

M E M O R A N D U M

DATE: August 25, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0045-SPH – Appeal Period Expired

The appeal period for the above-referenced cases expired on August 24, 2020. 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL HEARING *

(317 Academy Avenue)

4th Election District *

2nd Council District *

Keith Tinsley *

Legal Owner *

Petitioner *

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0045-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Special Hearing filed on behalf of Keith Tinsley, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to permit a bathroom to an existing accessory structure. A site plan was marked and admitted as Petitioner’s Exhibit 1.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation. The Petitioner 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.

A ZAC comment was received from the Department of Planning (“DOP”) dated March 5, 2020, indicating it had no objection to the requested relief provided that the existing accessory shall not be used for commercial purposes nor contain any living quarters.

The site is approximately 9,900 square foot and zoned DR 5.5. Mr. Tinsley explained that in 2015 he obtained a permit to construct a shower, sink, and toilet in this accessory structure, which is located at the far rear of his property. All the “rough-in” work was performed but due to personal and family circumstances the work was not completed at that time and the permit

ORDER RECEIVED FOR FILING

Date

7/23/20

Bv

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expired. When he sought a new permit he was informed that unless this was an accessory structure associated with a pool he was not permitted to have a sink, toilet, *and* shower unless he obtained special hearing permission. Mr. Tinsley testified that he has no intention of using this structure for residential purposes and that the shower will be used only occasionally as a convenience. I find that this special hearing relief can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety or welfare.

THEREFORE, IT IS ORDERED, this **23rd** day of **July, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing seeking relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("BCZR") to permit an addition of a bathroom in an existing accessory structure be and is hereby GRANTED.

The relief granted herein shall be subject to 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 structure shall not be used for any residential or commercial purpose, and shall not have a separate utility meter.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date

7/23/20

By

D. Mignone



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 317 Academy Ave Reisterstown MD which is presently zoned DR5.5
Deed References: 30559/0118 10 Digit Tax Account # 0420067150
Property Owner(s) Printed Name(s) Keith Tinsley

(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 AN ADDITION OF A BATHROOM TO AN EXISTING ACCESSORY 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)

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)

Addition of shower to accessory structure. To be presented at hearing

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):

Keith Tinsley

Name #1 - Type or Print

Name #2 - Type or Print

Keith Tinsley

Signature #1

Signature #2

317 Academy Ave Reisterstown MD

Mailing Address

City

State

21136 / 410-627-3833

Zip Code

Telephone #

Email Address

magnoliaK@protonmail.com

Representative to be contacted:

Owner See Above

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2020-0045-A

Filing Date

2 / 13 / 2020

Do Not Schedule Dates:

Reviewer

ST

REV. 10/4/11

- Thank You -

Zoning Property Description for 317 Academy Avenue, Reisterstown, MD. 21136

Beginning at a point on the south side of Academy Avenue which is 60 feet wide at a distance 133.87 feet east of the centerline of the nearest improved intersecting street Wembley Road which is 50 feet wide.

Being Lot #1, Block L, Section # 4, in the subdivision of Suburbia as recorded in Baltimore County Plat Book # 29, Folio # 134, containing 9,900 sq. feet. Located in the 4th election District and 2nd Council District.

2020-0045-1

ZONING NOTICE

CASE # 2020-0045 SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD.

PLACE: JEFFERSON BUILDING ROOM 201
105 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: TUESDAY APRIL 7, 2020 11:00 PM.

REQUEST: SPECIAL HEARING FOR AN ADDITION OF A
BATHROOM TO AN EXISTING ACCESSORY STRUCTURE.

NOTICE: THIS NOTICE IS BEING POSTED IN THE PUBLIC PLACE OF THE PROPERTY IN ORDER TO GIVE THE PUBLIC AN OPPORTUNITY TO BE HEARD. IF YOU ARE INTERESTED IN THE MATTER, YOU SHOULD ATTEND THE HEARING. IF YOU ARE HANDICAPPED, YOU MAY REQUEST A SPECIAL ACCOMMODATION. IF YOU HAVE ANY QUESTIONS, YOU MAY CALL THE TOWSON ZONING DEPARTMENT AT (410) 326-7000.

1. The first part of the document is a list of names and addresses of the members of the committee. The names are written in a cursive hand, and the addresses are written in a more formal, printed hand. The list is organized in two columns, with the names on the left and the addresses on the right. The names are: John A. Smith, James B. Jones, William C. Brown, and Thomas D. White. The addresses are: 123 Main Street, New York, N.Y.; 456 Elm Street, Boston, Mass.; 789 Oak Street, Philadelphia, Pa.; and 101 Pine Street, Washington, D.C.

2. The second part of the document is a letter from the committee to the President of the United States. The letter is dated January 1, 1865, and is addressed to the President at the White House. The letter is written in a cursive hand and is signed by the members of the committee. The letter is a request for the President to issue a proclamation calling for the suspension of the writ of *habeas corpus* in the case of the rebellion.

3. The third part of the document is a copy of the President's response to the committee's letter. The response is dated January 1, 1865, and is signed by the President. The response is a letter of approval, in which the President agrees to issue the proclamation requested by the committee.

4. The fourth part of the document is a copy of the proclamation issued by the President. The proclamation is dated January 1, 1865, and is signed by the President. The proclamation is a formal document, written in a printed hand, and is signed by the President. The proclamation calls for the suspension of the writ of *habeas corpus* in the case of the rebellion.

CERTIFICATE OF POSTING

Date: 3-15-20

RE: Case Number: 2020-0045 SPH

Petitioner/Developer: Tinsley

Date of Hearing/Closing: Tues April 7, 2020 1:30 PM

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 317 Academy Ave

The signs(s) were posted on 3-15-20

(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)

CERTIFICATE OF POSTING

Date: 7-19-20

RE: Case Number: 2020-0045-SPH RECERT

Petitioner/Developer: Tinsley

Date of Hearing/Closing: 7-23-20 11AM

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 317 Academy

The signs(s) were posted on RECERT 7-19-20
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

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(Street Address of Sign Poster)

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(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 2020-0045-SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS GO TO
WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS NO LATER THAN 48 HOURS
PRIOR TO THE HEARING DATE. YOU MAY ALSO CALL 410-887-3868 EXT. 0

DATE AND TIME: THURSDAY JULY 23, 2020 11 AM

REQUEST: SPECIAL HEARING FOR AN ADDITION OF A
BATHROOM TO AN EXISTING ACCESSORY STRUCTURE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOME
DO NOT REMOVE THIS SIGN AND POST UNTIL
TO CONFIRM HEARING CALL 887-3868

ZONING NOTICE

CASE # 2020-0045-SPH

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REQUEST: SPECIAL HEARING FOR AN ADDITION OF A
BATHROOM TO AN EXISTING ACCESSORY STRUCTURE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
DO NOT REMOVE AND POST UNTIL DAY OF HEARING UNDER
CONFIRM HEARING CALL 887-3391

**CASHIER'S
VALIDATION**

ZONING

#2

NOTICE

CASE # 2020-0045-SPH

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IN TOWSON, MD**

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DATE AND TIME: THURSDAY JULY 23, 2020 11 AM

REQUEST: SPECIAL HEARING FOR AN ADDITION OF A
BATHROOM TO AN EXISTING ACCESSORY STRUCTURE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOME
DO NOT REMOVE THIS SIGN AND POST UNTIL
CALL 887-3333

NOTICE

ZONING

CASE # 2020-0045-SRH

A PUBLIC HEARING WILL BE HELD BY

ADMINISTRATIVE LAW JUDGE

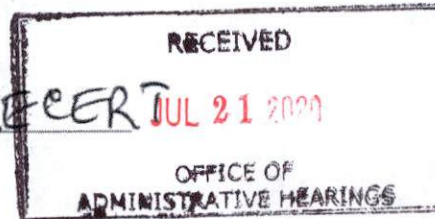
IN TOWSON, MD

PLACE: For info on how to participate in the hearings go to www.baltimorecountymd.gov/admin/hearings NO LATER THAN 48 HOURS PRIOR TO THE HEARING DATE YOU MAY ALSO CALL 410-387-3868 EXT. 0
DATE AND TIME: THURSDAY JULY 23, 2020 11 AM
REQUEST: SPECIAL HEARING FOR AN ADDITION OF A PLATEROOM TO AN EXISTING ACCESSORY STRUCTURE

CERTIFICATE OF POSTING

Date: 7-19-20

RE: Case Number: 2020-00 45-SPH RECERT



Petitioner/Developer: Tinsley

Date of Hearing/Closing: 7-23-20 11AM

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 317 Academy

The signs(s) were posted on RECERT 7-19-20
(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)

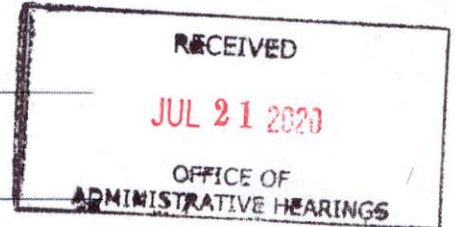
410-343-1443
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: 7-3-20

RE: Case Number: 2020-0045-SPH

Petitioner/Developer: Tinsley



Date of Hearing/Closing: 7-23-20 11AM

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 317 Academy Ave

The signs(s) were posted on 7-3-20
(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)

CERTIFICATE OF POSTING

Date: 7-19-20

RE: Case Number: 2020-0045-SPH RECERT

Petitioner/Developer: Tinsley

Date of Hearing/Closing: 7-23-20 11AM

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(Month, Day, Year)

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(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

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(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

NOTICE

ZONING

#2

CASE # 2020-0045-SPH

A PUBLIC HEARING WILL BE HELD BY

ADMINISTRATIVE LAW JUDGE

IN TOWSON, MD

PLACE FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS GO TO
WWW.SALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN 48 HOURS
BEFORE THE HEARING DATE. YOU MAY ALSO CALL 410-887-3868 EXT. 0
DATE AND TIME: THURSDAY JULY 23, 2020, 11 AM
REQUEST: SPECIAL HEARING FOR AN ADDITION OF A
TENNIS COURT TO AN EXISTING ACCESSORY STRUCTURE

ZONING NOTICE

CASE # 2020-0045-SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: FOR INFO ON HOW TO PARTICIPATE IN THE HEARINGS
GO TO WWW.BALTIMORECOUNTYMD.GOV/ADMINHEARINGS NO LATER THAN
48 HOURS PRIOR TO THE HEARING DATE. YOU MAY ALSO CALL 410-587-3868 EXT. 0

DATE AND TIME: THURSDAY JULY 23, 2020 11AM

REQUEST: SPECIAL HEARING FOR AN ADDITION OF A
BATHROOM TO AN EXISTING ACCESSORY STRUCTURE

ZAC AGENDA

Case Number: 2020-0045-A

Reviewer: Aaron Tsui

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: SPECIAL HEARING

Legal Owner: Keith Tinsley

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 317 ACADEMY AVE

Location: SS of Academy Ave 134 FT E. of the center line of Wembley Road

Existing Zoning: DR 5.5

Area: 9,900 SQ FT

Proposed Zoning:

SPECIAL HEARING:

An addition of a bathroom to an exiting accessory structure.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0046-A

Reviewer: Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:** COMMERCIAL

Type: VARIANCE

Legal Owner: Joseph & Anna Barcikowski

Contract Purchaser: PTV Contracting LLC C/O William Owen

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 7908 NEW BATTLE GROVE RD

Location: NW corner of intersection New Battle Grove (50') and North Point Blvd (135').

Existing Zoning: BL-AS, BL

Area: 1.513 AC

Proposed Zoning:

VARIANCE:

BCZR 409.6. To permit a new retail structure with 35 parking spaces in lieu of the required 53 parking spaces.

Attorney: David H. Karceski

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

CERTIFICATE OF POSTING

Date: 7-3-20

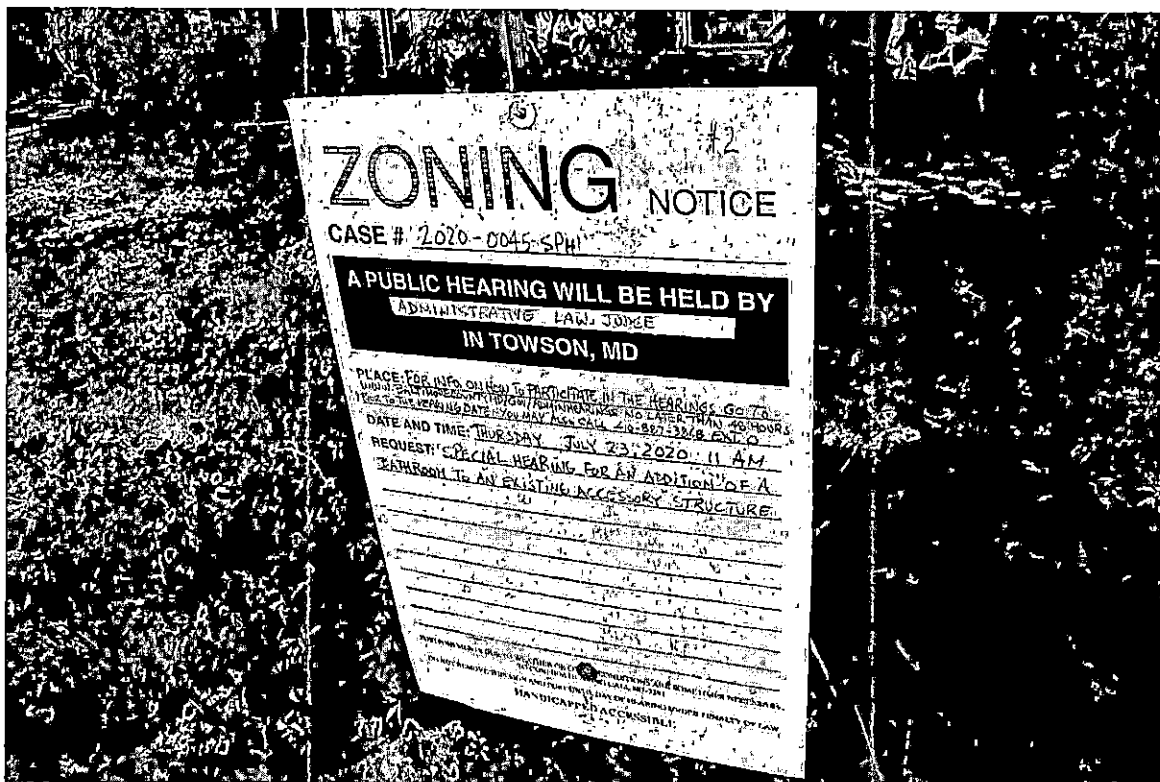
RE: Case Number: 2020-0045-SPH

Petitioner/Developer: Tinsley

Date of Hearing/Closing: 7-23-20 11AM

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 317 Academy Ave

The sign(s) were posted on 7-3-20





JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 30, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0045-SPH

317 Academy Avenue

S/s of Academy Avenue, 134 ft. east of centerline of Wembley Road

4th Election District – 2nd Councilmanic District

Legal Owners: Keith Tinsley

Special Hearing for an addition of a bathroom to an existing accessory structure.

Hearing: Thursday, July 23, 2020 at 11:00 a.m

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing date. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

Michael Mallinoff
Director

MM:kl

C: Keith Tinsley, 317 Academy Avenue, Reisterstown 21136

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 3, 2020.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
317 Academy Avenue; S/S Academy Avenue, * OF ADMINISTRATIVE
134' E of c/line Wembley Road * HEARINGS FOR
4th Election & 2nd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Keith Tinsley *
Petitioner(s) *
2020-045-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

FEB 20 2020

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 20th day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Keith Tinsley, 317 Academy Avenue, Reisterstown, Maryland 21136, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Donna Mignon

From: Jenae Johnson
Sent: Thursday, July 16, 2020 10:00 AM
To: Debra Wiley
Cc: Donna Mignon
Subject: FW: Zoning Hearing 2020-0045-SPH
Attachments: Zoning Explanation.docx; 2015 Permit.jpg; 2015 Completed Inspections.jpg; 2019 Permit Page 1.jpg; 2019 Permit Page 2.jpg

Good morning,

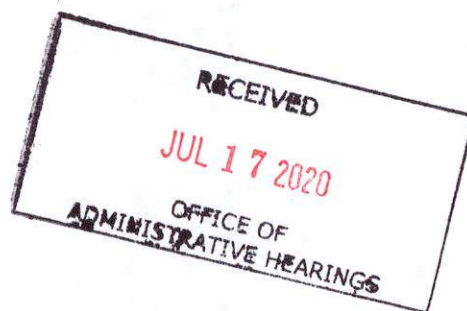
This is for a case 2020-0045-SPH coming up on Thursday I will print and put in file as well. I just wanted to forward this email as back up.

have a great day

From: Magnoliak [mailto:magnoliak@verizon.net]
Sent: Thursday, July 16, 2020 9:53 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Subject: Zoning Hearing 2020-0045-SPH

CAUTION: This message from magnoliak@verizon.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thanks



CERTIFICATE OF POSTING

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Petitioner/Developer: Tinsley

Date of Hearing/Closing: 7-23-20 11AM

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(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

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Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

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(Telephone Number of Sign Poster)

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IN TOWSON, MD

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POSTONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 387-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

ZONING NOTICE

#2

CASE # 2020-0045-SPH

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE
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HANDICAPPED ACCESSIBLE



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
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June 30, 2020

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Michael Mallinoff
Director

MM:kl

C: Keith Tinsley, 317 Academy Avenue, Reisterstown 21136

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CERTIFICATE OF POSTING

Date: 3-30-20

RE: Case Number: 2020-0045-SPH RECERT

Petitioner/Developer: Tinsley

Date of Hearing/Closing: Tues April 7, 2020 1:30PM

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ZONING

NOTICE

CASE # 2020-0045 SPH

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ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205

105 WEST CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: TUESDAY APRIL 7, 2020 11:30PM

REQUEST: SPECIAL HEARING FOR AN ADDITION OF A
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DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING.

ZONING

#2

NOTICE

CASE # 2020-0045 SP4

A PUBLIC HEARING WILL BE HELD BY
ADMINISTRATIVE LAW JUDGE

IN TOWSON, MD

PLACED

JEFFERSON BUILDING

ROOM 205

DATE AND TIME: TUESDAY, APRIL 7, 2020 1:30PM

REQUEST: SPECIAL HEARING FOR AN ADDITION OF A

STRUCTURE

ACCESSORY STRUCTURE

TO AN EXISTING

STRUCTURE

FOR AN ADDITION OF A

STRUCTURE

ACCESSORY STRUCTURE

TO AN EXISTING

STRUCTURE

FOR AN ADDITION OF A

STRUCTURE



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 13, 2020

Keith Tinsley,
317 Academy Ave
Reisterstown MD 21136

RE: Case Number: 2020-0045-A, 317 Academy Ave

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 February 13, 2020. 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, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0045-A
Address 317 Academy Avenue
(Tinsley Property)

Zoning Advisory Committee Meeting of **February 24, 2020.**

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 2/20/20

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

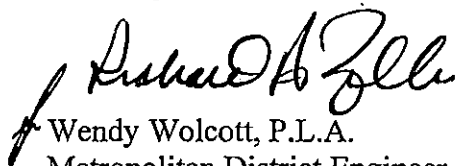
Dear Ms. Lewis:

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. 2020-0045-A

*Special Hearing
Keith Tinsley
317 Academy 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@mdot.maryland.gov).

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 Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0045-A
Address 317 Academy Avenue
(Tinsley Property)

Zoning Advisory Committee Meeting of **February 24, 2020.**

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

Reviewer: Steve Ford

8

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 3/5/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-045

INFORMATION:

Property Address: 317 Academy Avenue

Petitioner: Keith Tinsley

Zoning: DR 5.5

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the administrative law judge should allow the addition of a shower to an accessory structure.

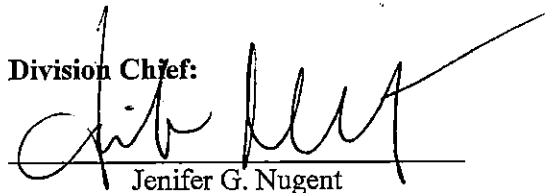
A site visit was conducted on February 24, 2020. The Department of Planning spoke with the petitioner on February 28, 2020 to inquire about the shower's use. According to the petitioner, the shower will only be used out of convenience and is not a part of any commercial activity nor living space.

The Department of Planning has no objections to the requested relief conditioned upon the following:

- The shed shall not be used for commercial purposes nor contain any living quarters.

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

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Bill Skibinski
Keith Tinsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: March 10, 2020

TO: Administrative Law Judge and File

FROM: Aaron Tsui, Planner II, Zoning Review 

SUBJECT: Petition for Special Hearing
Case No. 2020-0045-SPH
317 Academy Avenue

Circa early February this year, the Petitioner attempted to file a building permit to add a full bathroom in the accessory building; the permit was denied by the Zoning office. The Petitioner then met with the Zoning Supervisor, Mr. Carl Richards, and was advised by Mr. Richards that this Office allows only a shower/tub, or a flush toilet, or a hand sink in an accessory building. Further, if the owner wants a full bathroom or living space in the shed building, the owner must file a petition for a Special Hearing.

The Petitioner, Mr. Keith Tinsley, filed a Special Hearing petition on 02/13/2020, but called the Zoning office on 3/9/2020 to disagree with the description as stated in Item 1 of the Special Hearing application that "the Zoning Commissioner should approve an addition of a bathroom to an existing accessory structure". He reasoned that the addition is a shower only, not a bathroom, to an existing accessory structure. The Petitioner is adamant that he had a valid plumbing permit and already installed a wash sink and a toilet in the accessory building, and, the addition of a shower, not a bathtub, does not constitute a bathroom.

Further, when requested by this Office, the Petitioner declined to submit an interior floor plan to the file and stated that he does not want the neighbors to know what he is adding to the accessory building, nor does he want the neighbors to show up at the Special Hearing.

The following is a chronological events regarding the building, electric, and plumbing permits history, for the subject accessory structure, for your perusal:

1. The Petitioner first obtained a Building Permit# B791513 in 2012 for a proposed accessory building, the said permit expired on 06/26/2013; the permit did not indicate any 'Electric' or 'plumbing' work; (See Attachment 1)
2. On 12/18/2013, a new Building Permit# B834077 was issued for an accessory building (a detached shed). The said permit did not indicate 'Electric' or 'Plumbing' work. On 01/06/2014, the said permit received a 'Final Inspection Completion' status; when work as described in a permit is complete, the permit cannot be altered. From that point forward, should the owner require any building, plumbing, and electric work done in a completed building permit, new permits would be required; (See Attachment 2)

3. On 10/31/2014, the Petitioner amended the completed Building Permit# B834077 from no electric and no plumbing to include electric and plumbing. A completed Building Permit# B834077 was re-issued without stating what kind of electric or plumbing work would be involved; the permit was not reviewed by any other agencies. At that point, only the Petitioner knew what work would be involved; (See Attachment 3)
4. On 02/09/2015, a plumbing permit# P869499 was issued; the said permit was renewed on 02/09/2017. The extensive work applied under this plumbing permit in the shed building includes gas pipe, gas meter, gas water heater, gas furnace, floor drain, lavatory, shower stall, washing machine, and a water closet. In the permit remarks noted that "Issued for Non-living space"; (See Attachment 4)

The Petitioner submitted a copy of the plumbing inspection report when filing for the Special Hearing petition (Case# 2020-0045-SPH) claiming that he has an issued plumbing permit# P869499. The plumbing inspection report confirmed that all the plumbing rough-in work were completed and passed the inspection; (See attachment 4)

5. In and around late August 2019, the plumber attempted to apply for a new plumbing permit in the shed building but was denied twice according to the Permit Office due to the fact that there was no valid building permit in the file to allow for the plumbing work.

On 08/20/2019, an email from the Building Engineer to the Permit Supervisor giving his directive that no building permit is required as no building construction is taking place. Further, the plumber requesting the permit will take their application to the Zoning office to approve or disapprove the scope of the plumbing work. (See Attachment 5-7 pages);

On 09/17/2019, a new plumbing permit# P956285 was issued with a remarks that "No Shower/Tub:JP" – JP is Jeff Perlow of Zoning Office. JP's comments is for the full bathroom use only and not for the full scope of the plumbing work involved.

The newly issued plumbing permit#P956285 includes extensive plumbing work such as gas permit, hot water heater, new fixtures, water, sewer injector, floor drain, laundry tray, lavatory, washing machine, and water closet;

6. On 05/06/2016, an electric permit#E913217 was issued for few outlets and a 400 Ampere main service panel to be housed inside the shed and back feed to the house. One sub-panel was also noted. The said electric permit was expired and replaced by permit# E953452 on 06/07/2018 for the completion of the work; (See Attachment 6);
7. On 03/13/202, the Zoning Office put a PAI Hold Layer in the GIS that the petitioner would be required to submit a floor plan showing the interior layout and work involved per the issued permits. (See Attachment 7).

Mr. Carl Richards, opines that from the onset, the Petitioner has misrepresented himself in various occasions in obtaining building, electric, and plumbing permits to convert the accessory building (detached shed) for other use such as a living space.

A. Tall

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

DATE: 6/26/12
OEA: CAC KC

791513
PERMIT #: 31058391
RECEIPT #: 31058391
CONTROL #: MC
XREF #:

PROPERTY ADDRESS 317 Academy Ave
SUITE/SPACE/FLOOR
SUBDIV: SUBURBIA
TAX ACCOUNT #: 040420067150
OWNER'S INFORMATION (LAST, FIRST)
NAME: Tinsley, Keith
ADDR: 317 Academy Ave

HISTORIC DISTRICT/BLDG.
YES ☐ NO ☒
DO NOT KNOW
DISTRICT/PRECINCT
04 01

FEE: 45+10 (\$85.00)
PAID:
PAID BY:
INSPECTOR:

APPLICANT INFORMATION

NAME: Tinsley, Keith
COMPANY:
STREET 317 Academy Ave
CITY, ST, ZIP Baltimore MD 21136
PHONE #: 410 833 9391 MHIC #
APPLICANT
SIGNATURE: Keith Tinsley DRC#
PLANS: CONST PLOT 2 PLAT DATA
TENANT
CONTR: OWNER
ENGR:
SELLR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES ☐ NO ☐

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

TYPE OF IMPROVEMENT

1. ☒ NEW BLDG CONST
2. ☐ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER

DESCRIBE PROPOSED WORK:

Construct a detached shed on rear of
property, 24' x 24' x 15' = 528 sq ft.
Height shall not exceed 15', accessory
ltd. attach.

TYPE OF USE

RESIDENTIAL

01. ☐ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☒ GARAGE
07. ☐ OTHER

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH HEIGHT)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE MERCANTILE RESTAURANT
20. ☐ SWIMMING POOL SPECIFY TYPE
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. ☐ OTHER

TYPE FOUNDATION

1. ☐ SLAB
2. ☐ BLOCK
3. ☐ CONCRETE
1. ☐ FULL BASEMENT
2. ☐ PARTIAL BASEMENT
3. ☐ NONE

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☐ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS
2. ☐ OIL
3. ☐ ELECTRICITY
4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☒ PUBLIC SEWER EXISTS PROPOSED
2. ☐ PRIVATE SYSTEM SEPTIC EXISTS PROPOSED
3. ☐ PRIVATE SYSTEM SEPTIC EXISTS PROPOSED
4. ☐ PRIVATE SYSTEM SEPTIC EXISTS PROPOSED

CENTRAL AIR: 1. ☐ 2. ☐
ESTIMATED COST: \$6,000.00
OF MATERIALS AND LABOR

PROPOSED USE: SFD w/ DETACHED SHED
EXISTING USE: SFD

OWNERSHIP

1. ☒ PRIVATELY OWNED
2. ☐ PUBLICLY OWNED
3. ☐ SALE
4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE

1. FAMILY BEDROOMS
GARBAGE DISPOSAL 1. ☐ YES 2. ☒ NO BATHROOMS CLASS 04
POWDER ROOMS KITCHENS LIBER FOLIO

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 528 sq ft SIZE 9900
WIDTH 24' FRONT STREET
DEPTH 24' SIDE STREET
HEIGHT 15' FRONT SETBK 15' / MC
STORIES 1 SIDE SETBK 28' / 5
LOT #'S SIDE STR SETBK
CORNER LOT REAR SETBK 5' 5"
1. ☒ YES 2. ☐ NO ZONING

APPROVAL SIGNATURES DATE
BLD INSP : :
BLD PLAN : :
FIRE : :
SEDI CTL : :
ZONING RM-HI GH FINAL : 6/26/12
PUB SERV : :
ENVRMNT : :
PLANNING : :
PERMITS : issued KC : 6/26/12

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS


Arnold Jablon, Deputy Administrative Officer
& Director




Donald E. Brand, Building Engineer

BUILDING PERMIT

PERMIT #: B834077 CONTROL #: MR DIST: 04 PREC: 01
DATE ISSUED: 12/18/2013 TAX ACCOUNT #: 0420067150 CLASS: 04

PLANS: CONST 00 PLOT 2 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 317 ACADEMY AVE
SUBDIVISION: SUBURBIA

OWNERS INFORMATION
NAME: KEITH TINSLEY
ADDR: 317 ACADEMY AVE 21136

TENANT:
CONTR: OWNER
ENGR:
SELLR:
WORK: CONSTRUCT A DETACHED SHED AN REAR OF PROPERTY
23.6'X24.6'X15'=510SF. IRREG IN SHAPE.
ACCESSORY LETTER ATTACHED. THIS PERMIT CANCELS
AND REPLACES B791513

BLDG. CODE:
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD W/DETACHED SHED
EXISTING USE: SFD

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
USE: GARAGE
FOUNDATION: BASEMENT:
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0064.05 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 28.6/5
SIDE STR SETB:
REAR SETB: 5

Attachment 2

04R INSPECTOR COPY

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

TIME: 08:47:59

AUTOMATED PERMIT TRACKING SYSTEM

LAST UPDATE 12/18/2013

DATE: 03/10/2020

APPROVALS DETAIL SCREEN

AB

10:48:32

PERMIT #: B834077 CONTROL #:

AGENCY DATE CODE COMMENTS

ZONING 12/18/2013 01 BR/AB

PERMITS 12/18/2013 01 AB-P

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT

PF4 - ISSUE PERMIT

PF3 - INSPECTIONS

PF8 - GENERAL SCREEN W/NEXT PERMIT

ATTACHMENT 2

INSPECTION RECORD

(INSPECTOR'S COPY)

DATE

INSPECTOR

INSPECTION

COMMENTS

1/11/11

R

Comp

834077

ATTACHMENT 2

TIME: 08:48:29 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/31/2014
DATE: 03/10/2020 GENERAL PERMIT APPLICATION DATA AB 14:06:59

PERMIT #: B834077 PROPERTY ADDRESS
RECEIPT #: A686462 317 ACADEMY AVE
CONTROL #: MR SUBDIV: SUBURBIA
XREF #: B834077 TAX ACCOUNT #: 0420067150 DISTRICT/PRECINCT 04 01
OWNERS INFORMATION (LAST, FIRST)

FEE: 85.00 NAME: KEITH TINSLEY
PAID: 85.00 ADDR: 317 ACADEMY AVE 21136
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 12/18/2013 NAME: KEITH TINSLEY
ISSUED: 12/18/2013 COMPANY:
OCCPNY: ADDR1: 317 ACADEMY AVE
FINAL INSPECT: ADDR2: REISTERSTOWN, MD 21136
INSPECTOR: 04R PHONE #: 410-833-9391 LICENSE #:

NOTES: AB...REISSUED TO REFLECT ELECTRIC AND PLUMBING CS A703345 10/31/14

PASSWORD : 

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

Attachment 3

TIME: 08:48:14 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/31/2014
DATE: 03/10/2020 BUILDING DETAIL 1 VLC 14:05:47

DRC#

PERMIT # B834077 PLANS: CONST 00 PLOT 2 PLAT 0 DATA 0 EL 1 PL 1

TENANT

BUILDING CODE: CONTR: OWNER

IMPRV 1 ENGNR:

USE 06 SELLR:

FOUNDATION BASE WORK: CONSTRUCT A DETACHED SHED AN REAR OF PROPERTY
23.6'X24.6'X15'=510SF. IRREG IN SHAPE.

CONSTRUC FUEL SEWAGE WATER ACCESSORY LETTER ATTACHED. THIS PERMIT CANCELS
1E 1E AND REPLACES B791513

CENTRAL AIR

ESTIMATED COST

6000.00 PROPOSED USE: SFD W/DETACHED SHED

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

ATTACHMENT 3

TIME: 08:48:20 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/31/2014
DATE: 03/10/2020 BUILDING DETAIL 2 VLC 14:05:47

PERMIT #: B834077	BUILDING SIZE	LOT SIZE AND SETBACKS
	FLOOR: 510SF	SIZE: 0064.05 X 0000.00
	WIDTH: 23.6'	FRONT STREET:
GARBAGE DISP:	DEPTH: 23.6'	SIDE STREET:
POWDER ROOMS:	HEIGHT: 15'	FRONT SETB: NC
BATHROOMS:	STORIES:	SIDE SETB: 28.6/5
KITCHENS:		SIDE STR SETB:
	LOT NOS: 1	REAR SETB: 5
	CORNER LOT: 2	

ZONING INFORMATION

DISTRICT:	BLOCK:	ASSESSMENTS
PETITION:	SECTION:	LAND: 0051900.00
DATE:	LIBER:	IMPROVEMENTS: 0072400.00
MAP:	FOLIO:	TOTAL ASS.:
	CLASS: 04	

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

ATTACHMENT 3

APPLICATION FOR PLUMBING PERMIT

PERMIT #: P869499

DIST: 04 PREC: 01

LOCATION: 317 ACADEMY AVE
SUBDIVISION: 16 E11
TAX ASSESSMENT #: 0420067150

OWNERS INFORMATION
NAME: KEITH TINSLEY
ADDR: 317 ACADEMY AVE 21136

APPLICANT INFORMATION
NAME: SHANEYBROOK, RICHARD, A
COMPANY: HARRY O SHANEYBROOK INC
ADDR1: 00012 W. CHATSWORTH AVE
ADDR2: REISTERSTOWN MD 21136
PHONE #: 410-833-0200 LICENSE #: MP100A

NOTES EXTENDED TO 2/9/17 ANC

SEWAGE DISPOSAL: METRO
TYPE OF BUILDING: SHED
LOT #: BLOCK: SECTION: OLD OR NEW (O OR N): NEW
TOWN OR VICINITY: REISTERSTOWN NO. OF GAS METERS:

GAS PERMIT: RANGE: WATER HEATER X FURNACE X OTHERS SIZE OF
BTU BTU 50K BTU 80K BTU PIPE 1"

CAUTION: PLASTIC WATER SERVICE LINES WILL REQUIRE A REVIEW OF THE ELECTRICAL SYSTEM TO ASSURE PROPER GROUND. CONTACT AN ELECTRICAL CONTRACTOR.

CHECK HERE	WORK BEING PERFORMED	NO. OF FIXTURES	CHARGES
X	GAS PERMIT APPLIED (NATR OR BTL)	N	38.00
X	INSTALL NEW FIXTURES	005	46.00
X	SEWER EJECTOR		70.00
	----- TOTALS -----		154.00

NUMBER OF FIXTURES	TYPE OF FIXTURES	NO.	@	TOTAL
EX NEW REC REM				
1	FLOOR DRAIN	1	3.00	3.00
1	LAVATORY	1	1.00	1.00
1	SHOWER STALL	1	2.00	2.00
1	WASHING MACHINE	1	3.00	3.00
1	WATER CLOSET	1	4.00	4.00
5	----- TOTALS -----			13.00

JOB NUMBER: DRAWING NUMBER:
REMARKS VLC...OK TO ISSUE PER KE-ISSUED FOR NON-LIVING SPACE

SEWER LOCATION:
Y BRANCH IS
PRIVATE DISPOSAL:

DEPTH
DEPTH

LINEAL FEET OF
HOUSE CONNECTION

Attachment 4

PERMIT #: P869499

DATE APPLIED: 02/09/2015 INSPECTOR INITIALS: 04B
FEE: \$154.0 PAID: \$154.0 RECEIPT #: A707405
PAID BY: APPL

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED IN SECTIONS)

COMPANY OR OWNER

DATE

ADDRESS

AGENT _____
OWNER _____

SIGNATURE OF APPLICANT

PHONE

ATTACHMENT 4
PAGE 2

BALTIMORE COUNTY, MARYLAND

Inspections Scheduling

Ask for Mr 1/16/2020

Logout

Permit Number P869499

Address 317 ACADEMY AVE

need Floor Plan

1/29/ Back from vacation

1/16/19

410-887-3391 Mr Carl Richards

before 12 or After 2

Completed Inspections

Inspection Type	Unit / Suite / Floor	Inspection Date	Result
307 - GAS PIPING ROUGH IN		2/19/2015	Passed
304 - PARTIAL PLUMBING ROUGH IN		2/19/2015	Passed
307 - GAS PIPING ROUGH IN		11/19/2015	Passed
301 - PARTIAL PIPING UNDER SLAB		11/24/2015	Passed
309 - PARTIAL SEWER		11/24/2015	Passed
317 - PARTIAL WATER SERVICE		11/24/2015	Passed
EXTND PRMT - EXTND PRMT		2/22/2016	Passed

Expired 2/22/2017

Scheduled Inspections

Inspection Type	Unit / Suite / Floor	Scheduled Date
-----------------	----------------------	----------------

Schedule a new inspection.

Schedule New Inspection

Choose an inspection from the table of inspections above, and select 'Cancel' to cancel that inspection.

Cancel Inspection

Choose an inspection from the table of inspections above, and select 'Reschedule' to reschedule that inspection.

Reschedule Inspection

[Search For Another Permit](#)

John Bryan - head Building Inspector

400 Washington Avenue • Courthouse • Towson, MD 21204



ATTACHMENT 4

2020-0045-A

Alexandra Bailey

From: Karen L Lewis
Sent: Monday, August 26, 2019 3:43 PM
To: Alexandra Bailey; Earl D Wrenn; Karen L Comer; Kevin Sparks; Tracy Morrow; Vanessa L Chapman
Cc: Terry L Moore
Subject: FW: Plumbing Permits for existing non-residential occupancies

(Please read below) This particular reference applies only to **317 Academy Ave**, as the plumber has been turned away twice. However according Matt Gawel, Building Inspections, the structure in question is built and completed, which makes it "existing...". So the owner has been told to send his plumber in again to get a permit. Procedures have not changed otherwise.

Thank you,

Karen

From: John Bryan
Sent: Tuesday, August 20, 2019 2:52 PM
To: Karen L Lewis <KLLewis@baltimorecountymd.gov>; Matt F. Gawel <mgawel@baltimorecountymd.gov>; Terry L Moore <TLMoore@baltimorecountymd.gov>; William V Witty Jr <wwitty@baltimorecountymd.gov>; Carl Richards Jr <CRichards@baltimorecountymd.gov>; Jeffrey N Perlow <JPerlow@baltimorecountymd.gov>
Cc: Rebecca Daniels <rdaniels@baltimorecountymd.gov>; Timothy W Kidd <tkidd@baltimorecountymd.gov>
Subject: Plumbing Permits for existing non-residential occupancies

A question recently arose concerning whether or not a building permit is required in order to obtain a plumbing permit to install plumbing fixtures in an existing non-residential structure such as an accessory structure. The answer is no. The plumber requesting the plumbing permit will take their plumbing permit application to the Zoning office for them to approve or disapprove the scope of the plumbing permit work. No building permit is required as no building construction is taking place.

Thanks,

John

John Bryan CBO

Building Engineer of Baltimore County

Special Assistant State Fire Marshal

Department of Permits, Approvals & Inspections

County Office Building,

111 W. Chesapeake Ave.

Towson, Maryland 21204

(410-887-3985)

Attachment 5

TIME: 08:49:21
DATE: 03/10/2020

AUTOMATED PERMIT TRACKING SYSTEM
PLUMBING DETAIL SCREEN 1

LAST UPDATE 09/17/2019
KLC 09:31:49

PERMIT #: P956285
JOB #:
SEWAGE DISPOSAL 1
DRAWING #: 1964-0174-1

TYPE OF BUILDING: SHED

LOT #:
TOWN OR VICINITY: REISTERSTOWN

BLOCK:
SECTION:

OLD OR NEW (O OR N) O
NUMBER OF
GAS METERS: 1E

GAS PERMIT: RANGE: WATER
BTU: HEATER X FURNACE X OTHERS X
36K 60K 205.6K
SIZE OF
PIPE 1"

SEWER LOC: DEPTH: LINEAL FEET OF
Y BRANCH DEPTH: HOUSE CONNECTION 000000
PRIVATE DISPOSAL:

REMARKS KLC..OTHERS=GENERATOR. OK TO ISSUE ONSITE WATER &
SEWER ON PRIVATE PROPERTY:KE. NO SHOWER/TUB:JP
SEE ATTACHED EMAIL PER JB TO ISSUE W/O BLDG PERMIT

PASSWORD:

ENTER - NEXT DETAIL PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

ATTACHMENT 5

*** NO INSPECTIONS E ID FOR THIS PERMIT ***

PANEL BP1003M

TIME: 08:50:05 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 09/17/2019
DATE: 03/10/2020 GENERAL PERMIT APPLICATION DATA KLC 09:28:39

PERMIT #: P956285 PROPERTY ADDRESS
RECEIPT #: A806973 317 ACADEMY AVE
MAP CORD: 16 E11
XREF #: P956285 TAX ACCOUNT #: 0420067150 DISTRICT/PRECINCT 04 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 355.00 NAME: TINSLEY, KEITH 410-627-3833
PAID: 355.00 ADDR: 317 ACADEMY AVE 21136
PAID BY: APPL

DATES APPLICANT INFORMATION
APPLIED: 09/17/2019 NAME: ANDERSON, JOSHUA, E
ISSUED: 09/17/2019 COMPANY: A-1 PLBG
OCCPNY: ADDR1: 00074 DAKOTA DR
FINAL INSPECT: ADDR2: HANOVER PA 17331
INSPECTOR: 04B PHONE #: 410-247-7900 LICENSE #: MP10543
NOTES: KLC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

ATTACHMENT 5

TIME: 11:29:25 AUTOMATED PERMIT TRACKING SYSTEM

LAST UPDATE 09/17/2019

DATE: 03/11/2020

PLUMBING DETAIL SCREEN 2

KLC 09:31:49

PERMIT # P956285

CHECK HERE	WORK BEING PERFORMED	NO. OF FIXTURES	CHARGES
	CONNECT EXIST. FIXTURES	000	0.00
	GAS PERMIT APPLIED		
	NATR OR BTL (N OR B) N		58.00
	HOT WATER HEATER		
	OIL OR ELEC (O OR E)		0.00
	INSTALL NEW FIXTURES	006	60.00
	ON SITE - WATER, SEWER OR STORM		
	(WA, SE OR ST) WA		158.00
	RECONSTRUCT EXIST. FIXTURES	000	0.00
	REMOVE EXIST. FIXTURES	000	0.00
	REPLACE SWR HOUSE CON		0.00
	SEPTIC TANK INSTALLATION		0.00
	SEPTIC TANK RECONS/REPL		0.00
	SEWER CAP OFF		0.00

PASSWORD:

ENTER - NEXT DETAIL

PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT

SCREEN CLEAR - MENU

ATTACHMENT 5

TIME: 11:29:37 AUTOMATED PERMIT TRACKING SYSTEM

LAST UPDATE 09/17/2019

DATE: 03/11/2020

PLUMBING DETAIL SCREEN 3

KLC 09:31:49

PERMIT # P956285

CHECK HERE	WORK BEING PERFORMED	NO. OF FIXTURES	CHARGES
-----	-----	-----	-----
	SEWER EJECTOR		79.00
	SEWER HOUSE CONNECTION		0.00
	SEWER PROPERTY CONNECTION		0.00
	SEWER SRVC. CHG. PRORATED		0.00
	STORM DRAIN CONNECTION		0.00
	SUBSOIL DRAIN INSTALLATION		0.00
	WATER HOUSE CONNECTION		0.00
	Y'S FOR FUTURE USE		0.00
			0.00
			0.00
			0.00
			0.00

PASSWORD:

TOTAL CHARGES:

355.00

ENTER - NEXT DETAIL

PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN CLEAR - MENU

ATTACHMENT 5

TIME: 11:29:41

AUTOMATED PERMIT TRACKING SYSTEM

LAST UPDATE 09/17/2019

DATE: 03/11/2020

PLUMBING DETAIL SCREEN 4

KLC 09:31:49

PERMIT # P956285

NUMBER OF FIXTURES

EX.	NEW	REC	REM	TYPE OF FIXTURES	NO.	@	TOTAL
0	0	0	0	BAR SINK	0	0	0
0	0	0	0	BATHTUB RM/GROUP	0	0	0
0	0	0	0	DISHWASHER	0	0	0
0	1	0	0	FLOOR DRAIN	1	3	3
0	0	0	0	FLOOR SINK	0	0	0
0	0	0	0	KITCHEN SINK	0	0	0
0	1	0	0	LAUNDRY TRAY	1	2	2
0	1	0	0	LAVATORY	1	1	1
0	0	0	0	MOP SINK	0	0	0
0	0	0	0	ROOF DRAIN	0	0	0
0	0	0	0	SERVICE SINK	0	0	0
0	0	0	0	SHOWER STALL	0	0	0
0	0	0	0	SINK/FOOD DISP	0	0	0
0	0	0	0	THREE COMP. SINK	0	0	0

PASSWORD:

ENTER - NEXT DETAIL

PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN CLEAR - MENU

ATTACHMENT 5

TIME: 11:29:45
DATE: 03/11/2020

AUTOMATED PERMIT TRACKING SYSTEM
PLUMBING DETAIL SCREEN 5

LAST UPDATE 09/17/2019
KLC 09:31:49
PERMIT # P956285

NUMBER OF FIXTURES

EX.	NEW	REC	REM	TYPE OF FIXTURES	NO.	@	TOTAL
0	0	0	0	URINAL	0	0	0
0	1	0	0	WASHING MACHINE	1	3	3
0	1	0	0	WATER CLOSET	1	4	4
0	1	0	0	HOSE BIB	1	1	0
0	0	0	0		0	0	0
0	0	0	0		0	0	0
0	0	0	0		0	0	0
0	0	0	0		0	0	0
0	0	0	0		0	0	0
0	0	0	0		0	0	0
0	0	0	0		0	0	0
0	6	0	0	--- TOTALS ---			13

PASSWORD:

ENTER - NEXT DETAIL

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF7 - PREV. SCREEN PF9 - SAVE

PF8 - NEXT SCREEN CLEAR - MENU

ATTACHMENT 5

APPLICATION FOR ELECTRIC PERMIT

PERMIT #: E913217

DIST: 04 PREC: 01

LOCATION: 317 ACADEMY AVE
MAP COORDINATES: 47/F2
TAX ASSESSMENT #:

PROPERTY OWNER
NAME: KEITH TINSLEY
ADDR: 317 ACADEMY AVE 21136

LICENSE HOLDER INFO.
NAME: ROSNER, JOEL, I
COMPANY: B.M.A. ELECTRICAL CONTRACTORS LLC
ADDR1: 5 HAMLET DR
ADDR2: OWINGS MILLS MD 21117
PHONE #: 443-829-3676 LICENSE #: MG 9769

BUILDING PERMIT #:

TENNANT INFORMATION
NAME:
ADDR:
PHONE #:

NOTES
EB

EXISTING METER #: BGE WMS
STRUCTURE USE: RESIDENTIAL BUILDING: OLD WORK DESCRIPTION: RENOVATION
DATE POWER CO. NOTIFIED:

DETAIL OF WORK AND ADDITIONAL INFORMATION
UPGRADE SERVICE TO 400AMP WIRE NEW SHED BACK FEED HOUSE FEE: 65.00
1-SUBPANEL

OUTLETS, DEVICES, AND EQUIPMENT

FIXTURE 5 SWITCH 2 RECEPT 6 PHONE 1 CATV 1 ALARM SDET

SERVICE BY AMPS(A), VOLTS(V) PHASE(P)

400 A 240 V P A V P A V P
A V P A V P A V P
TOTAL SERVICE AMPS 1PH: TOTAL SERVICE AMPS 3PH:

KW RANGE
KW DISP

KW WTR HTR
BURNERS

KW DRYER
KW C. TOP

KW OVEN
KW DISHWSHR

A/C, HEAT PUMP # UNITS() =TOT HP.()
ELECT FURNACE # UNITS() =TOT KW.()
BASEBOARD HEAT: # OF UNITS() TOTAL KW.()
MOTORS # OF UNITS() TOTAL KW.()
X FORMERS # OF UNITS() TOTAL KW.()

PERMIT #: E913217

DATE APPLIED: 05/06/2016 INSPECTOR INITIALS: 04B
FEE: \$65.00 PAID: \$65.00 RECEIPT #: A733559
PAID BY: APPL

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER

DATE

ADDRESS

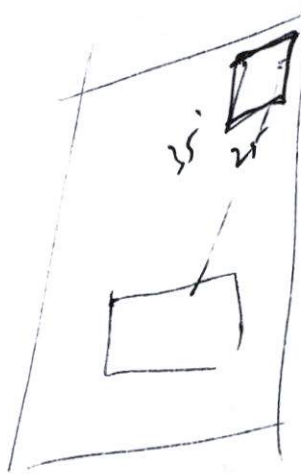
AGENT _____
OWNER _____

SIGNATURE OF APPLICANT

PHONE

ATTACHMENT 6

Let jolly



APPLICATION FOR ELECTRIC PERMIT

PERMIT #: E953452

DIST: 04 PREC: 00

LOCATION: 317 ACADEMY AVE
MAP COORDINATES: 47F2
TAX ASSESSMENT #:

PROPERTY OWNER
NAME: KEITH TINSLEY, 443-829-3676
ADDR:

LICENSE HOLDER INFO.
NAME: ROSNER, JOEL, I
COMPANY: B.M.A. ELECTRICAL CONTRACTORS LLC
ADDR1: 311 ESTATE RD
ADDR2: REISTERSTOWN MD 21136
PHONE #: 443-829-3676 LICENSE #: MG9769

BUILDING PERMIT #:

TENNANT INFORMATION
NAME:
ADDR:
PHONE #:

NOTES
JC

EXISTING METER #: BGE WMS
STRUCTURE USE: RESIDENTIAL BUILDING: OLD WORK DESCRIPTION:
DATE POWER CO. NOTIFIED:

DETAIL OF WORK AND ADDITIONAL INFORMATION
COMPLETE PERMIT E913217 PER ANDY F. \$90.00 JC

OUTLETS, DEVICES, AND EQUIPMENT

FIXTURE 5 SWITCH 2 RECEPT 6 PHONE CATV ALARM SDET

SERVICE BY AMPS(A), VOLTS(V) PHASE(P)

400	A	240	V	1	P	A	V	P	A	V	P
	A		V		P	A	V	P	A	V	P

TOTAL SERVICE AMPS 1PH: TOTAL SERVICE AMPS 3PH:

KW RANGE	KW WTR HTR	KW DRYER	KW OVEN
KW DISP	# BURNERS	KW C. TOP	KW DISHWSHR

A/C, HEAT PUMP #	UNITS()	=TOT HP. ()
ELECT FURNACE #	UNITS()	=TOT KW. ()
BASEBOARD HEAT:	# OF UNITS()	TOTAL KW. ()
MOTORS	# OF UNITS()	TOTAL KW. ()
X FORMERS	# OF UNITS()	TOTAL KW. ()

ATTACHMENT 6

PERMIT #: E953452

DATE APPLIED: 06/07/2018 INSPECTOR INITIALS: 04B
FEE: \$90.00 PAID: \$90.00 RECEIPT #: A778802
PAID BY: APPL

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER

DATE

ADDRESS

AGENT _____
OWNER _____

SIGNATURE OF APPLICANT

PHONE

ATTACHMENT 6

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
3/13/2020**Permit Processing Residential Permit & Development Report**

Page 1 of 1

Property Information

Tax Account Number: 0420067150

Plat Ref: 029:134

Election District: 4

Owner Name(s): TINSLEY KEITH

PDM # :

Address: 317 ACADEMY AVE

Zoning District(s): DR 5.5

REISTERSTOWN, MD 21136

Premise Address: 317 ACADEMY AVE

Elevation Range: 644ft - 648ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access, Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Elec. & Plumb	High Rise Apts.	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues Growth Tier 1: Served by public sewer and inside URDL													
PAI HOLD Layer	Do NOT Issue Permits For This Property See Aaron Tsui For Details. Hold-Date: 3/13/2020 Comments: Floor Plan Required For Building Permit Application To Show Interior Construction Work And Fixture Locations (See Plumbing Permit P956285)													
Code Enforcement County Office Building Room 213 Phone: 410-887-8099 Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100	Open Code Enforcement Actions: Do NOT Issue Permit Case# Type Action Status ----- CC1707355 Constituent Complaint Correction Notice Mailed													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	InFill Lot Review Verify Water Service Size.	X												OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 2020-0045-A	X		X	X	X	X							

Attachment 7



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

March 3, 2020

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: 2020-0045-SPH

317 Academy Avenue

S/s of Academy Avenue, 134 ft. east of centerline of Wembley Road

4th Election District – 2nd Councilmanic District

Legal Owners: Keith Tinsley

Special Hearing for an addition of a bathroom to an existing accessory structure.

Hearing: Tuesday, April 7, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Keith Tinsley, 317 Academy Avenue, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 18, 2020.**
- (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: THE DAILY RECORD
Wednesday, March 18, 2020 – Issue

Please forward billing to:
Keith Tinsley
317 Academy Avenue
Reisterstown, MD 21136

410-627-3833

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: 2020-0045-SPH

317 Academy Avenue

S/s of Academy Avenue, 134 ft. east of centerline of Wembley Road

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Legal Owners: Keith Tinsley

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105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

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.

**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: 2020-0045-A
Property Address: 317 ACADEMY AVENUE
Property Description: _____

Legal Owners (Petitioners): _____
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Keith Tinsley
Company/Firm (if applicable): _____
Address: 317 Academy Ave
Academy Reisterstown, MD. 21136
Telephone Number: 410-627-3833

BALTIMORE COUNTY, MARYLAND

Inspections Scheduling

Ask for Mr 1/16/2020

Logout

Permit Number P869499

Address 317 ACADEMY AVE

need Floor Plan

1/29/ Back from Vacation

1/16/19

410-887-3391 Mr Carl Richards

before 12 or After 2

Completed Inspections

Inspection Type	Unit / Suite / Floor	Inspection Date	Result
307 - GAS PIPING ROUGH IN		2/19/2015	Passed
304 - PARTIAL PLUMBING ROUGH IN		2/19/2015	Passed
307 - GAS PIPING ROUGH IN		11/19/2015	Passed
301 - PARTIAL PIPING UNDER SLAB		11/24/2015	Passed
309 - PARTIAL SEWER		11/24/2015	Passed
317 - PARTIAL WATER SERVICE		11/24/2015	Passed
EXTND PRMT - EXTND PRMT		2/22/2016	Passed

Expired 2/22/2017

Scheduled Inspections

Inspection Type	Unit / Suite / Floor	Scheduled Date
-----------------	----------------------	----------------

Schedule a new inspection.

Schedule New Inspection

Choose an inspection from the table of inspections above, and select 'Cancel' to cancel that inspection.

Cancel Inspection

Choose an inspection from the table of inspections above, and select 'Reschedule' to reschedule that inspection.

Reschedule Inspection

[Search For Another Permit](#)

John Bryon Head Building Inspector

400 Washington Avenue • Courthouse • Towson, MD 21204



2020-0045-A



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 317 Academy Ave Reisterstown MD which is presently zoned DR5.5

Deed References: 30559/0118 10 Digit Tax Account # 0420067150

Property Owner(s) Printed Name(s) Keith Tinsley

(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 AN ADDITION OF A BATHROOM TO AN EXISTING ACCESSORY 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)

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)

Addition of shower to accessory structure. To be presented at hearing

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):

Keith Tinsley

Name #1 - Type or Print

Name #2 - Type or Print

Keith Tinsley

Signature #1

Signature #2

317 Academy Ave Reisterstown MD

Mailing Address

City

State

21136, 410-627-3833

Zip Code

Telephone #

Email Address

Representative to be contacted:

Owner See Above

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0045-18 Filing Date 2/13/2020

Do Not Schedule Dates:

Reviewer AT

REV. 10/4/11

- Thank You -

4-7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-045

DATE: 3/5/2020

INFORMATION:

Property Address: 317 Academy Avenue

Petitioner: Keith Tinsley

Zoning: DR 5.5

Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the administrative law judge should allow the addition of a shower to an accessory structure.

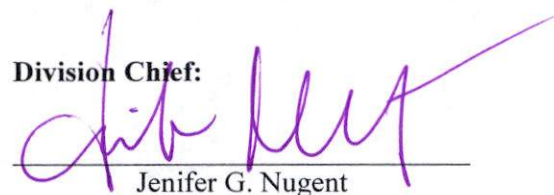
A site visit was conducted on February 24, 2020. The Department of Planning spoke with the petitioner on February 28, 2020 to inquire about the shower's use. According to the petitioner, the shower will only be used out of convenience and is not a part of any commercial activity nor living space.

The Department of Planning has no objections to the requested relief conditioned upon the following:

- The shed shall not be used for commercial purposes nor contain any living quarters.

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

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Bill Skibinski
Keith Tinsley
Office of the Administrative Hearings
People's Counsel for Baltimore County

7/23 @ 11 Am
2020-6645-SPH

Debra Wiley

From: Kristen L Lewis
Sent: Tuesday, June 30, 2020 2:01 PM
To: Debra Wiley; Donna Mignon
Subject: Hearing
Attachments: 20200630134707246.pdf

Good afternoon,

Attached is another case needing an webex event. Please note the owners email is magnoliak@protonmail.com. It is not shown on the petition form, he just called me with it. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-3391



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, Director
Department of Permits,
Approvals & Inspections

June 30, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0045-SPH

317 Academy Avenue

S/s of Academy Avenue, 134 ft. east of centerline of Wembley Road

4th Election District – 2nd Councilmanic District

Legal Owners: Keith Tinsley

Special Hearing for an addition of a bathroom to an existing accessory structure.

Hearing: Thursday, July 23, 2020 at 11:00 a.m

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing date. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

Michael Mallinoff
Director

MM:kl

C: Keith Tinsley, 317 Academy Avenue, Reisterstown 21136

NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 3, 2020.



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 317 Academy Ave Reisterstown MD which is presently zoned DR5.5
Deed References: 30559/00118 10 Digit Tax Account # 0420067150
Property Owner(s) Printed Name(s) Keith Tinsley

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

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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 AN ADDITION OF A BATHROOM TO AN EXISTING ACCESSORY 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)

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)

Addition of shower to accessory structure. To be presented at hearing

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):

Keith Tinsley

Name #1 - Type or Print

Name #2 - Type or Print

Keith Tinsley

Signature #1

Signature #2

317 Academy Ave Reisterstown MD

Mailing Address

City

State

21136 / 410-627-3833

Zip Code

Telephone #

Email Address

Representative to be contacted:

Owner See Above

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2020-0045-A

Filing Date

2/13/2020

Do Not Schedule Dates:

Reviewer

DT

REV. 10/4/11

- Thank You -

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: HOMEOWNERS TAX CREDIT		
Account Identifier: District - 04 Account Number - 0420067150		
Owner Information		
Owner Name:	TINSLEY KEITH	Use: RESIDENTIAL
Mailing Address:	317 ACADEMY AVE REISTERSTOWN MD 21136-	Principal Residence: YES
		Deed Reference: /30559/ 00118
Location & Structure Information		
Premises Address:	317 ACADEMY AVE REISTERSTOWN 21136-	Legal Description:
		SUBURBIA
Map:	Grid:	Parcel:
0049	0019	0143
Neighborhood:	Subdivision:	Section:
4030029.04	0000	4
Block:	Lot:	Assessment Year:
L	1	2019
Plat No:	Plat Ref:	
1	0029/ 0134	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1964	1,008 SF	9,900 SF
Property Land Area	County Use	
04		
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
ASBESTOS SHINGLE/	3	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	51,900	51,900
Improvements	55,300	64,900
Total:	107,200	116,800
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		110,400
		113,600
		0
Transfer Information		
Seller: TAYLOR TERRY ELIZABETH	Date: 03/01/2011	Price: \$111,000
Type: ARMS LENGTH IMPROVED	Deed1: /30559/ 00118	Deed2:
Seller: TRAINER STANLEY F	Date: 04/18/1979	Price: \$47,000
Type: ARMS LENGTH IMPROVED	Deed1: /06010/ 00245	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: HOMEOWNERS TAX CREDIT		
Homestead Application Information		
Homestead Application Status: Approved 05/17/2011		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: Completed for 2020		
Date: 06/02/2020		

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
2/20	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
3/5	PLANNING (if not received, date e-mail sent _____)	Comment
2/20	STATE HIGHWAY ADMINISTRATION	NO objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 7/3/20	by L. Pilson
SIGN POSTING (2 nd)	Date: 7/19/20	by Pilson
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____

Keith Tinsley
317 Academy Ave.
Reisterstown, MD, 21136
410-627-3833 7-14-2020

Case # 2020-0045-SPH

Hearing: July 23, 2020 Thursday at 11:00 am.

Members and Participants of the Zoning Hearing:

I hope this letter finds you all healthy and well,

The initial Permit issued on 2/9/15 P-869499. Permit included Bathroom (stand shower, water closet (sink), and lavatory (toilet). Zoning had no issues with bathroom project.

Inspections completed for project on Permit # P-869499

-Underground Gas and Plumbing to structure Inspection on 2/19/2015

-Gas Plumbing Rough-In 11/19/2015

-Partial Piping, Sewer, and water service Under Slab to Accessory Structure 11/24/2015

-Under initial permit the rough-ins plumbing and water are installed and in place

Family issues were not able to complete project on initial permit (Father Died Unexpectedly)

Upon obtaining new permit on 9/17/19 to complete the initial work from 2015, the request for an addition of a shower was denied per zoning thus requiring this hearing.

The Bathroom shower was denied on 9/17/19 permit by zoning stating that a shower and lavatory (sink) is allowed or a lavatory (sink) and water closet (toilet); *but not a lavatory (sink), water closet (toilet) and shower. Unless I have a pool in which a full bath including lavatory (sink), water closet (toilet) and shower would be allowed on permit P-956285 9/17/19, without a zoning hearing.*

Due to the idea that a convenience shower, has already been plumbed per 2/2015 permit I felt the need to pursue the process of a zoning hearing in order to complete the initial project.

I intend to use the shower for convenience only on a rare occasion, for instance during the remodel of the only bathroom in the house, thus not having to pay for a hotel stay during the 3-5 day remodel, as well as using for occasional rinsing of my pets after going to reservoir during the colder months when not able to use the outside hose.

There is no intention to use the structure for living/sleeping quarters. I was initially aware of and also have been informed by Zoning as well, that the process to obtain the status of an - In Law Suite - is available and I Do Not intend to use the storage shed/workshop as an In Law Suit or a habitable structure.

Thank you for your time with this matter,

Sincerely,

Keith Tinsley

PETITIONER' S

EXHIBIT NO.

2

BALTIMORE COUNTY, MARYLAND *page 4 of 8*
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS

[Signature]
Arnold Jablon, Deputy Administrative Officer
& Director



[Signature]
Donald E. Brand, Building Engineer

PLUMBING PERMIT

PERMIT #: P869499 CONTROL #: 869499 DIST: 04 PREC: 01

BUILDING PERMIT #: B834077 TAX ACCT #: 0420067150 DATE ISSUED: 02/09/2015
SEWAGE DISPOSAL: METRO RECEIPT #: A707405
TYPE OF BUILDING: SHED OLD OR NEW (O OR N): NEW

APPLICANT INFORMATION

NAME: SHANEYBROOK, RICHARD, A
COMPANY: HARRY O SHANEYBROOK INC
ADDR1: 00012 W. CHATSWORTH AVE
ADDR2: REISTERSTOWN MD 21136
PHONE #: 410-833-0200 LICENSE #: MP100A

OWNERS INFORMATION

NAME: KEITH TINSLEY *#307 2923564 2-19*
ADDR: 317 ACADEMY AVE 21136 *#304 2923565 2-19*

LOCATION OF PROPERTY: 317 ACADEMY AVE

MAP COORDINATES: 16 E11

LOT #: BLOCK: SECTION:

TOWN OR VICINITY: REISTERSTOWN

NO. OF GAS METERS:

GAS PERMIT:	RANGE:	WATER HEATER X BTU 50K	FURNACE X BTU 80K	OTHERS BTU	SIZE OF PIPE 1"
-------------	--------	------------------------------	----------------------	---------------	--------------------

CAUTION: PLASTIC WATER SERVICE LINES WILL REQUIRE A REVIEW OF THE ELECTRICAL SYSTEM TO ASSURE PROPER GROUND. CONTACT AN ELECTRICAL CONTRACTOR.

CHECK HERE	WORK BEING PERFORMED	NO. OF FIXTURES	CHARGES
X	GAS PERMIT APPLIED	N	38.00
X	INSTALL NEW FIXTURES	005	46.00
X	SEWER EJECTOR		70.00
	TOTALS		154.00

NUMBER OF FIXTURES EX NEW REC REM	TYPE OF FIXTURES	NO.	@	TOTAL
000 001 000 000	FLOOR DRAIN	001	3.00	3.00
000 001 000 000	LAVATORY	001	1.00	1.00
000 001 000 000	SHOWER STALL	001	2.00	2.00
000 001 000 000	WASHING MACHINE	001	3.00	3.00
000 001 000 000	WATER CLOSET	001	4.00	4.00

PAGE 1 OF 2

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

PETITIONER'S

EXHIBIT NO. 3

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

Michael D. Mallinoff
Michael D. Mallinoff, Director



E. John Bryan
E. John Bryan, Building Engineer

PLUMBING PERMIT

PERMIT #: P956285 CONTROL #: 956285 DIST: 04 PREC: 01

BUILDING PERMIT #: TAX ACCT #: 0420067150 DATE ISSUED: 09/17/201
SEWAGE DISPOSAL: METRO RECEIPT #: A806973
TYPE OF BUILDING: SHED OLD OR NEW (O OR N): OLD

APPLICANT INFORMATION

NAME: ANDERSON, JOSHUA, E
COMPANY: A-1 PLBG
ADDR1: 00074 DAKOTA DR
ADDR2: HANOVER PA 17331
PHONE #: 410-247-7900 LICENSE #: MP10543

OWNERS INFORMATION

NAME: TINSLEY, KEITH 410-627-3833
ADDR: 317 ACADEMY AVE 21136

LOCATION OF PROPERTY: 317 ACADEMY AVE
MAP COORDINATES: 16 E11
LOT #: BLOCK: SECTION:
TOWN OR VICINITY: REISTERSTOWN NO. OF GAS METERS: 1E

GAS PERMIT:	RANGE:	WATER			SIZE OF
		HEATER X	FURNACE X	OTHERS X	PIPE 1"
	BTU	BTU 36K	BTU 60K	BTU 205.6K	

CAUTION: PLASTIC WATER SERVICE LINES WILL REQUIRE A REVIEW OF THE ELECTRICAL SYSTEM TO ASSURE PROPER GROUND. CONTACT AN ELECTRICAL CONTRACTOR.

CHECK HERE	WORK BEING PERFORMED	NO. OF FIXTURES	CHARGES
X	GAS PERMIT APPLIED	N	58.00
X	INSTALL NEW FIXTURES	006	60.00
X	ON SITE - WATER, SEWER OR STORM	WA	158.00
X	SEWER EJECTOR		79.00
	----- TOTALS -----		355.00

NUMBER OF FIXTURES				TYPE OF FIXTURES	NO.	@	TOTAL
EX	NEW	REC	REM				
000	001	000	000	FLOOR DRAIN	001	3.00	3.00
000	001	000	000	LAUNDRY TRAY	001	2.00	2.00
000	001	000	000	LAVATORY	001	1.00	1.00
000	001	000	000	WASHING MACHINE	001	3.00	3.00

PAGE 1 OF 2

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

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

Michael D. Mallinoff
Michael D. Mallinoff, Director



E. John Bryan
E. John Bryan, Building Engineer

PLUMBING PERMIT

PERMIT #: P956285 CONTROL #: 956285 DIST: 04 PREC: 01

NUMBER OF FIXTURES

EX	NEW	REC	REM	TYPE OF FIXTURES	NO.	@	TOTAL
000	001	000	000	WATER CLOSET	001	4.00	4.00
000	001	000	000	HOSE BIB	001	1.00	.00
000	006	000	000	----- TOTALS -----	000	1.00	13.000

JOB NUMBER:

DRAWING NUMBER: 1964-0174-1

REMARKS KLC..OTHERS=GENERATOR. OK TO ISSUE ONSITE WATER &
SEWER ON PRIVATE PROPERTY:KE. NO SHOWER/TUB:JP
SEE ATTACHED EMAIL PER JB TO ISSUE W/O BLDG PERMIT

SEWER LOCATION:
Y BRANCH IS

DEPTH
DEPTH

LINEAL FEET OF
HOUSE CONNECTION

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES

BALTIMORE COUNTY, MARYLAND

Inspections Scheduling

[Logout](#)

Permit Number P869499

Address 317 ACADEMY AVE

Completed Inspections

Inspection Type	Unit / Suite / Floor	Inspection Date	Result
307 - GAS PIPING ROUGH IN		2/19/2015	Passed
304 - PARTIAL PLUMBING ROUGH IN		2/19/2015	Passed
307 - GAS PIPING ROUGH IN		11/19/2015	Passed
301 - PARTIAL PIPING UNDER SLAB		11/24/2015	Passed
309 - PARTIAL SEWER		11/24/2015	Passed
317 - PARTIAL WATER SERVICE		11/24/2015	Passed
EXTND PRMT - EXTND PRMT		2/22/2016	Passed

Scheduled Inspections

Inspection Type	Unit / Suite / Floor	Scheduled Date
-----------------	----------------------	----------------

Schedule a new inspection.

[Schedule New Inspection](#)

Choose an inspection from the table of inspections above, and select 'Cancel' to cancel that inspection.

[Cancel Inspection](#)

Choose an inspection from the table of inspections above, and select 'Reschedule' to reschedule that inspection.

[Reschedule Inspection](#)[Search For Another Permit](#)

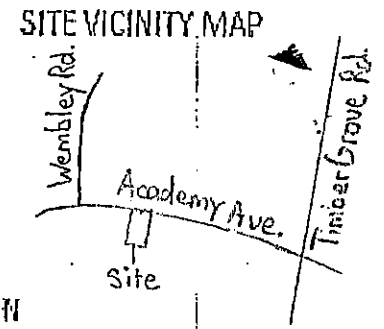
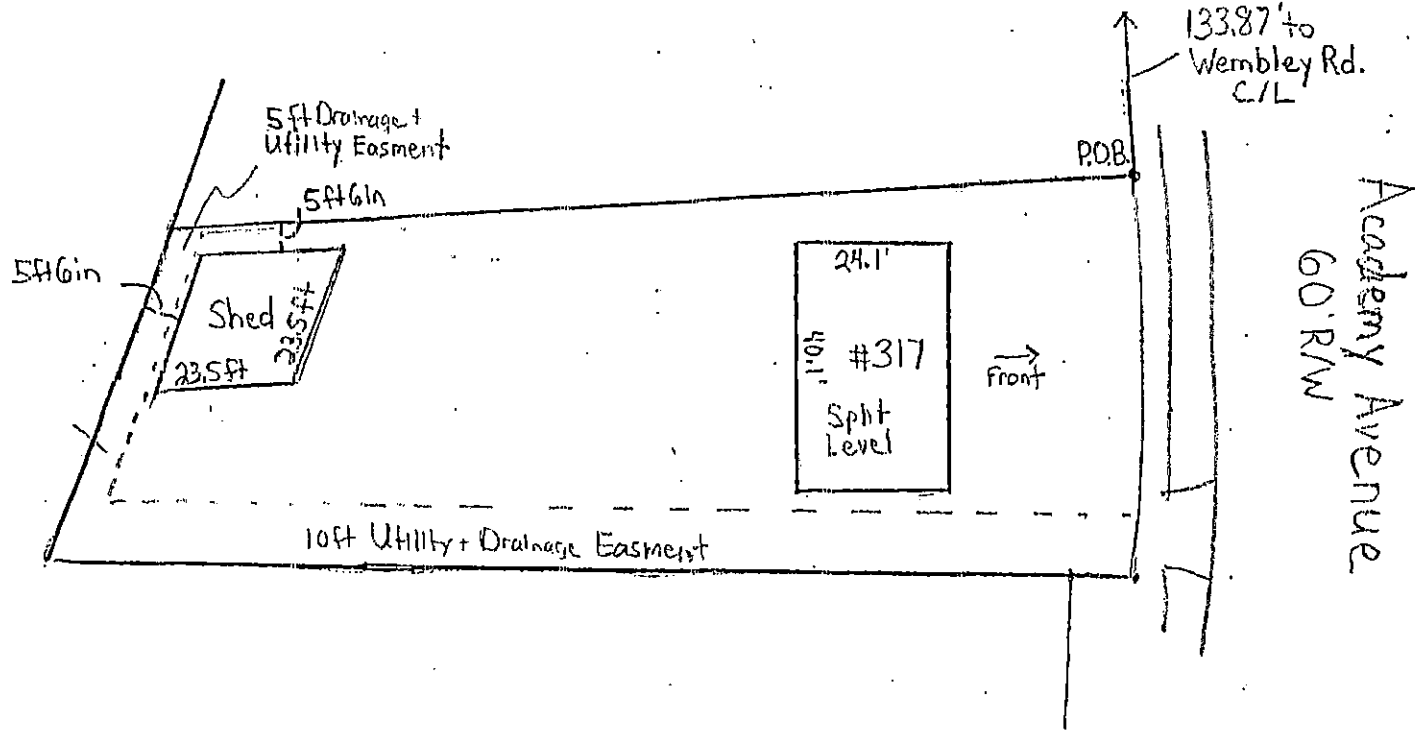
400 Washington Avenue • Courthouse • Towson, MD 21204



PETITIONER'S

EXHIBIT NO. 4

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
ADDRESS 317 Academy Ave. OWNER(S) NAME(S) Keith Tinsley
SUBDIVISION NAME Suburbia LOT # 1 BLOCK # L SECTION # 4
PLAT BOOK # 29 FOLIO # 134 10 DIGIT TAX # 0420067150 DEED REF. # 30559/00118



MAP IS NOT TO SCALE
ZONING MAP# 49A3
SITE ZONED DR5.5
ELECTION DISTRICT 4th
COUNCIL DISTRICT 2
LOT AREA ACREAGE _____
OR SQUARE FEET 9900
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS: PUBLIC ☒ PRIVATE _____
SEWER IS: PUBLIC ☒ PRIVATE _____
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
No

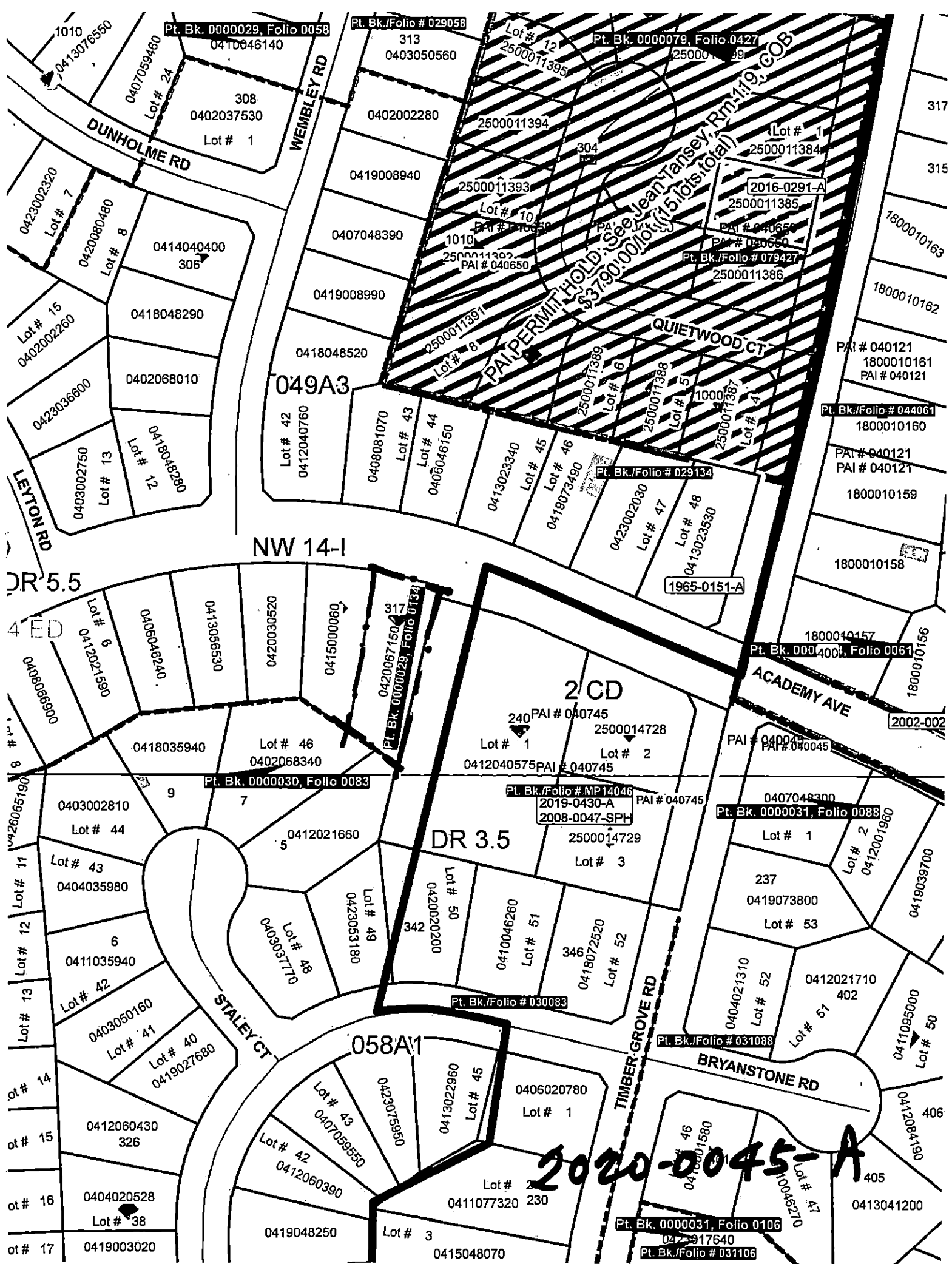
VIOLATION CASE INFO:
No

DRAWN BY Owner DATE 2/12/2020 SCALE: 1 INCH = 30 FEET

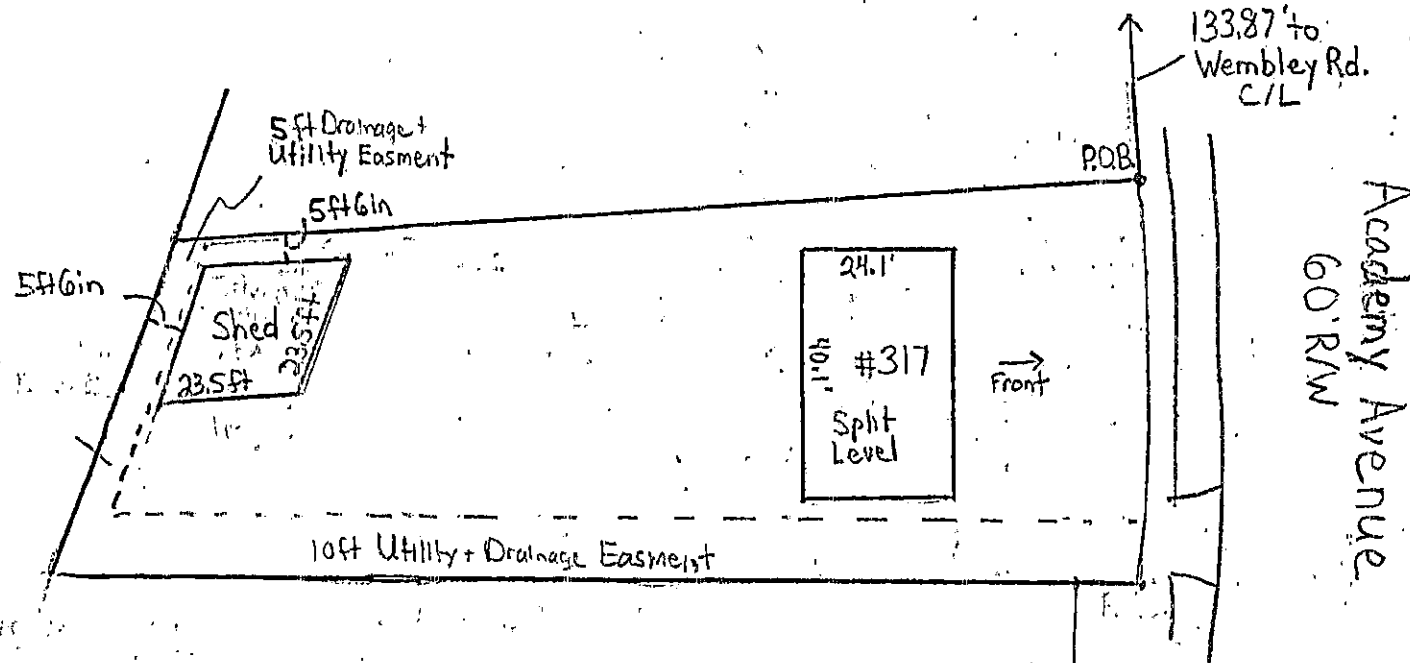
2020-0045-A

Exhibit 1

PETITIONER'S
EXHIBIT NO. 1

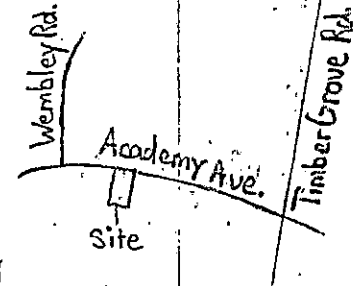


ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
ADDRESS 317 Academy Ave. OWNER(S) NAME(S) Keith Tinsley
SUBDIVISION NAME Suburbia LOT# 1 BLOCK# L SECTION# 4
PLAT BOOK# 29 FOLIO# 134 10 DIGIT TAX# 0420067150 DEED REF.# 30559/00118



PLAN DRAWN BY Owner DATE 2/12/2020 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 49A3

SITE ZONED DR 5.5

ELECTION DISTRICT 4th

COUNCIL DISTRICT 2

LOT AREA ACREAGE 9.900

OR SQUARE FEET 9900

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

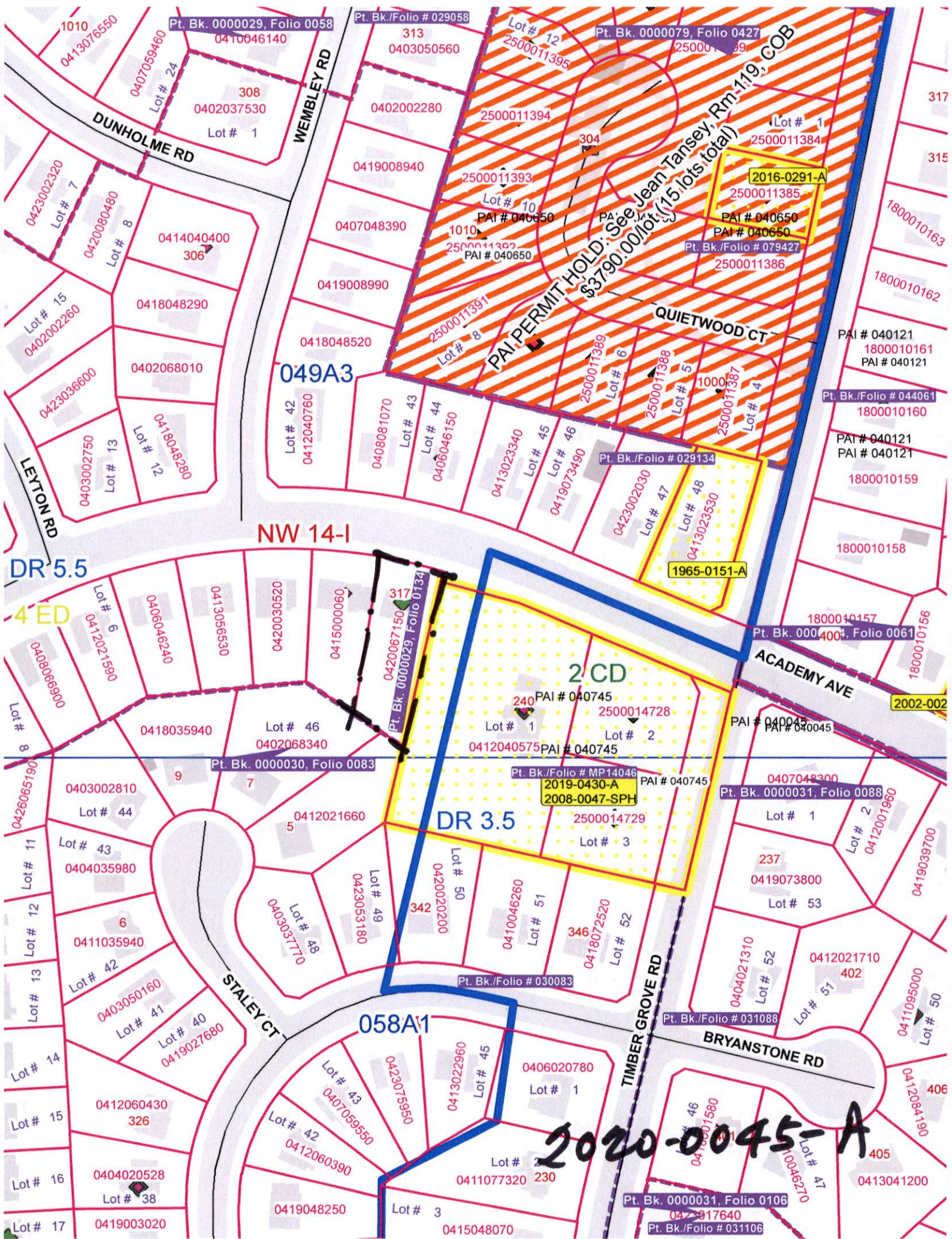
AND ORDER RESULT BELOW

No

VIOLATION CASE INFO:

No

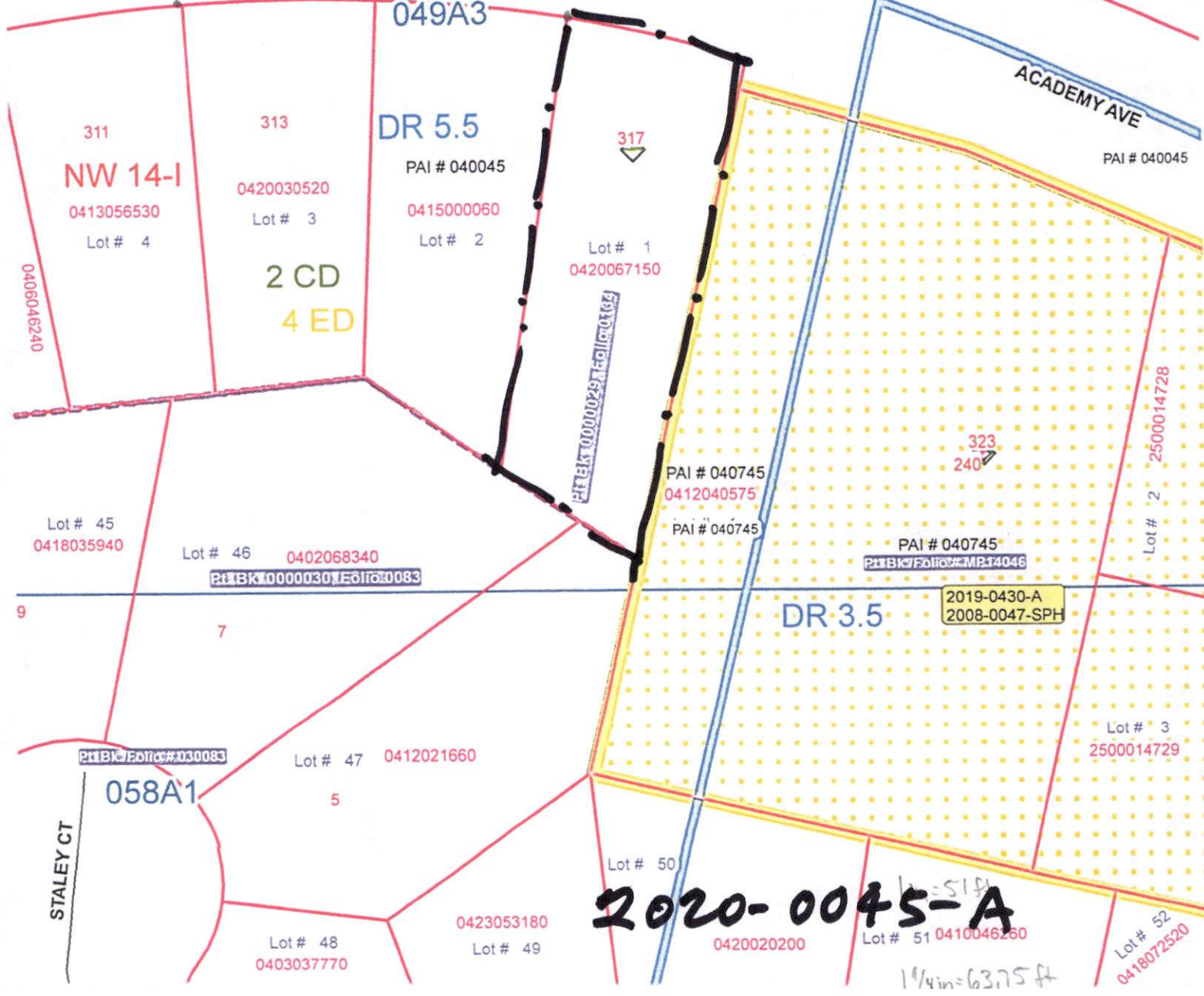
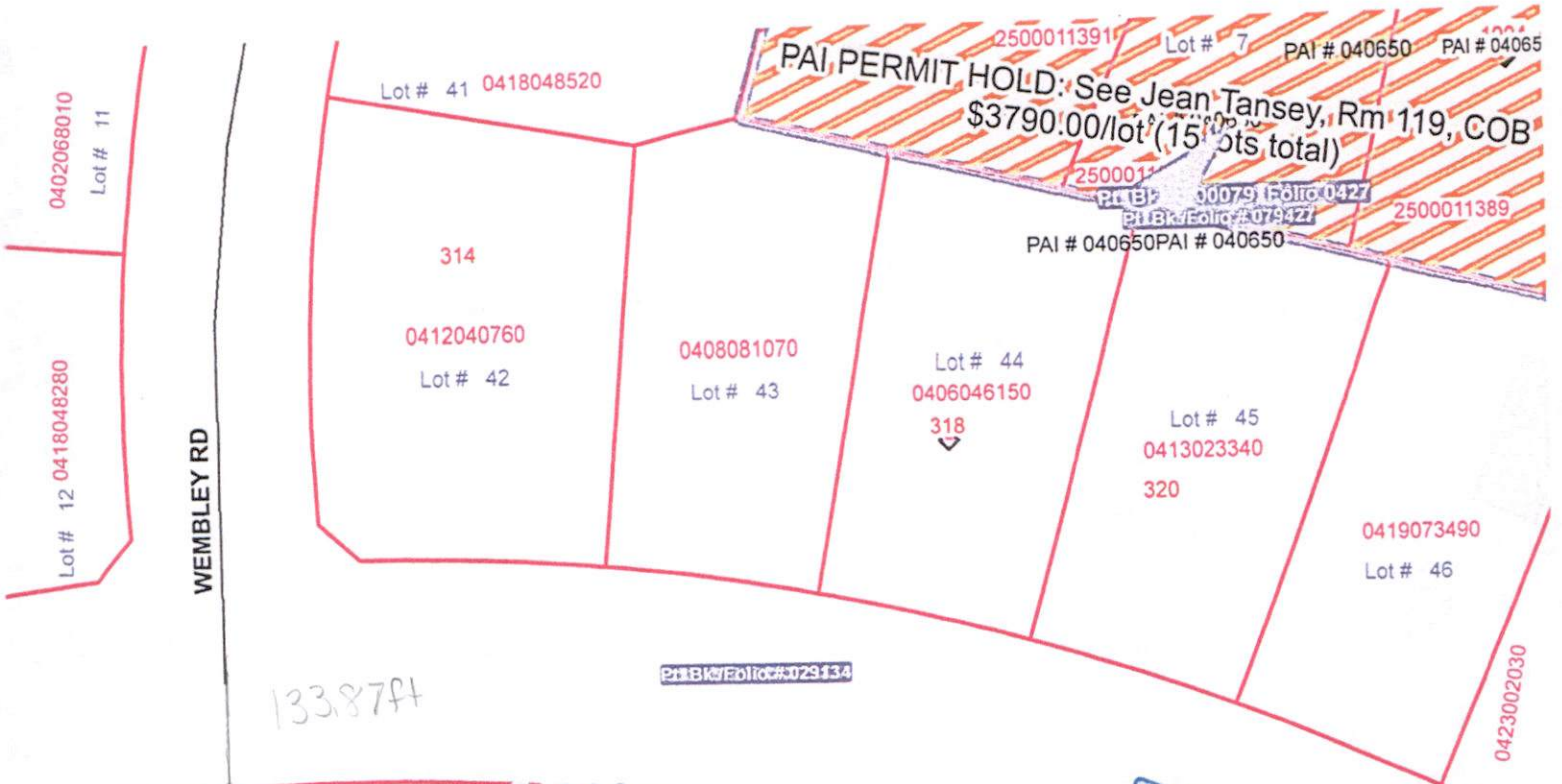
2020-0045-A



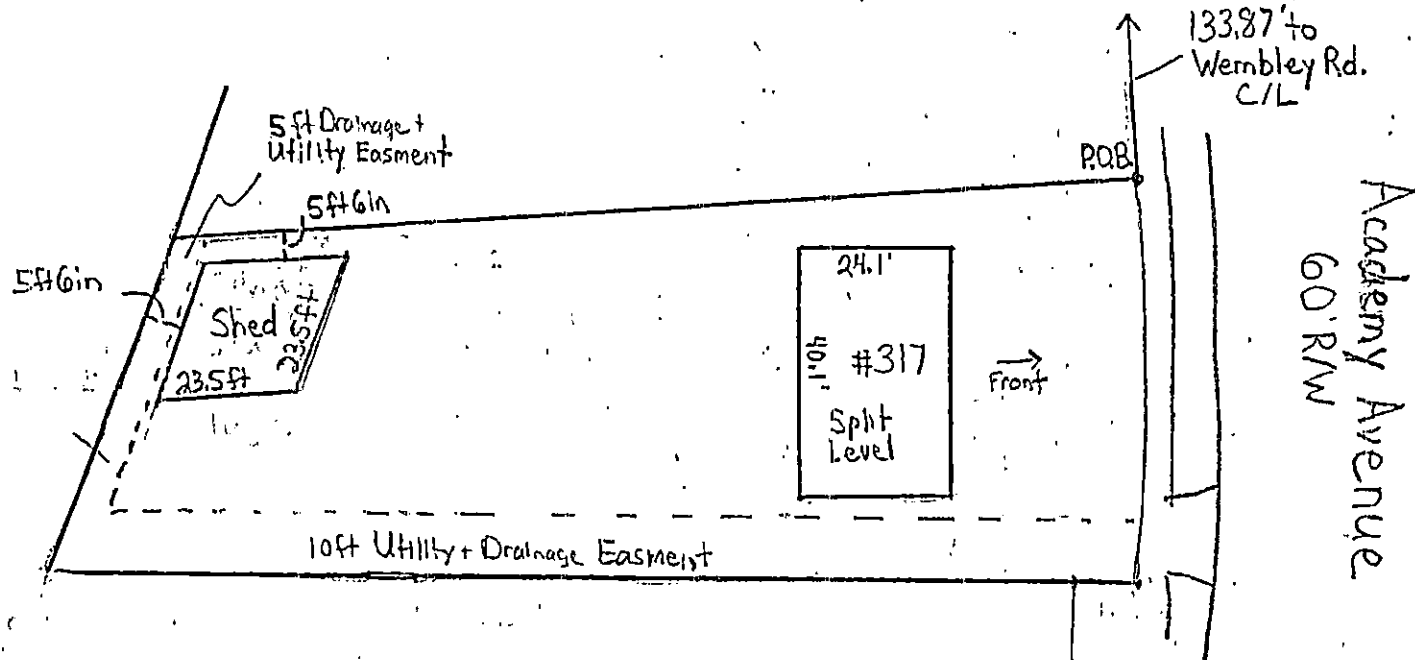
2020-0045-A

1-27-00-000



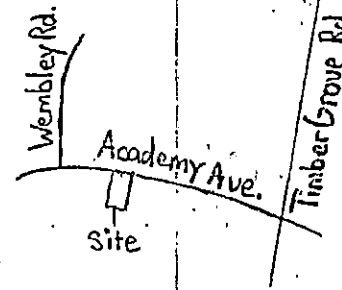


ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
ADDRESS 317 Academy Ave. OWNER(S) NAME(S) Keith Tinsley
SUBDIVISION NAME Suburbia LOT # 1 BLOCK # L SECTION # 4
PLAT BOOK # 29 FOLIO # 134 10 DIGIT TAX # 0420067150 DEED REF. # 30559/00118



PLAN DRAWN BY Owner DATE 2/12/2020 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 49A3
SITE ZONED DR 5.5
ELECTION DISTRICT 4th
COUNCIL DISTRICT 2
LOT AREA ACREAGE 1
OR SQUARE FEET 9900
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS: PUBLIC ☒ PRIVATE _____
SEWER IS: PUBLIC ☒ PRIVATE _____
PRIOR HEARING? No
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW
No

VIOLATION CASE INFO:

No

2020-0045-A