



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

January 17, 2024

Jacob Zink
11721 Chapman Road
Kingsville, Maryland 21085

RE: 11721 Chapman Road, 2023-0140-SPHA, Spirit and Intent
Tax ID 21-00-007504, 5th Election District

Mr. Zink,

Your recent Spirit and Intent letter to Mr. Peter Gutwald, Director of Permits, Approvals, and Inspections has been referred to me for reply. Case # 2023-0140-SPHA granted permission to build a barn that is 2,400 square feet in area with a peak height of 16 feet. As long as these values do not change, the only consideration would be the new setback distances to their respective property lines. Looking at the redline plan provided to this office with your request, your new proposed location falls well within the required setbacks. In addition, you have provided the signature of the closest neighbor to the location of the proposed barn signifying that he is okay with the new placement. As such, I feel that the spirit and intent of the original case has not been violated, and therefore permission is granted to proceed with the change of location.

Please be advised that when you apply for building permits, you will want to include the site plan and order that were granted in Case # 2023-0140-SPHA as well as the new redlined plan and a copy of this letter to the online permit portal.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Sincerely,

Jason Seidelman
Zoning Review

24-0024/JSS

24-0024 JS

January 3, 2024

Baltimore County Government
400 Washington Avenue
Towson, MD 21204

RE: **Spirit & Intent Letter**: 2023-0140-SPHA, 11721 Chapman Rd., Kingsville, MD 21087

To Whom It May Concern,

I received final variance approval and permit for 2023-0140-SPHA so I could begin the process of constructing an accessory structure on my property. I had chosen the location, thinking the ground looked fairly level.

After the permit was issued, I met with the excavating contractor to begin the site prep process. He immediately observed, before even doing the layout, that the ground was going to need a very large amount of backfill based on where I had chosen to put the structure.

After the contractor completed the layout, it was evident that one end of the structure was going to need almost six feet of backfill. He advised that it would be more feasible to move the structure to a more level location on my property.

He located the best area for the structure and began the process again to layout and mark the new location.

With this new location, the backfill on one end will only be around 2 feet as opposed to 6 feet.

Included with this letter is the site plan that shows the "approved location" (permit issued) and then marked in red lines is the new "requested relocation."

The neighbor closest to this new requested location has signed the site plan stating he is okay with this new placement.

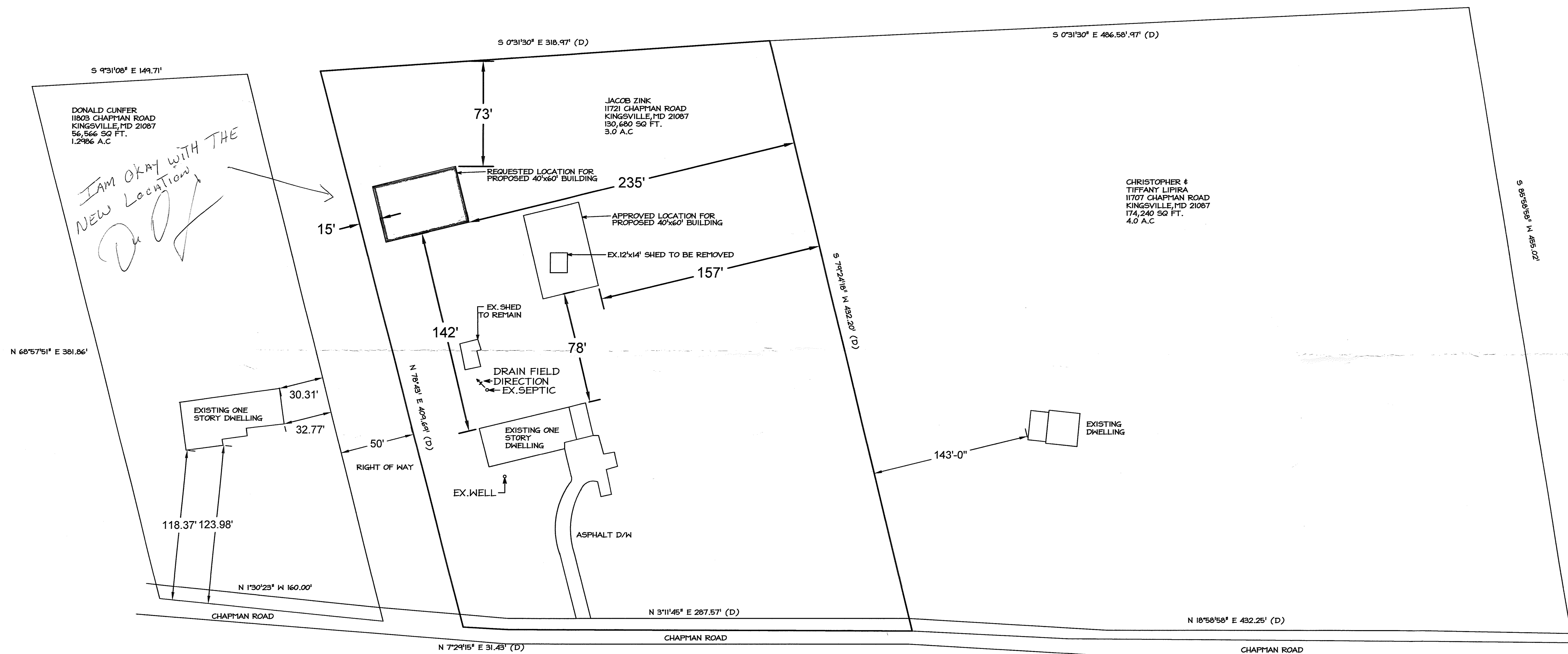
We really appreciate your consideration for this relocation.

Feel free to reach out with any questions by contacting my mother, Lynn Zink, who has been handling the paperwork process for me. Her cell is 410-852-6925 and her email address is lynne@lynnezink.com.

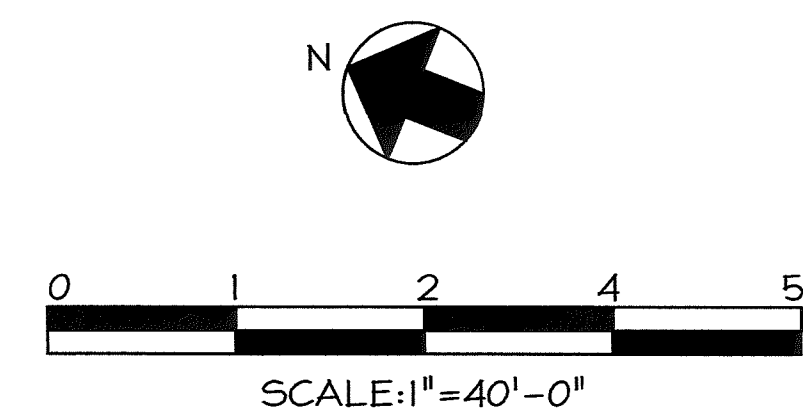
Thank you,



Jacob Zink
11721 Chapman Road
Kingsville, MD 21085



SITE PLAN





JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

October 12, 2023

Jacob W. Zink – lynne@lynnezink.com
11721 Chapman Road
Kingsville, MD 21087

RE: Petitions for Special Hearing & Variance
Case No. 2023-0140-SPHA
Property: 11721 Chapman Road

Dear Mr. Zink:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dln
Enclosure

c: Linda M. Zink – lynne@lynnezink.com

IN RE: PETITIONS FOR SPECIAL HEARING *	BEFORE THE
AND VARIANCE	
(11721 Chapman Road) *	OFFICE OF
11 th Election District	
5 th Council District *	ADMINISTRATIVE HEARINGS
Jacob Zink	
Legal Owner *	FOR BALTIMORE COUNTY
Petitioner *	Case No. 2023-0140-SPHA
* * * * *	* * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Jacob Zink, legal owner (“Petitioner”) for the property located at 11721 Chapman Road, Kingsville (the “Property”). The Special Hearing was filed pursuant to Baltimore County Zoning Regulations (“BCZR”), §500.7 to allow for a rear yard accessory building with a footprint larger than the primary structure’s footprint. In addition, Variance relief was also requested from BCZR, §400.3 to permit the proposed accessory building to have a height of 16 feet in lieu of the maximum permitted 15 feet.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner’s mother, Lynne Zink, appeared on behalf of her son, Jacob Zink, *pro se*. There were no Protestants or interested citizens that appeared at the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”), Department of Planning (“DOP”), and Development Plans Review (“DPR”) which agencies did not oppose the requested relief.

The Property is 3 acres+/-, is oddly shaped, and is improved with a 1-story home where Petitioner resides which was constructed in 1965 and measures 1,176 sf. A site plan was provided

(the "Site Plan"). (Pet. Ex. 3). Part of the Property is used to grow hay. Street view photographs were submitted. (Pet. Ex. 1). The Petitioner's father operates an adjoining 42-acre farm known as *Wood Chuck Farms*. Petitioner's hay crop is part of *Wood Chuck Farms*. The Property is zoned Rural-Residential (RC 5). Petitioner has spent his entire life working for the farm. Petitioner has large farming equipment, tractors (some of which are antique) and a wheel camper which have been stored outside at the farm and are deteriorating. As a result, due to the large size of the farm and personal equipment, he needs a large barn to house those items. He is proposing to construct a 2,400-sf barn with overhead doors and a height of 16 ft. to be able to drive the equipment inside. The barn will be located in the rear yard. Architectural renderings were also provided as to the type of building but not necessarily the style. (Pet. Ex. 2).

SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

Based on the evidence, I find that the Special Hearing relief should be granted. The Property is part of a farm and the equipment to be housed in the large barn is primarily farm equipment. The house size is typical for a home constructed in 1965 and therefore, it is not unusual that a barn would be larger than the home. Additionally, the street view photographs show that the home is located on a steep incline, and the barn, even with the additional 1 ft. in height, will not be visible from Chapman Rd. The Special Hearing relief is within the spirit and intent of the BCZR which promote agriculture and farming. Accordingly, the Special Hearing relief will be granted.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The Property is uniquely shaped with steep topography where the house sits. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed larger size of the barn and additional 1 ft. in height were not granted because he would not be able to construct a reasonably sized barn to store the needed equipment used on the farm. The barn will not be visible from Chapman Rd. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

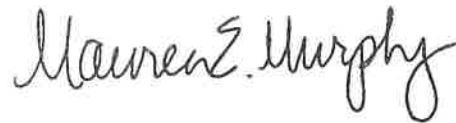
THEREFORE, IT IS ORDERED this 12th day of **October, 2023** by this Administrative Law Judge, that the Petition for Special Hearing from the BCZR §500.7 to allow for a rear yard accessory building with a footprint larger than the primary structure's footprint, be and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that Variance relief from BCZR, §400.3 to permit the proposed accessory building to have a height of 16 feet in lieu of the maximum permitted 15 ft. be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at 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, Petitioner would be required to return the subject property to its original condition.
2. The Site Plan (Pet. Ex. 2) attached hereto is incorporated into this Order.
3. Petitioners and/or subsequent owners shall not convert the barn into a dwelling unit or apartment. The proposed barn shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
4. The barn shall also not be used for commercial or industrial purposes. It may be used for agricultural purposes.
5. The barn shall not have a separate utility or electric connection and shall connect to the electrical/utility in the home.
6. Prior to issuance of permits, Petitioners must comply with the DOP ZAC comment in regard to meeting the RC5 Performance Standards, 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.

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 11721 Chapman Road, Kingsville, MD 21087 Currently Zoned RC 5
Deed Reference 32016 100371 10 Digit Tax Account # 111001251
Owner(s) Printed Name(s) Jacob W. Zink

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

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

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)

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

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

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):

Jacob W. Zink
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Signature #2
11721 Chapman Rd. Kingsville MD
Mailing Address City State
21087, 443-465-4243,
Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Lynn M. Zink
Name - Type or Print
Signature
3012 Woods End Dr. Joppa MD
Mailing Address City State
21087, 410-852-6925, Lynne@Lynnezink.com
Zip Code Telephone # Email Address

Case Number 2023-0140-5PHA Filing Date 6, 26, 23 Do Not Schedule Dates Reviewer JS

11721 Chapman Road

2023-0140-SPHA

Requested Relief:

Special Hearing to allow for a rear yard accessory building with a footprint larger than the primary structure's footprint.

BCZR: 400.3 → To permit the proposed accessory building to have a height of 16 feet in lieu of the maximum permitted 15 feet.

THE ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 11721 Chapman Road, Kingsville, MD 21087

The center of Chapman Road and running thence binding on said right of way North 78 degrees 43 minutes East 409.69 feet to a pipe, thence South 00 degrees 31 minutes 30 seconds East 318.97 feet to a pipe; thence South 79 degrees 24 minutes 18 seconds West 432.20 feet to the center of Chapman Road; thence along the center of said road North 3 degrees 11 minutes 45 seconds East 287.57 feet; thence North 7 degrees 29 minutes 15 seconds East 31.43 feet to the place of beginning. Containing 3 acres of land, more or less.

2023-0140 - SP4A

**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: 2023-0140-SP4A
Property Address: 11721 CHAPMAN ROAD
Legal Owners (Petitioners): JACOB W. ZINK
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): LYNN M. ZINK
Address: 3012 WOODS END DRIVE
JOPPA, MD 21087

Telephone Number: 410-852-6925

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 7/14/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0140-SPHA

INFORMATION:

Property Address: 11721 Chapman Road
Petitioner: Jacob W. Zink
Zoning: RC 5
Requested Action: Special Hearing and Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing - To allow for a rear yard accessory building with a footprint larger than the primary structure's footprint.

Variance - BCZR 400.3 to permit the proposed accessory building to have a height of 16 feet in lieu of the maximum permitted 15 feet.

The property under consideration is located on Chapman Road within the Kingsville area of Baltimore County. Spanning approximately 3 acres, the property is zoned RC 5 and features a single-family residential dwelling. Rural residential dwellings, farms, and forest conservation characterize the surrounding area.

The applicant has been utilizing their family farm to store their fifth wheel camper, antique collectible tractors, and various equipment. However, due to the family farm needing the space, they are now seeking an alternative storage solution. They wish to construct a 40'W x 60'L x 16'H pole shed on the property to protect their collection and camper from the weather. Since the shed's dimensions exceed that of their house, they are requesting zoning relief.

The establishment of the RC 5 zoning classification was prompted by concerns regarding haphazard and wasteful development in rural-residential areas, as well as insufficient lot sizes for on-lot sewer and water systems. These issues had the potential to impose financial burdens and adversely impact the well-being and safety of residents. By identifying specific areas suitable for rural-residential development, the goal is to guide future growth in a directed manner and prevent chaotic development patterns. The RC 5 zoning classification serves the purpose of designating suitable regions for rural-residential development, minimizing encroachments on natural resources, and mandating a minimum lot size to ensure proper functioning of on-lot sewer and water systems.

The requested relief does not appear to violate the intended purpose of the zone. According to the BCZR regulations, accessory buildings in residential zones should only be situated in the rear yard and must not exceed a height of 15 feet.

The Department of Planning has no objections to the relief sought with the condition that the design of the proposed pole shed adhere to the RC 5 performance standards (BCZR Section 1A04.4.G.1.d).

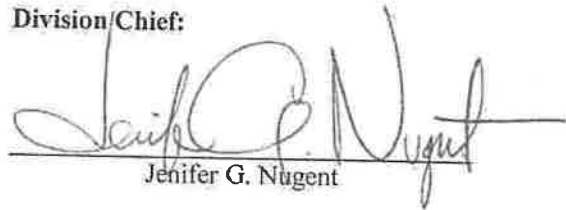
For further information, concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division/Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Lynn Zink

Joseph Wiley and Abigail Rogers, Community Planners

Ngone Seye Diop, Community Planning Division Chief

Jeff Perlow, Zoning Review

Kristen Lewis, Zoning Review

Office of Administrative Hearings

People's Counsel for Baltimore County



September 19, 2023

Lynn Zink
3012 Woods End Drive
Joppa, MD 21087

RE: Case Number: 2023-0140-SPHA, 11721 Chapman 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 June 26, 2023. 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. There have not been any comments submitted from these agencies. 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 cursive script that reads "Jeffrey Perlow".

Jeff Perlow
Supervisor
Department of Zoning

KI

C: Jacob Zink, 11721 Chapman Road, Kingsville 21087

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 7/14/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0140-SPHA

INFORMATION:

Property Address: 11721 Chapman Road

Petitioner: Jacob W. Zink

Zoning: RC 5

Requested Action: Special Hearing and Variance

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The applicant has been utilizing their family farm to store their fifth wheel camper, antique collectible tractors, and various equipment. However, due to the family farm needing the space, they are now seeking an alternative storage solution. They wish to construct a 40'W x 60'L x 16'H pole shed on the property to protect their collection and camper from the weather. Since the shed's dimensions exceed that of their house, they are requesting zoning relief.

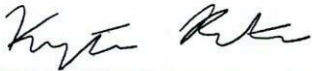
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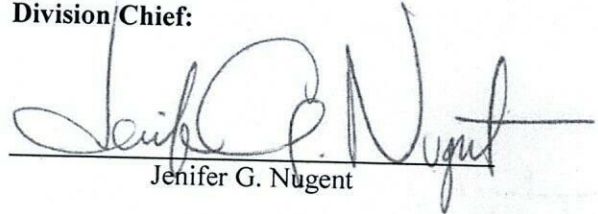
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Prepared by:



Krystle Patchak

Division/Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Lynn Zink

Joseph Wiley and Abigail Rogers, Community Planners

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Jeff Perlow, Zoning Review

Kristen Lewis, Zoning Review

Office of Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 21, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0140-SPHA
Address: 11721 CHAPMAN RD
Legal Owner: Jacob Zink

Zoning Advisory Committee Meeting of July 17, 2023.

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

Additional Comments:

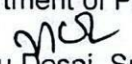
Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 17, 2023

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0140-SPHA, 2023-0142-A, 2023-0147-A,

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

VKD: JK
cc: file

CERTIFICATE OF POSTING

Date: SEPTEMBER 7, 2023

RE: Project Name: 11721 CHAPMAN ROAD #1
Case Number /PAI Number: 2023-0140-SPHA
Petitioner/Developer: ZINK
Date of Hearing/Closing: SEPTEMBER 29, 2023

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 11721 CHAPMAN ROAD

The sign(s) were posted on SEPTEMBER 7, 2023
(Month, Day, Year)

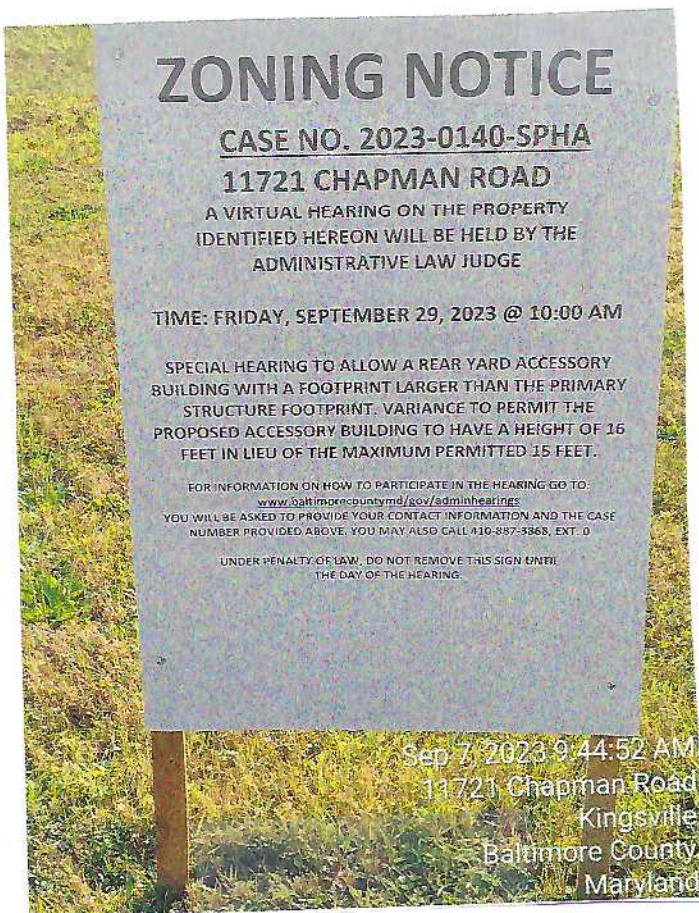

(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

Date: SEPTEMBER 7, 2023

RE: Project Name: 11721 CHAPMAN ROAD #2
Case Number /PAI Number: 2023-0140-SPHA
Petitioner/Developer: ZINK
Date of Hearing/Closing: SEPTEMBER 29, 2023

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 11721 CHAPMAN ROAD

The sign(s) were posted on SEPTEMBER 7, 2023
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 21, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0140-SPHA
Address: 11721 CHAPMAN RD
Legal Owner: Jacob Zink

Zoning Advisory Committee Meeting of July 17, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 7/14/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0140-SPHA

INFORMATION:

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Zoning: RC 5
Requested Action: Special Hearing and Variance

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The applicant has been utilizing their family farm to store their fifth wheel camper, antique collectible tractors, and various equipment. However, due to the family farm needing the space, they are now seeking an alternative storage solution. They wish to construct a 40'W x 60'L x 16'H pole shed on the property to protect their collection and camper from the weather. Since the shed's dimensions exceed that of their house, they are requesting zoning relief.

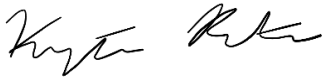
The establishment of the RC 5 zoning classification was prompted by concerns regarding haphazard and wasteful development in rural-residential areas, as well as insufficient lot sizes for on-lot sewer and water systems. These issues had the potential to impose financial burdens and adversely impact the well-being and safety of residents. By identifying specific areas suitable for rural-residential development, the goal is to guide future growth in a directed manner and prevent chaotic development patterns. The RC 5 zoning classification serves the purpose of designating suitable regions for rural-residential development, minimizing encroachments on natural resources, and mandating a minimum lot size to ensure proper functioning of on-lot sewer and water systems.

The requested relief does not appear to violate the intended purpose of the zone. According to the BCZR regulations, accessory buildings in residential zones should only be situated in the rear yard and must not exceed a height of 15 feet.

The Department of Planning has no objections to the relief sought with the condition that the design of the proposed pole shed adhere to the RC 5 performance standards (BCZR Section 1A04.4.G.1.d).

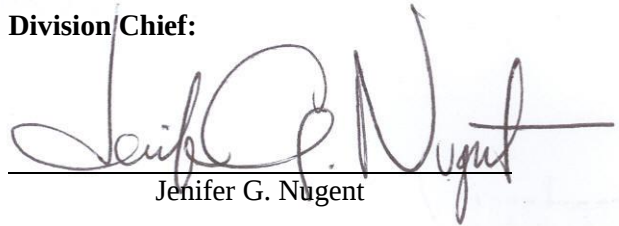
For further information, concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Lynn Zink
Joseph Wiley and Abigail Rogers, Community Planners
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 11 Account Number - 1111001251

Owner Information

Owner Name: ZINK JACOB W Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 11721 CHAPMAN RD Deed Reference: /32016/ 00371
KINGSVILLE MD 21087-1521

Location & Structure Information

Premises Address: 11721 CHAPMAN RD Legal Description: 3 AC
KINGSVILLE 21087-1521 ES CHAPMAN RD
N OF FRANKLINVILLE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0064 0003 0535 11010006.04 0000 2021 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1965 1,176 SF 3.0000 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements
1 YES STANDARD UNITBRICK/ 4 1 full/ 1 half 1 Attached

Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments As of 07/01/2022 As of 07/01/2023	
Land:	120,000	120,000		
Improvements	162,600	180,700		
Total:	282,600	300,700	294,667	300,700
Preferential Land:	0	0		

Transfer Information

Seller:	Date: 05/02/2012	Price: \$271,000
Type: ARMS LENGTH IMPROVED	Deed1: /32016/ 00371	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04360/ 00037	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

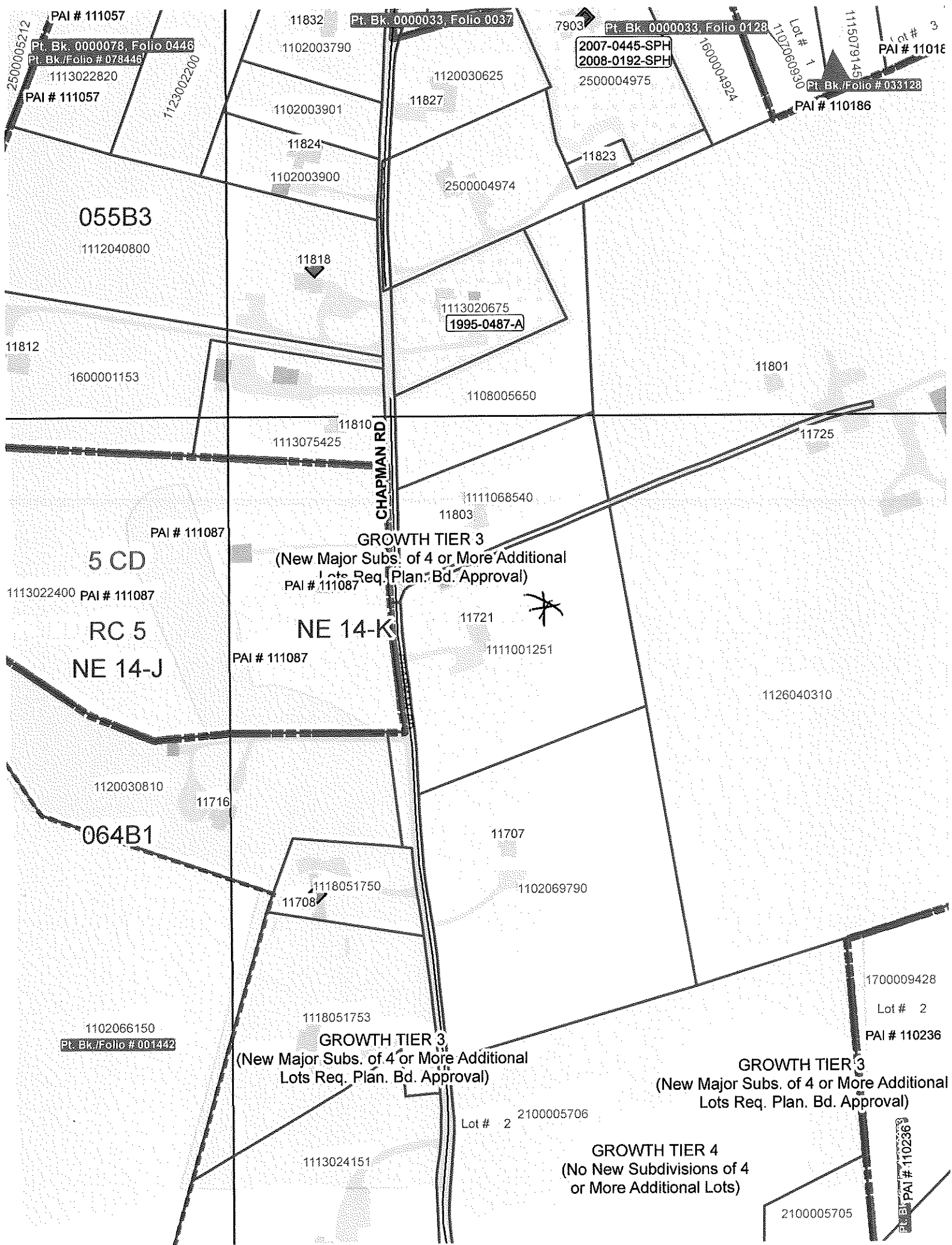
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 12/31/2012

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



PAI # 111057

Pt. Bk. 0000078, Folio 0446
Pt. Bk./Folio # 078448

11832 Pt. Bk. 0000033, Folio 0037

7903 Pt. Bk. 0000033, Folio 0128

Lot # 3
PAI # 11018

2007-0445-SPH
2008-0192-SPH

Pt. Bk./Folio # 033128

PAI # 110186

055B3

1112040800

11818

1113020675
1995-0487-A

11812
1600001153

11801

1108005650

11810
1113075425

11725

PAI # 111087

GROWTH TIER 3

(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

5 CD

1113022400 PAI # 111087

RC 5

NE 14-J

NE 14-K

PAI # 111087

11721

1111001251

1126040310

1120030810

11716

064B1

11707

1102069790

1118051750
11708

1118051753

GROWTH TIER 3

(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

1102066150
Pt. Bk./Folio # 001442

1113024151

Lot # 2 2100005706

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

1700009428

Lot # 2

PAI # 110236

2100005705

Pt. Bk. 110236



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Jason S.
22-Jun-2023 1:21:37P

Transaction **101819**

1 Petition Before ALJ \$150.00

Total **\$150.00**

CREDIT CARD SALE \$150.00
MASTERCARD 8800

Retain this copy for statement
validation

Station: Permit Processing - Mini

22-Jun-2023 1:21:46P

\$150.00 | Method: EMV

MASTERCARD

XXXXXXXXXXXX8800

LYNN M ZINK

Reference ID: 317300544163

Auth ID: 21221S

MID: *****2995

AID: A0000000041010

AthNtwkNm: MASTERCARD

SIGNATURE

Clover ID: Q0CNNKHWNQR6

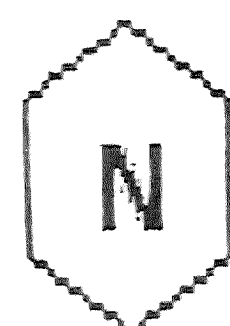
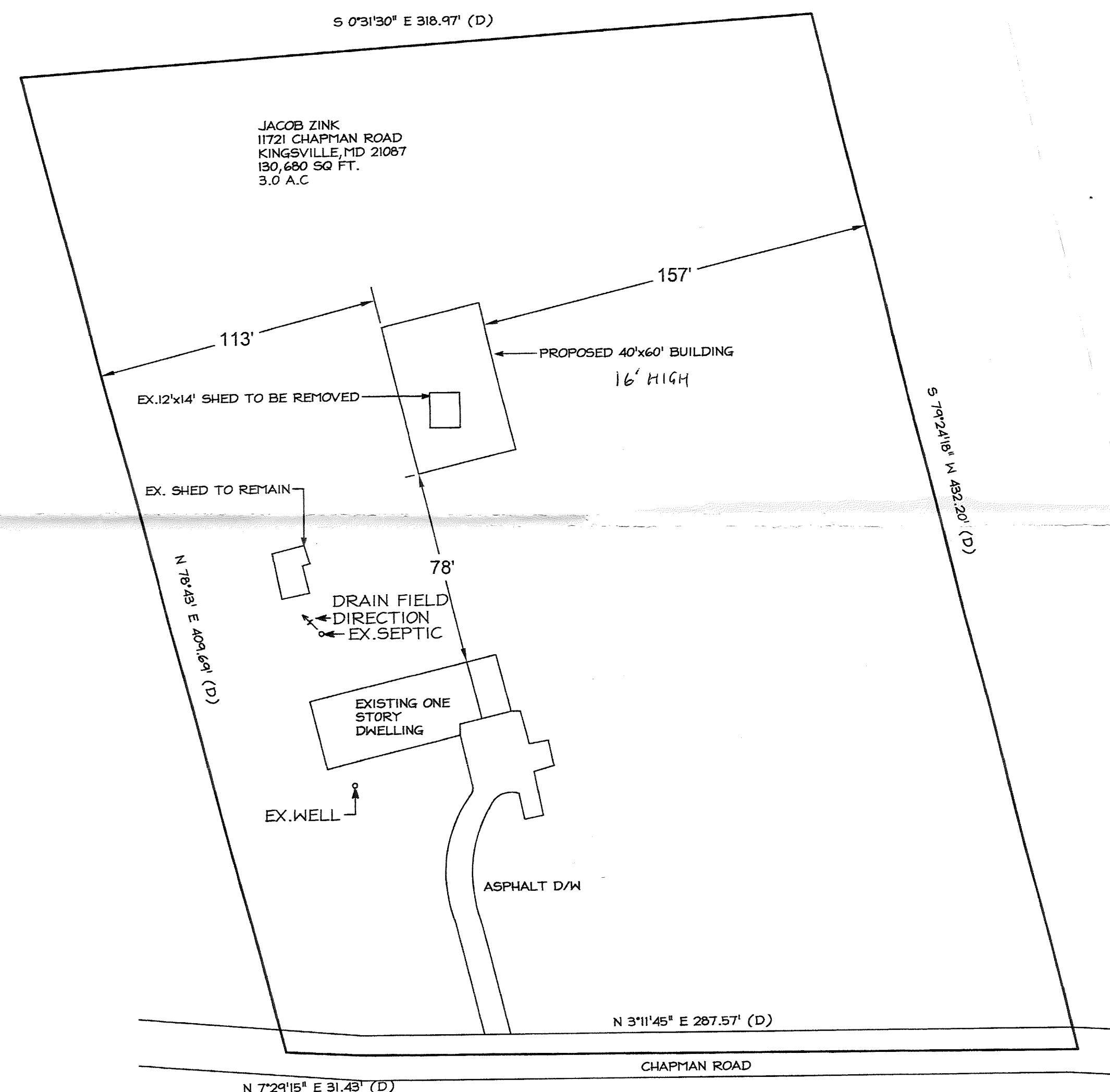
Payment 66DSX2PK127VC

Clover Privacy Policy
<https://clover.com/privacy>

2023-0140-SP4A

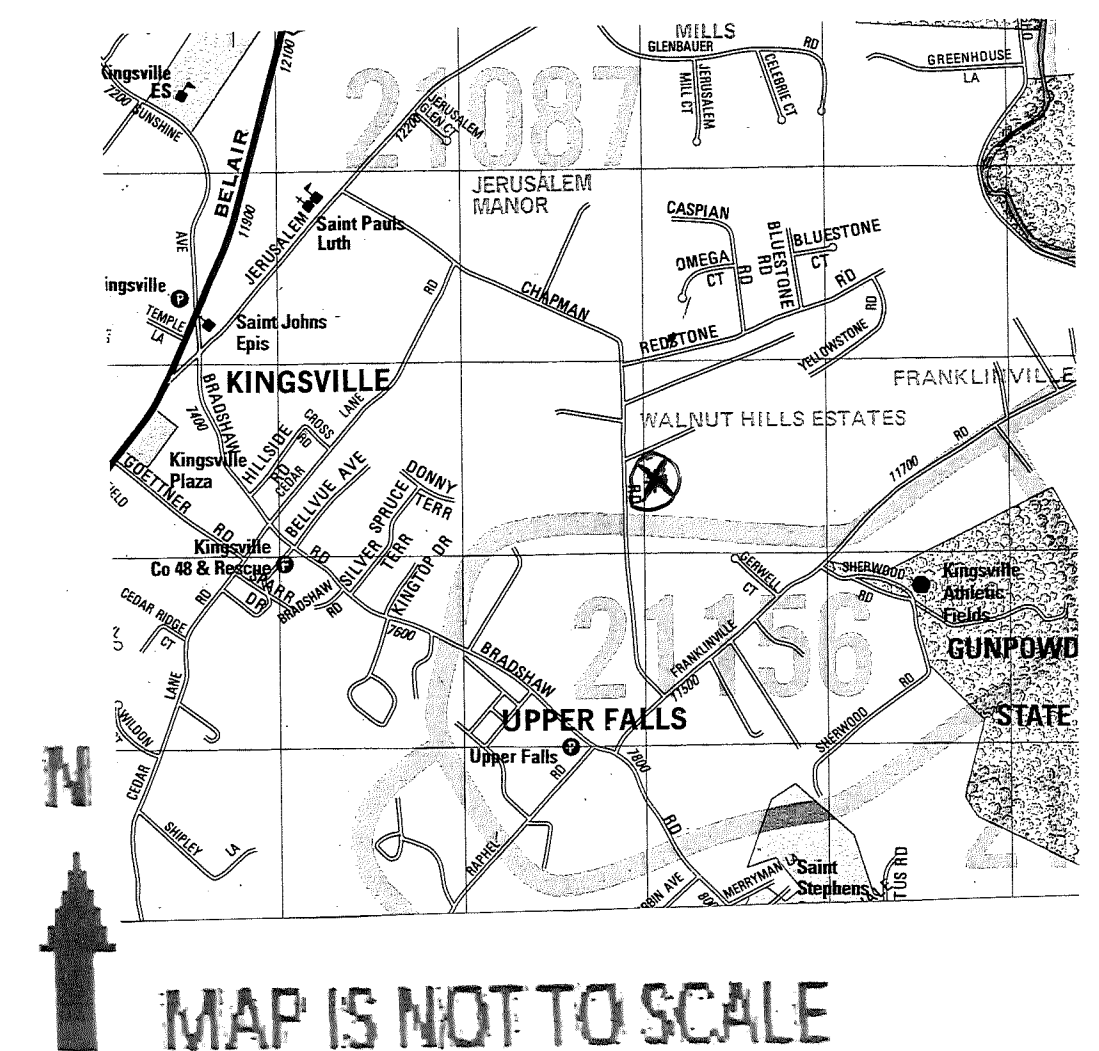
23.0506
35

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 11721 Chapman Rd. Kingsville, MD OWNER(S) NAME(S) Jacob Zink
SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A
PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 1111001251 DEED REF. # 32016100371



PLAN DRAWN BY Kevin Porsch DATE 6-20-23 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 064B1
SITE ZONED RC5
ELECTION DISTRICT 11
COUNCIL DISTRICT 5
LOT AREA ACREAGE 3.0
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO - Flood Plain X
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: