

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(1309 Old Eastern Avenue) *
15th Election District *
7th Council District *
William and Mary Streeter *
Legal Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0195-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of William and Mary Streeter, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed accessory structure (pole barn) to be erected on an unimproved parcel of land without a principal structure. In addition, a Petition for Variance seeks to permit a proposed accessory structure (pole barn) to have a height of 24 ft. in lieu of the maximum allowed height of 15 ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

William Streeter appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the requests but suggested certain conditions which will be included in the Order below.

The subject property is approximately 11,250 sq. ft. in size and is zoned DR 5.5. The property is unimproved, and Petitioners propose to have constructed on the site a pole barn building, as shown in the elevation drawings marked as Petitioners' Exhibit 3. Petitioners will use the building to store a

ORDER RECEIVED FOR FILING

Date 3/22/17

By Sen

recreational vehicle (RV) they recently acquired. The RV is approximately 15 ft. tall, which required Petitioners to seek a variance for the additional height needed to safely store the vehicle.

SPECIAL HEARING

The petition for special hearing is required in this case since the proposed pole building would be located on an unimproved lot. In other words, it would be an "accessory" building on a lot without a "principal" use or dwelling. Even so, these requests are commonly granted and the Petitioners own a single-family dwelling on the lot immediately adjacent to the subject property. As such this request will be granted.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The property has irregular dimensions and is accessed by way of a private easement. As such it is unique. Petitioners would experience practical difficulty if the regulations were strictly interpreted because they would be unable to construct the proposed pole building. Finally, as demonstrated by the lack of County and/or community opposition, I do not believe granting the requests would have a detrimental impact upon the community.

THEREFORE, IT IS ORDERED this 22nd day of March, **2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a proposed accessory structure (pole barn) to be erected on an unimproved parcel of land without a principal structure, be and is hereby GRANTED.

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Date

3/22/17

By

sen

IT IS FURTHER ORDERED that the petition for variance to permit a proposed accessory structure (pole barn) to have a height of 24 ft. in lieu of the maximum allowed height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. The accessory building shall not contain living quarters or a separate utility meter.
3. The accessory building shall not be used for commercial purposes.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 3/22/17
By sen



KEVIN KAMENETZ
County Executive

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

March 22, 2017

William Streeter
2 Right Elevator
Baltimore, Maryland 21220

RE: Petitions for Special Hearing and Variance
Case No. 2017-0195-SPHA
Property: 1309 Old Eastern Avenue

Dear Mr. Streeter:

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 County Board of Appeals within thirty (30) days of 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:slh
Enclosure



PETITION FOR ZONING HEARING(S)

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 1309 OLD EASTERN AVE (NEXT TO) which is presently zoned DR-5.5
 Deed References: 33231/00325 10 Digit Tax Account # 2200014365
 Property Owner(s) Printed Name(s) William + Mary Streeter

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
 To permit a proposed accessory structure (pole barn) to be erected on an unimproved parcel of land without a principle structure.
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)
 BCZR: 400.3 → To permit a proposed accessory structure (pole barn) to have a height of 24 feet in lieu of the maximum allowed height of 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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 (Petitioners):

William Streeter / Mary Streeter
 Name #1 - Type or Print Name #2 - Type or Print

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

2 Right Elevator Balb MD
 Mailing Address City State

21220 / 410.391.9398 / ScottStreeter@verizon.net
 Zip Code Telephone # Email Address

Representative to be contacted:

Thomas Newwiller
 Name - Type or Print

[Signature]
 Signature

P.O. Box 218 White Marsh MD
 Mailing Address City State

21162 / 410-808-6577 / TNEU523@gmail.com
 Zip Code Telephone # Email Address

CASE NUMBER 2017-0125-SPHA Filing Date 1/31/17 Do Not Schedule Dates: _____ Reviewer JS

1309 Eastern Ave

(property next to)

Tax ID 24-00-004352

PARCEL NO. 1:

BEGINNING FOR THE FIRST at a point distant South six degrees fourteen minutes East one hundred fifty feet from Old Eastern Avenue, as laid out eighty feet wide, said point of beginning being at the end of the first line of the lot in the Deed dated July 25, 1947, and recorded among the Land Records of Baltimore County in Liber JWB No. 1580, folio 468, from Frank J. Hock to Ferdinand R. Hock and Mary R. Hock, his wife; and running thence South eighty-three degrees forty-six minutes West along the second line of the aforesaid lot seventy-five feet to the end thereof; thence South six degrees fourteen minutes East one hundred fifty feet; thence North eighty-three degrees forty-six minutes East seventy-five feet; and thence North six degrees fourteen minutes West one hundred fifty feet to the place of beginning.

PARCEL NO. 2:

BEGINNING FOR THE SECOND on the south side of Old Eastern Avenue at the beginning of the first line of that parcel of land which by Deed dated July 31, 1947, recorded among the Land Records of Baltimore County in Liber JWB No. 1580, folio 468, was conveyed by Frank J. Hock to Ferdinand R. Hock and wife; and thence leaving Old Eastern Avenue and running with and binding on the first line in said Deed, South 6 degrees 14 minutes East 150 feet to the end of the fourth line in Deed dated September 15, 1948, and recorded among the Land Records of Baltimore County in Liber TBS No. 1693, folio 233, which was conveyed by Joseph G. Hock and his wife to Ferdinand R. Hock and wife; thence running and binding reversely on said fourth line South 6 degrees 14 minutes East 150 feet; thence running for two lines of division now made as follows: North 83 degrees 46 minutes East 10 feet and North 6 degrees 14 minutes West 300 feet to the south side of Old Eastern Avenue; and thence running and binding on the south side of Old Eastern Avenue South 83 degrees 46 minutes West 10 feet to the place of beginning.

2017-0195-SPHA

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

NO 148561

Date: 1/27/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 150.00

Total: \$150.00

Rec From: STREETER

For: 2017-0195-SPHA

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME MM
1/30/2017 1/27/2017 10:09:37 1

REG NS01 WALKIN LJR
>>RECEIPT # 704935 1/27/2017 OFLR

Dept 5 528 ZONING VERIFICATION

CR NO. 148561

Receipt Tot \$150.00
\$150.00 CK \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4798038

Sold To:

William Streeter - CU00586523
2 Right Elevator Dr
Middle River, MD 21220-4538

Bill To:

William Streeter - CU00586523
2 Right Elevator Dr
Middle River, MD 21220-4538

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Feb 28, 2017

Feb 28, 2017

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING

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

Case: # 2017-0195-SPHA
1309 Old Eastern Avenue
S/s Old Eastern Avenue, 425 ft. w/of centerline of intersection with S. Essex Avenue
15th Election District - 7th Councilmanic District
Legal Owner(s) William & Mary Streeter

SPECIAL HEARING: to permit a proposed accessory structure (pole barn) to be erected on an unimproved parcel of land without a principle structure.

VARIANCE: to permit a proposed accessory structure (pole barn) to have a height of 24 feet in lieu of the maximum allowed height of 15 feet.

Hearing: Monday, March 20, 2017 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 2/769 Feb. 28 4798038

CERTIFICATE OF POSTING

Date: 02/26/2017

RE: Project Name: Public Hearing
Case Number /PAI Number: 2017-0195-SPHA
Petitioner/Developer: William & Mary Streeter
Date of Hearing/Closing: 03/20/2017

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 1309 Old Eastern Avenue

The sign(s) were posted on 02/26/2017

(Month, Day, Year)

John M. Altman
(Signature of Sign Poster)

John M. Altmeyer

(Printed Name of Sign Poster)

21722 Orwig Rd.

(Street Address of Sign Poster)

Freeland, MD. 21053

(City, State, Zip Code of Sign Poster)

410-382-6580

(Telephone Number of Sign Poster)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 28, 2017 Issue - Jeffersonian

Please forward billing to:
William Streeter
2 Right Elevator
Baltimore, MD 21220

410-391-9398

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0195-SPHA

1309 Old Eastern Avenue

S/s Old Eastern Avenue, 425 ft. w/of centerline of intersection with S. Essex Avenue

15th Election District – 7th Councilmanic District

Legal Owners: William & Mary Streeter

Special Hearing to permit a proposed accessory structure (pole barn) to be erected on an unimproved parcel of land without a principle structure. **Variance** to permit a proposed accessory structure (pole barn) to have a height of 24 feet in lieu of the maximum allowed height of 15 feet.

Hearing: Monday, March 20, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

February 21, 2017

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0195-SPHA

1309 Old Eastern Avenue

S/s Old Eastern Avenue, 425 ft. w/of centerline of intersection with S. Essex Avenue

15th Election District – 7th Councilmanic District

Legal Owners: William & Mary Streeter

Special Hearing to permit a proposed accessory structure (pole barn) to be erected on an unimproved parcel of land without a principle structure. **Variance** to permit a proposed accessory structure (pole barn) to have a height of 24 feet in lieu of the maximum allowed height of 15 feet.

Hearing: Monday, March 20, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a circular stamp that partially obscures the signature.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Streeter, 2 Right Elevator, Baltimore 21220
Thomas Neuwiller, P.O. Box 218, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 28, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0195-SPHA

Property Address: 1309 OLD EASTON AVE (NEXT TO)

Property Description: _____

Legal Owners (Petitioners): William and Mary Ellen Streeter

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: William Streeter

Company/Firm (if applicable): _____

Address: Z Right Elevator
BALTO. MD 21220

Telephone Number: 410 391 9398

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

March 16, 2017

William & Mary Streeter
2 Right Elevator
Baltimore MD 21220

RE: Case Number: 2017-0195 SPHA, Address: 1309 Old Eastern Avenue

Dear Mr. & Ms. Streeter:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 27, 2017. 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: jaw

Enclosures

c: People's Counsel
Thomas Neuwiller, P O Box 218, White Marsh MD 21162

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



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

Date: 2/6/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0195-SPHA

*Special Hearing Variance
William & Mary Street
1309 Old Eastern Avenue.*

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 "Richard Zeller".

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 2/21/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-195



INFORMATION:

Property Address: 1309 Eastern Avenue (Next to)
Petitioner: William Streeter, Mary Streeter
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve an accessory structure (pole barn) on a lot not having a principal structure. The Department also reviewed the petition for variance to said accessory structure to have a height of 24 feet in lieu of the maximum allowed height of 15 feet.

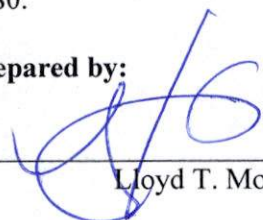
A site visit was conducted on February 14, 2017.

The Department of Planning has no objections to granting the petitioned zoning relief conditioned upon the following:

- The structure shall not be used for living or commercial purposes.
- The structure shall not have a separate utility meter.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Thomas Neuwiller
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: February 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0195-SPHA
Address 1309 Old Eastern Avenue
(Streeter Property)

Zoning Advisory Committee Meeting of **February 13, 2017**

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

Reviewer: Steve Ford Date: 2-8-2017

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 13, 2017

FROM: *(Signature)* Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 13, 2017
Item No. 2017-0113, 0195, 0196, 0197, 0198, 0199, 0200, 0202 and 0204

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC02132017.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE
1309 Old Eastern Ave; S/S of Old Eastern Ave,* OF ADMINISTRATIVE
425' W S Essex Ave & 169' SW down driveway
15th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): William & Mary Streeter
Petitioner(s) * BALTIMORE COUNTY
* 2017-195-SPHA

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

FEB 06 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of February, 2017, a copy of the foregoing Entry of Appearance was mailed to Thomas Neuwiller, P.O. Box 218, White Marsh, Maryland 21162, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: April 25, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0195-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on April 21, 2017. 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

[Real Property Data Search](#) [Guide to searching the database](#)

[Search Result for BALTIMORE COUNTY](#)

View Map				View GroundRent Redemption				View GroundRent Registration			
Account Identifier:				District - 15 Account Number - 2200014365							
Owner Information											
Owner Name:		STREETER WILLIAM SCOTT STREETER MARY ELLEN				Use: Principal Residence:		RESIDENTIAL NO			
Mailing Address:		2 RIGHT ELEVATOR BALTIMORE MD 21220-				Deed Reference:		/33231/ 00325			
Location & Structure Information											
Premises Address:		EASTERN AVE 0-0000				Legal Description:		SSR EASTERN AV 200 FT W ESSEX AV			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:		
0097	0004	0989		0000				2015			
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area 9,850 SF		County Use 04			
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation				
Value Information											
			Base Value		Value As of 01/01/2015		Phase-in Assessments As of 07/01/2016 As of 07/01/2017				
Land:			2,500		2,500						
Improvements			0		0						
Total:			2,500		2,500		2,500		2,500		
Preferential Land:			0						0		
Transfer Information											
Seller: TOSCANO JOSEPH F JR Type: ARMS LENGTH MULTIPLE				Date: 02/27/2013 Deed1: /33231/ 00325				Price: \$10,000 Deed2:			
Seller: TOSCANO JOESPH F, JR Type: NON-ARMS LENGTH OTHER				Date: 01/05/1993 Deed1: /09536/ 00385				Price: \$1 Deed2:			
Seller: Type:				Date: Deed1:				Price: Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class		07/01/2016				07/01/2017			
County:		000		0.00							
State:		000		0.00							
Municipal:		000		0.00 0.00				0.00 0.00			
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE							
Homestead Application Information											
Homestead Application Status: No Application											

CASE NAME _____
CASE NUMBER 2017-0195
DATE 3-20-2017

[illegible]





Case No.: 2017-0195-SPHA

Exhibit Sheet

Petitioner/Developer

A-25-17
PW

Protestant

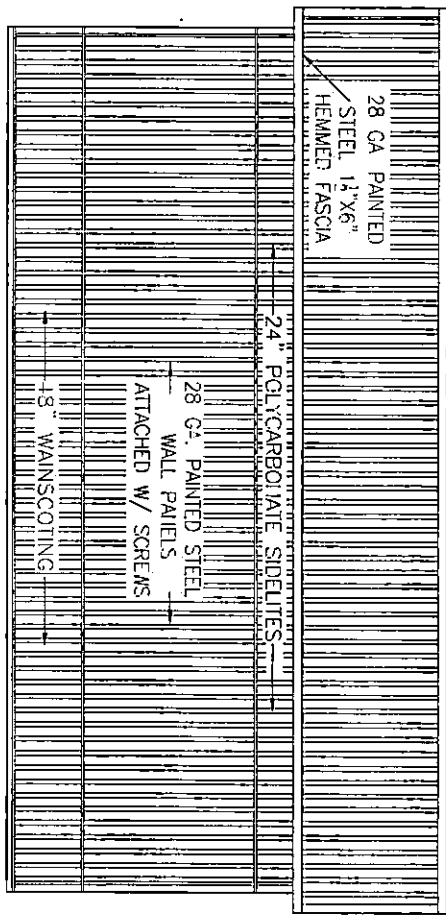
SLW
3-22-17

No. 1	Plan	
No. 2	Photos of R.V.	
No. 3	Elevations	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

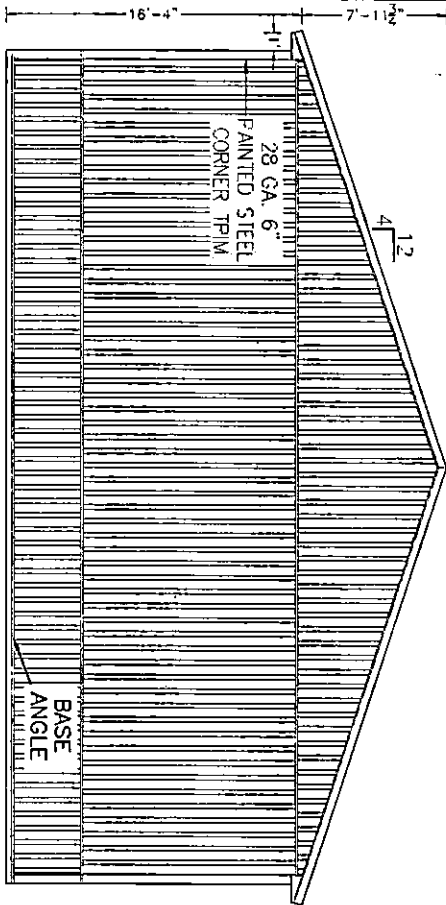


EX. 2

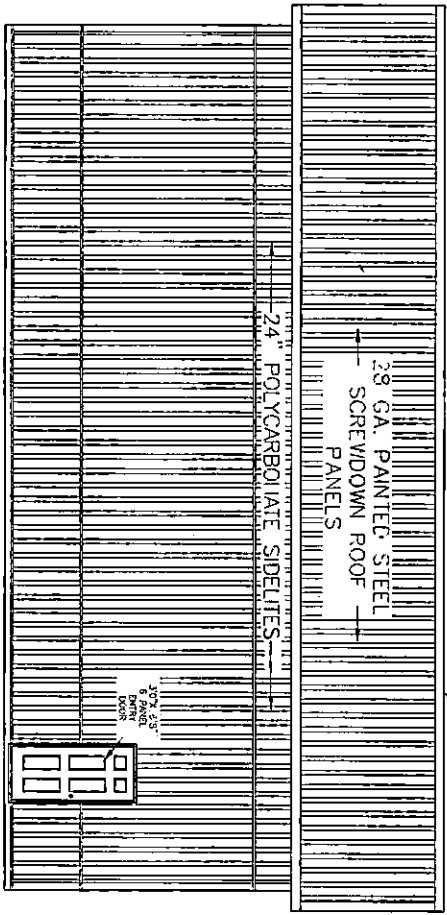




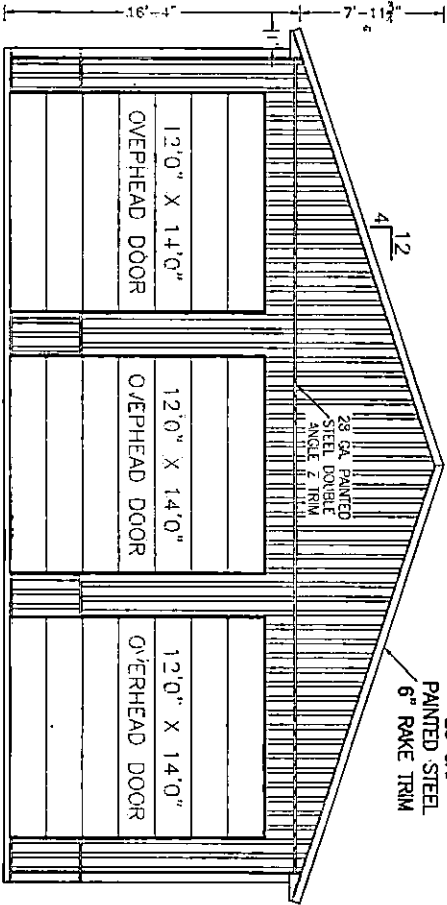
BACK SIDEWALL
SCALE: 1/8" = 1'0"



LEFT ENDWALL
SCALE: 1/8" = 1'0"



FRONT SIDEWALL
SCALE: 1/8" = 1'0"



RIGHT ENDWALL
SCALE: 1/8" = 1'0"

WILLIAM SCOTT STREETER
MIDDLE RIVER, MD

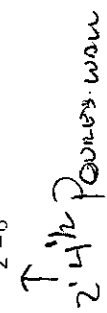
EX.3

A.2

ALL INFORMATION SHOWN ON THIS DRAWING IS THE PROPERTY OF SHIRK POLE BUILDINGS, LLC. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT PERMISSION. OWNER AND OWNER ARE RESPONSIBLE TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.

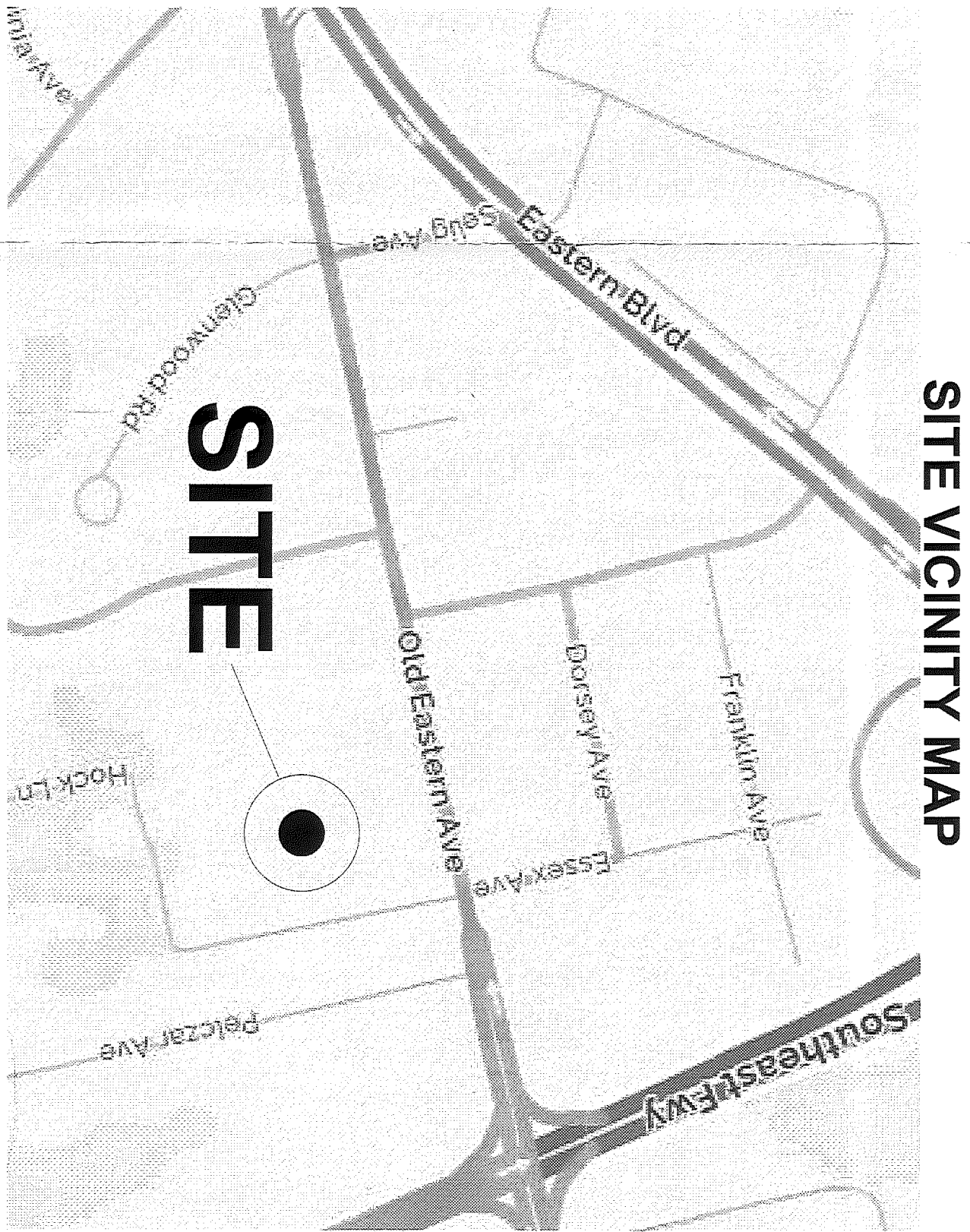
DRAWN BY: ALS
REVIEW: _____
REVISIONS: _____

DATE: 9/21/16
SITE: STREETER
ELEVATIONS

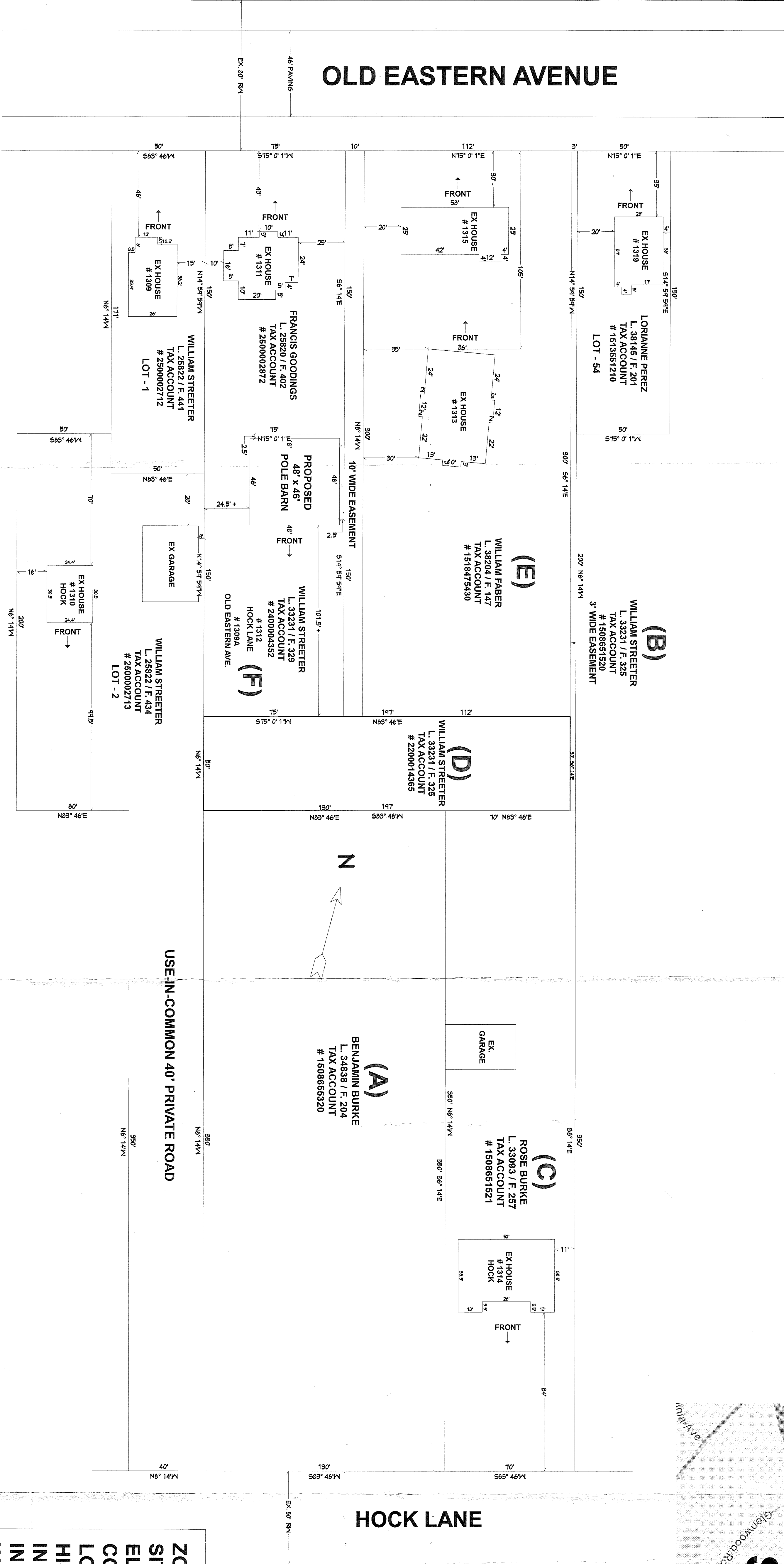


A. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING X
ADDRESS: OLD EASTERN AVE. BALTIMORE 21221 OWNERS: WILLIAM & MARY STREETER
SUB DIV NAME : ESSEX LOT # BLOCK # SECTION # N/A
PLAT BOOK # 33231 FOLIO # 329 TAX ID # 2400004352 DEED REFR: 33231 / 00329



MAP NOT TO SCALE



SITE PLAN FOR PROPOSED 48' X 46' POLE BARN

SCALE 1" = 30'

SITE PLAN

SHEET TITLE:

WILLIAM & MARY STREETER
2 RIGHT ELEVATOR
BALTIMORE, MD. 21220

PROPERTY
OLD EASTERN AVE.
BALTIMORE, MD. 21221

4TH GENERATION DESIGNS LLC
7603 OLD HARFORD ROAD
BALTIMORE, MD. 21234
443-425-0941
WILLIAM (SKIP) STORM

DATE
1/16/2017
SCALE
1" = 30'
SHEET #
P - 1

ZONING MAP # 097B1
SITE ZONED: DR-5.5
ELECTION DIST: 15
COUNCIL DIST: 07
LOT AREA: 11,250 SF/ 0.258 ACRES
HISTORIC: NO
IN CBCA: NO
IN FLOOD PLAIN: NO
WATER: PUBLIC PRIVATE N/A
SEWER: PUBLIC PRIVATE N/A
PRIOR HEARING NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW:
VIOLATION CASE INFO:

EX.1