MEMORANDUM

DATE: November 10, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0225-A– Appeal Period Expired

The appeal period for the above-referenced cases expired on November 9, 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(13402 B Manor Road)		
10th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Glenn D. Henley	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2020-0225-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 subject property, Glenn D. Henley ("Petitioner"). The Petitioner is requesting Variance relief pursuant to Baltimore County Zoning Regulations ("BZCR") §§ 400.1 and 400.3 to approve an accessory structure (garage) in the right side yard in lieu of the required rear yard and at a total height of 22 ft. in lieu of the required maximum height of 15 ft. 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 submitted by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 18, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the 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 to comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed accessory structure (garage) to be placed in the side yard in lieu of the required rear yard and total height of 22 ft. in lieu of the required maximum height of 15 ft., I will impose conditions that the accessory structure (detached garage) shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and shall not be used for commercial purposes.

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 **8th** day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulations ("BZCR") §§ 400.1 and 400.3 to approve an accessory structure (garage) in the right side yard in lieu of the required rear yard and at a total height of 22 ft. in lieu of the required maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- Petitioner or subsequent owners shall not convert the accessory structure (detached garage) into a dwelling unit or apartment. The proposed accessory structure (detached garage) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

- The proposed accessory structure (detached garage) shall not be used for commercial purposes.

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:dlw

ORDER RECEIVED FOR FILING

Date 10-8-2020

By DW

A ISTRATIVE ZONING P ION

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 13402 B MANOR RD, BALDWIN MD 21013 **Currently zoned** RC6

Deed Reference 12379/ 176 **10 Digit Tax Account #** 2100012864

Owner(s) Printed Name(s) GLENN HENLEY

(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)

RECEIVED

BCZR 400.1 and 400.3 to approve an accessory structure (garage) in the right side yard in lieu of the required rear yard and at a total height of 22 ft in lieu of the required maximum height of 15 ft

3 2020

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

DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

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):

GLENN HENLEY /

Name #1 – Type or Print / Name # 2 – Type or Print

Glenn Henley /

Signature #1 / Signature # 2

13402 B MANOR RD BALDWIN MD

Mailing Address / City / State

21013 / 410-984-0440 / GLENNCMC@comcast.net

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

ORDER RECEIVED FOR FILING

Date 10-8-2020

By

Representative to be contacted:

Glenn Henley

Name – Type or Print

Glenn Henley

Signature

13402B Manor Rd / Baldwin / MD

Mailing Address / City / State

21013 / 410-984-0440 / GlennCMC@comcast.net

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 _____day of _____, _____ 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.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0225-A **Filing Date** 9/9/2020 **Estimated Posting Date** 9/29/2020 **Reviewer** CP

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: 13402 B MANOR RD (Print or Type Address of property) BALDWIN (City) MD (State) 21013 (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 HAVE BEEN APPROVED TO BUILD A GARAGE ON MY PROPERTY. THE BUILDING PERMIT NUMBER IS B-971932. THE PERMIT STATES THAT THE MAX HEIGHT AVAILABLE FROM GRADE TO TOP OF PEAK IS 15 FEET. THE GARAGE IS 32 FEET WIDE WHICH WOULD MAKE THE ROOF PITCH VERY LOW. I ALSO NEED THE WALLS TO BE AT 10 FEET IN HEIGHT MINIMUM AND WOULD ALSO LIKE THE ROOF PITCH TO BE AT 6/12 FOR A FEW REASONS. FIRST I WOULD LIKE TO MATCH MY HOUSE AS CLOSE AS POSSIBLE IN PITCH AND SECOND, I HAVE ARCHITECTURAL SHINGLES ON MY EXISTING HOUSE AND WOULD WANT TO MATCH THESE SHINGLES ON THE GARAGE. THE REASON FOR NEEDING THE INTERIOR WALLS AT 10 FOOT IS TO BE ABLE TO PARK MY TRUCK, FUTURE CAMPER, LAWN EQUIPMENT, SNOWPLOW, AND 4-WHEELER / UTV'S. I AM ASKING FOR A VARIANCE OF THE RIDGE TO BE 22 FEET ABOVE GRADE.

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

Signature of Owner (Affiant) — Signature of Owner (Affiant)

GLENN HENLEY

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 20 day of August, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Glenn Henley

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

AS WITNESS my hand and Notaries Seal

ELAINE D. SMITH COMM. EXP. NOTARY PUBLIC JUNE 26, 2022 HARFORD COUNTY, MD

Notary Public

My Commission Expires 6/26/22

2020-0225-A

REV. 5/5/2016

ZONING PROPERTY DESCRIPTION FOR

13402 B Manor Rd

Beginning at a point on the West side of Manor Rd which is 19 feet wide at a distance of 658 feet North of the centerline of the nearest improved intersecting street, Dulaney Valley Rd which is 20 feet wide.

Being Lot #1, where no "Block" and no "Section" in the sub-division of Dulaney Heights in Baltimore County, Plat #60, Folio #103 containing 3.52 acres located in the 10th election district.

2020-0225-A

CERTIFICATE OF POSTING

September 22, 2020

_____ amended for second inspection

Re:
Zoning Case No. 2020- 0225- A
Legal Owner: Glenn Henley
Closing date: October 05, 2020

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **13402 B Manor Road.**

The signs were initially posted on **September 18, 2020.**

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE NO. 2020-0225-A

13402 B MANOR ROAD

REQUEST: TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) IN THE RIGHT SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND AT A HEIGHT OF 22 FEET IN LIEU OF THE REQUIRED MAXIMUM HEIGHT OF 15 FEET.

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 OCTOBER 05, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391


ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE NO. 2020-0225-A
13402 B MANOR ROAD
REQUEST: TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) IN THE RIGHT SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND AT A HEIGHT OF 22 FEET IN LIEU OF THE REQUIRED MAXIMUM HEIGHT OF 15 FEET.
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 OCTOBER 05, 2020.
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT111 W. CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391


13402
ZONING NOTICE

BALTIMORE COUNTY DE RTMENT OF PERMITS, APPROV S AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0225 -A Address 13402 B Manor Rd

Contact Person: Christina Frink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-9-2020 **Posting Date:** 9-20-2020 **Closing Date:** 10-5-2020

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 2020- 0225 -A Address 13402 B Manor Rd

Petitioner's Name Glenn Henley Telephone 410-984-0440

Posting Date: 9-20-2020 **Closing Date:** 10-5-2020

Wording for Sign: *To Permit* an accessory structure (garage) in the right side yard in lieu of the required rear yard and at a height of 22ft in lieu of the required maximum height of 15ft

Revised 6/30/2018

JOHN A. OLSZEWSKI, JR.
County Executive

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

October 5, 2020

Glenn Henley,
13402 B Manor Road
Baldwin MD 21013

RE: Case Number: 2020-0225-A, 13402 B Manor Road

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 September 09, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0225-A
Address 13402-B Manor Road
(Henley Property)

Zoning Advisory Committee Meeting of **September 14, 2020.**

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

Reviewer: Steve Ford

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\H1PAGF4X\ZAC 20-0225-A 13402-B Manor Road.doc

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: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0225-A
Address 13402-B Manor Road
(Henley Property)

Zoning Advisory Committee Meeting of **September 14, 2020**.

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

Reviewer: Steve Ford

C:\Users\dmignon\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\BGR1ACI0\ZAC 20-0225-A 13402-B Manor Road.doc

Right Side of House Towards Driveway & Proposed Location of Garage

2020-0225-A

Proposed Location of Garage IMG-4503.jpg N.E. Side of Property

2020-0225-A

N.E. Side of PROPERTY TO THE REAR of The PROPOSED SHED Facing neighbors PROPER

2020-0225-A

AV 10/5

CASE NO. 2020- 0225-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
9-18	DEPS (if not received, date e-mail sent)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING (1st) Date: 9-18-20 by Dook

SIGN POSTING (2nd) Date: by

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any:

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District** - 10 **Account Number** - 2100012864

Owner Information

Owner Name:	HENLEY GLENN D HENLEY CAROL A	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	13402B MANOR RD BALDWIN MD 21013-9777	**Deed Reference:**	/12379/ 00176

Location & Structure Information

Premises Address:	13402B MANOR RD 0-0000	**Legal Description:**	3.522 AC 13402-B MANOR RD DULANEY HEIGHTS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0044	0015	0350	10010011.04	0000			1	2020	**Plat Ref:** 0060/ 0103

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1998	4,248 SF		3.5200 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	SIDING/	4	4 full	2 Attached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	180,200	180,200		
Improvements	416,000	431,400		
Total:	596,200	611,600	601,333	606,467
Preferential Land:	0			0

Transfer Information

Seller: DINKER ROBERT E DINKER BETTY ANNE	**Date:** 09/11/1997	**Price:** $120,000
Type: ARMS LENGTH VACANT	**Deed1:** /12379/ 00176	**Deed2:**
Seller: DINKER ROBERT E DINKER BETTY ANNE	**Date:** 08/20/1991	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /08889/ 00508	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2020	07/01/2021
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: Approved 11/19/2010

2020-0225-A

ZAC AGENDA

Case Number: 2020-0225-A **Reviewer:** Christina Frink
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Glenn Henley
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 13402 B MANOR RD
Location: West side of Manor Road 658 feet North of Dulaney Valley Road.

Existing Zoning: RC 6 **Area:** 3.5 AC
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 400.1 and 400.3 to approve an accessory structure (garage) in the right side yard in lieu of the required rear yard and at a total height of 22 feet in lieu of the required maximum height of 15 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/05/2020

Miscellaneous Notes:

Case Number: 2020-0226-SPH **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING
Legal Owner: Herbert Schafer
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 21201 WEST LIBERTY RD
Location: East side of West Liberty Road (20') 1290' South East of Bond Road (20').

Existing Zoning: RC 7, RC 2 **Area:** 37.937 AC
Proposed Zoning:
SPECIAL HEARING:
To request a non-density transfer of a 33.837 acre parcel of land from Herbert Schaffer, Jr. (parcel 213) to Herbert Schaffer, Jr. (parcel 247).
Attorney: Not Available
Prior Zoning Cases: 1995-0260-SPH
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 10 **Account Number -** 2100012864

Owner Information

Owner Name:	HENLEY GLENN D HENLEY CAROL A	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	13402 B MANOR RD BALDWIN MD 21013-9777	**Deed Reference:**	/12379/ 00176

Location & Structure Information

Premises Address:	13402B MANOR RD BALDWIN 21013-9777	**Legal Description:**	3.522 AC 13402-B MANOR RD DULANEY HEIGHTS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0044	0015	0350	10010011.04	0000			1	2020	**Plat Ref:** 0060/ 0103

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1998	4,248 SF		3.5200 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1 1/2	YES	STANDARD UNIT	SIDING/	4	4 full	2 Attached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	180,200	180,200		
Improvements	416,000	431,400		
Total:	596,200	611,600	601,333	606,467
Preferential Land:	0			0

Transfer Information

Seller: DINKER ROBERT E	**Date:** 09/11/1997	**Price:** $120,000
Type: ARMS LENGTH VACANT	**Deed1:** /12379/ 00176	**Deed2:**
Seller: DINKER ROBERT E DINKER BETTY ANNE	**Date:** 08/20/1991	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /08889/ 00508	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

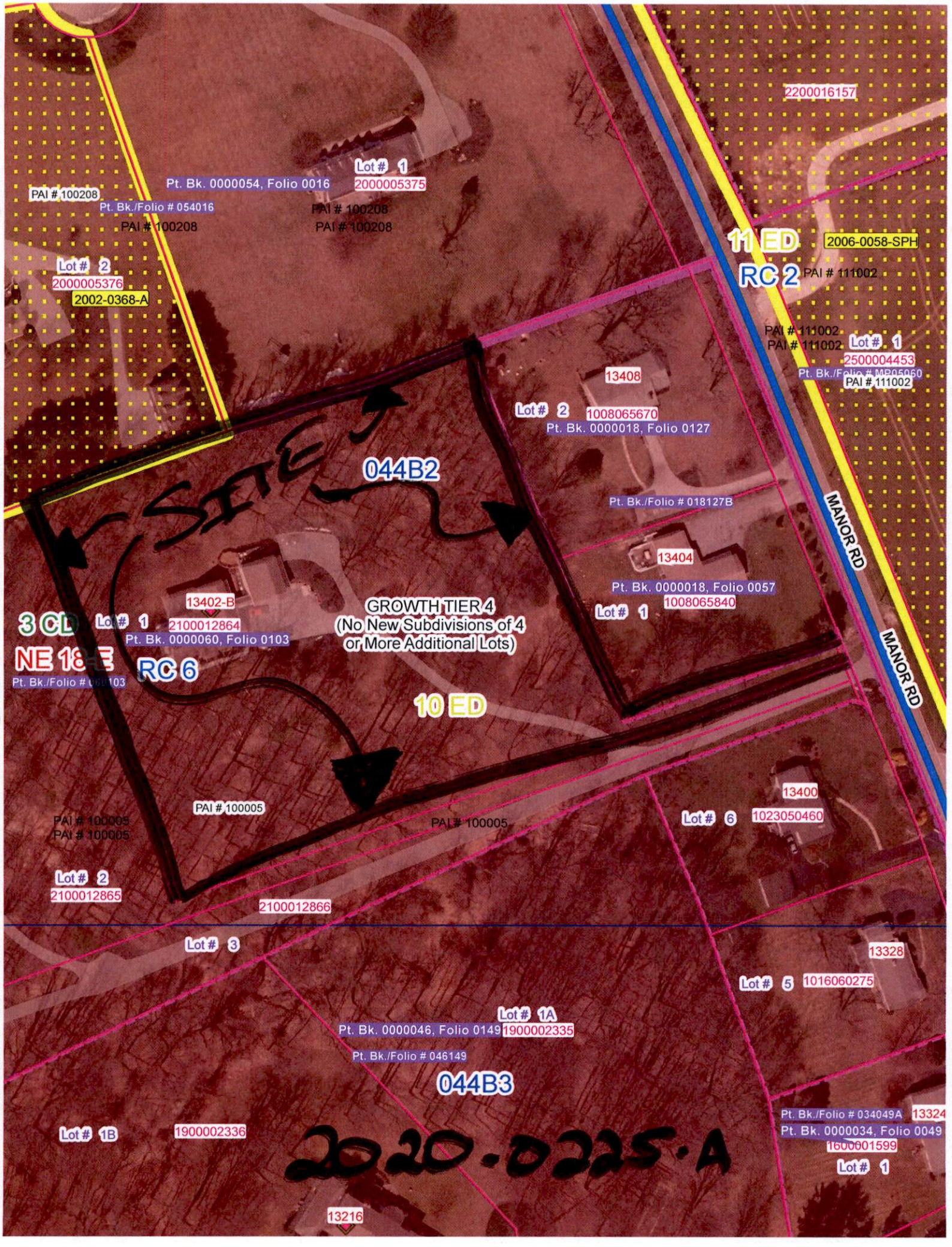
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 11/19/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**


2200016157
Lot # 1
2000005375
Pt. Bk. 0000054, Folio 0016
PAI # 100208
Pt. Bk./Folio # 054016
PAI # 100208
PAI # 100208
PAI # 100208
11 ED
2006-0058-SPH
RC 2
PAI # 111002
Lot # 2
2000005376
2002-0368-A
PAI # 111002
PAI # 111002
Lot # 1
2500004453
Pt. Bk./Folio # MP05060
PAI # 111002
13408
Lot # 2
1008065670
Pt. Bk. 0000018, Folio 0127
044B2
SITE
Pt. Bk./Folio # 018127B
MANOR RD
13404
Pt. Bk. 0000018, Folio 0057
1008065840
Lot # 1
13402-B
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
3 CD
Lot # 1
2100012864
Pt. Bk. 0000060, Folio 0103
NE 18-E
RC 6
Pt. Bk./Folio # 060103
MANOR RD
10 ED
13400
Lot # 6
1023050460
PAI # 100005
PAI # 100005
PAI # 100005
PAI # 100005
Lot # 2
2100012865
2100012866
Lot # 3
13328
Lot # 5
1016060275
Lot # 1A
Pt. Bk. 0000046, Folio 0149
1900002335
Pt. Bk./Folio # 046149
044B3
Pt. Bk./Folio # 034049A
13324
Pt. Bk. 0000034, Folio 0049
1600001599
Lot # 1
Lot # 1B
1900002336
2020-0225-A
13216

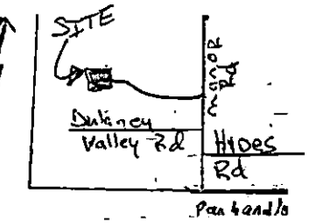
APPENDIX C

Zoning Hearing Plan for Variance X Special Hearing N/A

Address 13402B Manor Rd Owners Name Glenn + Carol Henley

Sub Division Name Dulaney heights Lot# 1 Block# N/A Section# N/A

Plat Book# 3 Folio# 103 10 Digit Tax# 2100012864 Deed Ref# 12379/176



Zoning Map # 044B2

Site zone RC-6

Election Dist. 10

Council Dist. 3

Lot Area 3.520 AC

Historic NO

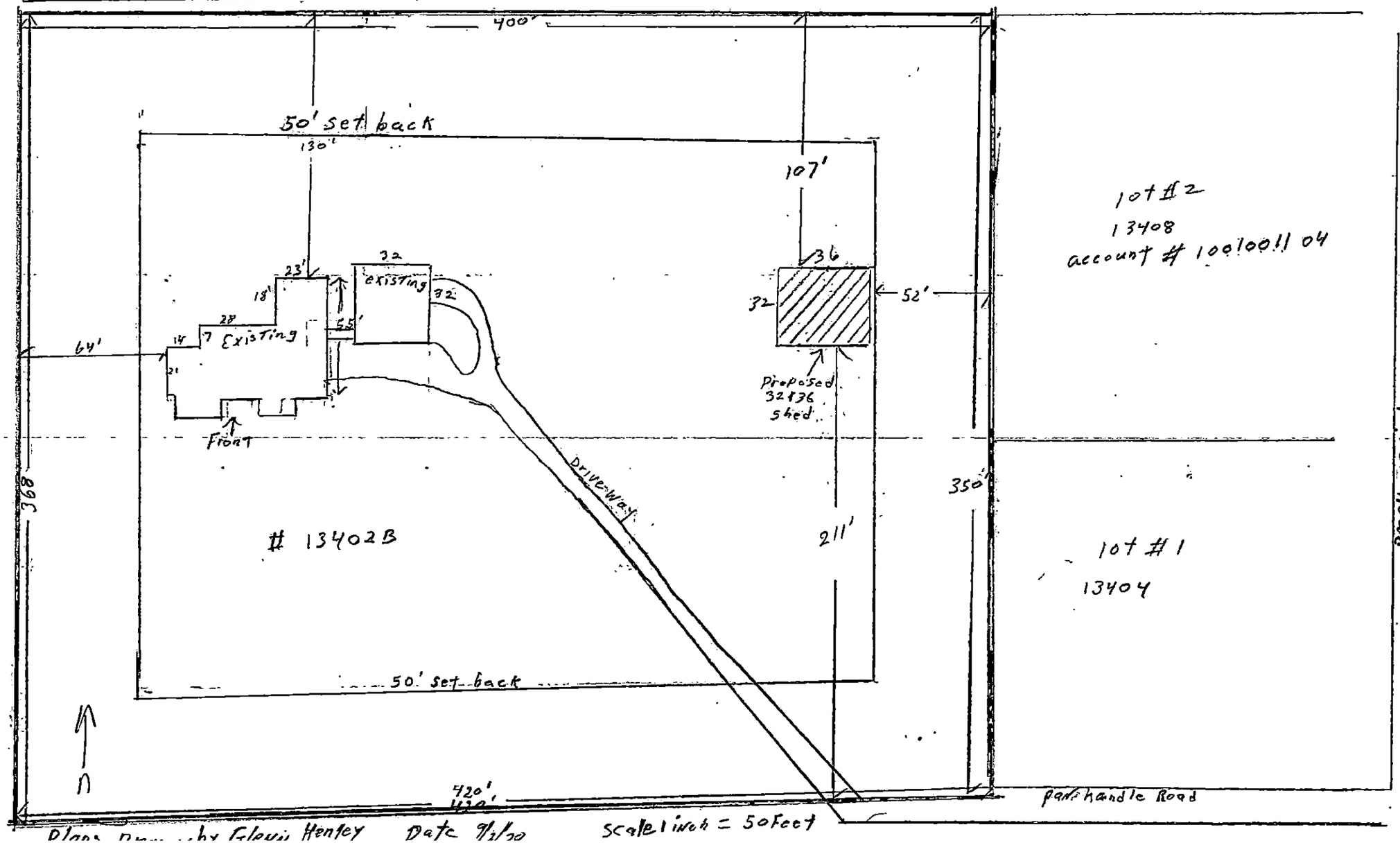
NCBCA NO

Flood plain NO

water private X

sewer private X

Prior hearing NO



Plan Prepared by Glenn Henley Date 9/2/20 Scale 1 inch = 50 feet

2020-0255-A

DEED

FROM

Robert E. Dinker and Betty Anne Dinker aka Betty Ann Dinker, his wife of Glen Arm, Maryland

Milford H. Diner, Jr. and Harriet F. Dinker, his wife, aka Harriet L. Dinker, of New Smyrna Beach, Florida

TO

Glenn D. Henley

Carol A. Henley

Block No. .....

Received for Record, ..., 19....., at ..... o'clock ... M. Same day recorded in Liber ..... No. ..... Folio ..... &c., one of the Land Records of ...., and examined per ....., Clerk.

Cost of Record, $.....

EQUITY TITLE CO., INC.
1404 E. JOPPA RD.
TOWSON, MD 21286

THE DAILY RECORD CO., BALTIMORE, MD. 21202

#7710

STATE OF FLORIDA, COUNTY OF Volusia TO WIT:

I HEREBY CERTIFY, THAT on this 21 day of August, 1997 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared, Milford H. Dinker, Jr. and Harriet F. Dinker, his wife, known to me or satisfactorily proven to be the person whose names are subscribed to the within instrument and acknowledged the foregoing Deed to be their act and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I Hereunto set my hand and Official seal.

Connie T. Walter
Notary Public

My Commission Expires:
Connie T. Walter
Print type or stamp name of Notary Public
Personal Known ☐ OR Produced I.D. ☑
Type and Number of I.D. produced:
FL DL# D536-548-29-043-0

OFFICIAL NOTARY SEAL
CONNIE T WALTER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC512735
MY COMMISSION EXP. NOV. 29, 1999

☒ DID take an oath, or
☐ DID NOT take an oath

Connie T. Walter
Print type or stamp name of Notary Public
Personal Known ☐ OR Produced I.D. ☑
Type and Number of I.D. produced:
FL DL# D536-346-29-718-0

☐ DID take an oath, or
☒ DID NOT take an oath

2020-0225-A

This Deed, MADE THIS 21 day of August

in the year one thousand nine hundred and ninety-seven by and between

Robert E. Dinker and Betty Anne Dinker, aka Betty Ann Dinker, his wife, of Glen Arm, Maryland and Milford H. Dinker, Jr. and Harriet F. Dinker, his wife, aka Harriet L. Dinker

of New Smyrna Beach, Florida of the first part, and

Glenn D. Henley and Carol A. Henley, husband and wife

of the second part.

WITNESSETH, That in consideration of the sum of One hundred twenty thousand and NO/100ths Doll

($120,000.00)

the said parties of the first part,

do grant and convey to the said parties of the second part, as tenants by the entiretie their assigns, the survivor of them and the

personal representatives/successors and assigns of said survivor, in fee simple, all

that lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED AS Lot No. 1, as shown on the plat entitled, "Dulaney Heights", which plat is recorded among the land records of Baltimore County in Plat Book Sm No. 60 folio 103.

THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 13402-B Manor Road.

BEING PART OF ALL THAT PROPERTY WHICH BY DEED DATED May 24, 1976 and recorded among the land records of Baltimore County in Liber EHKJR 5644 folio 455, was granted and conveyed by Milford H. Dinker and Ethel M. Dinker, His wife, unto Robert E. Dinker and Betty Anne Dinker as to an undivided one half (1/2) interest and Milford H. Dinker, Jr. and Harriet L. Dinker, as the remaining undivided one-half (1/2) interest.

BEING ALSO PART OF THE PROPERTY WHICH BY DEED DATED March 7, 1989 and recorded among the land records of Baltimore County in Liber SM 8206 folio 627, was granted and conveyed by Robert E. Dinker and Milford H. Dinker, Jr. unto Robert E. Dinker and Betty Anne Dinker, his wife as to an undivided one half (1/2) interest and Milford H. Dinker, Jr. and Harriet F. Dinker, his wife, as to the remaining undivided one half (1/2) interest.

BEING ALSO PART OF ALL THAT PROPERTY which by Deed dated June 11, 1991 and recorded among the land records of Baltimore County in Liber SM 8889 folio 508, was granted and conveyed Robert E. Dinker and Betty Anne Dinker placing their undivided one half (1/2) interest in each of them as to a one-quarter (1/4) interest as tenants in common.

2020-0225-A

To Have and To Hold the said described lot ——— of ground and premises to the said

Glenn D. Henley and Carol A. Henley, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's,

personal representatives/successors

and assigns , in fee simple.

And the said part ies of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Witness the hand s and seal s of said grantor s

Test:

Robert E. Dinker (Seal)

Betty Anne Dinker (SEAL)

Betty Anne Dinker, aka Betty Ann Dinker

Wilford H. Dinker Jr. (Seal)

Wilford H. Dinker, Jr.

Harriet F. Dinker (SEAL)

Harriet F. Dinker, aka Harriet L. Dinker

State of Maryland, County of , to wit:

I Hereby Certify, That on this day of August in the year one thousand nine hundred and ninety-seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Robert E. Dinker and Betty Anne Dinker, aka Betty Ann Dinker, his wife known to me (or satisfactorily proven) to be the person s whose name s is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

James E. Matthews
Notary Public

My Commission expires:
September 1, 1997

OVER FOR ADDITIONAL NOTARY ACKNOWLEGEMENT. . .

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)

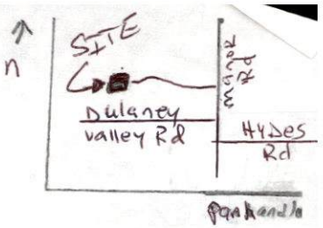
2020-0225-A

Zoning Hearing For Variance X Special Hearing NO

Address 13402B Manor Rd Owners Name Glenn + carol Henley

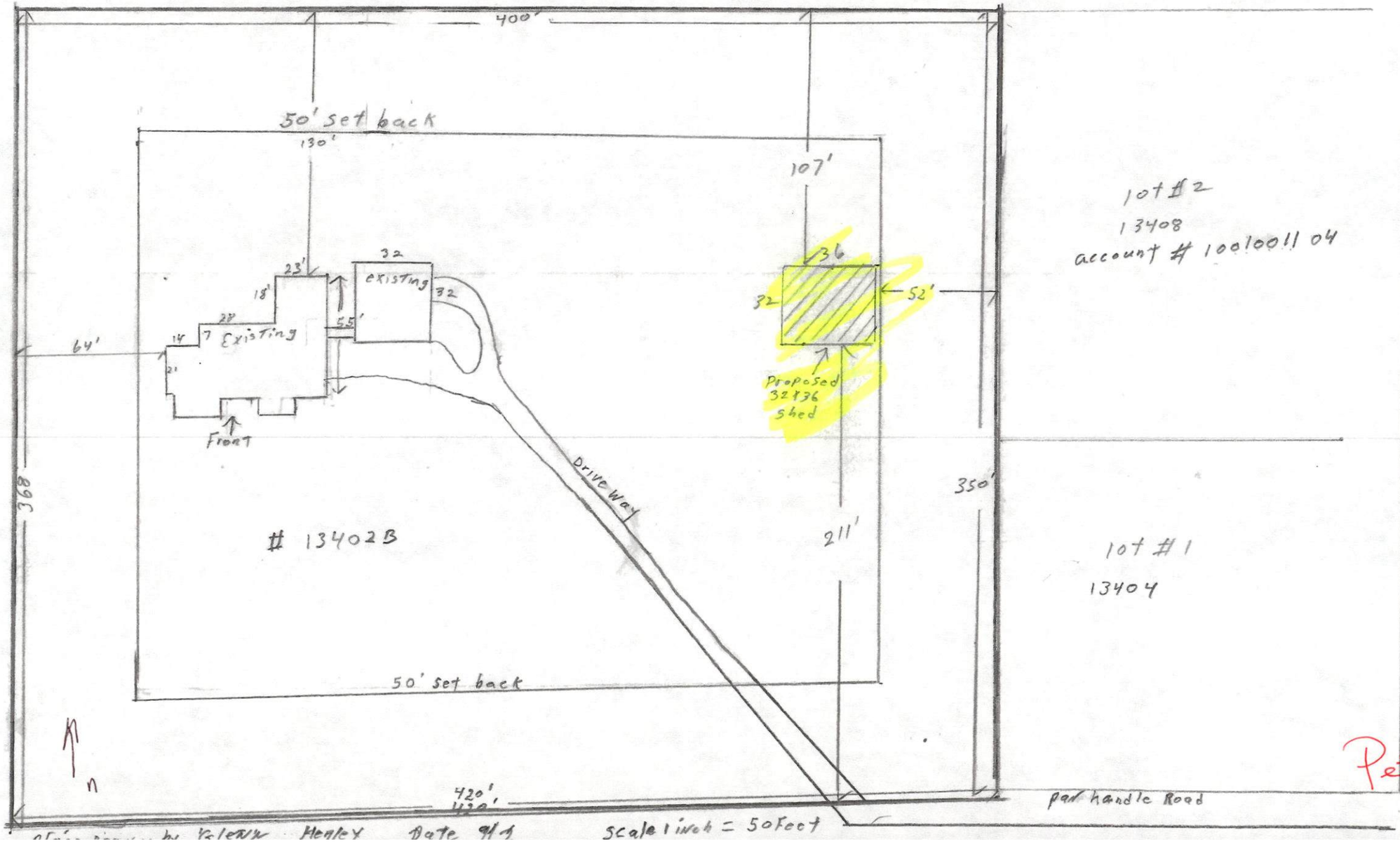
Sub Division Name Dulaney heights Lot# 1 Block# N/A Section# N/A

Plat Book# 3 Folio# 103 10 Digit Tax# 2100012864 Deed Ref# 12379/176



Map NOT TO Scale

Zoning Map# 044B2
Site zone RC-6
Election Dist. 10
Council Dist. 3
Lot Area 3.520 AC
Historic NO
NCBCA NO
Flood plain NO
water private X
Sewer private X
Prior hearing NO



Scale 1 inch = 50 Feet

Petitioner by Glenn Henley Date 9/1

Pet. Exh. 1

2020-0255-A