

IN RE: PETITION FOR VARIANCE

W side of Davis Avenue; 210 feet
NW of the c/l of Acme Avenue
2nd Election District
4th Councilmanic District
(10803 Davis Avenue)

Steven Goodmuth and Karen Koelbel
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2010-0304-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Steven Goodmuth and Karen Koelbel. Petitioners are requesting Variance relief from Sections 100.6 and 1A04.2.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow three goats for each acre of grazing or pasture land in lieu of the permitted two animals for each acre of grazing or pasture land, and to allow small livestock (three goats) on one acre of land in lieu of the minimum required three acres. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance requests were Petitioners Steven Goodmuth and Karen Koelbel and their daughters, Hannah and Maggie Goodmuth. The case garnered interest in the community and also appearing in support of the requested relief were Mark Dulin, Russell Frizzell, and Eleanor Danko-Waterman, as well as a number of other residents of the surrounding community whose names and addresses are listed on the "Petitioner's Sign-In Sheet" contained in the case file. Appearing in opposition to Petitioners' request for relief were neighbors Lawrence and Debra Accord of 10812 Acme Avenue.

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The case came before the undersigned by way of a Code Enforcement citation on the property. Following a complaint, Paul Cohen, a Code Inspector with the County's Division of Code Inspections and Enforcement, observed the property on April 13, 2010 and issued a Correction Notice to Petitioners for failing to meet the minimum acreage requirements for the stabling and pasturing of small livestock.¹ A copy of this citation along with the Code Enforcement file was marked and accepted into evidence as Petitioners' Exhibit 3. It should be noted at this juncture that the issuance of a Correction Notice has no bearing on the case at hand. It is neither beneficial nor prejudicial to Petitioners' case. This matter involves the discreet legal and factual issue of whether variance relief should be granted and is decided on those merits alone.

Now turning to the specifics of the instant matter, the testimony and evidence offered by Petitioners revealed that the subject property is predominantly square-shaped and consists of approximately one acre, more or less, zoned R.C.5. The property is a corner parcel located at the northwest intersection of Davis Avenue and Acme Avenue, with frontage on both roads and ingress/egress via Acme Avenue, in the Woodstock/Granite area of Baltimore County, just east of the Howard County line. The subject property is improved with a primary structure comprising approximately 2,658 square feet, and purchased by Petitioners in 1989.² As shown on the site plan, the original home consists of a two-story structure measuring approximately 25 feet by 25 feet and a porch. A one-story addition measuring approximately 50 feet long was added later. These improvements are located near the upper northwest corner of the property. Because of the configuration of the property and the placement of the home so far to one side, there is essentially very little rear yard (approximately 15 feet deep) and the side yard fronting

¹ CO-0075375.

² The primary structure of the subject property was built in 1900 according to the Real Property Data Search contained in the file. Petitioners' purchase from John O. Kurtz is recorded as Liber-Folio 8169-392.

Davis Avenue is just 36 feet from that road. This does, however, leave a substantial open area at the southern side of the property, which is where Petitioners keep the three goats at issue. As a result of the Code Enforcement citation, Petitioners are requesting variance relief pursuant to Section 100.6 of the B.C.Z.R. to legitimize existing conditions and permit small livestock (three dairy goats) on one acre of land in lieu of the minimum required three acres, and three animals for each acre of grazing or pasture land in lieu of the maximum two animals.

Testifying in support of the variance request, Petitioner Karen Koelbel stated that the Granite community, of which the subject property is a part, is an extremely diverse area with a long history of rural traditions. It was revealed that the surrounding properties vary in size and use. Ms. Koelbel submitted maps of the surrounding community that were marked and accepted into evidence as Petitioners' Exhibits 4A and 4B and explained these varied uses. She stated that many neighbors in the community have chicken coops or accessory agricultural uses on their properties. Ms. Koelbel indicated that she recognizes the Granite community is slowly displaying attributes of a suburban community but still with a more dominant rural character of the neighborhood and community, which can sometimes be at odds with truly suburban neighborhoods. As to the specifics of her livestock, Ms. Koelbel indicated that her family has three female dairy goats on their property and they are all generously well cared for, they provide a unique family and educational experience, and are consistent with the rural character that the community has long maintained. Further, Ms. Koelbel noted that the request for relief has garnered much support from her surrounding neighbors and the goats do not detrimentally or adversely affect the surrounding community. Letters of support were submitted and marked and accepted into evidence as Petitioner's Exhibits 5A through 5D. These letters echo Ms. Koelbel's sentiments, citing the unique rural atmosphere of the community and the desire to halt

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By [Signature]

gentrification. Further, a petition signed by fourteen (14) persons in support of the request for relief was submitted and marked and accepted into evidence as Petitioners' Exhibit 6. Ms. Koelbel's written statement -- from which her testimony was based -- was marked and accepted into evidence as Petitioners' Exhibit 7.

Also testifying in support of the variance request was Petitioner John Goodmuth, who resides at the subject property with Ms. Koelbel and their two children. Mr. Goodmuth echoed Ms. Koelbel's testimony and explained that the family's goats are not only wonderful pets and provide his children with educational benefits, but also allow his family to have a self-sustaining supply of milk. Mr. Goodmuth related that he has health issues including a neurological condition and immune disorders that affect his ability to walk and his digestive system. He stated it is difficult for him to tolerate wheat products and cow's milk, but that his system digests and tolerates raw goat's milk much better.

Additional testimony from Russell Frizzell, a resident of 10727 Davis Avenue, revealed that the Granite area has a long history of livestock ownership and that this rural history carries into today in that most of the current houses are old farm structures that strive for some form of self-sustainability. Moreover, many homes in the Granite area to this day retain rural accessory uses including raising livestock, harvesting crops and owning tractors. Mr. Frizzell, whose large parcel of land consists of approximately 10 acres, noted that if the variance were denied he planned on housing the goats in controversy on his property, allowing Petitioners to have access to them, but still causing hardship due to the distance they would have to travel to care for and milk the goats. Mark Dulin, a retired veterinarian who worked for over two decades for the U.S. Department of Agriculture, testified that Petitioners have ample space for housing the three dairy

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goats on the property and added that these were not grazing animals that needed large amounts of land, especially considering the supplemental diet the goats receive.

Compelling testimony was further received from the Goodmuth daughters, Hannah and Maggie. Hannah, who is 20 years old, expressed that the goats were not only pets but are more like members of the family. Hannah indicated that the goats, Naomi (two years old), Delilah (three years old), and Ellie May (two years old), are properly cared for and milked every twelve hours. Milking every twelve hours is necessary in order to avoid infection and Hannah noted that milking is performed every day at 7 a.m. and 7 p.m. Hannah also revealed that dairy goats are not grazers, especially these goats because their diet is supplemented with nutrient rich hay. Hence, they do not need the large "pasture" that some other livestock may require. Further testimony revealed that the goats live in a fenced in "pen" with two sections. This pen contains a 10 foot by 10 foot shelter the goats are able to go in and out of at their own will and also a small milking shed. The goats are female and because they are being milked, must be bred. However, Hannah assured that goat offspring are not kept as pets, but are, and will continue to be, given away or sold to others. The family only plans on keeping the three goats that are currently kept on the property. In addition, Hannah stated that goats are typically bred until they are ten years old. Pictures of the three goats were submitted after the hearing and are contained within the case file.

Maggie and Hannah first became acquainted with dairy goats in connection with their affiliation with the 4-H Club.³ In 4-H, the Goodmuth daughters obtained knowledge and skills about caring for and raising dairy goats and even participated in "Skillathons" at various

³ 4-H is a non-profit youth education program that has as its goal the four-fold development of youth: Head, Heart, Hands and Health. The mission of 4-H is empowering youth to reach their full potential, working and learning in partnership with caring adults. The 4-H club, since its unofficial inception in 1902, has grown into a community of 6 million young people across America learning leadership, citizenship and life skills. Information was provided from their Website at <http://4-h.org/4hstory.html>.

competitions with much success. In a letter dated June 24, 2010, Sheryl L. Bennett, a 4-H Youth Development Educator, noted the Goodmuths' accomplishments and contributions to 4-H. This letter was marked and accepted into evidence as Petitioners' Exhibit 8. Eleanor Danko-Waterman added that her family lives in a row home in Catonsville, but that her daughters, Sophie and Beatrice, are able to visit the Petitioners' property and learn about goats and participate in 4-H activities that would otherwise be unavailable to them. Finally, Cathy Wolfson, who is known to this Commission through her work with the Greater Patapsco Community Association, provided brief testimony in support of the requested relief, stating that she believed Petitioners' activities were the type of wholesome, rural activities that are good for the area.

In opposition to the Petitioner's request for relief, Lawrence and Debra Accord, residents of 10812 Acme Avenue, testified that the goats have adversely affected their home value, and perhaps values overall in the community. Mr. Accord indicated that he lived in Baltimore City from 1992 through 2000 and was very excited to get into the more open spaces of the suburbs. However, he believes Petitioners' raising and keeping of goats, and the attendant pens and accessory structures for the goats goes a bit too far. He stated that the goats are visible from Acme Avenue and Petitioners' use of their property in this regard is in conflict with the area's transition to a more suburban community. He cited to the large estates and residential developments located in the nearby area. Mrs. Accord also echoed these sentiments. She stated that it is not her nor her husband's desire to be anti-neighbor or anti-goat for that matter, but that she believes the regulations concerning minimum acreage were put in place for a reason and should be adhered to.

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The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated June 2, 2010 that indicates they visited the subject site and after a careful evaluation recommends denial of the Petitioners' request. While the subject property appears to be well screened from adjacent properties, three goats (small livestock) on one acre of land are not appropriate according to the Regulations. The Petitioners have not indicated in the subject petition any hardship or practical difficulty that would warrant such zoning relief.

The determination of a variance request from the Zoning Regulations is governed by Section 307.1 of the B.C.Z.R., as interpreted by the Court of Special Appeals of Maryland in *Cromwell v. Ward*, 102 Md. App. 691 (1995). As indicated by the Court in *Cromwell*, "the general rule is that variances and exceptions are to be granted sparingly, only in rare instances and under peculiar and exceptional circumstances." 102 Md. App. at 700. The two-part variance test involves finding that a property is unique and unusual and that if strict adherence to the regulations were required absent relief, an unreasonable hardship or practical difficulty would result.

Traditionally, this Commission has taken a very careful review of these types of cases under Section 100.6 of the B.C.Z.R., recognizing the potential impact that the raising and quartering of small livestock can have on adjacent properties and neighborhoods. Decisions have been based on the particular circumstances at issue.⁴ Perhaps this way of life as described by Petitioners and their daughters may not be for everyone. But considering all the testimony and evidence presented, I am persuaded to grant the variance relief in this case. The requested

⁴ Previously in Case No. 2007-512-A, this Commission denied a request for two dwarf pygmy goats on approximately 0.14 acre of land zoned D.R.5.5 in the Essex area; in Case No. 2000-0072-A, this Commission granted a request for three pygmy goats on 1.11 acres of land zoned R.C.2 in the Glen Arm area; and in Case No. 2001-0071-A, this Commission granted a request for two ponies on 1.11 acres of land zoned R.C.2 in the Glen Arm area.

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relief is from Section 100.6 of the Regulations which states that "a tract of land used for the accessory stabling and pasturing of animals and which is not a commercial agriculture operation is subject to the following provisions." The provisions following this language govern small livestock including goats, mandating a minimum of three acres to have goats as an accessory use in a residential zone with a limitation of two goats per acre of grazing/pasturing land.⁵ In the instant matter, in my judgment, Petitioners have satisfied the standard for variance relief to warrant use of their land for the accessory use of stabling and pasturing three goats on one acre. Evidence and testimony revealed that the subject property is located in a community that is gradually evolving from a long, rich history of rural traditions and associated uses towards a combination of a more rural and suburban environment. The abundant presence of chicken coops, horse and goat ownership, large vegetable gardens, crop harvesting and relative self-sustainability is a testament to the rural character of the Granite community. These circumstances render Petitioners property unique. While the comments of the Office of Planning are noted and taken into account, due to the special circumstances involving the property, if strict adherence to the Regulations were required, Petitioners would suffer unreasonable hardship and practical difficulty by being forced to abandon an accessory use consistent with the unique rural character of the Granite community.

I also find that the variance requests can be granted in strict harmony with the spirit and intent of the Regulations and in such a manner as to grant relief without injury to the public health, safety and general welfare. However, given the fact that the area is in the process of transitioning to a more suburban environment, relief shall be granted *in gross* and will be personal to Petitioners. In addition, following the hearing and through emails from the parties,

⁵ It should be noted that the goats in controversy are not grazing animals in need of large tracts of land and that as testified by Mr. Dulin, the veterinarian, the current space provided is adequate for proper care.

Mr. Acord and Ms. Koelbel expressed their ideas as to providing additional buffers and screening of Petitioners' property from Acme Avenue and the adjacent Brantley property in order to lessen the impact of the appearance of the goat pens and accessory structures. I shall include what I believe to be appropriate conditions to that effect at the end of this Order. I shall also include a condition that Petitioners are only permitted to keep the three goats currently being raised and quartered on the subject property, and furthermore, that the relief granted herein shall be limited to a period of seven (7) years from the date of this Order or if within that time Petitioners abandon the use or sell, rent or otherwise convert the property to another, whichever time period is earlier.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance requests should be granted.

THEREFORE, IT IS ORDERED this 20th day of July, 2010 by this Deputy Zoning Commissioner, that Petitioners' Variance requests from Sections 100.6 and 1A04.2.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow small livestock in the form of three goats for each acre of grazing or pasture land in lieu of the permitted two animals for each acre of grazing or pasture land, and to allow small livestock on one acre in lieu of the minimum required three acres, be and are hereby **GRANTED**, subject to the following:

1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The relief granted herein is *in gross* and shall be personal to Petitioners Steven Goodmuth and Karen Koelbel. It shall not be *appurtenant* and run with the land.

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3. Relief is limited to the raising and quartering of the three goats currently on the property as an accessory use, known and identified during the hearing as Naomi (two years old), Delilah (three years old), and Ellie May (two years old).
4. Within sixty (60) days of the date of this Order, Petitioners shall provide and install evergreen plantings along the subject property's frontage on Acme Avenue and the adjacent Brantley property in order to provide screening and a buffer of this accessory use from Acme Avenue. The areas to be screened are depicted in the photographs attached to this Order and labeled as DSCF2 through DSCF11.
5. After the areas to be screened are planted, Petitioners shall within one week provide evidence of compliance in the form of photographs submitted to this Commission either via regular mail or email referencing the above-captioned case number.
6. Due to the unique nature of this case, the relief granted herein shall be limited to a period of seven (7) years from the date of this Order, or if within that time, Petitioners abandon the use or sell, rent or otherwise convert the property to another, whichever time period is earlier. At the time the discontinuance of the use is triggered, Petitioners shall thereafter immediately cease and desist such use and remove the pens and accessory structures intended for the raising and quartering of small livestock (three goats) on the property.
7. To assure the current and future use of the subject property, Petitioners shall, within sixty (60) days of the date of this Order, record in the Land Records of Baltimore County a Covenant to the Deed for their property (in the form attached) expressly conditioning the use of the property. To assure compliance with this condition, a copy of the fully executed and recorded Covenant to the Deed shall be submitted to the Office of the Zoning Commissioner within thirty (30) days following the expiration of the sixty (60) day recording requirement. Failure to do so shall render the relief granted herein null and void.
8. Said Covenant shall contain the proviso that the use of the subject property for the raising and quartering of small livestock (three goats), as depicted on Petitioners' Exhibit 1 site plan and the photographs attached as DSCF2 through DSCF11, shall be *in gross* and personal to Petitioners and not run with the land. Further, that the use is limited to the raising and quartering of the three goats currently on the property as an accessory use, known and identified as Naomi (two years old), Delilah (three years old), and Ellie May (two years old), and that the use shall be limited to a period of seven (7) years from the date of this Order, or if within that time, Petitioners abandon the use or sell, rent or otherwise convert the property to another, whichever time period is earlier. At the time the discontinuance of the use is triggered, Petitioners shall thereafter immediately cease and desist such use and remove the pens and accessory structures intended for the raising and quartering of small livestock (three goats) on the property.

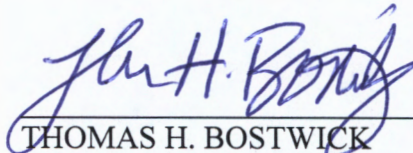
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By pm

9. The decision in this case is not a legal precedent that may be cited as such in any other zoning case involving Section 100.6 of the B.C.Z.R. and/or the raising and quartering of small livestock or the minimum acreage required for grazing or pasture land.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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By Pz

COVENANT TO THE DEED

Whereas, in a Petition for Variance before the Zoning Commissioner of Baltimore County, Case No. 2010-0304-A, Steven C. Goodmuth and Karen A. Koelbel, the Petitioners, requested a Variance from Sections 100.6 and 1A04.2.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow three goats for each acre of grazing or pasture land in lieu of the permitted two animals for each acre of grazing or pasture land, and to allow small livestock (three goats) on one acre of land in lieu of the minimum required three acres. The Deputy Zoning Commissioner, by Order dated the 20th day of July, 2010, granted the Variance, providing the following Covenant be added to their Deed, which Deed was recorded in the Land Records of Baltimore County, at Liber _____, Folio _____.

Steven C. Goodmuth and Karen A. Koelbel, hereby covenant that the use of the subject property for the raising and quartering of small livestock (three goats), as depicted on Petitioners' Exhibit 1 site plan and the photographs attached as DSCF2 through DSCF11, shall be *in gross* and personal to Petitioners and not run with the land. Further, that the use is limited to the raising and quartering of the three goats currently on the property as an accessory use, known and identified as Naomi (two years old), Delilah (three years old), and Ellie May (two years old), and that the use shall be limited to a period of seven (7) years from the date of this Order, or if within that time, Petitioners abandon the use or sell, rent or otherwise convert the property to another, whichever time period is earlier. At the time the discontinuance of the use is triggered, Petitioners shall thereafter immediately cease and desist such use and remove the pens and accessory structures intended for the raising and quartering of small livestock (three goats) on the property. Said property is subject to all terms and conditions contained in the Order issued in Case No. 2010-0304-A.

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By PM

As witness our hands and seals this _____ day of _____, 2010.

_____(SEAL)
Steven C. Goodmuth

_____(SEAL)
Karen A. Koelbel

State of Maryland)

To wit

County of Baltimore)

I HEREBY CERTIFY THAT ON THIS _____ day of _____, 2010, before me a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Steven C. Goodmuth and Karen A. Koelbel, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledge that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal:

NOTARY PUBLIC

My Commission Expires:

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Date 7-20-10

By ps



DSCF2



DSCF3



DSCF4

ORDER RECEIVED FOR FILING

Date 7-20-10

By [Signature]



DSCF5



DSCF6



DSCF7_Prop_Cor

ORDER RECEIVED FOR FILING

Date 7-20-10

By PS



DSCF8



DSCF9



DSCF10

ORDER RECEIVED FOR FILING

Date 7-20-10

By [Signature]



DSCF11

ORDER RECEIVED FOR FILING

Date 7-20-10

By JB



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

July 20, 2010

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

STEVEN GOODMUTH AND KAREN KOELBEL
10803 DAVIS AVENUE
WOODSTOCK MD 21163

Re: Petition for Variance
Case No. 2010-0304-A
Property: 10803 Davis Avenue

Dear Mr. Goodmuth and Ms. Koelbel:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Sheryl L. Bennett, Howard County 4-H Youth Development Director, 3300 North Ridge Road, Suite 240, Ellicott City MD 21043
Lauren And Leslie Malick, 10817 Acme Avenue, Woodstock MD 21163
Mark Dulin DVM, 3785 Church Road, Ellicott City MD 21043
Russell Frizzell, 10727 Davis Avenue, Woodstock MD 21163
Paul Cohen, Baltimore County Code Enforcement Office
Please See Attached List

ELEANOR DANKO WATERMAN,
MARY CLAIRE WATERMAN
423 WHITFIELD ROAD
CATONSVILLE MD 21228

CATHY WOLFSON
8434 DOGWOOD ROAD
BALTIMORE MD 21244

RICHARD BRADY
10811 ACME AVENUE
GRANITE MD 21163

PAUL MAYNARD
10712 DAVIS AVENUE
WOODSTOCK MD 21163

ESTHER COOPER-SCHELLER
10737 DAVISE AVENUE
WOODSTOCK MD 21163

JOHN W. COMISH
10737 DAVIS AVENUE
WOODSTOCK MD 21163

CHRISTOPHER GONCE
10814 ACME AVENUE
GRANITE MD 21163

JOHN P DULANEY
10805 DAVIS AVENUE
WOODSTOCK MD 21163

ADRIEN P MALICK
10817 ACME AVENUE
GRANITE MD 21163

MARY LEVITZ
10800 DAVIS AVENUE
GRANITE MD 21163

TIM BRANTLEY
10806 ACME AVENUE
GRANITE MD 21163

KAREN BRASH
10811 ACME AVENUE
GRANITE MD 21163

JOHN CURTIN
1808 DAVIS AVENUE
GRANITE MD 21163

JOHN BRANTLEY
10804 ACME AVENUE
GRANITE MD 21163

JOYCE UTMAR
10809 DAVIS AVENUE
GRANITE MD 21163

BRITNEY SPOTTSWOOD
10804 DAVIS AVENUE
GRANITE MD 21163

KATHLEEN & WILLIAM SKULLNEY
10813 DAVIS AVENUE
GRANITE MD 21163

MICHELE DASCHBACH
10812 DAVIS AVENUE
GRANITE MD 21163

DANIEL THOMPSON
10804 DAVIS AVENUE
GRANITE MD 21163

LAWRENCE AND DEBRA ACORD
10812 ACME AVENUE
WOODSTOCK MD 21163

JOE MCNEAL
10813 ACME AVENUE
GRANTIE MD 21163



TAX. ACCOUNT # 0226200010

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 10803 DAVIS AVE
which is presently zoned RC 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) 100.6, 1A04.2.A. (DCZR)

To allow small livestock (3 goats) for each acre of grazing or pasture land in lieu of the permitted 2 animals for each acre of grazing or pasture land and to allow small livestock on 1 acre in lieu of the minimum required 3 acres.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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):

STEVEN C. GOODMUTH
Name - Type or Print _____
Signature Steven C. Goodmuth
KAREN A. KOELBEL
Name - Type or Print _____
Signature Karen A. Koelbel
10803 DAVIS AVE 410-750-2578
Address _____ Telephone No. _____
WOODSTOCK MD 21163
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

Case No. 2010-0304-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T.H.F. Date 5/7/10

Zoning Description For 10803 Davis Ave. Woodstock MD. 21163

Beginning at a point in Davis Avenue which is 30 feet wide (Public Right of Way) at a distance of 210 feet northwest of the intersection of Acme Avenue which is 15 wide. As recorded in Deed Liber 8169, Folio 392 and described as follows:

Beginning for the same at a point on the public road and intersecting Lots 2, 6 and 7 on a plat of land laid off in 14 lots for Tenent Nelson by John Denton in the year 1887, and running thence parallel with said road,

- 1). South 45 degrees East $5 \frac{1}{2}$ perches (90.75 feet) to a point also in said road, thence,
- 2). South 35 degrees East $7 \frac{1}{4}$ perches (119.62 feet) to the center of an avenue, thence bounding in said avenue,
- 3). South 57 degrees West $12 \frac{16}{25}$ perches (208.56 feet) intersecting lot 6, thence bounding on lot 6,
- 4). North 40 degrees West $12 \frac{16}{25}$ perches (208.56 feet) intersecting with lots No. 2 and No. 7 respectively, thence bounding on Lot 2,
- 5). North 57 degrees East $12 \frac{16}{25}$ perches (208.56 feet) to the beginning.

Containing 1. acre of land more or less.

Also known as 10803 Davis Avenue and located in the 2nd election district, 4th Councilmanic District of Baltimore County.

2010-0304-A

**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: 2010-0304-A
Petitioner: Steven Goodmuth and Karen Koelbel
Address or Location: 10803 Davis Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Karen Koelbel
Address: 10803 Davis Ave.
Woodstock, MD 21163

Telephone Number: 410-750-2578

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

No. 53917

Date: 5/7/10

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	206	0000							

Total: 10905.00

Rec From: _____

For: 2010-2011
10905.00

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2010-0304-A

10803 Davis Avenue

W/side of Davis Avenue, 210 feet n/west of centerline of Acme Avenue

2nd Election District — 4th Councilmanic District

Legal Owner(s): Steven Goodmuth & Karen Koelbel

Variance: to allow small livestock (3 goats) for each acre of grazing or pasture land in lieu of the permitted 2 animals for each acre of grazing or pasture land and allow small livestock on 1 acre in lieu of the minimum required 3 acres.

Hearing: Wednesday, July 7, 2010 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 6/9/02 June 22

244561

CERTIFICATE OF PUBLICATION

6/24/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/22/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 6-20-10

RE: Case Number: 2010-0304-A

Petitioner/Developer: Karen Koelbel

Date of Hearing/Closing: 7-7-10

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 10803 Davis Ave

The signs(s) were posted on 6-20-10
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2010-0304-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BUILDING - RM 4

PLACE: 105W. CHESAPEAKE AVE. TOWSON, MD

DATE AND TIME: WED JULY 7, 2010 11AM

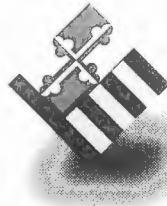
REQUEST: VARIANCE TO ALLOW SMALL
LIVESTOCK (3 GOATS) FOR EACH ACRE OF

GRAZING OR PASTURE LAND IN LIEU OF THE
PERMITTED TWO ANIMALS FOR EACH ACRE OF

GRAZING OR PASTURE LAND AND ALLOW
SMALL LIVESTOCK ON ONE ACRE IN LIEU OF

MINIMUM REQUIRED 3 ACRES

OTHER OR OTHER CONDITIONS ARE SOMETHING VIOLENT.
HEARING CALL 667-3293
LONG UNDER PENALTY OF LAW



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

June 2, 2010

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0304-A

10803 Davis Avenue

W/side of Davis Avenue, 210 feet n/west of centerline of Acme Avenue

2nd Election District – 4th Councilmanic District

Legal Owners: Steven Goodmuth & Karen Koelbel

Variance to allow small livestock (3 goats) for each acre of grazing or pasture land in lieu of the permitted 2 animals for each acre of grazing or pasture land and allow small livestock on 1 acre in lieu of the minimum required 3 acres.

Hearing: Wednesday, July 7, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Goodmuth/Koelbel, 10803 Davis Avenue, Woodstock 21163

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 22, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 22, 2010 Issue - Jeffersonian

Please forward billing to:
Karen Koelbel
10803 Davis Avenue
Woodstock, MD 21163

410-750-2578

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2010-0304-A

10803 Davis Avenue

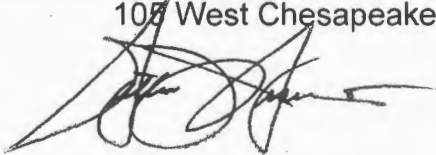
W/side of Davis Avenue, 210 feet n/west of centerline of Acme Avenue

2nd Election District – 4th Councilmanic District

Legal Owners: Steven Goodmuth & Karen Koelbel

Variance to allow small livestock (3 goats) for each acre of grazing or pasture land in lieu of the permitted 2 animals for each acre of grazing or pasture land and allow small livestock on 1 acre in lieu of the minimum required 3 acres.

Hearing: Wednesday, July 7, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

July 2, 2010

Steven Goodmuth & Karen Koelbel
10803 Davis Ave.
Woodstock, MD 21163

Dear: Steven Goodmuth & Karen Koelbel

RE: Case Number 2010-0304-A, 10803 Davis Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 7, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

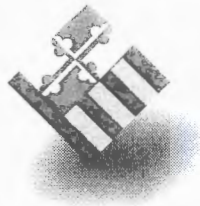
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

May 27, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 17th, 2010

Item Numbers: 0176, 0230, 0295, 0296, 0297, 0298, 0299, 0300, 0301, 0303, 0304, 0306
and 0307-0312

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 18, 2010

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For May 31, 2010
Item Nos. 2010- 176, 230, 295, 296,
297, 298, 299, 301, 303, 304, 306, 307
311 & 312

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05312010 -NO COMMENTS.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: May 19, 2010

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

RE: Baltimore County
Item No. 2010-0304-A
10803 DAVIS AVENUE
KOELBEL PROPERTY
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0304-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TB

7-7-10
11am

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

DATE: June 2, 2010

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

RECEIVED

SUBJECT: 10803 Davis Avenue
INFORMATION: 4th Councilmanic District
Item Number: 10-304
Petitioner: Steven C. Goodmuth
Zoning: RC 5
Requested Action: Variance

JUN 04 2010

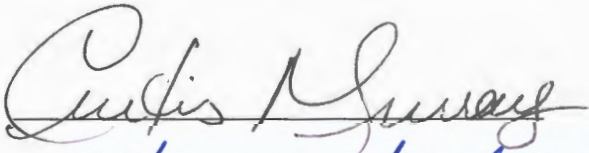
ZONING COMM. SIGNER

SUMMARY OF RECOMMENDATIONS:

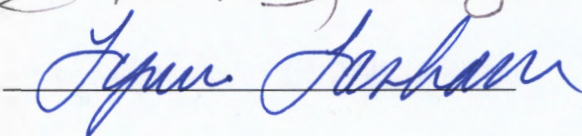
The Office of Planning has reviewed the petitioner's request, accompanying site plan and visited the subject site. After a careful evaluation the Office of Planning recommends denial of the petitioner's request. While the subject property appears to be well screened from adjacent properties, three goats (small livestock) on 1 acre of land are not appropriate. Furthermore, the said 1-acre must also accommodate the principal dwelling as well as accessory structures. The petitioner has not indicated in the subject petition any hardship or practical difficulty that would warrant such zoning relief.

For further information concerning the matters stated here in, please contact Dave Green at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



TB
7-7-10
11 am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: June 11, 2010
SUBJECT: Zoning Item # 10-304-A
Address 10803 Davis Avenue
(Koelbel Property)

Zoning Advisory Committee Meeting of May 17, 2010.

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 6/11/10

RE: PETITION FOR VARIANCE
10803 Davis Avenue; W/S Davis Avenue,
210' NW of c/line of Acme Avenue
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Steven & Karen Koelbel
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 10-304-A

* * * * *

ENTRY OF APPEARANCE

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

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

RECEIVED

MAY 21 2010

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of May, 2010, a copy of the foregoing Entry of Appearance was mailed to Steven Goodruth and Karen Koelbel, 10803 Davis Avenue, Woodstock, MD 21163, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

CO-0075375
10803 Davis Ave

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: June 3, 2010

TO: W. Carl Richards, Jr.

FROM: Meghan Ferguson, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No: 2010-0304- A
Legal Owner/Petitioner: Steven and Karen Koelbel
Contract Purchaser:
Property Address: 10803 Davis Ave
Location Description: West side of Davis Avenue; 210 feet north west of
the centerline of Acme Avenue.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date: **Paul Cohen**

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Case No: CO-75375
Correction Notices
Citation
Photographs

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Kaitlyn Heinbach in Room 213 in order that the appropriate action may be taken relative to the violation case.

MF/kh
C: Paul Cohen; Code Enforcement Officer



Permits & Development Management Complaint Report

FN

Report Criteria:

Employee(s): ee0000017 to ee0000017

Scheduled Date(s): 04/07/10 to 04/07/10

PE Range: en01 to en04

Record ID	AS/400 Case	Assigned To	Assigned Date	Scheduled Time	Received By	Received Date	Status	Hearing Date	ADC Grid
CO0075375		Paul Cohen	04/07/2010		Kaitlyn Heinbach	04/07/2010	Open - Normal		31F5

Complaint Description: LESS THAN ACRE - FARM ANIMALS

Facility:

FA0003919
PDM 0226200010
10803 DAVIS AVE
WOODSTOCK, MD, 21163

4/10
750 2570

Owner:

GOODMUTH STEVEN C KOELBEL KAREN A
10803 DAVIS AV
WOODSTOCK MD 21163

Complainant:

MR. ACCORD
HOME: 4104800783

Daily Activity Details - No Data

Violation Details - No Data

Comment Details - No Comments

Lien Information - None

Mileage:

4/10/10 in HP to owner, notice viol explained
Notice mailed to remove small livestock
3 goats, chickens, ducks, 1 acre of land
minimum ^{1 acre} 1200 livestock is 3 acres
as of 5/14/10 Comp notified re



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER 73375	PROPERTY TAX ID 0220200010	DATE ISSUED 4/13/10
NAME(S): GOODMOUTH STEVEN C.		
MAILING ADDRESS KOELBAL KAREN H		
CITY WOODSTOCK	STATE MD	ZIP CODE 21167
VIOLATION ADDRESS SHAM		
CITY BALTIMORE	STATE MARYLAND	ZIP CODE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

- ☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16
☐ RC2(1A01) ☐ RC4(1A03) ☐ RC20 & 50 (1A05) ☐ RC6(1A07)
☐ RC3(1A02) ☐ RC5(1A04) ☐ RCC (1A06) ☐ RC7 (1A08)
☐ OTHER: _____

NON-RESIDENTIAL CLASSIFICATION

- ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (256)
☐ OTHER: _____

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114

- | | |
|---|--|
| ☐ 101; 102.1: Definitions; general use | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 1B01.1: DR Zones-use regulations | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) | ☐ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 410: Illegal Class II trucking facility |
| ☐ 431: Remove commercial vehicle(s) | ☐ 400: Illegal accessory structure placement. |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs |
| ☐ 101; 102.1; ZCPM: Cease service garage activities | ☐ 102.5: Residential site line violation /obstruction |
| ☐ 402: Illegal conversion of dwelling | ☐ 408B: Illegal rooming/ boarding house |
| ☐ 101; 102.1; ZCPM: Illegal home occupation | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: |
- Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|--|
| ☐ 13-7-112: Cease all nuisance activity | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird seed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☐ IBC 115; BCBC 115: Remove/ Repair unsafe structure board and secure all openings to premise |
| ☐ 12-3-106: Remove animal feces daily | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall grass and weeds to three (3) inches in height |
| ☐ 35-5-208(a)(c): Seal exterior openings from rodents & pests | |
| ☐ 13-4-201(b)(d): Store garbage in containers w/tight lids | |

OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
|---|--|
| ☐ 35-5-302(a)(1): Unsanitary conditions. | ☐ 35-5-302(a)(2): Store all garbage in trash cans |
| ☐ 35-5-302(a)(3): Cease infestation from prop. | ☐ 35-5-302(b)(1): Repair exterior structure |
| ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc | ☐ 35-5-302(b)(1)(3): Repair exterior extensions |
| ☐ 35-5-302(b)(1)(4): Repair chimney & similar extensions | ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s) | ☐ 35-5-302(b)(1)(7): Repair defective fence |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|---|
| ☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof /foundations |
| ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair /remove defective exterior sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure. Match building color of structure |

OTHER VIOLATIONS OR REMARKS:

BCZIR 100.1
MINIMUM ASSESSMENT REQUIRED
FOR THE STABLE AND PASTURE
OF SMALL LIVESTOCK IS 3 ACRES
THAT YOU DO NOT HAVE - REMOVE
ALL LIVESTOCK

NOTICE POSTED AND MAILED

POTENTIAL FINE: ☐ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: **5/14/10**

INSPECTOR NAME: **PAUL GIBBY**

PRINT NAME (Rev 9/05)

AGENCY

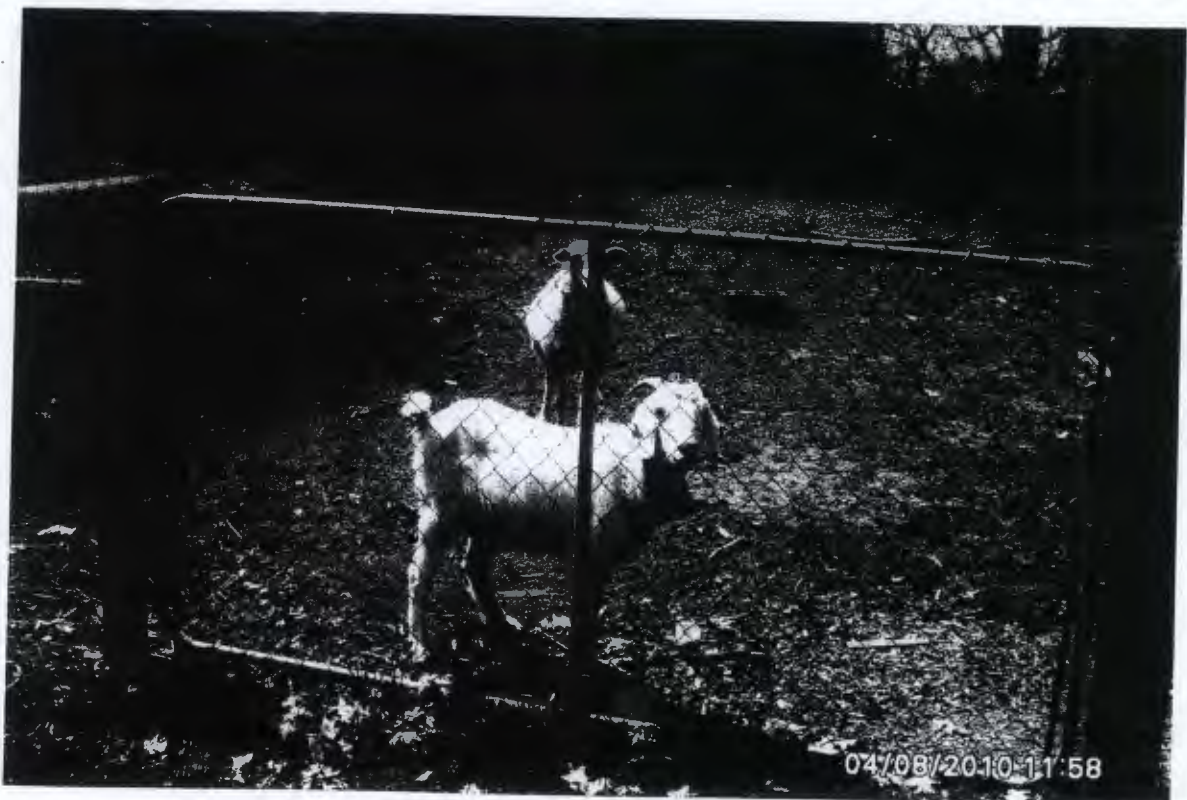
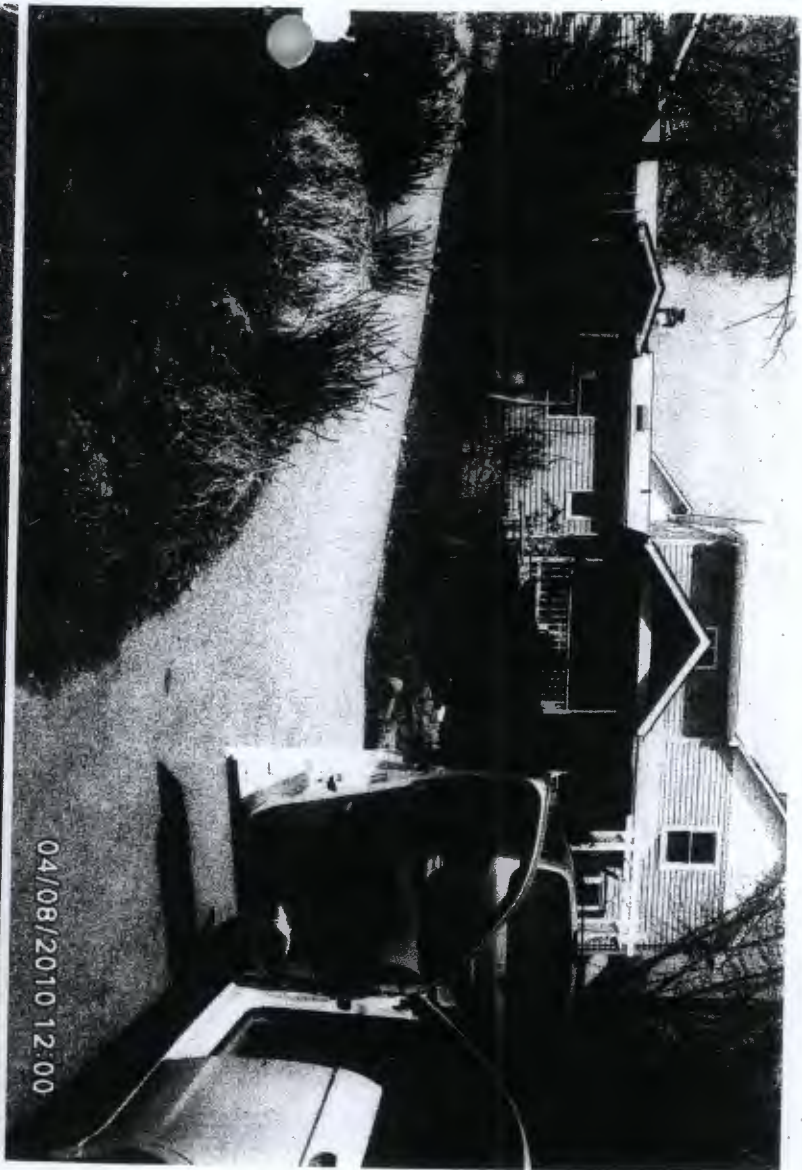


04/12/2010 10:42

70378 10803 DAVIS HI C.C.A.



04/12/2010 10:42



Thomas Bostwick - Goat yard 10803 Davis Ave

From: karen koelbel <lujahama@gmail.com>
To: <tbostwick@baltimorecountymd.gov>
Date: 7/11/2010 10:16 PM
Subject: Goat yard 10803 Davis Ave

Dear Mr. Bostwick,

Attached are the photos for 10803 Davis Ave

Photo DSCF1 is a shot of Acme Ave, looking south west from the corner of Davis Ave.

Photos DSCF2 Through DSCF6 are shots along Acme Ave. looking into our property.

DSCF7 is at the approximate property corner with the Brantley Property.

Shots DSCF8 through DSCF11 are along the Brantley property.

Please note that the small grey building in the photo DSCF11 is a chicken coop.

Photos DSCF12 and 13 are the goats Delilah, Naomi and Ellie-May.

Thank you for your consideration in this matter,

Karen Koelbel



DSCF1_Acme Ave



DSCF2



DSCF3



DSCF4



DSCF5



DSCF6



DSCF7_Prop_Cor



DSCF8



DSCF9



DSCF10



DSCF11



DSCF12



DSCF13

From: Thomas Bostwick
To: lawrence.acord@ssa.gov
Date: 7/12/2010 4:41 PM
Subject: Fwd: Goat yard 10803 Davis Ave

Mr. Acord,

As I indicated at the conclusion of the hearing last week, I am forwarding to you the email I received yesterday from Ms. Koelbel along with the photographs that I asked her and Mr. Goodmuth to take of the area surrounding her property. If you have any comments regarding these photographs, please reply to this email by this Friday, July 16th.

Thank you.

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
Phone: (410) 887-3868
Fax: (410) 887-3468

CC: lujahama@gmail.com

From: "Acord, Lawrence" <Lawrence.Acord@ssa.gov>
To: tbostwick@baltimorecountymd.gov
Date: 7/12/2010 5:11 PM
Subject: RE: Goat yard 10803 Davis Ave

Mr. Bostwick,

While most of the photos of the Goat yard are taken with vegetation in its view, there are areas that are in clear view of all the animal pens.

The Brantley property is actually vacant at this time. In court the Brantley property was in green, indicating that they approved of the goat farm. That approval was from the recently deceased brother who does not live there next to the goats every day of the week.

To improve the appearance of the neighborhood, I do not have any objections to the idea of a solid, six foot privacy fence that is six feet in height, and could be installed along Acme Ave., and border the Brantley property. This would satisfy me, as well as help Ms. Koelbel keep her goats, but to a minimum number due to property size. If the county finds this to be acceptable, then I am ok with a fence.

Thank You Mr. Bostwick

-----Original Message-----

From: Thomas Bostwick [mailto:tbostwick@baltimorecountymd.gov]
Sent: Monday, July 12, 2010 3:42 PM
To: Acord, Lawrence
Cc: lujahama@gmail.com
Subject: Fwd: Goat yard 10803 Davis Ave

Mr. Acord,

As I indicated at the conclusion of the hearing last week, I am forwarding to you the email I received yesterday from Ms. Koelbel along with the photographs that I asked her and Mr. Goodmuth to take of the area surrounding her property. If you have any comments regarding these photographs, please reply to this email by this Friday, July 16th.

Thank you.

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
Phone: (410) 887-3868
Fax: (410) 887-3468

From: Thomas Bostwick
To: lujahama@gmail.com
Date: 7/12/2010 5:17 PM
Subject: Fwd: RE: Goat yard 10803 Davis Ave

Ms. Koelbel,

Attached is Mr. Acord's response to the photographs you sent to me yesterday. After you have had a chance to perhaps discuss this matter with your family, please let me know at your earliest convenience (by this Friday July 12th) if you have any comments or other response to Mr. Acord's position.

Thank you.

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
Phone: (410) 887-3868
Fax: (410) 887-3468

Thomas Bostwick - Re: Goat yard 10803 Davis Ave

From: karen koelbel <lujahama@gmail.com>
To: Thomas Bostwick <tbostwick@baltimorecountymd.gov>
Date: 7/13/2010 11:22 PM
Subject: Re: Goat yard 10803 Davis Ave

Mr. Bostwick,

The Brantley Property is vacant at this time since my longtime friend and neighbor Virginia Brantley passed away in December. Virginia enjoyed my goats and it was her son John who signed the petition of approval of the variance.

John does not object to the goats being next door to his property and would not wish to see a six foot privacy fence running between our properties. If you care to, please contact John Brantley at 410-922-1908 (home) 410-521-7536 (work) to verify this.

We appreciate Mr. Accord's willingness to work with us on this matter. We have discussed Mr. Accord's idea of a "solid six foot fence that could be installed along Acme Ave and the border of the Brantley property" in order to block the view of the animal pens. If there is some room for a compromise, instead of a fence, we are willing to add additional plantings to help screen any existing gaps along Acme Avenue. We would also agree to remove all structures ("pens") closest to Acme Avenue. These structures can be clearly seen in the attached photo DSCF-1033 . This is play apparatus and secondary housing for the goats. Their primary housing is located in the upper pen, attached to the 12x24 shed, and not noticeable to the driver by or prominent to the Brantley's view. This would have to remain for their wellbeing. Our goats are already contained without the need for additional fencing.

And lastly, if a compromise is possible we would willingly accept an expiration date, preferably a minimum of three years set on the variance. In other words, we would remove the goats at a predetermined date in the future.

Adding plantings and removing the goat structures in the lower pen would improve the appearance of the neighborhood without the extreme cost and maintenance of the sort of fence requested by Mr. Accord.

Thank you again for your consideration in this matter.

Sincerely,

Karen Koelbel

Steven Goodmuth

DSCF-1033

Thomas Bostwick - Case No. 2010-0304-A

From: karen koelbel <lujahama@gmail.com>
To: Thomas Bostwick <tbostwick@baltimorecountymd.gov>
Date: 8/31/2010 11:05 PM
Subject: Case No. 2010-0304-A

Dear Mr. Bostwick

We planted 17 trees along Acme Ave. and the Brantley property to improve the screening of our property at 10803 Davis Ave., Woodstock MD. 21163. (see the attached photos)

The trees are a mixture of Leyland Cypress known for their rapid growth and screening qualities and red cedars which can thrive in partial shade. The trees were positioned in the existing gaps. They are tagged with an orange flag but are not all clearly visible in the photos.

We hope this satisfies your requirement. On September 1st I will file the covenant to our deed in the Baltimore County Courthouse. We are going out of state for several weeks but will be checking email if you have any further questions.

Thank you for your consideration in this matter.

Karen Koelbel and Steven Goodmuth





2



DSCF1252



DSCF1254



DSCF1236



DSCF1239



DSCF1255



DSCF1241



DSCF1262



DSCF1244



DSCF1258



DSCF1260

From: Patricia Zook
To: Cohen, Paul
Date: 7/21/2010 11:30 AM
Subject: Case No. 2010-0304-A - 10803 Davis Avenue
Attachments: 10-0304-A.doc

Good morning -

Please find attached the Order issued on July 20, 2010 for the above-referenced matter. The request was granted with conditions. Attached to the Order is a covenant to the deed and photographs.

You will receive a 'hard copy' of the order via inter-office mail.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

Thomas Bostwick - 10803 Davis Avenue Goat Variance request

From: <jhmcneal@comcast.net>
To: <tbostwick@baltimorecountymd.gov>
Date: 7/8/2010 7:21 PM
Subject: 10803 Davis Avenue Goat Variance request

Mr. Bostwick,

My name is Joe McNeal and I live at 10813 Acme Avenue, Granite, Maryland 21163. I am writing in reference to the variance requested to house goats at 10803, Davis Avenue, Granite, Maryland 21163. I was not at the hearing held on July 7, 2010 but I am told that my position on the variance request was characterized as "neutral". I am writing to advise that this characterization is incorrect. I am opposed to the variance request. I do not beleive that goats should be permitted to be house at this location.

I appreciate your time and efforts on this matter. Please feel free to contact me at this e-mail address or by phone at 410-480-1634 if you need additional information.

Sincerely,

Joe McNeal
10813 Acme Avenue
Granite, Maryland 21163

Patricia Zook - Case 2010-0304-A - located at 10803 Davis Avenue

From: Patricia Zook
To: Cohen, Paul
Date: 7/2/2010 12:13 PM
Subject: Case 2010-0304-A - located at 10803 Davis Avenue

Good afternoon -

I was not sure if you were notified that the above-referenced variance request is scheduled for a public hearing before the Zoning Commissioner on Wednesday, July 7 at 11:00 am in Room 104 which is in the Jefferson Building.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 02 **Account Number -** 0226200010

Owner Information

Owner Name:	GOODMUTH STEVEN C KOELBEL KAREN A	Use:	RESIDENTIAL
Mailing Address:	10803 DAVIS AV WOODSTOCK MD 21163-1215	Principal Residence:	YES
		Deed Reference:	1) / 8169/ 392 2)

Location & Structure Information

Premises Address	Legal Description
10803 DAVIS AVE	1 AC WS DAVIS AV 720 SW OLD COURT RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
86	8	253						1	Plat Ref:

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1900	2,658 SF	1.00 AC	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	90,000	90,000		
Improvements:	195,580	119,500		
Total:	285,580	209,500	285,580	209,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: KURTZ JOHN O	Date: 05/09/1989	Price: \$131,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8169/ 392	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose
No Comment5-18-10

DEVELOPMENT PLANS REVIEW

6-11-10

DEPRM

5-27-10

FIRE DEPARTMENT

6-2-10

PLANNING

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

5-19-10

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CO-75375)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 6-22-10

SIGN POSTING

Date: 6-20-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐Comments, if any: letter from Uof Md Extension dated
6-24-10 - supports

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2010-0304-A

DATE 7-7-10

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

Karen Koelbel	10803 Davis Ave.	Woodstock, MD 21163	lujahama@gmail.com
Steven Goodmuth	10803 Davis Ave	Woodstock, MD 21163	sgoodmuth@verizon.net
Hannah Goodmuth	"	"	furiousmermaid@verizon.net
Magdalena Goodmuth	"	"	naomigoat@gmail.com
Lauren Malick	10817 Acme Ave	Woodstock, MD 21163	lemalick@gmail.com
Leslie Malick	"	"	"
Mark Dulin DVM	3785 Church Rd.	Ellicott City MD 21043	CPAHDL@hotmail.com
Russell Frizzell	10727 DAVIS AVE	GRANITE (WOODSTOCK)	CAO10727@msn.com
Elannor Danko-Waterman	423 Whitfield Rd.	Catonsville MD 21228	danko@umbc.edu
Mary Claire Waterman	423 Whitfield Rd.	Catonsville, MD 21228	
Sophie Waterman	" " "	" " "	
Beatrice Waterman	" " "	" " "	
Cathy Wilson	8434 Daywood Rd	Balto MD 21244	cakfrob@comcast.net
Richard Brash	10811 Acme Ave	Granite MD 21163	

CASE NAME _____
CASE NUMBER 2010-0304-A
DATE 2-7-10

[illegible]

SOCIAL SECURITY ADMINISTRATION

Lawrence Acord

Physical Security Specialist
Office of Protective Security Services

Telephone: (410) 594-2067

Fax: (410) 965-8057

Cell: (443) 204-5047

E-mail: lawrence.acord@ssa.gov

1505 Operations
6401 Security Blvd
Baltimore, MD 21235

STEVEN C. GOODMUTH &
KAREN A KOELBEL
10803 DAVIS AVENUE
WOODSTOCK MD 21163

SHERYL L. BENNETT
HOWARD COUNTY 4-H YOUTH
DEVELOPMENT DIRECTOR
3300 NORTH RIDGE ROAD, SUITE 240
ELLCOTT CITY MD 21043

PAUL COHEN
BALTIMORE COUNTY
CODE ENFORCEMENT OFFICE

LAUREN AND LESLIE MALICK
10817 ACME AVENUE
WOODSTOCK MD 21163

MARK DULIN DVM
3785 CHURCH ROAD
ELLCOTT CITY MD 21043

RUSSELL FRIZZELL
10727 DAVIS AVENUE
WOODSTOCK MD 21163

ELEANOR DANKO WATERMAN,
MARY CLAIRE WATERMAN
423 WHITFIELD ROAD
CATONSVILLE MD 21228

CATHY WOLFSON
8434 DOGWOOD ROAD
BALTIMORE MD 21244

RICHARD BRADY
10811 ACME AVENUE
GRANITE MD 21163

PAUL MAYNARD
10712 DAVIS AVENUE
WOODSTOCK MD 21163

ESTHER COOPER-SHELLER
10737 DAVISE AVENUE
WOODSTOCK MD 21163

JOHN W. COMISH
10737 DAVIS AVENUE
WOODSTOCK MD 21163

CHRISTOPHER GONCE
10814 ACME AVENUE
GRANITE MD 21163

JOHN P DULANEY
10805 DAVIS AVENUE
WOODSTOCK MD 21163

ADRIEN P MALICK
10817 ACME AVENUE
GRANITE MD 21163

MARY LEVITZ
10800 DAVIS AVENUE
GRANITE MD 21163

TIM BRANTLEY
10806 ACME AVENUE
GRANITE MD 21163

KAREN BRASH
10811 ACME AVENUE
GRANITE MD 21163

JOHN CURTIN
1808 DAVIS AVENUE
GRANITE MD 21163

JOHN BRANTLEY
10804 ACME AVENUE
GRANITE MD 21163

JOYCE UTMAR
10809 DAVIS AVENUE
GRANITE MD 21163

BRITNEY SPOTTSWOOD
10804 DAVIS AVENUE
GRANITE MD 21163

KATHLEEN & WILLIAM SKULLNEY
10813 DAVIS AVENUE
GRANITE MD 21163

MICHELE DASCHBACH
10812 DAVIS AVENUE
GRANITE MD 21163

DANIEL THOMPSON
10804 DAVIS AVENUE
GRANITE MD 21163

LAWRENCE AND DEBRA ACORD
10812 ACME AVENUE
WOODSTOCK MD 21163

JOE MCNEAL
10813 ACME AVENUE
GRANTIE MD 21163

TB 7-7-10

RECEIVED

SEP 03 2010

ZONING COMMISSIONER

029832 141

COVENANT TO THE DEED

Whereas, in a Petition for Variance before the Zoning Commissioner of Baltimore County, Case No. 2010-0304-A, Steven C. Goodmuth and Karen A. Koelbel, the Petitioners, requested a Variance from Sections 100.6 and 1A04.2.A of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow three goats for each acre of grazing or pasture land in lieu of the permitted two animals for each acre of grazing or pasture land, and to allow small livestock (three goats) on one acre of land in lieu of the minimum required three acres. The Deputy Zoning Commissioner, by Order dated the 20th day of July, 2010, granted the Variance, providing the following Covenant be added to their Deed, which Deed was recorded in the Land Records of Baltimore County, at Liber 8169, Folio 392.

Steven C. Goodmuth and Karen A. Koelbel, hereby covenant that the use of the subject property for the raising and quartering of small livestock (three goats), as depicted on Petitioners' Exhibit 1 site plan and the photographs attached as DSCF2 through DSCF11, shall be *in gross* and personal to Petitioners and not run with the land. Further, that the use is limited to the raising and quartering of the three goats currently on the property as an accessory use, known and identified as Naomi (two years old), Delilah (three years old), and Ellie May (two years old), and that the use shall be limited to a period of seven (7) years from the date of this Order, or if within that time, Petitioners abandon the use or sell, rent or otherwise convert the property to another, whichever time period is earlier. At the time the discontinuance of the use is

029832 142

As witness our hands and seals this 31st day of August, 2010.

Steven C. Goodmuth (SEAL)
Steven C. Goodmuth

Karen A. Koelbel (SEAL)
Karen A. Koelbel

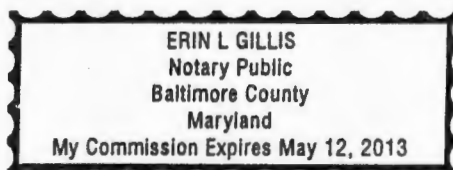
State of Maryland)

To wit

County of Baltimore)

I HEREBY CERTIFY THAT ON THIS 31st day of August, 2010, before me a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Steven C. Goodmuth and Karen A. Koelbel, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledge that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal:



Erin L. Gillis
NOTARY PUBLIC

ANY PETITION FOR ZONING ☒ VARIANCE

303 DAVIS AVE.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADD

PETITIONER'S

EXHIBIT NO.

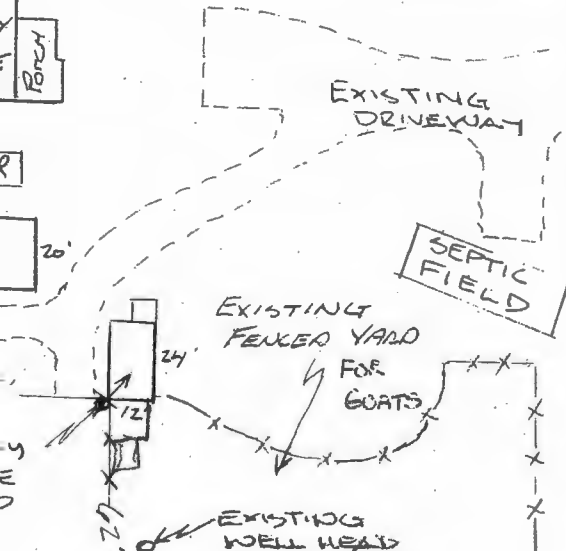
LOT # SECTION #

MOUTH E KAREN KOEBEL

HENRY MYERS
5299/507
Acct. No 0213400440

E 90.75' 535.00E 119.62

DAVIS AVENUE
8169/392
Acct No. 0226200010



40.00 W 208.56'
LEWIS BRANTLEY
1718/571
Acct No 0202650180

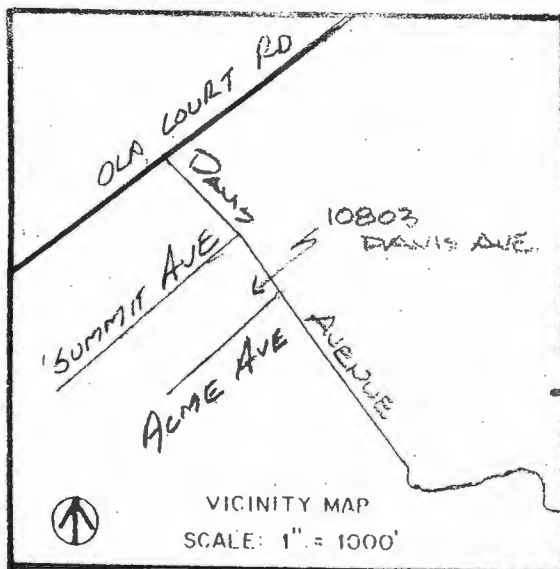
TOODMOUTH

SCALE OF DRAWING: 1" = 50'

30' PUBLIC
R-O-W

S 57.00 W 208.56'
ACME AVENUE

WILLIAM EDER
20823/449
Acct No. 0210450100



LOCATION INFORMATION

ELECTION DISTRICT 2
COUNCILMANIC DISTRICT 4
1" = 200' SCALE MAP # 086A2
ZONING RC5
LOT SIZE 1.00 ACREAGE 43,500 SQUARE FEET
SEWER PUBLIC ☐ PRIVATE ☒
WATER PUBLIC ☐ PRIVATE ☒
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY/BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T./J.F. 0304

2010-0304-A

-15-

029832 143

029832 144



DSCF2



DSCF3



029832 145



DSCF5



DSCF6



029832 146



DSCF8



DSCF9



029832 147

Page 4 of 4



DSCF11

029832 148

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.)

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Court Clerk Recording Valid

RECORDED SURE \$ 20.00
 RECORDING FEE 20.00
 TOTAL 40.00
 REC'D + 72768
 BLK + 61
 12:20 PM

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.																																																										
	Deed ☐ Mortgage ☒ Other <u>DEC</u> Deed or Trust ☐ Lease ☐ Other ☐																																																											
2	Conveyance Type Check Box	Improved Sale ☐	Unimproved Sale ☐	Multiple Accounts ☐	Not an Arms-Length Sale ☐																																																							
3	Tax Exemptions (if Applicable)	Recordation ☐ State Transfer ☐ County Transfer ☐																																																										
4	Consideration and Tax Calculations	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Consideration Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> <tr> <th colspan="2"></th> <th colspan="2">Transfer and Recordation Tax Consideration</th> </tr> </thead> <tbody> <tr> <td>Purchase Price/Consideration</td> <td>\$</td> <td>Transfer Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$</td> <td>X () % =</td> <td>\$</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$</td> <td>Less Exemption Amount</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Total Transfer Tax</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Full Cash Value:</td> <td>\$</td> <td>X () per \$500 =</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td>TOTAL DUE</td> <td>\$</td> </tr> </tbody> </table>					Consideration Amount		Finance Office Use Only				Transfer and Recordation Tax Consideration		Purchase Price/Consideration	\$	Transfer Tax Consideration	\$	Any New Mortgage	\$	X () % =	\$	Balance of Existing Mortgage	\$	Less Exemption Amount	\$	Other:	\$	Total Transfer Tax	\$	Other:	\$	Recordation Tax Consideration	\$	Full Cash Value:	\$	X () per \$500 =	\$			TOTAL DUE	\$																		
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9	Other Names to Be Indexed	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Doc. 1 - Additional Names to be Indexed (Optional)</th> <th>Doc. 2 - Additional Names to be Indexed (Optional)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>					Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)																																																				
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10	Contact/Mail Information	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Instrument Submitted By or Contact Person</th> </tr> </thead> <tbody> <tr> <td>Name: <u>x Karen Koebel</u></td> <td rowspan="3"> ☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided </td> </tr> <tr> <td>Firm</td> </tr> <tr> <td>Address: <u>10803 Davis Ave.</u> <u>Woodstock, MD 21163</u> Phone: <u>(410) 750-2578</u></td> </tr> </tbody> </table>					Instrument Submitted By or Contact Person		Name: <u>x Karen Koebel</u>	☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided	Firm	Address: <u>10803 Davis Ave.</u> <u>Woodstock, MD 21163</u> Phone: <u>(410) 750-2578</u>																																																
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11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER ☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence? ☐ Yes ☐ No Will the transfer include personal property? If yes, identify:																																																											

A

To the Zoning Commissioner of Baltimore County:

I have reviewed the variance requested by Steven Goodmuth and Karen Koelbel (case number 2010-0304-A).

I am in support of granting this variance.

Signature	Printed Name	Address	Phone

Esther B Cooper-Scheller / *Esther B Cooper-Scheller*
 10737 Davis Ave
 Woodstock, Md
 301-538-7067

John W. Comish
 John W. Comish
 10737 DAVIS AVE
 WOODSTOCK, MD 21163
 410 707 7462

We live directly across from the goat pasture under discussion. The animals are well cared for, quiet and frankly delightful. There is no odor or fuss. We have assisted with feeding and milking and don't understand what the whole ordeal is about. We fully support the requested variance.

PETITIONER'S

EXHIBIT NO.

5A-D

To the Zoning Commissioner of Baltimore County:

I have reviewed the variance requested by Steven Goodmuth and Karen Koelbel (case number 2010-0304-A).

I am in support of granting this variance.

Signature	Printed Name	Address	Phone
<i>Paul Maynard</i>	Paul Maynard	10712 Davis Ave	240-394-0528

We are neighbors down the block, and we believe that diversity in our neighborhood is very important. We have horses, and we believe that the rural feeling of Davis Ave. should be preserved.

I strongly recommend that you grant the variance requested by ~~the~~ Steven Goodmuth and Karen Koelbel.

Sincerely,

Paul Maynard

C

To the Zoning Commissioner of Baltimore County:

I have reviewed the variance requested by Steven Goodmuth and Karen Koelbel (case number 2010-0304-A).

I am in support of granting this variance.

Signature	Printed Name	Address	Phone
<i>Russell Frizzle</i>	RUSSELL FRIZZELL	10727 DAVIS AVE GRANITE MD.	410 461 1532

THIS AREA IS STILL RURAL. WITHIN MY MEMORY I REMEMBER 10-20 SMALL BARNS AND CHICKEN HOUSES WITHIN 1/4 MILE RADIUS. COWS WERE COMMON AS LITTLE AS 10 YEARS AGO. THE PRESENT ANIMALS CAUSE NO HARM OR DISTURBANCE AND ARE WELL TENDED. THE PROBLEM ARISES NOT FROM THE "ORIGINAL INHABITANTS" OF THE NEIGHBORHOOD BUT ONE IMPORTANT MORE INTERESTED IN THE GENTRIFICATION OF THE AREA

D

To the Zoning Commissioner of Baltimore County:

I have reviewed the variance requested by Steven Goodmuth and Karen Koelbel (case number 2010-0304-A).

I am in support of granting this variance.

Signature	Printed Name	Address	Phone
<i>John P. Dulany</i>	John P. Dulany	10805 Davis Ave ^{woodstock} MD 21163	(410) 258-7896

I know the animals are well cared for.

The goats are a good educational experience for the neighborhood children. I would like for the goats to remain neighbors.

John P. Dulany

To the Zoning Commissioner of Baltimore County:

I have reviewed the variance requested by Steven Goodmuth and Karen Koelbel (case number 2010-0304-A).

I am in support of granting this variance.

Signature	Printed Name	Address	Phone
	AUDIEN MALICK ✓	10817 ACME AVE ^{Granite 21163}	970 465 8901
	Chris Gonce ✓	10814 ACME AVE ^{Granite 1st}	410 465 8693
	Tim Brantley ✓	10806 ACME AVE ^{Granite 21163}	410-461-5378
	Mary E Lehtz ✓	10800 DAVIS AVE ^{Granite MD}	410-461-5324
	RUSSELL FRIZZELL	10727 DAVIS AVE GRANITE MD	410 461 1532
	John H. Brantley ✓	10804 ACME AVE	410-922-1908
	JOYCE UTMAR	10809 DAVIS AVE	410 465-7029
	Karen S. Brash	10811 ACME AVE ^{Granite MD}	410-982-6984
	JOHN S. CWINN	10806 DAVIS AVE MD	410 418 5328
	KATHLEEN SKULLENEY ✓	10813 DAVIS AVE, GRANITE	410-465-9116
	WILLIAM SKULLENEY	10813 DAVIS AVE, GRANITE	410 465 9116
	Michele Daschbach ✓	10812 DAVIS AVE	410 750 1161
	Britney Spottswood ✓	10804 Granite DAVIS AVE	410-913-0467
	Daniel Thompson	10804 Davis Ave	410-916-5099

@

PETITIONER'S

EXHIBIT NO.

6

Ms. Koebel

PETITIONER'S

EXHIBIT NO. 1

①

I live in Granite, a diverse rural community. The houses are all different having been built over the last 150 years or so. The properties vary in size, use and appearance. There is great variation in the socio-economic status of the inhabitants. We tend to be tolerant.

The ownership of goats is not in conflict with the character of this community as many others own chickens, goats and horses.
Exhibit A -

All of my adjoining neighbors support my request for this variance. I have a signed petition of those neighbors and others. May I read the accompanying comments to the Commissioners at this time?
(Read comments if OK) Exhibit B.

I live on the corner of Acme and Davis Ave. I spoke with each of the residents on Acme. One resident filed the zoning complaint
Exhibit B

2 of my neighbors are neutral (yellow on the map) and the remaining 7 support my request for a variance (indicated in green). Note P. 298 actually 2 residences (2 tax accounts)

Many others along Davis ave ~~also~~ support this variance as well.

My goats are not a nuisance. They do not go onto other peoples property, they do not smell bad and are ~~quite~~ quieter than most dogs and pot bellied pigs. They are well cared for, offer an educational experience, provides a sustainable food product ~~or~~ that is beneficial to health.

Having goats in this unique area does not adversely affect home value. Many people move to Granite for its rural character and absence of ~~a~~ homeowner covenances. A new family ~~was~~ recently moved to the end of Acme Ave and was not

which have an exception from

deterred in any way from making that purchase.

If this request for a variance is denied I will probably move the goats to a neighbors property indicated in purple. I would have to erect new fencing and housing. This of course is expensive and would take some time. It would be inconvenient ~~in that~~ ~~I would~~ because the goats would need to travel frequently back to my property to be milked. The new location would put the goats about the same distance from the person who complained as they are presently.

~~I have~~

Granite is a unique area that should be looked at differently than more developed areas of the county.

UNIVERSITY OF
MARYLAND
EXTENSION

Solutions in your community

June 24, 2010

Howard County
3300 North Ridge Road
Suite 240
Ellicott City, Maryland 21043
TEL 410-313-2707
FAX 410-313-2712

Zoning Commission of Baltimore County
Zoning Review County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Case #: 2010-0304-A

To Whom It May Concern;

This letter is in regards to the zoning variance request for housing of goats by The Goodmuth Family located at 10803 Davis Avenue, Woodstock, MD located in Baltimore County, Maryland

The animals housed at The Goodmuth's residence are 4-H projects. 4-H is the largest non-formal youth education program in the United States. Hannah Goodmuth graduated from the Howard County 4-H program last year. As a member of the program she achieved many successes. In 2009, she was a member of the Maryland 4-H Livestock Skillathon Team which competed at the national contest in November. Hannah's team was third in the nation and Hannah placed sixth overall as an individual. Due to Hannah's opportunities with owning her own animals she had a great deal of hands on knowledge and experiences that benefited her as team member.

Currently, Maggie Goodmuth, is enrolled in the Howard County 4-H Program and is an active member with her goat projects.

Sincerely,

Sheryl L. Bennett

Sheryl L. Bennett

Howard County

4-H Youth Development Educator



PETITIONER' S

EXHIBIT NO. 8

Case No.: 2010-0304-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Zoning map	
No. 3	Code Enforcement Notice	
No. 4 A - B	Other maps of surround	
No. 5 A - D	Letters in support of Petition	
No. 6	Signed Petition in support	
No. 7	Statement of Petitioner Koelbel	
No. 8	Letter from Cheryl Bennett	
No. 9		
No. 10		
No. 11		
No. 12		

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: June 3, 2010

TO: W. Carl Richards, Jr.

FROM: Meghan Ferguson, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No: 2010-0304- A
Legal Owner/Petitioner: Steven and Karen Koelbel
Contract Purchaser:
Property Address: 10803 Davis Ave
Location Description: West side of Davis Avenue; 210 feet north west of
the centerline of Acme Avenue.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date: **Paul Cohen**

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Case No: CO-75375
Correction Notices
Citation
Photographs

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Kaitlyn Heinbach in Room 213 in order that the appropriate action may be taken relative to the violation case.

MF/kh
C: Paul Cohen; Code Enforcement Officer

PETITIONER' S

EXHIBIT NO. 3

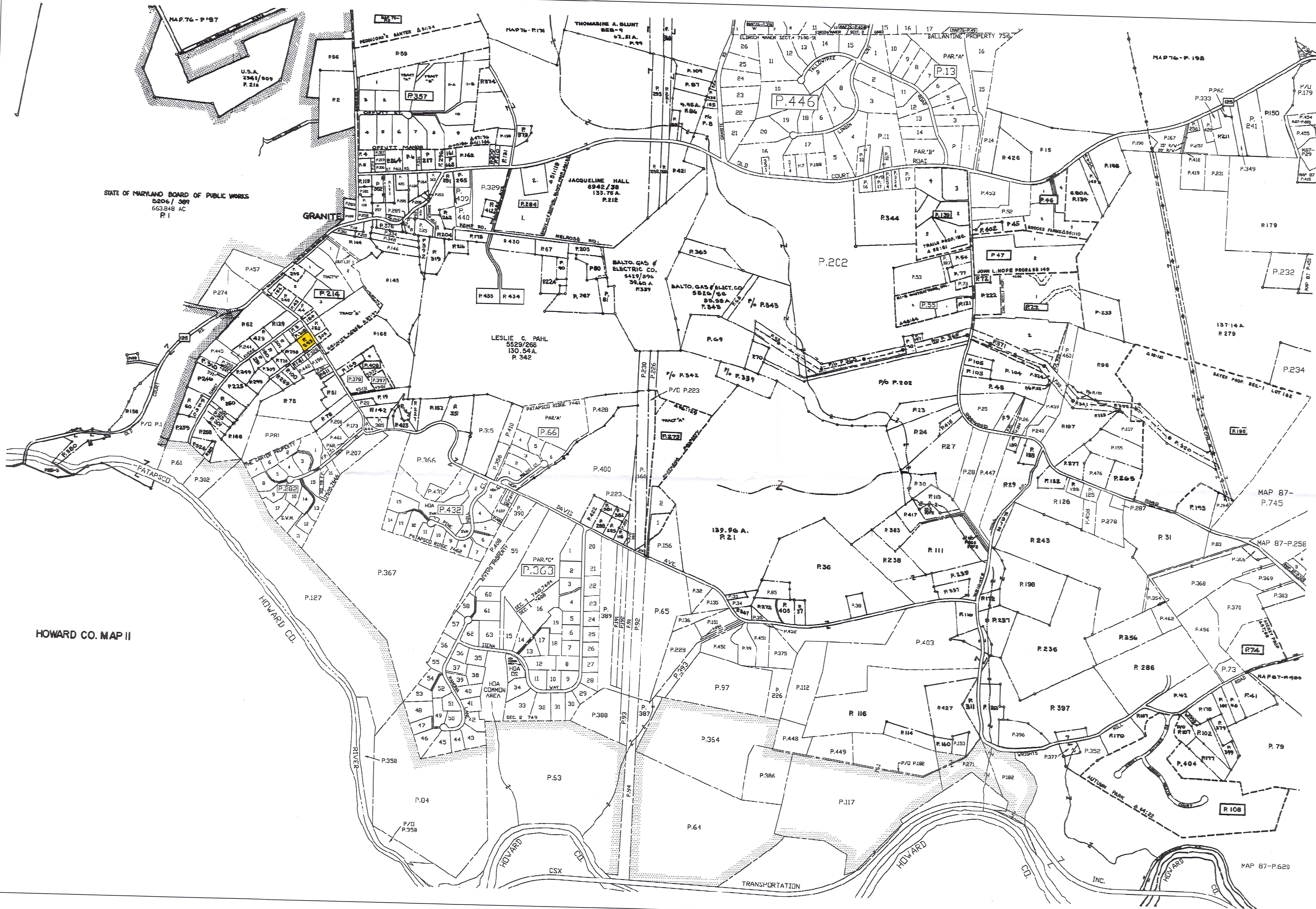
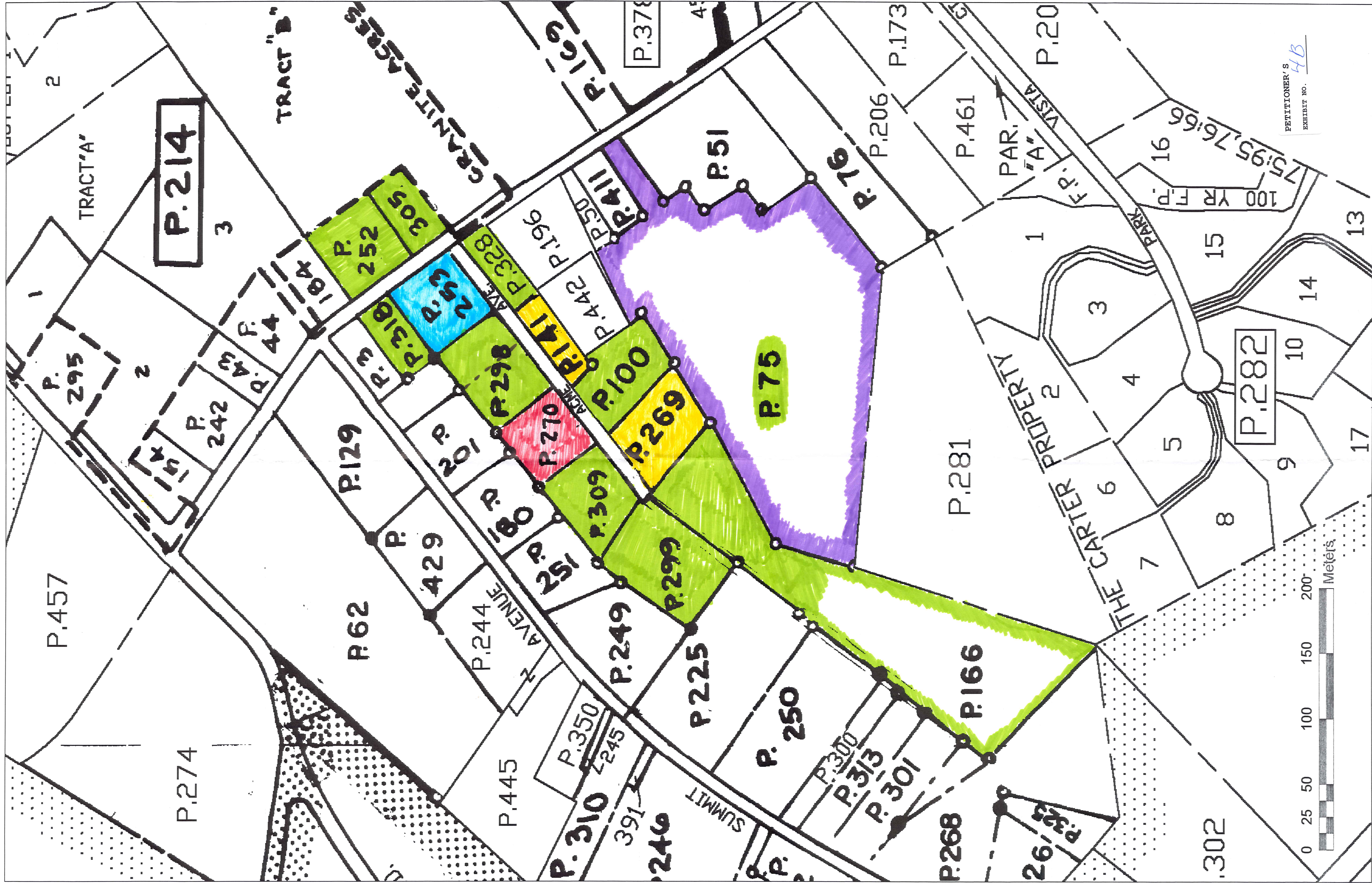


EXHIBIT A

PETITIONER'S
EXHIBIT NO. 4A

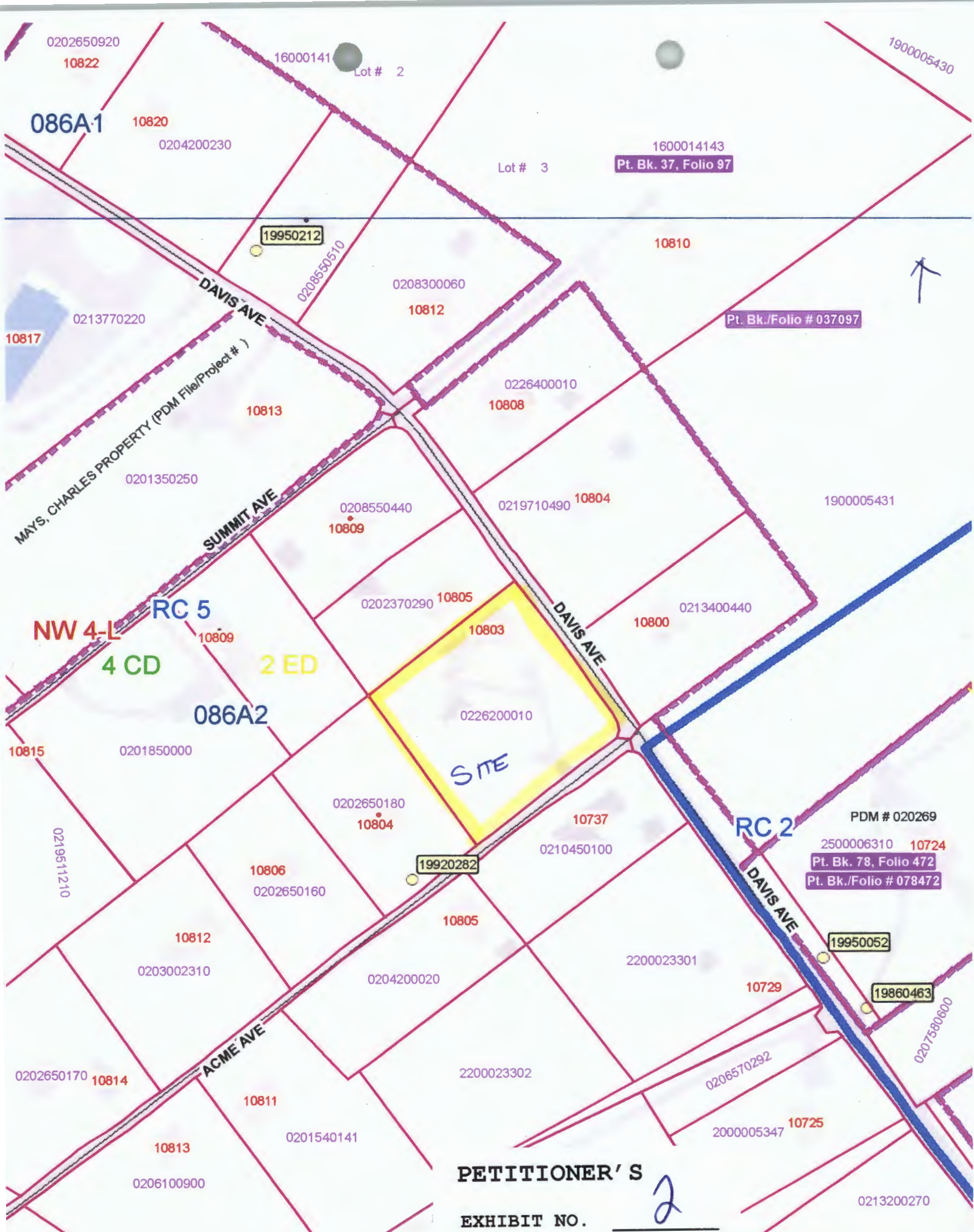
EXHIBIT B



MAP KEY

	SUBJECT PROPERTY
	OWNERS Fee
	OWNERS NEUTRAL
	OWNER AGAINST

PETITIONER'S EXHIBIT NO. 4B



PETITIONER'S

EXHIBIT NO. 2

2010-0304-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 10803 DAVIS AVE.

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

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

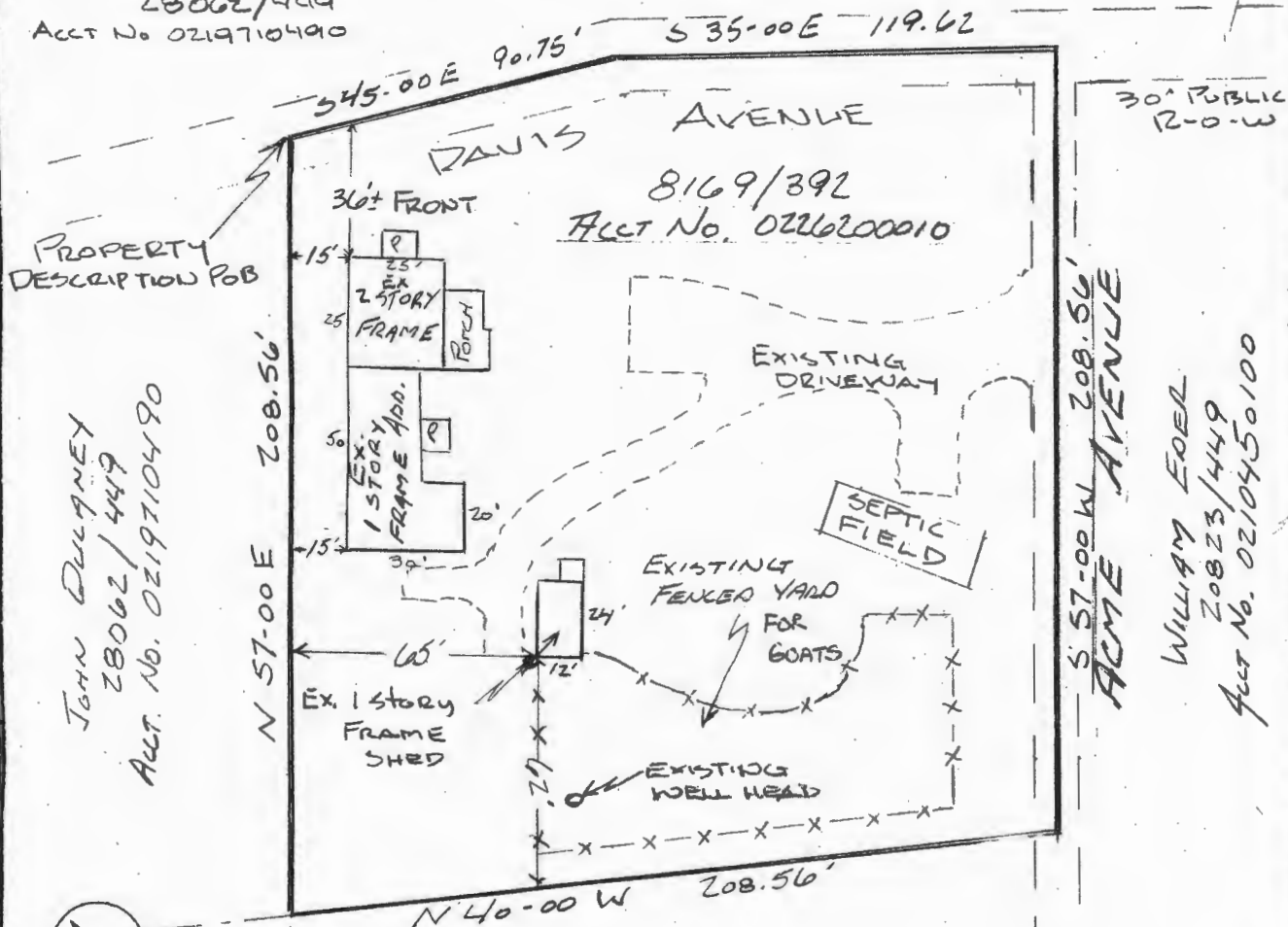
OWNER STEVEN GOODMUTH & KAREN KOEUBEL

HENRY MYERS
5299/507
Acct. No 0213400440

BRAGLIO PROP LLL

28062/449

Acct No 0219710490

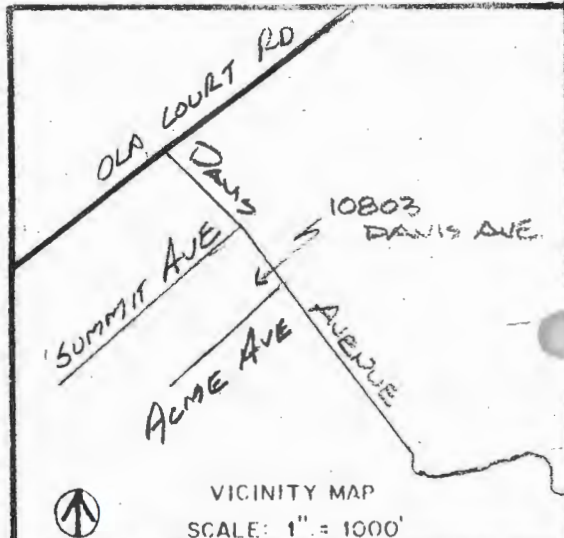


PROPERTY DESCRIPTION POB

JOHN DULANEY
28062/449
Acct. No. 0219710490

WILLIAM FOER
20823/449
Acct No. 0210450100

LEWIS BRANTLEY
1718/571
Acct No 0202650180



LOCATION INFORMATION

ELECTION DISTRICT 2
COUNCILMANIC DISTRICT 4
1"=200' SCALE MAP # 086A2
ZONING RC5
LOT SIZE 1.00 ACREAGE 43,500 SQUARE FEET
SEWER PUBLIC ☐ PRIVATE ☒
WATER PUBLIC ☐ PRIVATE ☒
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY/BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

D.T./F. 0304 2010-0304-A

PREPARED BY STEVEN GOODMUTH

SCALE OF DRAWING: 1" = 50'

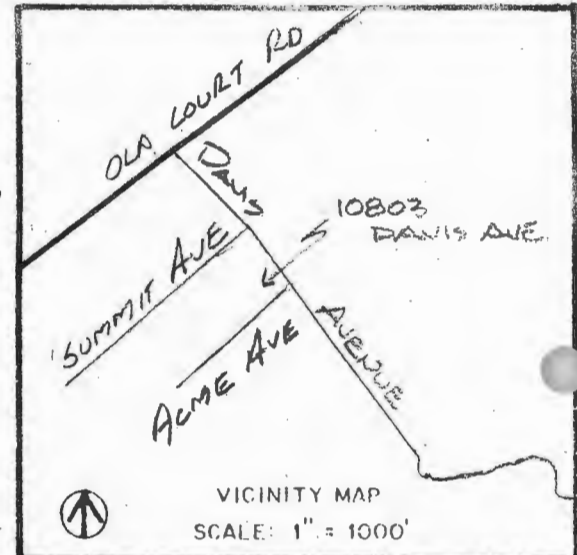
EXHIBIT NO. _____

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADD

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

HENRY MYERS
5299/507
Acct. No 0213400440

Акт № 0219710490



ELECTION DISTRICT 2
COUNCILMANIC DISTRICT 4
1" = 200' SCALE MAP # 086A2
ZONING RC5

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY	☐	☒
CRITICAL AREA		
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	None	

REVIEWED BY ITEM # CASE

D.T. / J.F. | 0304 | 2010-0304-A

SCALE OF DRAWING: 1" = 50'