

M E M O R A N D U M

DATE: May 18, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0218-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 16, 2016. 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(322 Hedgepocket Way)
4th Election District *
3rd Council District *
Steven Kovens *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0218-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, Steven Kovens ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed garage addition onto the side of the existing dwelling with a side yard setback of 13 ft. in lieu of the required 50 ft. and to amend the Final Development Plan (FDP) of Glyndon Meadows for Lot # 19 only. 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.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on March 26, 2016, 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 § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 4-15-16

By [Signature]

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 § 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 15th day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed garage addition onto the side of the existing dwelling with a side yard setback of 13 ft. in lieu of the required 50 ft. and to amend the Final Development Plan (FDP) of Glyndon Meadows for Lot # 19 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject 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 4-15-16

By 



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 333 Hedge Pocket Way Reisterstown Currently zoned RC5 + BR
Deed Reference 27258 1 00313 10 Digit Tax Account # 22 0023002
Owner(s) Printed Name(s) STEVEN KOVENS

(SELECT THE HEARING(S) BY MARKING ☒ 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:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1A04.3.B.2.b of BCZR to permit a proposed garage addition onto the side of the existing dwelling with a side yard setback of 13 feet in lieu of the required 50 feet, and, to amend the final development plan of Glyndon Meadows for lot # 19 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 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):

Steven Kovens
Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
Signature #1 Signature #2

333 Hedge Pocket Way Reisterstown MD
Mailing Address City State

21134 410-413-8137
Zip Code Telephone # Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Beverly True
Name – Type or Print

[Signature]
Signature

3920 London Bridge Rd Sykeville MD
Mailing Address City State

21784 410-393-0988
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 2016-0218-A Filing Date 3/15/16 Estimated Posting Date 3/27/16 Reviewer AT

~ 4/11/16

Rev 5/8/2014

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: 333 Harborpark Way Reisterstown MD 21134
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 would like to build an attached one story garage to my existing home. The garage would be used for storage, and allow me to store my vehicles to keep them out of the elements and not be an eye sore to the neighborhood. Due to the layout of our property this would be the only area to erect the garage. The garage would flow with our existing home. The proposed addition will add value and beauty to the existing neighborhood.

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

[Signature]
Signature of Owner (Affiant)

Steven Kovens
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Steven Kovens
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 7 day of March, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Steven Kovens

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

AS WITNESS my hand and Notaries Seal

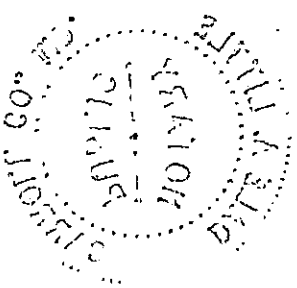
[Signature]
Notary Public

My Commission Expires

My Commission Expires

5/14/2016

12.13



21445010
12/13/74

ZONING DESCRIPTION FOR 322 HEDGEPOCKET WAY

Beginning at a point on the North East side of Hedgepocket Way which is 40' wide at the distance of 245' North of the centerline of the nearest improved intersecting street Glyndon Meadow Road. which is 40' wide. Being Lot # 19 in the subdivision of Glyndon Meadows as recorded in Baltimore County Plat Book# 0067, Folio # 0086, and containing 1.08 acres. Located in the 4th Election District, 3rd Council District.

2016-0218-A

CERTIFICATE OF POSTING

Date: 3-26-16

RE: Case Number: 2016-0218-A

Petitioner/Developer: S. Kovens

Date of Hearing/Closing: 4-11-16

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 322 Hedgepocket Way

The signs(s) were posted on 3-26-16
(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 # 2016-0218-A

TO PERMIT A PROPOSED GARAGE ADDITION
ONTO THE SIDE OF THE EXISTING DWELLING
WITH A SIDE YARD SETBACK OF 13 FEET IN LIEU
OF THE REQUIRED 50 FEET AND TO AMEND
THE FINAL DEVELOPMENT PLAN OF GLYNDON
MEADOWS FOR LOT "A" 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 4/11/16

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
21204, (410) 887-3391

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0218 -A Address 322 Hedgepocket Way

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 03/15/2016 Posting Date: 3/27/16 Closing Date: 04/11/16

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 2016- 0218 -A Address 322 Hedgepocket Way

Petitioner's Name Steven Kovens Telephone 443-418-8137

Posting Date: 3/27/16 Closing Date: 04/11/16

Wording for Sign: To Permit a proposed garage addition onto the side of the existing dwelling with a side yard setback of 13 feet in lieu of the required 50 feet, and, to amend the final development plan of Glyndon Meadows for lot # 19 only.

Revised 3/01/16

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

No.

134710

Date:

3/15/16

PAID RECEIPT

BUSINESS JOURNAL
2/15/2016 2:15 PM RECEIPT
RECEIPT # 134710
CE NO. 134710
Receipt # 134710
RECEIPT # 134710
RECEIPT # 134710

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					SR 150

Total:

\$150

Rec From:

For:

322 HEDGEPOCKET WAY

2016-0218-A

DISTRIBUTION

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

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

April 12, 2016

Steven Kovens
322 Hedgepocket Way
Reisterstown MD 21136

RE: Case Number: 2016-0218 A, Address: 322 Hedgepocket Way

Dear Mr. Kovens:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 15, 2016. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a cursive "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bev True, 3920 London Bridge Road, Sykesville MD 21784

4-11
CLOSING

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAR 25 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 25, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0218-A
Address 322 Hedgepocket Way
(Kovens Property)

Zoning Advisory Committee Meeting of March 28, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 03-25-2016

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 3/21/16

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

RE: Baltimore County
Item No. 2016-0218-A
Administrative Variance
Steven Kovens
322 Hedgepocket 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. 2016-0218-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'David W. Peake'.

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: March 28, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2016
Item No. 2016-0215, 0216, 0217, 0218, 0221 and 0223

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\ZAC03282016.doc

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>3-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-21</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>3-26-16</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 2200023002			
Owner Information					
Owner Name:	KOVENS STEVEN		Use:	RESIDENTIAL	
Mailing Address:	322 HEDGEPOCKET WAY REISTERSTOWN MD 21136-1816		Principal Residence:	YES	
			Deed Reference:	/27258/ 00318	
Location & Structure Information					
Premises Address:		322 HEDGEPOCKET WAY 0-0000		Legal Description:	1.075 AC 322 HEDGEPOCKET WAY NWS GLYNDON MEADOWS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0048	0005	0766		0000	19
					Assessment Year: 2016
					Plat No: 2
					Plat Ref: 0067/0086
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1999	3,594 SF		1000 SF		1.0800 AC
County Use	04				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		120,900	120,900		
Improvements		354,800	382,500		
Total:		475,700	503,400	475,700	484,933
Preferential Land:		0			0
Transfer Information					
Seller: UVEGES JAMES M		Date: 08/14/2008		Price: \$667,500	
Type: ARMS LENGTH IMPROVED		Deed1: /27258/ 00318		Deed2:	
Seller: GLYNDON MEADOWS		Date: 06/30/1999		Price: \$348,855	
Type: ARMS LENGTH IMPROVED		Deed1: /13875/ 00338		Deed2:	
Seller: PUMPHREY MARGARET COE		Date: 04/15/1996		Price: \$465,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /11531/ 00385		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 09/22/2008					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **04** Account Number: **2200023002**

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.

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>).

322 Hedgepocket Way - Front View of Home



2016-0218-A

322 Hedge pocket way - area of proposed
change for garage



2016-0218-A

322 Hedge pocket W. View Left of Area of
proposed change

Page 1 of 1



2016-0218-A

322 Hedge packet way

View From
Driveway looking Right

Page 1 of 1



2016-0218-A

322 Hedge Pocket Way - View From Driveway
Looking Left



2016-0218-A

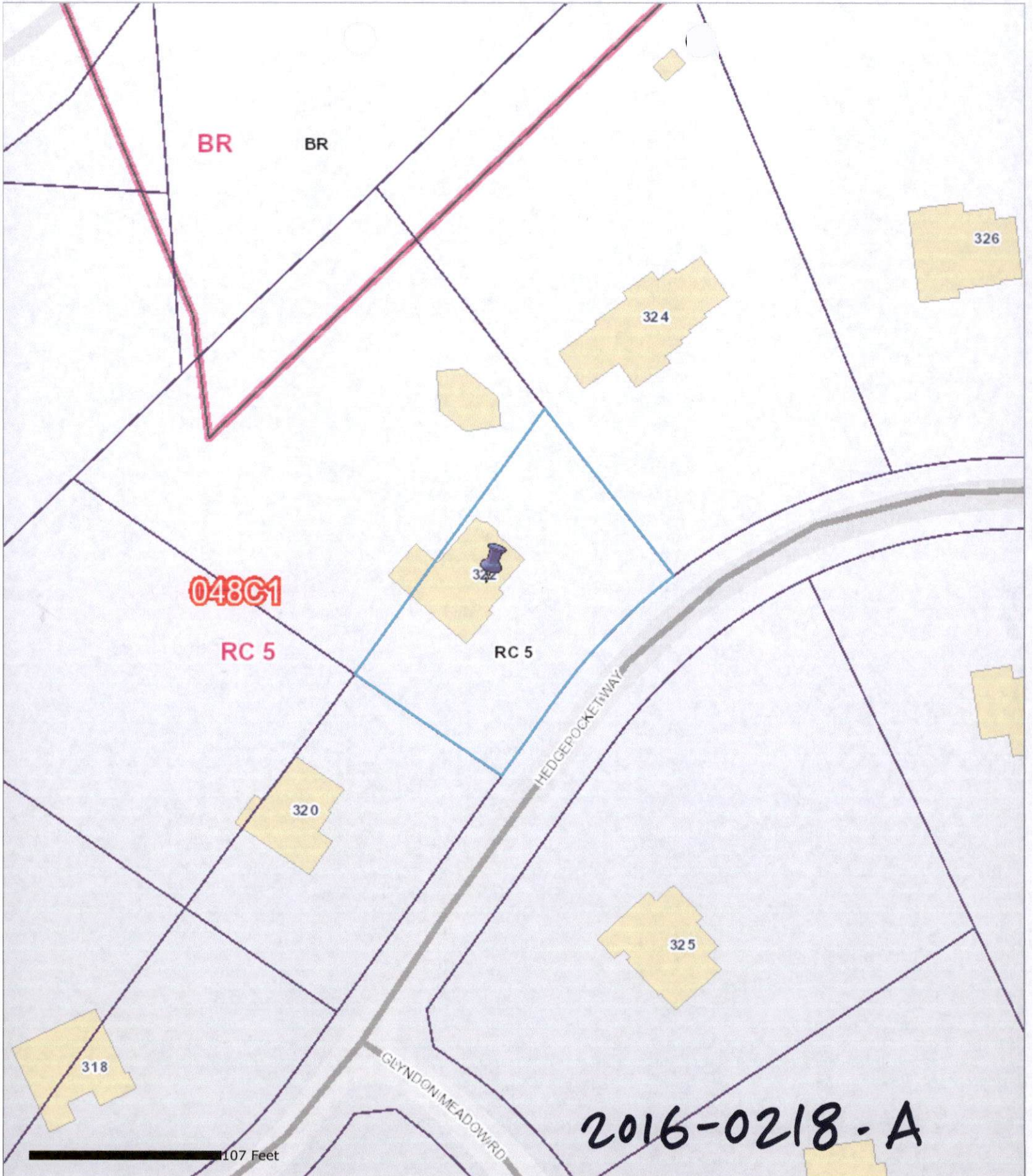
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 2200023002			
Owner Information					
Owner Name:		KOVENS STEVEN		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		322 HEDGEPOCKET WAY REISTERSTOWN MD 21136- 1816		Deed Reference:	/27258/ 00318
Location & Structure Information					
Premises Address:		322 HEDGEPOCKET WAY 0-0000		Legal Description:	1.075 AC 322 HEDGEPOCKET WAY NWS GLYNDON MEADOWS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 2
0048	0005	0766		0000	19 2016 Plat Ref: 0067/ 0086
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 1999	Above Grade Enclosed Area 3,594 SF		Finished Basement Area 1000 SF		Property Land Area 1.0800 AC County Use 04
Stories 2	Basement YES	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 3 full/ 1 half	Garage 1 Attached Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		120,900	120,900		
Improvements		354,800	382,500		
Total:		475,700	503,400	475,700	484,933
Preferential Land:		0			0
Transfer Information					
Seller: UVEGES JAMES M		Date: 08/14/2008		Price: \$667,500	
Type: ARMS LENGTH IMPROVED		Deed1: /27258/ 00318		Deed2:	
Seller: GLYNDON MEADOWS		Date: 06/30/1999		Price: \$348,855	
Type: ARMS LENGTH IMPROVED		Deed1: /13875/ 00338		Deed2:	
Seller: PUMPHREY MARGARET COE		Date: 04/15/1996		Price: \$465,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /11531/ 00385		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 09/22/2008					

2016-0218-A



My Neighborhood 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.

A-8150-2105

1. GENERAL

A. ALL CONSTRUCTION SHALL CONFORM WITH THE PROVISIONS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

ROOF.....	30 PSF
FLOORS.....	40 PSF
SLEEPING AREAS.....	30 PSF

A. FOOTINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL, 1'-0" BELOW ORIGINAL GRADE. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISHED GRADE. CONTRACTOR TO VERIFY THE ALLOWABLE SOIL PRESSURE IN THE FIELD. IF FOUND TO BE LESS THAN 2000 PSF, THE FOOTINGS WILL HAVE TO BE REDESIGNED.

A. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST APPROVED (BY LOCAL GOVERNMENT) EDITIONS OF THE FOLLOWING A.C.I. AND A.S.T.M. DOCUMENTS:

ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

B. ALL CONCRETE, EXCEPT AS NOTED, SHALL BE (FC=3,000 PSI) STONE AGGREGATE CONCRETE AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED.

A. ALL MASONRY CONSTRUCTION AND MATERIALS USED THEREIN (CONCRETE MASONRY, CLAY MASONRY, MORTAR, GROUT AND STEEL REINFORCEMENT) SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530-92/ASCE 5-92/TMS 402-92) AND SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1-92/ASCE 6-92/TMS 602-92) IN ALL RESPECTS.

C. ALL MORTAR SHALL CONFORM TO THE REQUIREMENTS FOR PROPORTIONS, MIXING, STRENGTH AND APPLICATION FOR PORTLAND CEMENT/LIME TYPE "S" MORTAR AS DESCRIBED IN ACI 530-92.

E. PROVIDE 8" DEPTH OF 100 % SOLID MASONRY BELOW ALL JOIST OR SLAB BEARING LINES.
PROVIDE 16" HIGH X 16" LONG 100 % SOLID MASONRY BELOW ALL LINTELS AND BEAMS
UNLESS NOTED OTHERWISE.

6. LOOSE LINTELS FOR MASONRY WALLS SHALL BE FOR EACH 4" WIDTH OF MASONRY ON STEEL ANGLE AS FOLLOWS:

3'-1" TO 5'-0" 4" X 3-1/2" X 5/16"
5'-1" TO 6'-6" 5" X 3-1/2" X 3/8"
6'-7" TO 8'-0" 6" X 3-1/2" X 3/8"A

5. STRUCTURAL STEEL

APPROVED). ALL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.

A. STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS AND STUDS SHALL BE HEM FIR #2 OR SPRUCE PINE #2 SURFACED DRY AT A MAXIMUM OF 19 % MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

WITH THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1) AND COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91) AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND IN ACCORDANCE WITH THE 1991 EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

SUPPLIER. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT FOR REVIEW. ALL TRUSSES AND JOISTS SHALL BE DESIGNED TO LIMIT THE BEARING STRESS TO 425 psi WHEN MEMBERS BEAR ON STUD WALLS. PROVIDE MEMBERS OF ADEQUATE WIDTH OR METAL CONNECTIONS TO LIMIT STRESSES TO THE SPECIFIED VALUE.

E. ALL DOUBLE MEMBERS SHALL BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS SPACED AT 12" O.C. ALL TRIPLE MEMBERS SHALL BE NAILED TOGETHER WITH 3 ROWS OF 16d NAILS SPACED AT 12" O.C. NAILED FROM EACH SIDE.

EXCEEDS 1/3 JOIST SPAN.

H. PROVIDE BRIDGING SPACED AT 48" O.C. IN FIRST TWO JOIST, RAFTER OR TRUSS SPACES WHEN FRAMING IS PARALLEL TO EXTERIOR WALL. NAIL SHEATHING (FLOOR, CEILING OR

PROVIDE SOLID BLOOMING OR A CONTINUOUS RING JOINT AT THE SEAMING OF
 RAFTERS OR TRUSSES ON WOOD PLATES.

NOTED OTHERWISE:
0.3' OPENING
1 JACK STUD 1 KING STUD

PROVIDE DOUBLE STUDS AT ALL CORNERS AND BENEATH ALL GIRDER TRUSSES AND WOOD BEAMS UNLESS NOTED OTHERWISE ON PLANS. WOOD BEAMS, GIRDER TRUSSES AND HEADERS SHALL BEAR THE FULL DEPTH OF POSTS AND JACK STUDS.

K. ALL FLUSH JOINTS TO BEAM OR BEAM TO POST CONNECTIONS SHALL BE MADE WITH TWO (2) FULL CAPACITY OF THE JOINT OR BEAM. HANGERS SHALL BE PROVIDED BY SMIFSON STEEL TO BEAM OR POST LUMBER CONNECTIONS. THE SUPPLIER SHALL DESIGN ALL HANGERS FOR THE CAPACITY STATED. INSTALL ALL HANGERS WITHOUT USING THE SPECIFIED NAME AND BOLTS ONLY.

0-5" OPENING
3'-1" - 6'-0" OPENING
6'-1" - 9'-0" OPENING
2 JACK STUDS, 1 KING STUD
2 JACK STUDS, 2 KING STUDS

HANGERS FOR THE CAPACITY STATED. INSTALL ALL HANGERS IN STRICT CONFORMANCE TO THE MANUFACTURES INSTRUCTIONS. FILL ALL NAIL OR BOLT HOLES USING THE SPECIFIED NAILS AND BOLTS ONLY.

APPROVED); ALL STEEL SHALL BE DETAILLED, FABRICATED, AND ENJOINED IN ACCORDANCE WITH THE AISC MANUAL, AISC SPECIFICATION AND AISC CODE OF STANDARD PRACTICE.

A. STRUCTURAL SOLID WOOD RAFTERS, JOISTS, BEAMS AND STUDS SHALL BE HEM FIR #2 OR SPRUCE PINE #2 SURFACED DRY AT A MAXIMUM OF 19 % MOISTURE CONTENT. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED SOUTHERN PINE #2. ALL FABRICATION, ERECTION, OTHER PROCEDURES, AND MINIMUM UNIT STRESSES SHALL CONFORM TO THE CURRENT "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

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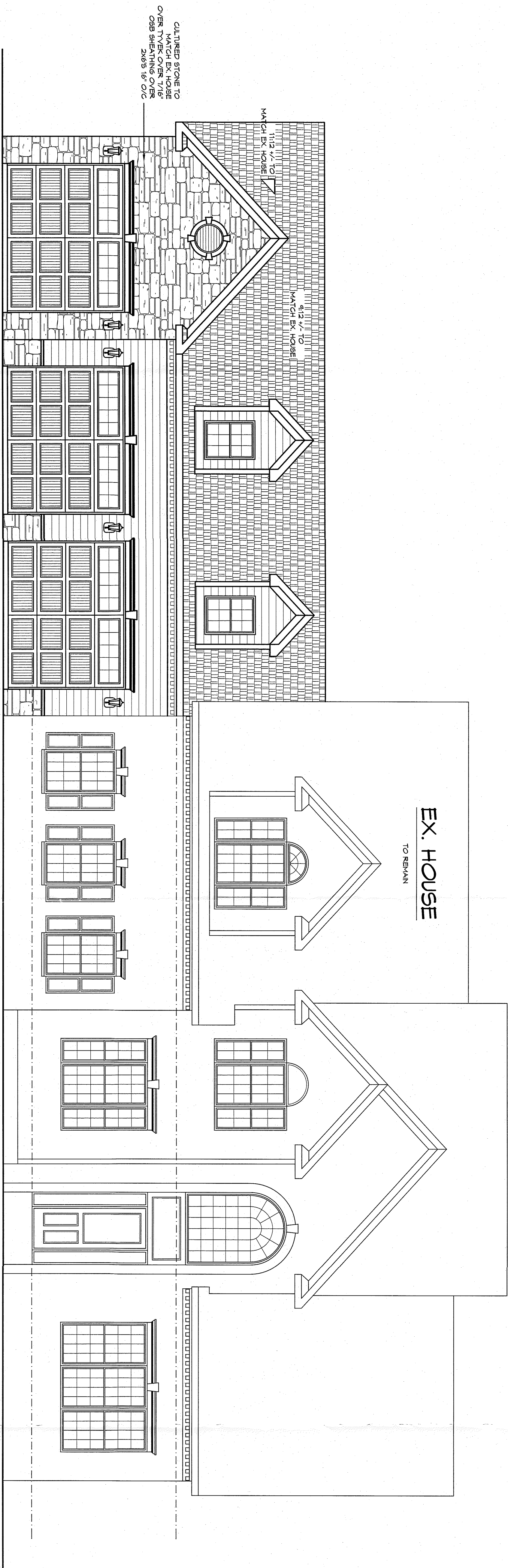
PROJECT ADDRESS:
322 HEDGEPOCKET WAY
REISTERSTOWN, MD. 21136
BALTIMORE COUNTY, MD

SHEET NO.: 1 OF 1

DATE: 2/2016

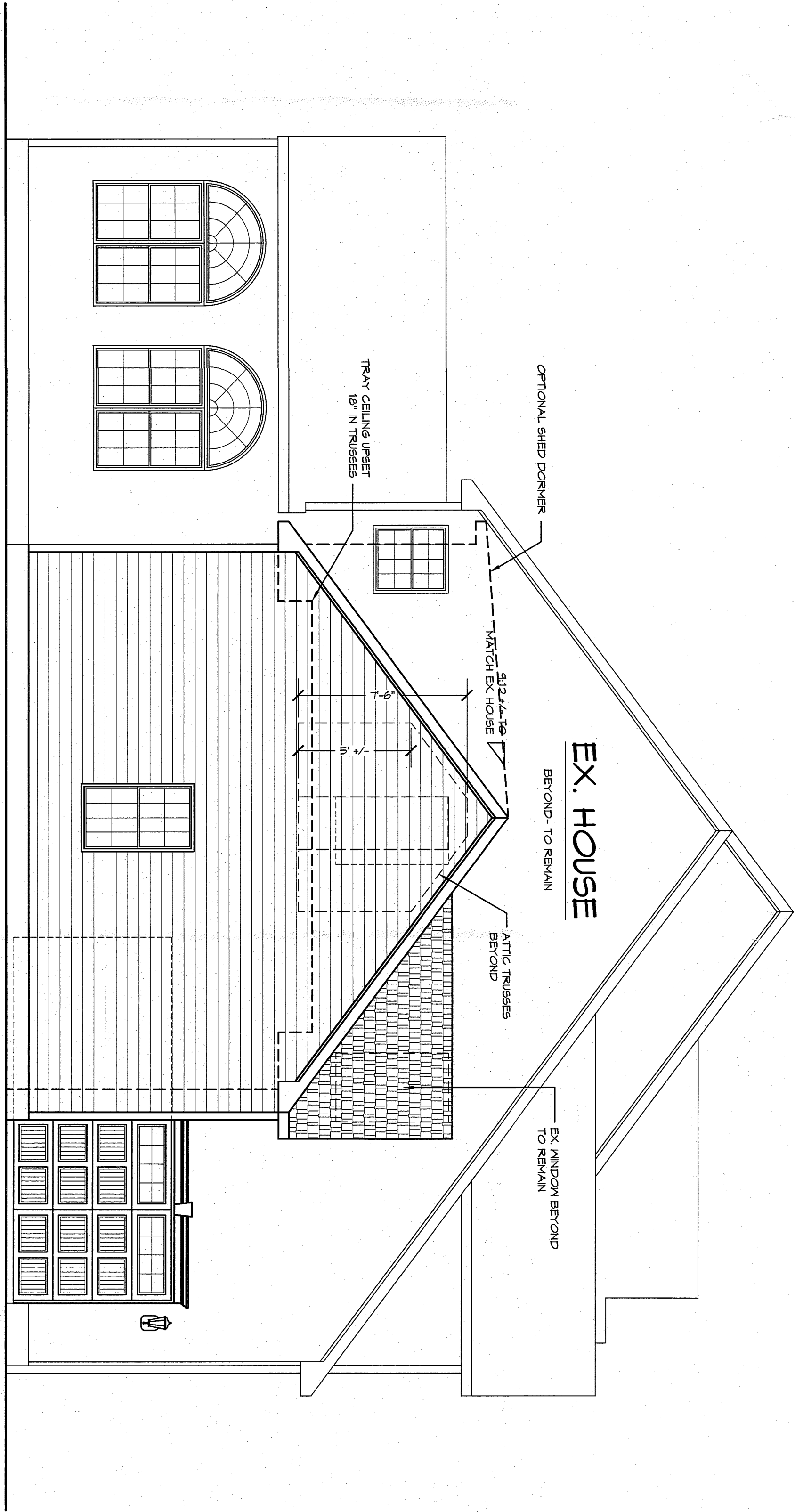
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

FILE: KOVENS GARAGE ADDITION



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

PRELIMINARY REVIEW DESIGN

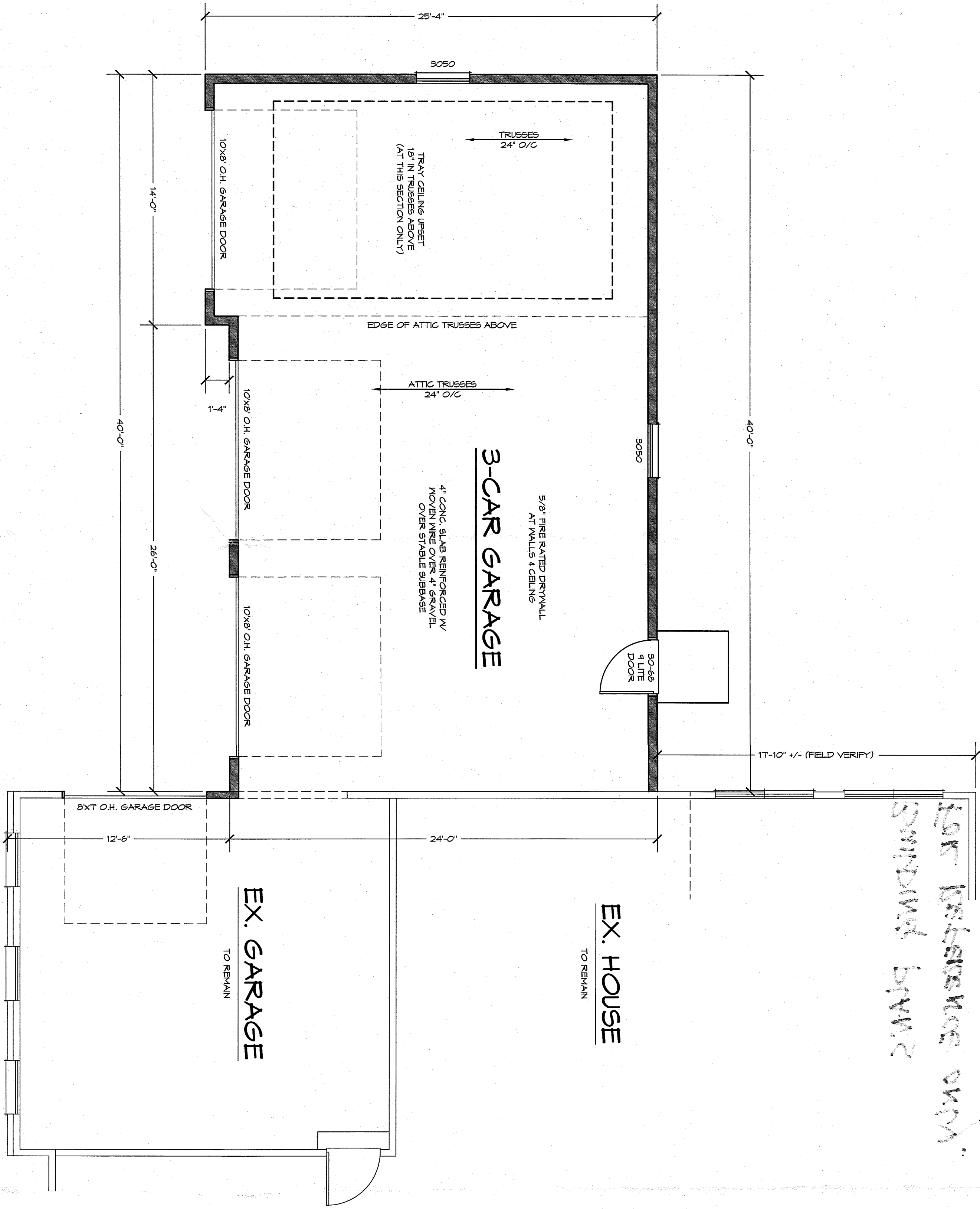
GARAGE ADDITION TO THE KOVENS RESIDENCE

FILE: KOVENS GARAGE ADDITION

SCALE: 1/4" = 1'-0"
DATE: 2/2016
SHEET NO.: 1 OF

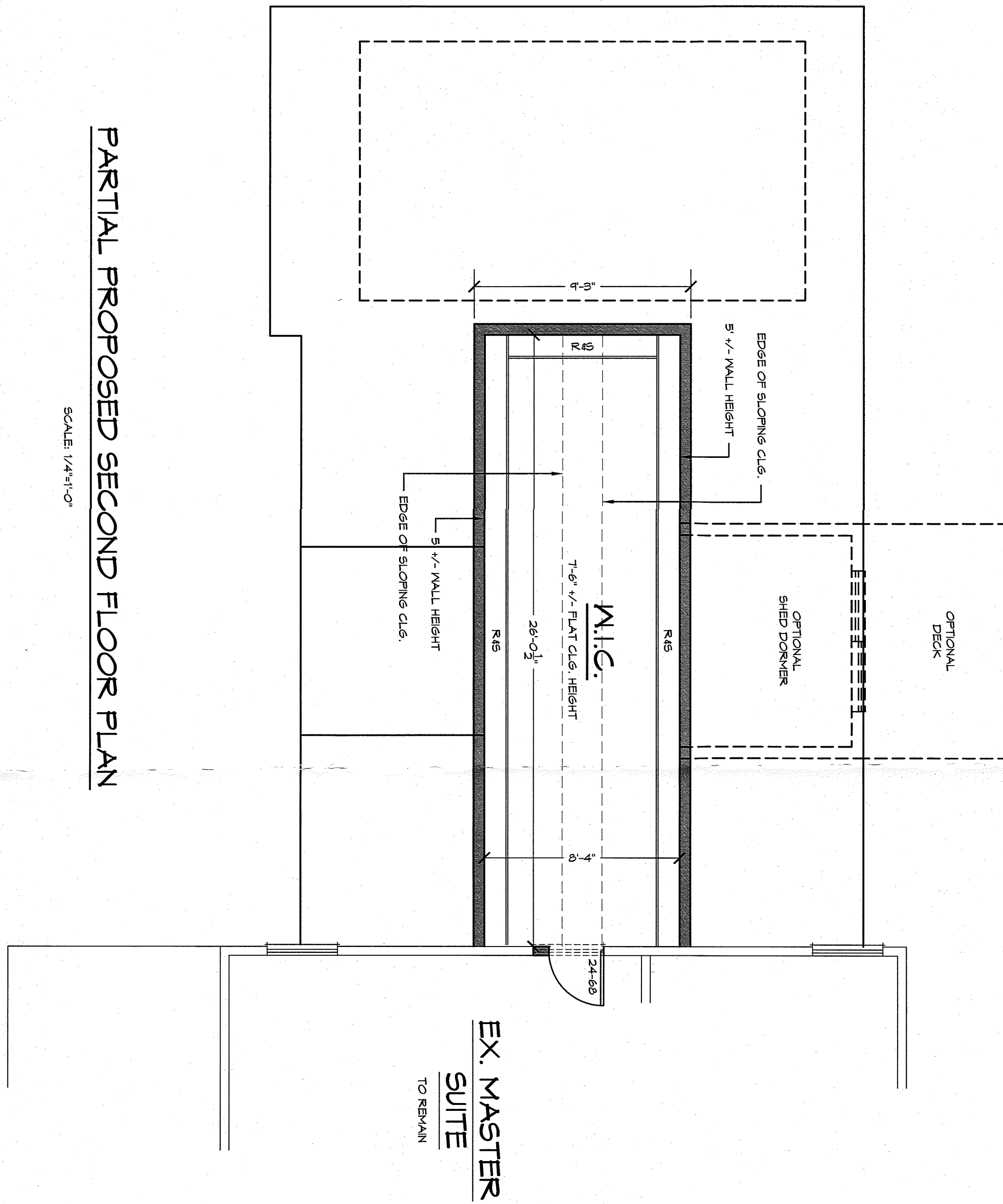
GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

PROJECT ADDRESS:
520 BEECHWOOD DRIVE
FINKSBURG, MD 21048
BALTIMORE COUNTY, MD



PARTIAL PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



PARTIAL PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

PRELIMINARY REVIEW DESIGN

GARAGE ADDITION TO
THE KOVENS RESIDENCE

FILE: KOVENS GARAGE ADDITION

SCALE: 1/4" = 1'-0"
DATE: 2/2016
SHEET NO.: 1 OF

GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINKSBURG, MD 21048
PHONE 410-833-8320

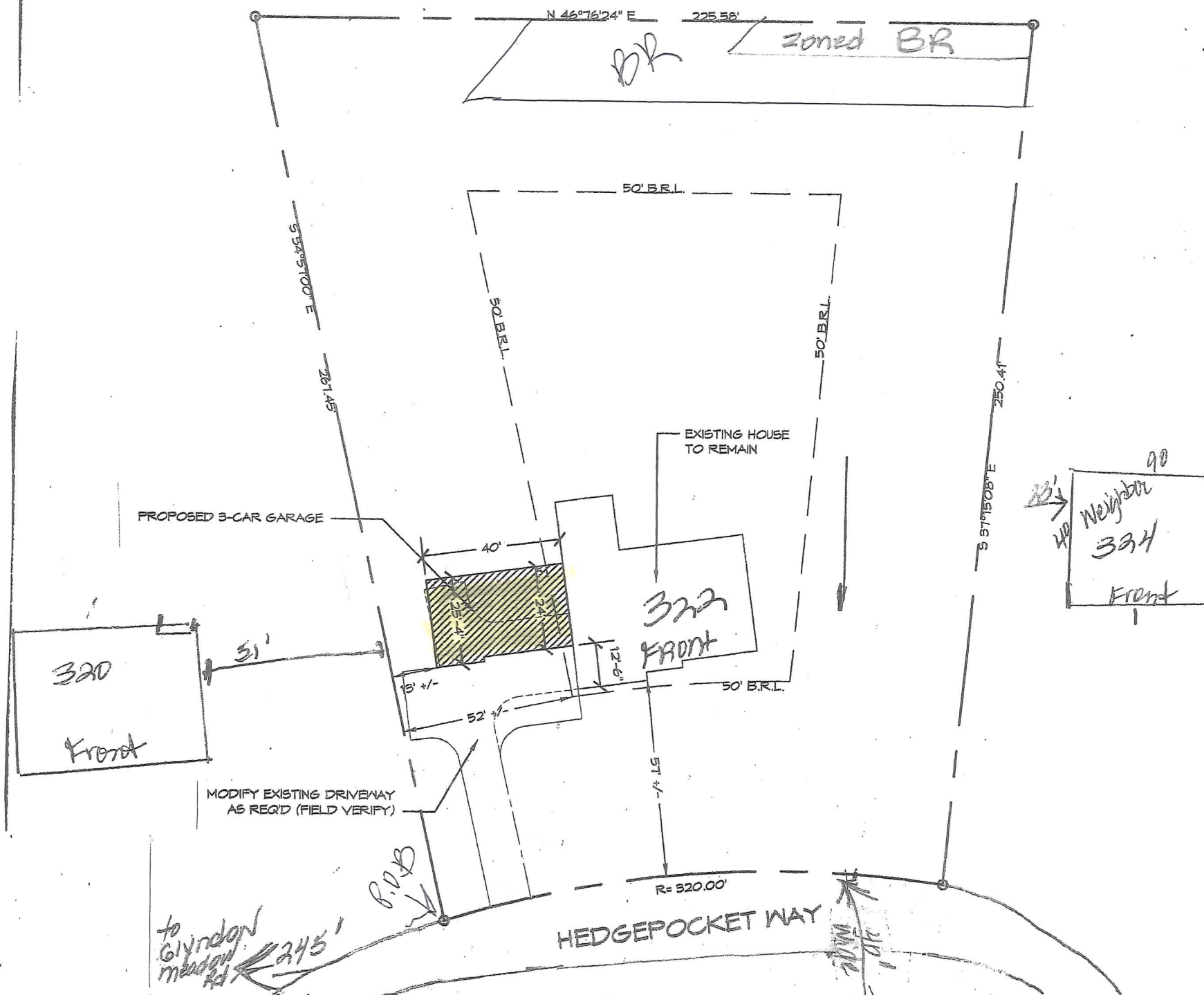
PROJECT ADDRESS:
322 HEDGEROCKET WAY
REISTERSTOWN, MD 21136
BALTIMORE COUNTY, MD

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

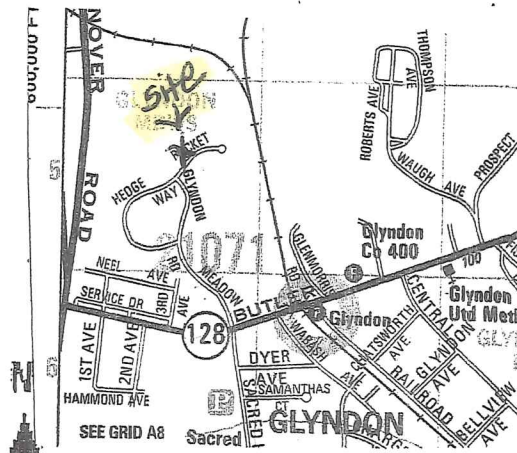
ADDRESS 333 Hedgepocket Way OWNER(S) NAME(S) Steven Kovens

SUBDIVISION NAME Calyndon Meadows LOT # 19 BLOCK # SECTION #

PLAT BOOK # 0067 FOLIO # 0036 10 DIGIT TAX # 2300033002 DEED REF. # 21358/00318



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 04BC1

SITE ZONED RC5 & BR

ELECTION DISTRICT 24

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.08 ACRES

OR SQUARE FEET

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH X

WATER IS:

PUBLIC / PRIVATE

SEWER IS: /

PUBLIC ☒ PRIVATE

PRIOR HEARING ?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

PLAN DRAWN BY Ben True

DATE 2/23/16 SCALE: 1 INCH = 40 FEET

2016-0218-A

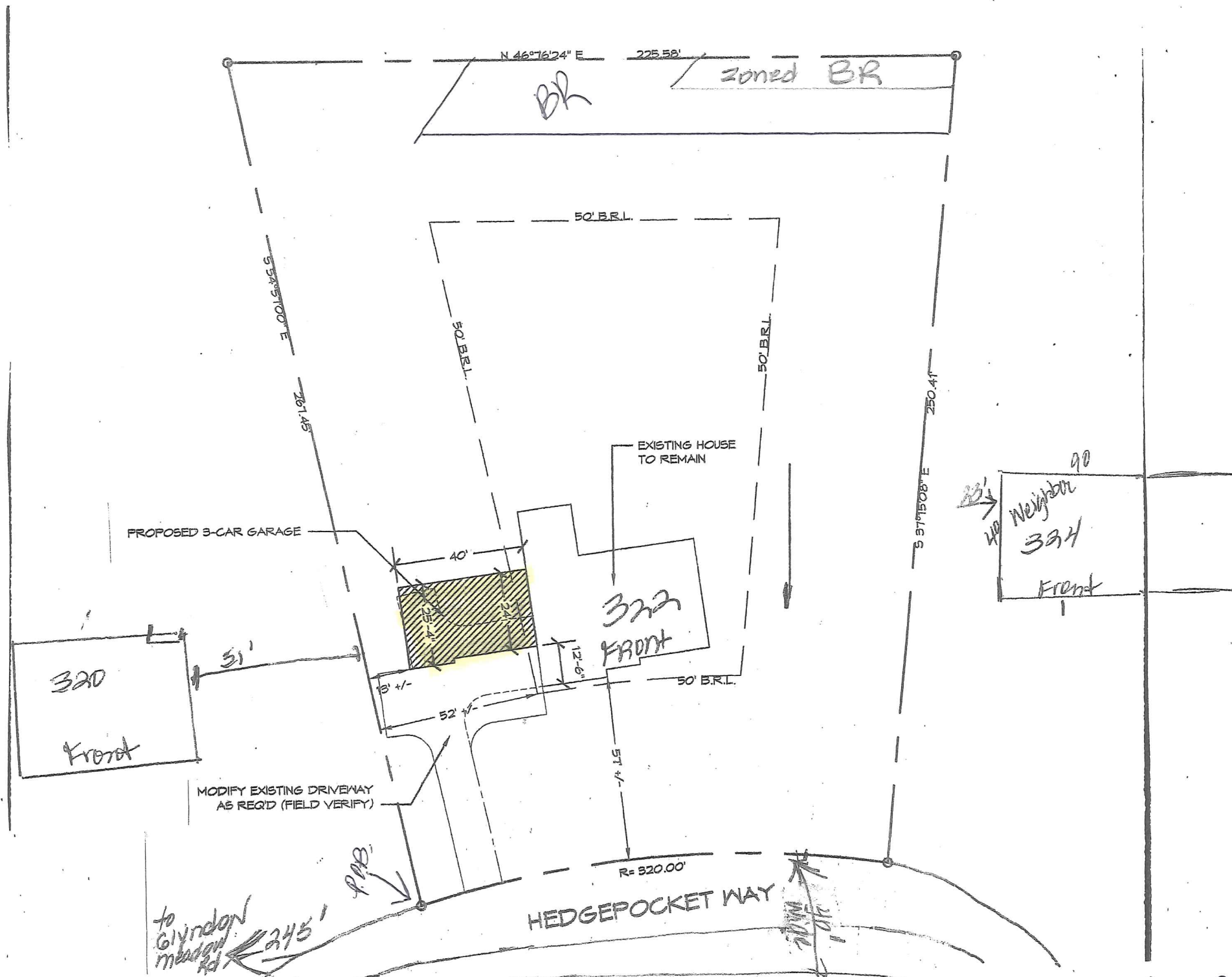
Pet. Exh. 1

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

ADDRESS 322 Hedgepocket Way OWNER(S) NAME(S) Steven Kovens

SUBDIVISION NAME Glyndon meadows LOT # 19 BLOCK # _____ SECTION # _____

PLAT BOOK # 00167 FOLIO # 0034 10 DIGIT TAX # 2300033002 DEED REF. # 21258100318

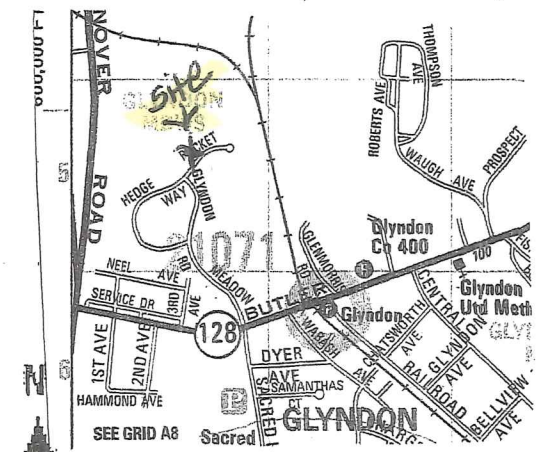


PLAN DRAWN BY Ben Trice

DATE 2/23/16 SCALE: 1 INCH = 40 FEET

2016-0218-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 048C1

SITE ZONED RC5 & BR

ELECTION DISTRICT 174

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.08 acres

OR SQUARE FEET _____

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH 'X'

WATER IS: _____

PUBLIC ☒ PRIVATE _____

SEWER IS: _____

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW