

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Hunters Glen; 2700 feet W of
the c/l of Worthington Road
4th Election District
2nd Councilmanic District
(12423 Hunters Glen)

Charles D. and Susan K. Levine
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2011-0067-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 owners of the subject property, Charles D. and Susan K. Levine for property located at 12423 Hunters Glen. The variance request is from Section 1B04.3.B.3 (2005) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a dwelling with a 45 foot side yard setback in lieu of the required 50 feet and to amend the latest Final Development Plan for Worthington Valley, Lot 30 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The proposed home was designed with reading room off the master bedroom. The house was originally designed to be oriented to Hunters Glen in keeping with the orientation of the existing home adjacent at 12421 Hunters Glen. When the home was presented to the homeowner's association for design review, Petitioners were strongly urged to orient the house on an angle toward the cul-de-sac. In the spirit of cooperation with the community and in haste to get under construction, the home was oriented as requested. In doing so, a portion of the reading room had to become a porch to fit within the building restriction limits of the development plan. Petitioners now seek a variance to enclose the porch and return that space to the reading room which is now nothing more than a closet sized space and not fit for

ORDER RECEIVED FOR FILING

Date 9-14-10

By PJ

the purpose it was intended. The homeowners association and its representative, McKenzie Properties, and the neighboring homeowners have been contacted and are in support of the variance request. Petitioners submitted an Affidavit of Residence to attest that they have purchased the property and will live at the subject property. The property contains 1.16 acres, is served by private water and sewer, and is located in the Worthington Valley subdivision.

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 August 30, 2010 which indicates that they do not oppose the modest variance on the subject irregularly shaped lot. Comments were received from the Department of Environmental Protection and Resource Management dated September 8, 2010 which indicates that a new house building permit on well and septic will get the required review by Groundwater Management.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 21, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 Petitioners.

ORDER RECEIVED FOR FILING

Date 9-14-10

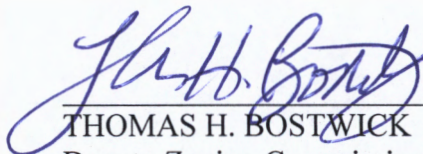
By [Signature] ²

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 14th day of September, 2010 that an Section 1B04.3.B.3 (2005) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a dwelling with a 45 foot side yard setback in lieu of the required 50 feet and to amend the latest Final Development Plan for Worthington Valley, Lot 30 only is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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, for whatever reason, this Order is reversed, 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.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 9-14-10

By 125 3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 14, 2010

CHARLES D. AND SUSAN K. LEVINE
14 WIND FLOWER COURT
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2011-0067-A
Property: 12423 Hunters Glen

Dear Mr. and Mrs. Levine:

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

c: Peter W. Ratcliffe AIA, 10404 Stevenson Road, Stevenson MD 21153



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 12423 HUNTERS GLEN, OWINGS MILLS, MD 21117 which is presently zoned RC 5

Deed Reference: 25093/141 Tax Account # 2500001507

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) 1A04.3B.3. (BCZR) 2005

TO PERMIT A DWELLING WITH A 45-FOOT SIDE YARD SETBACK IN LIEU OF THE REQUIRED 50-FEET AND TO AMEND THE LATEST F.D.P. FOR "WORTHINGTON VALLEY", LOT 30 ONLY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Administrative 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 Date Telephone No.

City By State Zip Code

Legal Owner(s):

x Charles Levine
Name - Type or Print

x [Signature]
Signature

x Susan Levine
Name - Type or Print

x [Signature]
Signature

x 14 WINDFLOWER CT 410 5610107
Address Telephone No.

x REISTERSTOWN MD 21136
City State Zip Code

Representative to be Contacted:

PETER W. RATCHOFF, AIA
Name

10404 STEVENSON RD 410-484-7010
Address Telephone No.

STEVENSON MD 21153
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 9-14-10 day of September 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. 2011-0067-A

Reviewed By D.T. Date 8/12/10

Estimated Posting Date 8/22/10

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 own and reside at 12423 HUNTERS GLEN
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) _____

SEE ATTACHED ADDENDUM

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

✓ *Charles Levine*
Signature

Charles Levine
Name- print or type

x *Susan Levine*
Signature

Susan Levine
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

x STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 6th day of August, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Charles and Susan Levine
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

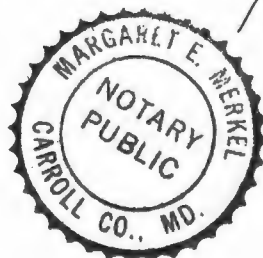
AS WITNESS my hand and Notarial Seal

Margaret E. Merkel
Name of Notary Public

3-1-2014
Commission expires

Margaret E. Merkel

PLACE SEAL HERE:



Affidavit of Residence

Property Address – 12423 Hunters Glen, Owings Mills, MD 21117

We the undersigned to hereby attest that we have purchased the above listed property and will live at the said property.

✓ Charles Levine Signature
✓ Charles Levine Print Name
✓ Susan Levine Signature
✓ Susan Levine Print Name

STATE OF MARYLAND, BALTIMORE COUNTY, to wit

✗ I HEREBY CERTIFY, this 6th day of August, 2010,
Before me, a Notary Public of the State of Maryland, in the County aforesaid,
personally appeared:

(Name Affiant(s) here) Charles and Susan Levine
_____, the Affiant(s) herein,

personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margaret E. Merkel
(Name of Notary Public)

3-1-2014
Commission expires

PLACE SEAL HERE



2011-0067-A

Addendum to Affidavit of Support of Administrative Variance

Our home was designed with a reading room off of the Master Bedroom to provide a quiet area for reading away from the hustle and bustle of a house full of children. The house was originally designed to be oriented to Hunter's Glen in keeping with the orientation of the existing home adjacent to the southeast at 12421 Hunters Glen. When the home was presented to the Homeowner's Association for design review we were strongly urged to orient the house on an angle toward the cul-de-sac. Against our better wishes but in the spirit of cooperation with the community and in haste to get under construction, we oriented the home as requested. By doing this, a portion of the reading room had to become a porch to fit within the building restriction limits of the development plan. We are requesting a variance that would allow us to enclose the porch and return that space to the reading room which is now nothing more than a closet sized space and not fit for the purpose it was intended. The Homeowners Association and it's representative (McKenzie Properties) and the neighboring owners have been contacted and are in support of the request.

+ *Charles Levine*
Signature
Charles Levine
Name - Print or Type

x *Susan Levine*
Signature
Susan Levine
Name - Print or Type

A Notary Public must complete the following section prior to the filing appointment.

+ STATE OF MARYLAND, BALTIMORE COUNTY, to wit

I HEREBY CERTIFY, this 6th day of August, 2010 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Charles and Susan Levine
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s)

AS WITNESS my hand and Notarial Seal



Margaret E. Merkel 3-1-2014
Name of Notary Public Commission expires
Margaret E. Merkel

PLACE SEAL HERE:

2011-0067-A

ZONING DESCRIPTION
FOR
12423 HUNTERS GLEN

Beginning at a point on the North side of Hunters Glen which is 40 feet wide at the distance of 2700 feet west of the centerline of the nearest improved intersecting street Worthington Road which is 40 feet wide. Being known and designated as Lot No. 30, 1st Amended Final Plat I, of the subdivision of "Worthington Valley", which plat is recorded among the Land Records of Baltimore County in Plat Book S.M. No. 78, folio 166 and containing 1.16 acres. Also known as 14243 Hunters Glen and located in the 4th Election District and 2nd Councilmanic District.

Being that same lot of ground which by Deed dated January 12, 2007 was recorded among the Land Records of Baltimore County in Liber 25093, Folio 0141.

2011-0067-A

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

No. **59303**

Date: **8/12/10**

PAID RECEIPT

BUSINESS DETAIL TIME DAY
 8/16/2010 8/12/2010 11:14:39 5

REG WORK WALKIN R009100

RECEIPT # 474279 8/12/2010 07:11

5 520 ZWING CERTIFICATION

059303

Recpt Tot \$115.00

\$115.00 CL \$1.00 CR

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				115.00

Total: **115.00**

Rec From: **DAN BURS**

For: **2011-0067-A**
12423 HUNTERS GLEN

D. THOMPSON

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/22/10

Case Number: 2011-0067-A

Petitioner / Developer: LEVINE~PETER W. RATCLIFFE, AIA

Date of Hearing (Closing): SEPTEMBER 6, 2010

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:
12423 HUNTERS GLEN

The sign(s) were posted on: AUGUST 21, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ²⁰¹¹~~2010~~ 0067 -A Address 12423 HUNTERS GLEN

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/12/10 Posting Date: 8/22/10 Closing Date: 9/6/10

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, 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.
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 ²⁰¹¹~~2010~~ 0067 -A Address 12423 HUNTERS GLEN

Petitioner's Name LEVINE Telephone 410-561-2107

Posting Date: 8/22/10 Closing Date: 9/6/10

Wording for Sign: To Permit A DWELLING WITH A 45-FOOT SIDE YARD SETBACK
IN LIEU OF THE REQUIRED 50-FOOT AND TO AMEND THE LATEST F.D.P.
FOR " WORTHINGTON VALLEY " , LOT 30 ONLY.

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/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: 2011-0067-A

Petitioner: LEVINE

Address or Location: 12423 HUNTERS GLEN

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. CHARLES LEVINE

Address: 14 WINDFLOWER CT.

REISTERSTOWN, MD 21136

Telephone Number: 410-561-0107

Revised 7/11/05 - SCJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 9, 2010

Charles & Susan Levine
14 Windflower Ct.
Reisterstown, MD 21136

Dear: Charles & Susan Levine

RE: Case Number 2011-0067-A, 14 Windflower Ct.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 12, 2010. 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:lnw

Enclosures

c: People's Counsel
Peter Ratcliffe; 10404 Stevenson Rd.; Stevenson, MD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

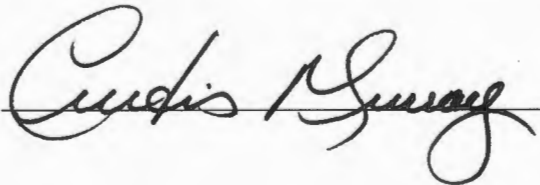
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-067- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the modest variance on the subject irregularly shaped lot.

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

Prepared By:
CM/LL



RECEIVED

AUG 31 2010

ZONING COMMISSIONER

AV 9-6

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-067-A
Address 12423 Hunters Glen
(Levine Property)

Zoning Advisory Committee Meeting of August 23, 2010

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

A new house building permit on well and septic will get the required review by Groundwater Mgmt.

Reviewer: Dan Esser Date: 8/25/10



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 25, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 23, 2010

Item No.:

Administrative Variance: 2011-0039A, 0059A, 0062A - 0064A, 0067A, 0069A, 0070A, 0072A

Variance: 2011-0037A, 0038A, 0040A, 0041A, 0046A, 0058XA, 0059A, 0065A, 0066A, 0068A, 0071A

Special Exception: 2011-0058XA

Special Hearing: 2011-0061SPH

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item Nos. 2011- 037, 038, 039, 040,
041, 046, 059, 060, 061, 062, 063,
064, 066, 067, 069, 070 and 071

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-09062010 -NO COMMENTS.doc



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: August 26, 2010

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

RE: Baltimore County
Item No. 2011-0067-A
12423 HUNTERS GLEN
LEVINE 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. 2011-0067-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,

A handwritten signature in black ink, appearing to read "Michael P. Bailey".
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

Patricia Zook - Descriptions for Monday's administrative variance cases

From: Patricia Zook
To: Williams, LaShenda
Date: 9/10/2010 9:36 AM
Subject: Descriptions for Monday's administrative variance cases
CC: Bostwick, Thomas

LaShenda -

I don't yet have the files or the descriptions for the administrative variances that closed on Monday. I'd like to at least get the descriptions now so that I can start processing the requests.

I've received a couple calls from Petitioners and they were referred to you.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Patricia Zook - any administrative variance cases from Monday?

From: Patricia Zook
To: Williams, LaShenda
Date: 9/9/2010 10:03 AM
Subject: any administrative variance cases from Monday?
CC: Bostwick, Thomas

Good morning LaShenda -

Are there any administrative variance cases that closed on Monday?

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Subject: any administrative variance cases from Monday?
Created By: pzook@baltimorecountymd.gov
Scheduled Date:
Creation Date: 9/9/2010 10:03 AM
From: Patricia Zook

Recipient	Action	Date & Time	Comment
To: LaShenda Williams (lwilliams@baltimorecountymd.gov)	Delivered	9/9/2010 10:03 AM	
CC: Thomas Bostwick (tbostwick@baltimorecountymd.gov)	Read	9/9/2010 10:14 AM	

2011-067-A



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

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

Account Identifier: District - 04 Account Number - 2500001507

Owner Information

Owner Name:	LEVINE SUSAN KING	Use:	RESIDENTIAL
	LEVINE CHARLES D	Principal Residence:	NO
Mailing Address:	12603 WORTHINGTON RIDGE RD	Deed Reference:	1) /29235/ 406
	REISTERSTOWN MD 21136-5519		2)

Location & Structure Information

Premises Address	Legal Description
12423 HUNTERS GLEN	1.1617 AC
	12423 HUNTERS GLEN NS
	WORTHINGTON VALLEY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
50	13	10					30	1	Plat Ref:	78/ 166

Special Tax Areas

Town

Ad Valorem

Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.16 AC	04
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	355,600	690,800		
Improvements:	0	0		
Total:	355,600	690,800	467,333	579,066
Preferential Land:	0	0	0	0

Transfer Information

Seller: WORTHINGTON I LLC	Date: 03/03/2010	Price: \$535,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /29235/ 406	Deed2:
Seller: WORTHINGTON C C LLC	Date: 01/19/2007	Price: \$600,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /25093/ 141	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *



2011-0067-A



2011-0067-A

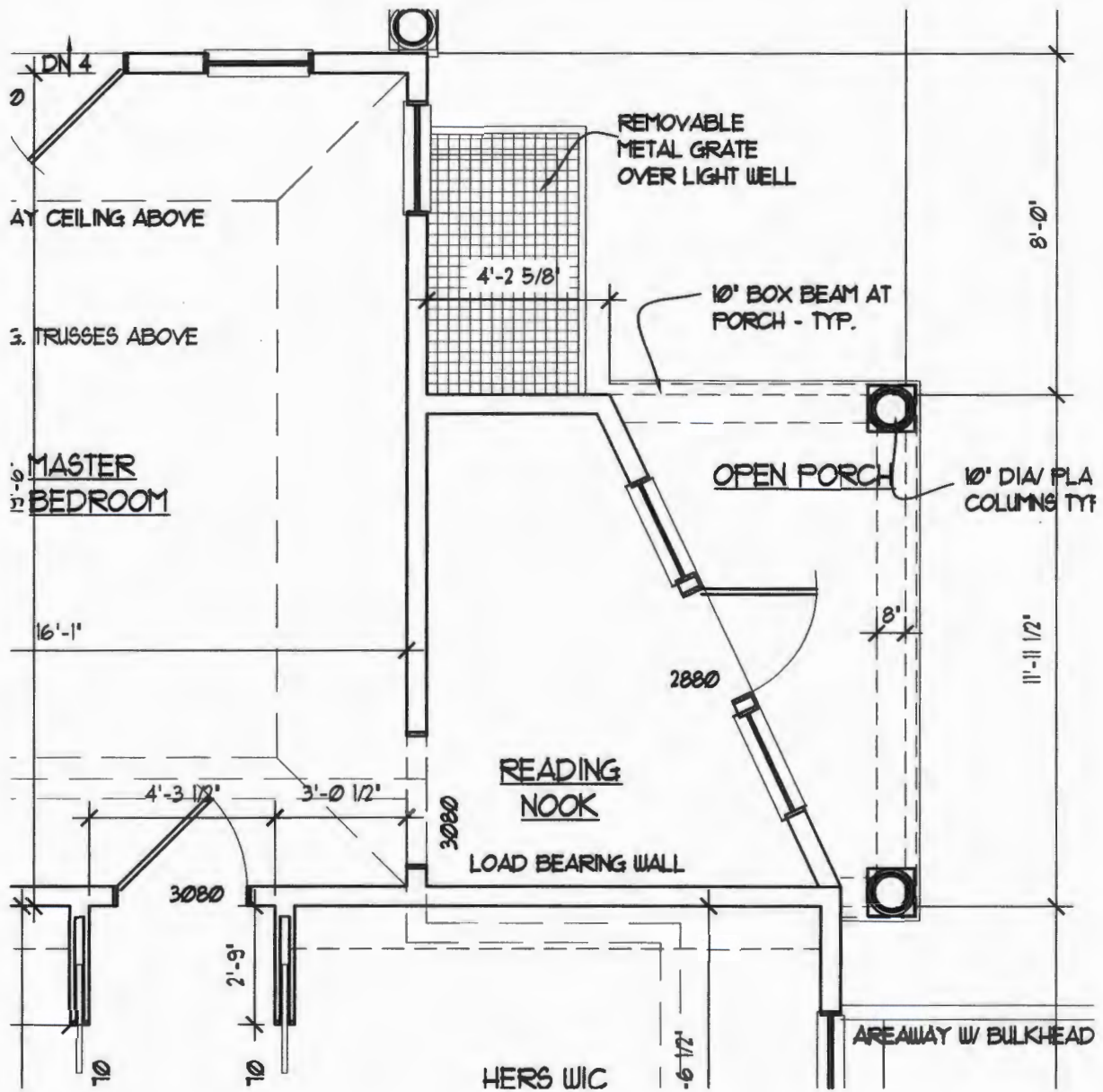


2011-0067-A



2011-0067-A

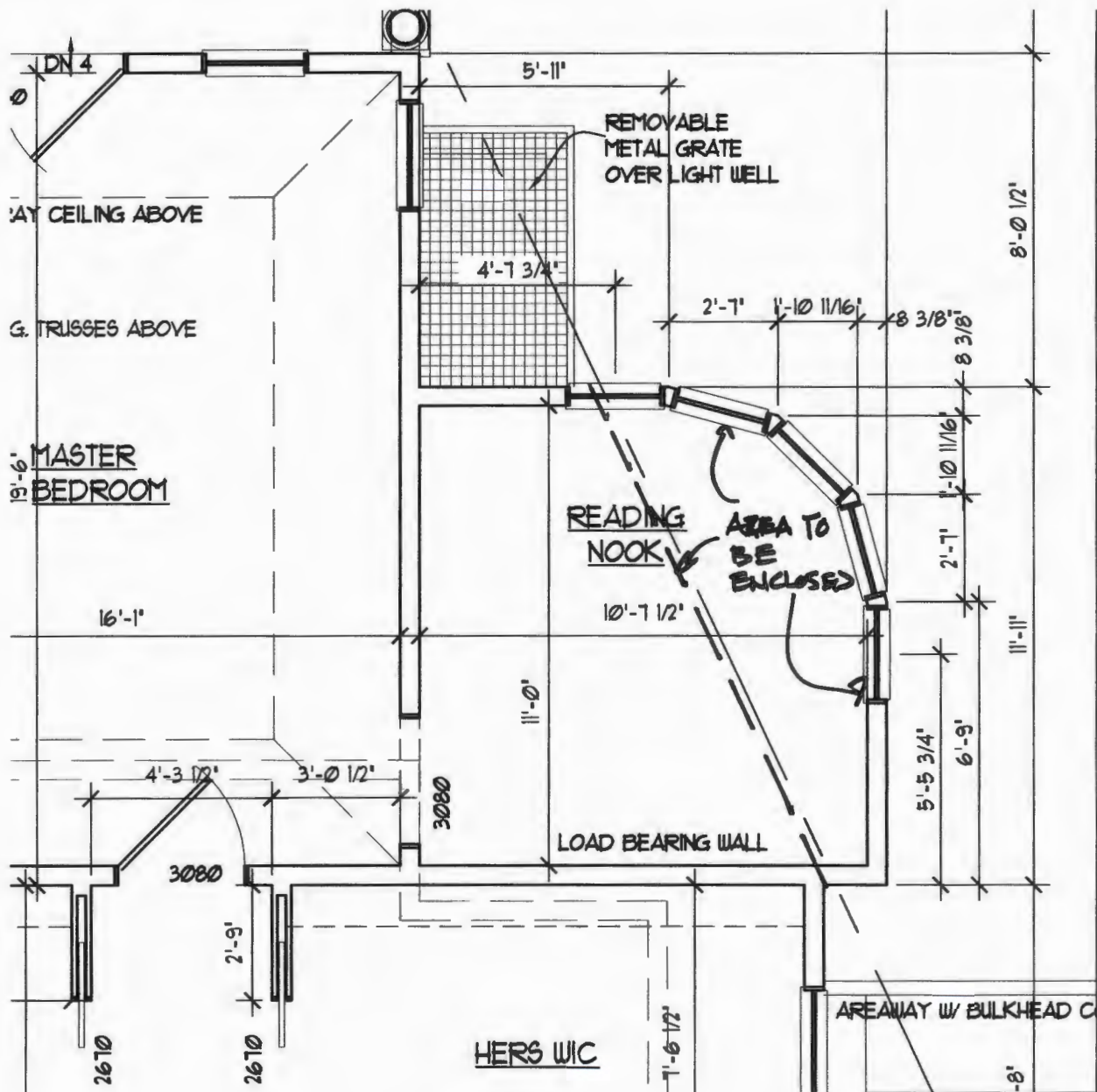
2011-0067-A



FIRST FLOOR
 EXISTING

2011-0067-A

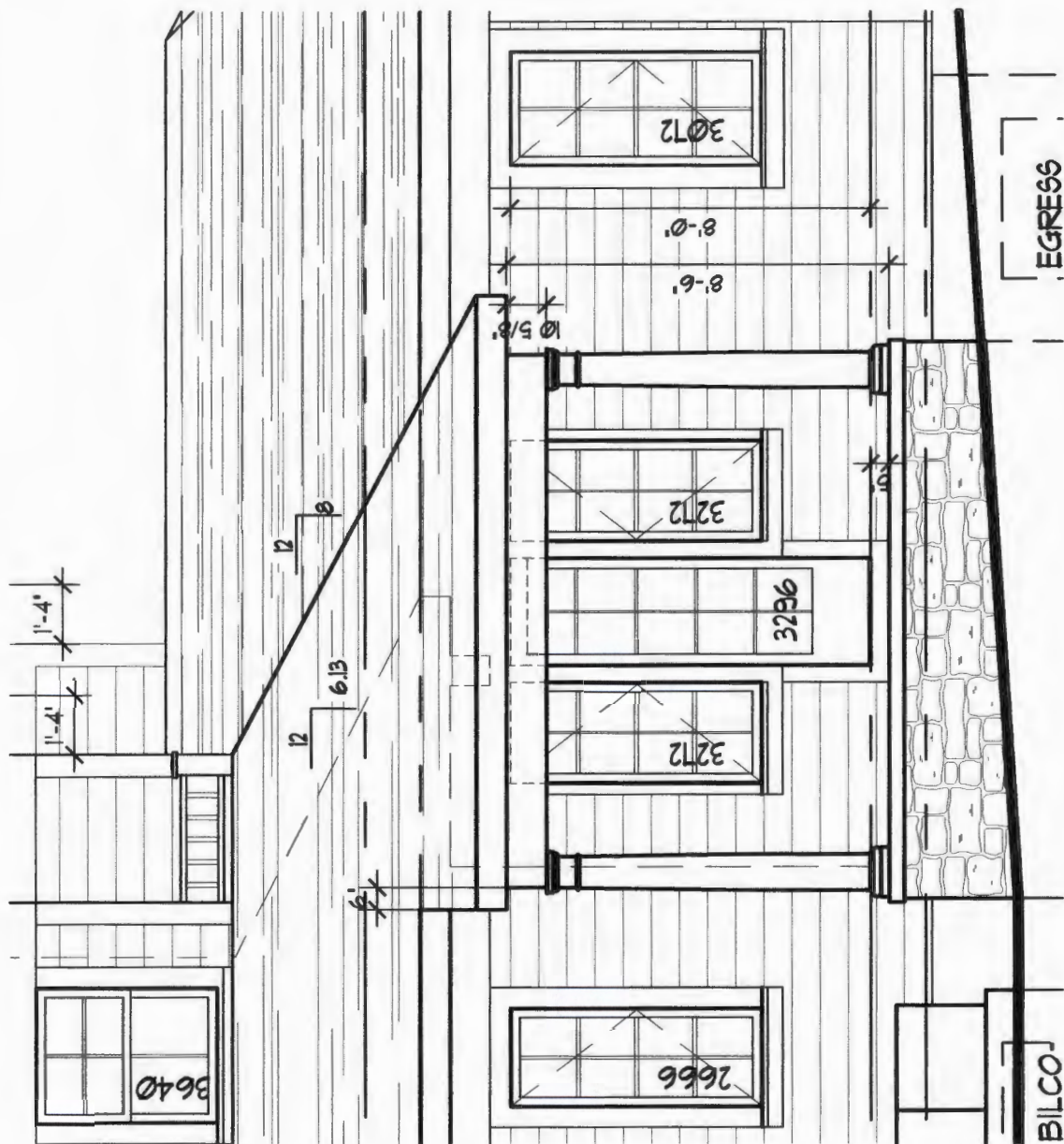
EXHIBIT A, SHT. 1



FIRST FLOOR PROPOSED

2011-0067-A

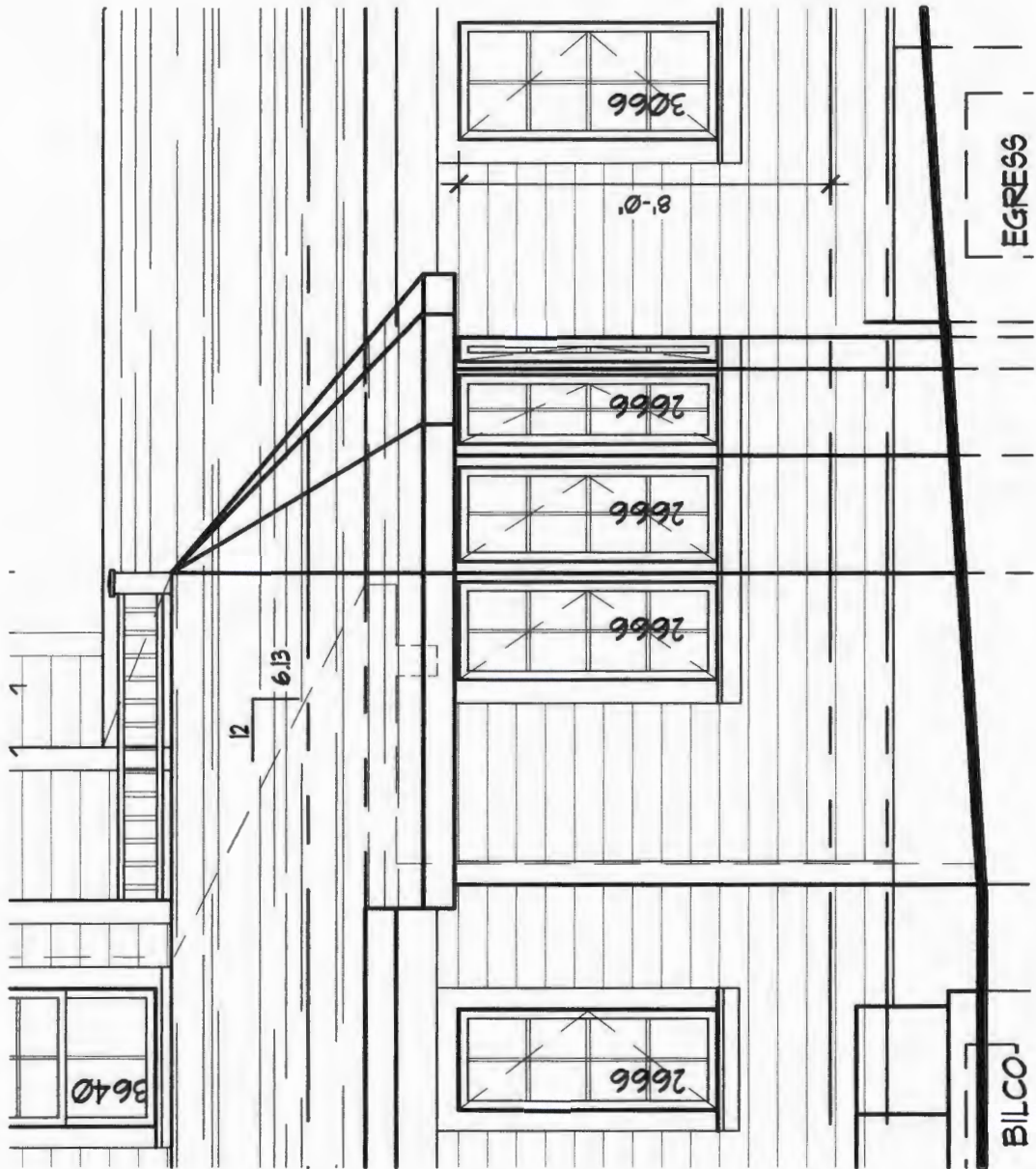
EXHIBIT A, SHT. 2



ELEVATION
EXISTING

2011-0067-A

EXHIBIT A, SHEET 3



ELEVATION
PROPOSED

2011-0067-A

EXHIBIT A, SAT

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

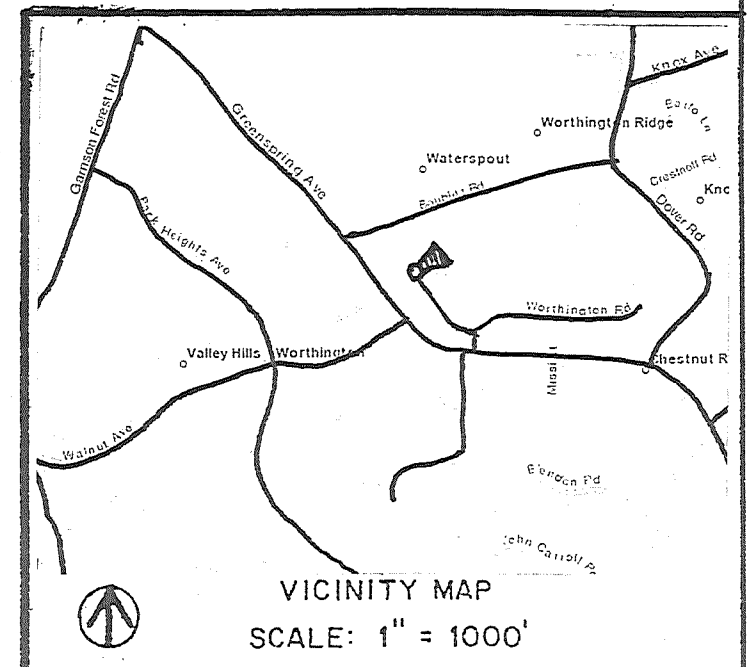
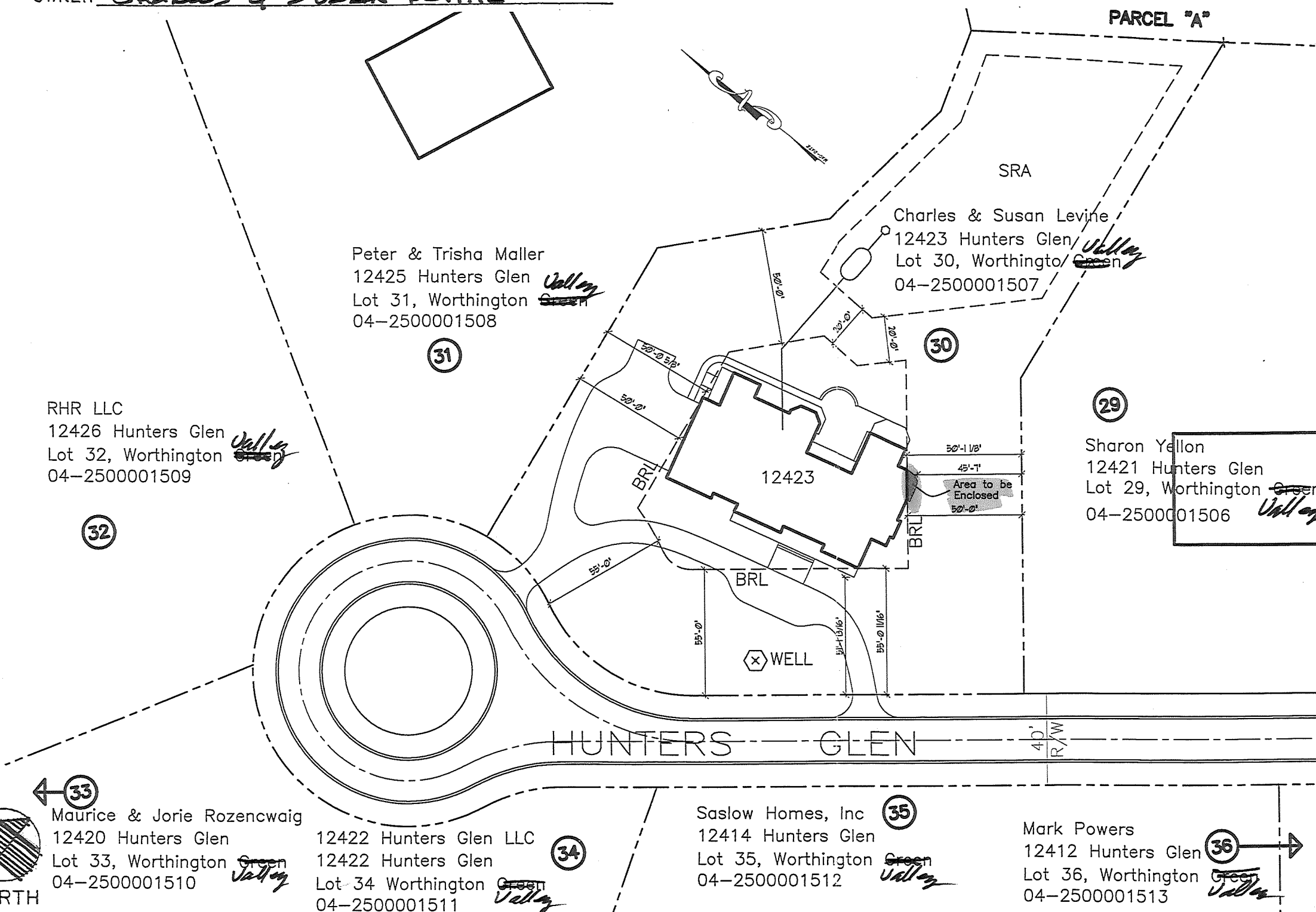
PROPERTY ADDRESS 12423 HUNTERS GLEN

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

SUBDIVISION NAME WORTHINGTON VALLEY

PLAT BOOK # 78 FOLIO # 166 LOT # 30 SECTION #

OWNER CHARLES & SUSAN LEVINE



LOCATION INFORMATION

ELECTION DISTRICT **4**

COUNCILMANIC DISTRICT **2**

1" = 200' SCALE MAP # **049C2 & 050A2**

ZONING **RC5**

LOT SIZE **1.16** **50,530**
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

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

ZONING OFFICE USE ONLY

REVIEWED BY **D.T.** ITEM # **0067** CASE # **2011-0067-A**

PREPARED BY PETER W. RATCLIFFE, AIA

SCALE OF DRAWING: 1" = **50'-0"**