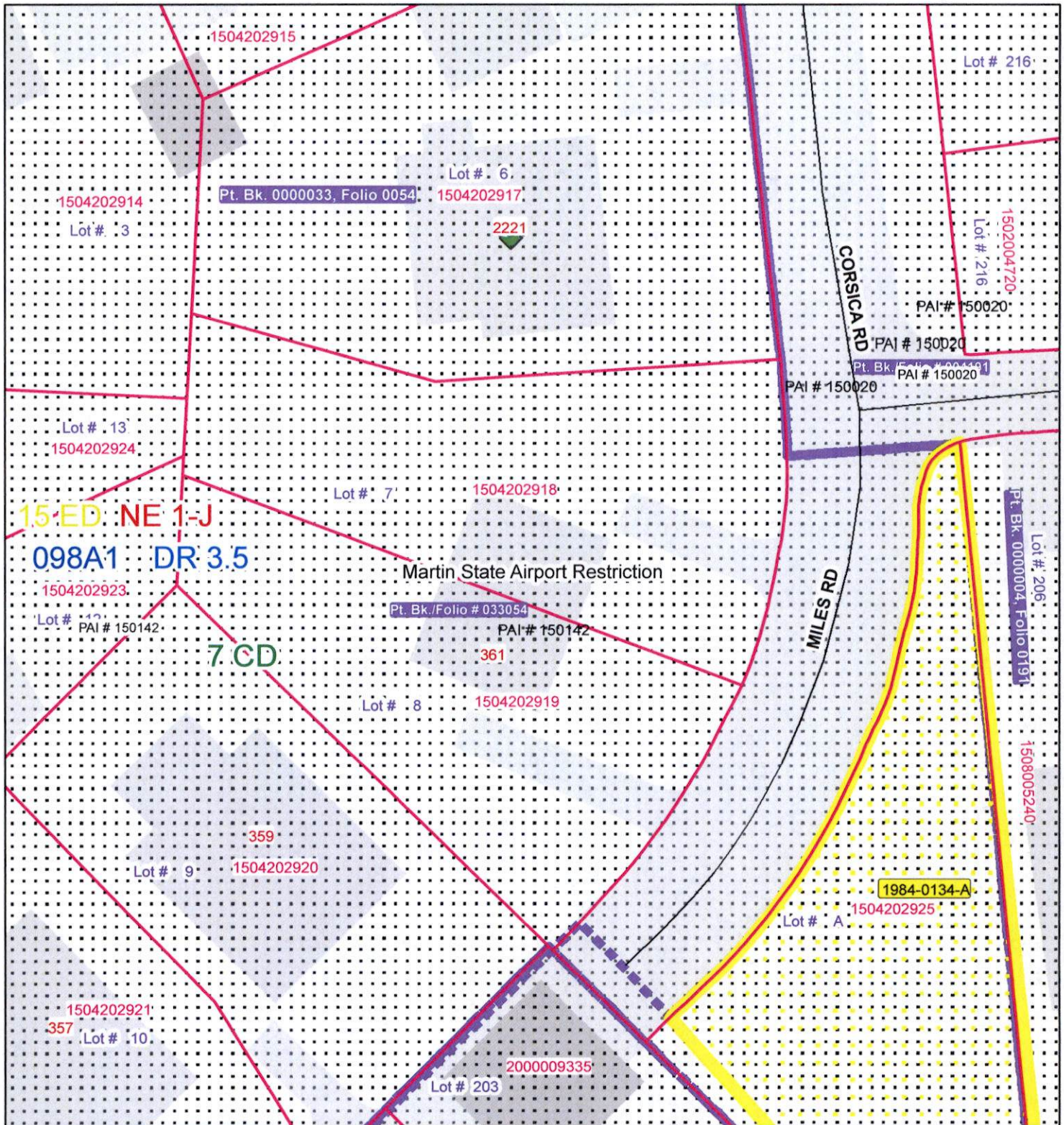
1503670780

Lot # 200

1518350350

354

363 Miles Road



Publication Date: 8/20/2020

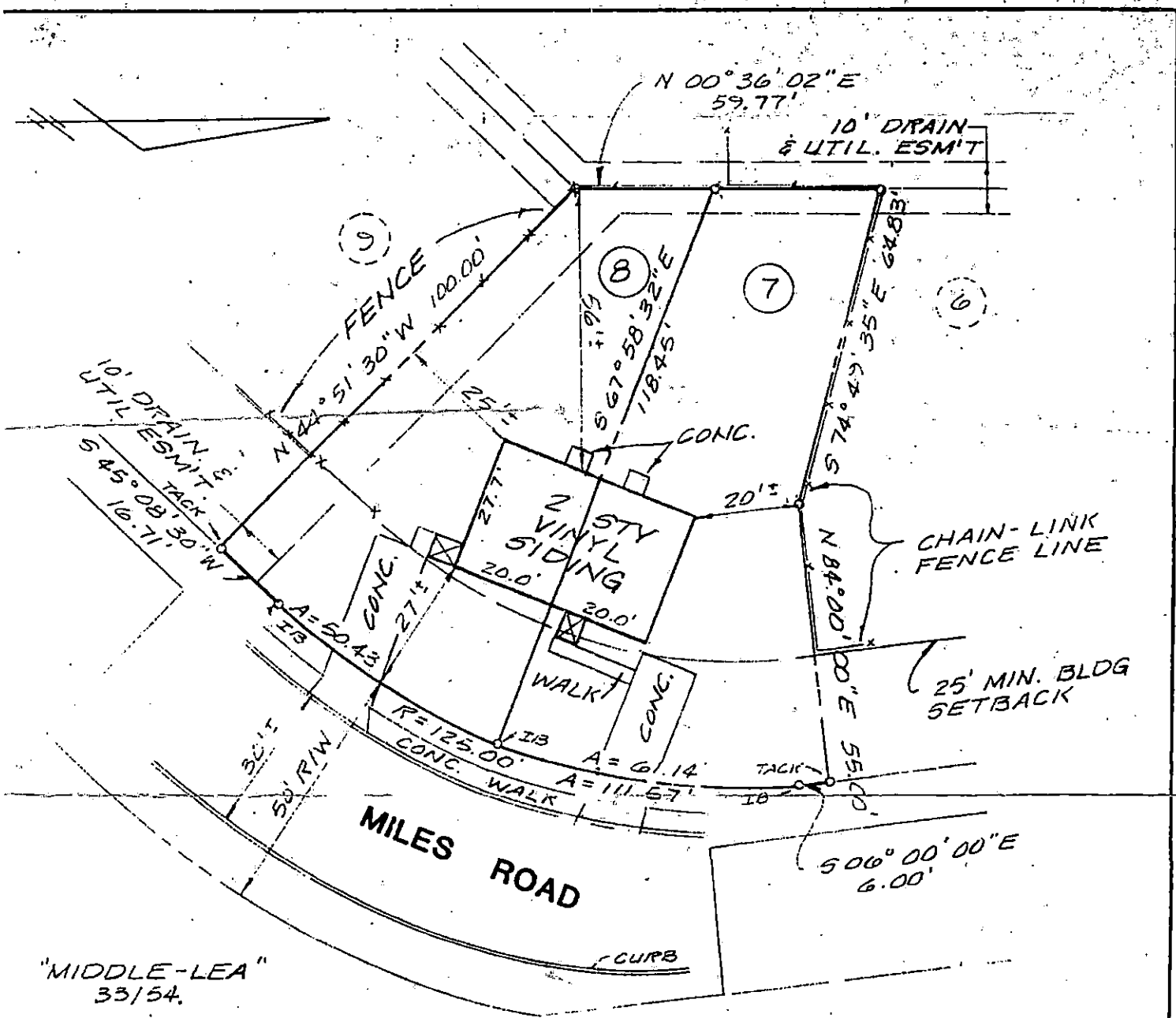


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
 Feet

1 inch = 30 feet



THE INFORMATION ON THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN WITHIN THE OUTLINES OF THE LOT UPON WHICH THEY ARE ERECTED AND IS NOT INTENDED TO ESTABLISH PROPERTY LINES.



UPDATED 12/12/86

LOCATION SURVEY
EXISTING IMPROVEMENTS

LOTS 7 & 8
MIDDLE - LEA
MILES ROAD

15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

WINDWARD ASSOCIATES

5 S. PARKE STREET
ABERDEEN, MARYLAND

CONSULTING ENGINEERS-PLANNERS

DRAWN: ML

CHECKED: TP

DATE: 6/6/86

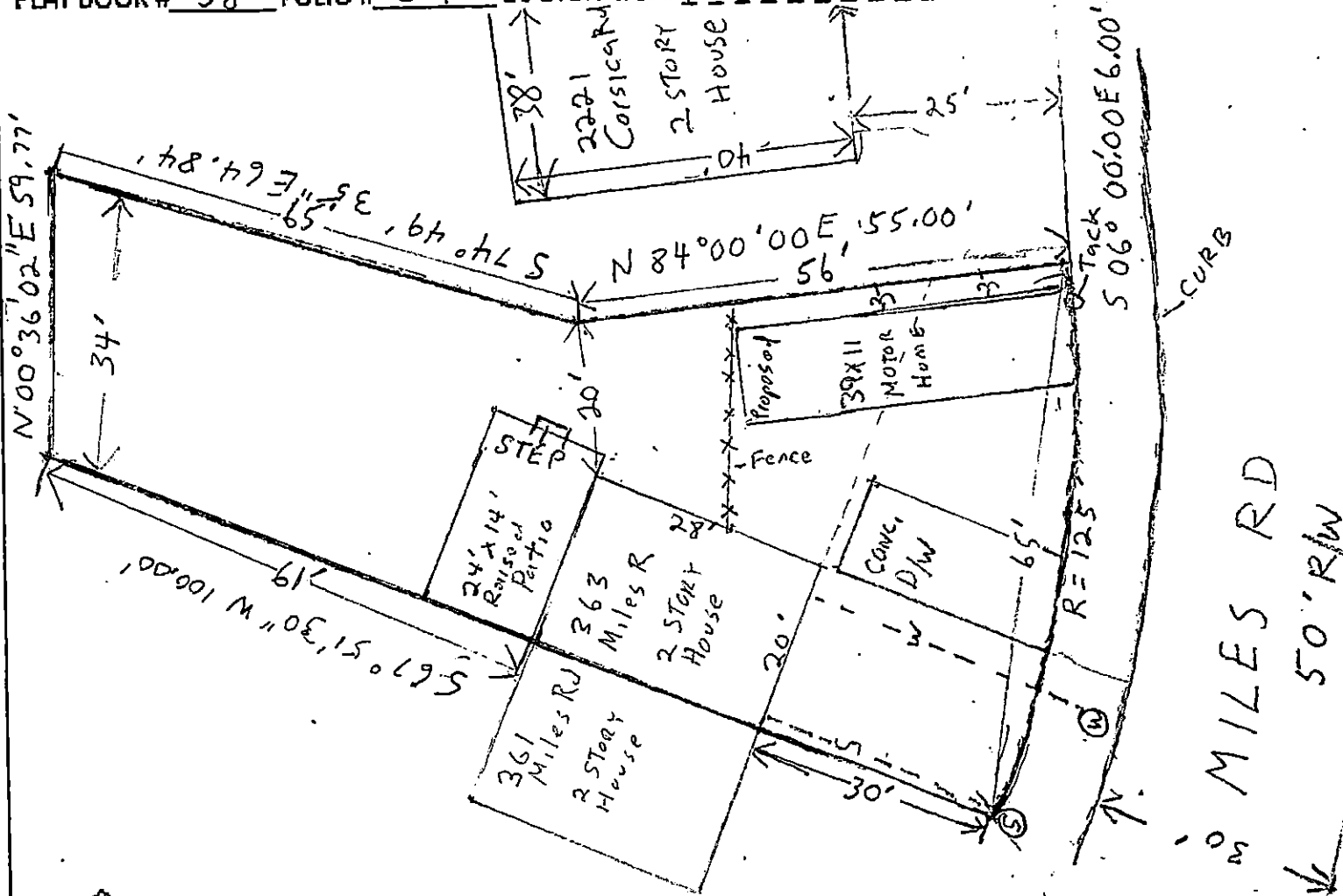
W.O.:

SCALE: 1"=30'

JOB NO: 7624

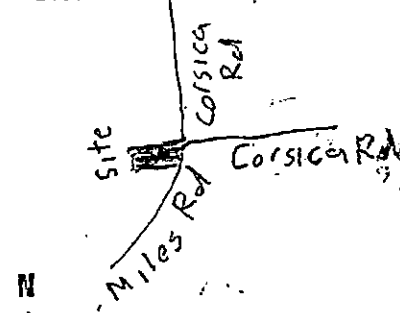
2020-07 14-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 363 Miles Rd OWNER(S) NAME(S) Patrick + Joann Leone
 SUBDIVISION NAME Middle-Lea LOT# 7 BLOCK# N/A SECTION# N/A
 PLAT BOOK# 38 FOLIO# 54 10 DIGIT TAX# 1504202918 DEED REF.# 02496/00270



PLAN DRAWN BY Patrick Leone DATE 08/16/2020 SCALE: 1 INCH = 20 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 4822C1
 SITE ZONED DR 3.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE _____
 OR SQUARE FEET 5420
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH ☒
 WATER IS: _____
 PUBLIC ☒ PRIVATE _____
 SEWER IS: _____
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:
 CASE# CC 200-9087
 Insp. 106

2020-0214-A