

IN RE: PETITION FOR ADMIN. VARIANCE *
(10 Ensign Court)
15th Election District *
6th Council District *
Margaret M. Streckfus *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0266-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Margaret M. Streckfus. The Petitioner is requesting Variance relief pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R), to permit a proposed covered deck with steps to grade in the front yard with a setback of zero ft. in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that letters of support were received from adjacent neighbors Drew Brady (18 Ensign Court) and Edgar D. Russell (12 Ensign Court).

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 22, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 7-8-14

By lew

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 Petitioner.

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.

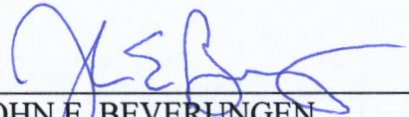
THEREFORE, IT IS ORDERED, this 8th day of July, 2014 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.), to permit a proposed covered deck with steps to grade in the front yard with a setback of zero ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for any appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 7-8-14 2

By bw

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

July 8, 2014

Margaret M. Streckfus
10 Ensign Court
Baltimore, Maryland 21221

RE: Petition for Administrative Variance
Case No. 2014-0266-A
Property: 10 Ensign Court

Dear Ms. Streckfus:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County 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 and title.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
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 Hearings for Baltimore County for the property located at

Address 10 ENSIGN COURT BALTO 21221

Currently zoned

Deed Reference

10 Digit Tax Account # 17 0000 8037

Owner(s) Printed Name(s) MARGARET M. STRECKFUS

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.c.1 to permit a proposed covered deck with steps to grade in the front yard with a setback of zero feet in lieu of the required 10 ft.

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

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

MARGARET STRECKFUS

Name #1 - Type or Print

Name #2 - Type or Print

Margaret Streckfus

Signature #1

Signature #2

10 ENSIGN COURT BALTO MD

Mailing Address

City

State

21221

Zip Code

410-686-0685

Telephone #

MARGESTRECKFUS

Email Address

@VERIZON.NE

Attorney for Owner(s)/Petitioner(s):

Representative to be contacted:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2014-0266-A

Filing Date 6/11/14

Estimated Posting Date 6/22/14

Reviewer sh

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 10 ENSIGN COURT BALTO MD 21221
Print or Type Address of property City State Zip Code

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

I'm requesting permission to build a 20x9 covered porch on the front of my home. I presently have a yard full of weeds that used to be a garden that I can no longer garden due to my back injury. The dirt is held back by landscape timbers and is decaying. This same area presents problems in the winter when the snow piles up against the door and I'm not able to get out. The neighborhood children use it for a short cut. I'm not requesting anything elaborate just a nice place to sit out in the summer and protection from the winter. I'm on a dead end road with a neighbor, one of which already has a front porch. 34 of 38 homes behind my house have decks.

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

Margaret M Streckfus
Signature of Owner (Affiant)

Signature of Owner (Affiant)

MARGARET M STRECKFUS
Name- Print or Type

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of June, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

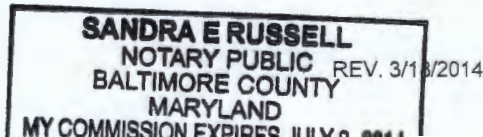
Print name(s) here: MARGARET M STRECKFUS

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

AS WITNESS my hand and Notaries Seal

Sandra E Russell
Notary Public

July 8, 2014
My Commission Expires



10 Ensign Court
Baltimore, Maryland 21221

Reference: Front porch

Gentlemen:

I'm requesting permission to build a 20" x 9" covered porch on the front of my home.

I presently have 2 areas full of weeds that used to be a garden that I can no longer care for due to issues with my back. As you can see from the pictures there are old landscape timbers that are in a stage of decay. My house is located on the corner and during the winter snow drifts pile up against my door I'm not able to get out. The corner location is used by the neighborhood children as a short cut and they cannot be discouraged.

I'm not requesting anything elaborate just a nice place to sit out in the summer and protection during the winter. The 38 homes on Ebbing Court and 4 homes on Ensign Court have basements and the first floor is elevated making it possible to build decks. Of the 38 homes with basements 34 have decks. The 6 houses on my side of Ensign are on slabs and do not have a basement so we are unable to have a deck.

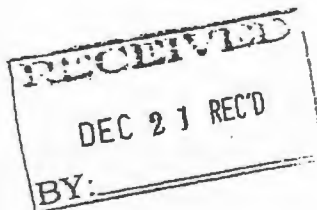
I live on a dead end road and I have just 6 neighbors, one of which already has a porch in the front.

I have been saving so long for a porch and never thought it would be so hard and complicated to get a permit.

Kindly grant my request

Thank you

Marge Streckfus



8464
PANAYOTIS LEDAKIS M.D.
227 ST. PAUL PL., 4TH FL.,
BALTIMORE, MD 21202

NAME **STRECKFUS, MARGARET**

PATIENT'S HOME PHONE (410) 6860685

DOB	10/17/1945
EXAM DATE	12/21/2009
MRN#	2368084
ORDER #	5825711

Verified**AMERICAN RADIOLOGY SERVICES at TIMONIUM CROSSING 443-436-4700**

EXAM DATE: 12/21/2009

MAGNETIC RESONANCE IMAGING OF THE THORACIC SPINE

INDICATION: Midback pain radiating to the right side. Low back pain.

TECHNIQUE: Sagittal T1-weighted, sagittal T2-weighted, sagittal STIR images, axial T2-weighted scans were performed through the thoracic spine without contrast administration.

FINDINGS: These images demonstrate scoliosis of the thoracic spine convex to the right side centered at approximately the T4-T5 level. The anterior-posterior alignment of the vertebral bodies is unremarkable. There does not appear to be compression of the spinal cord on the sagittal scans. Sagittal STIR images show no evidence of significant signal intensity abnormality in the vertebral bodies.

Axial scans through the C7-T1 level are unremarkable. Axial scans through the T2-T3 level shows degenerative facet joint disease and a small posterior osteophyte to the right side, causing moderate right foraminal narrowing.

Mild degenerative changes at the T3-T4 level are also seen in the facet joint. Milder changes at T4-T5 are present also on the right side.

T5-T6, there is a small left-sided posterior osteophyte indenting the thecal sac.

At T7-T8, a minimal posterior osteophyte is present bilaterally. The remainder of the thoracic spine is remarkable only for a minimal disc bulge at the T10-T11 level to the right side.

The parasagittal images show no paraspinal masses. There are anterior osteophytes at multiple levels not affecting the spinal canal.

The patient has enlargement of the left lobe of the thyroid gland with a dominant nodule measuring 1.9 cm in size in

cc: THOMAS LYNCH, M.D.

REFERRED BY: PANAYOTIS LEDAKIS M.D.

REPORTED BY: DAVID VOISEN MD

#026

RECEIVED

DEC 21 REC'D

electronically signed by: Thomas Lynch M.D. Dec 23 2009 2:19 PM EST Author 12/23/2009

NAME STRECKFUS, MARGARET

PATIENT'S HOME PHONE (410) 6860685

DOB 10/17/1945

EXAM DATE 12/21/2009

MRN# 2368084

ORDER # 5825711

PANAYOTIS LEDAKIS M.D.

227 ST. PAUL PL., 4TH FL.,

BALTIMORE, MD 21202

Verified

AMERICAN RADIOLOGY SERVICES at TIMONIUM CROSSING 443-436-4700

an AP diameter.

IMPRESSION:

1. Mild degenerative changes of the thoracic spine with right-sided scoliosis as noted above. The greatest degree of foraminal narrowing is at the T2-T3 level on the right.
2. A 1.9 cm left thyroid nodule: Recommend follow-up with ultrasound.

DY/md

Confidentiality Notice: This message is intended for the use of the person or entity to which it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of the message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is STRICTLY PROHIBITED. If you have received this message by error, please notify us immediately via email at hipaa.compliance@americanradiology.com or fax to 443.663.2817 and destroy the related message.

cc: THOMAS LYNCH, M.D.

REFERRED BY: PANAYOTIS LEDAKIS M.D.

REPORTED BY: DAVID VOISEN MD

THE ZONING HEARING PROPERTY DESCRIPTION:

PART A

ZONING PROPERTY DESCRIPTION FOR

10 Ensign Court - Baltimore, Maryland 21221

*Beginning at a point on the (north west) side of (Ensign Court on which property fronts) which is (24 feet) wide at the distance of (225 feet (north east)) of the centerline of the nearest improved intersecting street (Williams Avenue) which is (50 feet) wide.

PART B

OPTION 2 (Subdivision Lot)

Being Lot # (10), Block (N/A), Section # (N/A) in the subdivision of Marine Oaks Village in Baltimore County Plat Book # (39), Folio # (115) containing 1400 sq feet. Located in the (15) Election District and (6) Council District

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: 2014-0266-A
Petitioner: Margaret M. Strechfus
Address or Location: 10 Ensign Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Margaret Strechfus
Address: 10 Ensign Court
Baltimore, Md 21221
Telephone Number: 410 686-0685

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

No. **112228**

Date: **6/11/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
6/11/2014 6/11/2014 10:31:00

REF NO: 112228 LRS LJR

RECEIPT # 514738 6/11/2014

5 528 ZONING VERIFICATION
CHK NO. 112228

Recpt Tot \$75.00
\$75.00 OK \$6.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75.00

Total: **\$75.00**

Rec From: **Marge Streckfus**

For: **Administrative Variables**
Case # 2014-0266-A

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

CASE NO: 2014-0266-A

PETITIONER/DEVELOPER
MARLE STRECKFUS

DATE OF HEARING/CLOSING:

July 7, 2014

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

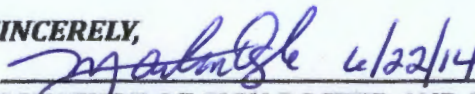
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

10 ENSIGN COURT

THIS SIGN(S) WERE POSTED ON JUNE 22, 2014
(MONTH, DAY, YEAR)

SINCERELY,

 6/22/14
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2014-0244-A
TO PERMIT A COULETS DECK WITH STEPS TO
GRADE WITH A SETBACK OF ZERO FT. IN
LIEU OF THE REQUIRED 10 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 24-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON Monday, July 7, 2014
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD 21204
TEL. 887-3391
BY THE PEOPLE OF THE BALTIMORE COUNTY BOARD OF ZONING APPEALS
MEETING IS AUDIOCAS ACCESSIBLE

W. J. De
6/23/14

M E M O R A N D U M

DATE: August 8, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0266-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 7, 2014. 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

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment6-23

DEVELOPMENT PLANS REVIEW

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

NC

DEPS

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

FIRE DEPARTMENT

PLANNING

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

6-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 6-22-14(15 days)by Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0266 -A Address 10 Ensign Ct.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/11/14 Posting Date: 6/22/14 Closing Date: 7/07/14

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2014- 0266 -A Address 10 Ensign Ct.

Petitioner's Name Marge Streckfus Telephone 410-686-0685

Posting Date: 6/22/14 Closing Date: 7/07/14

Wording for Sign: To Permit a covered deck with steps to grade
with a setback of zero ft. in lieu of the required
10 ft.

Revised 7/06/11



KEVIN KAMENETZ
County Executive

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

July 8, 2014

Margaret Streckfus
10 Ensign Court
Baltimore MD 21221

RE: Case Number: 2014-0266 A, Address: 10 Ensign Court

Dear Ms. Streckfus:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 11, 2014. 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: jaf

Enclosures

c: People's Counsel

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 6/16/14

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

RE: Baltimore County
Item No 2014-0266-A
Administrative Variance
Margaret Streckfus
10 Ensign Court.

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. 2014-0266-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/
Development Manager
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

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

DATE: June 23, 2014

SUBJECT: Zoning Advisory Committee Meeting
For June 23, 2014
Item No. 2014-0225, 0265, 0266, 0267, 0268 and 0269

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\ZAC06232014 -.doc

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 15 Account Number - 1700008037	
Owner Information		
Owner Name:	STRECKFUS MARGARET M	Use: RESIDENTIAL
Mailing Address:	10 ENSIGN CT BALTIMORE MD 21221-2928	Principal Residence: YES Deed Reference: 1) /10607/ 00071 2)
Location & Structure Information		
Premises Address:	10 ENSIGN CT 0-0000	Legal Description: 10 ENSIGN CT NW MARINE OAKS VILLAGE
Map: 0097	Grid: 0005	Parcel: 0973
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 10	Assessment Year: 2012
Plat No: 4	Plat Ref: 0039/ 0115	Town: NONE
Special Tax Areas:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1984	1,287 SF	1,400 SF
Stories	Basement	Type
2.000000	NO	END UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full/ 2 half	
Last Major Renovation	County Use	
	04	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
Land:	54,000	54,000
Improvements	114,400	73,500
Total:	168,400	127,500
Preferential Land:	0	127,500
		0
Transfer Information		
Seller: COX ARTHUR W	Date: 06/23/1994	Price: \$76,000
Type: ARMS LENGTH IMPROVED	Deed1: /10607/ 00071	Deed2:
Seller: CAMPBELL GARRY D	Date: 11/25/1986	Price: \$66,100
Type: ARMS LENGTH IMPROVED	Deed1: /07338/ 00017	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 04/16/2010		

Baltimore County

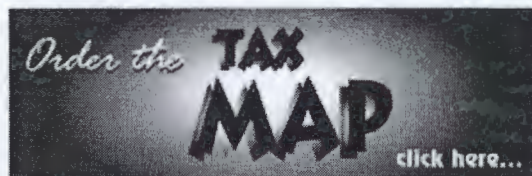
[New Search \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)District: **15** Account Number: **1700008037**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://msweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

->

Reference: Porch addition at 10 Ensign Court

Dear Sirs/Madame:

I understand my neighbor; Marge Streckfus at 10 Ensign Court has requested permission to construct

a 9 x 20 covered porch on the front of her home. I have no objections.

Signed: _____

Resident of 16 Ensign Court

Baltimore, Maryland 21221

*Jen Hunt resident of 16 Ensign Ct
N/A this PM However she signed
and approved plan-o-gram
Jen is President of HMOA*

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registrations
Account Identifier:	District - 15 Account Number - 1700008040	
Owner Information		
Owner Name:	HUNT JENNIFER I HUNT GREGORY A JR 16 ENSIGN CT BALTIMORE MD 21221-2928	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /24970/ 00179 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	16 ENSIGN CT 0-0000	Legal Description: 16 ENSIGN CT MARINE OAKS
Map: 0097	Grid: 0005	Parcel: 0973
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 16	Assessment Year: 2012
Plat No:	Plat Ref: NONE	
Special Tax Areas:	Town:	Ad Valorem:
	Tax Class:	
Primary Structure Built 1984	Above Grade Enclosed Area 1,152 SF	Finished Basement Area
Property Land Area 1,260 SF		
Stories 2.000000	Basement NO	Type CENTER UNIT
Exterior FRAME	Full/Half Bath 1 full/ 1 half	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2012
Land:	52,000	52,000
Improvements	104,600	64,300
Total:	156,600	116,300
Phase-in Assessments		As of 07/01/2013
As of 07/01/2013		116,300
As of 07/01/2014		116,300
Preferential Land:	0	0
Transfer Information		
Seller: MELOCCO SARI	Date: 12/26/2006	Price: \$161,500
Type: ARMS LENGTH IMPROVED	Deed1: /24970/ 00179	Deed2:
Seller: WILKINSON SHERMAN, JR	Date: 04/21/2004	Price: \$116,400
Type: ARMS LENGTH IMPROVED	Deed1: /19931/ 00443	Deed2:
Seller: FEDERAL NATIONAL MORTGAGE	Date: 04/18/1995	Price: \$59,900
Type: ARMS LENGTH IMPROVED	Deed1: /11012/ 00563	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1700008040**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

-->

Reference: Porch addition at 10 Ensign Court

Dear Sirs/Madame:

I understand my neighbor; Marge Streckfus at 10 Ensign Court has requested permission to construct

a 9 x 20 covered porch on the front of her home. I have no objections.

Signed: Edgar Russell

Resident of 12 Ensign Court

Baltimore, Maryland 21221

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registr
Account Identifier:	District - 15 Account Number - 1700008038	
Owner Information		
Owner Name:	RUSSELL EDGAR D	Use: RESIDENTIAL
Mailing Address:	12 ENSIGN CT BALTIMORE MD 21221-2928	Principal Residence: YES
		Deed Reference: 1) /06732/ 00232 2)
Location & Structure Information		
Premises Address:	12 ENSIGN CT 0-0000	Legal Description: 177 NE WILLIA MARINE OAKS
Map: 0097	Grid: 0005	Parcel: 0973
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 12	Assessment Year: 2012
Plat No:	Plat Ref: NONE	
Special Tax Areas:	Town:	Ad Valorem:
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1984	1,152 SF	1,260 SF
Stories	Basement	Type
2.000000	NO	CENTER UNIT
Exterior	Full/Half Bath	Garage
SIDING	1 full/ 1 half	
Last Major Renov		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2012	07/01/2013
Land:	52,000	52,000
Improvements	102,100	63,100
Total:	154,100	115,100
Preferential Land:	0	115,100
		0
Transfer Information		
Seller: MARINE OAKS	Date: 06/13/1984	Price: \$58,698
Type: ARMS LENGTH IMPROVED	Deed1: /06732/ 00232	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 09/27/2013		

Baltimore County

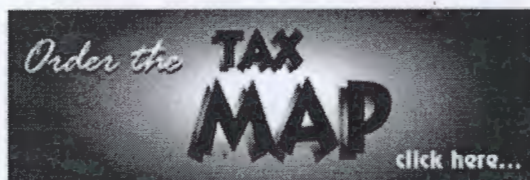
[New Search \(http://sdat.resiusa.org/RealProperty/\)](http://sdat.resiusa.org/RealProperty/)District: **15** Account Number: **1700008038**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://msweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

→

Reference: Porch addition at 10 Ensign Court

Dear Sirs/Madame:

I understand my neighbor; Marge Streckfus at 10 Ensign Court has requested permission to construct

a 9 x 20 covered porch on the front of her home. I have no objections.

Signed: _____

Resident of 18 Ensign Court

Baltimore, Maryland 21221

DREW BRADY

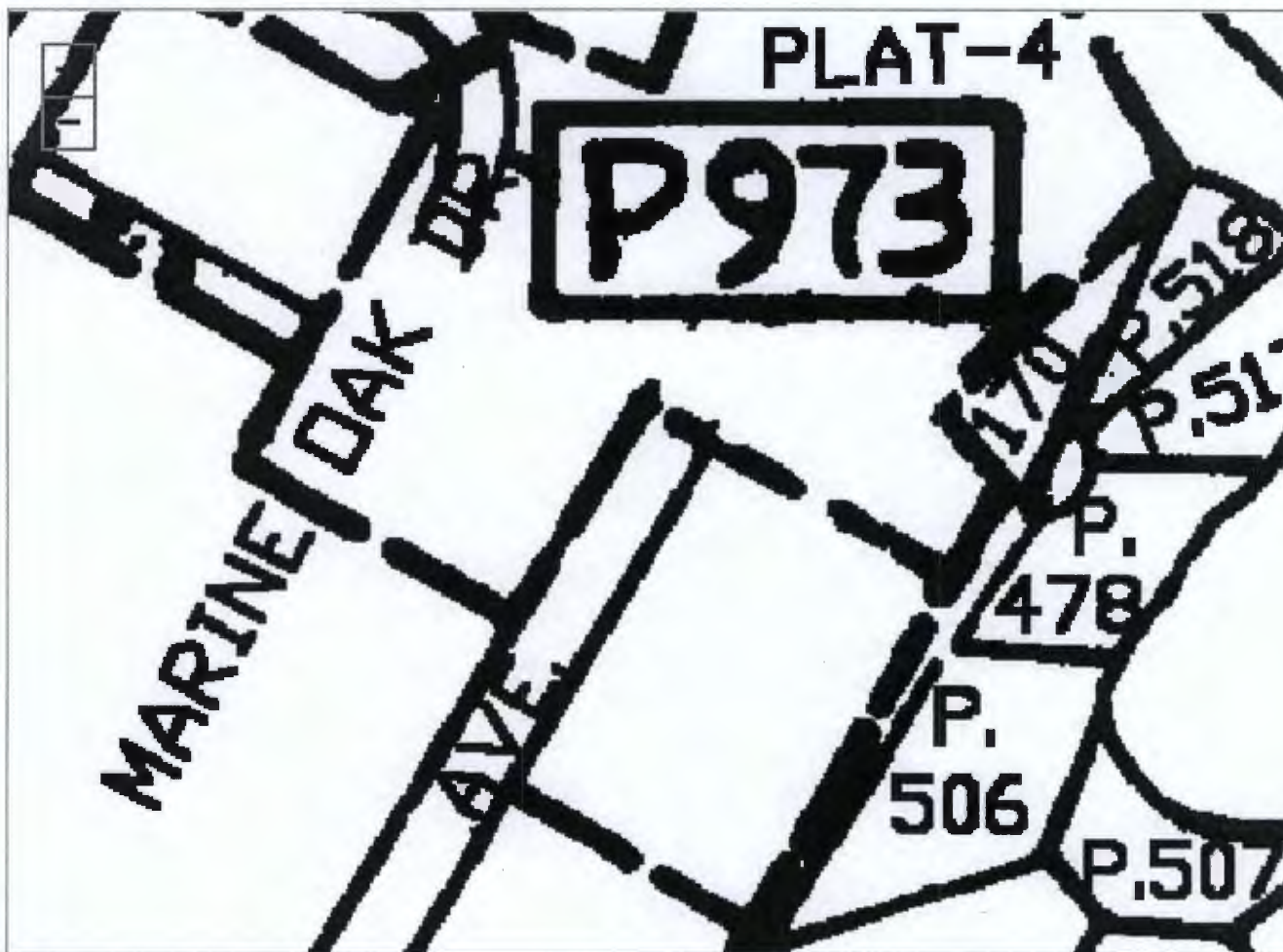
Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 15 Account Number - 1700008041	
Owner Information		
Owner Name:	BRADY DREW	Use: RESIDENTIAL
Mailing Address:	18 ENSIGN CT BALTIMORE MD 21221-2928	Principal Residence: YES Deed Reference: 1) /29928/ 00412 2)
Location & Structure Information		
Premises Address:	18 ENSIGN CT 0-0000	Legal Description: 18 ENSIGN CT MARINE OAKS VILLAGE
Map: 0097	Grid: 0005	Parcel: 0973
Sub District:	Subdivision: 0000	Section:
Biocic:	Lot: 18	Assessment Year: 2012
Plat No: 4	Plat Ref: 0039/ 0115	Town: NONE
Special Tax Areas:		
Ad Valorem:	Tax Class:	
Primary Structure Built 1984	Above Grade Enclosed Area 1,287 SF	Finished Basement Area 1,400 SF
Property Land Area 04	County Use	
Stories 2.000000	Basement NO	Type CENTER UNIT
Exterior FRAME	Full/Half Bath 1 full/ 1 half	Garage
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2012	As of 07/01/2013
		As of 07/01/2014
Land: 52,000	52,000	
Improvements 111,100	72,600	
Total: 163,100	124,600	124,600
Preferential Land: 0		0
Transfer Information		
Seller: ROBINSON RICHARD	Date: 09/27/2010	Price: \$168,000
Type: ARMS LENGTH IMPROVED	Deed1: /29928/ 00412	Deed2:
Seller: U S BANK NATIONAL	Date: 05/21/2010	Price: \$75,000
Type: NON-ARMS LENGTH OTHER	Deed1: /29495/ 00403	Deed2:
Seller: BRZEZENSKI DENNIS A	Date: 03/10/2010	Price: \$92,000
Type: ARMS LENGTH IMPROVED	Deed1: /29259/ 00472	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)District: **15** Account Number: **1700008041**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

->



10 Ensign Court

6.9.2014

**18 Ensign Court
PORCH**

10 Ensign Court front

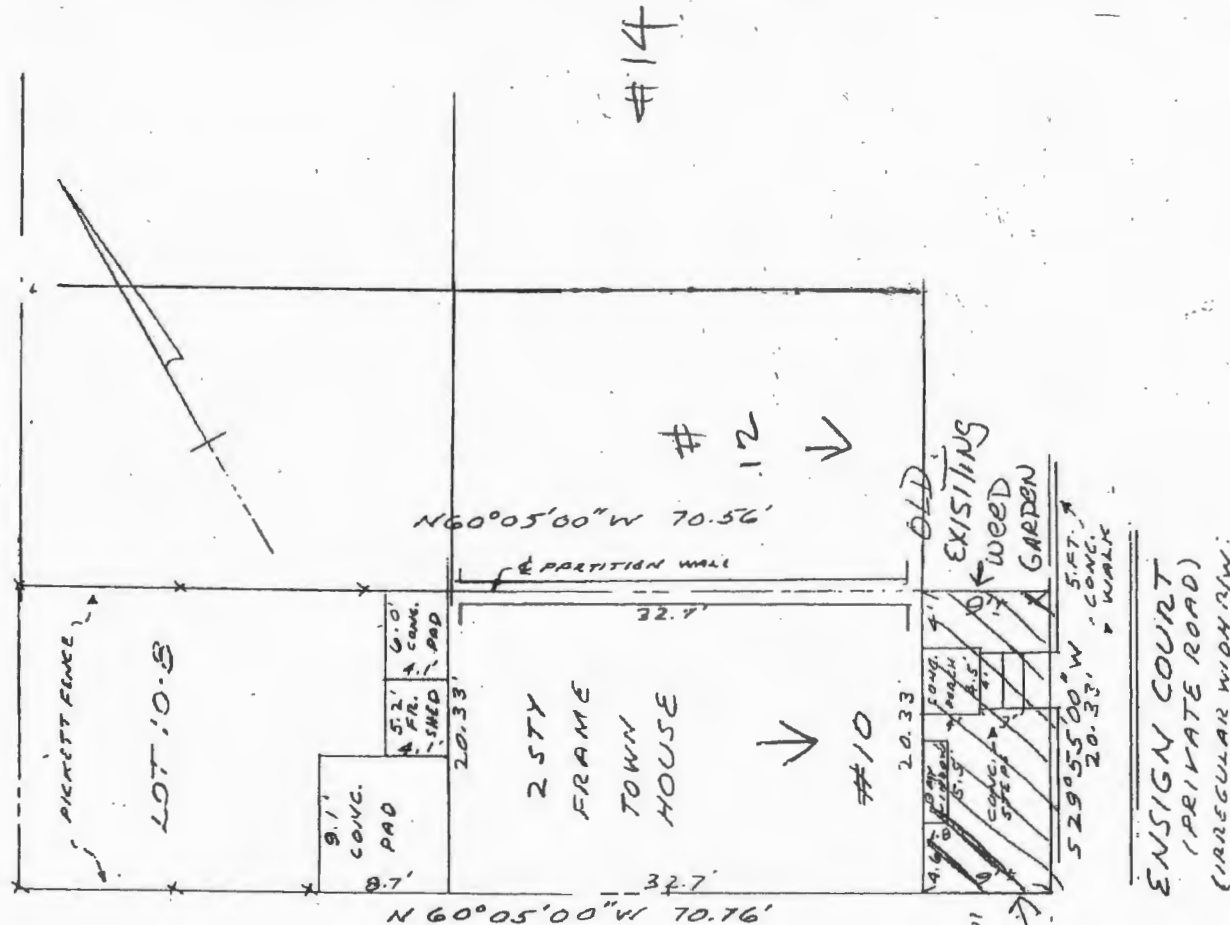


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)

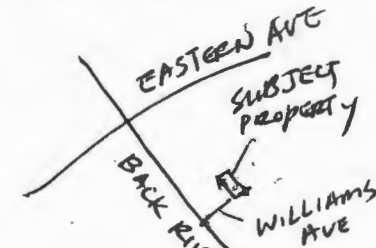
ADDRESS 10 ENSIGN COURT OWNER(S) NAME(S) MARGARET STRECKFUS

SUBDIVISION NAME MARINE OAKS VILLAGE LOT # 10B BLOCK # --- SECTION # 3-104

PLAT BOOK # 039:115 FOLIO # 115(17) 10 DIGIT TAX # 1700008037 DEED REF. # 106071 00071



SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 097C1

SITE ZONED DR16

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE ---

OR SQUARE FEET 1400

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

PLAN DRAWN BY Marge Strecker DATE 6/8/2014 SCALE: 1 INCH = 10 FEET

Pet. Ech. 1



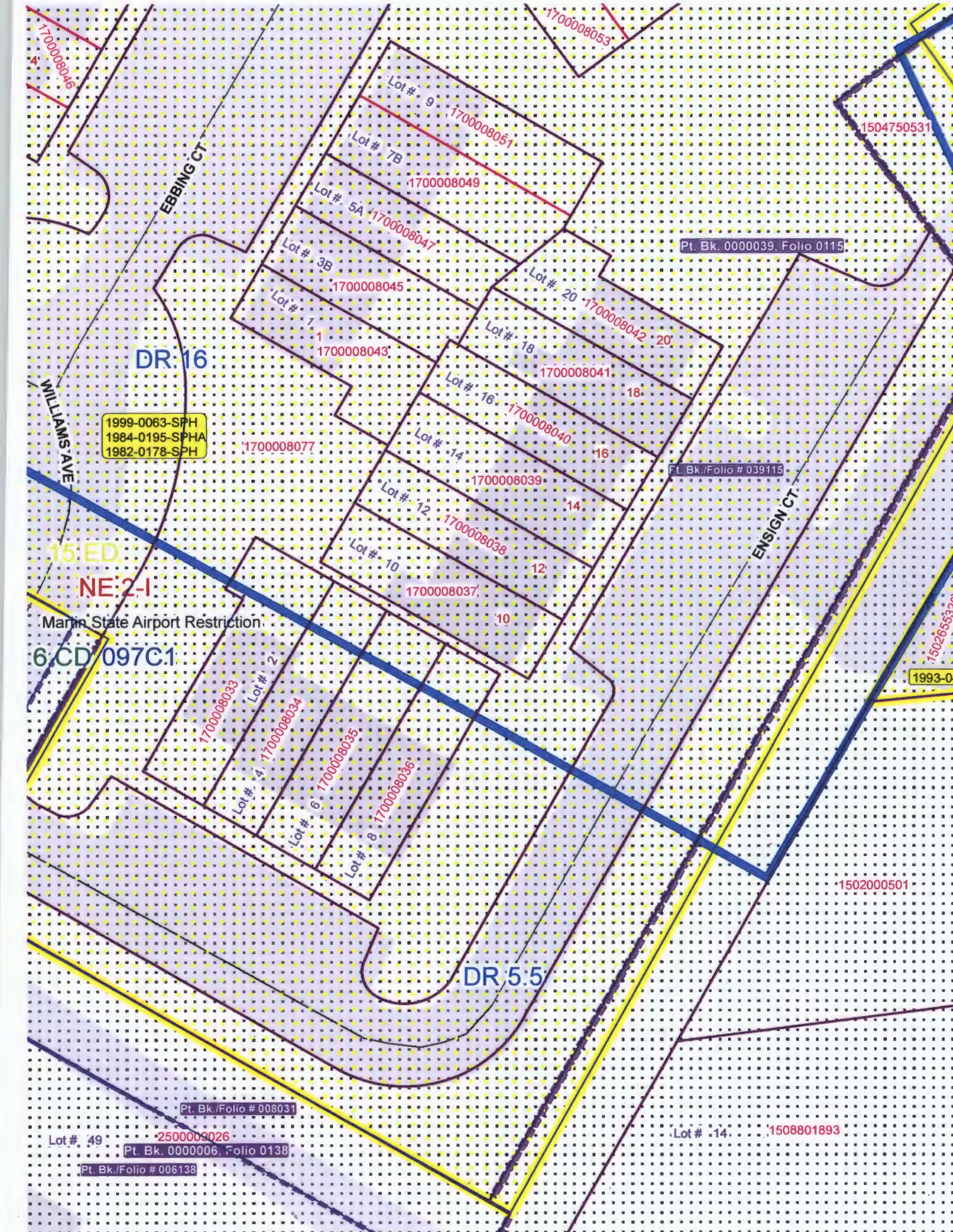
Environmental Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 6/8/2014



EBBING CT

DR 16

1999-0063-SPH
1984-0195-SPHA
1982-0178-SPH

WILLIAMS AVE

15 ED

NE 2-1

Marin State Airport Restriction

6 CD 097C1

ENSIGN CT

DR 5.5

Pt. Bk./Folio # 008031

Lot # 49

2500000026

Pt. Bk. 0000006, Folio 0138

Pt. Bk./Folio # 006138

Lot # 14

1508801893

1502000501

1993-043

1502655320

1504750531

Pt. Bk. 0000039, Folio 0115

Pt. Bk./Folio # 039115

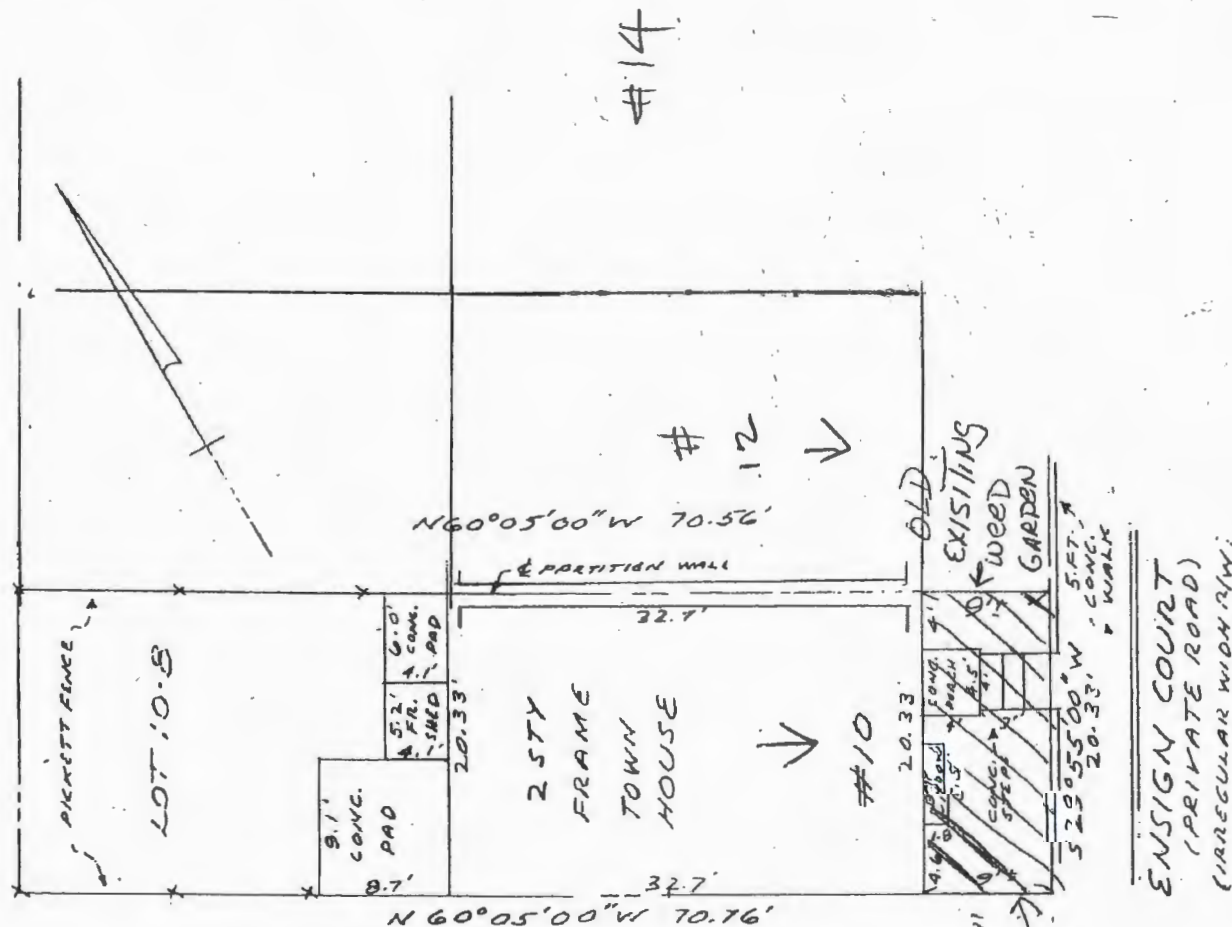
** 266

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

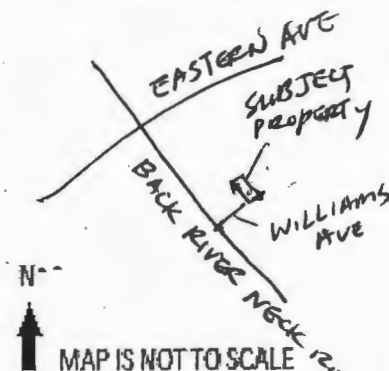
ADDRESS 10 ENSIGN COURT OWNER(S) NAME(S) MARGARET STRECKFUS

SUBDIVISION NAME MARINE OAKS VILLAGE LOT # 10B BLOCK # --- SECTION # 3-104

PLAT BOOK # 039:15 FOLIO # 115(12) DIGIT TAX # 1700008037 DEED REF. # 106071 00071



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 097C1

SITE ZONED DR16

ELECTION DISTRICT 15

COUNCIL DISTRICT 6

LOT AREA ACREAGE ---

OR SQUARE FEET 1400

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE ☐

SEWER IS:

PUBLIC ☒ PRIVATE ☐

PRIOR HEARING? N/A

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

PLAN DRAWN BY Marge Strecker DATE 6/8/2014 SCALE: 1 INCH = 10 FEET