

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W side of Meadow Road, 571.9 feet S		
of c/l of Bellona Avenue	*	DEPUTY ZONING
9 th Election District		
2 nd Councilmanic District	*	COMMISSIONER
(16 Meadow Road)		
	*	FOR BALTIMORE COUNTY
Dr. Leslie S. Matthews		
<i>Petitioner</i>	*	Case No. 08-421-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Dr. Leslie S. Matthews for property located at 16 Meadow Road. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed garage addition on front of existing dwelling with a front setback of 25 feet in lieu of the required 40 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner wishes to construct a two-car, one-story enclosed garage. The existing carport is too small for vehicles. The proposed garage location is the only possible location in front of the existing dwelling and will utilize the existing macadam drive. The Petitioner provided a letter of support from her neighbors residing at 18 Meadow Road.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 1, 2008 which indicates that the property is within the Ruxton Riderwood Lake Roland Design Review Panel area. The proposed garage addition which is under construction is 752 square feet which is 22% of the floor area of the existing dwelling. A Design Review Panel meeting is not required. The Planning Office does not object to the requested administrative variance provided it is in

COPIES RECEIVED FOR PLANNING
 4-11-08
 [Signature]

keeping with the architectural elevation drawings submitted by Design Alternatives dated 11/15/07.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 23, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

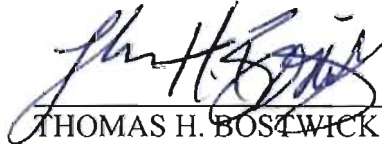
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11th day of April, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed garage addition on front of existing dwelling with a front setback of 25 feet in lieu of the required 40 feet is hereby GRANTED, subject to the following:

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

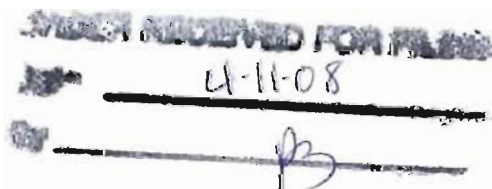
ORDER RESERVED FOR FILING
4-11-08
pm

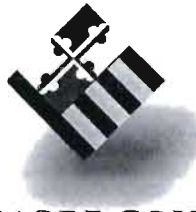
2. The proposed garage addition on the front of the existing dwelling shall be in keeping with the architectural elevation drawings submitted by Design Alternatives dated 11/15/07.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 11, 2008

DR. LESLIE S. MATTHEWS
16 MEADOW ROAD
BALTIMORE MD 21212

Re: Petition for Administrative Variance
Case No. 08-421-A
Property: 16 Meadow Road

Dear Dr. Matthews:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Jim Heagy, 12420 Happy Hollow Road, Hunt Valley MD 21030



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 16 MEADOW RD
which is presently zoned DR-2

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s) BCZR 1 B02.3C.1

TO PERMIT A PROPOSED GARAGE ADDITION OF FRONT OF EXISTING DWELLING WITH A FRONT SETBACK OF 25 FEET IN LIEU OF THE REQUIRED 40 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

16 MEADOW RD 410-602-1015
Address Telephone No.

BALTO. MD 21212
City State Zip Code

Representative to be Contacted:

Name

Address

City

JIM HEAGY 410-365-

12400 HAPPY HILLY 7559
Address Telephone No.

HUNT VALLEY MD 21130
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner 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.

Zoning Commissioner of Baltimore County

CASE NO.

08-421-A

REV 10/25/01

Reviewed By

A. Tsui

Date

03/10/08

Estimated Posting Date

03/23/08 - 04/07/08

4-11-08

P3

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently reside at * 3205 BRIDE RIDGE LN
Address
LUTHERVILLE MD 21093-3633
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

EXISTING CARPORT IS TOO SMALL FOR VEHICLES. WOULD LIKE TO CONSTRUCT NEW 2-CAR, 1-STORY ENCLOSED GARAGE, ATTACHED, SIDE LEADING, TO ONLY POSSIBLE LOCATION, TO FRONT OF EXISTING HOUSE.
IRREGULAR SHAPE OF LOT REQUIRES 24' FRONT YARD SET BACK INSTEAD OF 40' IN EX. DR 2 ZONE

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

* Leslie J. Matthews
Signature
LESLIE J. MATTHEWS
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Leslie J. Matthews
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

* Kathy M. Lind
Notary Public
My Commission Expires 2/6/12

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that 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 Affiant(s) does/do presently reside at * 3205 BRIDGE RIDGE CN
Address
WTHERVILLE MD 21093-3633
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

EXISTING CARPORT IS TOO SMALL FOR VEHICLES. WOULD LIKE TO CONSTRUCT NEW 2-CAR, 1-STORY ENCLOSED GARAGE, ATTACHED, SIDE LOADING, TO ONLY POSSIBLE LOCATION, TO FRONT OF EXISTING HOUSE. IRREGULAR SHAPE OF LOT REQUIRES 24' FRONT YARD SET BACK INSTEAD OF 40' IN EX. DR 2. ZONE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

* Leslie S. Matthews
Signature
Leslie S. Matthews
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13TH day of FEBRUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LESLIE S. MATTHEWS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

* Linda L. Heath
Notary Public

My Commission Expires 10/8/2011

REV 10/25/01





TAX. ACCOUNT # 09062030110

TAX. ACCOUNT # 00000000000000000000

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 16 MEADOW RD
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. 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 Variance from Section(s) BCZR (B02.3C.1)

TO PERMIT A PROPOSED GARAGE ADDITION ON FRONT OF
EXISTING DWELLING WITH A FRONT SETBACK OF 25 FEET
IN LIEU OF THE REQUIRED 40 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

DR. LESLIE S. MATTHEWS

Name - Type or Print

Signature

Name - Type or Print

Signature

16 MEADOW RD 410 602 1015

Address

Telephone No.

BALTO. MD. 21212

City

State

Zip Code

Representative to be Contacted:

JIM HEAGY

Name

12420 HAPPY HILBURY RD 410-365-1559

Address

Telephone No.

HUNT VALLEY MD. 21030

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 08 day of March 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.

Zoning Commissioner of Baltimore County

CASE NO. 08-421-A

Reviewed By A. Tsui Date 03/10/08

REV 10/25/01

Estimated Posting Date 03/23/08 - 04/07/08

RECEIVED FOR FILED

4-11-08

ZONING DESCRIPTION FOR 16 MEADOW ROAD

Beginning at a point on the west side of Meadow Road which is 30 feet wide at the distance of 571.93 feet south of the centerline of the nearest improved intersecting street Bellona Avenue which is 40 feet wide. Being Lot #44 in the subdivision of "HURSTLEIGH" as recorded in Baltimore County Plat Book # 12, Folio # 5, containing 22,215 square feet. Also known as 16 Meadow Road and located in the 9th Election District, 2nd Councilmanic District.

08-421-A

PROPERTIES ADJACENT TO 16 MEADOW ROAD

Jollie K Mitchell
18 Meadow Road
Partial Lots# 27, 45 - "HURSTLEIGH"
TAX ACCNT # - 0913556020

Benjamin & Gaile Civiletti
14 Meadow Road
750 N. Woodbrook Lane
TAX ACCNT# - 0918353301

08-421-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 11404

Date: 03/10/08

PAID RECEIPT

SYSTEMS ACTUAL TIME IPM
 3/10/2008 3/10/2008 09:14:12 1
 WALKER JRIC JHB
 >>RECEIPT H 346531 3/10/2008 09:14
 Dept 5 528 ZONING VERIFICATION
 011404
 Recpt Tot \$65.00
 \$65.00 CR 1.00 Ca
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65--
Total:								65--

Rec From: DESIGN ALTERNATIVES, INC
 For: 16 MEADOW RD
08-421-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-421-A

Petitioner/Developer: DR. LESLIE
MATTHEWS

Date of Hearing/Closing: 4-7-08

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

ATTN: Kristen Matthews ((410) 887-3394)

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:

16 MEADOW ROAD

The sign(s) were posted on

3-23-08

(Month, Day, Year)

Sincerely,

Robert Black 3-31-08
(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 08- 421 -A Address 16 MEADOW ROAD

Contact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 03/10/2008 Posting Date: 03/23/08 Closing Date: 04/07/08

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 (on the reverse side of this form) 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 an 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 zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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

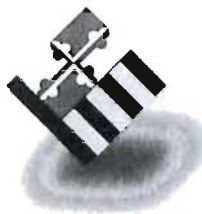
Case Number 08- 421 -A Address 16 MEADOW ROAD

Petitioner's Name DR. LESLIE MATTHEWS Telephone 410-602-1015

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit A PROPOSED GARAGE ADDITION ON FRONT
OF EXISTING DWELLING WITH A FRONT SETBACK OF 25 FEET
IN LIEU OF THE REQUIRED 40 FEET.

WCR - Revised 6/25/04



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 7, 2008

Dr. Leslie S. Matthews
16 Meadow Road
Baltimore, MD 21212

Dear Dr. Matthews:

RE: Case Number: 08-421-A, 16 Meadow Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 10, 2008. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Jim Heagy 12420 Happy Hollow Road Hunt Valley 21030

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 1, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 16 Meadow Road

INFORMATION:

Item Number: 8-421

Petitioner: Dr. Leslie Matthews

Zoning: DR 2

Requested Action: Administrative Variance.

RECEIVED
APR 02 2008

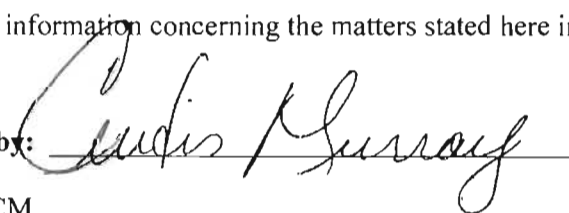
BY: _____

The property in question is improved with a single family dwelling within the Ruxton Riderwood Lake Roland Design Review Panel area. The proposed garage addition, which is under construction, is 752 square feet, which is 22% of the floor area of the existing dwelling. A Design Review Panel meeting is not required.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the requested administrative variance provided it is in keeping with the architectural elevation drawings submitted by Design Alternatives dated 11/15/07.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by: 

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: April 1, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2008
Item Nos. 08-401, 418, 419, 420, 421, 422,
426, 427, 428, 429, 430, 431, 432, 433, 434,
435, 438, 439, and 440

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-03282008.doc



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 24, 2008

Item Number: 418,419,420,421,422,423,424,426,427,428,429,430,431,432,433,434
and 435

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C)443-829-2946
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: March 24, 2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. B-421-A
16 MEADOW ROAD
MATTHEWS PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. 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 Item No. B-421-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in blue ink that appears to read "Michael Bailey".

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com

JOELIE R. MITCHELL

JOHN O. MITCHELL III
18 MEADOW ROAD
BALTIMORE, MARYLAND 21212

JOING COMMISSIONER OF BALTO. CO.
ROOM 11, BALTO. COUNTY OFFICE BLDG
TOWSON, MD 21204

APRIL 4, 2008

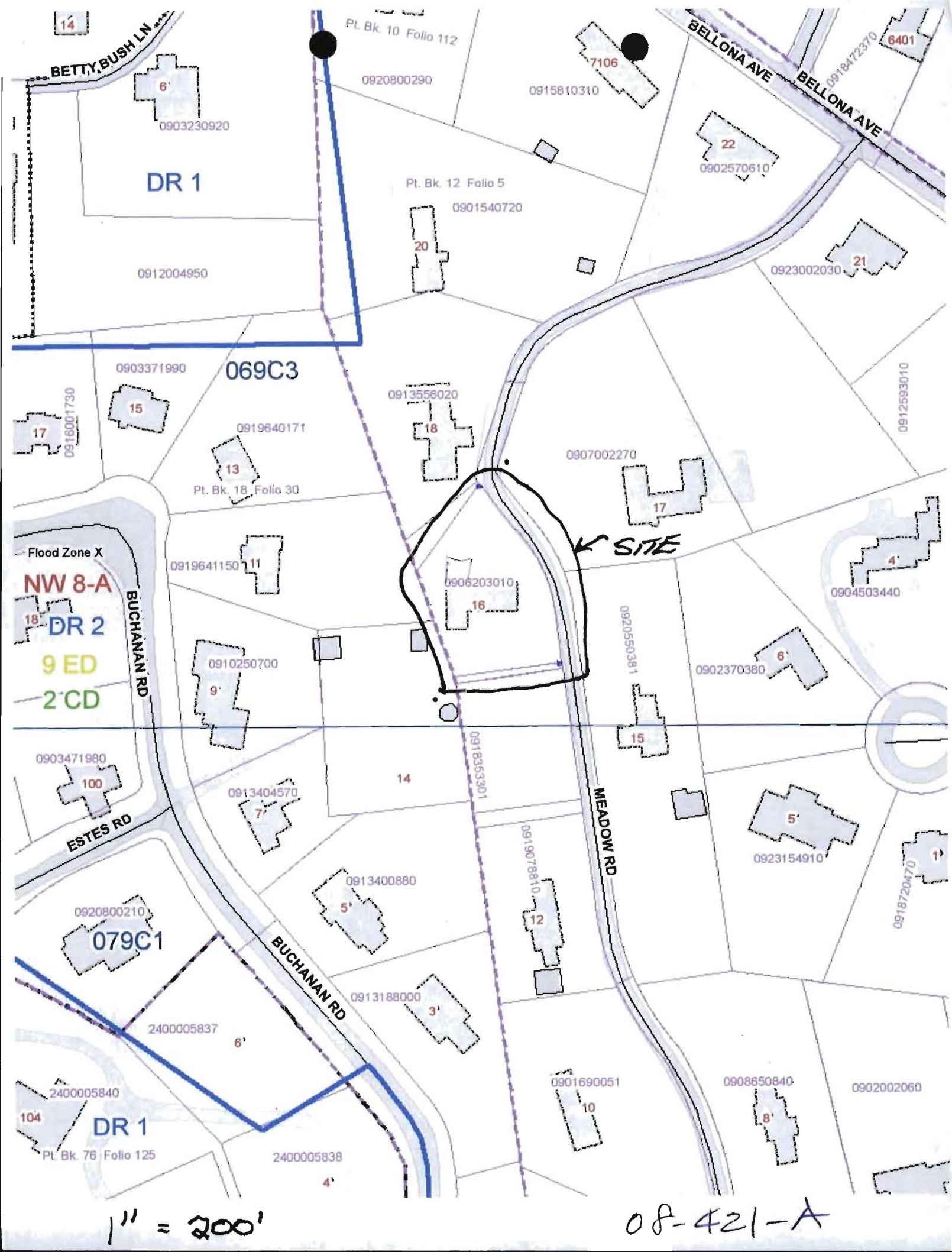
REF: CASE #08-421
16 MEADOW ROAD #21212

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT BOTH OF US,
JOELIE + JOHN MITCHELL, HAVE REVIEWED THE
EXPANSION PLANS OF THE HOUSE AT 16
MEADOW ROAD WITH THE NEAR OWNER, DR.
LESLIE S. MATTHEWS, AND WE HAVE NO
OBJECTIONS IN ANY WAY.

JOELIE R. MITCHELL
JOELIE R. MITCHELL

JOHN O. MITCHELL III
JOHN O. MITCHELL III



subject property



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vvv4.3)

Go Back
View Map
New Search

Account Identifier: District - 09 Account Number - 0906203010

Owner Information

Owner Name: MATTHEWS LESLIE S Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 16 MEADOW RD Deed Reference: 1) /26509/ 86
BALTIMORE MD 21212-1021 2)

Location & Structure Information

Premises Address Legal Description
16 MEADOW RD PT LTS 44,45
16 MEADOW RD
HURSTLEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
69	23	843					44	2	Plat Ref: 12/ 5

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	2,962 SF	22,215.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	178,500	519,550		
Improvements:	672,740	830,760		
Total:	851,240	1,350,310	851,240	1,017,596
Preferential Land:	0	0	0	0

Transfer Information

Seller: FRASER PAMELA M	Date: 12/21/2007	Price: \$1,100,000
Type: IMPROVED ARMS-LENGTH	Deed1: /26509/ 86	Deed2:
Seller: OLANDER CHRISTOPHER D	Date: 08/30/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /22454/ 134	Deed2:
Seller: OLANDER CHRISTOPHER D	Date: 07/22/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /20430/ 144	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

08-421-A





PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

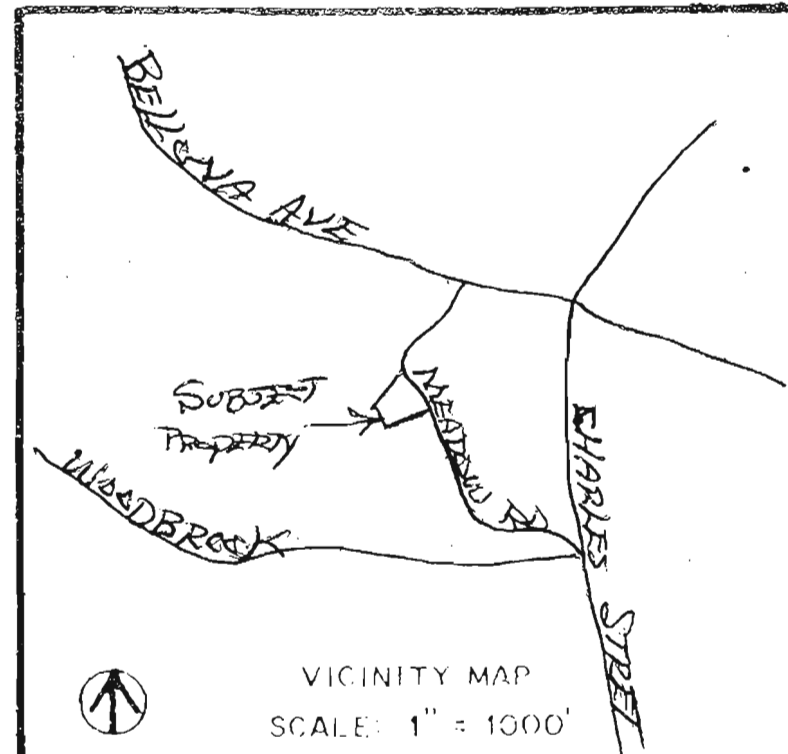
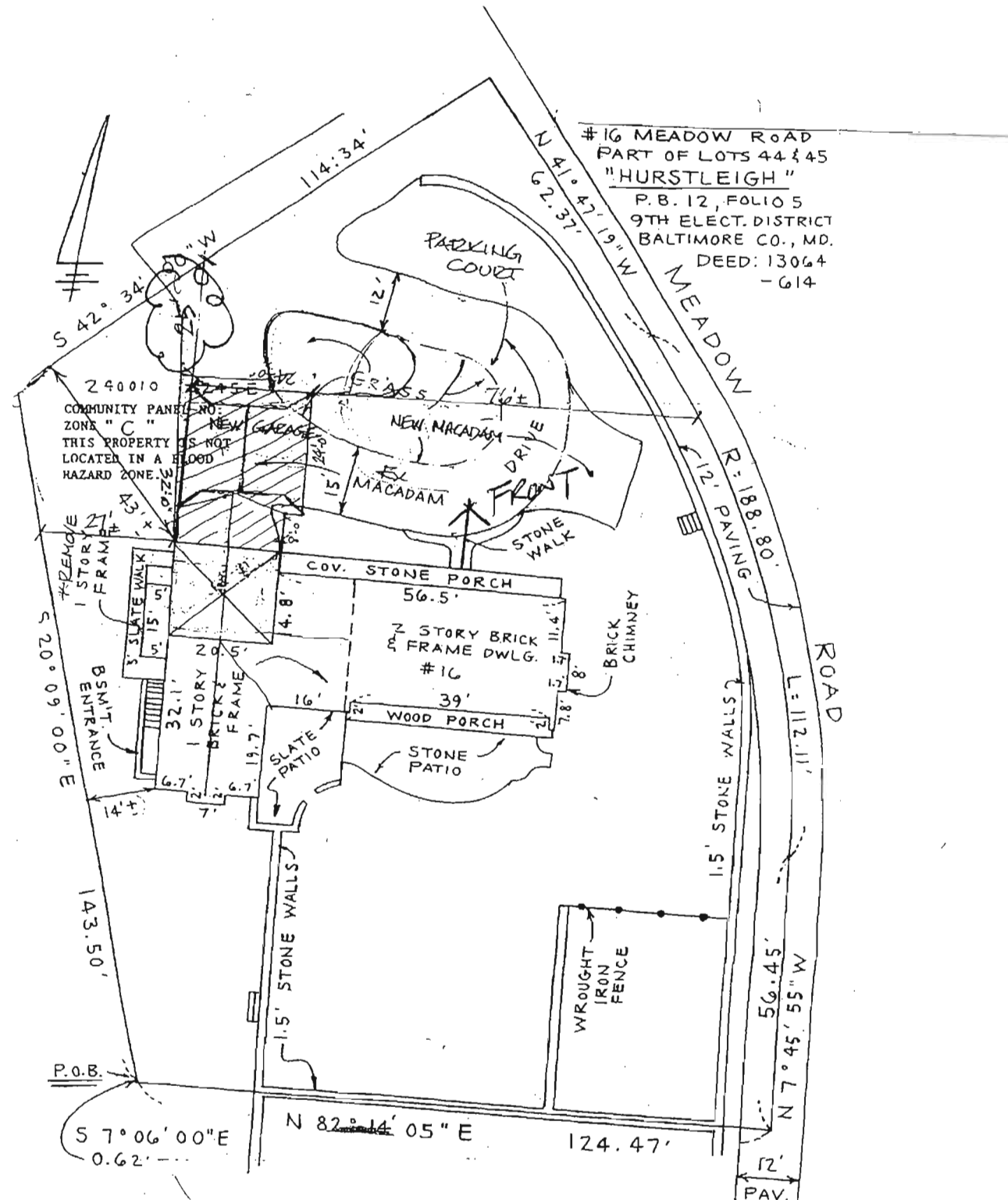
PROPERTY ADDRESS 16 MEADOW ROAD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HURSTLEIGH

PLAT BOOK # 12 FOLIO # 5 LOT # 44 ECTION #

OWNER LESLIE S. MATTHEWS



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 069C3

ZONING DR-2

LOT SIZE 22215
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

A. Tsui | 421 | 08-421-A

PREPARED BY JIM HEAGY

SCALE OF DRAWING: 1" = 30'