

MEMORANDUM

DATE: April 17, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0209-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 16, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(3 Kilkea Court)

11th Election District *

5th Council District *

Margaret Susan Guiou *

Petitioner *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0209-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Margaret Susan Guiou ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1B02.3.B of the Baltimore County Zoning Regulations ("BCZR"), and §§ 211.2 and 211.4 of the 1963 regulations), to permit a proposed addition (garage) with a front yard setback of 10 ft. and a center line of street setback of 35 ft., and a rear yard setback of 11 ft. in lieu of the minimum required 25 ft., 50 ft., and 30 ft., respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 25, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-16-18

By PW

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). 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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR 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 BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 16th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.B of the BCZR, and §§ 211.2 and 211.4 of the 1963 regulations), to permit a proposed addition (garage) with a front yard setback of 10 ft. and a center line of street setback of 35 ft., and a rear yard setback of 11 ft. in lieu of the minimum required 25 ft., 50 ft., and 30 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date 3-16-18

By lwj

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



JOHNE. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 3-16-18

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 3 Kilkea Court Currently zoned Residential DRS.5 (Vested R-6)
Deed Reference 33824 / 00483 / 10 Digit Tax Account # 1 1 1 1 0 0 2 6 5 0
Owner(s) Printed Name(s) Margaret Susan Guiou

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) ... Section 1B02.3.B (Sections 211.2 and 211.4, 1963 regs.) – to permit a proposed addition (garage) with a front yard setback of 10 feet and a center line of street setback of 35 feet, and a rear yard setback of 11 feet in lieu of the minimum required 25 feet, 50 feet, and 30 feet, respectively.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Margaret Susan Guiou,

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

3 Kilkea Court

Baltimore

MD

Mailing Address

City

State

21236

410-440-3018

peggysue904@aol.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 3-16-18 day of March, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

By

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0209-A

Filing Date 2/13/18

Estimated Posting Date 2/27/18

Reviewer [Signature]

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 3 Kilkea Court Baltimore MD 21236
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

I am requesting an Administrative Variance to construct a garage to 3 Kilkea Court, Baltimore, MD for several reasons.

The main reason is due to my age and the need for a garage for my vehicle. During inclement weather it is difficult for me to clear my car and my driveway to access my vehicle. A garage is practical and makes my living environment safer.

My home is on a corner lot and built in an angle which makes it difficult to construct a garage within the parameters. The air conditioning unit along with the gas lines are located at the back of my driveway and cannot be enclosed in a garage. Additionally there is a slope at the back of the driveway and requires me to move the garage a bit forward on my driveway.

* PLS see Attached

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Margaret Susan Guiou
Signature of Owner (Affiant)

Signature of Owner (Affiant)

Margaret Susan Guiou
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

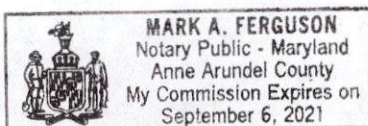
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of January, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Margaret Susan Guiou

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

AS WITNESS my hand and Notaries Seal



Notary Public

September 6, 2021
My Commission Expires

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

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The main reason is due to my age and the need for a garage for my vehicle. During inclement weather it is difficult for me to clear my car and my driveway to access my vehicle. A garage is practical and makes my living environment safer.

My home is on a corner lot and built in an angle which makes it difficult to construct a garage within the parameters.

The air conditioning unit along with the gas lines are located at the back of my driveway and cannot be enclosed in a garage.

Additionally there is a slope at the back of the driveway and requires me to move the garage a bit forward on my driveway.

** PLS see Attached*

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Margaret Susan Guiou
Signature of Owner (Affiant)

Margaret Susan Guiou

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of January, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

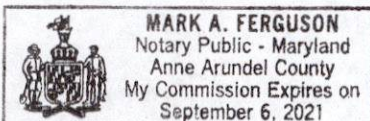
Margaret Susan Guiou

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

September 6, 2021
My Commission Expires





ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 3 Kilkea Court

Currently zoned Residential **DAS.5 (Vested R-1)**

Deed Reference 33824 / 00483 /

10 Digit Tax Account # 1 1 1 1 0 0 2 6 5 0

Owner(s) Printed Name(s) Margaret Susan Guiou

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- X** **ADMINISTRATIVE VARIANCE** from Section(s) ... Section 1B02.3.B (Sections 211.2 and 211.4, 1963 regs.) – to permit a proposed addition (garage) with a front yard setback of 10 feet and a center line of street setback of 35 feet, and a rear yard setback of 11 feet in lieu of the minimum required 25 feet, 50 feet, and 30 feet, respectively.

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

- ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Margaret Susan Guiou,

Name #1 – Type or Print

Name #2 – Type or Print

Margaret Susan Guiou

Signature #1

Signature #2

3 Kilkea Court

Baltimore

MD

Mailing Address

City

State

21236

/ 410-440-3018

/ peggysue904@aol.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 3-16-18 day of March, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0209-A

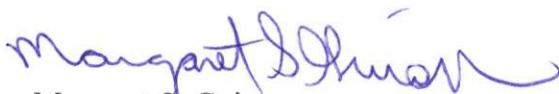
Filing Date 2/13/18

Estimated Posting Date 2/25/18

Reviewer [Signature]

There are several difficulties that I face without a garage.

1. I am advancing in years and it becomes increasingly difficult for me to park on the street/driveway for several reasons. Clearing snow and ice off of my car is very difficult for me today, and each day that passes it becomes more and more difficult. I wish to age in place with my home, and so a garage is essential for me to do that.
2. Parking on the street/driveway is very difficult for me as the topography of my lot is such that I must advance uphill and then down hill from the street. Even in the warm months when ice and snow don't make this trek to and from the street treacherous, I often trip over uneven pavement that results from the grading of my lot. A garage will allow me to drive onto my lot and walk a very short distance to my house, under cover and without gradients to pose trip and fall hazards.
3. The driveway must be as placed as indicated in the diagram. Putting the driveway on the other side of the house would still require me to walk around my house to the get to the door, thus posing the same hazard as parking on the street. And on that side of my house I would have to pull out of the garage onto the street right at the corner. Turning vehicles may not see me (nor I, them) until I have pulled into the street. From my perspective, cars turning onto my street would be in my blind spot and I would have to roll my window down and turn around in my seat just to see oncoming traffic.
4. Even if the safety hazard in #3 were not present, the slope of the lot would still preclude putting the garage in any other location than that proposed. The lot is steeply sloped along southwest corner. Only the northeast corner is level enough to put the garage.
5. This garage would allow me to have more storage space.
6. This garage would increase the value of my house.
7. My neighbors at 7 Kilkea and 14 Kilkea obtained a zoning variance for a similar situation of my own.



Margaret S. Guiou
3 Kilkea Court
Baltimore, MD 21236

Item #0209

PART A

Zoning Property Description for 3 Kilkea Court, Nottingham, Maryland 21236

Beginning at a point on the ^{east} ~~east~~ side of Kilkea Court which is 50 feet wide at a distance of 143 feet north of the centerline of the nearest improved intersecting street, Ebenezer Road which is 70 feet wide.

OPTION 2

Being Lot #15, Block A, Section #1 in the subdivision of Silvergate Village as recorded in Baltimore County Plat Book #33, Folio #25, containing 17,640 square feet of lot. Located in the 11 Election District and 5 Council District.

THE ZONING PETITION PROPERTY DESCRIPTION:

3 Kilkea Court, Nottingham, MD, 21236 is a split level individual house. The exterior is siding in the color of mustard/yellow. This house was built in 1969, and the above grade living area is 1,958 square feet. There are 3 bedrooms and 3 full baths.

Item #0209

CERTIFICATE OF POSTING

CASE NO. 2018-0209-A

PETITIONER/DEVELOPER

MARGARET SUSAN

GUION

DATE OF HEARING/CLOSING

3/12/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

3 KILKEA CT.

THIS SIGN(S) POSTED ON February 25, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/25/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0209-A

TO PERMIT A PROPOSED ADDITION (GARAGE) WITH A FRONT YARD
SETBACK OF 10 FEET AND A CENTER LINE OF STREET SETBACK
OF 35 FEET, AND A REAR YARD SETBACK OF 11 FEET IN LIEU OF
THE MINIMUM REQUIRED 25 FEET, 50 FEET AND 30 FEET,
RESPECTIVELY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY, MARCH 12, 2018
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

Wentworth 2/25/18

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0209 -A Address 3 Kilkea Ct
Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/13/18 Posting Date: 2/25/18 Closing Date: 3/12/18

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0209 -A Address 3 Kilkea Ct
Petitioner's Name Margaret Susan Guion Telephone 410 440 3018
Posting Date: 3/25/18 Closing Date: 3/12/18
Wording for Sign: To Permit a proposed addition (garage) with a front yard setback of 10 feet and a center line of street setback of 35 feet, and a rear yard setback of 11 feet in lieu of the minimum required 25 feet, 50 feet, and 30 feet, respectively

Revised 6/30/2018

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0209-A
Property Address: 3 Kilkea Court, 21236
Property Description: east side of Kilkea Ct, 143' north of
Ebenezer Rd
Legal Owners (Petitioners): Margaret Susan Guion
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Margaret Susan Guion
Company/Firm (if applicable): _____
Address: 3 Kilkea Ct.
Nottingham, MD 21236
Telephone Number: 410-440-3018

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

NO 166101

Date: 2/13/18

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00

Total: 875.00

Rec

From:

For:

Zoning hearing - case # 2018-0709-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME
2/14/2018 2/13/2018 11:54:37 3
REG 4303 WALKIN CAH
RECEIPT # 762828 2/13/2018 CPLN
Dept 15 528 ZONING VERIFICATION
CR NO 166101
Receipt Tot 875.00
875.00 CK 8.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 13, 2018

Margaret Susan Guiou
3 Kilkea Court
Baltimore MD 21236

RE: Case Number: 2018-0209 A, Address: 3 Kilkea Court

Dear Ms. Guiou:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 13, 2018. 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 dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 2/21/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2018-0209-A -

*Administrative Variance
Margaret Susan Gwosd
3 Kilkea Court.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: March 07, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 19, 2018
Item No. 2018-0182-A, 0205-A, 0206-X, 0207-XA, 0208-XA, 0209-A, 0210-A and 0211-X.

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

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 21, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0209-A
Address 3 Kilkea Court
(Guiou Property)

Zoning Advisory Committee Meeting of **February 26, 2018.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-7</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>2-21</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>2-25-18</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

ZAC AGENDA

Case Number: 2018-0209-A **Reviewer:** Robert Duvall

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Margaret Susan Guiou

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 3 KILKEA COURT

Location: E/S Kilkea Court, 143 ft. N of the centerline of Ebenezer Road

Existing Zoning: DR 5.5

Area: 17,640 sq. ft.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition (garage) with a front yard setback of 10 ft. and a center line of street setback of 35 ft., and a rear yard setback of 11 ft. in lieu of the minimum required 25 ft., 50 ft., and 30 ft., respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/12/2018

Miscellaneous Notes:

Case Number: 2018-0208-XA **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Tracy and Paul Carrol

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 611 WORCESTER ROAD

Location: SW/S of Worcester Road, 180 ft. NE of the centerline of Yarmouth Road

Existing Zoning: DR 5.5

Area: 10,875 sq. ft., 0.249 acre

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a rear addition with a side yard setback of 9 ft. and a rear setback of 14 ft. in lieu of the required 10 ft. and 30 ft. respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/12/2018

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 1111002650			
Owner Information					
Owner Name:	GUIOU MARGARET SUSAN		Use:	RESIDENTIAL	
Mailing Address:	3 KILKEA CT BALTIMORE MD 21236-1909		Principal Residence:	YES	
			Deed Reference:	/33824/ 00483	
Location & Structure Information					
Premises Address:		3 KILKEA CT 0-0000		Legal Description:	
SILVERGATE VILLAGE					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0072	0015	0213		0000	1
					A
					15
					2018
					Assessment Year:
					Plat No:
					Plat Ref:
					0033/0025
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1969	1,958 SF		17,640 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	NO	SPLIT LEVEL	SIDING	2 full/ 1 half	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2018	07/01/2017	07/01/2018
Land:		92,100	92,100		
Improvements		166,800	197,800		
Total:		258,900	289,900	258,900	269,233
Preferential Land:		0			0
Transfer Information					
Seller:			Date:	Price:	
Type:	NON-ARMS LENGTH OTHER		Deed1:	Deed2:	
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class				
County:	000	07/01/2017		07/01/2018	
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 10/10/2013					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					

Left side of house - 3 Kilkea Ct
Proposed site for garage

3 Kilkea Court-North Side of House

Proposed site for garage. 5 different vantage points.

1. Sidewalk facing left side of house.
2. Closer view from driveway.
3. View from street.
4. View from backyard.
5. Closer view from behind to Kilkea Court.

Item #0209

1.

1000

Left side of House

Item #0209

2.



3

2000

2000

2000

View from
Street (Cold)

Item #0209

3.



2000



1000

1000

View from back of the house



Item #0209 4.

50

60

Left side of house





1111



1111

1111

Right side of House



3 Kilkea Court--West Side of House.

There is no door access to put a garage on this side of the house. Also, driving hazard exists due to quick turn of Ebenezer Road. The garage on this side of my house would be cost prohibitive due to the reconfiguration for an access door to the inside of house.

Item # 1000

1300

4

Right Side of House



Item #0209

47
100

Neighbors have view of prop. line

Lot 14-3 vantage points.

1. View of lot 14 house and property line.
2. Left side of lot 14.
3. View of proposed garage area from lot 14.

Item #02



43

Neighborhood house left side



Item #0209

2.

Left side from neighbors (5 miles)



Item #0209

3.

45
1000
0000

0000