

IN RE: **PETITION FOR VARIANCE**
E/S Hilltop Road, 305' N c/line of
Cainewood Court
(119 South Hilltop Road)
1st Election District
1st Council District

Joseph R. Steneman, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 2009-0330-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter returns before the Zoning Commissioner for consideration of a revised Petition for Variance filed by the owners of the subject property, Joseph R. Steneman, and his wife, Mary A. Steneman. The Petitioners have requested variance relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling setback of 33 feet in lieu of the previously variances front yard setback of 35 feet and to amend the plan and Order in Case No. 2009-0083-A accordingly.¹ The subject property and requested relief are more fully described on the amended site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request was Joseph R. Steneman. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is a rectangular shaped lot containing approximately 1.0 acres (43,560 square feet) of land zoned D.R.1. The currently unimproved property is located on the northeast side of South Hilltop Road, just south of Frederick Road, in Catonsville. As illustrated on the site plan, the lot in question, known as Parcel No. 993 on Maryland Tax Map 100, was created through a minor subdivision process

¹ To the extent applicable, the findings and conclusions set forth in this prior Order seeking substantially the same relief are adopted by reference and incorporated herein.

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Date 8-20-09
BY [Signature]

(No. 07093M) and approved on August 18, 2008. The instant variance only concerns the remaining one-acre lot originally shown as Lot 1 on Petitioners' prior development plan submitted in Case No. 2009-0083-A.

Further evidence demonstrated that the Petitioners are proposing to build a custom home but have had difficulty due to the presence of a large nontidal wetland in the rear of the property and forest buffer easement. According to Mr. Steneman, the Baltimore County Department of Environmental Protection and Resource Management (DEPRM) has demanded a 35-foot rear setback from the forest buffer easement to assure the integrity of the environmentally sensitive wetland. This has driven the need to place the building envelope towards the front (western) portion of the lot. Thus, the Petitioners were advised to request additional variance relief in order to move the proposed dwelling away from the forest buffer/forest conservation easement area. A front yard setback of 33 feet is needed in lieu of the previously approved 35 feet in order to develop the lot.

A Zoning Advisory Committee (ZAC) comment received from the Office of Planning dated July 9, 2009 indicates that they do not oppose the request. DEPRM also submitted a comment dated July 13, 2009, which evidences that development of the property must comply with the regulations for the protection of water quality, streams, wetlands and floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code). DEPRM also noted that development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). Finally, DEPRM noted that they support the variance that will bring this property in compliance with the terms of the recently granted forest buffer easement and approved forest conservation plan.

ORDER RECEIVED FOR PLANNING
Date 8-26-09
By [signature]

Considering all of the testimony and evidence presented, I easily find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The property has an irregular shape and the building envelope is uniquely constrained by the large nontidal wetland that dominates the rear of the property. It is also worth noting that while this property is zoned D.R.1, it is surrounded by properties with larger density zoning such as D.R.5.5 to the southeast, and D.R.2 immediately east of the property. Mr. Steneman correctly described the property as "an island of D.R.1 in a sea of larger density zones." As shown on the site plan, adjacent homes surrounding the subject property are all built with front yard setbacks of 26 and 33 feet. Thus, I find that the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district, and that strict compliance with B.C.Z.R. would result in practical difficulty or unreasonable hardship.

I am further convinced that the requested variance relief can be granted in strict harmony with the spirit and intent of the B.C.Z.R. and in such manner as to grant relief without injury to the public health, safety and general welfare. Decreasing the front setback will simultaneously permit an aesthetically pleasing custom home that is consistent with the pattern of development of other properties in the surrounding locale while also maintaining the integrity of the environmentally sensitive nontidal wetland in the rear of the property. Thus, I find that the request for variance meets the requirements of Section 307 of the B.C.Z.R. as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

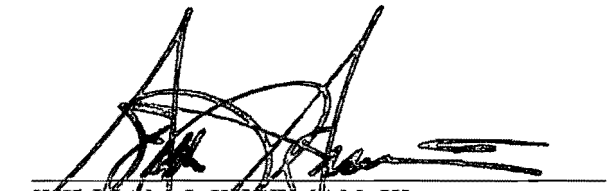
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons set forth herein, the relief requested shall be granted.

NOTED RECEIVED FOR FILING
Date 8-26-09
BY [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of August 2009 that the Petition for Variance seeking relief from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a proposed dwelling with a front yard setback of 33 feet in lieu of the previously approved variances setback of 35 feet and to amend the plan and Order in Case No. 2009-0083-A, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following:

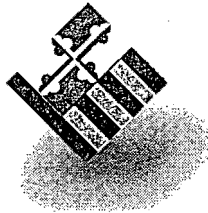
1. The Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted shall be rescinded and the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 8-26-09
By [Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 26, 2009

Joseph R. Steneman
Mary A. Steneman
2110 Devere Lane
Baltimore, Maryland 21228

RE: PETITION FOR VARIANCE

E/S Hilltop Road, 305' N c/line of Cainewood Court
(119 South Hilltop Road)
1st Election District - 1st Council District
Joseph R. Steneman, et ux - Petitioners
Case No. 2009-0330-A

Dear Mr. and Mrs. Steneman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a large, stylized "X" mark.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: People's Counsel; DEPRM; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 119 S. Hilltop Rd

which is presently zoned DR-1

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) 1 B02:3.C.1 TO PERMIT A PROPOSED FRONT

DWELLING SETBACK OF 33 FT. IN LIEU OF THE PREVIOUSLY APPROVED
VARIANCED SETBACK OF 35 FT. AND TO AMEND THE PLANNING ORDER IN
CASE # 2009-0083-A, ACCORDINGLY *JRE*

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

*TO BE DETERMINED
AT HEARING*

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):

Joseph R. Steneman

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

- 1 HR

UNAVAILABLE FOR HEARING

ALL

Date 6/19/09

Case No. 2009 0330 A

REV 9/15/98

Date

8-26-09

By

[Signature]

RECEIVED FOR FILING

Reviewed By

JL

~~Zone~~ Description
119^{SOUTH} HILLTOP RD.

0330

BEGINNING ON THE N.E. SIDE OF ^{SOUTH} HILLTOP RD, A
50 FT RIGHT OF WAY AT A DISTANCE OF 305 FT. NORTH
OF THE CENTERLINE OF CAINEWOOD COURT, A 50 FT. R/W
THENCE EASTERLY 105 FT, THEN NORTHERLY 14 FT, THEN
EASTERLY 200', THEN NORTHERLY 138 FT, THEN WESTERLY
305 FT. BACK TO THE ROAD R/W, THEN SOUTHERLY
152 FT. BACK TO THE POINT OF BEGINNING.
BEING ALL OF LOT 1 IN THE MINOR SUBDIVISION
OF 119 SOUTH HILLTOP RD. IN THE 1ST ED, BEING
1 AC ± IN AREA. PR

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

JL 2009 0030 A
 No. **39931**

Date: **6/19/09**

PAID RECEIPT

RECEIVED BY: *[Signature]*
 DATE: **6/19/09**
 AMOUNT: **130.00**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	006	0000		6150					130.00

Total: **130.00**

Rec From: *Stoughton*

For: *REG VAR 4 AMTEND TRAIL VARIANCE*
114 S. HILLTOP RD.

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2009-0330-A

119 S. Hilltop Road

N/east side of South Hilltop Road; 205 feet north of Calnewood Court

1st Election District — 1st Councilmanic District

Legal Owner(s): Joseph & Mary Steneman

Variance: to permit a proposed front dwelling setback of 33 feet in lieu of the previously approved variance setback of 35 feet and to amend the plan and order in case 2009-0083-A, accordingly.

Hearing: Wednesday, August 26, 2009 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 8/687 Aug. 11

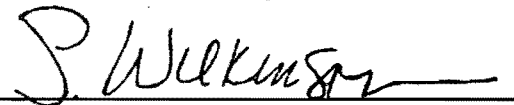
207747

CERTIFICATE OF PUBLICATION

8/13/2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/11/2009.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING

[illegible]

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 2009 0330 A

Petitioner: x Steneman

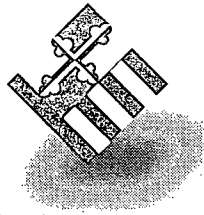
Address or Location: x 119 S. Hilltop Rd Balt MD 21228

PLEASE FORWARD ADVERTISING BILL TO

Name: Joe Steneman

Address: 2110 Devere Ln
Balt MD 21228

Telephone Number: 410-788-1534



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
July 28, 2009
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0330-A

119 S. Hilltop Road
N/east side of South Hilltop Road, 305 feet north of Cainewood Court
1st Election District – 1st Councilmanic District
Legal Owners: Joseph & Mary Steneman

Variance to permit a proposed front dwelling setback of 33 feet in lieu of the previously approved variance setback of 35 feet and to amend the plan and order in case 2009-0083-A, accordingly.

Hearing: Wednesday, August 26, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Steneman, 2110 Devere Lane, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 11, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 11, 2009 Issue - Jeffersonian

Please forward billing to:
Joe Steneman
2110 Devere Lane
Baltimore, MD 21228

410-536-3610

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2009-0330-A

119 S. Hilltop Road

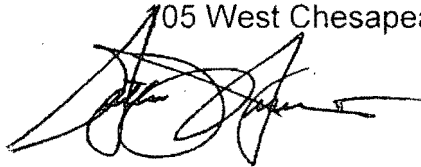
N/east side of South Hilltop Road, 305 feet north of Cainewood Court

1st Election District – 1st Councilmanic District

Legal Owners: Joseph & Mary Steneman

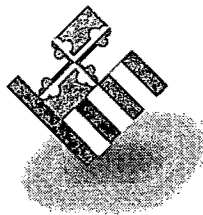
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105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

August 20, 2009

Joseph R. & Mary A Steneman
2110 Devere Ln.
Baltimore, MD 21228

Dear: Joseph R. & Mary A Steneman

RE: Case Number 2009-0330-A, 119 S. Hilltop Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 19, 2009. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

BW 8-26
11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 14 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: July 13, 2009
SUBJECT: Zoning Item # 09-330-A
Address 119 South Hilltop Road
(Steneman Property)

Zoning Advisory Committee Meeting of June 29, 2009

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

This variance is being sought in order to comply with DEPRM's 35-foot setback from the Forest Buffer Easement. Consequently, **this office supports the requested variance.**

Reviewer: Glenn Shaffer

Date: July 7, 2009

BW

8-26
11 Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2009

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

RECEIVED

JUL 16 2009

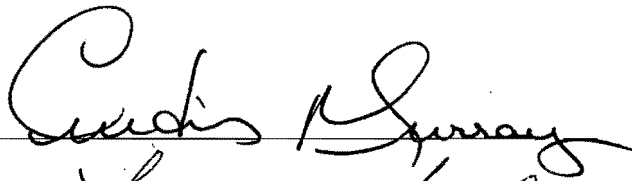
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-330- Variance**

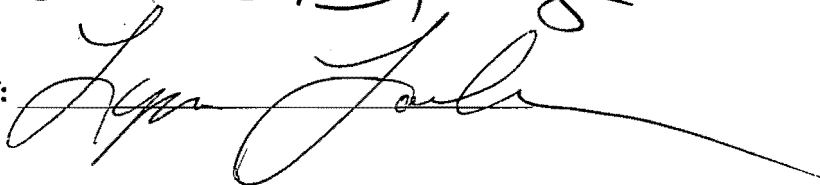
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 6, 2009
Item Nos. 2009-329, 330, 331, 333
and 334

DATE: July 14, 2009

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

DAK:CEN:cab
cc: File
ZAC-07062009-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2009

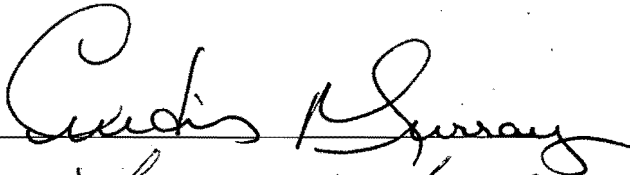
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-330- Variance**

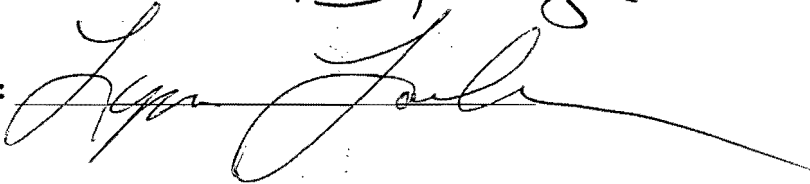
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For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL





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

State Highway
Administration

Beverley K. Swain-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JULY 6, 2009

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

RE: Baltimore County
Item No 2009-0330-A
119 S. HILLTOP RD
STENEMAN PROPERTY
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. 2009-0330-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,

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

RE: PETITION FOR VARIANCE * BEFORE THE
119 S. Hilltop Road; E/S Hilltop Road, *
305' N c/line of Cainewood Court * ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Joseph & Mary Steneman * FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-330-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUL 09 2009

.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of July, 2009, a copy of the foregoing Entry of Appearance was mailed to Joseph & Mary Steneman, 2110 Devere Lane, Baltimore MD 21228, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 01 Account Number - 2500004771

Owner Information

Owner Name: STENEMAN JOSEPH R
 STENEMAN MARY A
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 2110 DEVERE LN
 BALTIMORE MD 21228-4806
Deed Reference: 1) /27559/ 37
 2)

Location & Structure Information

Premises Address
 119 S HILLTOP RD
Legal Description
 1.0AC
 119 S HILLTOP RD
 2000FT S OF FREDERICK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
100	17	993					1	1	Plat Ref:	

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.00 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009
Land	100,000	150,000		
Improvements:	0	0		
Total:	100,000	150,000	0	150,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: GLADDING ESTATE LLC	Date: 01/13/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27559/ 37	Deed2:
Seller: GLADDING ESTATE LLC	Date: 08/19/2008	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27266/ 366	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



**Maryland Department of Assessments
and Taxation
BALTIMORE COUNTY
Real Property Data Search**

**[Go Back](#)
[View Map](#)
[New](#)
[Search](#)**

A map was not found for this property

Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html





REQUIRED STORM WATER MANAGEMENT NOTES

- All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
- As much as possible, impervious areas should be conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
- House down spouts are to be discharged onto pervious areas where feasible.
- Additional subdivision on these parcels and/or lots will require Storm Water Management controls for this site and the additional subdivision.

NOTES

- OWNER: KATHLEEN ELIZABETH GLADDING
75 GARDEN RIDGE ROAD BALTIMORE, MD 21228 (C/O CRYSTAL TITLE CO. 410-455-0080)
- DEED REFERENCE: 16081-13 TAX MAP 100 GRID 17 PARCEL 993
- ZONING NOTES: ZONING DR1 PER OPZ 100C2
TRACT AREA = 2.52 AC. ± (GROSS) 117055 S.F. ± (NET) 109905 S.F. ±
LOTS ALLOWED = 2.687 X 1 = 2 LOTS ALLOWED LOTS PROPOSED = 2
(NO KNOWN ZONING HISTORY)
- AREAS:
PROPOSED LOT 1 = 43560 S.F. ± (1.000 AC. ±)
PROPOSED LOT 2 = 66245 S.F. ± (1.521 AC. ±)
- THERE ARE NO KNOWN EXISTING DWELLINGS, WELLS, UNDERGROUND STORAGE TANKS, SEPTIC SYSTEMS, HAZARDOUS MATERIALS OR HISTORICAL BUILDINGS ON THIS SITE EXCEPT AS SHOWN ON PLAN.
- SITE LIES WITHIN FLOOD ZONE C per F.E.M.A. BALTIMORE COUNTY F.I.R.M. 240010-0370B
- SITE SOIL TYPE Nec2 Lhb, Llc per BALTIMORE COUNTY SOIL SURVEY MAP NO. 46
- SITE LIES IN: ELECTION DISTRICT 1 SUBSEWERSHED 75
CENSUS TRACT 4005.00
REGIONAL PLANNING DISTRICT 324
SCHOOLS: (Elem) HILLCREST (Middle) CATONSVILLE (High) CATONSVILLE
- TOPOGRAPHY HEREON PER BALTIMORE COUNTY - OIT GIS SERVICES UNIT MAP (Title ID: 100C2)
- TAX ACCOUNT # 0107410150
- EXISTING USE OF PROPERTY: 1 SINGLE FAMILY DWELLING
- PROPOSED USE OF PROPERTY: 2 SINGLE FAMILY DWELLINGS
- MAXIMUM HEIGHT OF PRINCIPAL STRUCTURES IS 50'
- "THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 9-2-55"
- THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
- AREA BETWEEN SIGHT LINE AND ROADWAY MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
- "A ZONING FINAL DEVELOPMENT PLAN MAY BE REQUIRED DEPENDING ON THE NUMBER OF LOTS CREATED (AS DETERMINED FROM ZONING AND THE EFFECTIVE DATE OF THE ZONING REGULATIONS FOR THAT ZONE)"
- PROPOSED DWELLINGS FOR GRAPHIC REPRESENTATION ONLY AND MAY BE REVISED IN FINAL DEVELOPMENT.
- PROPOSED DRIVEWAY ENTRANCES SHALL BE CONSTRUCTED PER STANDARD PLATE R-15A.
- PRIOR TO REMOVAL OF ANY EXISTING CURB FOR ENTRANCES, THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF HIGHWAYS.
- THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING ANY NUISANCES OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES WOULD BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
- ZONING LINES AS SHOWN HEREON.
- DRC LIMITED EXEMPTION FOR A MINOR SUBDIVISION APPROVED (062507A)
- CURRENT OWNER WILL RAZE EXISTING BUILDINGS PRIOR TO APPLICATION FOR ANY NEW BUILDING PERMITS ON SITE.
- A PRIVATE EJECTOR PUMP IS REQUIRED TO PROVIDE SEWER SERVICE TO THE LOWER LEVEL OF LOT 1. LOT 2 WILL REQUIRE A PRIVATELY OWNED AND MAINTAINED GRINDER PUMP, AND WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM AT THE RAW USING A SINGLE SEWER HOUSE CONNECTION PER STD. DETAIL 5-12 B.

"REQUIRED STORM WATER MANAGEMENT NOTES"

STORM WATER MANAGEMENT HAS BEEN ADDRESSED BY A PAYMENT OF A FEE IN LIEU TO THE BALTIMORE COUNTY STORM WATER MANAGEMENT FUND.

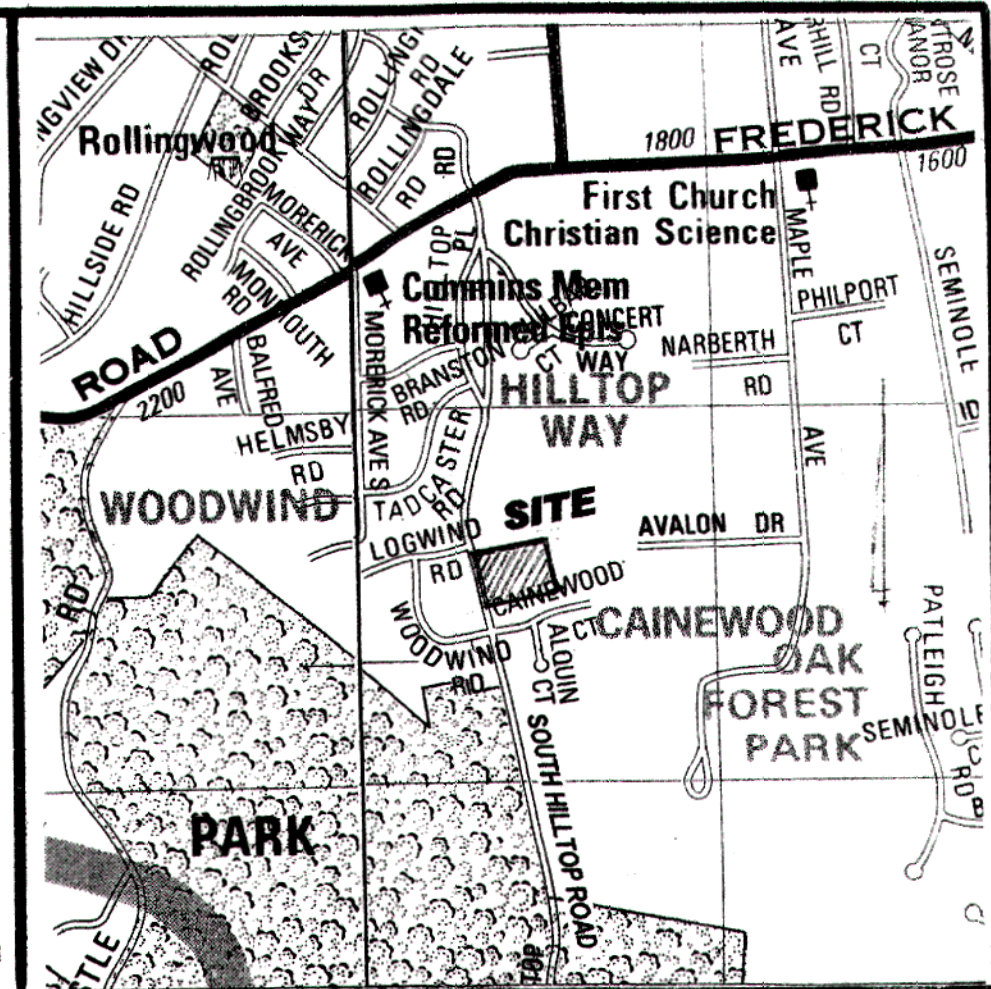
Standard non-disturbance note:

There shall be no clearing, grading, construction, or disturbance of vegetation in the FOREST BUFFER AND FOREST CONSERVATION EASEMENT except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

Protective Covenants note:

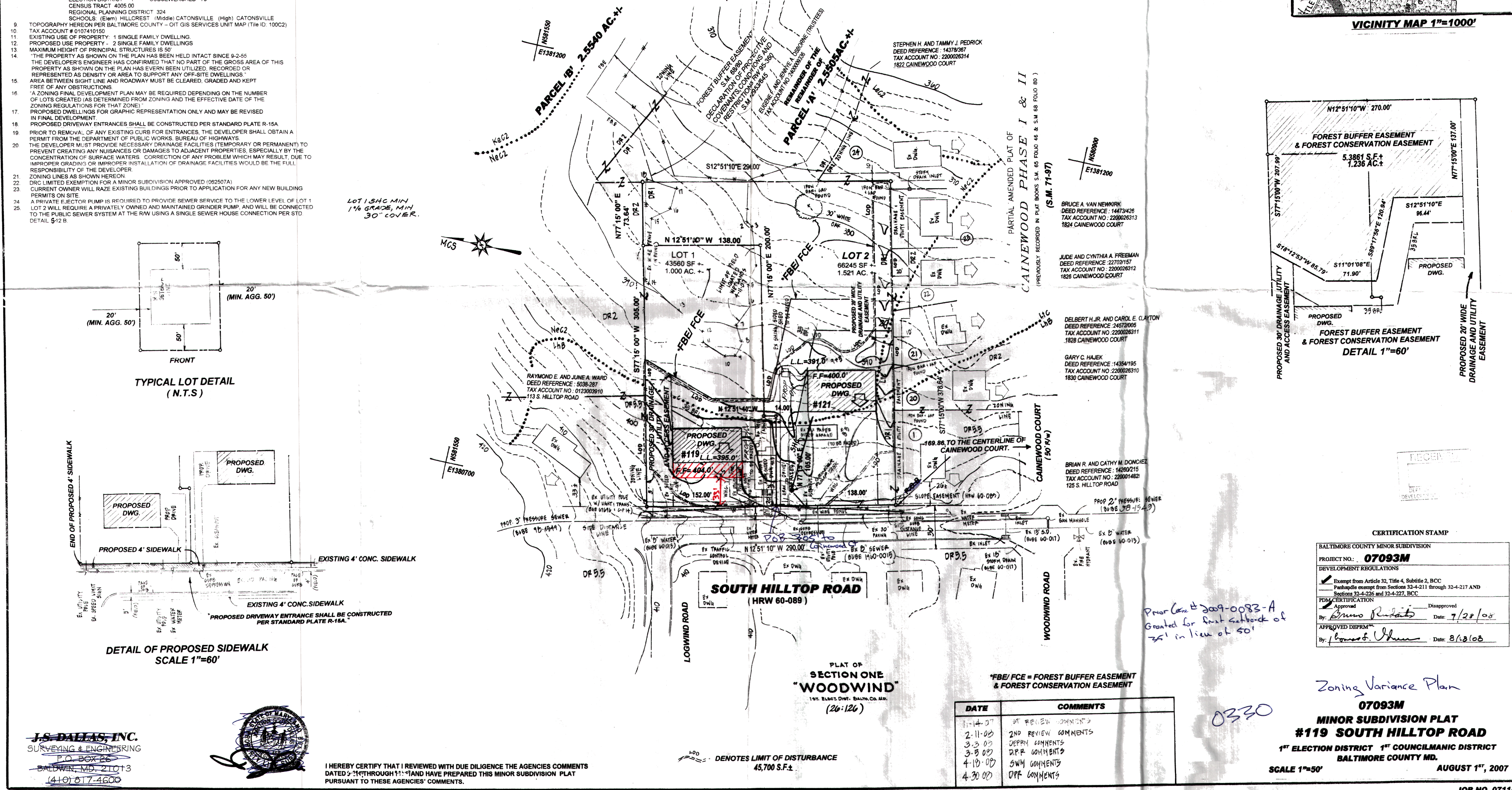
Any FOREST BUFFER AND FOREST CONSERVATION EASEMENT shown hereon is subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.

"A variance was granted by the Baltimore County Department of Environmental Protection and Resource Management from Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The Forest Buffer Easement and building setback shown hereon are reflective of the fact that this variance was granted. Conditions were placed on this variance to reduce water quality impacts including planting and posting of the Forest Buffer Easement."



VICINITY MAP 1"=1000'

RESUBDIVISION OF THE REMAINDER OF PARCEL 'A' (Reserved for Future Development) PHASE II CAINEWOOD PREVIOUSLY RECORDED IN PLAT BOOK S.M. 68 FOLIO 80 (S.M. 77-131)



TYPICAL LOT DETAIL (N.T.S.)

FOREST BUFFER EASEMENT & FOREST CONSERVATION EASEMENT DETAIL 1"=60'

DETAIL OF PROPOSED SIDEWALK SCALE 1"=60'

SOUTH HILLTOP ROAD (HRW 60-089)

PLAT OF SECTION ONE "WOODWIND" 1ST ELEC. DIST. BALTO. CO. MD. (26-126)

*FBE/ FCE = FOREST BUFFER EASEMENT & FOREST CONSERVATION EASEMENT

DATE	COMMENTS
1-14-07	1ST REVIEW COMMENTS
2-11-08	2ND REVIEW COMMENTS
3-3-08	DEPRM COMMENTS
3-9-08	RPR COMMENTS
4-10-08	SWM COMMENTS
4-30-08	OPR COMMENTS

CERTIFICATION STAMP

BALTIMORE COUNTY MINOR SUBDIVISION

PROJECT NO.: **07093M**

DEVELOPMENT REGULATIONS

Exempt from Article 32, Title 4, Subtitle 2, BCC
Paraphrase exempt from Sections 32-4-211 through 32-4-217 AND
Sections 32-4-226 and 32-4-227, BCC

FORM CERTIFICATION

Approved By: *[Signature]* Date: *7/28/08*

APPROVED DEPRM By: *[Signature]* Date: *8/18/08*

Zoning Variance Plan

07093M

MINOR SUBDIVISION PLAT

#119 SOUTH HILLTOP ROAD

1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT

BALTIMORE COUNTY MD.

SCALE 1"=50'

AUGUST 1ST, 2007

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



I HEREBY CERTIFY THAT I REVIEWED WITH DUE DILIGENCE THE AGENCIES COMMENTS DATED 3/10/08 THROUGH 11/1/08 AND HAVE PREPARED THIS MINOR SUBDIVISION PLAT PURSUANT TO THESE AGENCIES' COMMENTS.

--- DENOTES LIMIT OF DISTURBANCE 45,700 S.F. ±