

MEMORANDUM

DATE: April 1, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0286-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on March 31, 2021. 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

/dlw

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(9 Chilhowie Court)	*	OFFICE OF
8 th Election District		
3 rd Council District	*	ADMINISTRATIVE HEARINGS
Stephen & Jeanette Guy		
Legal Owners	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2020-0286-SPHA
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Stephen and Jeanette Guy, legal owners (“Petitioners”). The Special Hearing from the Baltimore County Zoning Regulations (“BCZR”) § 500.7 to permit a new addition to be used as an accessory (in-law) apartment.

A Variance from the Baltimore County Zoning Regulations (“BCZR”) § 1A04.3.B.2.b to permit a side yard dwelling addition with a front setback of 27 ft. and a side setback of 28 ft. in lieu of the required 50 ft. each, respectively.

Due to COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Petitioners Stephen and Jeannette Guy, appeared at the hearing. Also in attendance was Andy Niazy, the Architect who prepared the elevations, which were admitted as Petitioners’ Exhibit 3. His *curriculum vitae* was admitted as Petitioners’ Exhibit 6. Anna Morphey and David Smith of Smith House builders also attended. Christopher D. Mudd, Esquire appeared and represented the Petitioners. There were no protestants or interested citizens in attendance. Zoning Advisory Committee (“ZAC”) comments were received from the Department of

ORDER RECEIVED FOR FILING

Date 3/1/21
By J. Mignone

Environmental Protection and Sustainability Development (“DEPS”) and from the Department of Planning (“DOP”). They did not oppose the requested relief, subject to proposed conditions, which will be incorporated into the Order.

The property is approximately 1.65 acres and is zoned RC 5. At the outset of the hearing Mr. Mudd moved to amend the Petition in a couple of respects. First, he explained that he did not believe that the Special Hearing relief requested in the Petition was even necessary. As he explained, the proposed addition will be connected to the main residence and is therefore subject to BCZR § 400.4.A, which requires the applicant to simply apply for a use permit. It does not require a special hearing, as is required for accessory apartments in separate accessory structures under BCZR § 400.4.B. Mr. Mudd therefore asked that the Special Hearing request be dismissed as moot. The motion was granted.

Mr. Mudd then asked to amend the variance request to correct an oversight in the original Petition. To wit, he explained that during the 2008 CZMP process the parcel to the rear of the subject property was downzoned to RC 7. As a result, there is supposed to be a 150’ setback from that tract boundary. However, as Mr. Mudd explained, the tract in question is a county owned storm water management pond. Therefore, the setback requirements should not be enforced since the proposed addition will have no adverse impact on anything in the RC 7 parcel, or vice versa. With regard to the other variance requests, Mr. Mudd explained that the subject parcel is an irregular shape and is much longer and narrower than the surrounding lots. He further explained that the proposed addition cannot be built on the rear of the house without impacting the light and air of the existing home, and marring the architectural design. Finally, he explained that the variance relief will have no adverse impacts on the adjoining residential properties since they are both several hundred feet away and the lots are all well forested.

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Date

By

Based on this record evidence I find that the special hearing relief that was requested is not required and will be dismissed as moot. As for the variances, 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).

As discussed above, the shape and dimensions of the property are unique and trigger the need for the requested variances. If the variances were denied the Petitioners would suffer practical difficulty and hardship because they would be unable to build the proposed addition.

THEREFORE, IT IS ORDERED this 1st day of **March, 2021**, by this Administrative Law Judge that the Petition for Special Hearing seeking from BCZR § 500.7 to permit a new addition to be used as an accessory (in-law) apartment relief is hereby DISMISSED AS MOOT.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to the BCZR § 1A04.3.B.2.b to permit a side yard dwelling addition with a front setback of 27 ft. and a side setback of 28 ft. in lieu of the required 50 ft. each, respectively) is hereby GRANTED.

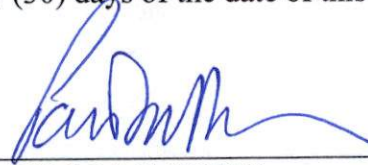
IT IS FURTHER ORDERED that the Petition for Variance to permit a dwelling addition as close as 28 feet to adjacent RC 7 zoned land is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

- Petitioners must comply with the DOP and DEPS ZAC comments, copies of which are attached hereto and made a part thereof.

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 3/1/21

By Dr. M. M. M. M. M.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 08 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: December 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0286-SPHA
Address 9 Chilhowie Court
(Guy Property)

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

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

1. The proposed in-law addition raises certain concerns with regard to the adequacy of the well and septic system to support the existing and proposed use. Prior to building permit approval GWM will require a septic system inspection certifying the location and functionality of each septic system component as well a detailed site plan showing the property boundaries, topography, existing structures, existing well and septic system, sewage disposal area as per the Master Plan, the proposed addition, and proposed grading.

Reviewer: Kevin Koepenick

ORDER RECEIVED FOR FILING

Date 3/1/21

By D. M. Magon

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/21/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-0286

INFORMATION:

Property Address: 9 Chilhowie Ct
Petitioner: Stephen & Jeanette Guy
Zoning: RC 5
Requested Action: Special Hearing, Variance

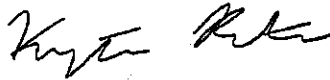
The Department of Planning has reviewed the petition for a Special Hearing to permit a new addition to an existing dwelling to be used as an accessory apartment; and a Variance from section 1A04.3.B.2.b to permit a side yard addition with a front setback of 27 feet and a side setback of 28' in lieu of the required 50' each.

This area is rural residential.

The Department of Planning does not object to the requests. The proposed apartment is under 1/3 of the total dwelling sq. footage and will be located over a proposed garage. This site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review at permitting.

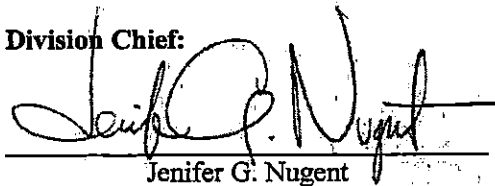
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

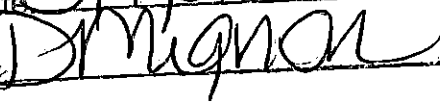
c: Joseph Wiley, Northern Sector Planner
Anna Morphey
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

3/1/21

By





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 9 Chilhowie Court, Cockeysville, Maryland 21030

which is presently zoned RC5

Deed References: 15322/0520

10 Digit Tax Account # 2000012940

Property Owner(s) Printed Name(s) Stephen & Jeanette Guy

(SELECT THE HEARING(S) BY MARKING **X** 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. **X** a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To permit a new addition to be used as an accessory (in-law) apartment.

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. **X** a **Variance** from Section(s)

BCZR: 1A04.3.B.2.b. → To permit a side yard addition with a front setback of 27 feet and a side setback of 28 feet in lieu of the required 50 feet each,

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)

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):

Stephen Guy

Jeanette Guy

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

9 Chilhowie Court, Cockeysville, Maryland

Mailing Address

City

State

21030

410-804-8166

jeanette.guy@verizon.net

Zip Code

Telephone #

Email Address

Representative to be contacted:

Anna Morphey

Name - Type or Print

Signature

232 Cockeysville Road B200

Cockeysville

MD

Mailing Address

City

State

21030

410-329-1262

anna@smithhouse.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0386-SPM

Filing Date 11/24/20

Do Not Schedule Dates:

Reviewer JJ

Zoning Property Description

Guy Residence

9 Chilhowie Ct., Cockeysville MD 21030

Part A:

BEGINNING FOR THE SAME at a point on the south side of Chilhowie Ct., at a distance of 872' from the centerline of Cleghorn Road, which is 25 feet wide. The improvements being known as 9 Chilhowie Court.

BEING THE SAME lot of ground by which Deed #15, in the subdivision of "Plat of Padonia Farms" which plat is recorded among the land records of Baltimore County in Plat Book #0056, Folio 0023, containing a total of 1.65 acres of lot. Located in the 8th Election District and 3rd Council District

2020-0286-SP4A

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 10th day of November 2020, by and between Stephen and Jeanette Guy (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

A. The Declarants who are also the owners of this property have filed an application for a use permit and special hearing to: a second living quarter within an accessory building situated on the same lot as the principal single-family detached dwelling and in compliance with section 400, with dedicated bathing and cooking facilities, and located on owner-occupied property

The property being located at: 9 Chilhowie Ct, Cockeysville, MD and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned RC5, which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for: Allison C. Guy, elderly parent of Stephen Guy.

The other residents of the property are: Stephen Guy - father; Jeanette Guy - mother; Jackson Guy - son; Grace Guy - daughter; Matthew Guy - son all living in principal residence of 9 Chilhowie Ct, Cockeysville, MD. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.
2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination: (Adjust this statement for the location of the Apartment) A. U In the Accessory Apartment in the principal dwellingU, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant(s) or subsequent purchaser. B. U In the Accessory Apartment in the accessory buildingU requires removal of the kitchen and possibly other residential elements, at the discretion of PAI. C. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

Anna C. Murphy

State of Maryland, County of Baltimore to wit: I HEREBY CERTIFY that on this 10th day of 2020, before the Subscriber, a Notary Public of State of Maryland, personally appeared

Courtney Smith

The declarants herein, are also the owner(s) of this property, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

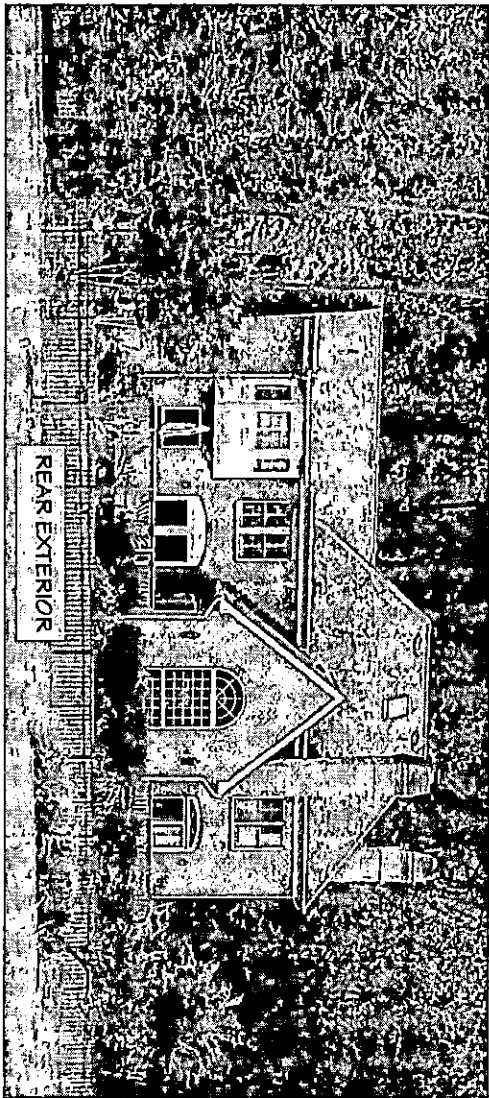
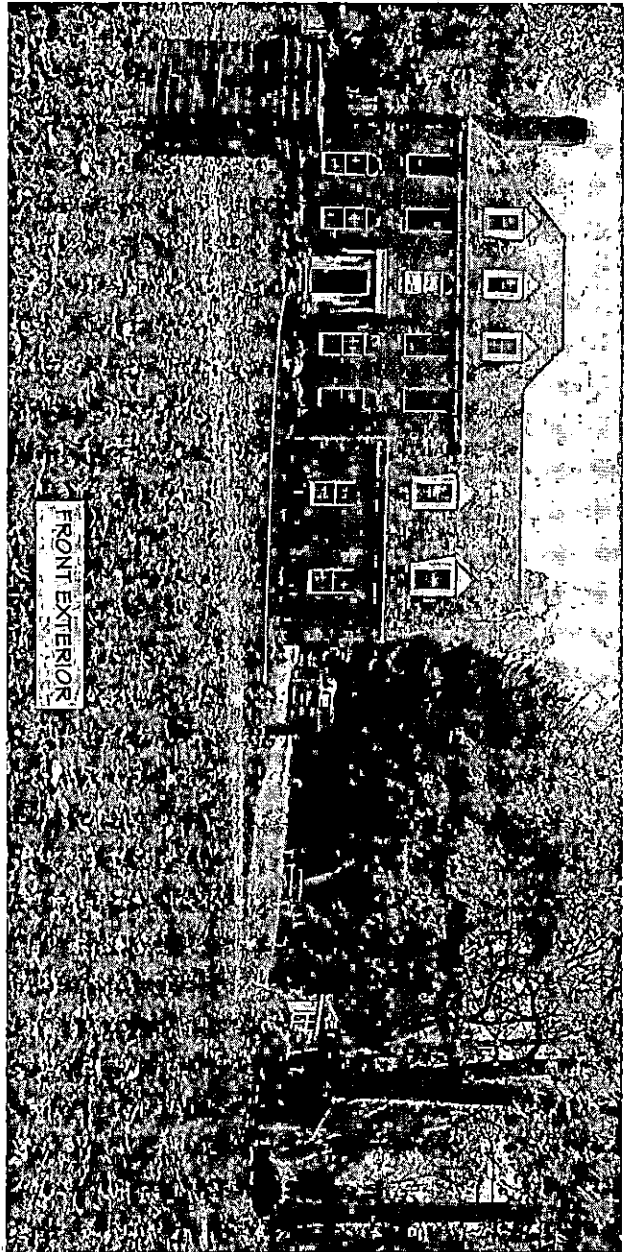
IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

Courtney Smith
Notary Public







GUY RESIDENCE
9 CHILHOWIE COURT
COCKEYSVILLE, MARYLAND

EXISTING PHOTOS

Architectural Services, Inc.
11/13/2020
11/13/2020
11/13/2020



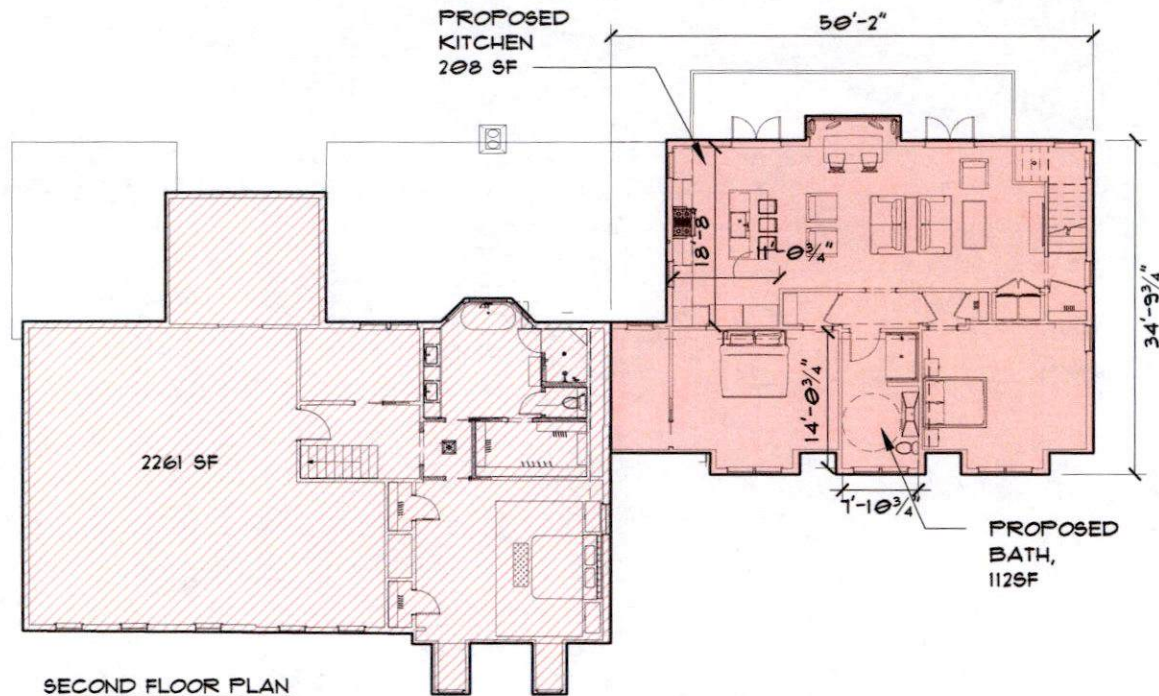
REVISIONS:

DATE:

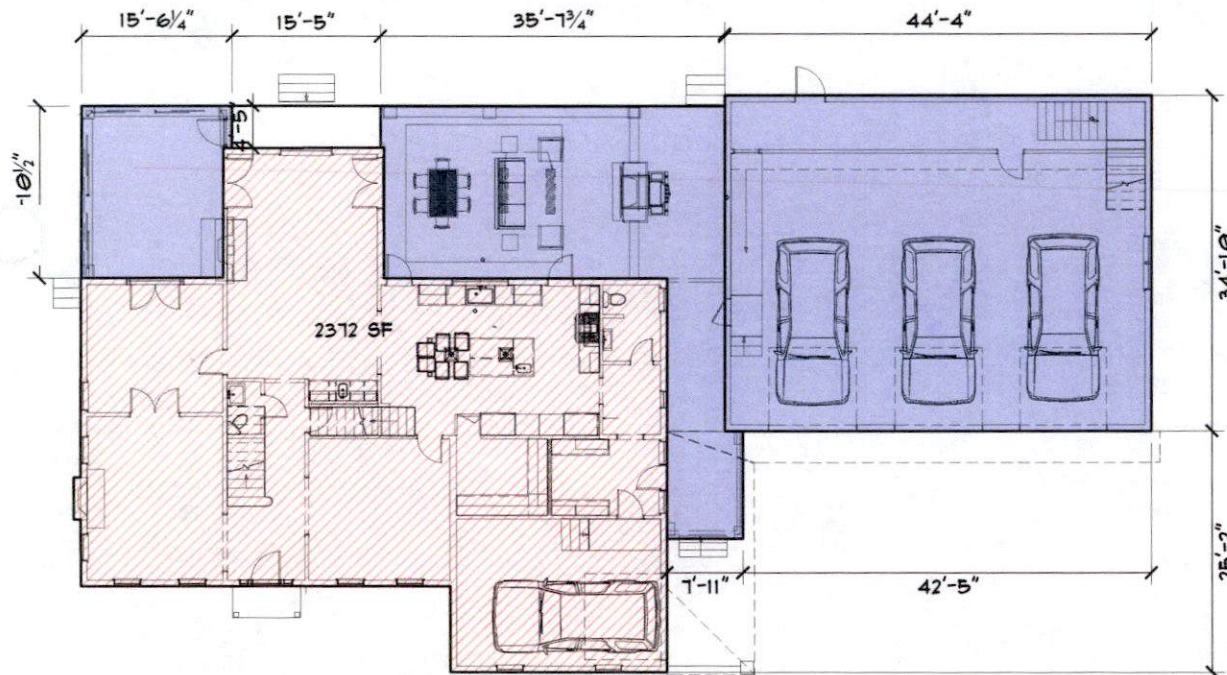
11/13/2020

SCALE:

SHEET: 22



SECOND FLOOR PLAN
1"=10'-0"



FIRST FLOOR PLAN
1"=10'-0"

EXISTING HOUSE	4633 SQUARE FEET
PROPOSED ADDITION	2628 SQUARE FEET
TOTAL	1261 SQUARE FEET

PROPOSED ACCESSORY APARTMENT	1610 SQUARE FEET
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ACCESSORY APT. PERCENTAGE	22%
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LEGEND

-  EXISTING SINGLE FAMILY DETACHED HOUSE
-  PROPOSED FIRST FLOOR ADDITION TO SINGLE FAMILY HOUSE
-  PROPOSED ACCESSORY APARTMENT

THESE PLANS CERTIFY COMPLIANCE TO BILL 49-11, SECTION 400. THE APARTMENT DOES NOT EXCEED 1/3 OF THE PRINCIPAL DWELLING. ALL IMPROVEMENTS WILL BE DEDICATED AS AN ACCESSORY APARTMENT WILL BE USED SOLELY AS A SINGLE FAMILY RESIDENCE, AND THE ACCESSORY APARTMENT WILL NOT HAVE SEPARATE UTILITY METERS.

THE OCCUPANT OF THE ACCESSORY APARTMENT AND THE OCCUPANT'S OF THE PRINCIPAL SINGLE FAMILY DETACHED DWELLING ARE IMMEDIATE FAMILY, THE ACCESSORY APARTMENT IS PROVIDED WITHOUT COMPENSATION; AND THE ACCESSORY APARTMENT SHALL COMPLY WITH ALL LAWS, REGULATIONS, AND CODES AFFECTING RESIDENTIAL OCCUPANCY.



SMITHOUSE CONSTRUCTION LLC
232 COCKEYSVILLE RD, SUITE B200
COCKEYSVILLE, MD 21030
410.329.1262

GUY RESIDENCE
9 CHILHOWIE COURT
COCKEYSVILLE, MD

10/30/2020

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 2/24/2021

Case Number: 2020-0286-SPHA

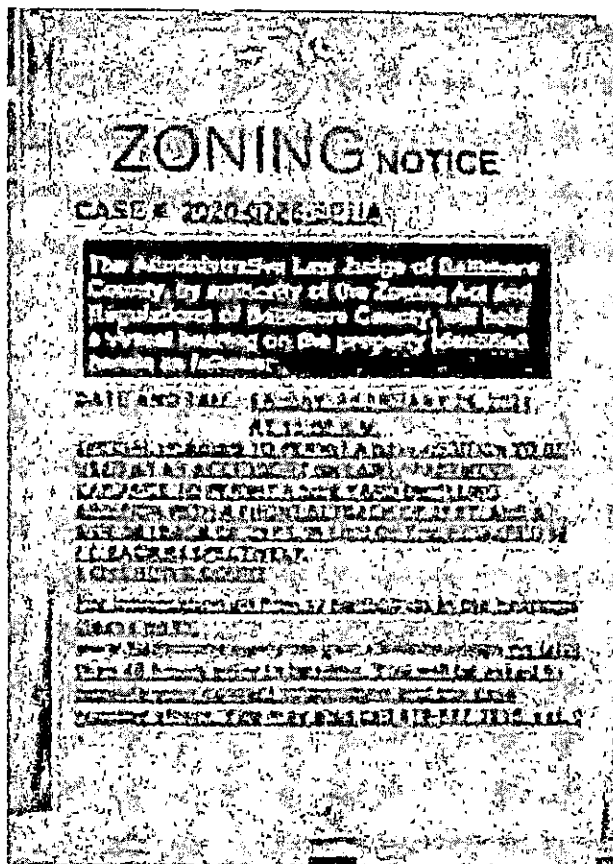
Petitioner / Developer: DAVE SMITH of HOME-SMITHOUSE
CONSTRUCTION ~ MR. & MRS GUY

Date of Hearing: FEBRUARY 26, 2021

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:
9 CHILHOWIE COURT

The sign(s) were posted on: FEBRUARY 6, 2021

The sign(s) were re-photographed on: FEBRUARY 24, 2021



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/6/2021

Case Number: 2020-0286-SPHA

Petitioner / Developer: DAVE SMITH of HOME-SMITHOUSE
CONSTRUCTION ~ MR. & MRS. GUY

Date of Hearing: FEBRUARY 26, 2021

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:
9 CHILHOWIE COURT

The sign(s) were posted on: FEBRUARY 6, 2021

ZONING NOTICE

CASE # 2020-0286-SPHA

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:

**DATE AND TIME: FRIDAY, FEBRUARY 26, 2021
AT 10:00 A.M.**

**SPECIAL HEARING TO PERMIT A NEW ADDITION TO BE
USED AS AN ACCESSORY (IN-LAW) APARTMENT.
VARIANCE TO PERMIT A SIDE YARD DWELLING
ADDITION WITH A FRONT SETBACK OF 27 FT. AND A
SIDE SETBACK OF 28 FT. IN LIEU OF THE REQUIRED 50
FT. EACH RESPECTIVELY.
9 CHILHOWIE COURT**

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

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

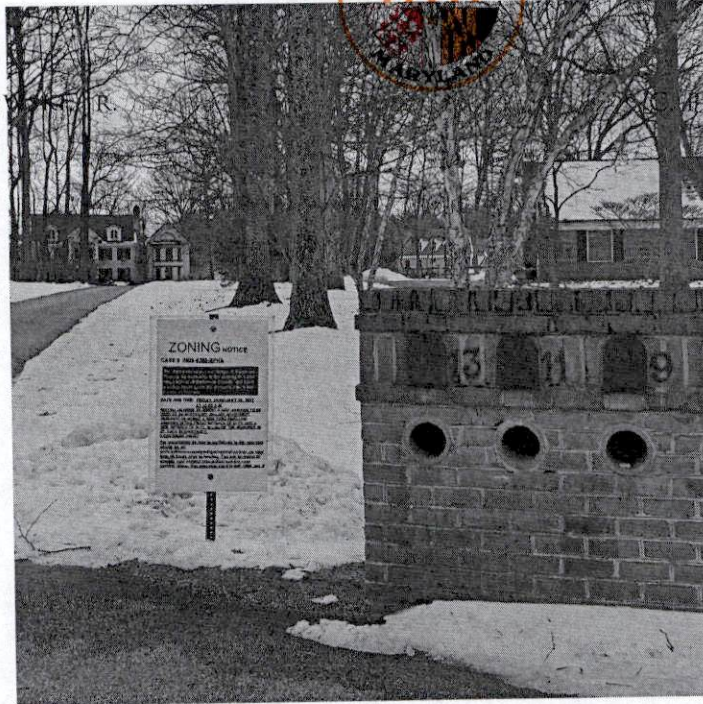
Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

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



JOHN A. OLSZEY, JR.
County Executive

JOSEPH E. GUTWALD, AICP, Director
Department of Permits,
Approvals & Inspections



Background Photo 1st Sign @ 9 Chilhowie Court ~ 2/6/2021



Background Photo 2nd Sign @ 9 Chilhowie Court ~ 2/6/2021

CASE # 2020-0286-SPHA

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
9 Chilhowie Court; SW/S of Chilhowie Court, * OF ADMINISTRATIVE
872' from Cleghorn Road *
8th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Stephen & Jeanette Guy * BALTIMORE COUNTY
Petitioner(s) *
* 2020-286-SPHA

* * * * *

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.

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 4th day of December, 2020, a copy of the foregoing Entry of Appearance was emailed to Anna Morphey, 232 Cockeysville, Maryland 21030, anna@smithhouse.com, 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

Order #: 11958660

Case #:

Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0286-SPHA

PUBLISHER'S AFFIDAVIT

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:

2/5/2021



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 on the property identified herein as follows

CASE NUMBER: 2020-0286-SPHA

9 Chilhowie Court

Southwest side of Chilhowie Court and Cleghorn Road

8th Election District - 3rd Councilmanic District

Legal Owners: Stephen & Jeannette Guy

Special Hearing to permit a new addition to be used as an accessory (in-law) apartment. Variance to permit a side yard dwelling addition with a front setback of 27 ft. and a side setback of 28 ft. in lieu of the required 50 ft. each, respectively.

Hearing: Friday, February 26, 2021 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 410-837-3868, ext. 0.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

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: 2020-0786-SPHA

Property Address: 9 CHILHOWIE COURT

Property Description: 1

Legal Owners (Petitioners): STEPHEN JEANETTE GUY

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN GUY Smith House

Company/Firm (if applicable): Dave Smith

Address: 9 CHILHOWIE COURT 410-371-6524

COCKEYSVILLE, MD 21030

Telephone Number: 410-804-8166

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

No. 202301

Date: 11/24/20

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$150.00
Total:								\$150.00

Rec From: GUY / SMITHOUSE

For: 2020 - 0286 - SP4A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING.

Smithouse Construction, LLC
232 COCKEYSVILLE RD. SUITE B200
COCKEYSVILLE, MD 21030
410-329-1262

Howard Bank
10161 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21043
65-343/550

0983

Nov 17, 2020

PAY TO THE ORDER OF Baltimore County \$ 150.00
one hundred and fifty ^{no}100 DOLLARS

MEMO

guy Permit



Details on Back
intuit® CheckLock™ Secure Check



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

February 16, 2021

Anna Morphey,
232 Cockeysville Road B200
Cockeysville MD 21030

RE: Case Number: 2020-0286-SPHA, 9 Chilhowie Court

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 November 24, 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 that reads "Jeffrey Perlow". The signature is written in a cursive style with a horizontal line underneath.

Jeff Perlow
Acting Supervisor
Department of Zoning

PCG

Enclosures

CC: 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: December 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0286-SPHA
Address 9 Chilhowie Court
(Guy Property)

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

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

1. The proposed in-law addition raises certain concerns with regard to the adequacy of the well and septic system to support the existing and proposed use. Prior to building permit approval GWM will require a septic system inspection certifying the location and functionality of each septic system component as well a detailed site plan showing the property boundaries, topography, existing structures, existing well and septic system, sewage disposal area as per the Master Plan, the proposed addition, and proposed grading.

Reviewer: Kevin Koepenick

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 08 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: December 8, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0286-SPHA
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Reviewer: Kevin Koepenick

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 12/21/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-0286

INFORMATION:

Property Address: 9 Chilhowie Ct
Petitioner: Stephen & Jeanette Guy
Zoning: RC 5
Requested Action: Special Hearing, Variance

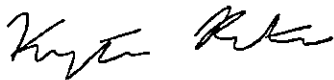
The Department of Planning has reviewed the petition for a Special Hearing to permit a new addition to an existing dwelling to be used as an accessory apartment; and a Variance from section 1A04.3.B.2.b to permit a side yard addition with a front setback of 27 feet and a side setback of 28' in lieu of the required 50' each.

This area is rural residential.

The Department of Planning does not object to the requests. The proposed apartment is under 1/3 of the total dwelling sq. footage and will be located over a proposed garage. This site is subject to the RC 5 Performance Standards as listed in Section 1A04.4 of the BCZR. Architectural elevations must be submitted to the Department of Planning for review at permitting.

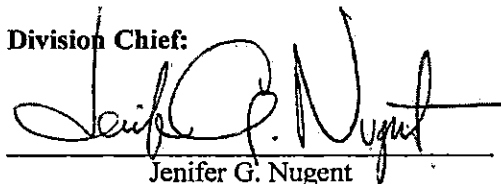
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Joseph Wiley, Northern Sector Planner
Anna Morphey
Office of the Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 2000012940		
Owner Information		
Owner Name:	GUY STEPHEN GUY JEANETTE	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9 CHILHOWIE CT COCKEYSVILLE MD 21030-2224	Deed Reference: /15322/ 00520
Location & Structure Information		
Premises Address:	9 CHILHOWIE CT COCKEYSVILLE 21030-2224	Legal Description: 1.654 AC 9 CHILHOWIE CT PADONIA FARMS
Map:	Grid:	Parcel:
0051	0013	0076
Neighborhood:	Subdivision:	Section:
8080152.04	0000	
Block:	Lot:	Assessment Year:
	15	2020
Plat No:		Plat Ref:
		0056/ 0023
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1991	3,523 SF	
Property Land Area	County Use	
1.6500 AC	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	6	3 full/ 2 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	426,000	426,000
Improvements	528,900	549,500
Total:	954,900	975,500
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		961,767
		968,633
Transfer Information		
Seller: NORTON WILLIAM D	Date: 06/21/2001	Price: \$700,000
Type: ARMS LENGTH IMPROVED	Deed1: /15322/ 00520	Deed2:
Seller: KANTARIAN NANCY H	Date: 11/26/1991	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08982/ 00725	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 05/15/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

EXISTING HOUSE	4633 SQUARE FEET
PROPOSED ADDITION	2628 SQUARE FEET
TOTAL	7261 SQUARE FEET

PROPOSED ACCESSORY APARTMENT	1610 SQUARE FEET
------------------------------	------------------

ACCESSORY APT. PERCENTAGE	22%
---------------------------	-----

LEGEND

-  EXISTING SINGLE FAMILY DETACHED HOUSE
-  PROPOSED FIRST FLOOR ADDITION TO SINGLE FAMILY HOUSE
-  PROPOSED ACCESSORY APARTMENT

THESE PLANS CERTIFY COMPLIANCE TO BILL 49-11, SECTION 400. THE APARTMENT DOES NOT EXCEED $\frac{1}{3}$ OF THE PRINCIPAL DWELLING, ALL IMPROVEMENTS WILL BE DEDICATED AS AN ACCESSORY APARTMENT WILL BE USED SOLELY AS A SINGLE FAMILY RESIDENCE, AND THE ACCESSORY APARTMENT WILL NOT HAVE SEPARATE UTILITY METERS.

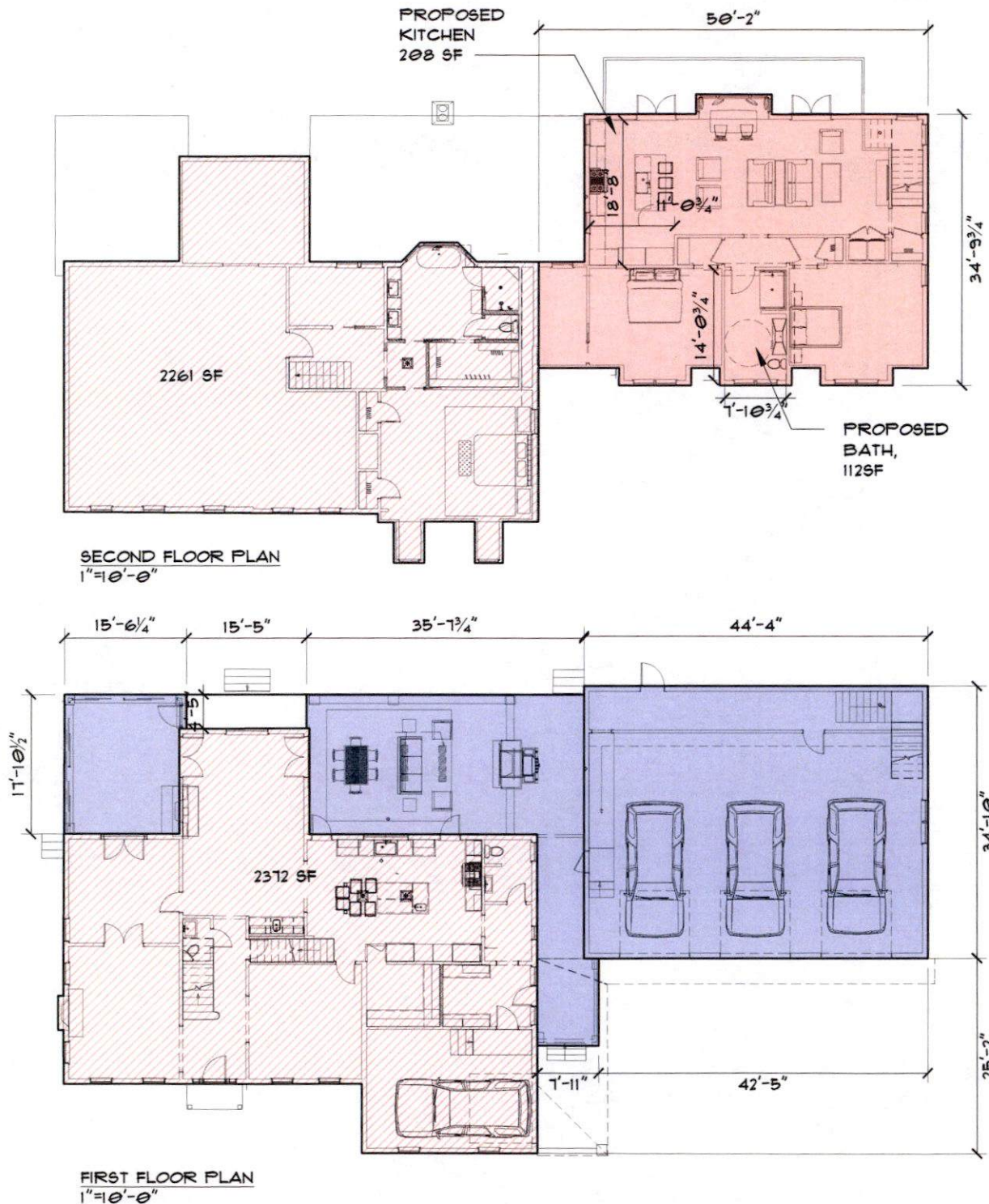
THE OCCUPANT OF THE ACCESSORY APARTMENT AND THE OCCUPANT'S OF THE PRINCIPAL SINGLE FAMILY DETACHED DWELLING ARE IMMEDIATE FAMILY, THE ACCESSORY APARTMENT IS PROVIDED WITHOUT COMPENSATION; AND THE ACCESSORY APARTMENT SHALL COMPLY WITH ALL LAWS, REGULATIONS, AND CODES AFFECTING RESIDENTIAL OCCUPANCY.



SMITHOUSE CONSTRUCTION LLC
232 COCKEYSVILLE RD, SUITE B200
COCKEYSVILLE, MD 21030
410.329.1262

GUY RESIDENCE
9 CHILHOWIE COURT
COCKEYSVILLE, MD

10/30/2020



EXISTING HOUSE	4633 SQUARE FEET
PROPOSED ADDITION	2628 SQUARE FEET
TOTAL	7261 SQUARE FEET

PROPOSED ACCESSORY APARTMENT	1610 SQUARE FEET
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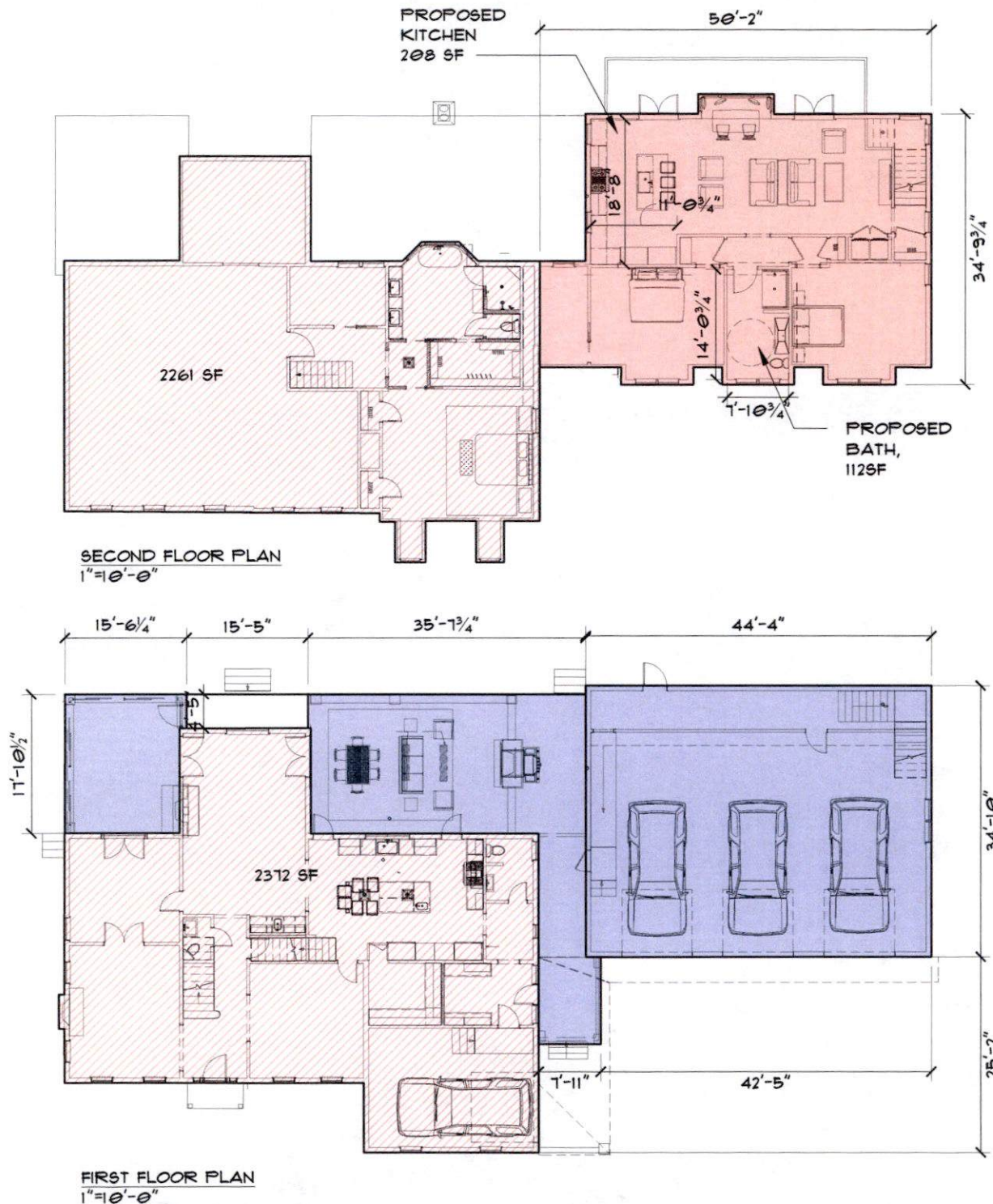
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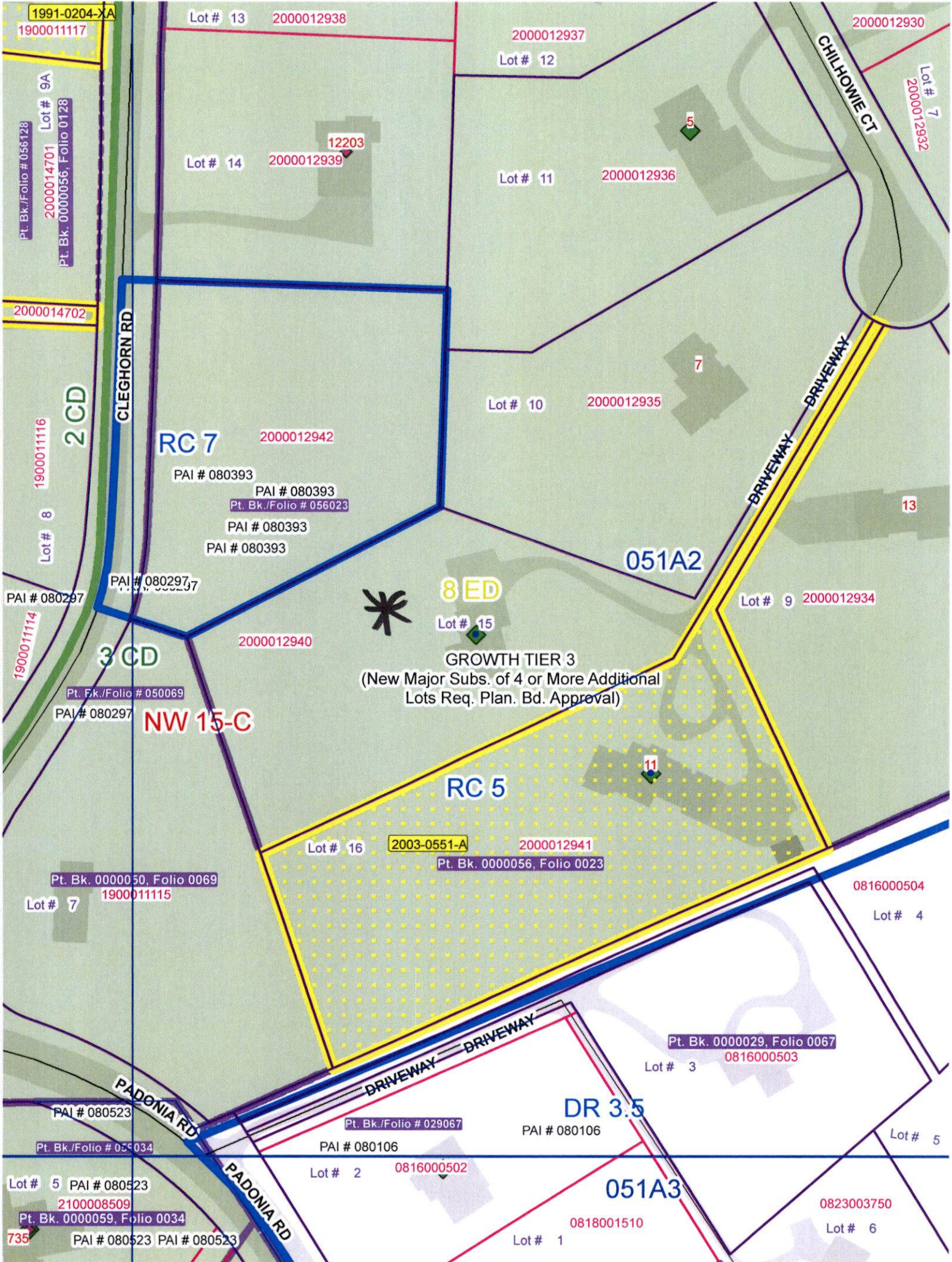
SMITHOUSE CONSTRUCTION LLC
232 COCKEYSVILLE RD, SUITE B200
COCKEYSVILLE, MD 21030
410.325.1262

GUY RESIDENCE
9 CHILHOWIE COURT
COCKEYSVILLE, MD

10/30/2020







1991-0204-XA

1900011117

PL. Bk./Folio # 056128
2000014701
Pt. Bk. 0000056, Folio 0128

Lot # 13 2000012938

Lot # 12 2000012937

2000012930

Lot # 7
2000012932

Lot # 14 2000012939 12203

Lot # 11 2000012936

2000014702

CLEGHORN RD

2 CD

Lot # 8 1900011116

RC 7 2000012942

PAI # 080393
PAI # 080393
Pt. Bk./Folio # 056023
PAI # 080393
PAI # 080393

PAI # 080297

PAI # 080297

1900011114

3 CD

Pt. Bk./Folio # 050069
PAI # 080297

NW 15-C

2000012940

8 ED

Lot # 15

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

051A2

Lot # 9 2000012934

RC 5

Lot # 16

2003-0551-A

2000012941
Pt. Bk. 0000056, Folio 0023

Pt. Bk. 0000050, Folio 0069
1900011115

Lot # 7

0816000504

Lot # 4

Pt. Bk. 0000029, Folio 0067
0816000503

Lot # 3

PADONIA RD

PAI # 080523

Pt. Bk./Folio # 050034

Pt. Bk./Folio # 029067
PAI # 080106

DR 3.5

PAI # 080106

Lot # 2 0816000502

051A3

0823003750

Lot # 6

0818001510

Lot # 1

Lot # 5 PAI # 080523
2100008509

Pt. Bk. 0000059, Folio 0034

PAI # 080523 PAI # 080523

735

PADONIA RD



Google earth

feet
meters



EXISTING HOUSE	4633 SQUARE FEET
PROPOSED ADDITION	2628 SQUARE FEET
TOTAL	1261 SQUARE FEET

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------------------------------	------------------

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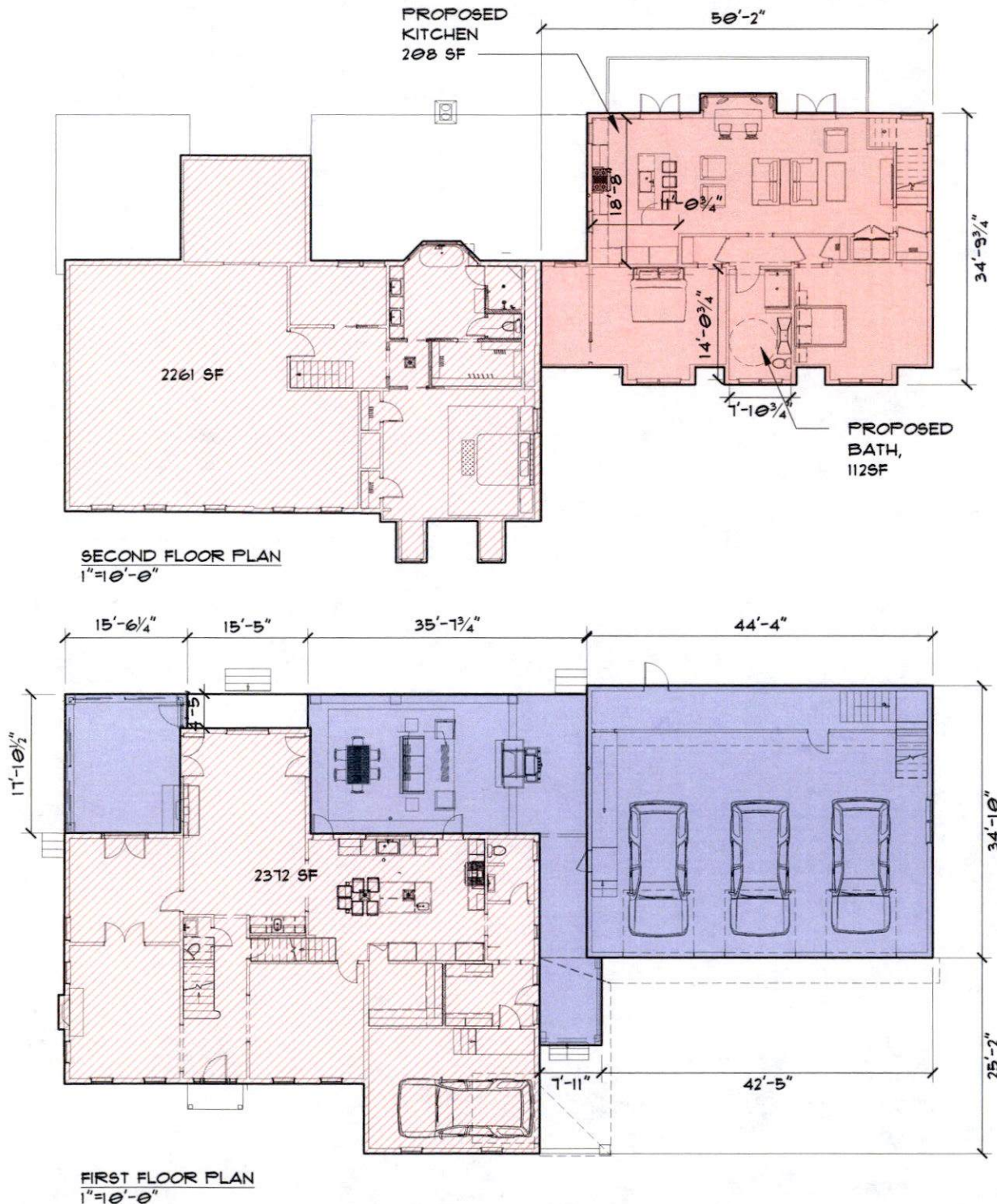
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SMITHOUSE CONSTRUCTION LLC
232 COCKEYSVILLE RD, SUITE B200
COCKEYSVILLE, MD 21030
410.329.1262

GUY RESIDENCE
9 CHILHOWIE COURT
COCKEYSVILLE, MD

10/30/2020



CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12/8</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
	DEPS (if not received, date e-mail sent _____)	
<u>12/11</u>	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	<u>Comment Noobj.</u>
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>2-5-21</u>	
SIGN POSTING (1 st)	Date: <u>2-6-21</u> by <u>O'Keefe</u>	
SIGN POSTING (2 nd)	Date: <u>2-24-21</u> by <u>"</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>Entry of Appearance</u> <u>by Chris Mudd - emailed</u>		

2/2/21
(a) 10 -

Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, February 2, 2021 10:15 AM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0286-SPHA

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

Below is the information needed for a new webex link. Thank you,

Case 2020-0286-SPHA
9 Chilhowie Court
Legal Owners: Stephen & Jeanette Guy Jeanette.guy@verizon.net
Anna Morpheu – Representative – anna@smithhouse.com
Dave Smith – Representative – Dave@smithhouse.com
1/26/21 at 10 a.m.

Kristen Lewis-Colas
PAI – Zoning Review
410-887-3391

Donna Mignon

From: Donna Mignon
Sent: Tuesday, February 2, 2021 10:28 AM
To: Kristen L Lewis; Debra Wiley
Subject: Link - RE: Webex 2020-0286-SPHA

Top of Form

Event Information

Event: Zoning Hearing - 2020-0286-SPHA- 9 Chilhowie Court - Stephen & Jeanette Guy
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Date and time: Friday, February 26, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0286-SPHA
9 Chilhowie Court
Legal Owners: Stephen & Jeanette Guy
Event number: 180 300 4860
Event password: 1234
Host key: 654146
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 939046
Video Address: 1803004860@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 180 300 4860
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No

Custom registration form: No

After registration, go to URL:

Bottom of Form

Top of Form

Bottom of Form

© 2021 Cisco and/or its affiliates. All rig

From: Kristen L Lewis <klewis@baltimorecountymd.gov>

Sent: Tuesday, February 2, 2021 10:15 AM

To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>

Subject: Webex 2020-0286-SPHA

Good morning,

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Case 2020-0286-SPHA

9 Chilhowie Court

Legal Owners: Stephen & Jeanette Guy Jeanette.guy@verizon.net

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Dave Smith – Representative – Dave@smithhouse.com

1/26/21 at 10 a.m.

Kristen Lewis-Colles

PAI – Zoning Review

410-887-3391

PU 2-26-21
10 AM

Donna Mignon

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, February 24, 2021 11:25 PM
To: Administrative Hearings
Subject: Certification
Attachments: Chilhowie Court Cert. .jpeg; Chilhowie Court Photo.docx

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

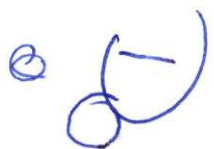
Hi Donna,

I am attaching the Second Certification for Case # 2020-0286-SPHA @ 9 Chilhowie Court along with background photos for your records.

Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 2/24/2021

Case Number: 2020-0286-SPHA

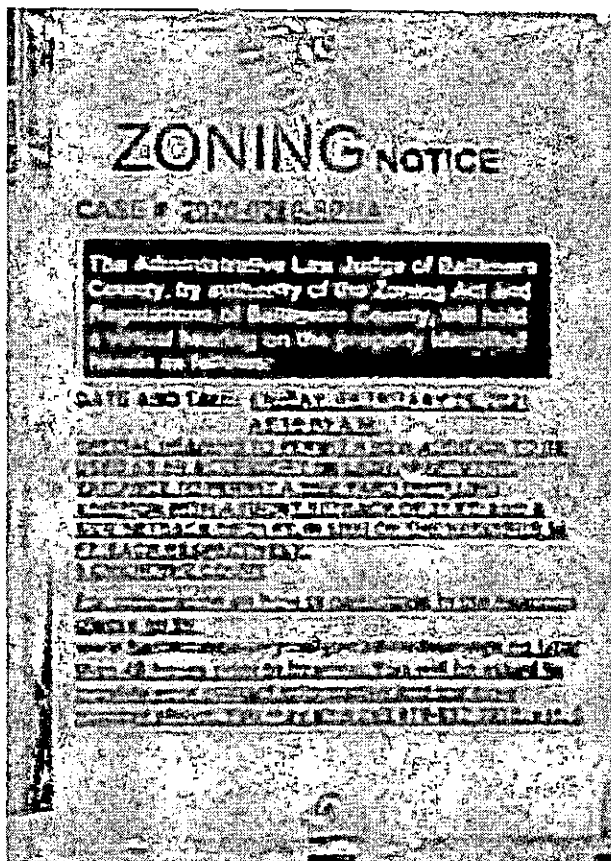
Petitioner / Developer: DAVE SMITH of HOME-SMITHOUSE
CONSTRUCTION ~ MR. & MRS GUY

Date of Hearing: FEBRUARY 26, 2021

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:
9 CHILHOWIE COURT

The sign(s) were posted on: FEBRUARY 6, 2021

The sign(s) were re-photographed on: FEBRUARY 24, 2021



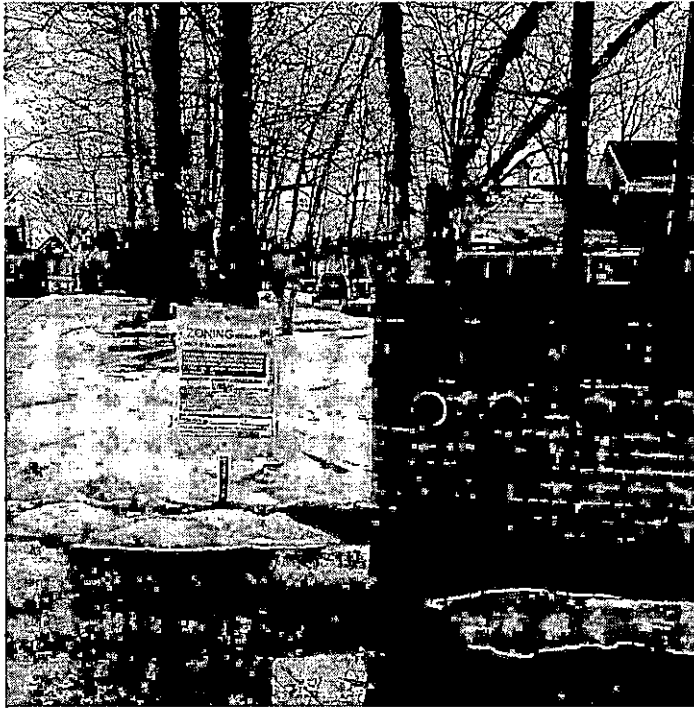
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Re-photographed 1st Sign @ 9 Chilhowie Court ~ 2/24/2021



Re-Photographed 2nd Sign @ 9 Chilhowie Court ~ 2/24/2021
CASE # 2021-0286-SPHA

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
✓ Andy Niazy	andy@andyniazyarchitecture.com	1-	New York Time	English	U.S.
✓ Anna Morphy	anna@smithhouse.com	1-	New York Time	English	U.S.
✓ Christopher Mudd	cdmudd@venable.com	1-	New York Time	English	U.S.
✓ Dave Smith	dave@smithhouse.com	1-	New York Time	English	U.S.
✓ Jeanette Guy	jeanette.guy@verizon.net	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
✓ Stephen Guy	sguy@kpmg.com	1-	New York Time	English	U.S.



Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, February 24, 2021 11:25 PM
To: Administrative Hearings
Subject: Certification
Attachments: Chilhowie Court Cert. .jpeg; Chilhowie Court Photo.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

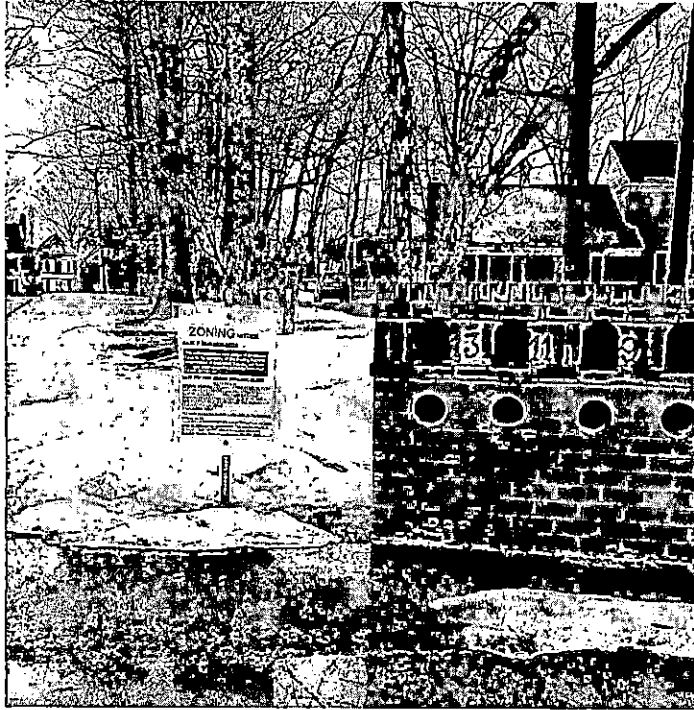
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523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



Re-photographed 1st Sign @ 9 Chilhowie Court ~ 2/24/2021



Re-Photographed 2nd Sign @ 9 Chilhowie Court ~ 2/24/2021
CASE # 2021-0286-SPHA

Donna Mignon

From: Mudd, Christopher D. <CDMudd@Venable.com>
Sent: Tuesday, February 23, 2021 3:08 PM
To: Administrative Hearings
Subject: RE: Case No. 2020-0286-SPHA (Email 2 of 2)

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

Thank you!

Christopher D. Mudd, Esq. | Venable LLP
t 410.494.6365 | f 410.821.0147 | m 410.271.9105
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CDMudd@Venable.com | www.Venable.com

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Tuesday, February 23, 2021 3:04 PM
To: Mudd, Christopher D. <CDMudd@Venable.com>
Subject: RE: Case No. 2020-0286-SPHA (Email 2 of 2)

Caution: External Email

Hi Chris,

I received all three emails. Please drop off hard copies to our office. I will invite the following below.

Thank you. Have a great day.

From: Mudd, Christopher D. <CDMudd@Venable.com>
Sent: Tuesday, February 23, 2021 2:54 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: FW: Case No. 2020-0286-SPHA (Email 2 of 2)

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

Last email. Thanks!

Christopher D. Mudd, Esq. | Venable LLP
t 410.494.6365 | f 410.821.0147 | m 410.271.9105
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CDMudd@Venable.com | www.Venable.com

From: Mudd, Christopher D.
Sent: Tuesday, February 23, 2021 2:50 PM
To: 'Administrative Hearings' <administrativehearings@baltimorecountymd.gov>
Subject: FW: Case No. 2020-0286-SPHA (Email 2 of 2)

Email 2 of 2

Christopher D. Mudd, Esq. | Venable LLP
t 410.494.6365 | f 410.821.0147 | m 410.271.9105
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CDMudd@Venable.com | www.Venable.com

From: Mudd, Christopher D.
Sent: Tuesday, February 23, 2021 2:35 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: 'Dave Smith' <dave@smithhouse.com>; Andy Niazy <andy@andyniazyarchitecture.com>; 'Anna Morphey' <anna@smithhouse.com>
Subject: Case No. 2020-0286-SPHA

Good Afternoon:

Please accept this email as my entry of appearance in the above-referenced matter, which is scheduled for a hearing this coming Friday at 10am.

Please make sure that, in addition to myself, you have the following people identified as participants for the hearing:

Dave Smith: dave@smithhouse.com
Anna Morphey: anna@smithhouse.com
Andy Niazy: andy@andyniazyarchitecture.com
Stephen Guy: sguy@kpmg.com
Jeanette Guy: Jeanette.guy@verizon.net

Additionally, I have attached here the exhibits we plan to use at the hearing, and an Exhibit List.

Please let me know if you need any other information.

Thank you,

Chris

Christopher D. Mudd, Esq. | Venable LLP
t 410.494.6365 | f 410.821.0147 | m 410.271.9105
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CDMudd@Venable.com | www.Venable.com

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Practice social distancing and wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY : -



www.baltimorecountymd.gov

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Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, February 2, 2021 10:24 AM
To: Donna Mignon
Cc: Debra Wiley
Subject: RE: Webex 2020-0286-SPHA

Oh goodness, yes it is for 2/26/21, sorry about the typo.

Kristen Lewis-Colts
PAI – Zoning Review
410-887-3391

From: Donna Mignon
Sent: Tuesday, February 02, 2021 10:23 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: FW: Webex 2020-0286-SPHA

Is the date of the hearing supposed to be 2/26/21???

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Tuesday, February 2, 2021 10:15 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2020-0286-SPHA

Good morning,

Below is the information needed for a new webex link. Thank you,

Case 2020-0286-SPHA
9 Chilhowie Court
Legal Owners: Stephen & Jeanette Guy Jeanette.guy@verizon.net
Anna Morphey – Representative – anna@smithhouse.com
Dave Smith – Representative – Dave@smithhouse.com
1/26/21 at 10 a.m.

Kristen Lewis-Colts
PAI – Zoning Review
410-887-3391

Donna Mignon

From: Donna Mignon
Sent: Tuesday, February 16, 2021 3:28 PM
To: 'anna@smithhouse.com'
Subject: FW: Case No: 2020-0286-SPHA 9 Chilhowie Court

From: Donna Mignon
Sent: Tuesday, February 16, 2021 3:27 PM
To: 'jeanette.guy@verizon.net' <jeanette.guy@verizon.net>; 'anna@smithhouse.com' <anna@smithhouse.com>; 'dave@smithhouse.com' <dave@smithhouse.com>
Subject: Case No: 2020-0286-SPHA 9 Chilhowie Court

Good Afternoon,

As you are aware, a virtual Webex hearing has been scheduled for February 26, 2021 at 10:00 a.m. You should have received an invitation in an email that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least **two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date. Thank you.**

If you have any questions or concerns, please feel free to contact our office.
Thank you so much

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZAC AGENDA

Case Number: 2020-0286-SPHA **Reviewer:** Jason Seidelman

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

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Stephen & Jeanette Guy

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 9 CHILHOWIE CT

Location: South West side of Chilhowie Court (50') 872' from Cleghorn Road.

Existing Zoning: RC 5

Area: 1.65 AC

Proposed Zoning:

SPECIAL HEARING:

Section 500.7 To permit a new addition to be used as an accessory (in-law)apartment.

VARIANCE:

BCZR 1A04.3.B.2.b To permit a side yard dwelling addition with a front setback of 27 feet and a side setback of 28 feet in lieu of the required 50 feet each, respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Donna Mignon

From: Donna Mignon
Sent: Monday, March 1, 2021 9:09 AM
To: 'Mudd, Christopher D.'
Cc: 'jeanette.guy@verizon.net'; 'Anna Morphey'; 'dave@smithhouse.com';
'andy@andymiazyarchitecture.com'; Debra Wiley; County Council
(countycouncil@baltimorecountymd.gov); Henry Ayakwah; Jeffery Livingston
(jlivingston@baltimorecountymd.gov); Jenifer G. Nugent; Peter Max Zimmerman
(pzimmerman@baltimorecountymd.gov); Rebecca Wheatley
(rwheatley@baltimorecountymd.gov); Vishnubhai K Desai
(vdesai@baltimorecountymd.gov)
Subject: Case No: 2020-0286-SPHA
Attachments: 2020-0286-SPHA.pdf

Good Morning,
Please find attached the Opinion and Order in regard to the above-referenced matter.

Thank you. Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Donna Mignon

From: Donna Mignon
Sent: Monday, March 1, 2021 9:10 AM
To: 'andy@andyniazyarchitecture.com'
Subject: FW: Case No: 2020-0286-SPHA
Attachments: 2020-0286-SPHA.pdf

From: Donna Mignon
Sent: Monday, March 1, 2021 9:09 AM
To: 'Mudd, Christopher D.' <CDMudd@Venable.com>
Cc: 'jeanette.guy@verizon.net' <jeanette.guy@verizon.net>; 'Anna Morphey' <anna@smithhouse.com>; 'dave@smithhouse.com' <dave@smithhouse.com>; 'andy@andymiazyarchitecture.com' <andy@andymiazyarchitecture.com>; Debra Wiley <dwiley@baltimorecountymd.gov>; County Council <countycouncil@baltimorecountymd.gov>; Henry Ayakwah <hayakwah@baltimorecountymd.gov>; Jeffery Livingston <jlivingston@baltimorecountymd.gov>; Jennifer G. Nugent <jnugent@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Rebecca Wheatley <rwheatley@baltimorecountymd.gov>; Vishnubhai K Desai <vdesai@baltimorecountymd.gov>
Subject: Case No: 2020-0286-SPHA

Good Morning,
Please find attached the Opinion and Order in regard to the above-referenced matter.

Thank you. Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Case No. 2020-0286-SPHA
9 Chilhowie Court

Exhibits

- 1) Site plan (A&B)
- 2) Aerial Zoning Map
- 3) Elevation
- 4) SDAT Sheet
- 5) County SDAT Sheet
- 6) Andy Niazy CV
- 7) Site Photos
- 8) CZMP Map
- 9) CZMP Info Page
- 10) CZMP Log of Issues
- 11) Distance Exhibit
- 12) Amended Petition

A-1-21
DW

3/1/21
DM

2/20/2021

SDAT: Real Property Search

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 08 Account Number - 2000012940			
Owner Information					
Owner Name:	GUY STEPHEN GUY JEANETTE		Use:	RESIDENTIAL	
Mailing Address:	9 CHILHOWIE CT COCKEYSVILLE MD 21030-2224		Principal Residence:	YES	
			Deed Reference:	/15322/ 00520	
Location & Structure Information					
Premises Address:	9 CHILHOWIE CT COCKEYSVILLE 21030-2224		Legal Description:	1.654 AC 9 CHILHOWIE CT PADONIA FARMS	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0051	0013	0076	8080152.04	0000	
					Block:
					15
					Lot:
					2020
					Assessment Year:
					Plat No:
					Plat Ref: 0056/ 0023
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1991		3,523 SF		1.6500 AC	
Property Land Area		County Use			
1.6500 AC		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	BRICK/	6	3 full/ 2 half
Garage					
1 Attached					
Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2020		07/01/2020	
Land:	426,000	426,000			
Improvements	528,900	549,500			
Total:	954,900	975,500		961,767	
Preferential Land:	0	0		968,633	
Transfer Information					
Seller: NORTON WILLIAM D		Date: 06/21/2001		Price: \$700,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15322/ 00520		Deed2:	
Seller: KANTARIAN NANCY H		Date: 11/26/1991		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /08982/ 00725		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 05/15/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

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 - 08 Account Number - 2000012942			
Owner Information					
Owner Name:		BALTIMORE COUNTY MARYLAND		Use:	EXEMPT
Mailing Address:		04--RW-91-372 111 W CHESAPEAKE AVE TOWSON MD 21204		Principal Residence:	NO
				Deed Reference:	/11145/ 00131
Location & Structure Information					
Premises Address:		CLEGHORN RD 0-0000		Legal Description:	1.46 AC S W M PADONIA FARMS
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No:
0051	0013	0076	8080152.04	0000	2020 Plat Ref: 0056/ 0023
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area County Use
					1,4600 AC 01
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
/					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2020	07/01/2020	07/01/2021
Land:		1,400	1,400		
Improvements		0	0		
Total:		1,400	1,400	1,400	1,400
Preferential Land:		0	0		
Transfer Information					
Seller: PADONIA FARMS INC		Date: 07/31/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11145/ 00131		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2020	07/01/2021
County:		500		1,400.00	1,400.00
State:		500		1,400.00	1,400.00
Municipal:		500		0.00 0.00	0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.



3816 Beech Av.
Baltimore MD 21211

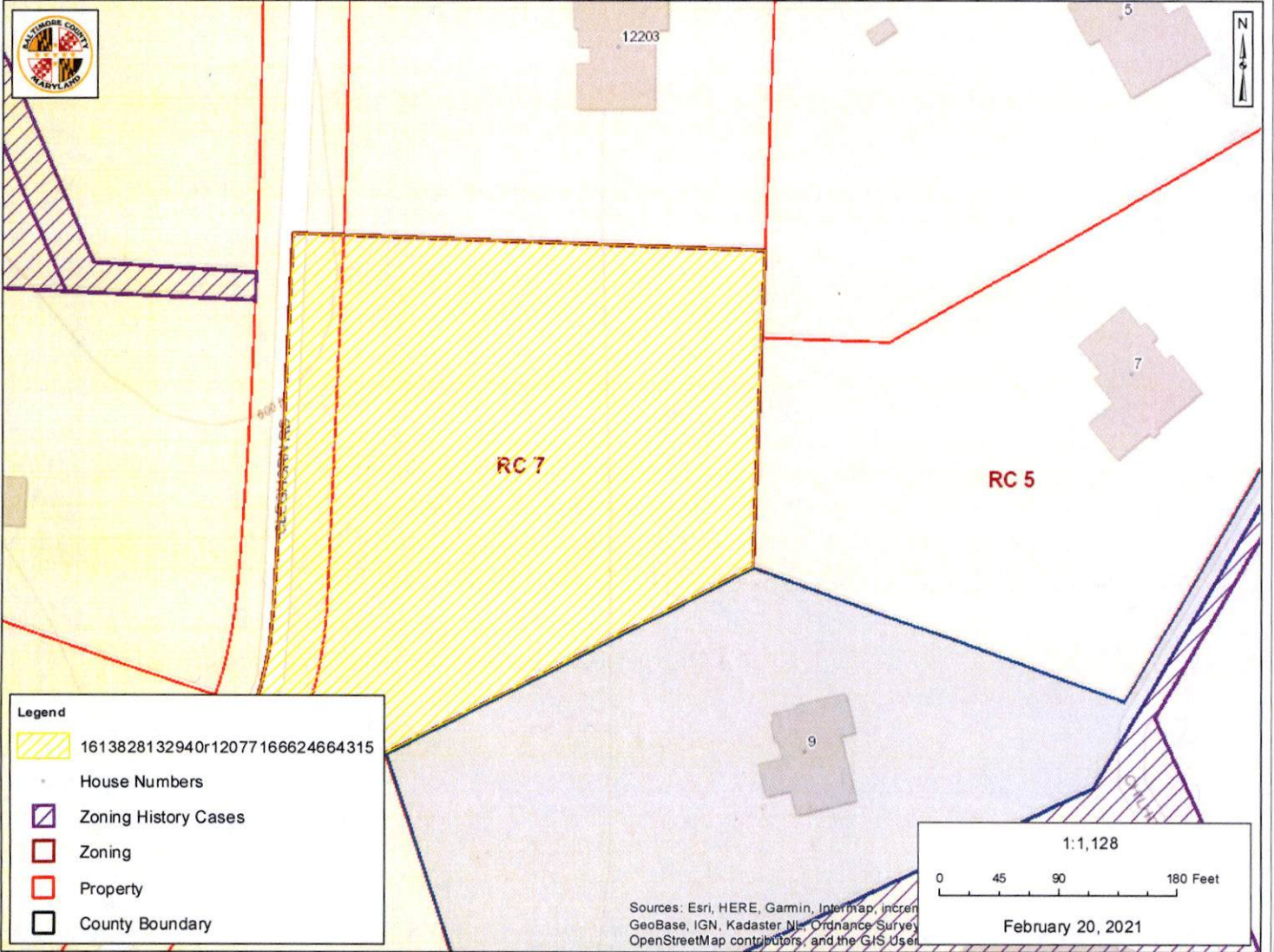
410 803 3396
andyniazyarchitecture.com

ANDY NIAZY, AIA

Andy Niazy is a licensed architect with 20 years of experience throughout New England and the Mid-Atlantic. After completing a Master of Architecture at Tulane University in New Orleans, Andy Niazy worked at several respected architecture practices in Boston and Baltimore before starting his own firm in 2018. As a practicing architect, Andy has extensive experience in custom single-family residential construction, historic rehabilitation, waterfront construction, hospitality, and higher education projects. Andy's work celebrates humble, simple design paired with modern regionalism, and finely crafted details.

PROFESSIONAL EXPERIENCE	Andy Niazy Architecture, LLC / Baltimore MD	
	Principal	2018-present
	Melville Thomas Architects / Baltimore MD	
	Studio Lead	2009-2018
PROFESSIONAL AFFILIATIONS	Stern McCafferty / Boston MD	
	Senior Project Architect	2005-2009
	Duckham McDougal Architects / Boston MD	
	Project Architect	2001-2005
EDUCATION	Licensed Architect, State of Maryland / #17171	
	Licensed Architect, Commonwealth of Massachusetts / #20704	
	American Institute of Architects / Member # 38181172	
	LEED GA	
EDUCATION	Tulane University / New Orleans LA	
	Master of Architecture	2001
PROFESSIONAL ACTIVITIES	Roland Park Civic League Board Member / Plat 5 Rep	
	Roland Park Roads and Maintenance Board Member	

Baltimore County - My Neighborhood



CZMP Issues 2008 - CZMP Issue 2008

OBJECTID	517
HOLDING_NUM	1256
IssueNumber	3-218
Shape	
SHAPE.AREA	70,850.57
SHAPE.LEN	1,062.05

**Baltimore County 2008 Comprehensive Zoning Map Process
Log of Issues**

Issue Number	Owner, Petitioner		Location		August 26, 2008				
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendation	Planning Board Recommendations		Final County Council Decision	Comments
1-001	A & A Enterprises III, LLC		East side of Newburg Ave, South of Frederick Rd						
	BL CCC	0.1	BL CCC	1.1	CB	1.1	BL CCC	1.1	See Issue 1-032
	RO	1.0		1.1		1.1		BL CCC	
		1.1						ROA	
								0.4	
								1.1	
1-002	Sumner Partners, LLC		Southeast corner of Dogwood Rd and Rolling Rd						
	DR 5.5	0.0	BL	1.0	CB	1.0	BL	1.0	
	RO	1.0		1.0		1.0		BL	
		1.0						1.0	
1-003	Russel Motor Cars		Southwest corner of Rolling Rd and Powers Ln						
	BL AS	1.1	BR	1.2	BL	1.2	BL	1.2	
	BR AS	0.0		1.2		1.2		BR	
		1.1						1.2	
1-004	Russel Motor Cars		South side of Powers Ln, 675 ft west of Rolling Rd						
	DR 3.5	0.3	BR	0.3	DR 3.5	0.3	DR 3.5	0.3	See Issue 1-043
		0.3		0.3		0.3		BM	
								0.3	
1-005	Russel Motor Cars		South side of Dlong Rd and Powers Ln, 580 ft west of Nuwood Dr						
	DR 16	1.8	BR	1.8	DR 16	1.8	DR 16	1.8	See Issue 1-033
		1.8		1.8		1.8		BR	
								1.8	

(Total acreages may not equal due to rounding.)

Issue Number	Owner, Petitioner		Location								August 26, 2008
	Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendation		Planning Board Recommendations		Final County Council Decision		Comments
3-213	County Council		West side of Bernoudy Rd, 2,190 ft south of Wiseburg Rd								
	RC 4	1.7	RC 7	1.7	RC 4	1.7	RC 4	1.7	RC 4	1.7	See Issue 3-096
		1.7		1.7		1.7		1.7		1.7	
3-214	County Council		West side of Deereco Rd, 245 ft south of West of Padonia Rd								
	ML IM	0.3	RC 7	0.3	ML IM	0.3	ML IM	0.3	ML IM	0.3	
		0.3		0.3		0.3		0.3		0.3	
3-215	County Council		West side of Beaver Dam Rd, 100 ft south west of the end of Texas Station Ct								
	ML IM	3.6	RC 7	3.6	ML IM	3.6	ML IM	3.6	ML IM	3.6	
		3.6		3.6		3.6		3.6		3.6	
3-216	County Council		East side of Westdale Ct, 310 ft west of the end of Tree Top Ct								
	DR 2	2.9	RC 7	2.9	DR 2	2.9	DR 2	2.9	DR 1	2.9	
		2.9		2.9		2.9		2.9		2.9	
3-217	County Council		Western corner of Roundwood Rd and Tullamore Rd								
	DR 3.5	20.6	RC 7	20.6	DR 3.5	20.6	DR 3.5	20.6	DR 3.5	20.6	
		20.6		20.6		20.6		20.6		20.6	
3-218	County Council		East side of Cleghorn Rd, 385 ft north of West Padonia Rd								
	RC 5	1.6	RC 7	1.6	RC 5	1.6	RC 5	1.6	RC 7	1.6	
		1.6		1.6		1.6		1.6		1.6	

(Total acreages may not equal due to rounding.)

2/20/2021



Baltimore Co



Measurement

60ft

-76.670 39.460 Degrees



AMENDED

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 9 Chilhowie Court, Cockeysville, Maryland 21030 which is presently zoned RC5Deed References: 15322/0520 10 Digit Tax Account # 2000012940Property Owner(s) Printed Name(s) Stephen & Jeanette Guy(SELECT THE HEARING(S) BY MARKING X 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. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a new addition to be used as an accessory (in-law) apartment

2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for3. X a **Variance** from Section(s)

to permit a side yard dwelling addition with a front setback of 27 ft. and a side setback of 28 ft. in lieu of the required 50 ft. each, respectively

to permit a dwelling addition to be as close as 28 feet to adjacent RC7 zoned land (a County-owned stormwater management facility), in lieu of the required 150 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)

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):

Stephen Guy Jeanette Guy

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

9 Chilhowie Court, Cockeysville, Maryland

Mailing Address City State

21030 410-804-8166 jeanette.guy@verizon.net

Zip Code Telephone # Email Address

Representative to be contacted:

Anna Morphey

Name - Type or Print

Signature

232 Cockeysville Road B200 Cockeysville MD

Mailing Address City State

21030 410-329-1262 anna@smithhouse.com

Zip Code Telephone # Email Address

CASE NUMBER _____ Filing Date ____/____/____ Do Not Schedule Dates: _____ Reviewer _____

REV. 10/4/11

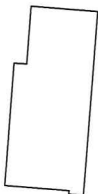
Petitioners' Exp 12

2020-0286-SPA



0 50 100 150

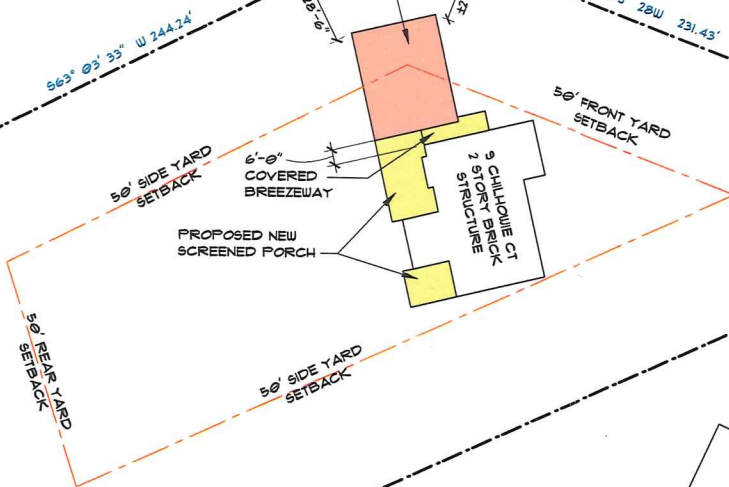
CLEGHORN ROAD



12201 CLEGHORN RD
PAUL F STERNBERG
TAX ID#: 1900011115

TAX ID#: 2000012942

NEW 2 STORY ATTACHED
GARAGE STRUCTURE AND
ACCESSORY DWELLING
ABOVE

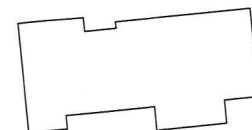


1 CHILHOWIE CT
MARC & ELIZABETH M PRITCHARD
TAX ID#: 2000012935

CHILHOWIE CT

81' TO
CLEGHORN
ROAD

10.01'
R5000"

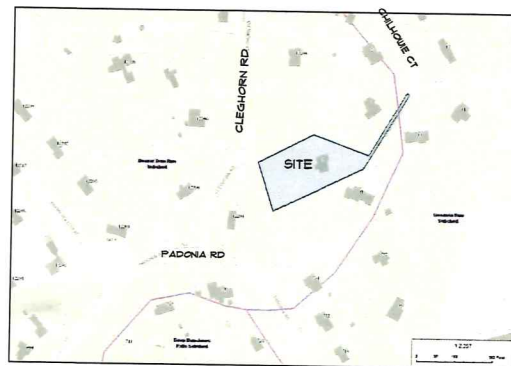


13 CHILHOWIE CT
AZIZ ULLAH
TAX ID#: 2000012934

20' PRIVATE EASEMENT
FOR INGRESS AND EGRESS
AND MAINTENANCE &
UTILITIES



11 CHILHOWIE CT
ANTHONY JULIO
TAX ID#: 2000012941



VICINITY MAP: NOT TO SCALE

OWNER: **STEPHEN & JEANETTE GUY**
9 CHILHOWIE CT
COCKEYSVILLE, MD 21030
443.250.9595

TAX MAP: 0051
PARCEL: 0016
TAX ACCOUNT NUMBER: 2000012940
DEED REF. #: 1532210520

ZONING MAP#: 051A2
SITE ZONED: RC 5
ELECTION DISTRICT: 8
COUNCIL DISTRICT: 3
LOT AREA ACREAGE: 1.65
SQUARE FEET: 71,875 SF
HISTORIC?: NO
IN CBCA?: NO
IN FLOOD PLAIN?: NO

WATER: PUBLIC
SEWER: PUBLIC
PRIOR ZONING HEARING: NO

SITE PLAN BASED ON INFORMATION
PROVIDED BY:

GERHOLD, CROSS & ETZEL
412 DELAWARE AVE
TOWSON MARYLAND 21204
410-823-4470
FEBRUARY 19, 1987



SMITHOUSE CONSTRUCTION, LLC
232 COCKEYSVILLE RD, SUITE B200
COCKEYSVILLE, MD 21030
410.329.3182

PROJECT NAME
Guy Residence
9 Chilhowie Ct
Cockeysville MD 21030

PROJECT NUMBER
2029

SHEET TITLE
HEARING PLAN

SCALE
1" = 50'-0"

SHEET NUMBER
S1

DATE
10.20.20



EAST FACING



NORTH FACING



WEST FACING VIEW



PROPOSED GARAGE
LOCATION

EAST FACING VIEW



WEST FACING VIEW FROM CLEGHORN ROAD



SMITHOUSE CONSTRUCTION, LLC
232 COCKEYSVILLE RD, SUITE B200
COCKEYSVILLE, MD 21030
410.329.1262

GUY RESIDENCE
9 CHILHOWIE COURT
COCKEYSVILLE, MARYLAND

REVISIONS:

DATE:
2/23/2021

SCALE:

SHEET:
1

AERIAL VIEW AND SITE
PLAN

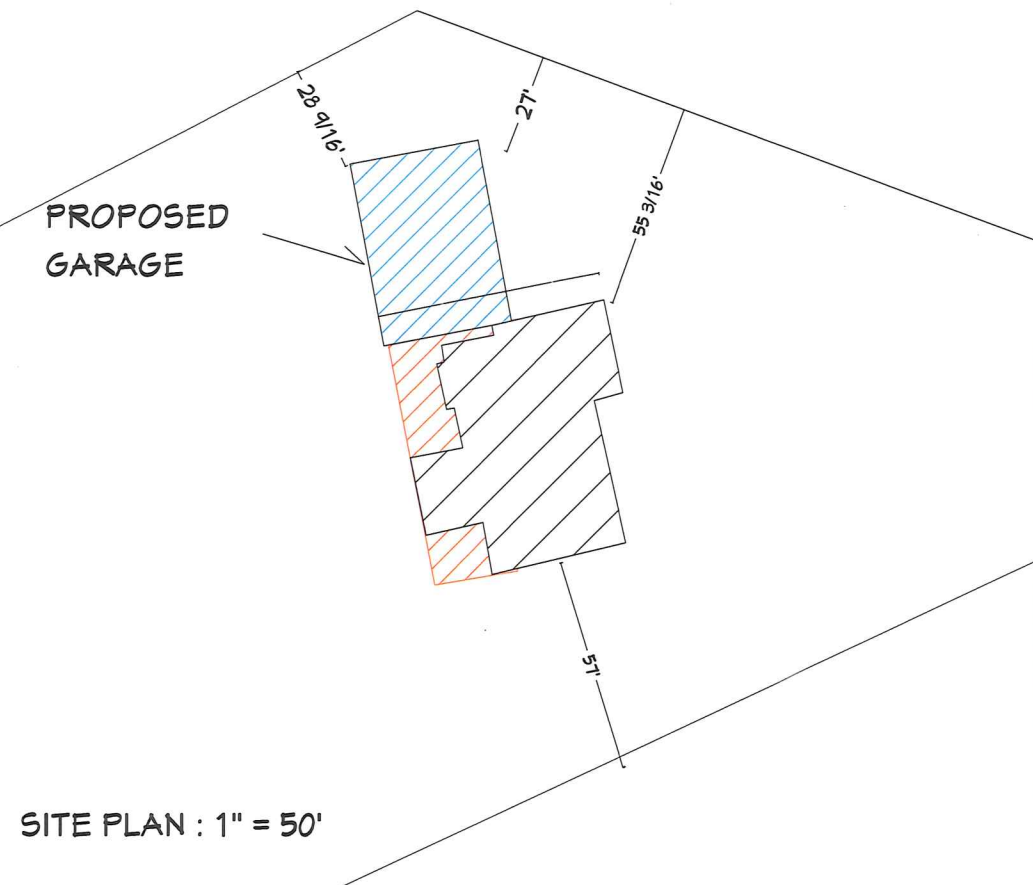
GUY RESIDENCE
9 CHILHOWIE COURT
COCKEYSVILLE, MARYLAND

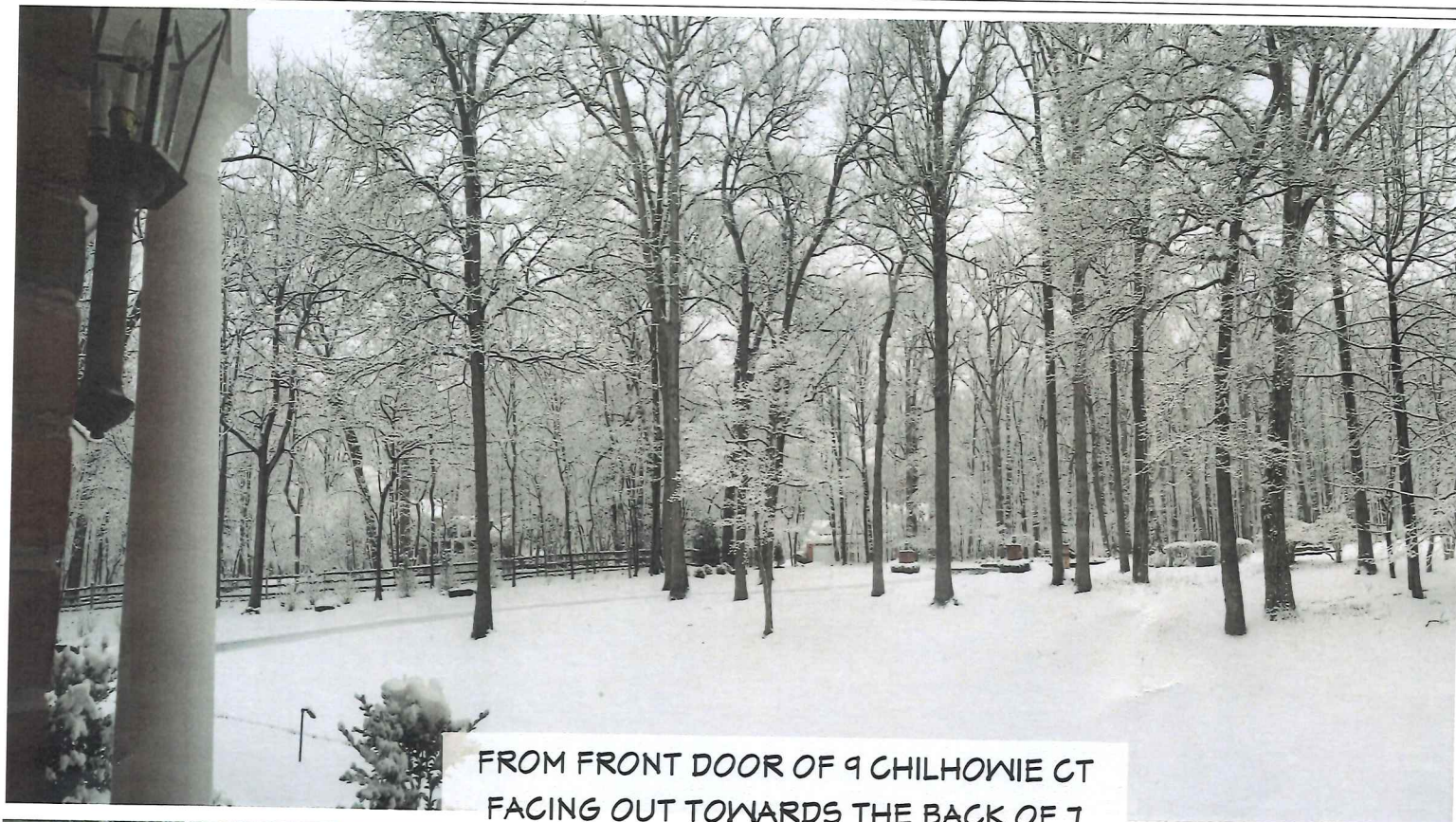
REVISIONS:

DATE:
2/23/2021

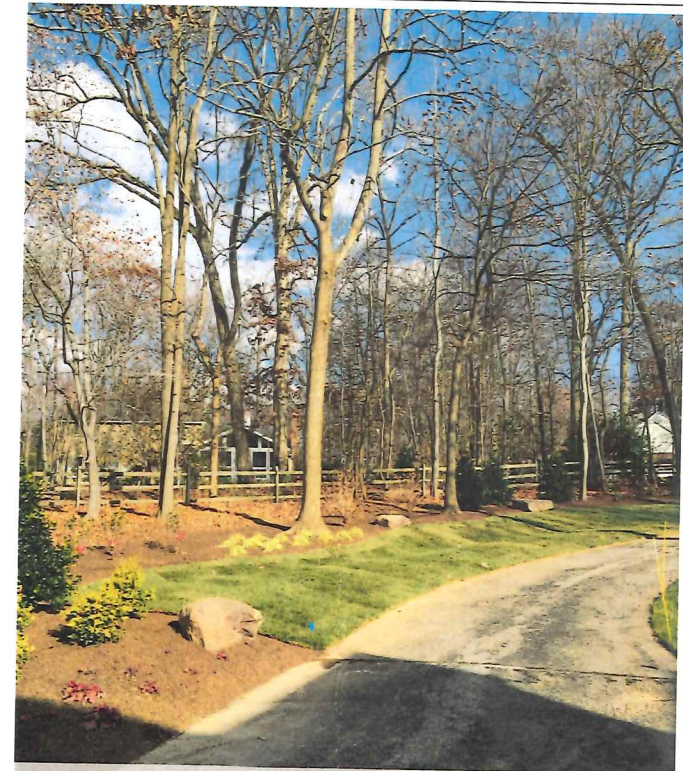
SCALE:

SHEET:
2





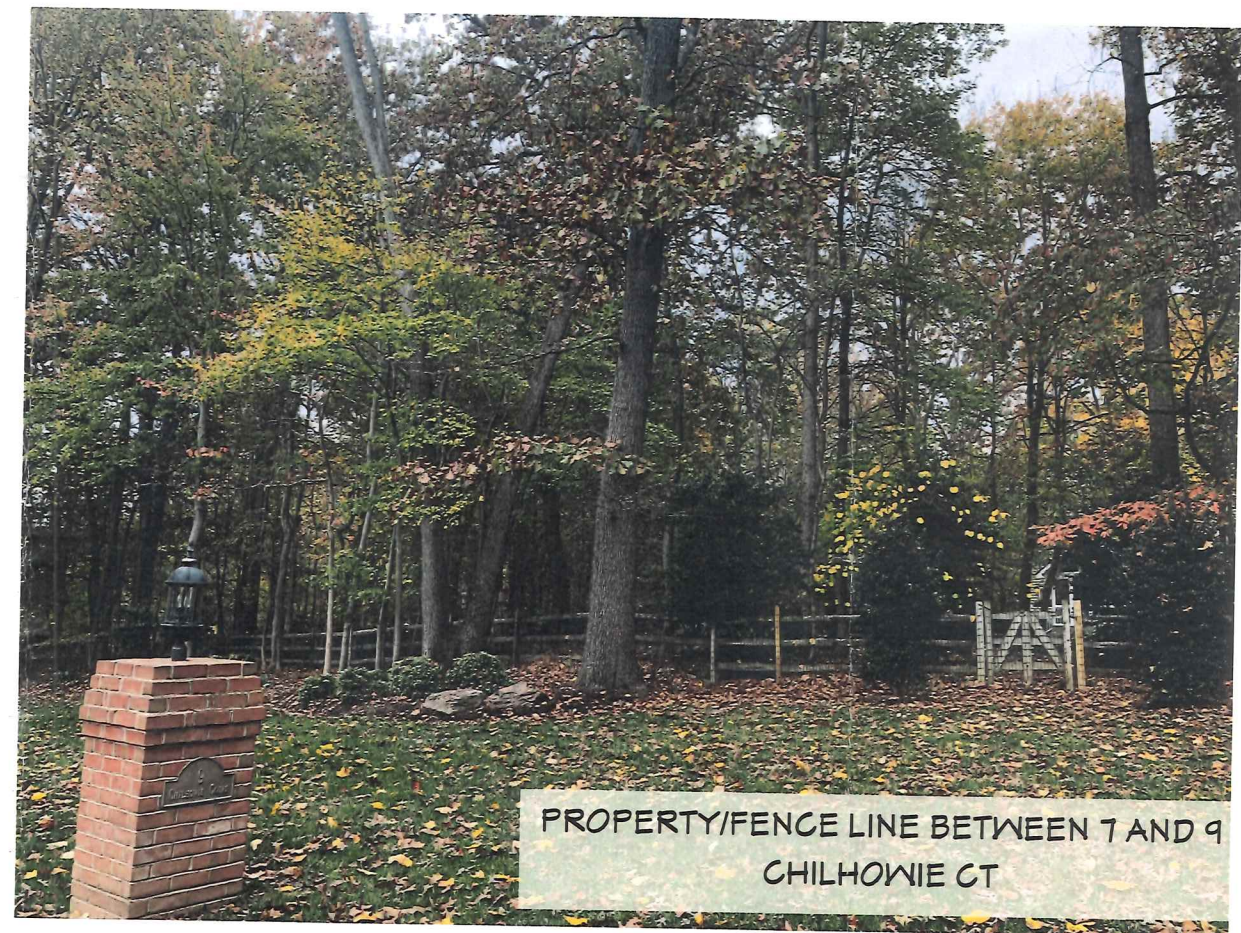
FROM FRONT DOOR OF 9 CHILHOWIE CT
FACING OUT TOWARDS THE BACK OF 7
CHILHOWIE CT



FROM DRIVEWAY OF 9 CHILHOWIE CT
FACING OUT TOWARDS THE BACK OF 7
CHILHOWIE CT



PROPERTY/FENCE LINE BETWEEN 7 AND
9 CHILHOWIE CT



PROPERTY/FENCE LINE BETWEEN 7 AND 9
CHILHOWIE CT



SMITHOUSE CONSTRUCTION, LLC
232 COCKEYSVILLE RD, SUITE B200
COCKEYSVILLE, MD 21030
410.328.1282

PROPERTY PHOTOS

GUY RESIDENCE
9 CHILHOWIE COURT
COCKEYSVILLE, MARYLAND

REVISIONS:

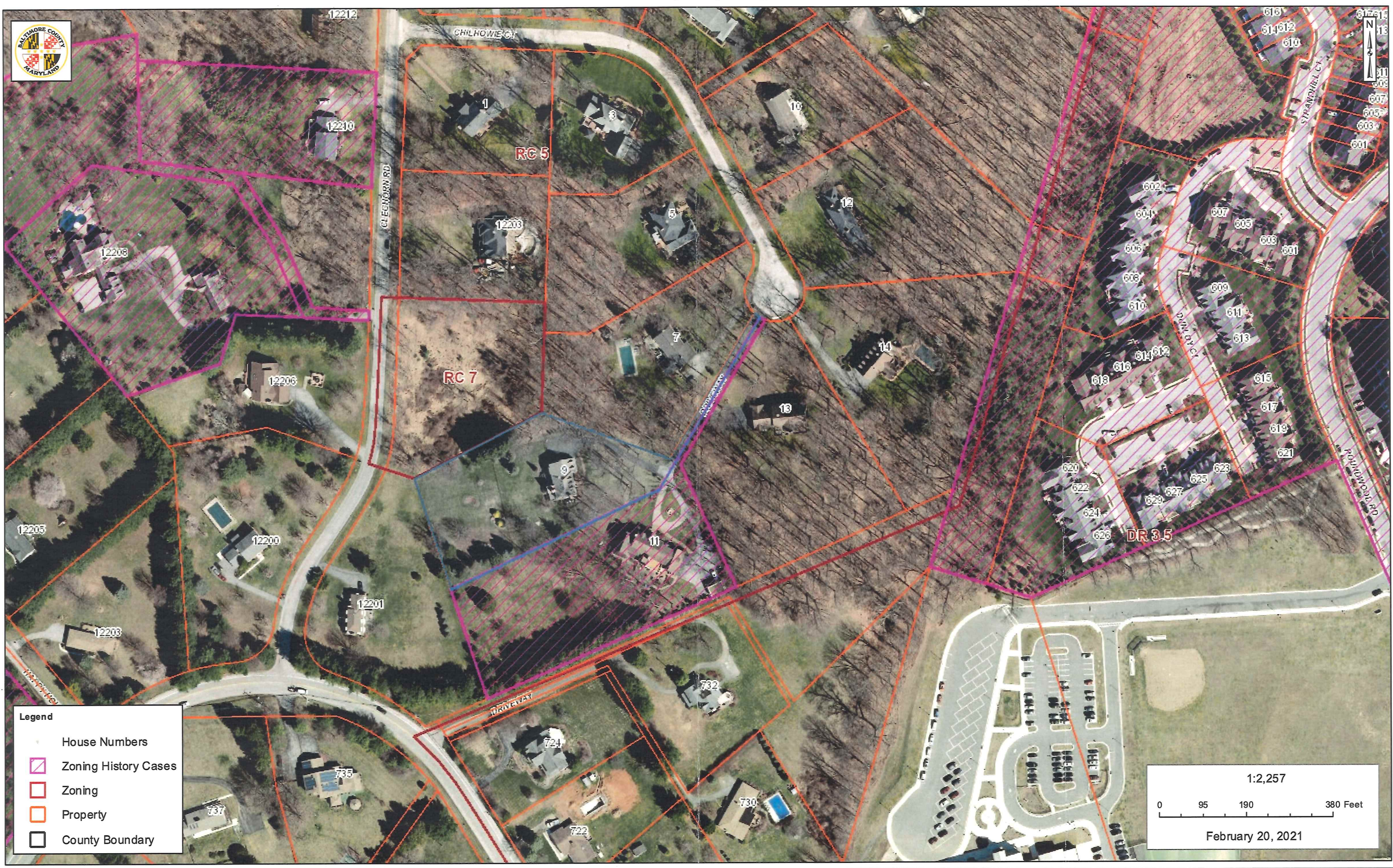
DATE:
2/23/2021

SCALE:

SHEET:
3



Baltimore County - My Neighborhood



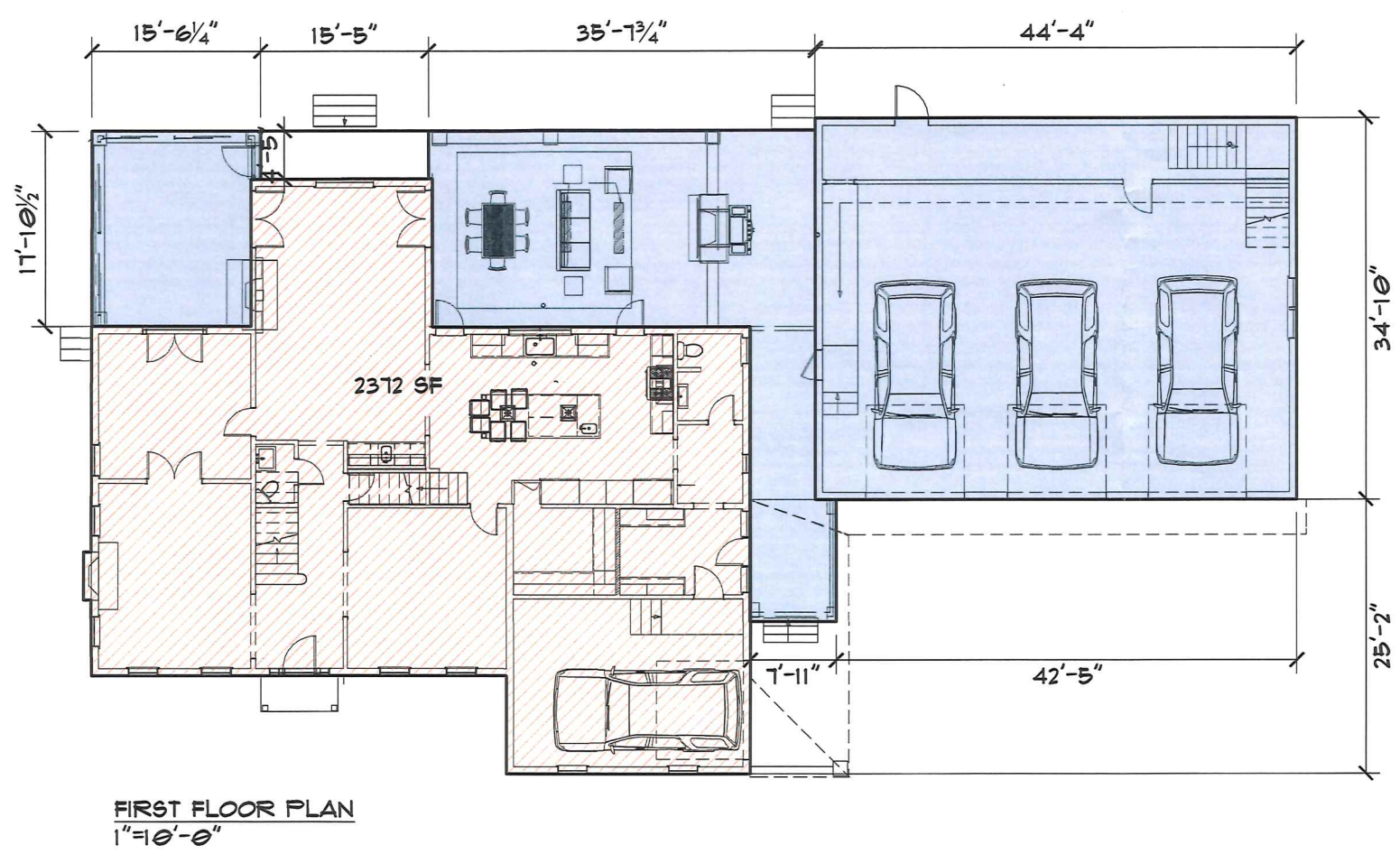
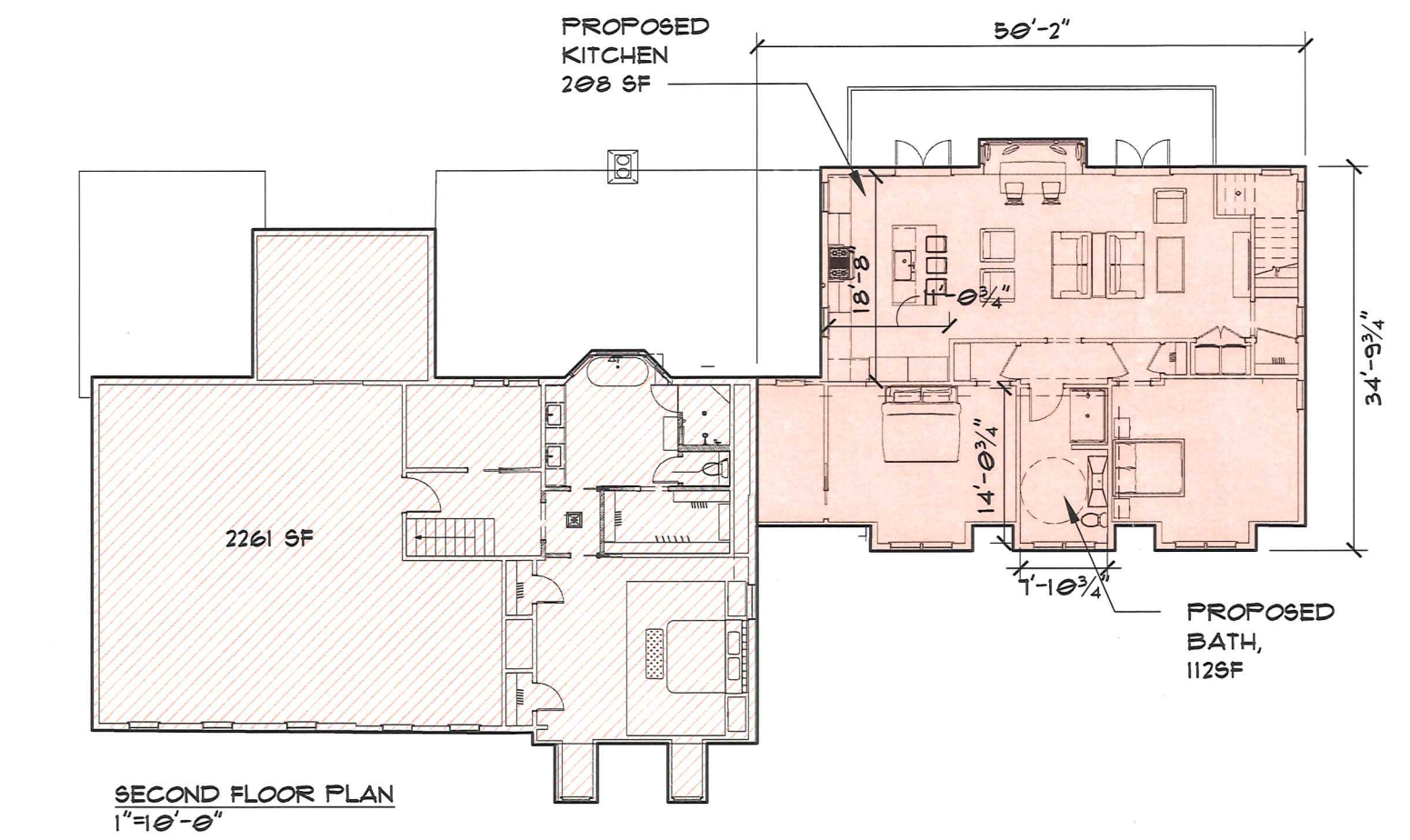
STEADFAST
7670 FIKAF
BALTIMORE MD 21218
mikedominelli@steadfast.com
443.733.4738

1. SEALING OF ALL JOINTS AND CRACKS WITH AN APPROPRIATE SEALANT.
2. ALL COMBINATIONS OF WINDOWS TO BE FACTORY MATCHED.
3. EXTERIOR ALUMINUM CLAD COLOR TO BE BLACK. INTERIORS TO BE WHITE.
4. PROVIDE FULL COILING ON ALL OPERABLE WINDOWS.
5. COORDINATE HARDWARE SELECTION WITH OWNER.

GUY RESIDENCE
9 CHILHOWIE COURT
COCKEYSVILLE, MARYLAND

SHEET:
ELEVATIONS/
SECTIONS

A5



EXISTING HOUSE	4633 SQUARE FEET
PROPOSED ADDITION	2628 SQUARE FEET
TOTAL	7261 SQUARE FEET

PROPOSED ACCESSORY APARTMENT 1610 SQUARE FEET

ACCESSORY APT. PERCENTAGE 22%

LEGEND

- EXISTING SINGLE FAMILY DETACHED HOUSE
- PROPOSED FIRST FLOOR ADDITION TO SINGLE FAMILY HOUSE
- PROPOSED ACCESSORY APARTMENT

THESE PLANS CERTIFY COMPLIANCE TO BILL 49-11, SECTION 400. THE APARTMENT DOES NOT EXCEED 1/3 OF THE PRINCIPAL DWELLING, ALL IMPROVEMENTS WILL BE DEDICATED AS AN ACCESSORY APARTMENT WILL BE USED SOLELY AS A SINGLE FAMILY RESIDENCE, AND THE ACCESSORY APARTMENT WILL NOT HAVE SEPARATE UTILITY METERS.

THE OCCUPANT OF THE ACCESSORY APARTMENT AND THE OCCUPANT'S OF THE PRINCIPAL SINGLE FAMILY DETACHED DWELLING ARE IMMEDIATE FAMILY, THE ACCESSORY APARTMENT IS PROVIDED WITHOUT COMPENSATION; AND THE ACCESSORY APARTMENT SHALL COMPLY WITH ALL LAWS, REGULATIONS, AND CODES AFFECTING RESIDENTIAL OCCUPANCY.



SMITHOUSE CONSTRUCTION LLC
232 COCKEYSVILLE RD, SUITE B200
COCKEYSVILLE, MD 21030
410.329.1262

GUY RESIDENCE
9 CHILHOWIE COURT
COCKEYSVILLE, MD

10/30/2020

