

M E M O R A N D U M

DATE: July 27, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0302-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 26, 2018. 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 VARIANCE

(2104 Streamway Ct.)

1st Election District

1st Council District

Kenneth J. Goins &

Tonya Y. Hyman-Goins

Legal Owners

Petitioners

*

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0302-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Kenneth J. Goins and Tonya Y. Hyman-Goins, the legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from §400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an existing detached garage to have a rear setback of 0 ft. in lieu of the required 2.5 ft. A site plan was marked as Petitioners' Exhibit 1.

Kenneth J. Goins appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review ("DPR") and the Department of Planning ("DOP"). The DOP opposed the request.

The site is approximately 12,451 square feet in size and zoned DR 5.5. The property is improved with a single-family dwelling constructed in 2005, and Petitioners have lived in the home since that time. Approximately two years ago Petitioners constructed in the rear yard a detached garage. They applied for and obtained a building permit (Permit # B928545, dated October 20, 2016) for the structure. The "plot plan" submitted with the building permit

ORDER RECEIVED FOR FILING

Date 6/20/18

By SEN

application indicated the garage would be located 5' from the rear and side yard property boundaries. While there is a 4' setback from the side property boundary adjoining 2102 Streamway Ct., the garage is in fact situated on Petitioners' rear yard property boundary.

The adjoining neighbor to the rear is a Hebrew cemetery, which is surrounded by a metal fence. Petitioners assumed (mistakenly, but perhaps not unreasonably) the fence was on the cemetery's property boundary, and they constructed their garage approximately 5' from that fence, as shown on the "plot plan." It was later determined through an inspection by Baltimore County the garage was constructed on the property boundary, in violation of the 2 ½ ft. setback requirement for accessory buildings. B.C.Z.R. §400.1.

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).

The property is accessed via a 24' panhandle driveway which serves two dwellings, which makes the property unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be required to raze or relocate the garage.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. Mr. Goins indicated his adjoining neighbor at 2102 Streamway Ct. does not oppose the request. In addition, Mr. Goins spoke with the owner of the cemetery who also believed their property boundary was where the fence was located. When the Petitioner explained the situation, the cemetery owner indicated it did not object to the request.

ORDER RECEIVED FOR FILING

Date 6/26/18

By Sen

There is some confusion concerning the exact location of the garage, and whether it is located on Petitioners' property. Building inspector James Garland visited the site on March 15, 2018 and noted the garage is "built right on the rear property line and does not match setback requirements." Mr. Goins provided similar testimony and the zoning petition itself seeks a 0' setback. But both the DOP and DPR indicated in their ZAC comments the garage extends several feet beyond the rear property line. Since a survey was not performed, it is impossible to determine with any precision whether or not the garage extends beyond Petitioners' property. Of course, nothing herein should be construed as approving such a scenario, which would constitute a trespass. The relief granted below approves a 0' setback for the garage, which presupposes of course the structure is located on Petitioners' property.

THEREFORE, IT IS ORDERED, this 26th day of **June, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR §400.1 to permit an existing detached garage to have a rear setback of 0 ft. in lieu of the required 2.5 ft., be and is hereby GRANTED.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slm

ORDER RECEIVED FOR FILING

Date 6/26/18

By slm



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 2104 Streamway Ct which is presently zoned DR 5.5
 Deed References: 23661 / 00679 10 Digit Tax Account # 2400012928
 Property Owner(s) Printed Name(s) Kenneth J. Goins & Tonya V. Hyman-Goins

(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

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: 400.1 → To permit an existing detached garage to have a rear setback of 0 feet in lieu of the required 2.5 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):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0302-A Filing Date 5/4/18 Do Not Schedule Dates: Reviewer JS

ZONING PROPERTY DESCRIPTION FOR **2104 Streamway Court**

Beginning at a point on the north west side of Streamway Ct which has a 50' R/W at a distance of +/-285' feet north east of the centerline of the nearest improved intersecting street (Windsor Mill Rd) which has a 45' R/W.

OPTION 2 (Subdivision Lot - lot is part of record plat):

Being Lot # (53), Block (), Section # (2) in the subdivision of Streamwood as recorded in Baltimore County Plat Book #(78), Folio #(60), containing 12451 sq. ft. 0.285 ac. Located in the (1st) Election District and (1st) Council District.

2018-0302-A

CERTIFICATE OF POSTING

CASE NO. 2018-0302-A

PETITIONER/DEVELOPER

KENNETH GOINS

TONYA HYMAN GOINS

DATE OF HEARING/CLOSING

6/25/18

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

LADIES AND GENTLEMAN :

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

2104 STREAMWAY COURT
SIGN # 1

THIS SIGN(S) POSTED ON JUNE 4, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/4/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

COMM. 111-112
2011-11-11

11/11/11

11/11/11

11/11/11

11/11/11

CERTIFICATE OF POSTING

CASE NO. 2018-0302-A

PETITIONER/DEVELOPER

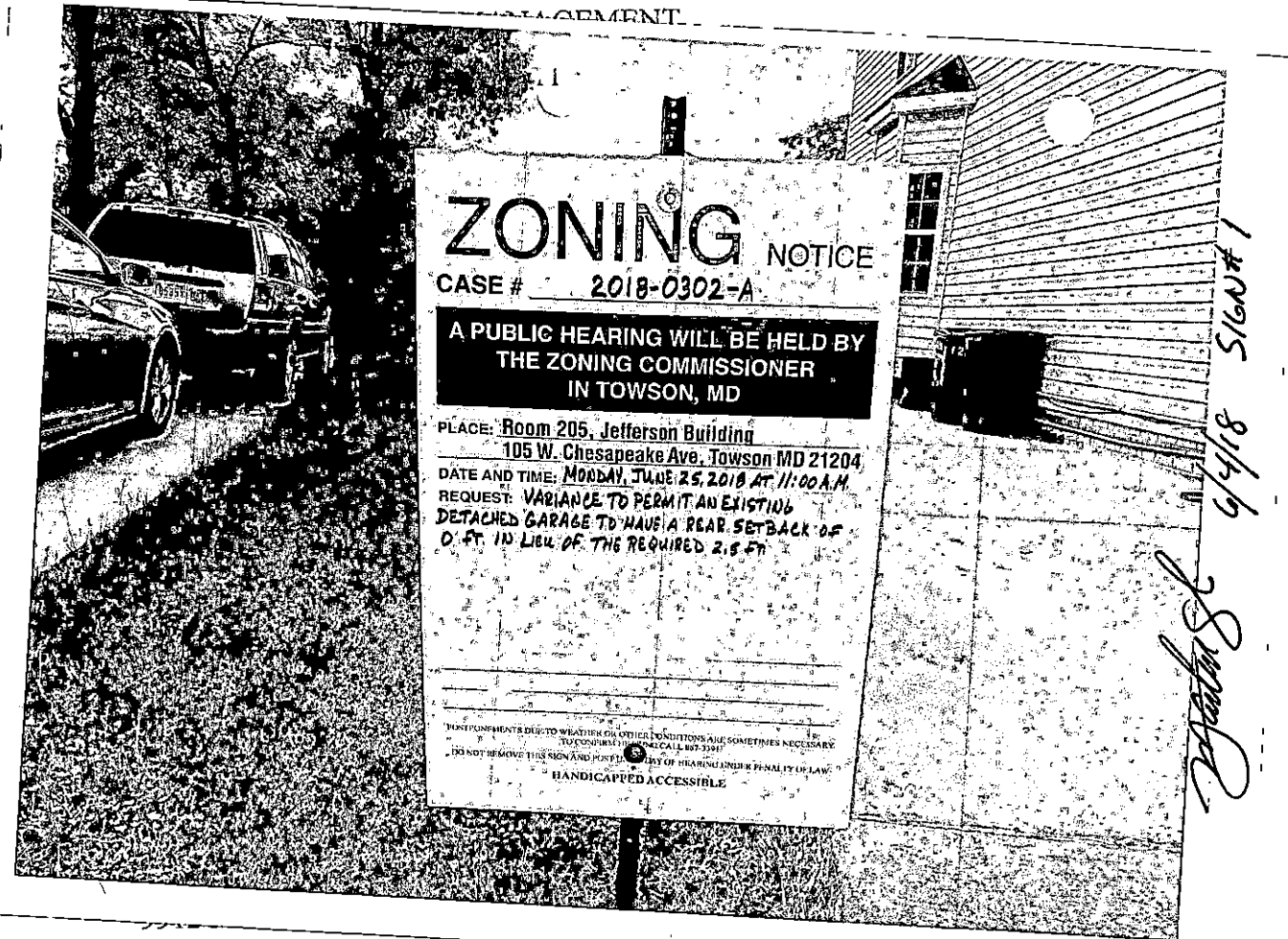
KENNETH GOINS

TONYA HYMAN GOINS

DATE OF HEARING/CLOSING

6/25/18

BALTIMORE COUNTY DEPARTMENT OF



PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

CASE # 2018-0302-A

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

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave, Towson MD 21204
 DATE AND TIME: MONDAY, JUL 25, 2010 AT 11:00 A.M.
 REQUEST: VARIANCE TO PERMIT AN EXISTING DETACHED
GARAGE TO HAVE A REAR SETBACK OF 0 FT. IN LIEU
OF THE REQUIRED 2.5 FT.

ALL PAYMENTS MUST BE MADE IN CASH OR BY CHECK (NO CREDIT CARDS)
 THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY
 THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION ONLY
 HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ
County Executive

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

May 22, 2018

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: 2018-0302-A

2104 Streamway Court

NW/s Streamway Court, 285 ft. NE of the centerline of intersection with Windsor Mill Road

1st Election District – 1st Councilmanic District

Legal Owners: Kenneth Goins, Tonya Hyman-Goins

Variance to permit an existing detached garage to have a rear setback of 0 ft. in lieu of the required 2.5 ft.

Hearing: Monday, June 25, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Kenneth & Tonya Goins, 2104 Streamway Court, Gwynn Oak 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 5, 2018.**
- (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.**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 5, 2018 Issue - Jeffersonian

Please forward billing to:
Kenneth Goins
2104 Streamway Court
Gwynn Oak, MD 21207

410-944-0084

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: 2018-0302-A

2104 Streamway Court

NW/s Streamway Court, 285 ft. NE of the centerline of intersection with Windsor Mill Road
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Hearing: Monday, June 25, 2018 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.

RE: PETITION FOR VARIANCE
2104 Streamway Court; NW/S Streamway
Court, 285' NE of Windsor Mill Road
1st Election & 1st Councilmanic Districts
Legal Owner(s): Kenneth & Tonya Goins
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-302-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
MAY 16 2018

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to Kenneth & Tonya Goins, 2104 Steamway Court, Gwynn Oak, Maryland 21207, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2018-0302-A

Property Address: 2104 STREAMWAY CT.

Property Description: _____

Legal Owners (Petitioners): KENNETH + TONYA GOINS

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: GOINS

Company/Firm (if applicable): _____

Address: 2104 STREAMWAY CT.
Gwynn Oak, MD 21207

Telephone Number: 410-944-0084

Revised 7/9/2015

Note to Hearing Officer:

2018-0302-A

Mr. Beverungen,

This hearing is a result of Building Inspection Violation Case CB1800185. The garage in question was built over the property into the cemetery behind it. The petitioner is aware that you can only potentially allow the portion of the garage on their property, and that anything else would need to be handled civilly.

Jason Seidelman

Zoning Review

Baltimore County, MD

410-87-3391

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

No **168038**
 Date **5/4/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/07/2018 5/04/2018 11:26:07 3

REC W503 WALKIN CAM
 RECEIPT # 770964 5/04/2018 OFLN

5 528 ZONING VERIFICATION
 CR NO 168038

Receipt Tot \$75.00
 \$75.00 CK 4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				\$ 75.00
Total:								\$ 75.00

Rec From: **GOINS**

For: **2018-0302-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

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

June 21, 2018

Kenneth J & Tonya Y Goins
2104 Streamway Court
Gwynn Oak MD 21207

RE: Case Number: 2018-0302 A, Address: 2104 Streamway Court

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 4, 2018. 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



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 5/24/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0302-A

Variance
Kenneth F. Goins & Tonya V. Hyman-Goins
2104 Streamway Court.

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,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 6/4/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-302



INFORMATION:

Property Address: 2104 Streamway Court
Petitioner: Kenneth J. Goins, Tonya Y. Hyman-Goins
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit an existing detached garage to have a rear setback of 0 feet in lieu of the required 2.5 feet.

The drawing submitted with the petition appears to be incomplete, with the checkbox requesting a variance not checked, the "plan drawn by, date, and scale" spaces not completed, and no indication of violation case information (despite there being an active code violation associated with the address). According to the County's online Code Enforcement Complaint Information System, the subject property is involved in a building complaint for which a correction notice was issued on March 15, 2018. That complaint cites a recently constructed garage that was partially built beyond the property's boundaries.

The drawing accompanying the petition, along with the County's Geographic Information System (GIS), shows that the garage structure in question extends approximately 12 feet past the rear property line, onto adjoining land owned by "Hebrew Young Men's Sick Relief Association of Baltimore City" (now registered with Maryland Assessments and Taxation as "The Hebrew Young Men's Association, Inc."). Based on the drawing and GIS review, it appears that approximately 40% of the garage was constructed on the adjoining property. Additionally, GIS orthophotography from spring of 2017 shows a shed in the northernmost corner of the property, which likewise appears to encroach upon a neighboring property. While there is a label for said shed on the drawing, it does not display an outline of the shed's footprint, and thereby represents another missing component on the drawing. Finally, a review of the "plot plan" that was submitted with the building permit for the garage (see attachments) shows that the garage was to be constructed with a 5 foot setback from the rear and left property line. The garage that was subsequently constructed was improperly placed in the wrong location.

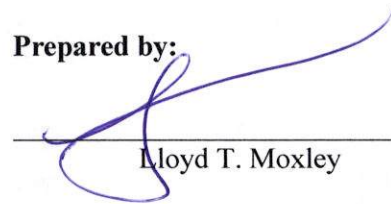
Department of Planning recommends denial of the variance request.

RECEIVED
OFFICE OF THE
ATTORNEY GENERAL

Date: 6/4/2018
Subject: ZAC # 18-302
Page 2

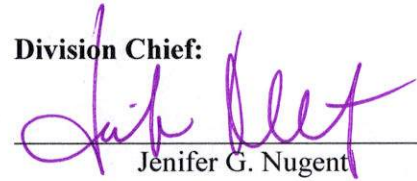
For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/KS/LTM/

c: Pat McDougall
Kenneth J. Goins
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: May 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0302-A
Address 2104 Streamway Court
(Goins Property)

Zoning Advisory Committee Meeting of **May 21, 2018**.

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

Reviewer: Steve Ford

RECEIVED
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{VKD} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 21, 2018
Item No. 2018-0302-A

DATE: June 16, 2018

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

The existing detached garage as shown on the site plan encroaches into the adjacent property to the northwest. This structure should be located within the property lines.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

DATE: Revised April 18, 2018
May 31, 2017

Department of Permits, Approvals
And Inspections

FROM: *VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2017
Item No. 2017-0302

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

These are **revised comments** based on the Revised "Plan to Accompany Zoning Petition dated 10-13-17 and the Department of Planning updated comments dated 3-22-18.

Landscape- If Zoning Relief is granted Landscape and Lighting Plans are required per the requirements of the Landscape Manual.

* * * * *

VKD: CEN
cc:file
ZAC-ITEM NO 17-0302-05222017.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/4/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-302

INFORMATION:

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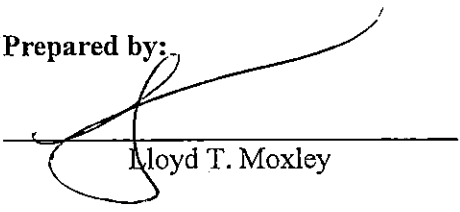
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Department of Planning recommends denial of the variance request.

Date: 6/4/2018
Subject: ZAC # 18-302
Page 2

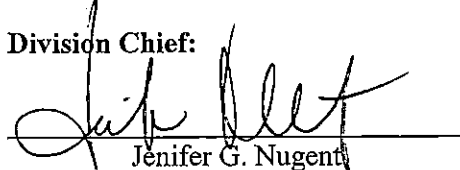
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Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/KS/LTM/

c: Pat McDougall
Kenneth J. Goins
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 3/22/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-302

INFORMATION:

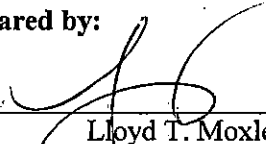
Property Address: 7458 German Hill Road
Petitioner: Elizabeth Stavola
Zoning: BL, DR 10.5, DR 1
Requested Action: Special Hearing, Variance

The Department of Planning is in receipt of a revised "Plan to Accompany Zoning Petition" dated 10-13-2017 accompanied by an approved Landscape Plan and cover letter from Adam Rosenblatt, Esq.

The Department has no objection to granting variance relief to allow a one-way drive aisle to have a width of 12.25 feet in lieu of the required 16' when proposing 60-degree angled parking and the special hearing to approve the use of land in a residential zone (DR 10.5) for a business parking facility pursuant to BCZR 409.8.B.1. as presented on the revised plan dated 10-13-2017.

For further information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Josephine Selvakumar

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Adam Rosenblatt, Esquire

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: May 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0302-A
Address 2104 Streamway Court
(Goins Property)

Zoning Advisory Committee Meeting of **May 21, 2018**.

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

Reviewer: Steve Ford



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 5627855

Sold To:

Kenneth Goins - CU00658026
2104 Streamway Ct
Gwynn Oak, MD 21207-6094

Bill To:

Kenneth Goins - CU00658026
2104 Streamway Ct
Gwynn Oak, MD 21207-6094

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

Jun 05, 2018

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: # 2018-0302-A
2104 Streamway Court
NW/s Streamway Court, 285 ft. NE of the centerline of intersection with Windsor Mill Road
1st Election District - 1st Councilmanic District
Legal Owner(s) Kenneth Goins, Tonya Hyman-Goins

Variance: to permit an existing detached garage to have a rear setback of 0 ft. in lieu of the required 2.5 ft.

Hearing: Monday, June 25, 2018 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.

06/05/18 5627855

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising



5.

6.

7.

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
6/16	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	Comment
5/16	DEPS (if not received, date e-mail sent _____)	NO COMMENT
	FIRE DEPARTMENT	
6/4/18	PLANNING (if not received, date e-mail sent _____)	OPPOSE Comment
5/24	STATE HIGHWAY ADMINISTRATION	NO Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. CB 18000185)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 6/5/18	
SIGN POSTING (1 st)	Date: 6/4/18	by Ogle
SIGN POSTING (2 nd)	Date: 6/20/18	by Ogle
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 01 Account Number - 2400012928							
Owner Information									
Owner Name:		GOINS KENNETH J SR HYMAN-GOINS TONYA Y				Use:		RESIDENTIAL	
Mailing Address:		2104 STREAMWAY CT BALTIMORE MD 21207-6094				Principal Residence:		YES	
						Deed Reference:		/23661/ 00679	
Location & Structure Information									
Premises Address:		2104 STREAMWAY CT 0-0000				Legal Description:		.2858 AC 1ST AMEND 2104 STREAMWAY CT NWS STREAMWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0088	0021	0213		0000	3		53	2016	Plat Ref: 0078/0060
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
2005		1,896 SF				12,451 SF		04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached				
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2016	07/01/2017		07/01/2018		
Land:			78,300	78,300					
Improvements			172,800	183,800					
Total:			251,100	262,100	258,433		262,100		
Preferential Land:			0				0		
Transfer Information									
Seller: FIRST DEVELOPMENT GROUP LLC				Date: 04/11/2006			Price: \$282,925		
Type: NON-ARMS LENGTH OTHER				Deed1: /23661/ 00679			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
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 04/14/2014									
Homeowners' Tax Credit Application Information									

Homeowners' Tax Credit Application Status: No Application **Date:**

TIMORE COUNTY MARY ND
INTER-OFFICE CORRESPONDENCE

DATE: April 13, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:
Legal Owner/Petitioner: *Kenneth Goins / Tonya Hyman-Goins*
Contract Purchaser:
Property Address: *2004 Streamway Crt.*
Location Description: *Windsor Hill Rd.*

VIOLATION INFORMATION: Case No. *2018-0302-A*
Defendants: *Kenneth J. Goins*
Tonya Y. Hyman-Goins

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

NAME *Crystal Jackson*

ADDRESS *603 Cranbrook Rd. Apt F*
Cockeysville MD 21030

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

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer

ZAC AGENDA

Case Number: 2018-0302-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:**

Type: VARIANCE

Legal Owner: Kenneth J Goins & Tonya Y Hyman-Goins

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 2104 STREAMWAY CT

Location: NW/S of Streamway Court, 285 ft. NE of the centerline of intersection with Windsor Mill Road

Existing Zoning: DR 5.5

Area: 12,451 SQ. FT.

Proposed Zoning:

VARIANCE:

To permit an existing detached garage to have a rear setback of 0 ft. in lieu of the required 2.5 ft.

Attorney: Not Available

Prior Zoning Cases: 2004-0134-SPHA (Developmental)

Concurrent Cases: None

Violation Cases: CB1800185 (Subject of this Hearing)

Closing Date:

Miscellaneous Notes:

Case Number: 2018-0303-SPH **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: SPECIAL HEARING

Legal Owner: Joshua Willet

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 5711 EDMONDSON AVE

Location: S/S of Edmondson Avenue, 135 ft. S from the centerline of Malbrook Road

Existing Zoning: DR 10.5

Area: 2,843 SQ. FT.

Proposed Zoning:

SPECIAL HEARING:

To determine whether or not the Administrative Law Judge should approve a non-conforming use of a 2 unit dwelling since 1945.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



Department of Permits, Approvals & Inspections Complaint Report

Record Id: CB1800185

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CB1800185	James Garland	03/13/2018	03/13/2018	Monitor	04/15/2018	

Complaint Description: Description: Property at 2104 Streamway Court, 21207, has fairly recently built an unattached 2-car garage with electricity. The garage was not built behind the home and is too close to the next door property. Half of the garage has been built on County property in what is either an alleyway or an easement. The property at 2102 Streamway Court is on the market for sale, and this encroachment has raised concerns.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
2104 STREAMWAY CT GWYNN OAK, MD 21207 Tax Id: 2400012928	GOINS KENNETH J SR HYMAN-GOINS TONYA Y 2104 STREAMWAY CT BALTIMORE, MD 21207-6094	Crystal Jackson 603 Cranbrook Road, Apt F Cockeysville MD, 21030 4437412293 yellow21216@yahoo.com

Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
James Garland	03/14/2018	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
James Garland	04/26/2018	Re-Inspection	Monitor	Monitor	
James Garland		Re-Inspection	Scheduled		

Lien Information - No Lien

Comments Detail

3/15/2018: On site inspection. Met with property owner. Garage is indeed built right on the rear property line and does not match setback requirements. This structure is located behind the dwelling and not in front of it. Issued Correction Notice on 03/15/18. Posted site & mailed copy. R/C 04/16/18. ***JG/sph
4/26/2018: Spoke with owner - he is meeting with Zoning on 4/30 to submit application for Variance - continue to monitor. R/C 5/7/18 ***JG/lk

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B928545 CONTROL #: MR DIST: 01 PREC: 01
DATE ISSUED: 10/20/2016 TAX ACCOUNT #: 2400012928 CLASS: 04

PLANS: CONST 00, PLOT 2 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 2104 STREAMWAY CT
SUBDIVISION: STREAMWOOD

OWNERS INFORMATION

NAME: GOINS KENNETH J SR AND TONYA Y
ADDR: 2104 STREAMWAY CT, BALTIMORE MD 21207-6094

TENANT:

CONTR: OWNER

ENGNR:

SELLR:

WORK: CONSTRUCT TWO-CAR DETACHED GARAGE IN REAR
PROPERTY OF SFD 29'X29'X15'MAX=841SF
ACCESSORY STRUCTURE LETTER ATTACHED

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD AND DETACHED GARAGE
EXISTING USE: SFD

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: GARAGE

FOUNDATION:

SEWAGE: PUBLIC EXIST

BASEMENT:

WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0.285AC

FRONT STREET:

SIDE STREET:

FRONT SETB: NC

SIDE SETB: 5'/55'

SIDE STR SETB:

REAR SETB: 5'

01R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

PLOT PLAN

MR B928545
Application Number
D-01

OWNER Kenneth Goins

ADDRESS 2104-Streamway Ct

PLEASE SHOW BELOW:

- Property line dimensions and easements;
- Existing buildings;
- Existing well/septic; (show distance to nearest structure)
- Road names and location of alleys;
- If your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- The proposed work and the setback distances to the proposed work.

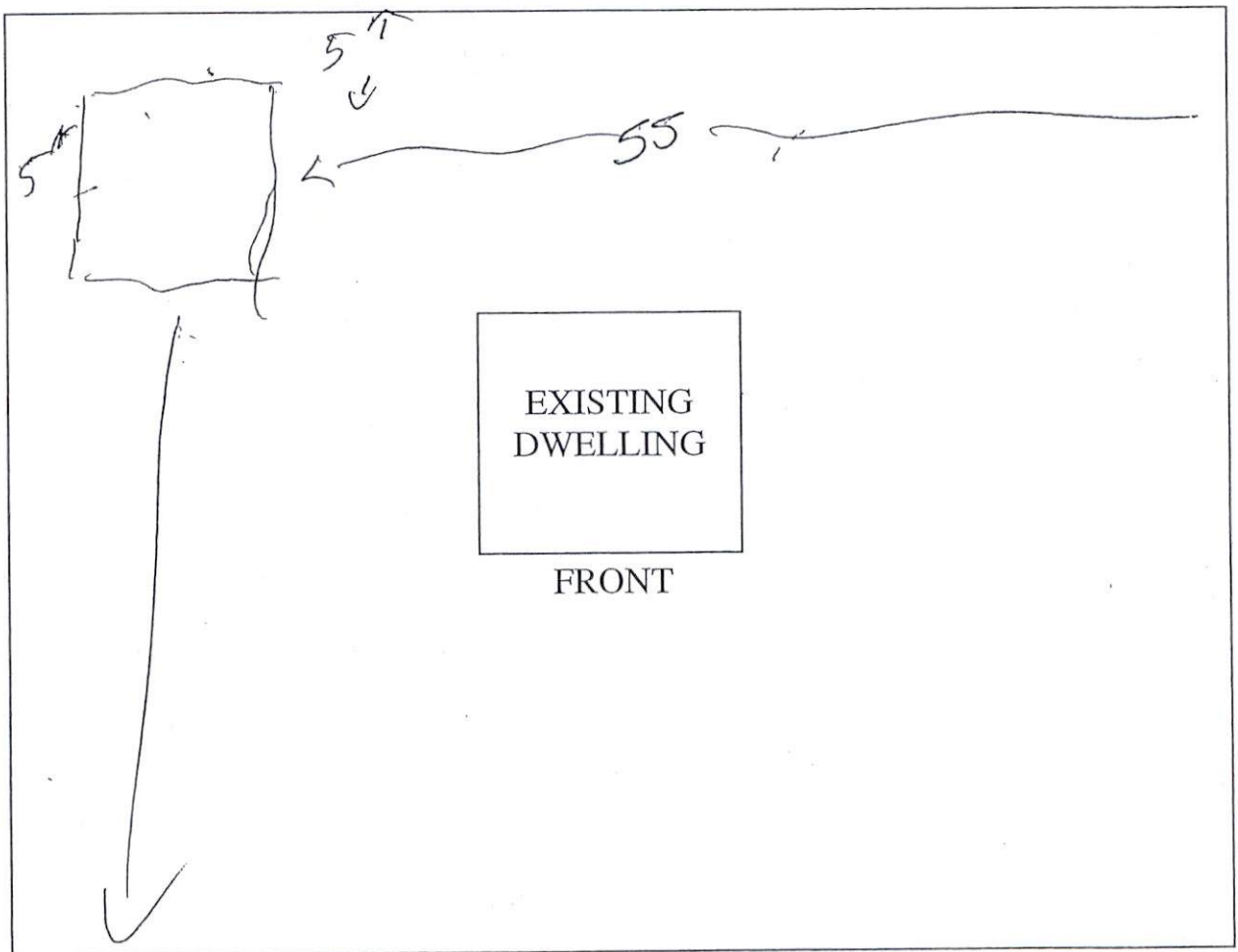
Front Setback _____

Left Setback 5'

Rear Setback 5'

Right Setback 55'

NOTE: Cannot fence access easement.

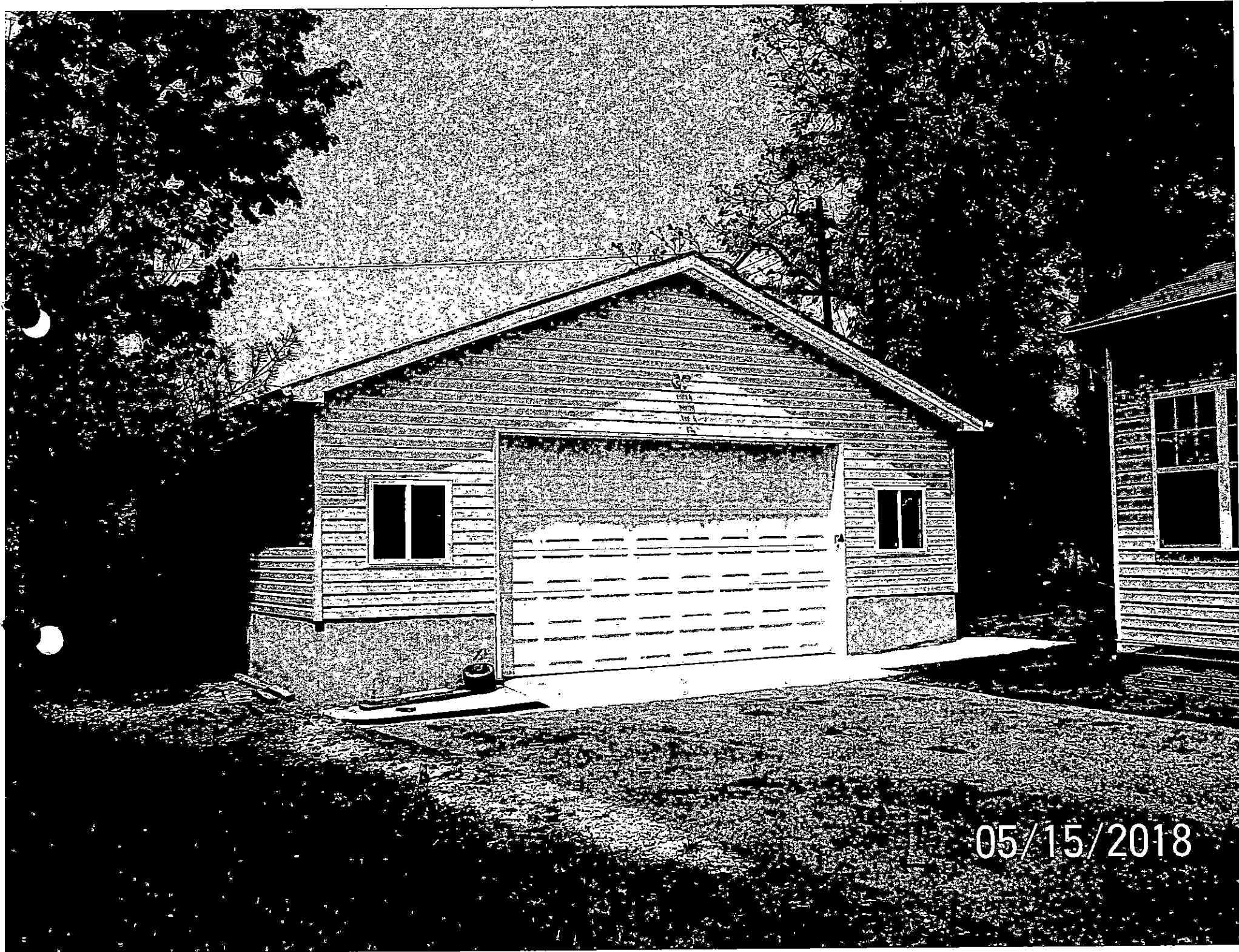


ROAD NAME Streamway Ct



03/14/2018





05/15/2018

Baltimore County
Permits, Approvals
And Inspections

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. CB1800185 Property No. 2400012928 Zoning: _____
Name(s): Kenneth H. Goins Jr. Tonya Y. Hyman-Goins
Address: 2104 Streamway Ct.
Violation Location: 2104 Streamway Ct. Gaynor Oak 21207

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2003 Baltimore County Zoning Regulations
SEC. 101; 102.1; 400

Failure to comply with required rear setbacks
per building permit B928545

on site inspection rear wall of accessory
building was built right on rear property line
Must revise or obtain zoning approval

2003 Baltimore County Code Article 35 Title 2
Subtitle 3 Building permit required -

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 4/16/18 DATE ISSUED: 3/15/18

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION
SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1,000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR
90 DAYS IN JAIL, OR BOTH.

INSPECTOR: [Signature] PRINT NAME: JAMES GARLAND

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS
ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION
OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

CERTIFICATE OF POSTING

CASE NO. 2018-0302-A

PETITIONER/DEVELOPER

KENNETH GOINS

TOMMY HYDAN GOINS

DATE OF HEARING/CLOSING

6/25/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN:

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

2104 STEAMWAY CWR

SIGN #2

THIS SIGN(S) POSTED ON

June 4, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/4/18

6/20/18

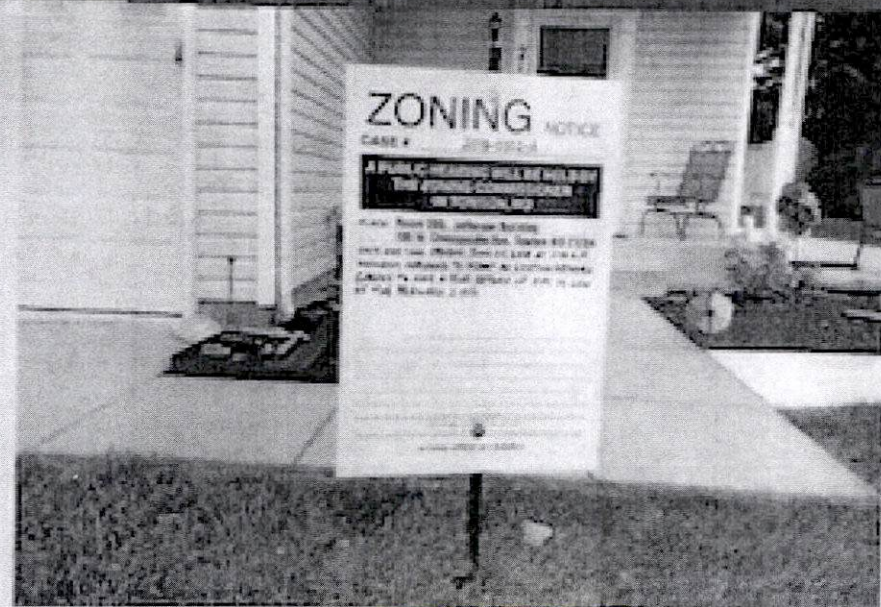
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

FAREVILLE, MD 21234

443-629-3411



Martin Ogle 6/4/18 SIGN #2

CERTIFICATE OF POSTING

CASE NO. 2018-0303-A

PETITIONER/DEVELOPER

KENNETH GOONS

Tonya Hyman Goons

DATE OF HEARING/CLOSING

6/25/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMAN

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

2104 STREAMWAY COURT

Sheet #1

THIS SIGN(S) POSTED ON

June 4, 2018

6/20/18

(MONTH, DAY, YEAR)

SINCERELY

Martin Dole 6/4/18

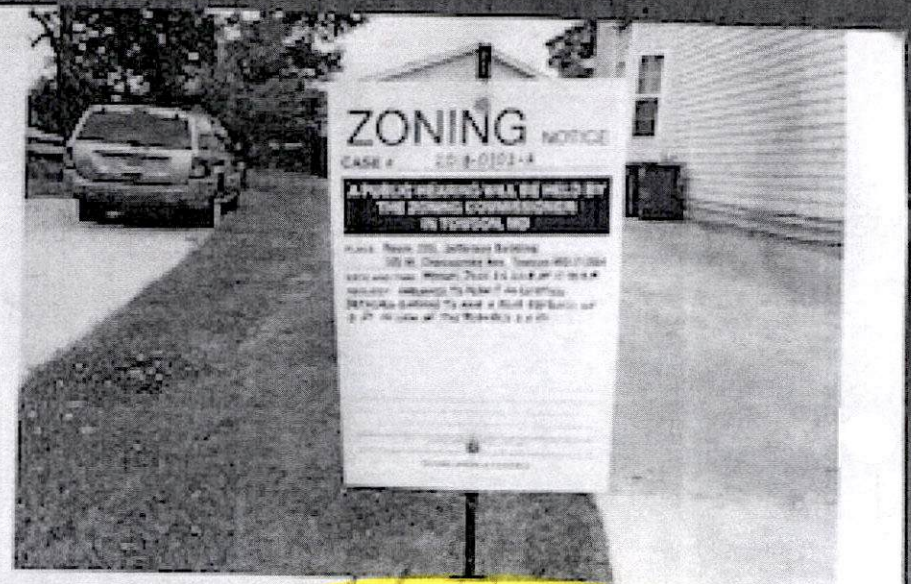
SIGNATURE OF SIGN PORTER

MARTIN DOLE

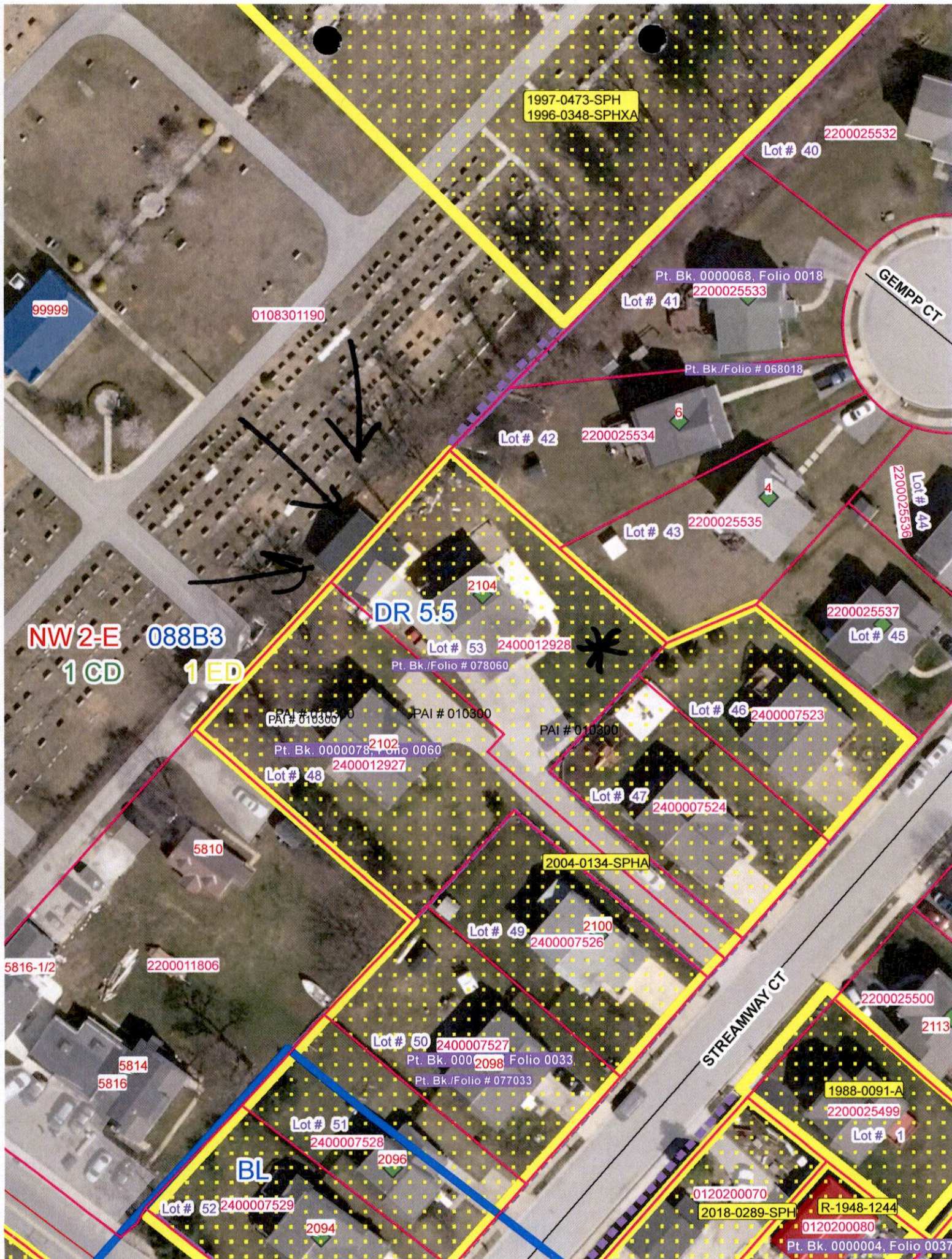
9912 MAIDSBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



posted 6/20/18 sheet #1





1997-0473-SPH
1996-0348-SPHXA

0108301190

Pt. Bk. 0000068, Folio 00-18

2200025532
5

Lot # 40

2200025533
Lot # 41

Lot # 42 2200025534
Pt. Bk./Folio # 068018

Urban Side of URDL

Lot # 43

2200025536
Lot # 44

PAI # 010300
2200025537
Lot # 45

Lot # 46
2400007523

Pt. Bk./Folio # 077033

2400007524
Lot # 47

2004-0134-SPHA

2400007526
Lot # 49

Lot # 50

2400007527
2098

Pt. Bk. 0000077, Folio 0033

BL 2400007529
Lot # 52

1988-0091-A
2200025499
Lot # 1

R-1948-1244

0120200080

0104500760
Lot # 1

Lot # 33 2200025525
2126

2200025526
Lot # 34

Lot # 39 2200025531
3

2200025528
Lot # 36

2200025529
Lot # 37

2116
2200025530
Lot # 38

2200025507
Lot # 8

2125
2200025506
Lot # 7

2121
2200025504
Lot # 6

2119
2200025503
Lot # 5

2117
2200025502
Lot # 4

2115
2200025501
Lot # 3

2113
2200025500
Lot # 2

2106
0119510510
Lot # 1

LORRAINE AVE

0119320010

Pt. Bk./Folio # 009015C
Pt. Bk. 0000009, Folio 0015

PAI # 018003

Pt. Bk./Folio # 004037A

0101540222

Pt. Bk. 0000004, Folio 0037

0101540220

01202402110

0112740220

1 CD
1 ED DR 5.5
NW 2-E 088B3

PAI # 010300

PAI # 010300

Pt. Bk./Folio # 073060

Pt. Bk. 0000007, Folio 0060

2400012927
Lot # 48

2200011806

5810

BL

Baltimore County
Permits, Approvals
And Inspections

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Plumbing Inspection: 410-887-3620
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Failure to comply with required rear setbacks
per building permit B928545

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Building was built right on rear property line
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2003 Baltimore County Code Article 35 Title 2
Subtitle 3 Building permit required -

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ON OR BEFORE: 4/16/18 DATE ISSUED: 3/15/18

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INSPECTOR: [Signature] PRINT NAME: JAMES GARLAND

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ON OR BEFORE: _____ DATE ISSUED: _____

INSPECTOR: _____ PRINT NAME: _____

COPIES: PINK - AGENCY, YELLOW - VIOLATION SITE, GOLD - DEFENDANT, WHITE - INSPECTOR

2018-0302-A

SEE PLAT SM 77/33 FOR DENSITY CALCULATIONS

TM 88 P 485
HEBREW YOUNG MEN'S
SICK RELIEF ASSOCIATION
959/171

POINT	NORTH	EAST
1	601241.4084	1391870.6141
2	601504.5257	1392108.9582
3	601522.2155	1392149.4202
4	601456.4773	1392220.7560
5	601182.5585	1391877.0880
6	601179.9502	1391948.3164
7	601464.6984	1391863.4331
8	601378.2720	1391992.7796
9	601205.2333	1391813.5719
10	601592.9660	1392009.6235



NOTES:

- HIGHWAYS AND HIGHWAY MEDIAN, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUYER AND FOREST CONSERVATIONS AREAS IN FEE OR EASEMENTS, URBAN AREAS IN FEE OR EASEMENTS, AND STORMWATER MANAGEMENT AREAS, NO WATER NOW DIVIDED FROM HEREON ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER OF THE SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT DEVICES AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS TO BE DEDICATED TO PUBLIC USE WITH THE RECORDING OF THIS PLAT. THE FEE SIMPLE TITLE TO THE DEED IS EXPRESSLY RESERVED IN THE HANDS OF THE GRANTORS OF THE DEED WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 24-4-279.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OF AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED JANUARY 22, 2003 (HEARING OFFICERS CASE # 1-500-A-95-134-SHA).
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENT APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- ROADS, STORMWATERS AND UTILITIES HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER (DAVID A. HAHN - MD. P.E. #22056).
- DEED REFERENCE: 1987/258, 1991/2108
- TAX ACCOUNT NUMBERS: 008300620, 240000 7525
- THIS SITE IS LOCATED IN THE OWNING FALLS SEWERED.
- TOTAL AREA OF LOT # 53 = 0.2850 AC. 1/2 LOT # 48 = 0.5000 AC. (TOTAL TRACT PLAT) = 0.7850 AC.
- THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DEDICATED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 28-246. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
- CBS-CAPPED IRON BAR SET.
- A TEMPORARY GRADING EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON FOR THE PURPOSE OF ROAD CONSTRUCTION AND OTHER IMPROVEMENTS. SAID EASEMENTS SHALL CEASE TO EXIST UPON SATISFACTORY COMPLETION OF ROAD AND DRAINAGE IMPROVEMENTS AND THE RELEASE OF ANY MAINTENANCE SECURITY HELD BY BALTIMORE COUNTY, MARYLAND.
- TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT OF WAY.
- THIS PLAT SUPERSEDES PLAT OF "SECTION THREE, STREAMWOOD" RECORDED IN PLAT BOOK S.M. 77/33 INsofar as LOT 53 HAS BEEN ADDED AND PARCEL "A" SHOWN THEREON HAS BEEN MERGED WITH LOT 53 AND LOT 48 TRACT BOUNDARY HAS BEEN REVISED.
- ALL IMPROVEMENTS ON LOTS 48 & 53 ARE REMAIN.

PLAT RECORDED
TOTAL
4 82473
IN 1 363
DEC 28 2005

THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 480 (FOR EXHIBITS) WITH PARCELS 1A (FOR 54177/93) AND ONE PARCELS 1A (FOR 54177/93) AND TO REVERSE THE SOUTHERN TRACT BOUNDARY LINE (POINTS 11+12) FOR LOT 48 DUE TO UPDATED SURVEY INFORMATION.

78 060
DEC 28 2005

S.M. 78-060

STREAMWAY COURT

PB S.M. 68 FOLD 18

OWNERS

MICHAEL THOMPSON
FIRST DEVELOPMENT GROUP, LLC
KENNETH J. GONG, SR.
TOMMY J. HYMAN, JR.

James H. Hyman Sr.
Joseph J. Hyman, Jr.
Kenneth J. Gong, Sr.
Tommy J. Hyman, Jr.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED SECOND AMENDED CIRC PLAN DATED JUNE, 2003 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED SECOND AMENDED CIRC PLAN.

OWNERS CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNING THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SEE ABOVE

SURVEYORS CERTIFICATE:

THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNING THE MAKING OF PLAT AND SETTING OF MARKERS.

Bernard F. Linnemann, Jr. PROP. L.S. 6/1/05
DATE



DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

James H. Hyman, Sr. Director
Date: 12/28/05

APPROVED BY DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 24-4-272, BALTIMORE COUNTY CODE

Walter T. Smith, Jr., P.E. 10/28/05
DIRECTOR

DEVELOPER

1518 JABEZ RUN
MILLERSVILLE, MARYLAND 21108
(410) 697-2000

COMPUTED BY: MCM
CHECKED BY: BFL
DRAWN BY: E.SZ
P.N.: 02653

1st AMENDED PLAT, SECTION THREE

STREAMWOOD
1ST. ELECTION DISTRICT 4TH. CONGRESSIONAL DISTRICT
BALTIMORE COUNTY MARYLAND

SCALE: 1"=20'

JUNE 1, 2005

CIVIL ENGINEERS - SITE PLANNERS - LANDSCAPE ARCHITECTS - SURVEYORS
D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD, P.O. BOX 47428
BALTIMORE, MD 21244-7428
(410) 944-3257

DESIGN AND DRAWING BASED ON STATIONS:

STATION	NORTHING	EASTING	ELEV.
CIS-130	630666.15	1461133.76	178.97
CIS-132	632149.47	1471473.60	231.15

MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83
VERTICAL - NAVD 88

P.W.A. COMPLETED:

FINAL PLAT/P.D.M.

REC. & PARKS:

P.D.M.

DEV. DESIGN

DEV. ENGINEER:

STREETS, NUMBERING:

ASSESSMENTS:

REAL ESTATE:

7-5-05
7-1-05
7-1-05

7-1-05

7-1-05

7-1-05

7-1-05

7-1-05

7-1-05

7-1-05

7-1-05

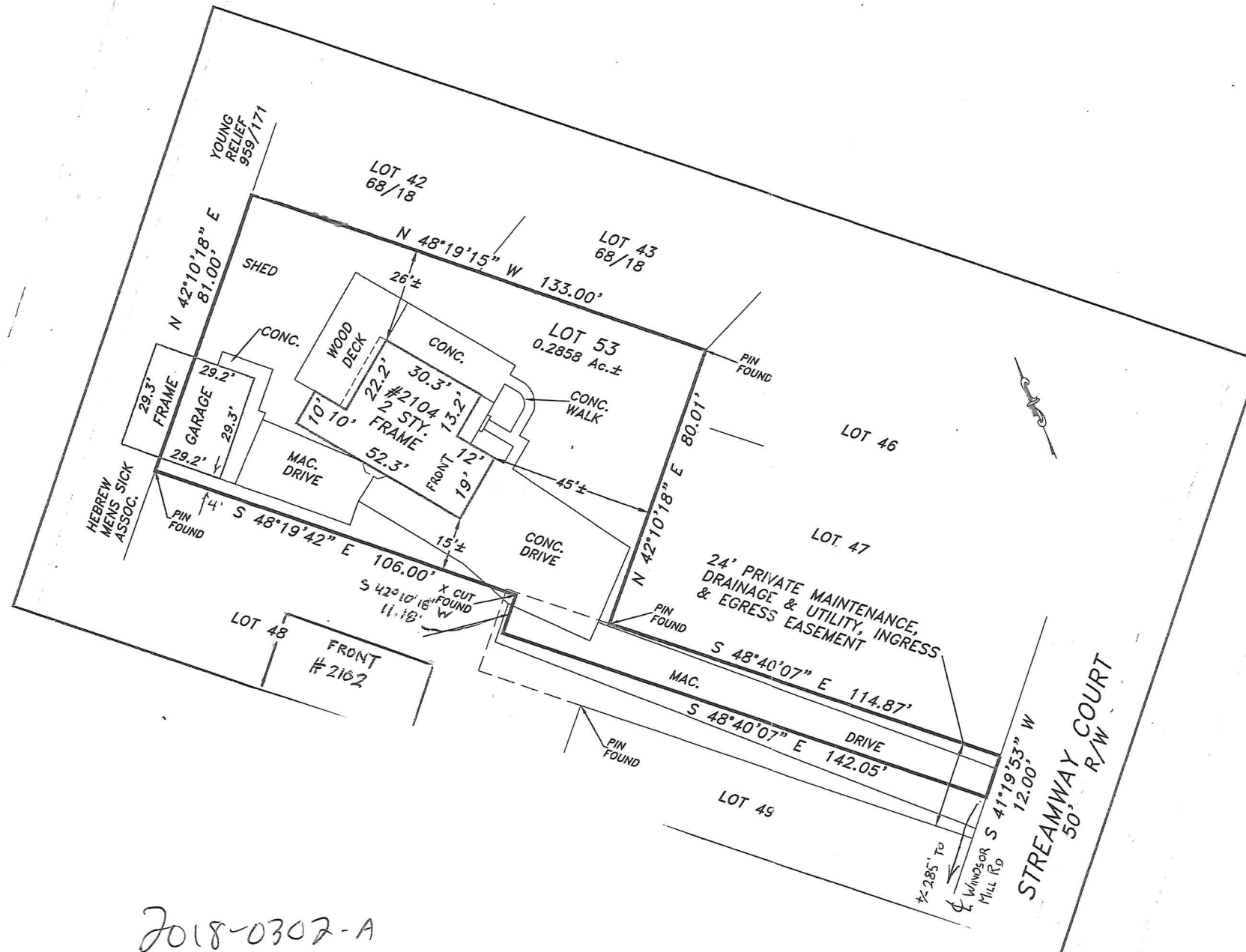
3/1/06
p11w78B

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 01 Account Number - 2400012928								
Owner Information										
Owner Name:		GOINS KENNETH J SR HYMAN-GOINS TONYA Y				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		2104 STREAMWAY CT BALTIMORE MD 21207-6094				Deed Reference:		/23661/ 00679		
Location & Structure Information										
Premises Address:		2104 STREAMWAY CT 0-0000				Legal Description:		.2858 AC 1ST AMEND 2104 STREAMWAY CT NWS STREAMWOOD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:	
0088	0021	0213		0000	3		53	2016		0078/ 0060
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
2005		1,896 SF				12,451 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached					
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of 01/01/2016	As of 07/01/2017		As of 07/01/2018			
Land:			78,300	78,300						
Improvements			172,800	183,800						
Total:			251,100	262,100	258,433		262,100			
Preferential Land:			0		0					
Transfer Information										
Seller: FIRST DEVELOPMENT GROUP LLC				Date: 04/11/2006		Price: \$282,925				
Type: NON-ARMS LENGTH OTHER				Deed1: /23661/ 00679		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:		1				
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: Approved 04/14/2014										
Homeowners' Tax Credit Application Information										

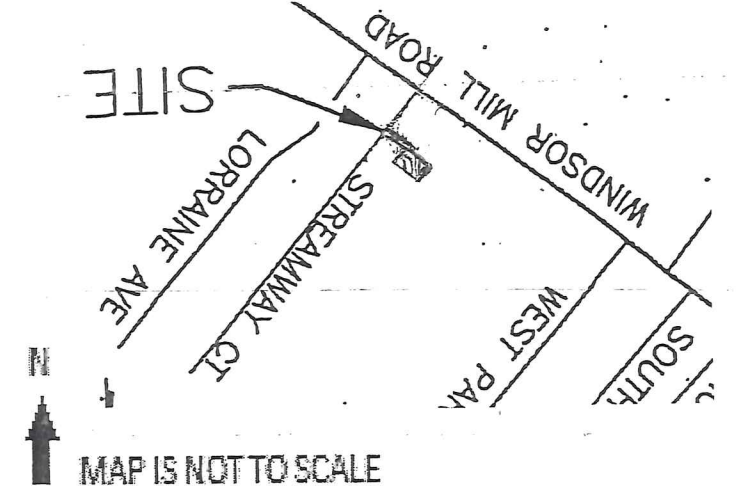
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 2104 Streamway Ct OWNER(S) NAME(S) Goins Kenneth J. Sr
Hyman-Goins Tonya Y
 SUBDIVISION NAME Streamwood LOT # 53 BLOCK # _____ SECTION # 2
 PLAT BOOK # 78 FOLIO # 60 10 DIGIT TAX # 24 000 1 29 28 DEED REF. # 23 66 1/00 679



2018-0307-A

PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = _____ FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 0088
 SITE ZONED DR 5.5
 ELECTION DISTRICT 1st
 COUNCIL DISTRICT 1st
 LOT AREA ACREAGE 0.285
 OR SQUARE FEET 12,451
 HISTORIC? NO
 IN CBCA? _____
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PET.Ex.1