

M E M O R A N D U M

DATE: October 5, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0066-A- Appeal Period Expired

The appeal period for the above-referenced case expired on October 1, 2020. 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.'

/dlm

cc: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(9106 Hinton Avenue)
15th Election District
7th Council District
William & Judith A. Kurek
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0066-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Variance filed by the legal owners of the subject property, William and Judith A. Kurek (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Baltimore County Zoning Regulations (“BZCR”) § 1B02.3.C1 to permit an existing dwelling on a lot of record 50 ft. wide in lieu of the required 55 ft. A site plan was marked as Petitioners’ Exhibit 1.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation. Petitioner William Kurek, appeared in support of the requested relief. David Billingsley appeared on behalf of the Petitioner. There were no protestants in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) dated April 3, 2020 and a comment was received from the Department of Environmental Protection Sustainability (“DEPS”) dated April 24, 2020.

The site is approximately 8,225 Sq. ft and zoned DR 5.5. Mr. Kurek testified that his parents bought adjoining lots 44 and 45 of the Swan Point development in the 1970s and that they gifted it to him in 1988. The Swan Point plat was recorded in 1928. All the original lots

ORDER RECEIVED FOR FILING

Date

9/1/20

By

D. Mignon

were 50 ft. wide, as was permitted at the time. Aerial photos (Petitioners' Exhibits 5, 6, and 7) show that most of the residences in the area are on these single 50 ft. lots, although there are a few on 100 ft. double lots. Mr. Kurek testified that when his parents bought the property there was a residence on Lot 44. After acquiring the property from his parents Mr. Kurek and his wife constructed the existing residence on Lot 45 and razed the original residence. Mr. Kurek explained that they now wish to build a new residence on Lot 44 and then sell both homes, and retire to a residence they own in Florida. Petitioners therefore request a variance from the 55 ft. minimum width requirement in this DR 5.5 zone. Mr. Billingsley testified that the existing home meets all Chesapeake Critical Area and Limited Density Area requirements, as per the DEPS comments.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The subject property is unique in that the Swan Point development was laid out long before the current DR 5.5 zoning was applied to it. I further find that strict application of the 55 ft. width requirement would result in practical difficulty and unwarranted hardship for the Petitioners. To wit, they would not be able to construct the residence on the adjoining lot while meeting the 55 ft. width requirements for both lots. Further, no increase in residential density beyond that otherwise allowed by the BCZR will occur as a result of granting this variance because both lots meet the minimum lot size regulations. In addition, the height and side yard setback regulations will be complied with. Finally, I find that the variance can be granted within

ORDER RECEIVED FOR FILING

Date

9/1/20

By

D. Dugnon

the spirit and intent of the BCZR and without causing harm to the public health, safety and welfare. The proposed development of these adjoining 50 ft. parcels is typical of that in the neighborhood and therefore compatible.

THEREFORE, IT IS ORDERED, this 1st day of **September, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief, from BCZR § 1B02.3.C1 to permit an existing dwelling on a lot of record 50 ft. wide in lieu of the required 55 ft. be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, 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.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date

9/1/20

By

D. Mignone



PETITION FOR ZONING HEARING(S)

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

To the Office of Administrative Law of Baltimore County for the property located at:
 Address 9106 HINTON AVENUE (LOT 44) which is presently zoned DR 5.5
 Deed References: L. 7854 F. 216 10 Digit Tax Account # 1511890590
 Property Owner(s) Printed Name(s) WILLIAM J. & JUDITH A. KUREK

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s)

SECTION 1B02.3.C.1 (BCZR) TO PERMIT AN EXISTING DWELLING ON A LOT OF RECORD 50 FEET WIDE IN LIEU OF THE REQUIRED 55 FEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner

Name- Type or Print

Signature Date

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

WILLIAM J. KUREK JUDITH A. KUREK

Name #1 - Type or Print Name #2 - Type or Print
 Signature #1 Signature #2

495 N. PINEMEADOW DR. DEBARY, FL.
 Mailing Address City State

32213, (410) 370-9797 / billku9@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD, MD.
 Mailing Address City State

21040, (410) 673-8713, dwb0209@yahoo.com
 Zip Code Telephone # Email Address

CASE NUMBER 2020-0066-A Filing Date 3/4/20 Do Not Schedule Dates: Reviewer gh

ZONING DESCRIPTION 9106 HINTON AVENUE

Beginning at a point on the northwest side of Hinton Avenue (16 feet wide) distant 115 feet from its intersection with the center of Third Avenue (30 feet wide), thence being all of Lot 44 as shown on the plat entitled Swan Point recorded among the Baltimore County plat records in Plat Book 9 Folio 4.

Containing 8225 square feet or 0.189 acre of land, more or less.

Being known as 9106 Hinton Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, MD.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 30, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0066-A

9106 Hinton Avenue

N/west side of Hinton Avenue, south of centerline of 3rd Street

15th Election District – 7th Councilmanic District

Legal Owners: William & Judith Kurek

Variance to permit an existing dwelling on a lot of record 50 ft. wide in lieu of the required 55 ft.

Hearing: Wednesday, August 26, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Kurek, 495 N. Pinemeadow Drive, Debary, FL 32713
David Billingsley, 601 Charwood Court, Edgewood 21040

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 6, 2020.



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Law of Baltimore County for the property located at:
Address 9106 HINTON AVENUE (LOT 44) which is presently zoned DR 5.5
Deed References: L-7854 F. 216 10 Digit Tax Account # 15118 90520
Property Owner(s) Printed Name(s) WILLIAM J. & JUDITH A. KUREK

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s)

SECTION 1B02.3.C.1 (BCZR) TO PERMIT AN EXISTING DWELLING ON A LOT OF RECORD 50 FEET WIDE IN LIEU OF THE REQUIRED 55 FEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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.
Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

WILLIAM J. KUREK JUDITH A. KUREK
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 *William J. Kurek* Signature #2 *Judith A. Kurek*
495 N. PINE MEADOW DR. DEBARY, FL.
Mailing Address City State
32213 (410) 370-9797 / billku9@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

DAVID BILLINGSLEY
Name - Type or Print
Signature *David Billingsley*
601 CHARWOOD CT. EDGEWOOD, MD.
Mailing Address City State
21040 (410) 679-8719 / dwb0209@yahoo.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-00660-A Filing Date 3/4/20 Do Not Schedule Dates: _____ Reviewer gh

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - 9106 Hinton Avenue
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6c927166de30c9af7d0aa82b6622d08d>
Start: Wed 8/26/2020 10:00 AM
End: Wed 8/26/2020 11:00 AM
Recurrence: (none)
Meeting Status: Accepted
Organizer: webex

CAUTION: This message from messenger@webex.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 160 365 8426

Host key: 482820 (Use this to reclaim host privileges.)

Wednesday, August 26, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6c927166de30c9af7d0aa82b66>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8c8a17204bd9656803972afebf>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

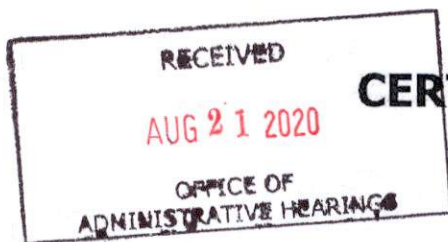
Join from a video system or application

Dial 1603658426@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 696119

Need help? Go to <http://help.webex.com>



CERTIFICATE OF POSTING

RECERTIFY 8/21/20

Date: AUGUST 5, 2020

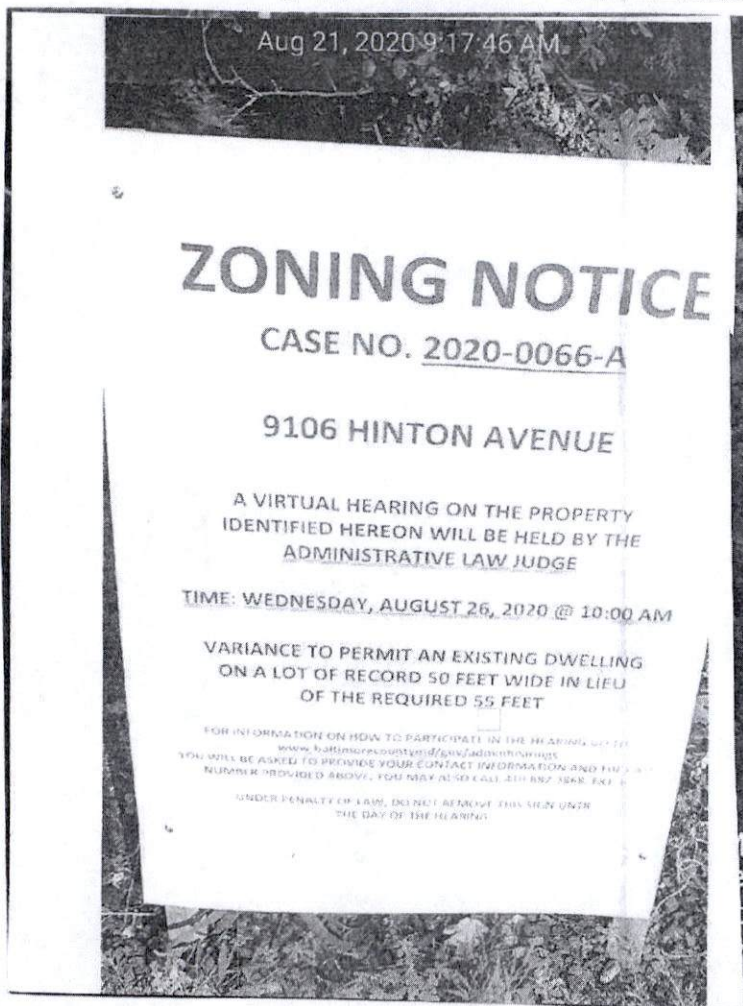
RE: Project Name: 9106 HINTON AVE #1
Case Number /PAI Number: 2020-0066-A
Petitioner/Developer: KUREK
Date of Hearing/Closing: AUGUST 26, 2020

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 9106 HINTON AVE

The sign(s) were posted on

AUGUST 5, 2020

(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

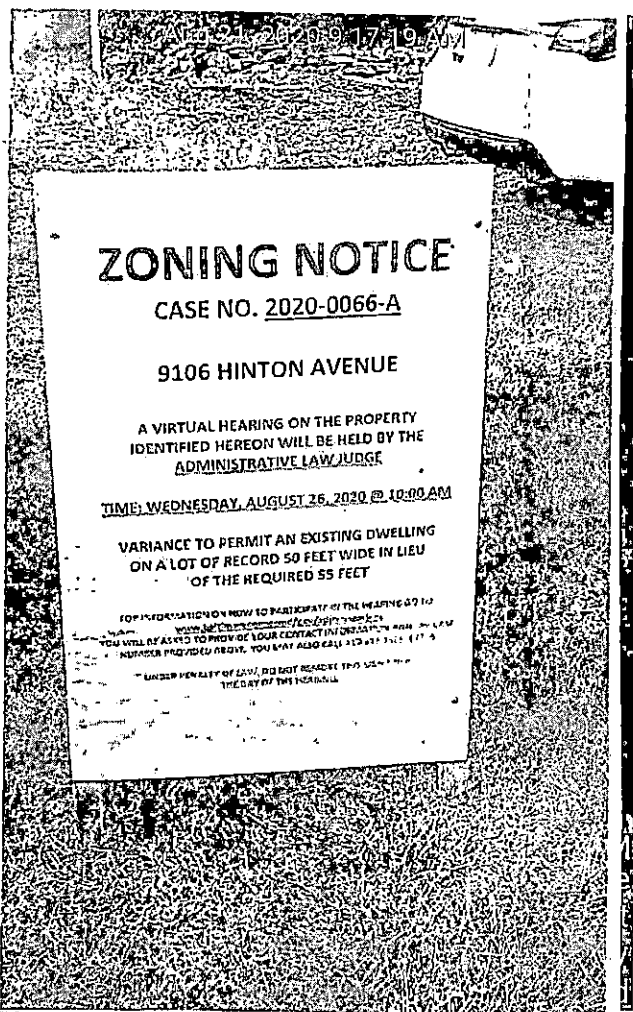
CERTIFICATE OF POSTING

RECEIVED 8/21/20
Date: AUGUST 5, 2020

RE: Project Name: 9106 HINTON AVE #2
Case Number /PAI Number: 2020-0066-A
Petitioner/Developer: KUREK
Date of Hearing/Closing: AUGUST 26, 2020

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 9106 HINTON AVE

The sign(s) were posted on AUGUST 5, 2020
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

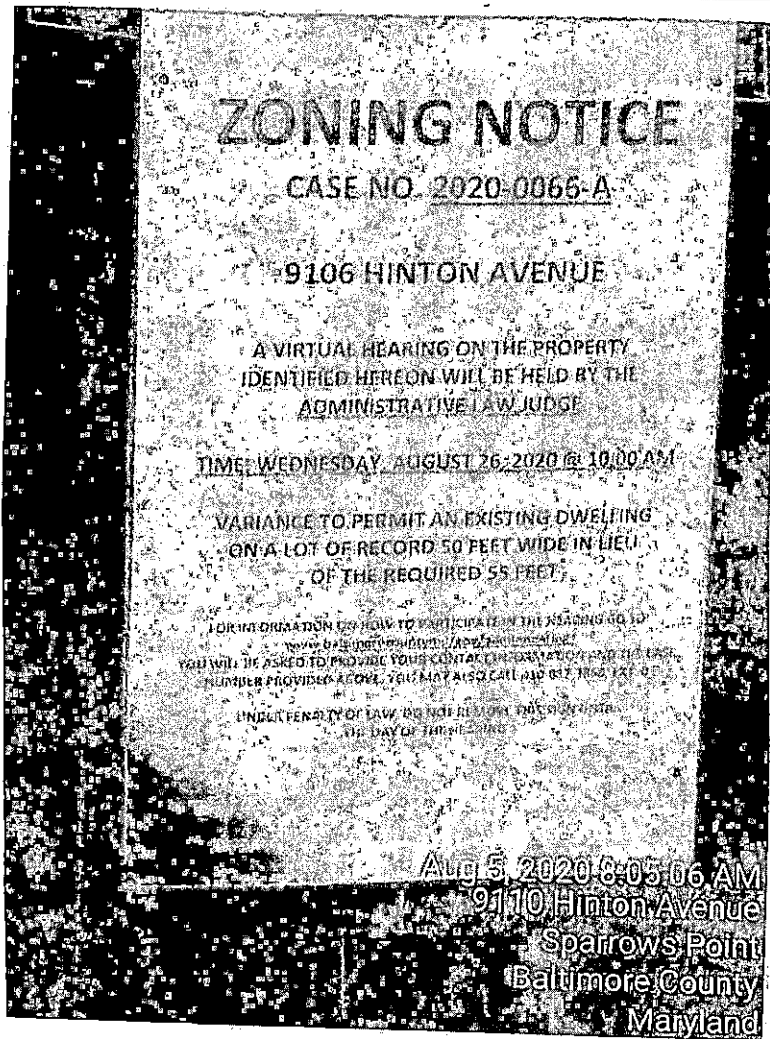
CERTIFICATE OF POSTING

Date: AUGUST 5, 2020

RE: Project Name: 9106 HINTON AVE #2
Case Number /PAI Number: 2020-0066-A
Petitioner/Developer: KUREK
Date of Hearing/Closing: AUGUST 26, 2020

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 9106 HINTON AVE

The sign(s) were posted on AUGUST 5, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

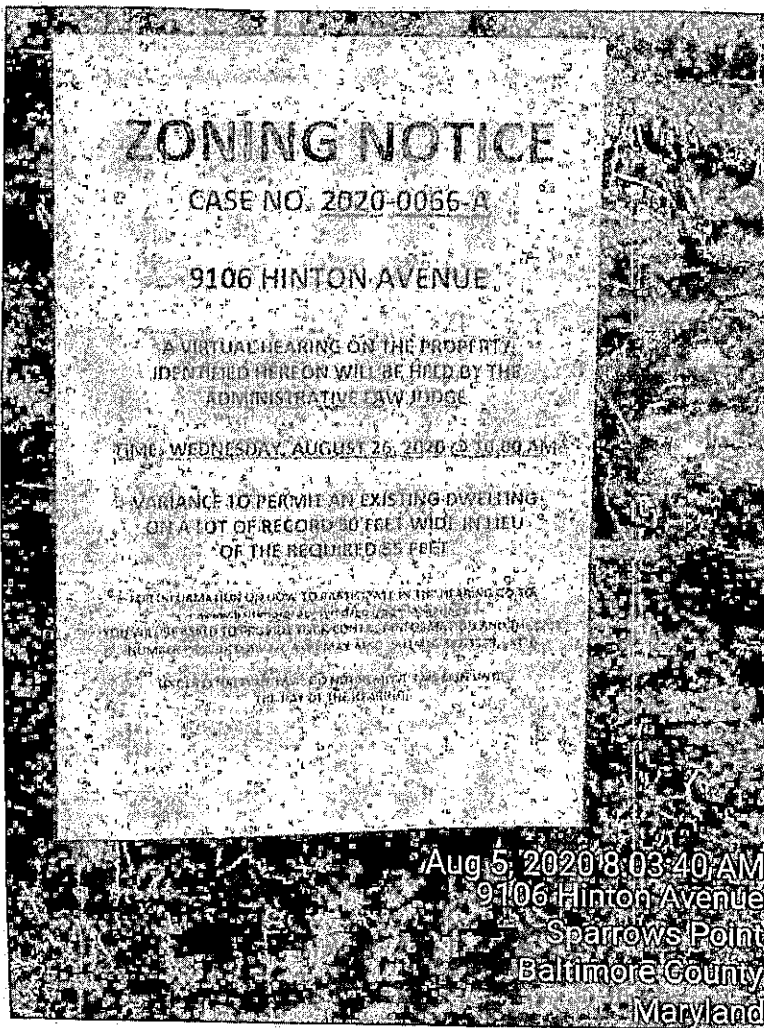
CERTIFICATE OF POSTING

Date: AUGUST 5, 2020

RE: Project Name: 9106 HINTON AVE #1
Case Number /PAI Number: 2020-0066-A
Petitioner/Developer: KUREK
Date of Hearing/Closing: AUGUST 26, 2020

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 9106 HINTON AVE

The sign(s) were posted on AUGUST 5, 2020
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 30, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0066-A

9106 Hinton Avenue

N/west side of Hinton Avenue, south of centerline of 3rd Street

15th Election District – 7th Councilmanic District

Legal Owners: William & Judith Kurek

Variance to permit an existing dwelling on a lot of record 50 ft. wide in lieu of the required 55 ft.

Hearing: Wednesday, August 26, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Kurek, 495 N. Pinemeadow Drive, Debary, FL 32713
David Billingsley, 601 Charwood Court, Edgewood 21040

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 6, 2020.

TO: THE DAILY RECORD
Thursday, August 6, 2020 - Issue

Please forward billing to:
David Billingsley
601 Charwood Court
Edgewood, MD 21040

410-679-8719

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0066-A

9106 Hinton Avenue
N/west side of Hinton Avenue, south of centerline of 3rd Street
15th Election District – 7th Councilmanic District
Legal Owners: William & Judith Kurek

Variance to permit an existing dwelling on a lot of record 50 ft. wide in lieu of the required 55 ft.

Hearing: Wednesday, August 26, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

RE: PETITION FOR VARIANCE
9106 Hinton Avenue; NW/S Hinton Avenue,
S 100' to c/line of 3rd Street
15th Election & 7th Councilmanic Districts
Legal Owner(s): William & Judith Kurek
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-066-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAR 11 2020

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2020, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11905436
 Case #: 2020-0066-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0066-A

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

8/6/2020



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0066-A

9106 Hinton Avenue

N/west side of Hinton Avenue, south of centerline of 3rd Street

16th Election District - 7th Councilmanic District

Legal Owners: William & Judith Kurek

Variance to permit an existing dwelling on a lot of record 50 ft. wide in lieu of the required 55 ft.

Hearing: Wednesday, August 26, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/admin/hearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3668, ext. 0.

Michael Mallinoff
 Director of Permits, Approvals and Inspections for Baltimore County

au6

**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/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 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: 2020-0066-A

Property Address: 9106 Hinton Ave

Property Description: _____

Legal Owners (Petitioners): William J & Judith A. Kurek

Contract Purchaser/Lessee: /

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~Bob~~ Dave Billingsley

Company/Firm (if applicable): _____

Address: 601 CHARWOOD ST

EDGEWOOD MD 21040

Telephone Number: (410) 679-8719



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 18, 2020

David Billingsley,
601 Charwood Court
Edgewood MD 21040

RE: Case Number: 2020-0066-SPHA, 9106 Hinton Avenue (Lot 44)

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 4, 2020. 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, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
William J. Kurek 495 N. Pinemeadow Drive Debary FL 32713

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 3/4/20

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. 2020-0066-A

*Variance
William F. & Judith A. Kurek
9106 Hunter Avenue*

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@mdot.maryland.gov).

Sincerely,



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

WW/RAZ

Date: May 11, 2020

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:

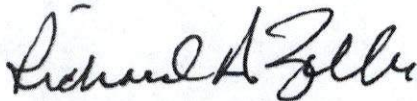
Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. **2020-0066-A**

Variance

William J. & Judith A. Kurek
9106 Hinton Avenue

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@mdot.maryland.gov).

Sincerely,



For 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

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: April 24, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0066-A
9106 Hinton Avenue
(Kurek Property)

Zoning Advisory Committee Meeting of **March 16, 2020.**

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;
3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) of the Chesapeake Bay Critical Area, and comprises an area of approximately 8,225 square feet (sf). The petitioner is requesting to permit an existing dwelling on a lot of record 50 feet wide in lieu of the required 55 feet. In order to minimize impacts on water quality, the property may require compliance with the LDA lot coverage limits of 31 1/4%, and/or any other LDA relevant regulations, if plans, permits or lot coverage were proposed. If the property is currently in compliance with the Critical Area regulations, then according to the plan with this petition, none are proposed and impacts to water quality will not occur. The MBA requirements further restrict lot coverage and structures within the Critical Area Buffer, which on this property is measured 100 feet landward of mean high water. According to the plan, buffer impacts are not currently proposed, and these regulations are not applicable, therefore, by allowing the item requested by the petitioner, no impacts on water quality will occur.

2. Conserve fish, wildlife, and plant habitat; and

The current request, if granted, to permit an existing dwelling on a lot of record 50 feet wide in lieu of the required 55 feet, will not adversely affect buffer functions, and will have no adverse impact on fish conservation, wildlife and plant habitat in nearby Back River and the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

The items requested by the petitioner will be consistent with established land use policies, provided that the applicants meet any LDA/MBA regulations, if applicable. The request, if granted, will avoid environmental impacts.

Reviewer: Thomas Panzarella
Environmental Impact Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 4/3/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-066

INFORMATION:

Property Address: 9106 Hinton Avenue, Lot 44
Petitioner: William J. Kurek, Judith A. Kurek
Zoning: DR 5.5
Requested Action: Variance

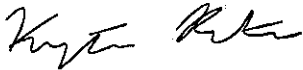
The Department of Planning has reviewed the petition for a variance from Section § 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit an existing dwelling on a lot of record of 50 feet wide in lieu of the required 55 feet.

The site is located on Hinton Avenue on the Millers Island Peninsula. The site is in a residential area and borders the waterfront. It is located within the Chesapeake Bay Critical Area and 100-Year Floodplain.

A site visit was conducted on 3/12/2020. The lot size is not uncommon for this area therefore the Department of Planning has no objections to this request.

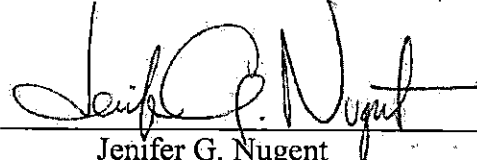
For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

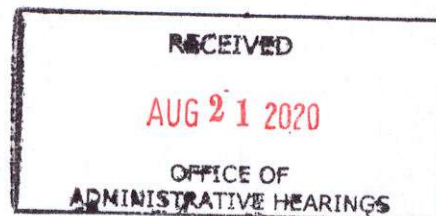
CPG/JGN/kma/

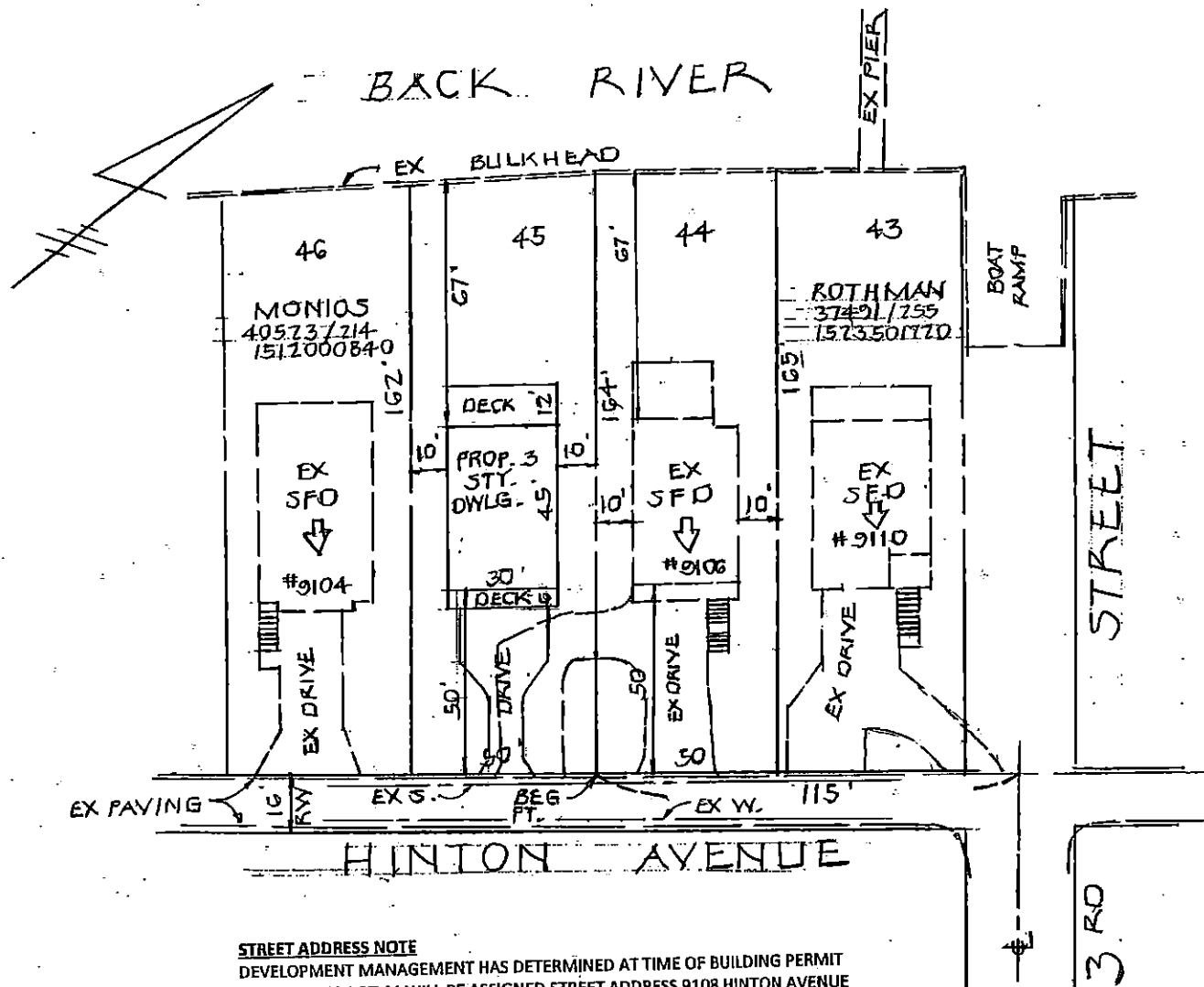
c: Joseph Fraker
David Billingsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

PETITIONER'S EXHIBITS

**9106 HINTON AVENUE AND ADJACENT LOT
CASE NOS. 2020-0066-A AND 2020-0067-SPHA**

- 1. PLAT TO ACCOMPANY PETITION DATED JANUARY 6, 2020 (NO CHANGES SINCE FILING)**
- 2. SDAT REAL DATA PROPERTY SEARCH**
- 3. DEED OF RECORD LIBER 7854 FOLIO 216 DATED APRIL 25, 1988**
- 4. PLAT OF SWAN POINT PB 9 F 4 RECORDED 1/20/1928**
- 5. 1995 AERIAL PHOTO**
- 6. 2000 AERIAL PHOTO**
- 7. PRESENT AERIAL PHOTO**
- 8. RAZING AND BUILDING PERMIT 1SSUE DATA**
- 9. PHOTOS**



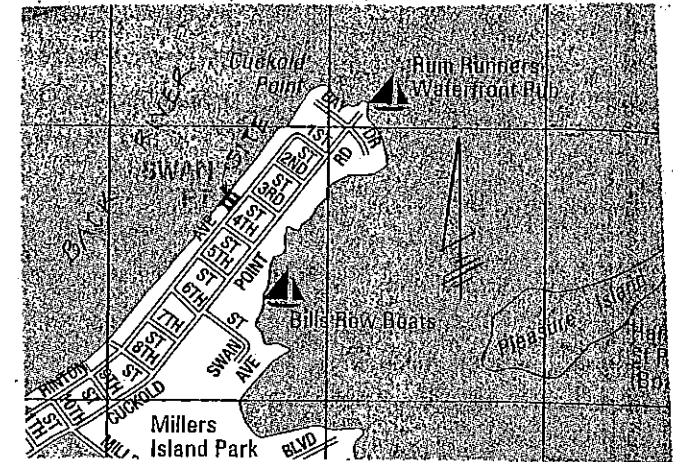


STREET ADDRESS NOTE

DEVELOPMENT MANAGEMENT HAS DETERMINED AT TIME OF BUILDING PERMIT APPLICATION, LOT 44 WILL BE ASSIGNED STREET ADDRESS 9108 HINTON AVENUE AND LOT 45 WILL BE ASSIGNED STREET ADDRESS 9106 HINTON AVENUE

CENTRAL DRAFTING & DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

PETITIONER'S
EXHIBIT NO. 1



VICINITY MAP

SCALE: 1 INCH = 1000 FEET

OWNER

WILLIAM J. AND JUDITH A. KUREK
495 N. PINEMeadow DRIVE
DEBARY FL 32213
DEED REF: L.7854 F.216
ACCT NO. 1511890590

NOTES

1 LOT AREAS

LOT 44 (# 9106 HINTON AVE).....8225 S.F. = 0.189 ACRE

LOT 45 (ADJACENT LOT).....8150 S.F. = 0.187 ACRE

2. ZONING.....DR 5.5. (MAP NO. 112B2)

3. PUBLIC WATER AND SEWER

4. SITE IS LOCATED IN THE CBCA

5. SITE IS LOCATED IN A 100 YEAR TIDAL FLOOD ZONE

6. NO PREVIOUS VIOLATIONS OR ZONING HISTORY ARE KNOWN TO EXIST

7. NO HISTORIC STRUCTURES OR SITES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST

**PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE**

9106 HINTON AVENUE AND ADJACENT VACANT LOT

LOTS 44 AND 45 SWAN POINT PB 9 / 4

ELECTION DISTRICT 15 C7 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET JANUARY 6, 2020

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1511890590			
Owner Information					
Owner Name:		KUREK WILLIAM J KUREK JUDITH A		Use:	RESIDENTIAL
Mailing Address:		9106 HINTON AVE BALTIMORE MD 21219-1655		Principal Residence:	YES
				Deed Reference:	107854/ 00216
Location & Structure Information					
Premises Address:		9106 HINTON AVE 0-0000 Waterfront		Legal Description:	LT 44-45 50 W THIRD ST SWAN POINT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0009/ 0004
0112	0015	0004		0000	44 2018
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1999	2,512 SF		15,000 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Carport
Value Information					
	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019 As of 07/01/2020		
Land:	231,000	231,000			
Improvements	309,800	304,500			
Total:	540,800	535,500	535,500	535,500	
Preferential Land:	0			0	
Transfer Information					
Seller: KUREK DANIEL		Date: 05/05/1988		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: 107854/ 00216		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019		07/01/2020	
County:	000	0.00			
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 04/26/2011					

PETITIONER'S
EXHIBIT NO. **2**

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

NO CONSIDERATION - NO TITLE EXAMINATION

This Deed, MADE THIS 25th day of April

in the year one thousand nine hundred and eighty-eight

by and between.

DANIEL KUREK and CATHERINE E. KUREK, his wife,

of Baltimore City, State of Maryland,

of the first part, and

WILLIAM J. KUREK and JUDITH A. KUREK, his wife, of Baltimore County,
State of Maryland,

of the second part.

Witnesseth, That in consideration of ~~the sum of~~ love and affection, and no (\$0.00) cash consideration,

the said DANIEL KUREK and CATHERINE KUREK, his wife,

DEED 14.00
BY CLERK 14.00
854345 0002 R02 T13:0
05/05/88

do grant and convey to the said WILLIAM J. KUREK and JUDITH A. KUREK, his wife, as tenants by entireties, their assigns, the survivor of them and the survivor's

personal representatives/assigns and assigns

in fee simple, all

these two (2) lots of ground situate in the Fifteenth Election District of Baltimore County and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot Nos. 44 and 45 as laid out on the Plat of Swan Point, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 163. The improvements thereon being known as No. 9106 Hinton Avenue.

BEING the same lots of ground described in a Deed dated January 18, 1971, and recorded among the Land Records of Baltimore County in Liber O.T.G. 5160, folio 153 from Daniel Kurek to the within Grantors.

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per Bladen Bladen
Authorized Signature
Date 5/5/88 11:35 C

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

Ray 5/5/88
Date

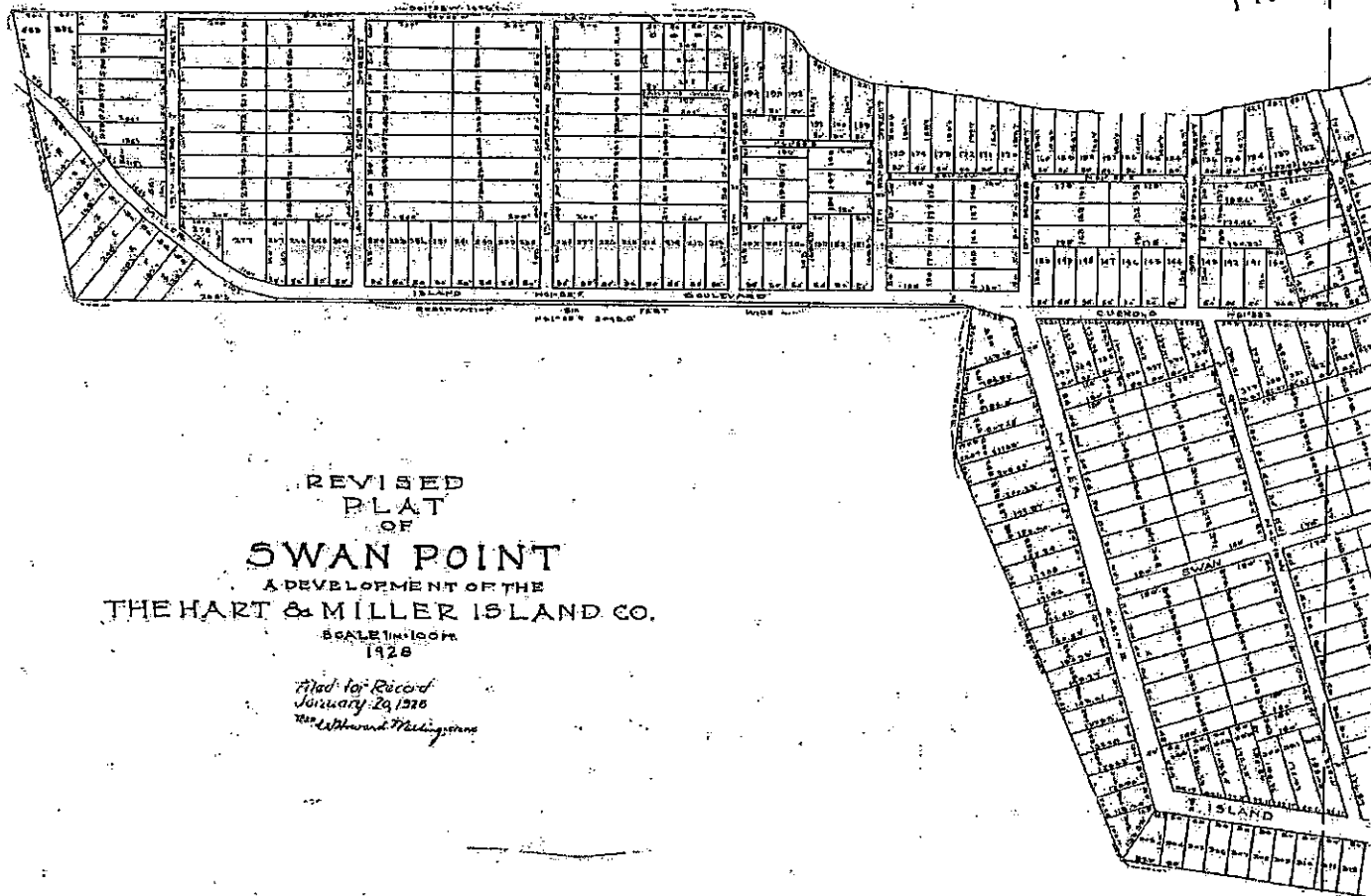
AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE Ray DATE 5/5/88

14

PETITIONER'S
EXHIBIT NO. 3

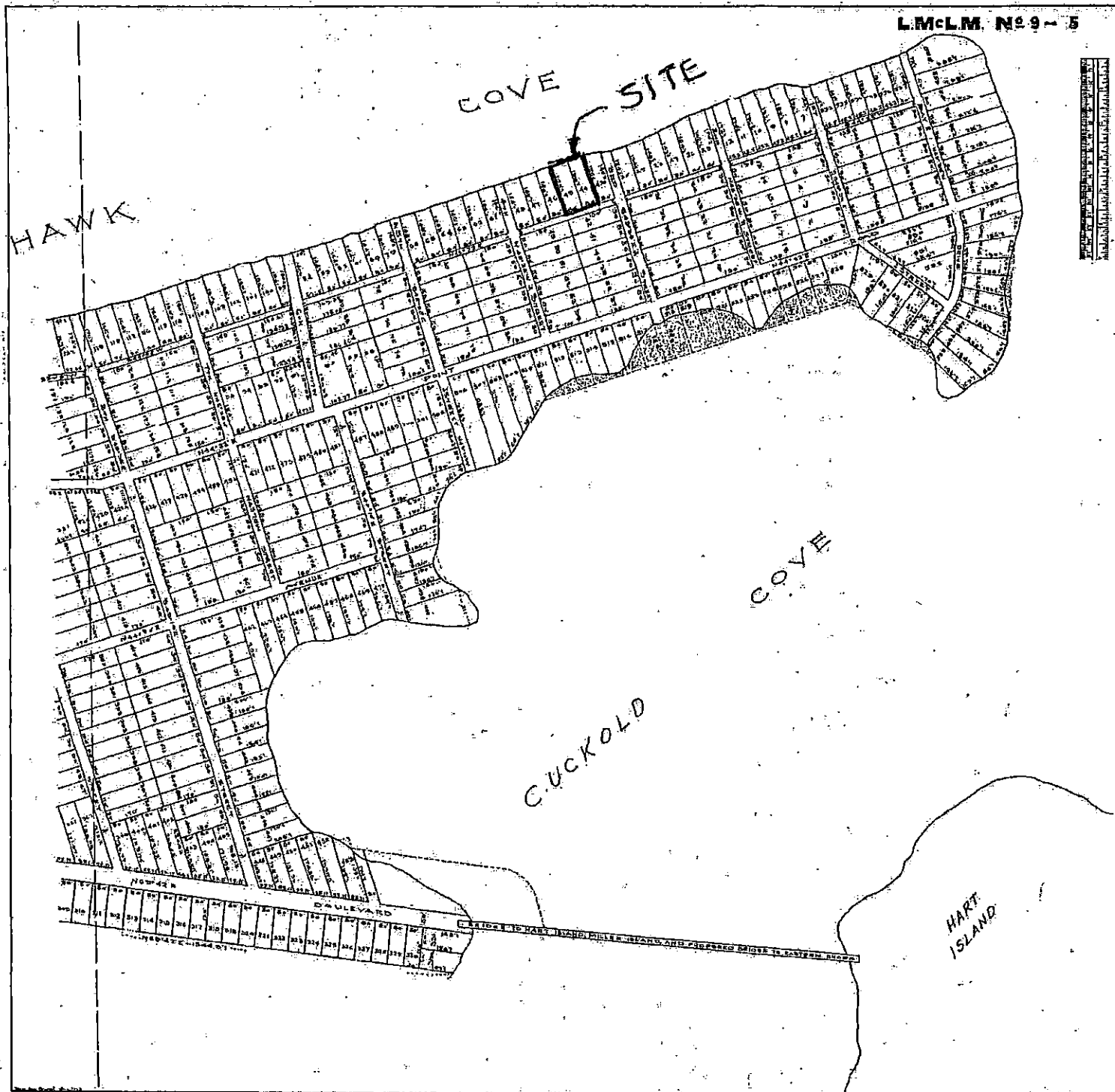
HAWK



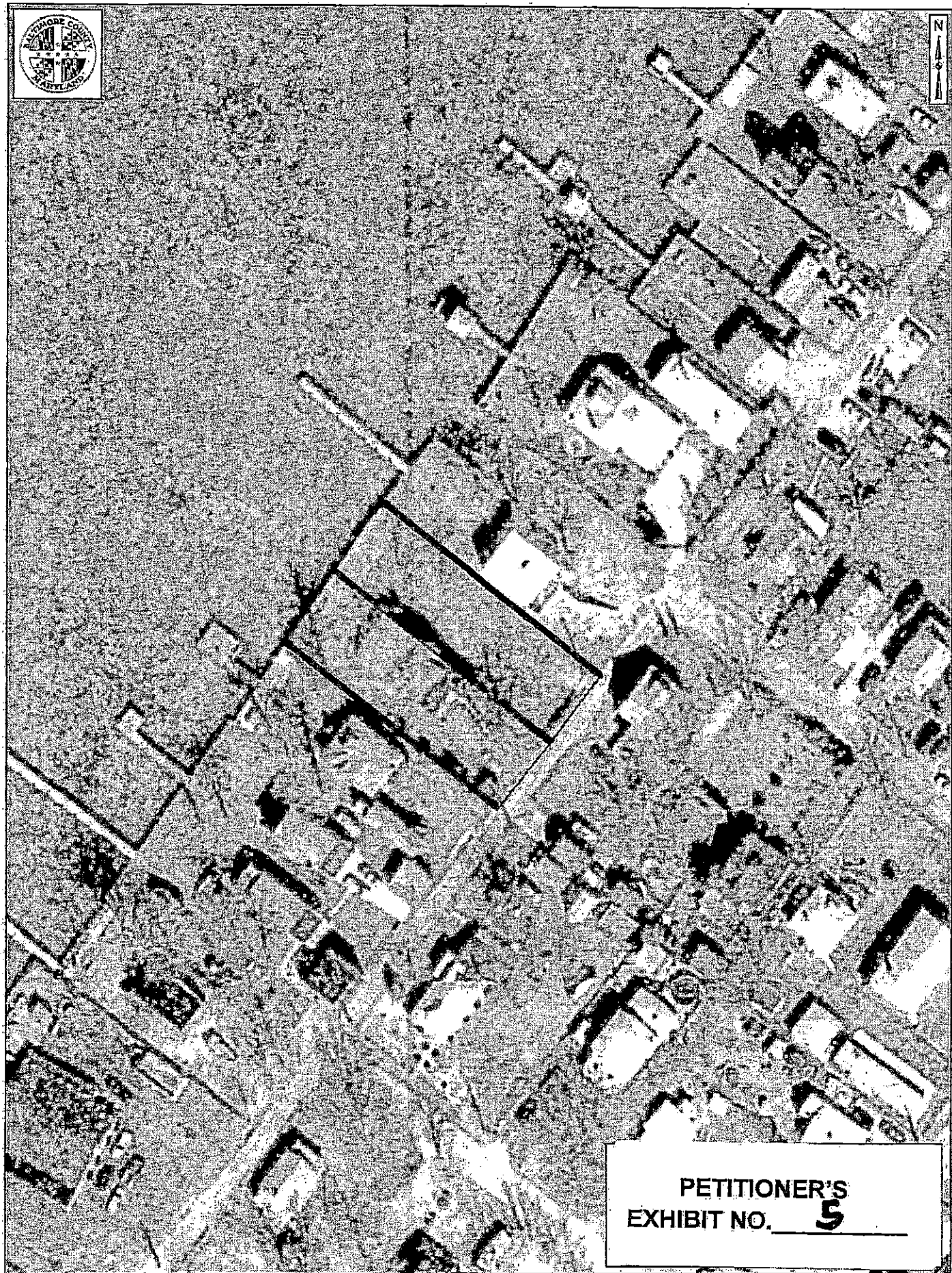
REVISED
PLAT
OF
SWAN POINT
A DEVELOPMENT OF THE
THE HART & MILLER ISLAND CO.
SCALE 1"=100 FT
1926

*Filed for Record
January 29, 1926
By Edward H. Williams*

PETITIONER'S
EXHIBIT NO. **4**

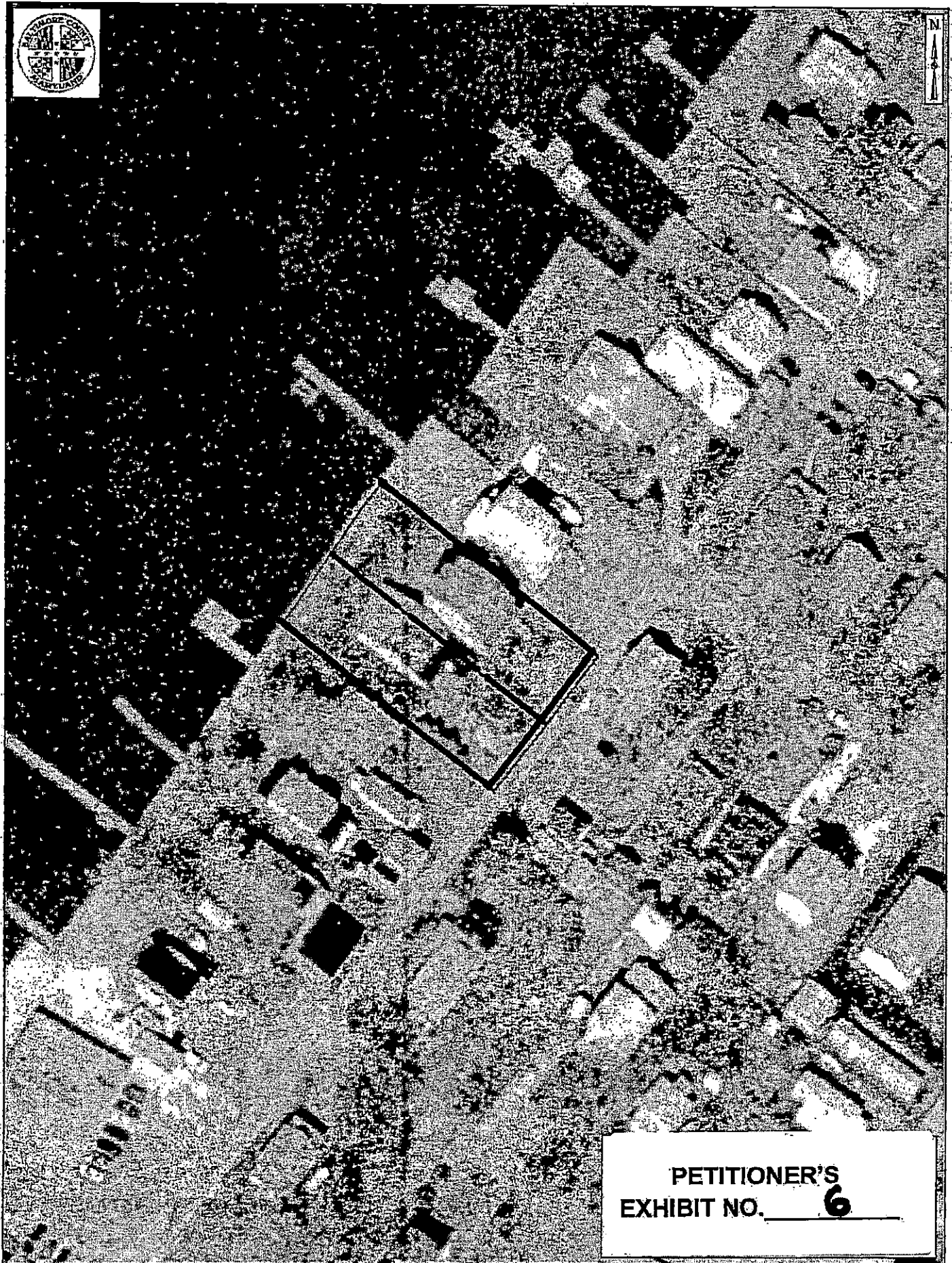


9106 HINTON AVENUE 1995



PETITIONER'S
EXHIBIT NO. 5

9106 HINTON AVENUE 2000



PETITIONER'S
EXHIBIT NO. 6



PETITIONER'S
EXHIBIT NO. 7

7

OBJECTID 12796
PERMITNO B295449
APPL_DATE
ISSDATE 97069
OCCDATE
CONTROL_NO NREF
OWNER_NAME KUREK, WILLIAM & JUDITH
OWNER_ADD 9106 HINTON AVE BALTO, MD 21219
P_ADDRESS 9106 HINTON AVE
P_ST_NAME HINTON AVE
P_ST_NO 9106
P_SUBDIV SWAN POINT
CONVEYANCE_ID 150325
P_DISTRICT 15
TRACT 451900

IMPROV_COD
USE_CODE 01

DESC_WORK

CONST SFD W/COVERED FRONT PORCH, DECK ON FRONT
& REAR & 4 BEDROOMS, NO FIREPLACE.
30'X67'X38' - 3660SF. SEE B295448 FOR RAZING. EXISTING
HOUSE TO BE RAZED 90 DAYS FROM OCCUPANCY OF NEW
HOUSE.

DESC_WORK2

PERMIT_TYPE

NEW CONSTRUCTION

LANDUSE_TYPE

SINGLE FAMILY DETACHED

DESCRIPTION_TYPE

PRO_USE

SFD

EXT_USE

SFD TO BE RAZED SEE B295448

OWNERSHIP

RES_CAT

Zoom to

PETITIONER'S
EXHIBIT NO. 8

BACK RIVER

EX BULKHEAD

EX PIER

46

MONIOS
40573 / 214
1512000840

EX
SFO
↓

#9104

EX DRIVE

45

DECK 12

PROP. 3
STY.
DWLG. 45

30'

DECK 9

EX DRIVE

44

EX
SFO
↓

#9106

EX DRIVE

43

ROTHMAN
37491 / 255
1523501720

EX
SFO
↓

#9110

EX DRIVE

BOAT
RAMP

STREET

EX PAVING

16' RW

EX S.

BEG
PT.

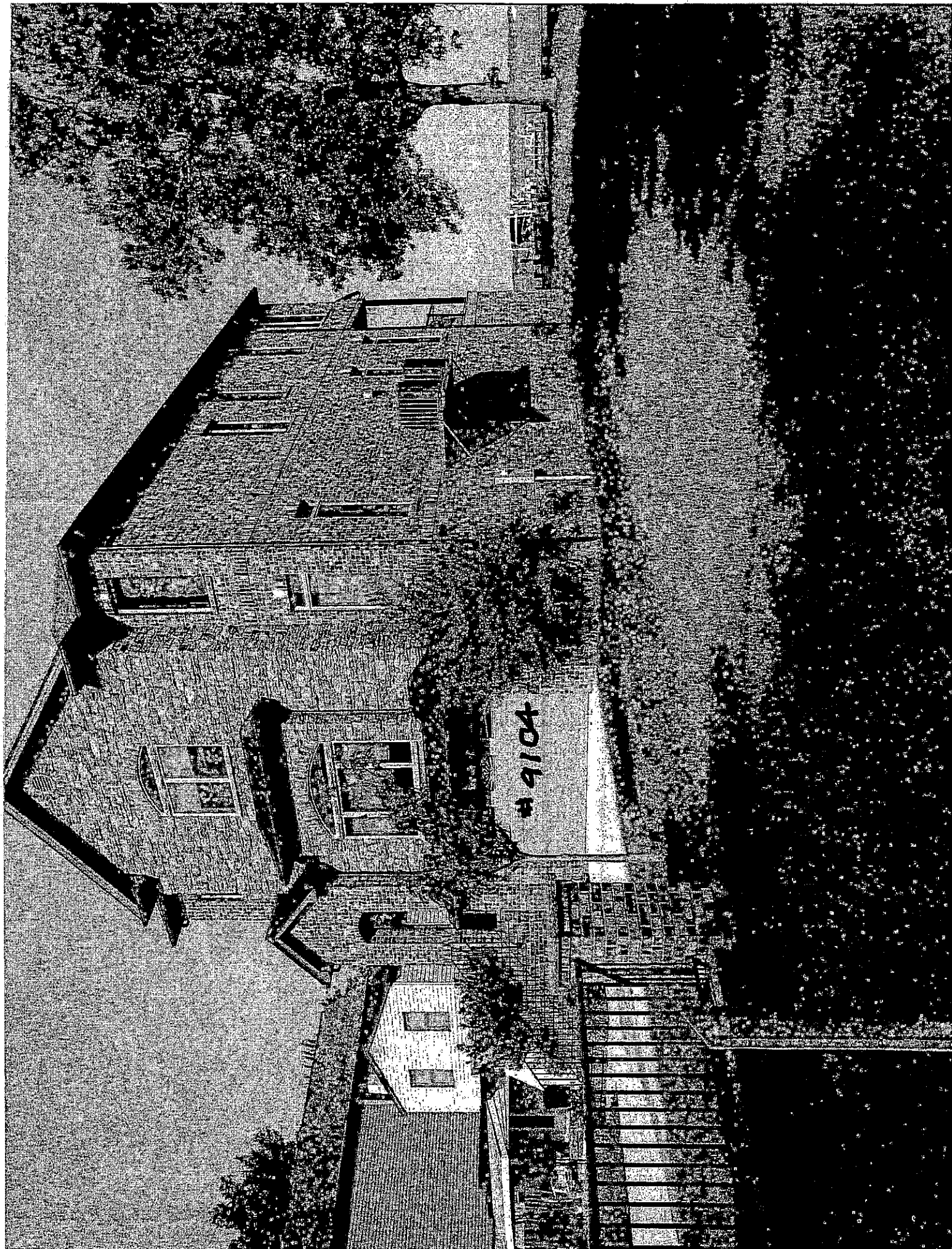
EX W.

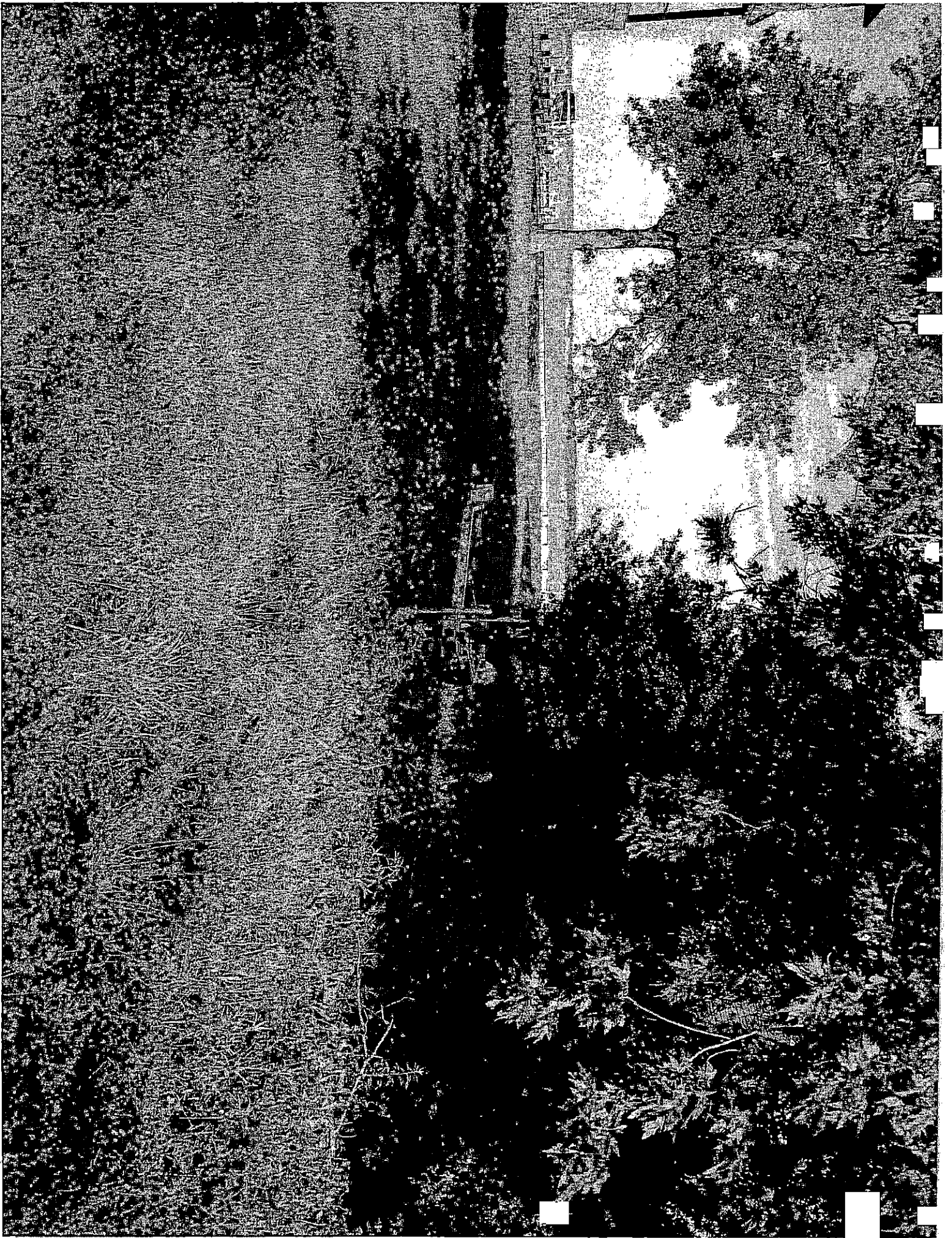
115'

HINTON AVENUE

PETITIONER'S
EXHIBIT NO. 9

PHOTOS





ZONING NOTICE

CASE NO. 2020-0067-SPHA
LOT ADJACENT TO
8106 HINTON AVENUE

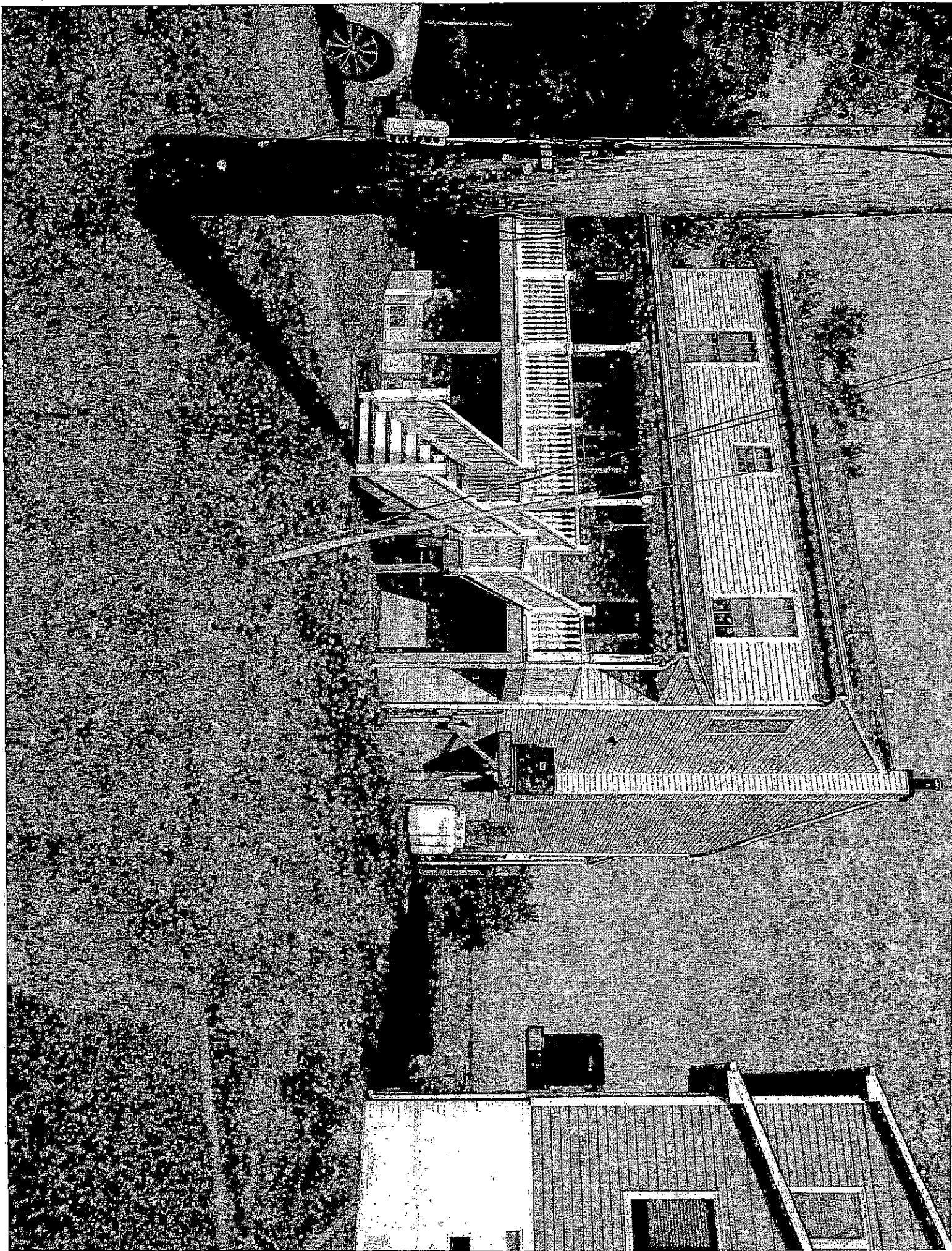
A VIRTUAL HEARING ON THE PROPOSED
DEVELOPMENT HEREON WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

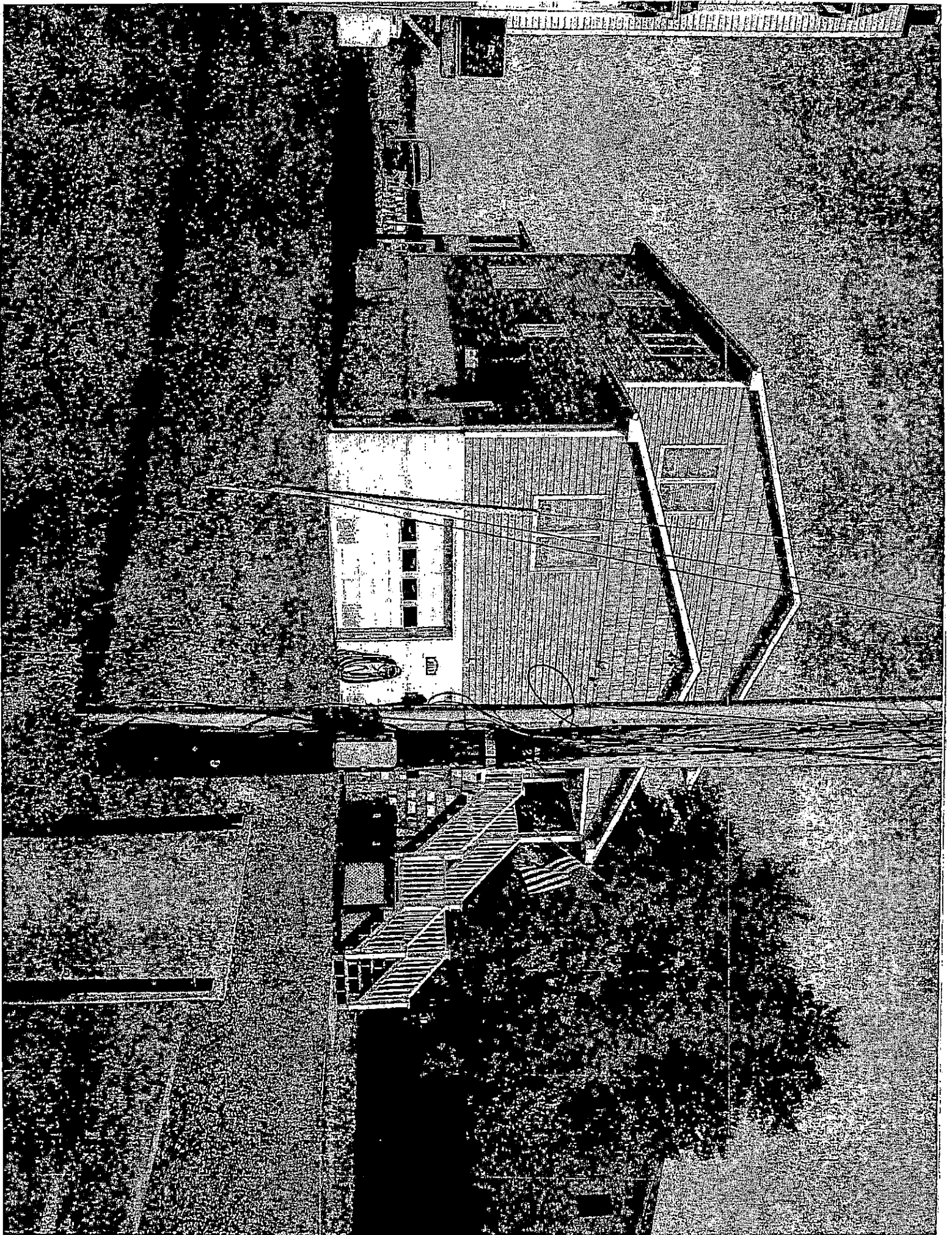
TIME: WEDNESDAY, AUGUST 26, 2020 AT 3:00 PM A.M.

SPECIAL HEARING TO DETERMINE THAT A CANTILEVER
IS NOT EXCLUSIVELY ADJACENT DEVELOPED LOT IN
SECTION 16, 8106 HINTON AVENUE, VARIANCE TO
PERMIT A PROPOSED DWELLING OF A LOT OF 10,000
SQUARE FEET IN AREA OF THE REQUIRED 15,000

APPLICANT: [REDACTED]
ADDRESS: [REDACTED]
CITY: [REDACTED]
COUNTY: [REDACTED]
STATE: [REDACTED]







Draw ✓
Htr. ✓

8/26 @ 10:00

CASE NO. 2020-

0066-A

CHECKLIST

SDAT ✓

to be heard w
2020-0067-A

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

4/24

DEPS

(if not received, date e-mail sent _____)

Lots of
Comments
*Chesapeake Bay
Need Dept of Environmental
Protection recommendations

FIRE DEPARTMENT

4/3

PLANNING

(if not received, date e-mail sent _____)

Comment-No objection

3/9

STATE HIGHWAY ADMINISTRATION

N/C No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING (1st)

Date:

8/5/20

by D. Billingsly

SIGN POSTING (2nd)

Date:

8/20/20

by "

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any:

Chesapeake Bay
Critical

ZAC AGENDA

Case Number: 2020-0066-A

Reviewer: Gary Hucik

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: VARIANCE

Legal Owner: William J. & Judith A. Kurek

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 9106 HINTON AVE

Location: North West side of Hinton Ave South 100 feet to the center line of 3rd street.

Existing Zoning: DR 5.5

Area: 8,225 SQ FT

Proposed Zoning:

VARIANCE:

Section 1B02.3.C1 (BCZR) To permit an existing dwelling on a lot of record 50 feet wide in lieu of the required 55 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: 2020-0067-SPHA

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case must be heard with case number 2020-0067-SPHA

Real Property Data Search

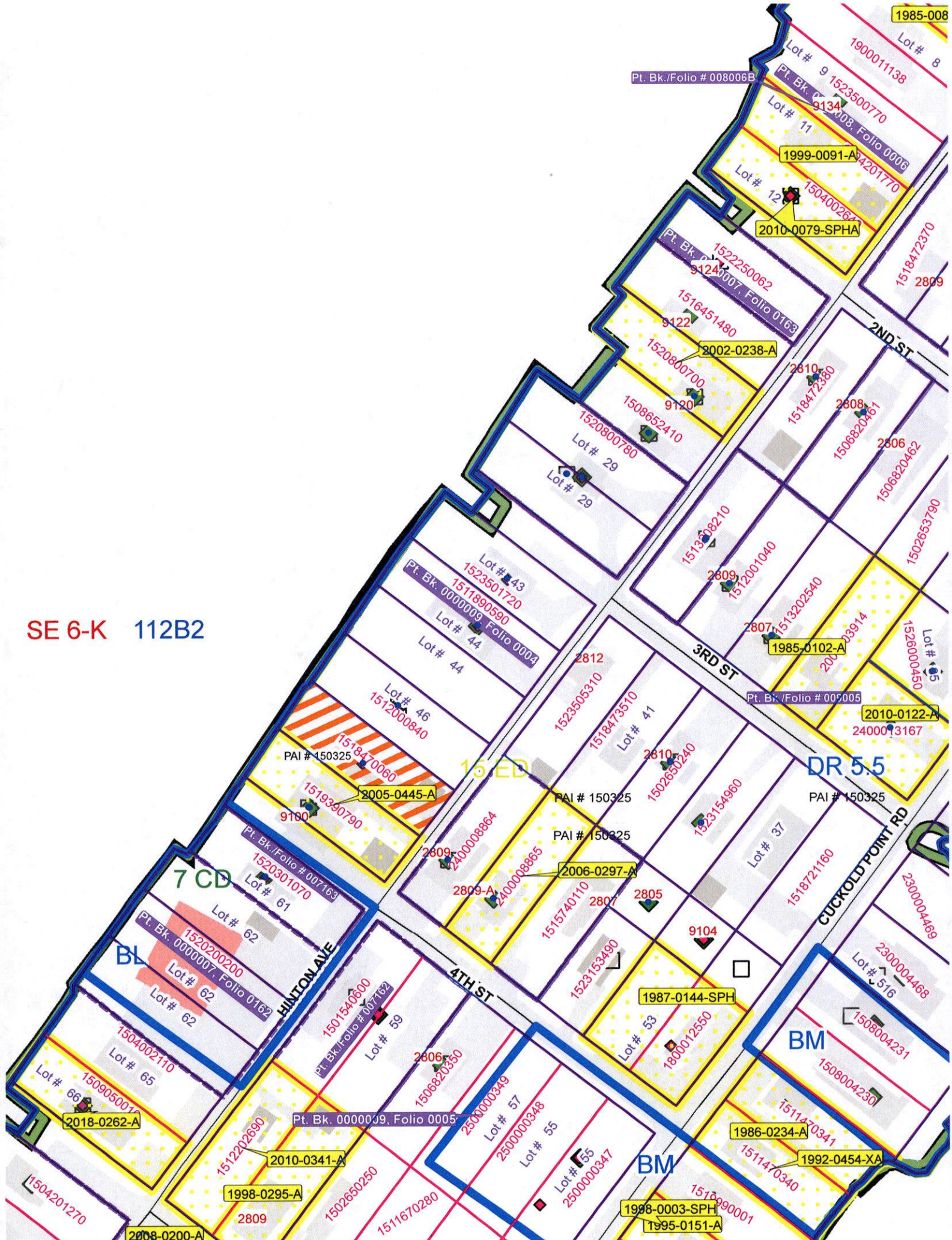
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 15 Account Number - 1511890590		
Owner Information		
Owner Name:	KUREK WILLIAM J KUREK JUDITH A	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	495 N PINE MEADOW DR DEBARY FL 32713- 234	Deed Reference: /07854/ 00216
Location & Structure Information		
Premises Address:	9106 HINTON AVE SPARROWS POINT 21219-1655 Waterfront	Legal Description: LT 44-45 50 W THIRD ST SWAN POINT
Map: 0112	Grid: 0015	Parcel: 0004
Neighborhood: 15140131.04	Subdivision: 0000	Section: 44
Block: 2018	Lot: 44	Assessment Year: 2018
Plat No: 0009/ 0004	Plat Ref: 0009/ 0004	
Town: None		
Primary Structure Built: 1999	Above Grade Living Area: 2,512 SF	Finished Basement Area: 15,000 SF
County Use: 34		
Stories: 2	Basement: YES	Type: STANDARD UNIT
Exterior: SIDING/	Quality: 4	Full/Half Bath: 2 full/ 1 half
Garage: 1 Carport	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2018
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
Land:	231,000	231,000
Improvements:	309,800	304,500
Total:	540,800	535,500
Preferential Land:	0	535,500
		0
Transfer Information		
Seller: KUREK DANIEL	Date: 05/05/1988	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07854/ 00216	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Denied		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

9106 HINTON AVE



700-0066-A



SE 6-K 112B2

15 ED

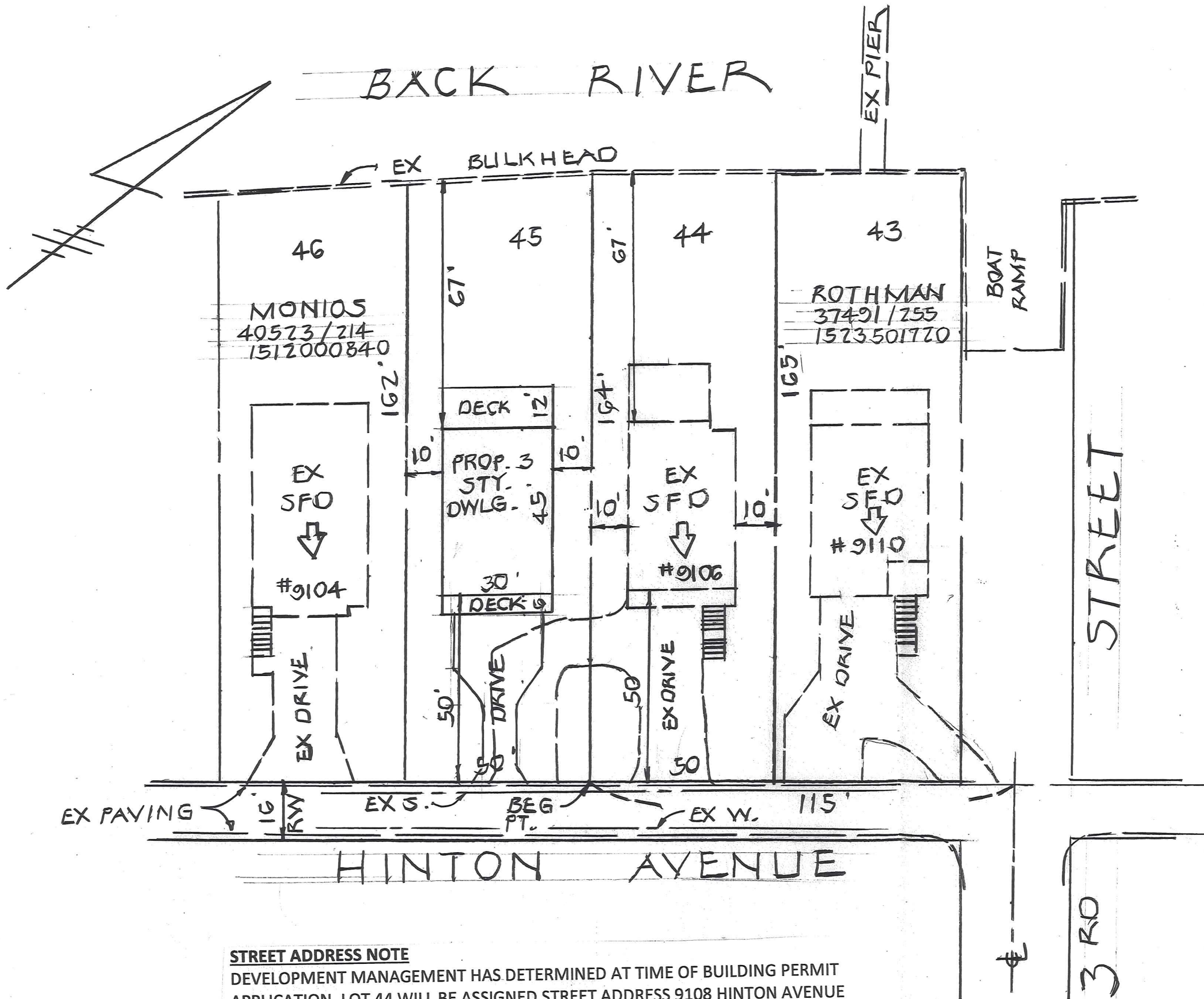
DR 5.5

7 CD

BL

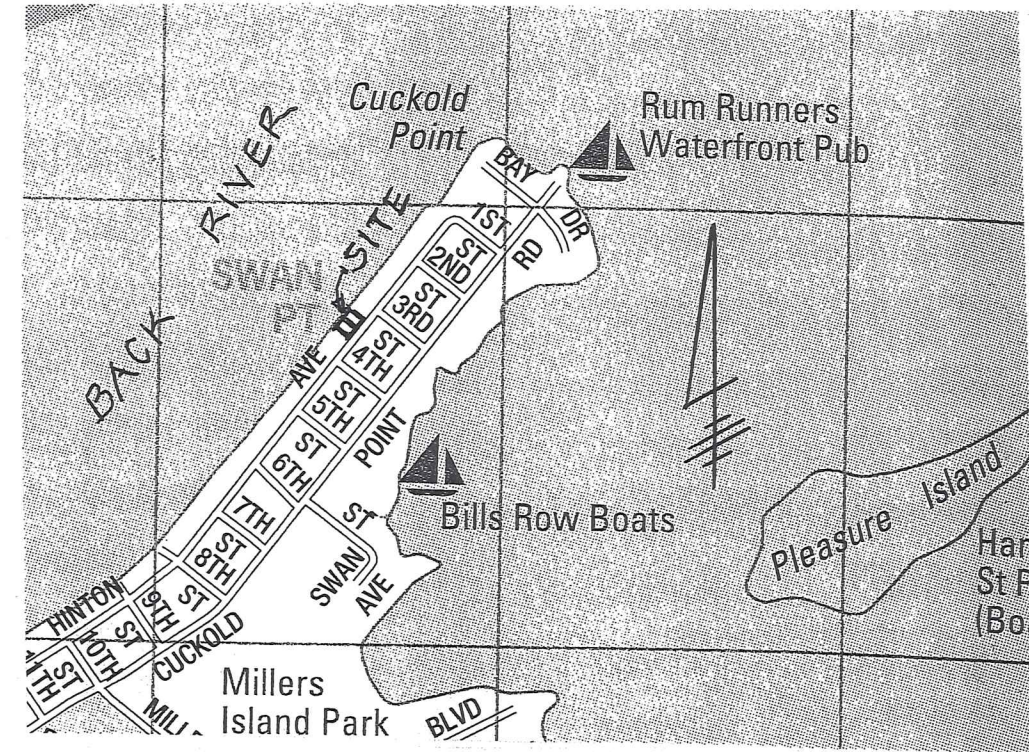
BM

BM



STREET ADDRESS NOTE
 DEVELOPMENT MANAGEMENT HAS DETERMINED AT TIME OF BUILDING PERMIT APPLICATION, LOT 44 WILL BE ASSIGNED STREET ADDRESS 9108 HINTON AVENUE AND LOT 45 WILL BE ASSIGNED STREET ADDRESS 9106 HINTON AVENUE

CENTRAL DRAFTING & DESIGN
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8719



VICINITY MAP
 SCALE: 1 INCH = 1000 FEET

OWNER
 WILLIAM J. AND JUDITH A. KUREK
 495 N. PINEMADOW DRIVE
 DEBARY FL 32213
 DEED REF: L.7854 F.216
 ACCT NO. 1511890590

- NOTES**
- 1 LOT AREAS
 LOT 44 (# 9106 HINTON AVE)....8225 S.F. = 0.189 ACRE
 LOT 45 (ADJACENT LOT).....8150 S.F. = 0.187 ACRE
 2. ZONING.....DR 5.5. (MAP NO. 112B2)
 3. PUBLIC WATER AND SEWER
 4. SITE IS LOCATED IN THE CBCA
 5. SITE IS LOCATED IN A 100 YEAR TIDAL FLOOD ZONE
 6. NO PREVIOUS VIOLATONS OR ZONING HISTORY ARE KNOW TO EXIST
 7. NO HISTORIC STRUCTURES OR SITES, ARCHEOLOGIC SITES OR UNDERGROUND STORAGE TANKS ARE KNOWN TO EXIST

2020-0066-A

**PLAT TO ACCOMPANY PETITION FOR
 SPECIAL HEARING AND VARIANCE**
9106 HINTON AVENUE AND ADJACENT VACANT LOT
 LOTS 44 AND 45 SWAN POINT PB 9 / 4
 ELECTION DISTRICT 15 C7 BALTIMORE COUNTY, MD.
 SCALE: 1 INCH = 30 FEET JANUARY 6, 2020