

IN RE: PETITION FOR ADMIN. VARIANCE

NW corner of Grist Stone Way and
Millpond Court
4th Election District
4th Councilmanic District
(100 Grist Stone Way)

Julia Monikang and Curtland Tabong
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0182-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Julia Monikang and Curtland Tabong. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing detached accessory structure (shed) to be located in the side yard in lieu of the required rear, and to amend the Final Development Plan of The Mills of Owings Mills, Lot 18 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

A letter dated February 17, 2012, was received from the Mill Run Homeowners Association which states in part: "While the officers have no objection to the proposed variance to allow the shed erected on the corner of the lot adjacent to Millpond Court and Grist Stone Way, it is requested that the variance, if approved, would include a requirement that the shed must be continuously surrounded by trees or shrubs that hide the view of the shed from both Grist Stone Way and Millpond Court. The reason for this is that the variance would permanently amend the plan for Lot

ORDER RECEIVED FOR FILING

Date 3-9-12

PM

18 and if there is a future change of ownership, such a shield of greenery would be maintained." I will impose a condition that the existing shed be surrounded by trees and/or shrubs that hide the view of the shed from Grist Stone Way and Millpond Court.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 12, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 9 day of March, 2012 that the Petition for Administrative Variance under Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an existing detached accessory structure (shed) to be located in the side yard in lieu of the required rear, and to amend the Final Development Plan of The Mills of Owings Mills, Lot 18 only, be and is hereby GRANTED, subject to the following:

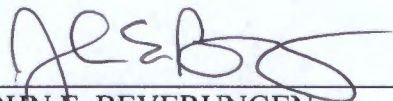
ORDER RECEIVED FOR FILING

Date 3-9-12

By pm

1. The existing shed shall be surrounded by trees and/or shrubs that hide the view of the shed from Grist Stone Way and Millpond Court. This vegetative cover shall be maintained in such a manner so as to continuously shield the structure from view of the roadway. This restriction, which touches and concerns the subject property, shall run with the land and bind all future owners and/or successors.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/pz

ORDER RECEIVED FOR FILING

Date 3-9-12

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

March 9, 2012

JULIA MONIKANG AND CURTLAND TABONG
100 GRIST STONE WAY
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 2012-0182-A
Property: 100 Grist Stone Way

Dear Ms. Monikang and Mr. Tabong:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

To the Office of Administrative Law of Baltimore County for the property located at:

Address 100 Grist Stone Way which is presently zoned DR 3.5

Deed Reference 367451341 10 Digit Tax Account # 2200015906

Property Owner(s) Printed Name(s) Monikang Julia Fru and Curtland Hde Tabong

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ADMINISTRATIVE VARIANCE from section(s)

Section 400.1 – to permit an existing detached accessory structure (shed) to be located in the side yard in lieu of the required rear; and to amend the Final Development Plan of The Mills of Owings Mills, lot 18 only

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

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 39-18 day of March, 2012 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0182-A

Filing Date 1/31/12

Estimated Posting Date 2/12/12

Reviewer RJ

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 100 Grist Stone way Owings Mills MD 21117
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

The position that the shed is which is on the side of the house along mill pond Ct is the best location because of the location of my property. There is not alot space in the back, which already has a deck. On the far right corner of the house where the shed can also be placed has a drainage and utility equipment. My home owner association thought it was best for the shed to be on the side along mill pond Ct behind the trees which cover most of the shed and it hard to see.

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

Curtland
Signature of Affiant
Curtland Nole Tabong
Name- Print or Type

Julia
Signature of Affiant
JULIA FRU MONIKANG
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of January, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Curtland Tabong and Julia monikang
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) **(Print name(s) here)**

AS WITNESS my hand and Notaries Seal

Jacob Max Grossman
Notary Public

My Commission Expires

MY COMMISSION EXPIRES
AUGUST 25, 2014

ZONING PROPERTY DESCRIPTION FOR 100 GRIST STONE WAY

**BEGINNING AT A POINT ON THE NORTH WEST CORNER OF GRIST STONE WAY
WHICH IS 50 FEET WIDE, AND MILL POND CT WHICH IS 50 FEET WIDE.**

**BEING LOT # 18, IN THE SUB DIVISION OF THE MILLS AT OWINGS MILLS IN
BALTIMORE COUNTY PLAT BOOK # 65, FOLIO # 74, CONTAINING 8363 SQUARE
FEET, LOCATED IN THE 4th ELECTION DISTRICT AND 4th COUNCIL DISTRICT.**

Item #0182

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

No. **73629**

Date: **1/31/12**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					0150 ⁰⁰

Total: **0150⁰⁰**

Rec From: **J. MONIKANG/C. Tabang**

For: **Zoning Hearing - case #2012-0182-A**
Admin./Variance/ PDP Amendment
2001 Grist Stone Way

DISTRIBUTION

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

PAID RECEIPT

AMOUNT PAID THE 31ST DAY OF JANUARY 2012
 TO THE BALTIMORE COUNTY OFFICE OF BUDGET AND FINANCE
 FOR THE PAYEE'S ACCOUNT OF THE BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 FOR THE PAYEE'S ACCOUNT OF THE BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 FOR THE PAYEE'S ACCOUNT OF THE BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 FOR THE PAYEE'S ACCOUNT OF THE BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0182 -A Address 100 Grist Stone Way

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/31/12 Posting Date: 2/12/12 Closing Date: 2/27/12

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

- 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.
- 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.
- 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, usually within 10 days of the closing date if all County agencies' comments are received, 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.
- 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 2012- 0182 -A Address 100 Grist Stone Way

Petitioner's Name J Monikang, C Tabang Telephone 443 846 4084

Posting Date: 2/12/12 Closing Date: 2/27/12

Wording for Sign: To Permit an existing detached accessory structure (shed)
to be located in the side yard in lieu of the required rear; and to
amend the Final Development Plan of The Mills at Owings Mills,
lot 18 only

Revised 7/06/11

CERTIFICATE OF POSTING

Date: 2-12-12

RE: Case Number: 2012-0182-A

Petitioner/Developer: Curtland Tabong

Date of Hearing/Closing: 2-27-12

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 100 Crest Stone Way

The signs(s) were posted on 2-12-12
(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

ADMINISTRATIVE VARIANCE

CASE # 2012-0182-A

TO PERMIT AN EXISTING DETACHED
ACCESSORY STRUCTURE (SHED) TO BE
LOCATED IN THE SIDE YARD IN LIEU OF
THE REQUIRED REAR AND TO AMEND THE
FINAL DEVELOPMENT PLAN OF THE MILLS
AT DWINGS MILLS LOT 18 ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 2-2-12

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
AVE., TOWSON, MD 21204, (410) 887-3391
DATE, UNDER PENALTY OF LAW

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: #2012-0182-A

Petitioner: Cartland Hde Tabony

Address or Location: 100 Grist stone way owings mills MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Cartland Hde Tabony

Address: 100 Grist stone way owings mills MD 21117

Telephone Number: 443-846-4084 / 410 292-2964

Revised 2/17/11 DT

Zoning KL



KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

September 25, 2012

Karen Janiga, President
Mill Run Homeowners Association
19 Millpond Court
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 2012-0182-A
Property: 100 Grist Stone Way

Dear Ms. Janiga:

I am in receipt of your recent correspondence dated September 15, 2012, concerning the above case.

I have forwarded your letter to the County's Division of Code Inspections and Enforcement, and I trust that they will investigate your complaint.

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

c: Department of Permits, Approvals, and Inspections, Division of Code Inspections and Enforcement, 111 West Chesapeake Avenue, Towson, MD 21204
Julia Monikang and Curtland Tablong, 100 Grist Stone Way,
Owings Mills, MD 21117

JB (AV)
2-27-12

MILL RUN HOMEOWNERS ASSOCIATION
19 MILLPOND COURT
OWINGS MILLS, MD 21117
410-902-5786

September 15, 2012

RECEIVED

SEP 21 2012

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning Review Bureau
Dept. of Permits & Development Management
Baltimore County Office Building
11 W. Chesapeake Avenue
Towson, MD 21204

Re #2012-0182-A – Lot 18, The Mills of Owings Mills

Dear Zoning Review Bureau:

The decision rendered in the above-captioned case includes in the Order from John E. Beverungen, Administrative Law Judge, that the existing shed shall be surrounded by trees and/or shrubs that hide the view of the shed from Grist Stone Way and Millpond Court. This vegetative cover shall be maintained in such a manner as to continuously shield the structure from view of the roadway. This restriction, which touches and concerns the subject property, shall run with the land and bind all future owners and/or successors."

This letter is to inform you that the homeowners, Ms. Julia Monikang and Mr. Curtland Tabong, removed a tree on their property in April 2012, leaving the shed open to view from Grist Stone Way. Despite attempts from the Mill Run Homeowners Association Board of Directors for the owners to plant a shrub or tree to shield the shed from view of the roadway, they have been non-compliant.

The Mill Run Homeowners Association is therefore seeking the help of your office and the Administrative Law Judge to ensure compliance with the variance order.

Sincerely,

Cc: J. E. Beverungen, ALJ

Mill Run Homeowners Association
Karen Janiga, President
Alex Reynolds, Vice President
Chet Tyminski, Treasurer
Ann Tyminski, Secretary
Charles Watson, Member at Large

Case No.: 2012-0182-A

Exhibit Sheet

4/10/12

Pr

DW

4-10-12

Petitioner/Developer

Protestant

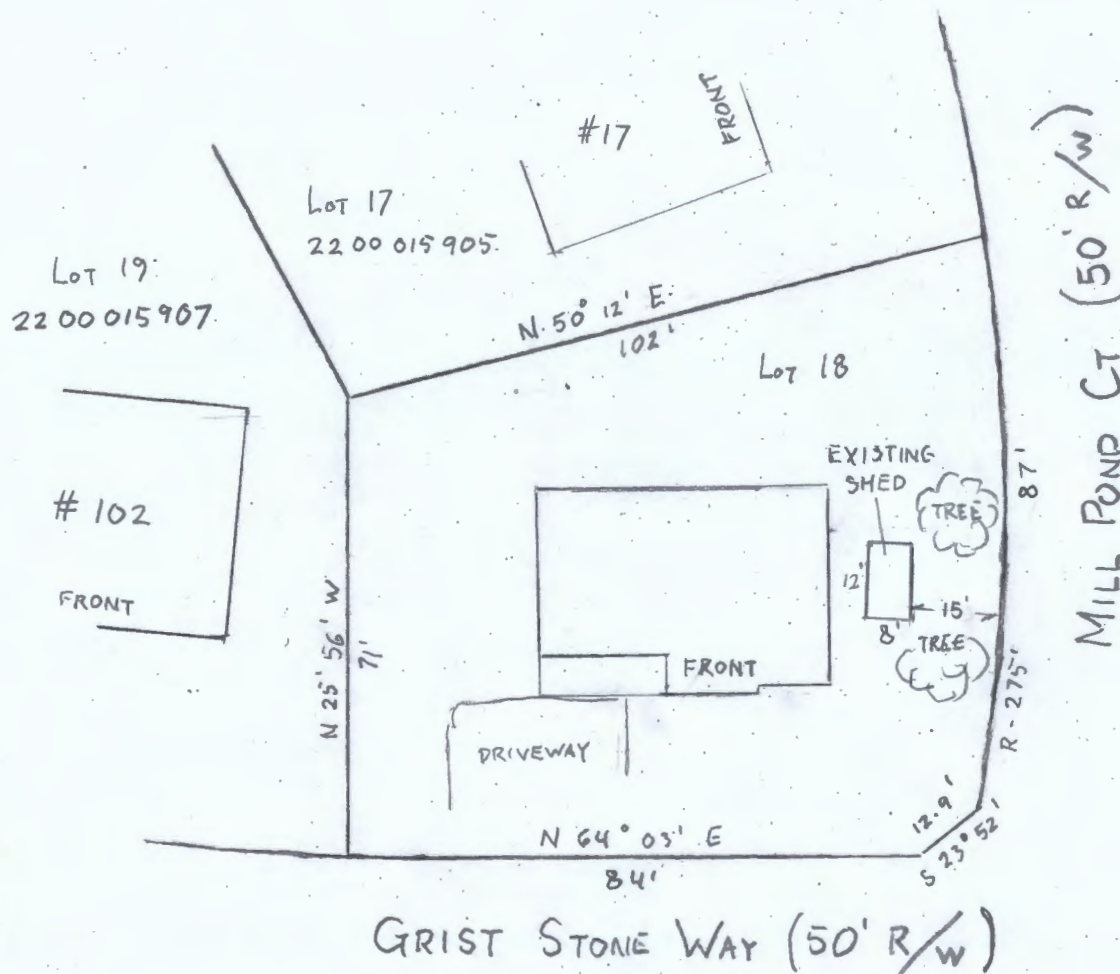
No. 1	site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 100 GRIST STONE WAY OWNER(S) NAME(S) J. MONIKANG, C. TABONG

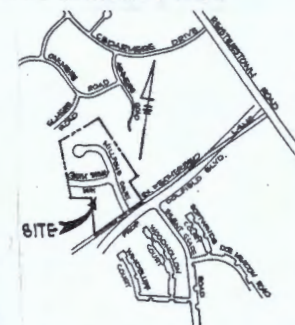
SUBDIVISION NAME MILLS AT OWINGS MILLS LOT# 18 BLOCK# SECTION#

PLAT BOOK # 65 FOLIO # 74 10 DIGIT TAX # 22 00 01 59 06 DEED REF. # 30 74 51 00 34 1



PLAN DRAWN BY DATE SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 058A2

SITE ZONED DR 3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 4th

LOT AREA ACREAGE

OR SQUARE FEET 8,363

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

RDJ
#2012-0182-A

VIOLATION CASE INFO:

Petitioners' Exhibit 1

M E M O R A N D U M

DATE: April 10, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0182-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 9, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: **Case File**
Office of Administrative Hearings

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>2-7</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-6</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>2-17</u>	ADJACENT PROPERTY OWNERS	<u>HOA comment</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>2-12</u> by <u>Pelton</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any:	<u>see HOA letter of concern</u>	

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 04 Account Number - 2200015906

Owner Information

Owner Name: MONIKANG JULIA
TABONG CURTLAND
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 100 GRIST STONE WAY
OWINGS MILLS MD 21117-1376
Deed Reference: 1) /30745/ 00341
2)

Location & Structure Information

Premises Address
100 GRIST STONE WAY
OWINGS MILLS 21117-1376
Legal Description
.192 AC
100 GRIST STONE WAY
THE MILLS @ OWINGS MILLS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0058	0007	0090		0000			18	1	Plat Ref: 0065/0074

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	1,393 SF	8,363 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	134,090	122,000		
Improvements:	194,880	133,200		
Total:	328,970	255,200	255,200	255,200
Preferential Land:	0			0

Transfer Information

Seller: COHEN ADAM M	Date: 04/25/2011	Price: \$265,000
Type: ARMS LENGTH IMPROVED	Deed1: /30745/ 00341	Deed2:
Seller: BENEFICIAL MORTGAGE CORPORATION	Date: 10/21/1999	Price: \$161,500
Type: ARMS LENGTH IMPROVED	Deed1: /14104/ 00636	Deed2:
Seller: HYMAN SIDNEY	Date: 04/12/1999	Price: \$124,000
Type: NON-ARMS LENGTH OTHER	Deed1: /13666/ 00016	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class:

Debra Wiley - ZAC Comments - Distribution Mtg. of 2/6/12

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 2/6/2012 11:55 AM
Subject: ZAC Comments - Distribution Mtg. of 2/6/12

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0178-SPHA - 2301 York Road
(No hearing date per database 2/6/12)

2012-0179-SPH - 1127 Engleberth Road - **CBCA / Floodplain**
(No hearing date per database 2/6/12)

2012-0180-A - 6408 Baltimore National Pike
(No hearing date per database 2/6/12)

2012-0181-A - 4030 Chestnut Road - **CBCA**
(Administrative Variance - Closing Date: 2/27/12)

2012-0182-A - 100 Grist Stone Way
(Administrative Variance - Closing Date: 2/27/12)

2012-0183-SPHX - 2029 2019 Monkton Road
(No hearing date per database 2/6/12)

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

February 22, 2012

Julia Fru Monikang
Curtland Mde Tabong
100 Grist Stone Way
Owings Mills MD 21117

RE: Case Number: 2012-0182A, 100 Grist Stone Way

Dear Ms. Monikang & Mr. Tabong:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 31, 2012. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 2-6-12

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

RE: Baltimore County
Item No. 2012-0182-A.
Administrative Variance
Julia Mont-Kang/Curtland Tabong
100 Grist Stone Way

Dear Ms. Lewis:

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. 2012-0182-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: February 7, 2012

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2012
Item Nos. 2012-178, 179, 180, 181, 182,
And 183

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-02202012-NO COMMENTS.doc

MILL RUN HOMEOWNERS ASSOCIATION
19 MILLPOND COURT
OWINGS MILLS, MD 21117
410-902-5786

February 17, 2012

CERTIFIED MAIL

Zoning Review Bureau
Dept. of Permits & Development Management
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, MD. 21204

Re: #2012-0182-A – Lot #18, The Mills at Owings Mills

To Whom It May Concern:

The officers of the Mill Run Homeowners Association who are also homeowners and residents of the Mill Run Community have noted the sign posted on the property located at 100 Grist Stone Way, Owings Mills, MD., Lot 18 of The Mills at Owings Mills.

While the officers have no objection to the proposed variance to allow the shed erected on the corner of the lot adjacent to Mill Pond Court and Grist Stone Way, it is requested that the variance, if approved, would include a requirement that the shed must be continuously surrounded by trees or shrubs that hide the view of the shed from both Grist Stone Way and Millpond Court. The reason for this is that the variance would permanently amend the plan for Lot 18 and if there is a future change of ownership, such a shield of greenery would be maintained.

If such an addition to the proposed variance requires a hearing, then this letter is to serve as the instrument requesting such a hearing on this variance. Thank you for your consideration.

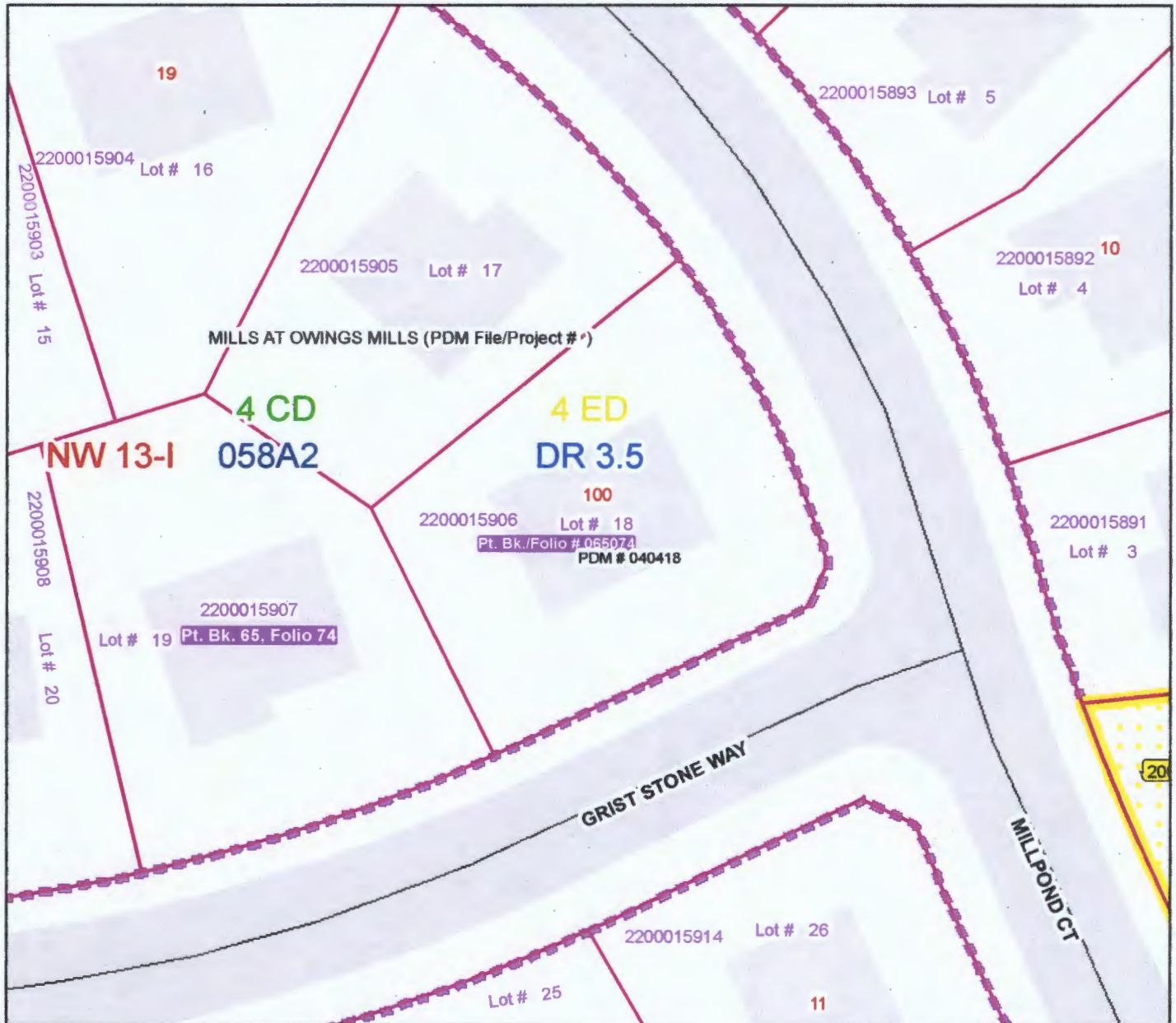
Sincerely,

THE MILL RUN HOMEOWNERS ASSOCIATION
OFFICERS



Ann E. Tyminski
Secretary

100 Grist Stone Way



Publication Date: January 24, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 40 80
Feet

1 inch = 40 feet

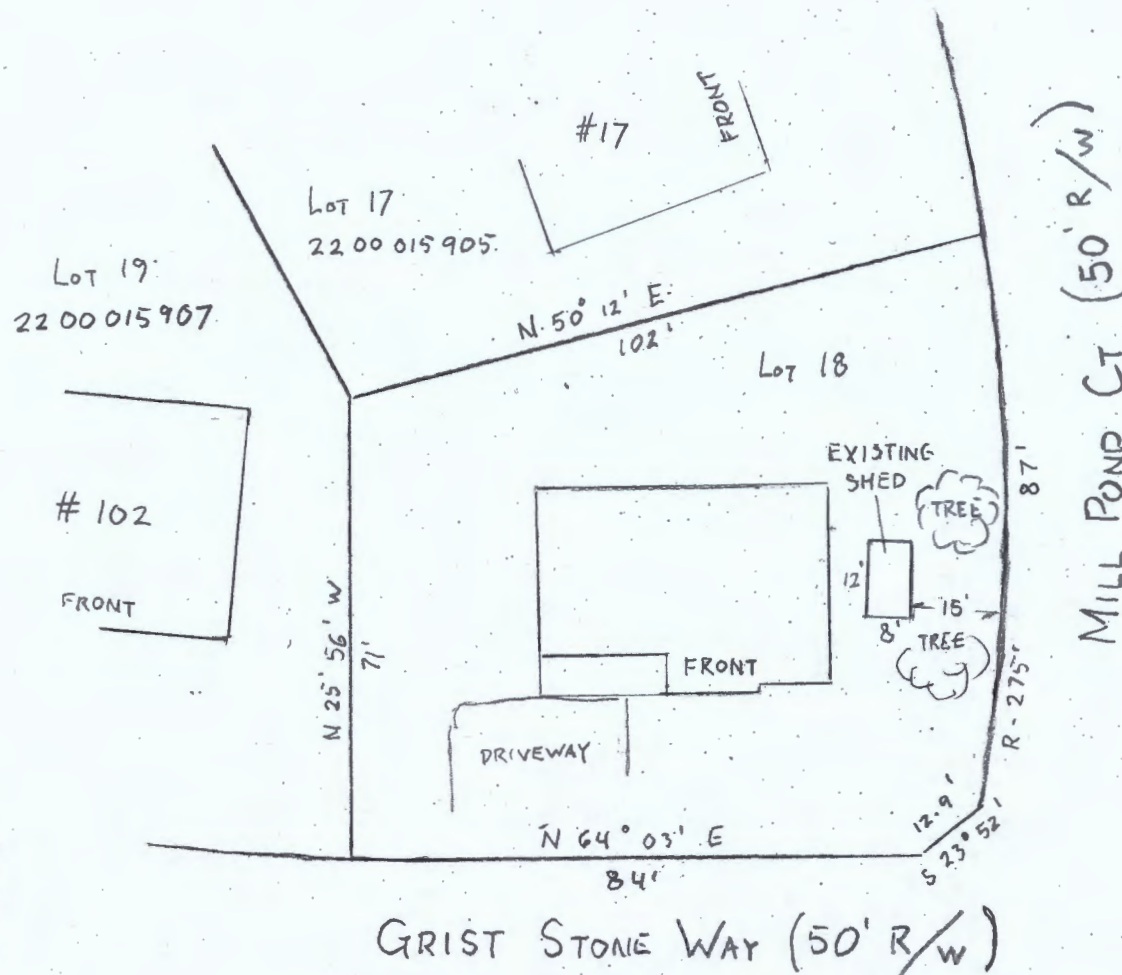
Item #0182

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 100 GRIST STONE WAY OWNER(S) NAME(S) J. MONIKANG, C. TABONG

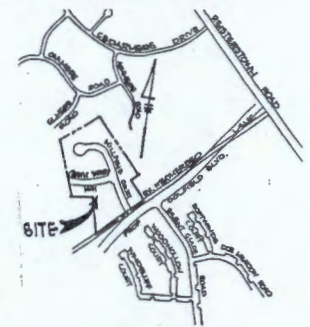
SUBDIVISION NAME MILLS AT OWINGS MILLS LOT # 18 BLOCK # SECTION #

PLAT BOOK # 65 FOLIO # 74 10 DIGIT TAX # 22 00 01 59 06 DEED REF. # 30745/00341



PLAN DRAWN BY DATE SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N

MAP IS NOT TO SCALE

ZONING MAP# 058A2

SITE ZONED DR 3.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 4th

LOT AREA ACREAGE

OR SQUARE FEET 8,363

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE

SEWER IS:

PUBLIC ☒ PRIVATE

PRIOR HEARING? No

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

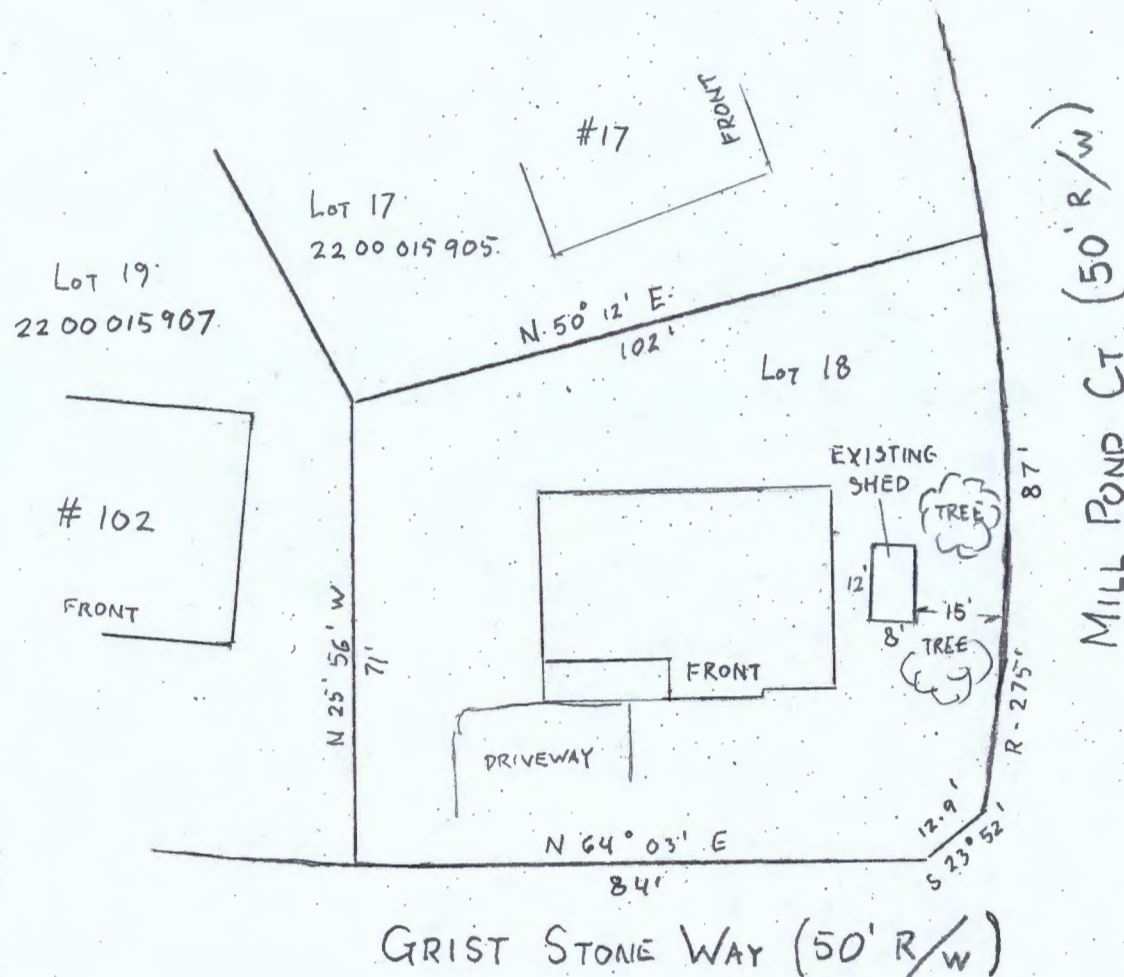
#2012-0182-A
VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 100 GRIST STONE WAY OWNER(S) NAME(S) J. MONIKANG, C. TABONG

SUBDIVISION NAME MILLS AT OWINGS MILLS LOT # 18 BLOCK # _____ SECTION # _____

PLAT BOOK # 65 FOLIO # 74 10 DIGIT TAX # 22 00 015 906 DEED REF. # 30745/00341

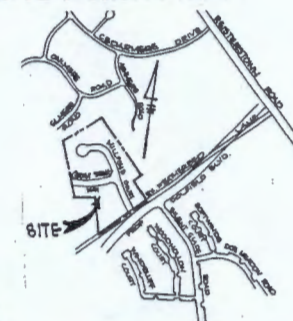


PLAN DRAWN BY _____

DATE _____

SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



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PRIOR HEARING? No

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AND ORDER RESULT BELOW

#2012-0182-A

VIOLATION CASE INFO: