

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Brenda Lee Court, 97' NE of the c/l
Stemmers Run Road
(4 Brenda Lee Court)
15th Election District
7th Council District

James A. Goins, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-008-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, James A. Goins and his wife, April M. Goins. The Petitioners seek relief from Sections 1B02.3.B and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections V.B.3 and V.B.6.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a front building face to public street right of way setback of 21 feet in lieu of the required 25 feet for an existing dwelling with a proposed open projection (porch), and a side yard setback of 12 feet in lieu of the required 21 feet for a proposed 14' x 30' two-story garage addition, and an amendment to the Final Development Plan for "Kenwoods Choice," Lot 16 only, accordingly. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there

ORDER RECEIVED FOR FILING

Date

By

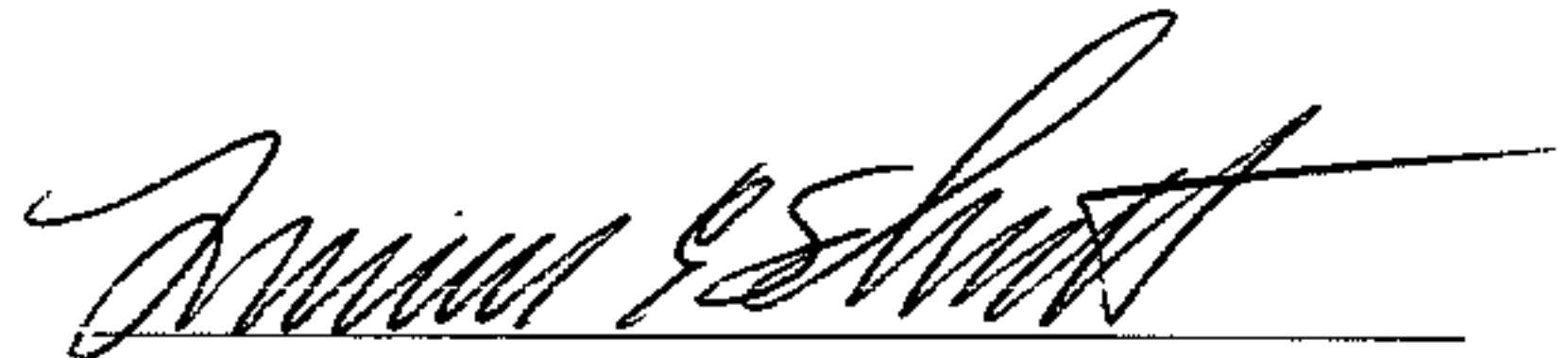
being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon all of the evidence contained therein, I am persuaded to grant the requested relief. There were no adverse comments submitted by any County reviewing agency and apparently no objection from the affected neighbors. Thus, it appears that relief can be granted without detrimental impact to adjacent properties.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of August 2004 that the Petition for Administrative Variance seeking relief from Sections V.B.3 and V.B.6.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a front building face to public street right of way setback of 21 feet in lieu of the required 25 feet for an existing dwelling with a proposed open projection (porch), and a side yard setback of 12 feet in lieu of the required 21 feet for a proposed 14' x 30' two-story garage addition, and an amendment to the Final Development Plan for "Kenwoods Choice," Lot 16 only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 8/16/04

By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

August 10, 2004

Mr. & Mrs. James A. Goins
4 Brenda Lee Court
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Brenda Lee Court, 97' NE of the c/l Stemmers Run Road
(4 Brenda Lee Court)
15th Election District – 7th Council District
James A. Goins, et ux - Petitioners
Case No. 05-008-A

Dear Mr. & Mrs. Goins:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 Brenda Lee Ct. Essex MD
which is presently zoned DRS-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B, 504 (BCZR)
V.B.3, V.B.6.2 (CMOP)

TO PERMIT A SINGLE FAMILY DWELLING WITH ADDITION AND OPEN PROJECTION (GARAGE/POACH) TO HAVE A FRONT BUILDING FACE TO PUBLIC STREET RIGHT OF WAY OF 21' SETBACK BETWEEN SIDE BUILDING OF 12' IN LIEU OF THE REQUIRED 25' & 20' RESPECTIVELY AND TO APPROVE A SINGLE LOT AMENDMENT FOR LOT 16, KENWOODS CHOICE FINAL DEVELOPMENT PLAN

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Legal Owner(s):

James A. Roins
Name - Type or Print

James A. Roins
Signature

April M. Roins
Name - Type or Print

April M. Roins
Signature

4 Brenda Lee Ct
Address

Essex MD 21221
City State Zip Code

Representative to be Contacted:

Same as above
Name

Address Telephone No

City State Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7/10/04 day of July that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 05-008-A

Reviewed By LTm Date 7/7/04

Estimated Posting Date 7/18/04

ORDER RECEIVED FOR FILING
5/10/04
Date

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4 Brenda Lee Ct
Address
Essex MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Adding a garage will not leave the required distance between our neighbor's house and ours.

We need more space for our growing family, additional bedroom to be added above the garage and we need to secure our property (boat) in the garage.

We feel that we cannot afford to move to a larger home with the current market prices.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James A. Goins
Signature

James A. Goins
Name - Type or Print

April M. Goins
Signature

April M. Goins
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James A. Goins. and April M. Goins.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires March 1, 2008

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4 Brenda Lee Ct
Address
Essex MD 21221
City State Zip Code

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James A. Goins
Signature
James A. Goins
Name - Type or Print

April M. Goins
Signature
April M. Goins
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James A. Goins and April M. Goins.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires March 1, 2008



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 Brenda Lee Ct, Essex MD
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BOZ.3.B, 504(BC22)

V.B.3, V.B.6.2 (C.M.D.P.)
TO PERMIT A SINGLE FAMILY DWELLING WITH ADDITION AND OPEN
PROJECTION (GARAGE ^{FORM} ~~DECK~~) TO HAVE A FRONT BUILDING FACE TO PUBLIC
STREET RIGHT OF WAY OF 21, SETBACK BETWEEN SIDE BUILDING FACES
OF 12' IN LIEU OF THE REQUIRED 25' & 20' RESPECTIVELY AND
TO APPROVE A SINGLE LOT AMENDMENT FOR LOT 16,
KEAWOODS COICE FINAL DEVELOPMENT PLAN
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back
of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

Legal Owner(s):

James A. Goins

Name - Type or Print

Signature

April M. Goins

Name - Type or Print

Signature

4 Brenda Lee Ct

Address

Essex, MD

City

410-783-8487 w

410-574-8138 h

Telephone No

21221

Zip Code

Representative to be Contacted:

Same as above

Name

Address

Telephone No

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ that the subject matter of this petition be set for a public hearing advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO.

OS-008-A

Reviewed By

CTM

Date

7/7/04

Estimated Posting Date

7/18/04

ZONING DESCRIPTION FOR 4 BRENDA LEE COURT

Beginning at a point on the ~~WEST~~ side of Brenda Lee Court which is 50 feet wide at the distance of 97 feet ~~NORTHEAST~~ of the centerline of the nearest improved intersecting street Stemmers Run Road which is 60 feet wide. Being Lot #16 in the subdivision of Kenwoods Choice as recorded in Baltimore County Plat Book # SM 67, Folio # 45, containing .124 acres. Also known as 4 Brenda Lee Court and located in the 15th Election District, 5th Councilmanic District.

7

#18

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 7/2/04 ACCOUNT 12001 0066 150

AMOUNT \$ 15.00

RECEIVED FROM: Grady S

FOR: OS - 008 - A

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

No. 37249

PAID RECEIPT

BUSINESS ACTUAL TIME DEPT
7/07/2004 7/07/2004 11:54:30 2

300 MICH WALTON JUDL PMD
RECEIPT # 271022 7/07/2004 DEPT

DATE 5 528 ZONING VERIFICATION
IN NO 137249

Receipt Tot \$115.00
\$115.00 CK \$.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-008-A

Petitioner/Developer: JAMES

GOINS

Date of Hearing/Closing: AUG 2, 2004

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

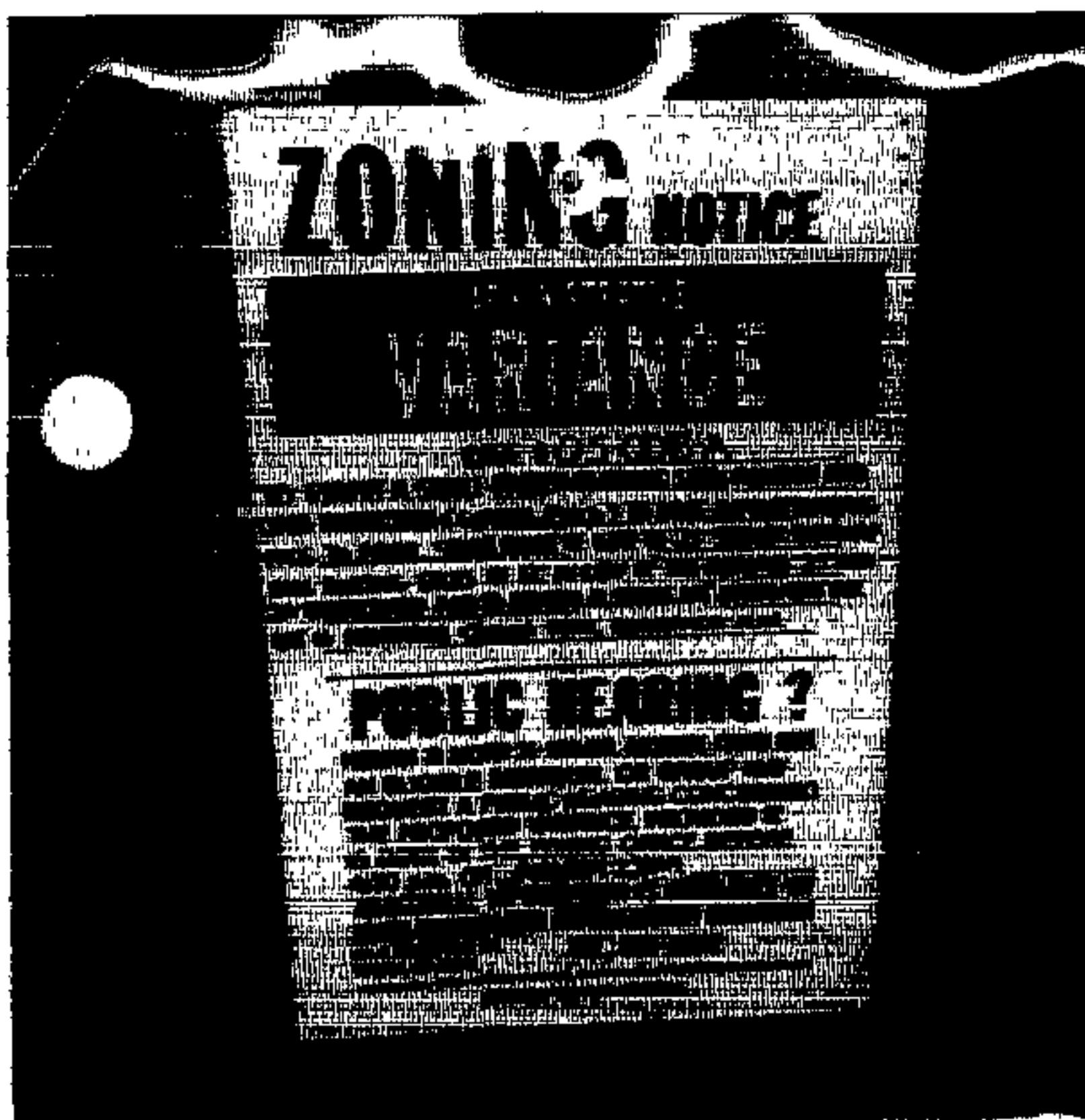
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

4 BRENDA LEE CT

The sign(s) were posted on

7/17/04
(Month, Day, Year)

Sincerely,



Robert Black 7/17/04
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 05-008-A

Petitioner: James A. Goins and April M. Goins

Address or Location: 4 Brenda Lee Ct, Essex MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: April M. Goins

Address: 4 Brenda Lee Ct
Baltimore MD 21221

Telephone Number: 410-574-8138

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 008 -A Address 4 BRENDA LEE CT

Contact Person: LYNDY MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/18/04 Posting Date: 7/18/04 Closing Date: 8/2/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 008 -A Address 4 BRENDA LEE CT

Petitioner's Name JAMES GOINS ET UX Telephone 410 783 8487

Posting Date: 7/18/04 Closing Date: 8/2/04

Wording for Sign: To Permit A SINGLE FAMILY DWELLING WITH ADDITION

AND OPEN PROJECTION (GARAGE, PORCH) TO HAVE A FRONT BUILDING FACE
TO PUBLIC STREET RIGHT OF WAY OF 21', SETBACK BETWEEN SIDE BUILDING FACES
OF 12' AND OPEN PROJECTION TO PUBLIC STREET RIGHT OF WAY OF 21'
IN LIEU OF THE REQUIRED 25', 20' AND 22.5' RESPECTIVELY AND
TO APPROVE A SINGLE LOT AMENDMENT FOR LOT 16,
KENWOODS CHOICE FINAL DEVELOPMENT PLAN

WCR - Revised 6/25/04

I HAVE RECEIVED POSTING INFO

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

August 2, 2004

James A. Goins
April M. Goins
4 Brenda Lee Court
Essex, Maryland 21221

Dear Mr. and Mrs. Goins:

RE: Case Number:05-008-A, 4 Brenda Lee Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 7, 2004.

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, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel. 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

July 19, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 19, 2004

Item No.: 001, 003-016

Dear Ms. Mathews:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

c: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 7.16.04

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

RE: Baltimore County
Item No. 008 LTM

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr
DATE: July 23, 2004
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

 X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-004
05-005
05-006
05-007
05-008
05-009
05-013
05-014
05-015

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

LS
Granted 8/10/04

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2004

RECEIVED

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

AUG 31 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-08 Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

Jeff Mayhew

MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 23, 2004

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 26, 2003
Item Nos. 001, 003, 004, 005, 006,
007, 008, 009, 010, 012, 013, 014,
015, and 016

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

RWB:CEN:jrb

cc: File

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

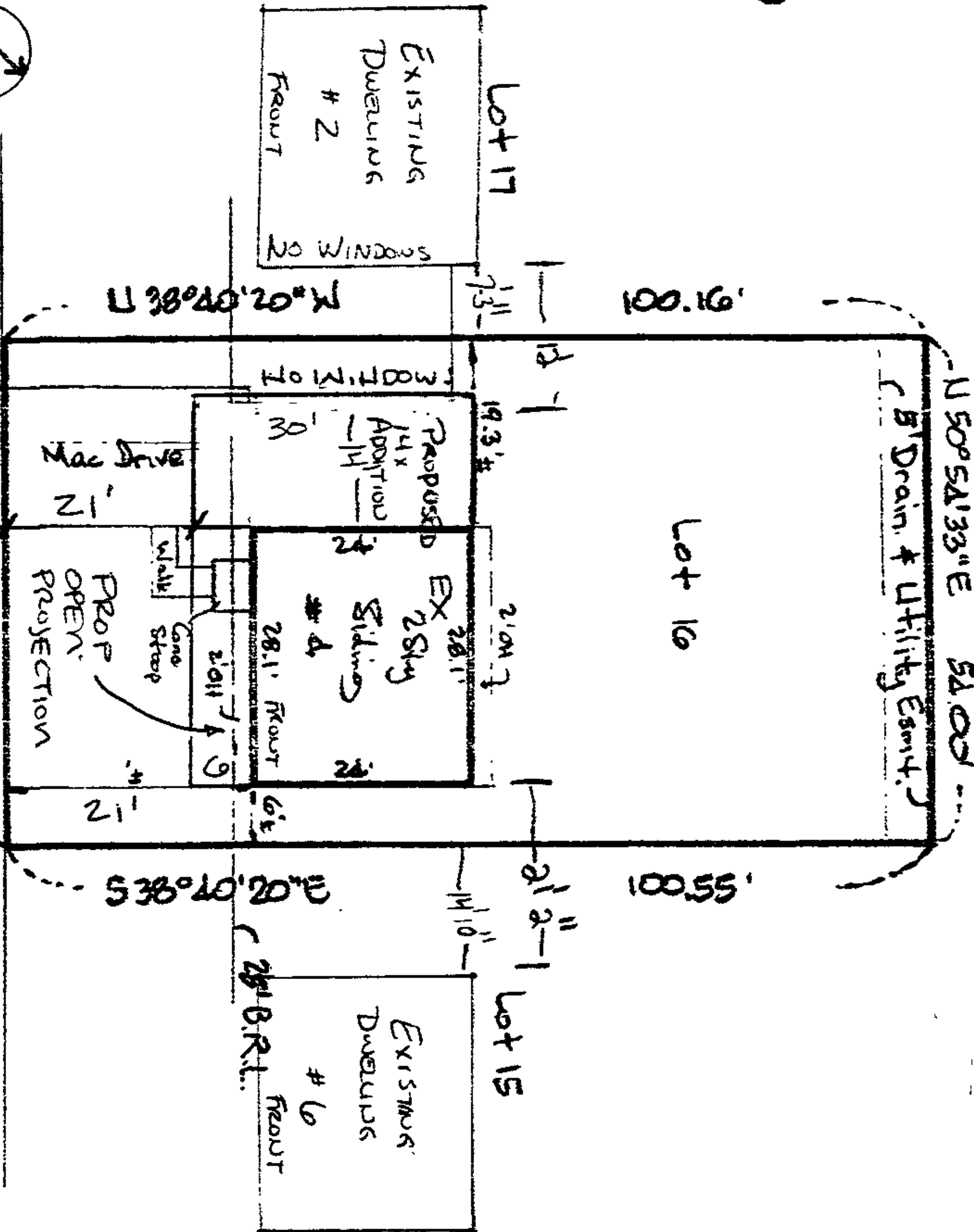
PROPERTY ADDRESS 4 Brenda Lee Ct

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

SUBDIVISION NAME Henwoods Choice

PLAT BOOK # SM67 FOLIO # 45 LOT # 16 SECTION #

OWNER James A. Goins and April M. Goins

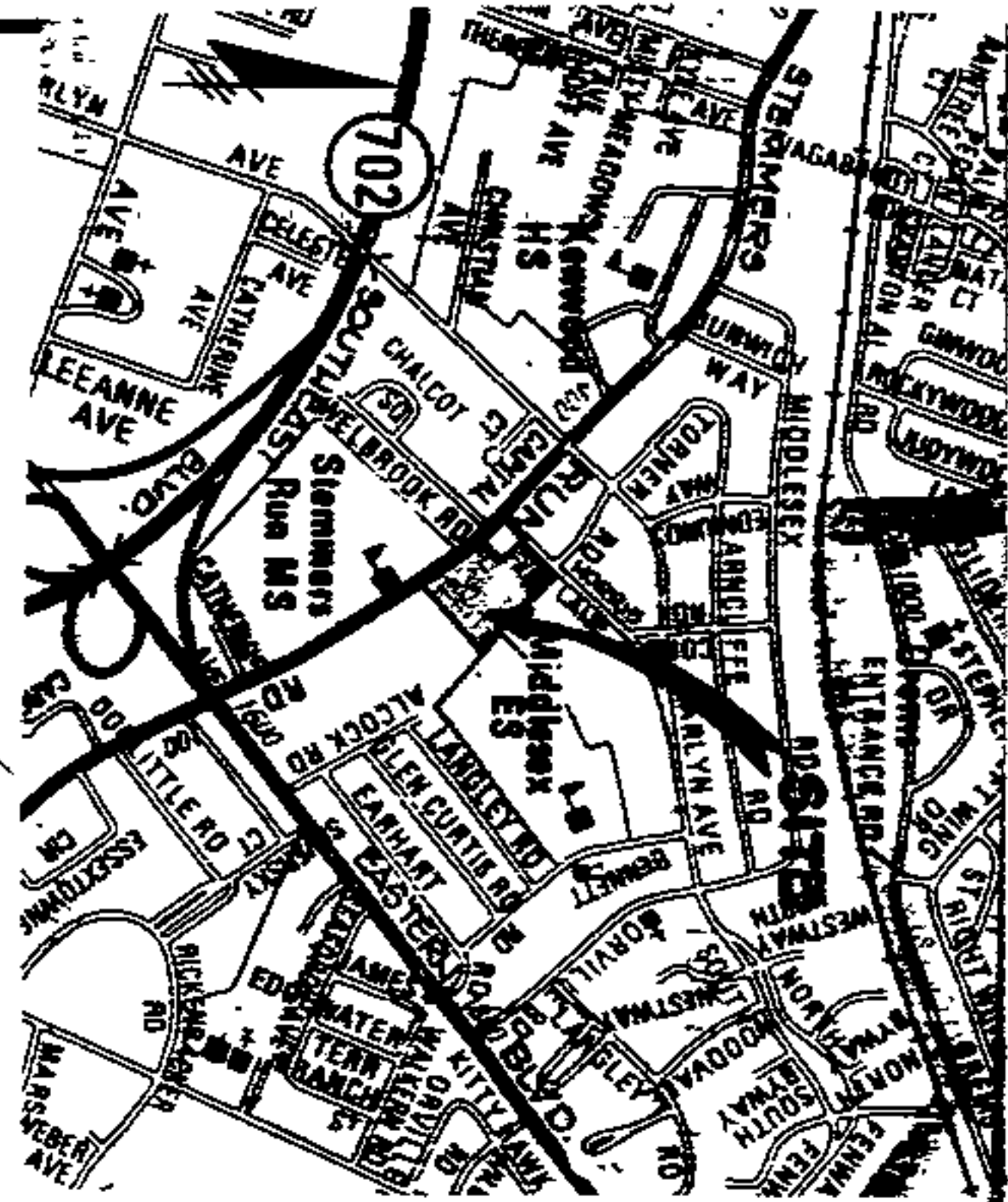


NORTH

Plant Area

PREPARED BY

Brenda Lee Ct (50' R/W, 30' Paving)
← 971 to d of STEMMERS RUN ROAD
SCALE OF DRAWING: 1" = 20'



VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # NE 3-H

ZONING DR 5.5

LOT SIZE .124 5401

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

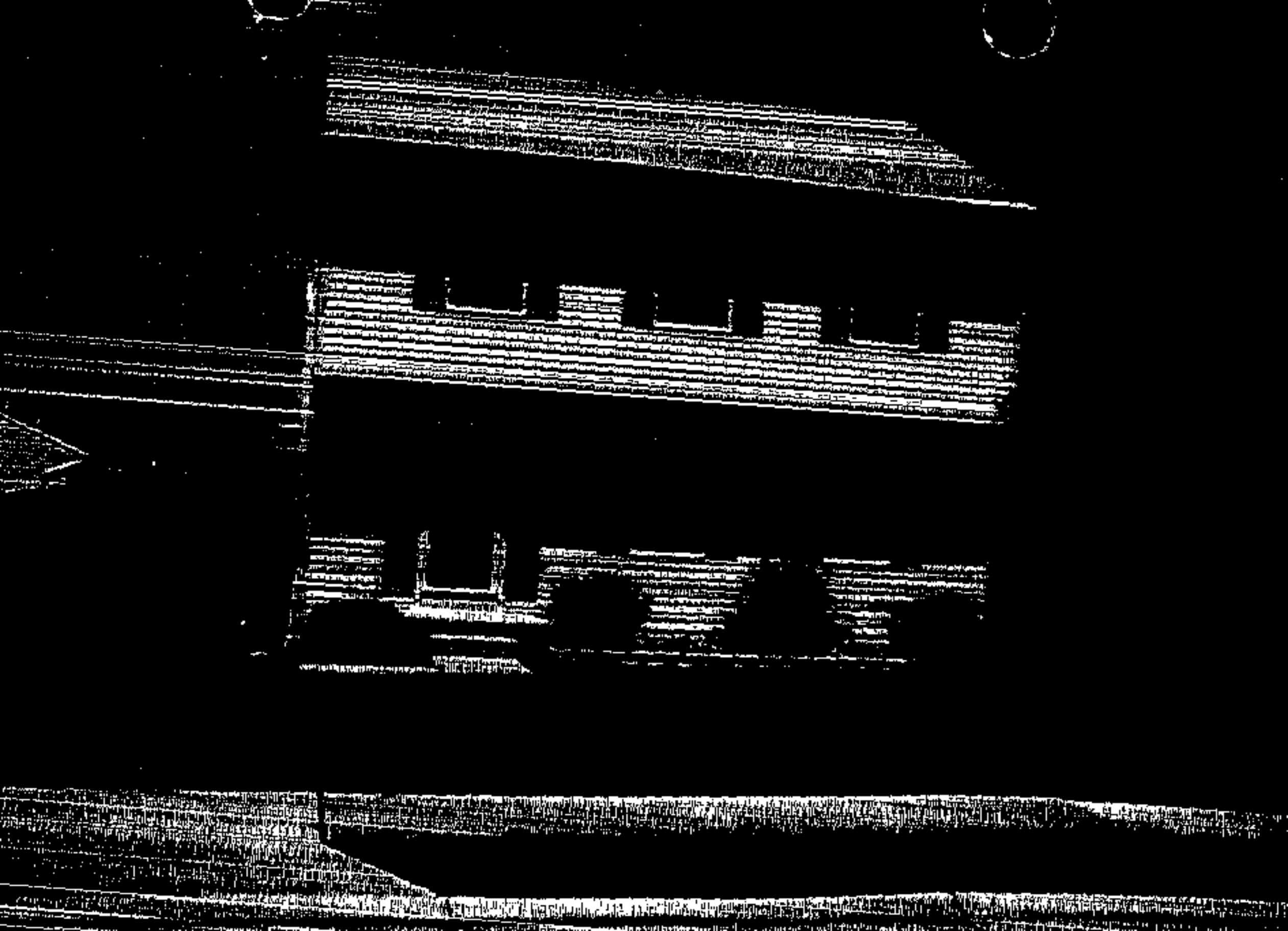
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

CTM 081

Ret. Ex. #1

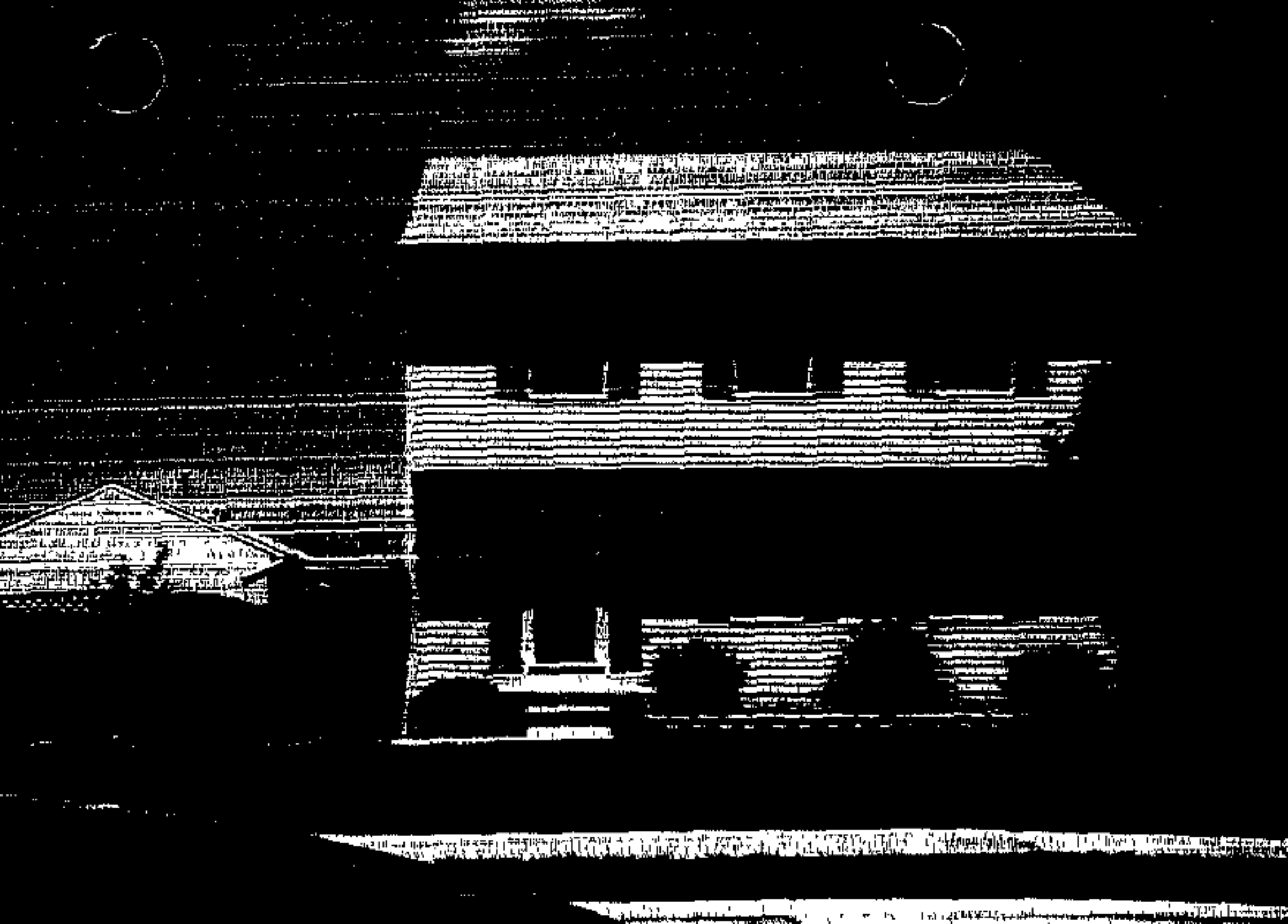


Propose garage ^{attached} ~~to sit~~ to the ft
of the house, replacing current gate.

Proposed porch across entire front
of house.

$\frac{1}{\sqrt{2}} \begin{pmatrix} 1 & i \\ 0 & 1 \end{pmatrix}$

3

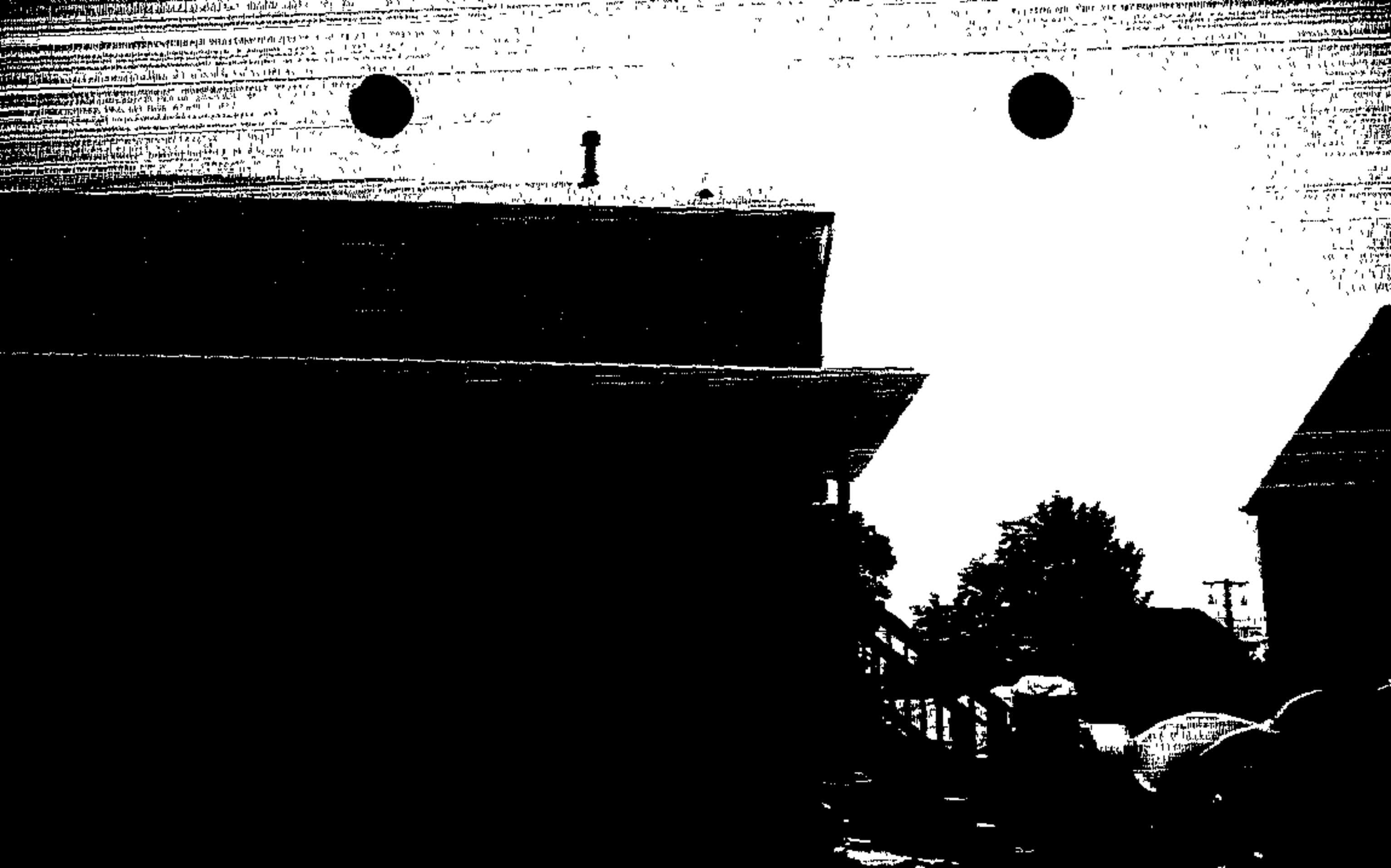


Propose garage attached to left
of the house, replacing current gate.

Proposed porch across entire front of house.

2011-11-11 11:11:11

8



Proposed garage to match flush with
the back of the house.

11/11/2023

20



Proposed garage to match flush with
the back of the house.

2

1" = 200' SCALE
Zoning Map
NE, 3-H

D.R. 5.5

HEIGHTS

RAILROAD

(4 TRACKS ELECTRIFIED)

D.R. 10.5

MIDDLESEX

ROAD

ROAD

ARNCLIFFE

AVENUE

MARLYN

CORBY RD

LANE

D.R. 10.5

D.R. 5.5

MIDDLESEX
ELEMENTARY
SCHOOL

NORRIS

SITE

D.R. 10.5

BL

EDGEWATER

LANGLEY

GLEN

CURTIS

D.R. 5.5

BL

BL-4S

STEMMERS RUN
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SCHOOL

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