

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Hinesleigh Court; 250 NW of
11th Hines Meadow Way
5th Election District
Councilmanic District
(16 Hinesleigh Court)

Lorraine I. Guzman
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0128-A

* * * * *

AMENDED ORDER

This matter comes before this Deputy Zoning Commissioner as a request by the Petitioner's representative, Sydney Contracting, LLC to amend the Order issued November 9, 2009 to reflect that the variance request is for a rear yard setback of 4 feet, not the 8 feet as indicated on the description accompanying the Petition.

This matter originally came before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Lorraine I. Guzman. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit a rear yard setback of 8 feet in lieu of the required 15 feet, and to amend the Final Development Plan of Hines Meadow, Lot 11. The Petitioner's request was granted in this Commissioner's November 9, 2009 Order.

The Plat to Accompany, Exhibit 1, showed the rear yard setback as 4 feet as indicated by the site plan preparer and marked on the site plan in black ink. However, the rear yard setback was changed to 8 feet by the Zoning Review intake technician and marked with blue ink. The discrepancy of 4 feet was discovered when the contractor, Sydney Contracting, LLC, attempted to obtain the required building permits. However, this discrepancy in the rear yard setback footage indicated on the site plan was not discovered by this Commissioner and was missed when

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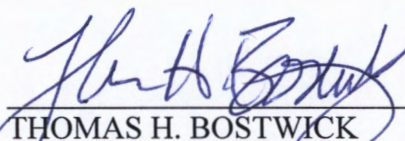
processing the variance request. This problem was not the Petitioner's and she should not be penalized for this oversight.

As previously mentioned in the November 9, 2009 Order, photographs submitted by the Petitioner illustrate that neighbors have enclosed their decks with sunrooms. In fact, one neighbor has enclosed the area beneath their deck. To the rear of the Petitioner's property is local open space. Petitioner desires to enclose an existing deck which measures 12 feet x 50 feet. The existing kitchen is undersized and needs to be enlarged to accommodate family members especially an elderly grandmother. Said kitchen has inadequate counter space, cabinets are insufficient in quantity and function, and the dining area impedes access to the deck. The family room also needs to be enlarged to suit the family's needs.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30th day of November, 2009 that the November 9, 2009 Order is amended so that a Variance request from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit a rear yard setback of 4 feet in lieu of the required 15 feet, and to amend the Final Development Plan of Hines Meadow, Lot 11 is hereby GRANTED;

IT IS FURTHER ORDERED that all other terms and conditions of this Commissioner's November 9, 2009 Order shall remain in full force and effect.

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

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11-30-09

ps



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 30, 2009

LORRAINE I. GUZMAN
16 HINESLEIGH COURT
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 2010-0128-A
Property: 16 Hinesleigh Court

Dear Ms. Guzman:

Enclosed please find the amended decision rendered in the above-captioned case.

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Carl Weisheit, Sydney Contracting LLC, 6317 Elinore Avenue, Baltimore MD 21206

IN RE: PETITION FOR ADMIN. VARIANCE

NE side of Hinesleigh Court; 250 NW of
11th Hines Meadow Way
5th Election District
Councilmanic District
(16 Hinesleigh Court)

Lorraine I. Guzman
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2010-0128-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, Lorraine I. Guzman for property located at 16 Hinesleigh Court. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit a rear yard setback of 8 feet in lieu of the required 15 feet, and to amend the Final Development Plan of Hines Meadow, Lot 11. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner desires to enclose an existing deck which measures 12 feet x 50 feet. The existing kitchen is undersized and needs to be enlarged to accommodate family members especially an elderly grandmother. Said kitchen has inadequate counter space, cabinets are insufficient in quantity and function, and the dining area impedes access to the deck. The family room also needs to be enlarged to suit the family's needs. Photographs submitted by the Petitioner illustrate that neighbors have enclosed their decks with sunrooms.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

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The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 18, 2009 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, 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.

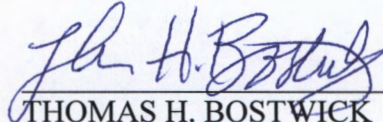
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 9th day of November, 2009 that a Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (CMDP) to permit a rear yard setback of 8 feet in lieu of the required 15 feet, and to amend the Final Development Plan of Hines Meadow, Lot 11 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.

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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

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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 9, 2009

LORRAINE I. GUZMAN
16 HINESLEIGH COURT
BALTIMORE MD 21234

Re: Petition for Administrative Variance
Case No. 2010-0128-A
Property: 16 Hinesleigh Court

Dear Ms. Guzman:

Enclosed please find the decision rendered in the above-captioned case.

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

TO AMEND THE FOP OF HINES MEADOW

for the property located at *16 HINESLEIGH*

which is presently zoned *072A2 DR5.5* *21234*

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)

1B02.3B; BCZR AND V.B.6.b (CMDP)
TO PERMIT A REARYARD SETBACK OF 8FT IN LIEU OF THE REQUIRED 15FT AND TO AMEND THE FINAL DEVELOPMENT PLAN OF "HINES MEADOW"

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 HINESLEIGH CT

Address

BALTIMORE

City

MD

State

21234

Zip Code

410-404-2190 (cell)

443-725-5703 (home)

Telephone No.

Representative to be Contacted:

Name

Address

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.

2010-0128-A

Reviewed By

Date

10-9-09

REV 10/25/01

Estimated Posting Date

10/18

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 16 HINESLEIGH CT
Address
BALTIMORE MD 21234
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):

X

Kitchen is undersized and dysfunctional. Kitchen needs to be larger to accommodate family members especially grandmother who is elderly and needs to be able to maneuver around safely. Kitchen currently contains inadequate counter space and cabinets that are insufficient in quantity and function. Dining area impedes accessibility to deck and is a potential hazard.

Family room is too small to serve any purpose. Family members especially children are crammed into a small area with no space to move about. Family room must be enlarged to better suit the family's needs.

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.

Lorraine Guzman
Signature

Lorraine GUZMAN
Name - Type or Print

Signature

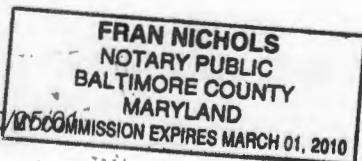
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19 day of September, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lorraine Guzman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public

My Commission Expires 03/01/10

ZONING DESCRIPTION for

16 HINESLEIGH CT.

NE/S of HINESLEIGH CT.,
250ft $\pm$ NW of HINES MEADOW
WAY. CONTAINING 4,266 sq ft. $\pm$

ELECTION DISTRICT: 11TH

COUNCILMANIC DISTRICT: 5TH

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0128 -A Address 16 Hinesleigh CT.

Contact Person: J. MERRIN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/9/09 Posting Date: 10/18 Closing Date: 11/2

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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, usually within 10 days of the closing date if all County agencies' comments are received, 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.
- 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 2010- 0128 -A Address 16 Hinesleigh CT.
Petitioner's Name LORRAINE GUZMAN Telephone 410-404-2190

Posting Date: 10/18 Closing Date: 11/2

Wording for Sign: To Permit A REAR SETBACK of 8ft. IN LIEU
of The REQUIRED 15ft. for AN ADDITION.

Revised 8/20/09

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/neighbor 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: 0128
Petitioner: LORRAINE GUZMAN
Address or Location: 16 Hinesleigh CT, BALTO. Md. 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME

Telephone Number: 410-404 2190 (cell)

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

No. 45989

Date: 10/9/09

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					115.00

Total: 115.00

Rec From: LEONARD GUZMAN

For: 2010-1021-A

FILING 65.-
AMOUNT FOR 50.-

115.-

DISTRIBUTION

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

GOLD - ACCOUNTING

**CASHIER'S
 VALIDATION**

William D. Gulick, Jr.
Baltimore County Approved Sign Poster
Notary Public
2944 Edgewood Avenue
Baltimore, MD 21234
410-530-6293

LETTER OF TRANSMITTAL

TO: Baltimore County PDM
Zoning Office

DATE: October 18, 2009

JOB NO.: 2009-036

RE: 16 Hinesleigh Court

Case No.: 2010-0128-A

ATTENTION: Ms. Kristen Matthews

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover the following items:

☐ Copy of letter ☒ Prints ☒ Documents ☐ Other _____

No. of Copies	Date	Description
1	Oct. 18, 2009	Certificate of Posting
2	Oct. 18, 2009	Site Photos

TRANSMITTALS are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & comment

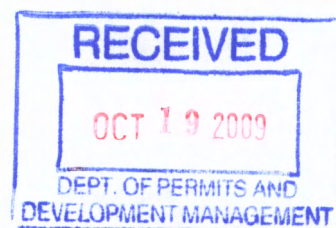
☐ Other _____

REMARKS:

SIGNED: _____

WILLIAM D. GULICK, JR.

cc: Lorraine Guzman





CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

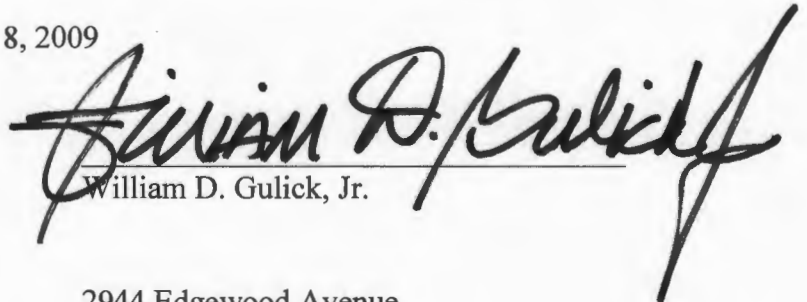
Date: October 18, 2009

Attention: Ms. Kristen Matthews
Zoning Office

Re: Case Number: 2010-0128-A
Petitioner/Developer: Lorraine Guzman
Date of Hearing/Closing: November 2, 2009

This is to certify under the penalties of perjury that the necessary sign (s) required by law were posted conspicuously on the property located at: 16 Hinesleigh Court.

The sign (s) were posted on: October 18, 2009


William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 2, 2009

Lorraine Guzman
16 Hinesleigh Ct.
Baltimore, MD 21234

Dear: Lorraine Guzman

RE: Case Number 2010-0128-A, 16 Hinesleigh Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 09, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 2, 2009

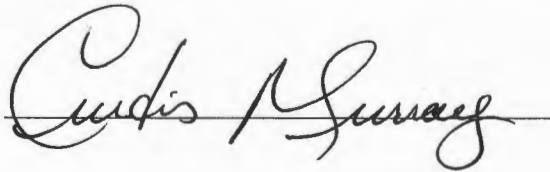
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-128- Administrative 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 2, 2009
Item Nos. 10-092, 124, 125, 127,
128, 129, 130, and 133

DATE: October 21, 2009

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11.02.2009 -NO COMMENTS.doc

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



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-30-2009

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

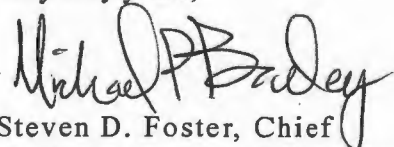
RE: Baltimore County
Item No. 2010-0128-A
16 HINESLEIGH COURT
GUZMAN PROPERTY
ADMIN. VARIANCE

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. 2010-0128-A.

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

Very truly yours,


Foster 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.sha.maryland.gov

CASE NUMBER: 2010 - 0124 - A

to be denied

9835 Clanford Road

Location: S side of Clanford Road; 280 feet E of the c/l of Kings Point Road.

2nd Election District, 4th Councilmanic District

Legal Owner(s): Andrew and Virginia Stills

Closing Date: 11/2/2009

ADMINISTRATIVE VARIANCE To permit a proposed open projection (carport) to have a side yard setback of 1 foot in lieu of the required 7.5 feet, and to amend the Final Development Plan of King Point, Section 7, Block SS, Lot 14 only.

CASE NUMBER: 2010 - 0125 - A

1907 Woodlawn Drive

Location: E side of Woodlawn Drive; 244 feet N of the c/l of Dogwood Road.

2nd Election District, 4th Councilmanic District

Legal Owner(s): Dallas Lee and Ellouise Griffin

Closing Date: 11/2/2009

ADMINISTRATIVE VARIANCE To permit an addition (sunroom) with a 24 foot rear setback in lieu of the required 30 feet.

CASE NUMBER: 2010 - 0128 - A

16 Hinesleigh Court

Location: NE side of Hinesleigh Court; 250 NW of Hines Meadow Way.

11th Election District, 5th Councilmanic District

Legal Owner(s): Lorraine I. Guzman

Closing Date: 11/2/2009

ADMINISTRATIVE VARIANCE To permit a rear yard setback of 8 feet in lieu of the required 15 feet, and to amend the Final Development Plan of Hines Meadow, Lot 11.

*description
from the Z.R.O.*

ZONING CASE HISTORY DATABASE (1900 - PRESENT)

GIS Attribute Table ID (SEARCH ON THIS FIELD):		Case Type Prefix: Case Year: Case Number: Case Type Suffix:				Existing Use:	
20100128			2010	0128	A	Residential	
Legal Owners/Petitioner (SEARCH ON THIS FIELD):		Lorraine I. Guzman					
House/St. Number:	House/Street Number Range:	House/St. No. Suffix:	Prefix Dir.:	Pre. Type:	Street Name (SEARCH ON THIS FIELD):	Suf. Type:	Suffix Suite/Apt/Unit Dir. Number:
16					Hinesleigh	Ct	
Property Description (SEARCH ON THIS FIELD):							
North east side of Hinesleigh Court 250 +/- feet north west of Hines Meadow Way.							
Existing Zoning Classification:		Area:		Election District:		Councilmanic District:	
DR-5.5		4,266 Square Feet +/-		11th		5th	
Critical Area:	NO	Floodplain:	NO	Historic Area:	NO	Prior Zoning Cases:	
Violation Cases:		Concurrent Cases:					
Tax Account ID:		Deed Liber #:		Deed Folio #:		Miscellaneous Notes	
1.) 2100006215		1.)		2.)		The closing date for this case is : 11/02/2009	
2.)		2.)		3.)			
3.)		3.)		3.)			
Contract Purchaser:							
Attorney:							
Petition Reviewer:		Petition Reviewer 2:		Petition Filing Date:			
JCM				10/09/2009			
Day of Week:	Hearing Date:	Hearing Time:		Hearing Location:			
Closing Date:	Commissioner Hearing Continued From		Commissioner Hearing Rescheduled From		Formal Request For Hearing		
11/02/2009							

Case Number:

2010 0128 A

Petition Type # 1: ADMINISTRATIVE VARIANCE

Petition Request # 1: To permit a rear yard setback of 8 feet in lieu of the required 15 feet, and to amend the Final Development Plan of "Hines Meadow".

Petition Type # 2:

Petition Request # 2:

Petition Type # 3:

Petition Request # 3:

Petition Type # 4:

Petition Request # 4:

200 Foot
Scale Map
Reference:

Existing Use:

Residential

Proposed Use:

Existing Zoning Classification:

DR-5.5

Requested Zoning Classification:

Existing District:

Requested District:

North/South Coordinate:

East/West Coordinate:

Census Tract:

1000 Foot
Scale Map
Reference:

Commissioner Case Number 2010 012 A
Zon. Comm. or Dep. Zon. Comm?
Commissioner Order Date
Commissioner Decisio
Commissioner Order Restrictions

Circuit Court Case Number:
Circuit Court Filing Date:
Circuit Court Decision Date:
Circuit Court Decision:

MD Court of Special Appeals Filing Date:
MD Court of Special Appeals Decision Date:
MD Court of Special Appeals Decision:

Board of Appeals Case Number
Appeal to Board of Appeals?
Appellant:
Board of Appeals Description
Board of Appeals Filing Date
Board of Appeals Hearing Date
Board of Appeals Decision Date
Board of Appeals Decision

MD Court of Appeals Filing Date:
MD Court of Appeals Decision Date:
MD Court of Appeals Decision:

U.S. Supreme Court Filing Date:
U.S. Supreme Court Decision Date:
U.S. Supreme Court Decision:

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20100128-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1d)

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Account Identifier: District - 11 Account Number - 2100006215

Owner Information

Owner Name: CONNELLY LORRAINE Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 16 HINESLEIGH CT Deed Reference: 1) /27946/ 111
BALTIMORE MD 21234-1338 2)

Location & Structure Information

Premises Address Legal Description
16 HINESLEIGH CT .1209 AC
16 HINESLEIGH CT
HINES MEADOW

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	7	149					11	3	Plat Ref: 58/ 148

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1989	1,800 SF	4,266.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2009	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	89,500	107,500		
Improvements:	188,280	188,700		
Total:	277,780	296,200	283,920	290,060
Preferential Land:	0	0	0	0

Transfer Information

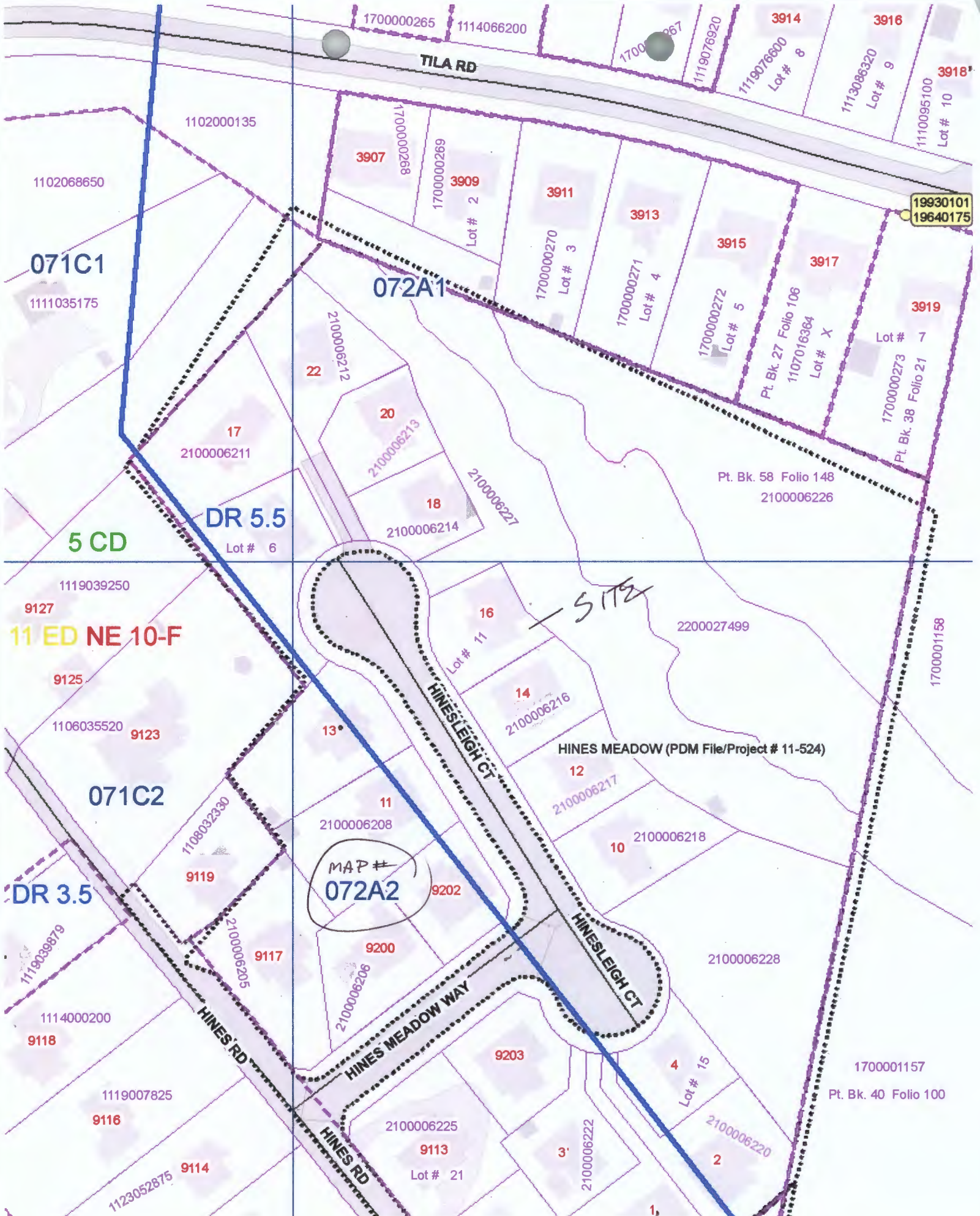
Seller: CONNELLY LORRAINE	Date: 04/17/2009	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /27946/ 111	Deed2:
Seller: HUFHAM WILLIAM K	Date: 10/03/1996	Price: \$168,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11827/ 523	Deed2:
Seller: METRO INDUSTRIES INC	Date: 12/20/1991	Price: \$131,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9007/ 270	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *



071C1

072A1

071C2

MAP #
072A2

SITE

11 ED NE 10-F

DR 5.5

DR 3.5

5 CD

TILA RD

HINESLEIGH CT

HINES MEADOW (PDM File/Project # 11-524)

HINES MEADOW WAY

HINESLEIGH CT

HINES RD

HINES RD

Pt. Bk. 40 Folio 100

Pt. Bk. 58 Folio 148

Pt. Bk. 27 Folio 106

Pt. Bk. 38 Folio 21

19930101
19640175

1102068650

1111035175

1119039250

9127

9125

1106035520

9123

2100006211

17

3907

1700000269

Lot # 2

3909

1700000270

Lot # 3

3911

1700000271

Lot # 4

3913

1700000272

Lot # 5

3915

3917

1700000273

Lot # 7

3919

1110095100

Lot # 10

3918

1113086320

Lot # 9

3914

1119076600

Lot # 8

1119076920

1700000267

1114066200

1700000265

1102000135

22

20

18

2100006227

2100006213

13

16

14

12

2100006217

2100006218

10

11

2100006208

9202

9200

2100006206

9203

2100006225

9113

Lot # 21

1114000200

9118

1119007825

9116

9114

1123052875

1700001157

Pt. Bk. 40 Folio 100

2100006228

Lot # 15

2100006220

2

2100006222

3

1

Left side of property. Rear View.



Right side of property rear view



Right View of Property from deck.



Left View of rear Property from deck



Neighbour

Strevelas
Konstan
11 2100 006214

18 Hinesleigh - rear view of neighbour
- left view



Neighbour

Hughes
WENDY
112100006216

19 Himesleigh Court - Right view
- rear view of neighbour



Kitchen ← View of dining room table.
Facing rear of property

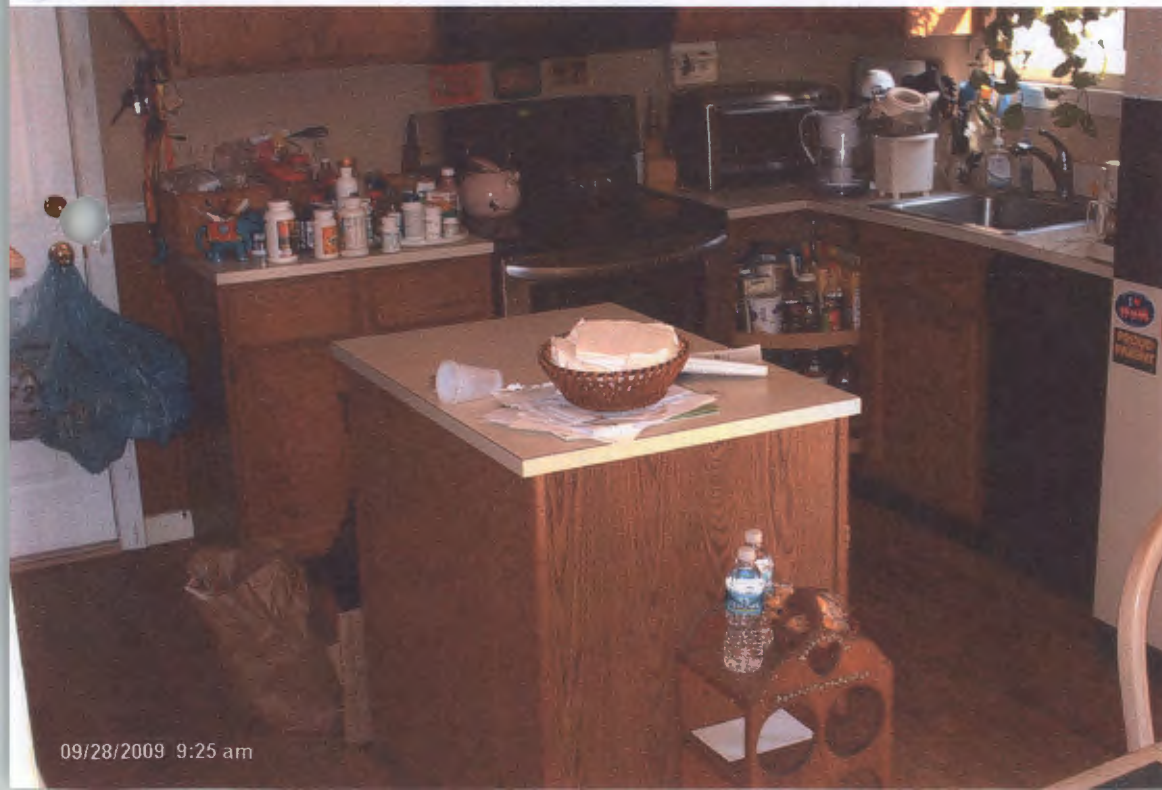
Living room →



Right View of Living room facing towards rear of Property



Left view of kitchen facing towards rear of property.



09/28/2009 9:25 am

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 16 HINESLEIGH COURT

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

SUBDIVISION NAME HINES MEADOW

PLAT BOOK # SM58 FOLIO # 143 LOT # 11 SECTION #

OWNER LORRAINE GUZMAN (ATA Connelly)

SEREVETAS
KONSTAN

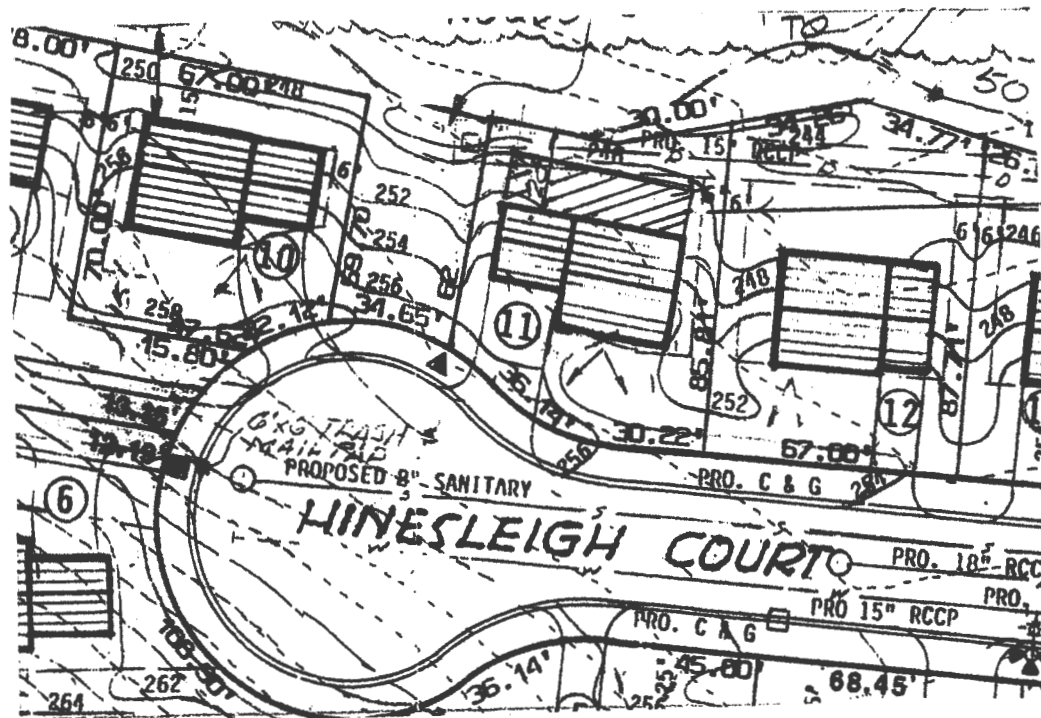
LORRAINE
GUZMAN

HUGHES
WENDY

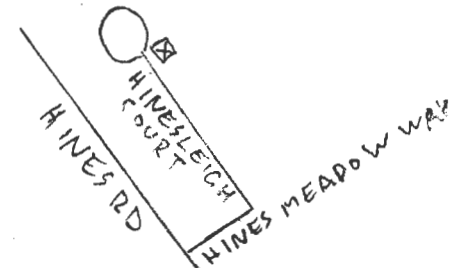
Acc. 112100006214

Acc. 112100006215

Acc. 112100006216



Proposed
Enclosure
Addition
12' x 50'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP #

ZONING 072A2

LOT SIZE 0.14 ACRES 4,266 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

YES NO

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #



NORTH

SHEET 2 of 2

HINES MEADOW

SCALE OF DRAWING 1" = 50'

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 16 HINESLEIGH COURT

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

SUBDIVISION NAME HINES MEADOW

PLAT BOOK # SM 58 FOLIO # 148 LOT # 11 SECTION #

OWNER LORRAINE GUZMAN (AKA Connolly)

THE "MINOR ENCROACHMENT"
INTO THE D&U EASEMENT
HAS BEEN REVIEWED BY
MR KENNEDY OF DPR
(BALTIMORE COUNTY)



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 071C2

ZONING 072A2 DRS.5

LOT SIZE 0.14 4266
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

SHEET 1 OF 2
SEE 2 OF 2
FOR MORE INFORMATION

SCALE OF DRAWING: 1" = 20'

PREPARED BY _____

