

**IN RE: PETITION FOR SPECIAL
EXCEPTION**

(1029 Chester Road)

15th Election District

5th Council District

Jessica Vittek

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No: 2023-0236-X

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Special Exception filed for property located 1029 Chester Road, Middle River (the “Property”). The Petition was filed by the legal owner, Jessica Vittek (“Petitioner”). The Petition for Special Exception seeks approval under from Baltimore County Zoning Regulations (“BCZR”), §1B02.1 for a private kennel.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. The Petitioner attended the hearing, *pro se*. There were several Protestants and neighboring property owners who testified in opposition at the hearing namely: Jeremy Lauer, 1041-1043 Chester Rd.; Amy Weber, 1419 Chesapeake Ave.; Christine and Gregory Lehman, 1037 Chester Rd.; Rose Spittel, 3526 Galloway Rd.; Quinn Goodspeed, 909 Oakdene Rd.; Collen Smart, 1039 Chester Rd.; Joseph Moran, Lots 143-146 Chester Rd.; Bernie Karpers, 1401 Chesapeake Ave.; and Joetta Miller, 911 Oakdene Rd.

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

The Property is 3.55 acres +/- and is improved with a 1-story home, detached garage, and an in-ground pool. On the eastern side, there is a gazebo which fronts on Galloway Creek. The northern end of the Property is wooded. The Property is surrounded by other dwellings. It is split-zoned Resource Conservation, Rural-Residential (RC5) and Density Residential (DR 3.5) with the proposed use of a private kennel being located only within the DR 3.5 portion. While the Petitioner did not submit any exhibits into evidence at the hearing, the file did contain a site plan (the "Site Plan") and street view photographs of the Property. (Pet. Exs. 1, 2A-2D). Also contained in the file was a statement written by the Petitioner as to the specifics of her zoning request and her background. (Pet. Ex. 3). Protestants collectively provided a Petition with signatures of property owners who opposed the proposed use. (Prot. Ex. 1).

Petitioner and her fiancée, Kurt Rydek, who also lives at the Property, testified that they are dog breeders. Specifically, Petitioner has been breeding and showing golden retrievers for the past 20 years. (Pet. Ex. 3). While the Petitioner and her fiancée both work in the real estate industry as their primary occupations, after the breeding the Golden Retrievers, they sell them to third parties. Additionally, Petitioner testified that they will also board dogs temporarily for customers requesting such services, and at times, will need to accept a dog previously sold to live at the Property due to a placement which was not successful. As explained in her statement, in order to breed the Golden Retrievers, Petitioner needs additional dogs on the Property as follows:

I have been breeding and showing Golden Retrievers off and on for over 20 years. As a result, at times, I need to be able to have additional dogs on the property. This may be due to a litter of puppies, having a stud dog or another female here for breeding, dog sitting for friends/family and families who have purchased puppies in the past need somewhere for them to stay that they know is safe and that there [sic] dogs won't be kept outside, kenneled or alone. Occasionally, I will have a dog/puppy come back to me to be rehomed for various reasons. ...

Also, I would like to be able to keep my “retired girls” when it is no longer healthy for them to have litters.

(Pet. Ex. 3). Upon questioning, Petitioner testified that the Golden Retriever puppies sell for \$1,200.00 per puppy pursuant to a contract for sale. She stated that she keeps 3 female dogs on the Property and that various stud male dogs will be brought to the Property during breeding times with the intention of producing 1 litter of puppies consisting of 6 puppies each year. She added that she maintains a wait-list for customers who wish to buy her puppies. While acknowledging that puppies are sold by her, Petitioner sought to distinguish her kennel in that the money she receives from the sale, is not her primary source of income.

Based on the Site Plan, it was undisputed that the southern Property boundary line immediately abuts another residential property. It was also undisputed that the western Property boundary line is located within 200 ft. of other residential properties (across Chester Rd.). Petitioner purchased the Property on December 15, 2021 (SDAT) with the intention of breeding dogs, having previously lived at, and bred dogs on, a commercially zoned property.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

BCZR, §1B02.1 permits, by Special Exception, a private kennel to be located on a property zoned DR 3.5. Conversely, BCZR, §1B02.1 prohibits a commercial kennel in every Density Residential zone. BCZR, §101.1 defines a commercial kennel as follows:

COMMERCIAL KENNEL — Any establishment where the **commercial breeding of dogs or the boarding, sale, or training of dogs takes place and for which a fee is charged**. A commercial kennel does not include a private kennel, pet shop, veterinarian's office, or veterinarianium.

(Emphasis Added). A private kennel is defined as follows:

PRIVATE KENNEL — Any building, structure, or land, or any portion thereof, including a dwelling, that is used, intended to be used, or arranged for the housing of more than three dogs, not including puppies less than four months old, for the purposes of show, hunting, practice tracking, field or obedience trials, or as pets. A private kennel does not include a pet shop or dogs accessory to a farm use.

The uncontroverted evidence presented by the Petitioner through her written statement as confirmed by oral testimony at the hearing was that she is breeding Golden Retrievers on the Property; that she then sells the puppies which she breeds for \$1,200.00 per puppy; and that she provides boarding services for customers who have purchased puppies from her. While the word “commercial” is not defined in the BCZR, Merriam-Webster Unabridged Dictionary defines “commercial” as relating to ‘commerce’ and ‘profit.’ (BCZR, §101.1). By definition, Petitioner’s proposed kennel meets the BCZR definition of a “commercial kennel” in several ways: (1) the act of ‘breeding’ the dogs; (2) ‘boarding’ dogs for customers regardless of the length of stay or whether money is exchanged; and (3) the ‘sale’ of puppies by charging a fee which is evidenced by a contract of sale signed by the buyer. It is immaterial what percentage of her income is from the money received from the sale of puppies. As an aside, Petitioner has admittedly been breeding

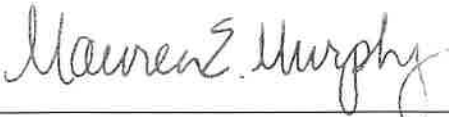
Golden Retrievers at the Property since her purchase in 2021, which is not permitted. Accordingly, for these reasons, Petitioner's proposed use is not a private kennel and must be denied.

In the alternative, assuming *arguendo*, that the proposed use meets the definition of a "private kennel", I find that the proposed use would still be denied because the kennel will be located within 200 ft. of the nearest property line in violation of BCZR, §421.1. The Site Plan confirms that the kennel would be located within 200 ft. of both residential properties located on both the western and southern boundaries lines. Thus, for this reason, the Petition for Special Exception should be denied.

As an additional alternative reason, I find that the proposed use fails to meet the Special Exception factors in BCZR, §502.1. Primarily, given that the kennel is 'commercial' as described above, the proposed use is, by definition, inconsistent with the Property's zoning classification (DR 3.5) and also inconsistent with the spirit and intent of the BCZR. The Property has significant environmental areas along the waterfront side and I find that the proposed use would be inconsistent with the environmental and natural resources of the Property and vicinity including wetlands and floodplains on the Property in the RC5 zone. As such, the proposed use will be denied.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 21st day of **March, 2024** that the Petition for Special Exception per the BCZR, §1B02.1. for a private kennel and it is hereby **DENIED**.

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



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM/dlm

**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: 2023-0236-X
Property Address: 1029 Chester Rd
Legal Owners (Petitioners): Jessica VITTEK
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Jessica Vittek
Address: 1029 Chester Rd.
Middle River MD 21220

Telephone Number: 410-375-8925 / 443-946-6075

*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



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 1029 Chester Rd, Middle River, MD 21220 Currently Zoned DR 3.5
Deed Reference 46038 / 386 10 Digit Tax Account # 1501920233
Owner(s) Printed Name(s) JESSICA L. VITTEK

(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

2. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

KENNEL LICENSE - NON COMMERCIAL

3. ☐ a **Variance** from Section(s)

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

See Attachment

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):

Jessica Vittek

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1029 Chester Rd. Middle River MD

Mailing Address City State

21220, 410-375-8925, jlvittek@gmail.com

Zip Code Telephone #'s (Cell and Home) Email Address

Representative to be contacted:

Jessica Vittek

Name - Type or Print

Signature

1029 Chester Rd Middle River, MD

Mailing Address City State

21220, 410-375-8925, jlvittek@gmail.com

Zip Code Telephone # Email Address

Case Number 2023-0236-X Filing Date 11/8/2023 Do Not Schedule Dates Reviewer CP

EGLA DENISSE ARAUJO FLORES
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPTEMBER 25, 2023

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NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPTEMBER 25, 2023

Jessica Vittek
1029 Chester Rd
Middle River, MD 21220

To Whom It May Concern:

I am requesting a variance for a kennel license on the above listed property. I am not looking to run a commercial kennel, but unfortunately Baltimore County does not offer a fancier's license, so this is the closest thing. You will find the property does have a permit to raise chickens; in my opinion dogs are much quieter and smell way less and a few extra dogs would be preferable to all in the area.

My parents are elderly and I frequently bring their 2 dogs to my house for the day to make sure they are getting adequate exercise and mental stimulation, but here is also the off chance I would need to take their dogs at some point if they were unable to care for them.

I have been breeding and showing Golden Retrievers off and on for over 20 years. As a result, at times, I need to be able to have additional dogs on the property. This may be due to a litter of puppies, having a stud dog or another female here for breeding, dog sitting for friends/ family and families who have purchased puppies in the past need somewhere for them to stay that they know is safe and that their dogs won't be kept outside, kenneled or alone. Occasionally, I will have a dog/puppy come back to me to be re-homed for various reasons. Other times, sometimes it just some puppy play time or "family reunion." Also, I would like to be able to keep my "retired girls" when it is no longer healthy for them to have litters. They deserve to be rewarded, not rehomed to strangers as many career breeders do.

My dogs are my children and are treated as such. They are never kenneled outside or kept in dog runs. They are allowed in all areas of the home and are never isolated from us, and honestly, very rarely even alone because my fiancé and I work from home. When we go out of town, we pay for someone to be at the house 24/7 as well. The existing dogs have a yard with 6 ft fences as well as dig guards to ensure both that they stay safe in the yard as well as other animals stay out. I have lived at the property for over a year and there have been no complaints from the nearby neighbors to either myself or officially. I have even checked in with the neighbors to make sure there are no issues. I can say the same for the property where I used to live for almost 20 years. My neighbors were very disappointed to see my and my dogs go as they enjoyed seeing the occasional litter of puppies grow and liked greet the adults on walks and get a little "golden therapy"

As I previously stated, my intention is not to have a commercial operation. There will be no negative impact on the community either through an increase in traffic or noise. Perhaps as my older dogs unfortunately pass, I would then be able to help foster or rescue dogs to help take care of dogs who for whatever reason, were not in the best of circumstances or lost their owners.

Respectfully,



Jessica Vittek

2023-0236-X

Zoning Property Description For: 1029 Chester Rd, Middle River MD 21220

Beginning at the point on the southwest side of Chester Road which is thirty feet wide at the distance of 1,095' northeast of the center line of the nearest improved intersecting street Chesapeake Avenue which is thirty feet wide.

Being Lot #251, Block N/A, Section N/A, in the subdivision of Long Beach Estates as recorded in Baltimore County Plat Book # WPC 4, Folio #131, and containing the total of 3.55 acres. Located in the 15th Election District and 6th Council District.

2023-0236-X



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

<https://www.baltimorecountymd.gov>

Cashier: Jason S.
25-Jul-2023 2:11:21P

Transaction 101866
1 Petition Before ALJ \$75.00

Total \$75.00

CREDIT CARD SALE \$75.00
MASTERCARD 4091

Retain this copy for statement
validation

Station: Permit Processing - Mini

25-Jul-2023 2:12:16P

\$75.00 | Method: EMV

MASTERCARD

XXXXXXXXXXXX4091

JESSICA VITTEK

Reference ID: 320600546084

Auth ID: 06512Z

MID: *****2995

AID: A0000000041010

AthNtwkNm: MASTERCARD

SIGNATURE

Clover ID: G5B8NA5TYEYGM
Payment 7X8K2HEDJCJ6A

2023-0236-X

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: November 24, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0236-X
Address: 1029 CHESTER RD.
Legal Owner: Jessica Vittek

Zoning Advisory Committee Meeting of November 27, 2023.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is requesting a non-commercial kennel license. No improvements or additions are being proposed by the applicant. Therefore, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront lot with a 100-foot Critical Area buffer extending onto the property from Galloway Creek and the adjacent tidal lagoon. The majority of home and improvements on the lot are within the 100-foot buffer. Any future construction or development will require compliance with Critical Area buffer regulations, lot coverage requirements, and the 15% afforestation. These requirements aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

There are no restrictions on kennels in the LDA, and no new construction is proposed. Therefore, the relief requested will be consistent with established land-use policies.

Additional Comments:

Reviewer: Marie Brady

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 11/28/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-236-X

INFORMATION:

Property Address: 1029 Chester Road
Petitioner: Jessica Vittek
Zoning: DR 3.5
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a Special Exception for a non-commercial Kennel License.

The subject site is an approximately 3.55-acre parcel in the Middle River area. It is located at the end of a dead-end road and is waterfront with Galloway Creek to the east. According to the State Department of Assessments and Taxation, the petitioner purchased the property in late 2021.

The site is primarily surrounded with single family detached residential dwellings. The dwellings and the lots appear to range in size; however, the majority are less than one acre in size.

A letter submitted with the petition explains that the petitioner has bred Golden Retrievers off and on for over twenty years. The purpose of the Special Exception use is to be able to house the petitioner's elderly parents two dogs, as well as fulfill responsibilities that come with being a breeder (i.e., taking care of a litter of puppies, having an extra male or female dog, housing retired female dogs once they can no longer have litters, etc.). The letter further explains that the dogs are never kenneled outside or kept in dog runs, and, when outside, are contained in the yard with a six-foot tall fence with dig guards. The site plan submitted with the petition shows a fenced in area for a proposed dog run area.

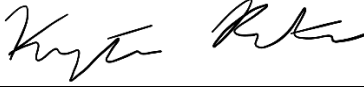
The subject site is within the boundaries of the Bowley's Quarters Action Plan 2000, adopted February 20th, 2001. The Plan provides background on the area and lists community objectives, however, no guidance relevant to the petition at hand is provided.

The Department of Planning confirmed the property has no current or past Code complaints for dogs on the property.

Because the kennel will not be used for commercial purposes, that property is 3.55 acres in size, and the property is located at the end of a dead-end road, the Department of Planning has no objections to the requested Special Exception.

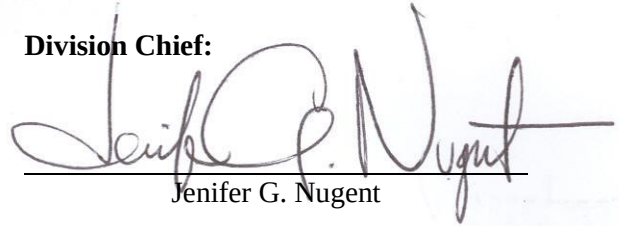
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Jessica Vittek
Ainsley Pressl, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2023
Item No. 2023-0236-X

DATE: November 27, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

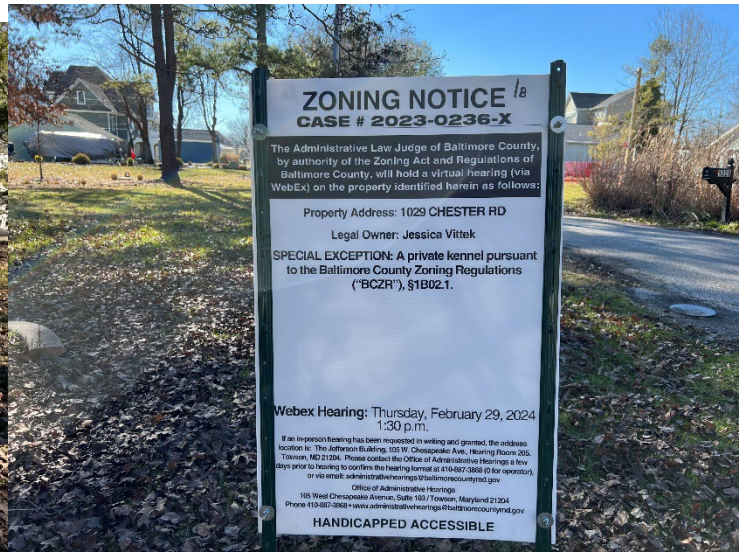
DPW-T: The property is within the Tidal Special Flood Hazard Area Zone AE (BFE=8.5) per panel FIRM 2400100445F dated 9/26/08. Must comply with Flood Plain Ordinance, See County Bill 40-15 (the latest edition of the Baltimore County Code) and Bill 42-15, and Section 32-4-414 of Article 32, Title 4 of the Baltimore County Code, 2003, as amended. The LiMWA is not on the property.

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK
cc: file



Certificate of Posting

Case# 2023-0236-X
Petitioner/Developer
Jessica Vittek

Date of Hearing/Closing
February 29, 2024

Baltimore County Department of Permits and Management
County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204
Attention:

Ladies and Gentlemen:

This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the property located at
1029 Chester Rd on February 7, 2024 , Signs 1A & 1B

Sincerely, Martin Ogle

A handwritten signature in black ink, appearing to read "Martin Ogle".

Martin Ogle
9912 Maidbrook Road
Parkville, Md. 21234
443-629-3411



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

March 21, 2024

Jessica Vittek – jlvittek@gmail.com
1029 Chester Road
Middle River, MD 21220

RE: Petition for Special Exception
Case No. 2023-0236-X
Property: 1029 Chester Road

Dear Ms. Vittek:

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 cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dln
Enclosure

c: Amy Weber - golfski3@gmail.com
Bonita Myers - bonitamyers@gmail.com
Christine and Gregory Lehman - freeport5@verizon.net
Colleen - csmafrt309@gmail.com
Jennifer Frankovich - jfrankovich@baltimorecountymd.gov
Jeremy Lauer - jeremy4953@comcast.net
Kurt Rehak - kurtrehak@yahoo.com
Quinn Goodspeed - quinngood97@gmail.com
Rose Spittel - rorespittel@gmail.com
Rylee Johnson - ryoliviana@gmail.com
Samantha Walters - swalters@baltimorecountymd.gov

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 1501920233

Owner Information

Owner Name:	VITTEK JESSICA LAUREN	Use:	RESIDENTIAL
Mailing Address:	1029 CHESTER ROAD MIDDLE RIVER MD 21220-	Principal Residence:	YES
		Deed Reference:	/46038/ 00386

Location & Structure Information

Premises Address:	1029 CHESTER RD BALTIMORE 21220-4324 Waterfront	Legal Description:	LTS 251,252 1029 CHESTER RD LONG BEACH ESTATES
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 3
0098 0004 0203 15030020.04 0000 251 2021 Plat Ref: 0004/ 0131

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1986	3,034 SF		3.5500 AC	34

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	NO	STANDARD UNIT	SIDING/5	2 full/ 1 half	1 Detached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	361,300	361,300		
Improvements	397,900	427,500		
Total:	759,200	788,800	778,933	788,800
Preferential Land:	0	0		

Transfer Information

Seller: FIGUEROA RAYMOND D	Date: 12/15/2021	Price: \$700,000
Type: ARMS LENGTH MULTIPLE	Deed1: /46038/ 00386	Deed2:
Seller: SHANEYBROOK GUY LEE, JR	Date: 06/25/2007	Price: \$1,350,000
Type: ARMS LENGTH MULTIPLE	Deed1: /25849/ 00123	Deed2:
Seller: SHANEYBROOK GUY L, JR	Date: 10/27/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09430/ 00044	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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0236-X

1029 Chester Rd. Middle River MD 21220
1 of 4



Vacant property and garage



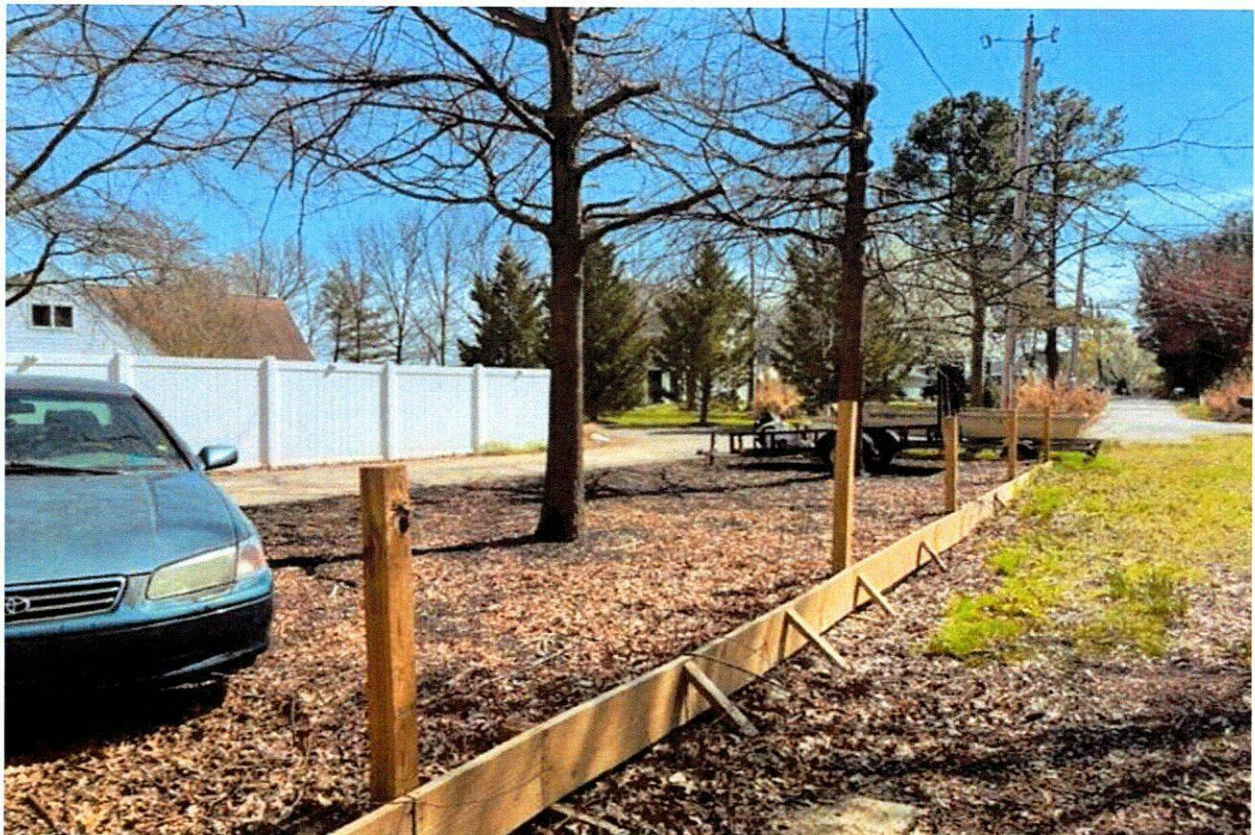
View of property approaching down Chester Rd

2023-0236-X

1029 Chester Rd. Middle River MD 21220

Driveway off Chester Rd

2 of 4



View from corner of property from garage

2023-0236-X

1029 Chester Rd. Middle River MD 21220

3 of 4
Yard Interior - Temp Kennel next to garage



View of yard next to wooded area

2023-0236-X

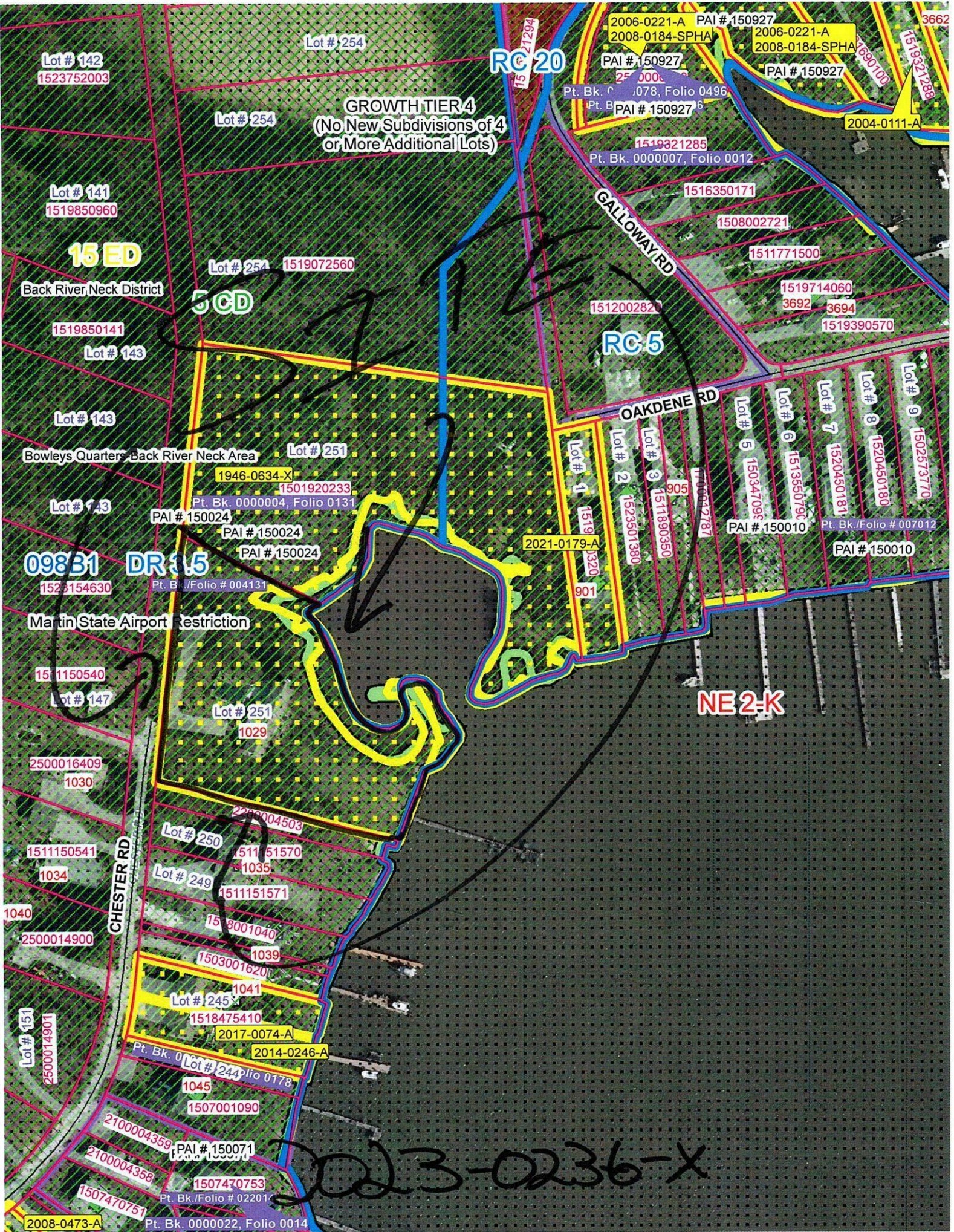
1029 Chester Rd. Middle River, MD 21220

Additional yard View

4 of 4



2023-0236-X



Lot # 142
1523752003

Lot # 254

RC 20

2006-0221-A PAI # 150927
2008-0184-SPHA

2006-0221-A
2008-0184-SPHA

PAI # 150927

PAI # 150927

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

Pt. Bk. 0000078, Folio 0496
Pt. Bk. 0000078, Folio 0496

1519821285
Pt. Bk. 0000007, Folio 0012

2004-0111-A

Lot # 141
1519850960

15 ED

Back River Neck District

5 CD

1519850141

Lot # 143

Lot # 143

Bowleys Quarters Back River Neck Area

Lot # 251

1946-0634-X

1501920233

Pt. Bk. 0000004, Folio 0131

PAI # 150024

PAI # 150024

PAI # 150024

098 B1

DR 15

1523154630

Pt. Bk. 0000004, Folio 004131

Martin State Airport Restriction

1511150540

Lot # 147

Lot # 251
1029

2500016409
1030

1511150541

1034

1040

2500014900

CHESTER RD

Lot # 250

1511151570

Lot # 249

1035

1511151571

1518001040

1039

1503001620

Lot # 245

1518475410

2017-0074-A

2014-0246-A

Pt. Bk. 0000004, Folio 0178

Lot # 244

1045

1507001090

2100004359

PAI # 150071

2100004358

1507470753

Pt. Bk. 0000022, Folio 0014

2008-0473-A

RC 5

OAKDENE RD

Lot # 1

Lot # 2

Lot # 3

Lot # 4

Lot # 5

Lot # 6

Lot # 7

Lot # 8

Lot # 9

Lot # 10

Lot # 11

Lot # 12

Lot # 13

Lot # 14

Lot # 15

Lot # 16

Lot # 17

Lot # 18

Lot # 19

Lot # 20

Lot # 21

Lot # 22

Lot # 23

Lot # 24

Lot # 25

Lot # 26

Lot # 27

Lot # 28

Lot # 29

Lot # 30

Lot # 31

Lot # 32

Lot # 33

Lot # 34

Lot # 35

Lot # 36

Lot # 37

Lot # 38

Lot # 39

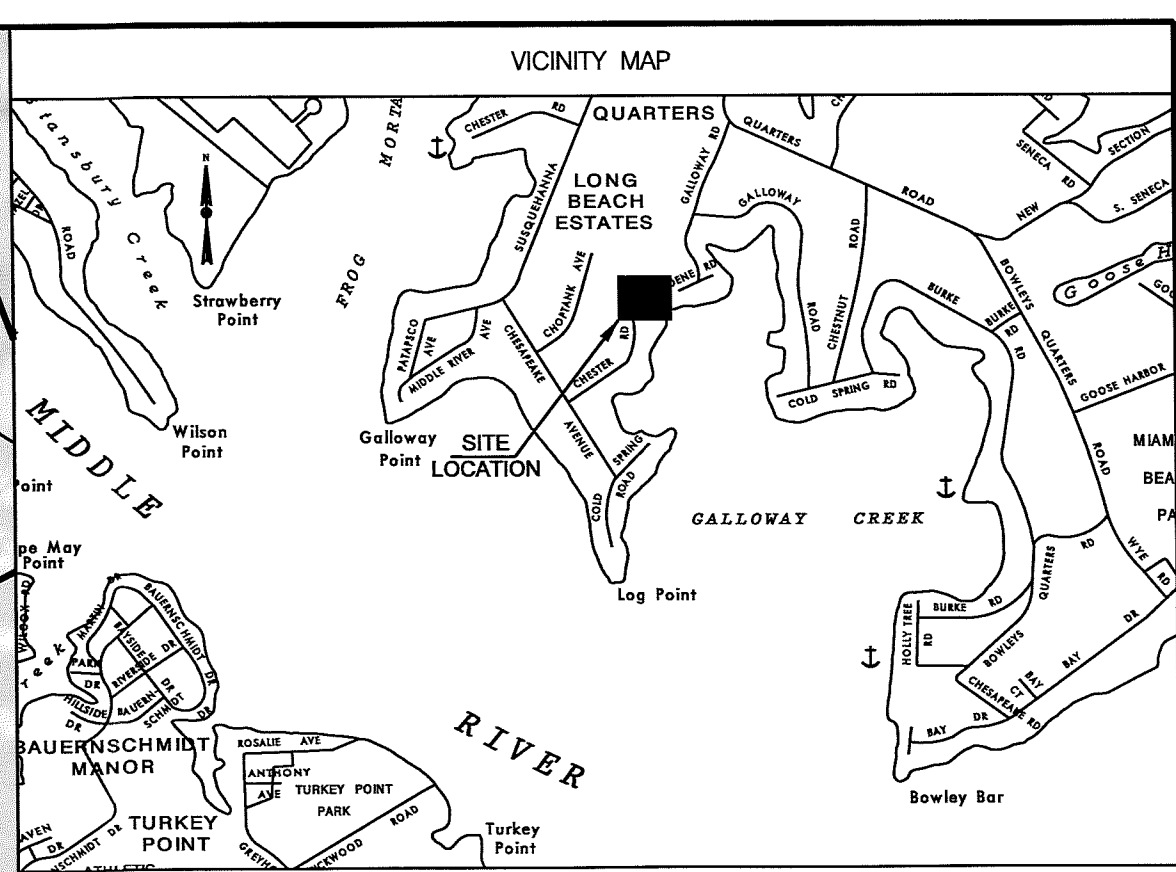
Lot # 40

Lot # 41

Lot # 42

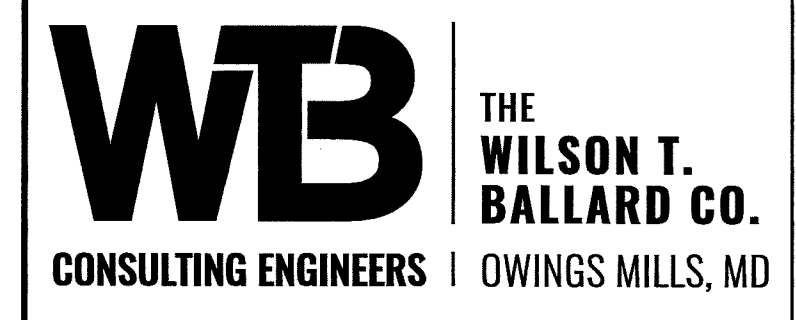
NE 2-K

2023-0236-X



ZONING MAP#: 098B1
SITE ZONED: DR 3.5
ELECTION DISTRICT: 15
COUNCIL DISTRICT: 5
LOT AREA ACREAGE: 3.55 AC
OR SQUARE FEET: 154,638 SF
HISTORIC?: NO
IN CBCA?: YES
IN FLOOD PLAIN?: YES
UTILITIES? MARK WITH X
WATER IS:
PUBLIC: ☒ PRIVATE: ☐
SEWER IS:
PUBLIC: ☒ PRIVATE: ☐
PRIOR HEARING?: 1946-0634-X
IF SO CASE NUMBER
AND ORDER RESULT BELOW:
Petition approved to use property for
commercial chicken raising and housing.

1029 CHESTER ROAD
PHASE II - ZONING PETITION
HEARING PLAN
SUBMITTAL PRINT
MAY 2022



ZONING HEARING PLAN FOR VARIANCE ☒
ADDRESS: 1029 CHESTER ROAD
SUBDIVISION NAME: LONG BEACH ESTATES
PLAT BOOK #: WPC 4 FOLIO #: 131 10 DIGIT TAX #: 1501920233 DEED REF #: 46038 / 00386
FOR SPECIAL HEARING
OWNER(S) NAME(S): JESSICA LAUREN VITTEK
LOT #: 251 BLOCK #: n/a SECTION #: n/a

MARYLAND COORDINATE SYSTEM
DATUM: NAD 83/2011 Horizontal
NAVD 88 Vertical

- NOTE:
1. DIMENSION IS FROM CORNER OF BUILDING TO CENTERLINE OF R/W
2. PROPOSED DOG RUN AREA

SCALE 1" = 20' ADVERTISED DATE CONTRACT NO. 301-389.03
DESIGNED BY JMB COUNTY BALTIMORE COUNTY
DRAWN BY JCG LOGMILE
CHECKED BY JMB HORIZONTAL SCALE 1" = 20'
MDE/PRD VERTICAL SCALE N/A
DRAWING NO. OF SHEET NO. 1 OF 1

2023-0236-X