

6/7/00

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid (\$50.00)
Accepted by JL
Date 5/22/00

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

George Weiderhold c/o Ramcor Corporation (410)682-5780
Print Name of Applicant Address Telephone Number

Lot Address #2300 Bauernschmidt Drive Election District 15 Councilmanic District 5 Square Feet 7125

Lot Location: N E S W side/corner of Bauernschmidt Drive 158' feet from N E S W corner of Honeysuckle Lane
(street) (street)

Land Owner: Margaret Fritz Tax Account Number 1506570240

Address: 705 Heston Court Bel Air, MD 21014 Telephone Number () s/a

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY PROVIDED?

Table with 2 columns: YES, NO. Rows include: 1. This Recommendation Form (3 copies), 2. Permit Application, 3. Site Plan (Property, Topo Map), 4. Building Elevation Drawings, 5. Photographs (Adjoining Buildings, Surrounding Neighborhood), 6. Current Zoning Classification: DR 3.5

Vertical table with columns: Date, From, Co./Dept, Phone #, Fax #. Contains handwritten entries: 5/9, Jeffrey Long, Planning, 3450, 7671, Bruno R. PDM, 2524.

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

Approval (checked), Disapproval, Approval conditioned on required modifications of the application to conform with th

AUG 15

RECEIVED MAY 23 2000 OFFICE OF PLANNING

Signed by: [Signature]
of the Director, Office of Planning and Community Conservation

Date: 5/25/00

111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by JOHN LEWIS on 5/22/00 (name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm a current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date then the decision shall only be rendered after the required public special hearing.

applicant and sign poster request an earlier posting date 5/26/00

*SUGGESTED POSTING DATE 5/26/00 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) ^{6/10/00 = 15 DAYS (PLUS WEEKEND)} 6/12/00 CLOSE, C (B-3 Work Days)

TENTATIVE DECISION DATE ^(3 DAYS AFTER CLOSE) 6/15/00 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: 15

Location of Property: #2300 Bauernschmidt Drive Lot 135 Bauernschmidt Manor
north side of Bauernschmidt Drive west of Honeysuckle Lane

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **081348**

DATE 5/22/00 ACCOUNT R0016150

AMOUNT \$ 50.00

RECEIVED FROM: RAMCOR

FOR: UNDERSIZED LOT APPLICATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
5/23/2000	5/22/2000	15:31:02
REG W801	CASHIER JRIG JMR	DRAWER
Dept 5	528 ZONING VERIFICATION	
Receipt #	147394	(F)
CR NO. 081348		
	Recpt Tot	50.00
	50.00 CK	.00
	Baltimore County, Maryland	

CASHIER'S VALIDATION

ZONING NOTICE

BUILDING PERMIT APPLICATION

*TO APPROVE AN UNDERSIZED ~~#~~ LOT FOR A
NEW DWELLING*

PUBLIC HEARING ?

**PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST
IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

6/12/00

**REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST
CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.**

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

File



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 18, 2000

Mr. George Weiderhold
Vice President
Ramcor Corporation
7090 Golden Ring Road, Suite 107A
Baltimore, Md. 21237

RE: HEARING ON UNDERSIZED LOT
N/S Bauernschmidt Drive, S/S Martin Drive, across from Bayside Drive
(2300 Bauernschmidt Drive)
15th Election District - 5th Councilmanic District
Margaret Fritz - Owner/Applicant

Dear Mr. Weiderhold:

Thank you for bringing to our attention the fact that the Order issued in the above-captioned matter on September 14, 2000 incorrectly identified the subject property as being located at 2500 Bauernschmidt Drive, not 2300 Bauernschmidt Drive. A review of the case file and all documentation contained therein has confirmed that this was a typographical error and only the Order reflected the wrong address. Therefore, by copy of this letter to all parties, please be advised that the Order has been corrected accordingly. Please make a note of this correction on your copy of the Order.

Again, thank you for bringing this matter to our attention.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjjs

- cc: Ms. Margaret Fritz, and Mr. & Mrs. Charles F. Mack
705 Heston Court, Bel Air, Md. 21014
Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
- Mr. & Mrs. J. Patrick Brennan, 2302 Bauernschmidt Drive, Baltimore, Md. 21221
- Ms. Emily Bimestefer, 2316 Martin Drive, Baltimore, Md. 21221
- Ms. Joan Wrzesinski, 2305 Bauernschmidt Drive, Baltimore, Md. 21221
- Ms. Mary Whittaker, 2226 Bauernschmidt Drive, Baltimore, Md. 21221
- Mr. John W. Liller, 2308 Martin Drive, Baltimore, Md. 21221
- Mr. Joseph L. Eiben, 2318 Martin Drive, Baltimore, Md. 21221
- DEPRM; Office of Planning; People's Counsel; Case/File

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

IN RE: HEARING ON UNDERSIZED LOT * BEFORE THE
 N/S Bauernschmidt Drive and S/S * ZONING COMMISSIONER
 Martin Drive, across from Bayside Drive * OF BALTIMORE COUNTY
 (2300) ~~(2500)~~ Bauernschmidt Drive) * Case No. N/A
 15th Election District *
 5th Council District *
 Margaret Fritz, Owner/Applicant *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a building permit application filed by Margaret Fritz, property owner, through George Weiderhold, Vice President of Ramcor Corporation, Builder/Developer. The applicant proposes the construction of a single family dwelling on the subject undersized lot, pursuant to Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.). Upon application for relief under this Section, the property is posted with a sign giving any interested neighbor the opportunity to request a public hearing. In this case, the adjacent property owners, Patrick and Margaret Brennan, requested a public hearing to determine the appropriateness of the applicant's proposal. Thus, the matter was convened for public hearing on July 31, 2000. Pursuant to Section 304.4 of the B.C.Z.R., the zoning regulations provide that the Zoning Commissioner, "...shall make a determination whether the proposed dwelling is appropriate."

Appearing at the public hearing in support of the request were Charles F. and Margaret Mack, the potential residents of the home. Mrs. Mack is the daughter of the owner, Margaret Fritz. Also appearing on behalf of the applicants were George Weiderhold, Builder/Developer of the lot, and Joan Wagner. Appearing in opposition to the request were several neighbors, including Patrick and Margaret Brennan, Emily Bimestefer, Joan Wrzesinski, Mary Whittaker, John W. Liller, and Joseph L. Eiben, all residents of the area.

ORDER RECEIVED FOR FILING
 Date 8/14/00
 By [Signature]

Testimony and evidence presented at the hearing revealed that the subject property is a rectangular shaped parcel located on the north side of Bauernschmidt Drive, across from its intersection with Bayside Drive in the community known as Bauernschmidt Manor in Essex. The property contains a gross area of 7,125 sq.ft., more or less, zoned D.R.3.5, and is presently unimproved. Under Section 1B02.3(c) of the B.C.Z.R., the minimum net lot area per dwelling unit located in the D.R.3.5 zone is 10,000 sq.ft. Thus, the subject property is undersized. Nevertheless, the B.C.Z.R. recognize that many undeveloped lots were originally laid out and platted prior to the adoption of the zoning regulations. Indeed, this lot is located in the Bauernschmidt Manor subdivision, which was platted and recorded in the Land Records of Baltimore County many years ago, well prior to the adoption of the B.C.Z.R. The subject lot, identified as Lot 135 of this subdivision, has a width of 57 feet and a depth of 125 feet, which is similar in dimension and area as other lots in this community.

Section 304.1 of the B.C.Z.R. allows the property owner to erect a single family dwelling on a lot of insufficient area if three conditions exist. Those conditions are: 1) that the lot shall have been duly recorded, either by deed or a validly approved subdivision, prior to March 30, 1955; 2) that all other requirements of the height and area regulations are complied with; and, 3) that the owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in the B.C.Z.R. The undisputed testimony offered was that this lot and the property owner comply with these conditions. As noted above, the lot is part of a subdivision that was recorded well prior to March 30, 1955. The plan shows that the dwelling proposed on the lot will meet all other height and area setback requirements (front, side and rear yard), and that the owner of the lot does not own any adjacent land to comply with these requirements.

At the hearing, the applicants presented testimony regarding the site as outlined above. It was indicated that public water and sewer are available, and that a 2,000 sq.ft. dwelling containing 4 bedrooms and 3 baths is proposed. Building elevation drawings for the proposed dwelling were also submitted.

ORDER RECEIVED FOR FILING
Date 11/14/00
By [Signature]

The Protestants who appeared primarily objected to the height and proposed style of the house, which, as shown on the elevation drawings submitted at the hearing, will be constructed on stilts. It was indicated at the hearing that parking would be provided under the house, and that this elevation was proposed in that the property is located in the Chesapeake Bay Critical Areas near Middle River. Although not waterfront, the rear of the lot abuts Martin Drive, and the houses on the other side of that road do face the water. The Protestants at the hearing indicated that there were no other dwellings in the neighborhood that had been constructed on stilts and opined that the proposed dwelling would be in appropriate.

Subsequent to the hearing, an unsolicited letter, dated September 8, 2000, was received from Mr. Weiderhold. Therein, he referenced the opposition by many of the neighbors to the proposed dwelling being set on stilts, and attached a sketch depicting a revised design. His letter and attached sketch have been marked as Exhibit A. His letter further stated, "In order to move the process forward and maintain good will in the community, we are proposing to abandon the piling design house completely. We will build a two-story house similar to that shown on the attached sketch. The house will be set on a slightly raised concrete foundation. We will only raise the foundation enough to maintain a basement slab elevation above sea level per Baltimore County Code."

In my judgment, this is an appropriate solution to the issues presented in this case. The applicants should be allowed to construct a single family dwelling on this property, pursuant to Section 304 of the B.C.Z.R. A house consistent with the sketch attached to Mr. Weiderhold's letter of September 8, 2000 appears more compatible with the neighborhood. Thus, relief shall be granted, with certain conditions as noted below.

Pursuant to the advertisement, posting of the property, and public hearing on this matter held, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of September, 2000 that the building permit application to construct a single family dwelling on the subject undersized lot, in accordance with Exhibit A, and pursuant to

ORDER RECEIVED FOR FILING
Date 9/14/00
By [Signature]

Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby APPROVED, subject to the following restrictions:

- 1) The Owner/Applicants may obtain their building permit upon receipt of this Order; however, they are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Developer shall submit building elevation drawings for the proposed dwelling, based on the revised design depicted in Exhibit A, for review and approval by the Office of Planning prior to the issuance of any building permits.
- 3) The proposed dwelling shall be constructed in a manner similar to that depicted in the sketch submitted with Mr. Weiderhold's September 8, 2000 letter, identified herein as Exhibit A, a copy of which is attached hereto and made a part hereof.
- 4) The proposed dwelling shall comply with all County Code building and floodplain regulations.
- 5) The Owner/Applicants shall comply with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), in view of its location within the Chesapeake Bay Critical Area.
- 6) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/19/00
By [Signature]



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 5, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner 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:

2300 BAUERNSCHMIDT DRIVE
NW/S Bauernschmidt Drive, opposite Bayside Drive
15th Election District – 5th Councilmanic District
Legal Owner: Margaret Fritz
Applicant: George Weiderhold

Hearing to determine if the proposed dwelling is appropriate on an undersized lot.

HEARING: Monday, July 31, 2000 at 11:00 a.m. in room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon
Director

C: George Weiderhold, c/o Ramcor Corp., 2300 Bauernschmidt Drive, Balto. 21221
Margaret Fritz, 705 Heston Court, Bel Air 21014
Margaret & John Brennan, Jr., 2302 Bauernschmidt Dr., Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 16, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



CERTIFICATE OF POSTING

**RE: CASE Bldg. Permit
PETITIONER/DEVELOPER
(George Welderhold)
DATE OF Closing
(6-12-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

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

2300 Bauerschmidt Drive Baltimore, Maryland 21221____

**THE SIGN(S) WERE POSTED ON _____ 5-26-00 _____
(MONTH, DAY, YEAR)**



Posted at 2300 Bauerschmidt Drive

SINCERELY,

Thomas P. Ogle Sr. 5/26/00
(SIGNATURE OF SIGN POSTER & DATE)

**_____
THOMAS P. OGLE SR. _____**

**_____
325 NICHOLSON ROAD _____**

**_____
BALTIMORE, MARYLAND 21221 _____**

**_____
410-687-8405 _____
(TELEPHONE NUMBER)**



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 5, 2000

Mr. George Weiderhold
c/o Ramcor Corporation
2300 Bauernschmidt Drive
Baltimore, MD 21221

Dear Mr. Weiderhold:

RE: Demand for Public Hearing, Undersized Lot Approval, 2300 Bauernschmidt Drive

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on May 30, 2000 for a public hearing concerning your proposed undersized lot. I regret to inform you that we are withholding approval of your use permit because it has been superseded by a demand for a public hearing, pursuant to Section 304.4. of the Baltimore County Zoning Regulations (BCZR).

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

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:scj

C: Margaret & John Brennan, Jr., 2302 Bauernschmidt Drive, Baltimore 21221
Margaret Fritz, 705 Heston Court, Bel Air 21014





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 5, 2000

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HEARING: Monday, July 31, 2000 at 11:00 a.m. in room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: **George Weiderhold**, c/o Ramcor Corp., 2300 Bauernschmidt Drive, Balto. 21221
Margaret Fritz, 705 Heston Court, Bel Air 21014
Margaret & John Brennan, Jr., 2302 Bauernschmidt Dr., Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 16, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





FORMAL DEMAND FOR HEARING

CASE NUMBER: _____

Address: 2300 Bauernschmidt Drive

Petitioner(s): Ramcor Corporation

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We JOHN PATRICK BRENNAN
Name - Type or Print

() Legal Owner OR () Resident of
2302 BAUERNSCHMIDT DRIVE
Address

BALTIMORE MD 21221
City State Zip Code

410-686-1908
Telephone Number

which is located approximately 15' (ADJACENT) feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter. ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.**

John Patrick Brennan 5/30/2000
Signature Date

Signature _____ Date _____
Revised 9/18/98 - wcr/scj

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **081425**

DATE 5/30/2000 ACCOUNT 001-6120

AMOUNT \$ 40.00

RECEIVED FROM: Patrick Brennan

FOR: Patrol (Don't) Vehicle Lot Exp.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
5/30/2000 5/30/2000 11:24:53
REG. NO. 528 ZONING VERIF. CONT. DIV.
Dept 5 528 ZONING VERIF. CONT. DIV.
Receipt # 124997
CR NO. 081425
Report Tot 40.00
40.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

2302 Bauernschmidt Drive
Baltimore, Maryland 21221-1711

May 30, 2000

Mr. Arnold Jablon, Director
Zoning Review Section
Baltimore County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Request for Hearing

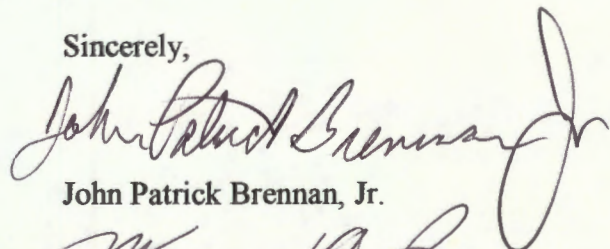
Dear Mr. Jablon:

Pursuant to Section 304.4 of the Baltimore County Code, my wife and I are requesting a public hearing concerning the proposed use permit for the property located at 2300 Bauernschmidt Drive, Baltimore, Maryland 21221.

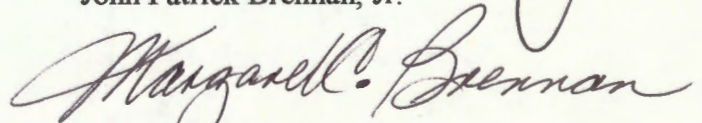
Enclosed is our check in the amount of \$40.00 made payable to Baltimore County.

We will look forward to hearing from you. Thank you.

Sincerely,



John Patrick Brennan, Jr.



Margaret C. Brennan

Enclosure-check

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

George Weidenhold

7090 Golden Ring Rd Suite 107A
Baltimore MD 21237

Margaret Mack

705 Heston Ct.
Bel Air, Md. 21014

CHARLES F. MACK

705 HESTON CT
BEL AIR MD. 21014

Jean Warner

4911 Moray Ct. 2120

Good copy

NOTICE OF ZONING HEARING

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NW/S Bauernschmidt Drive,
opposite Bayside Drive
15th Election District
5th Councilmanic District
Legal Owner(s): Margaret Fritz
Applicant: George Weidenhold

Hearing: to determine if the proposed dwelling is appropriate on an undersized lot.

Hearing: Monday, July 31, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/086 July 13 C403751

CERTIFICATE OF PUBLICATION

TOWSON, MD, 7/13, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/13, 2000.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

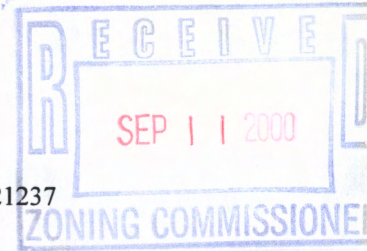
RAMCOR CORPORATION

BUILDERS

NEW CONSTRUCTION - ADDITIONS
RESTORATIONS

7090 GOLDEN RING ROAD, SUITE 107A - BALTIMORE, MARYLAND 21237

TELEPHONE (410) 682-5780 - FAX (410) 682-5781



September 8, 2000

Baltimore County Zoning Commissioner
401 Bosley Avenue
Room 405
Towson, MD 21204

Attention: Mr. Lawrence Schmidt

Subject: 2300 Bauernschmidt Drive

Dear Mr. Schmidt,

On Monday, July 31, 2000, we had a zoning hearing in front of you to determine if a proposed dwelling was appropriate for the above undersized lot. As you may remember the proposed house was to be set on pilings. The fact that the home was to be set on pilings seemed to be the main item of contention at the hearing.

In order to move the process forward, and maintain goodwill in the community, we are proposing to abandon the piling design house completely. We will build a two story house similar to that shown on the attached sketch. The house will be set on a slightly raised concrete foundation. We will only raise the foundation enough to maintain a basement slab elevation above sea level per Baltimore County Code.

We are willing to be reasonably flexible in order to move this project forward. If we can provide any additional information to you or your office to accomplish this, please do not hesitate to call me.

Very truly yours,

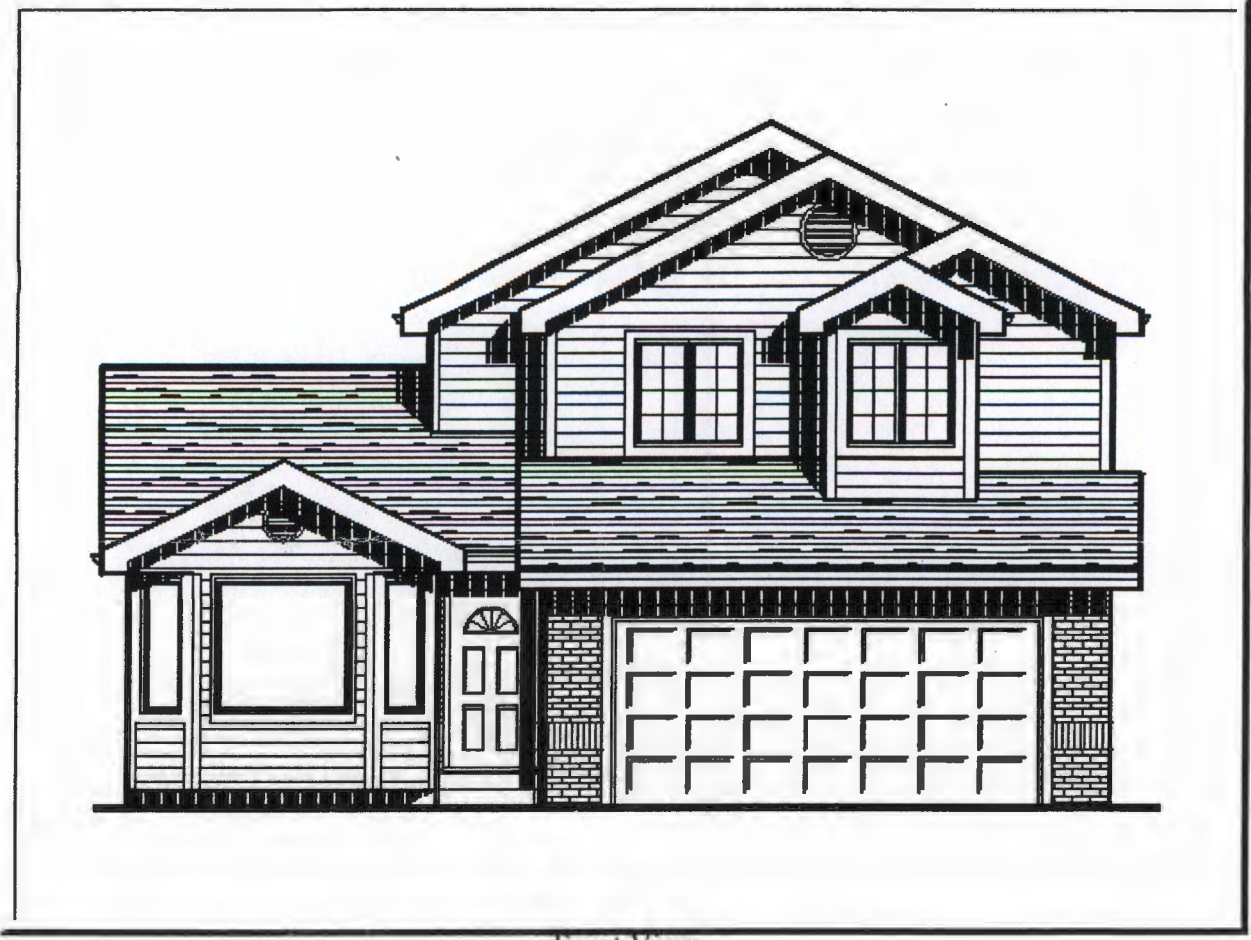
A handwritten signature in black ink that reads "George Weiderhold".

George Weiderhold
Vice President

EXHIBIT A

MHIC # 70928

Plan No. 1539-AB2C



Front View

Plan Summary

House Type:	2 storey	Exterior Wall Finish(es):
Area:	1539 ft ²	1. Siding
Width:	36' 00"	2. Brick
Depth:	41' 04"	
Bedrooms:	3	
Bathrooms:	2 1/2	
Garage:	2 car	
Foundation Type:	Full Basement	
Foundation Material:	Poured Concrete	
Ext. Wall Construction:	Wood Stud	

EXHIBIT A

**SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations**

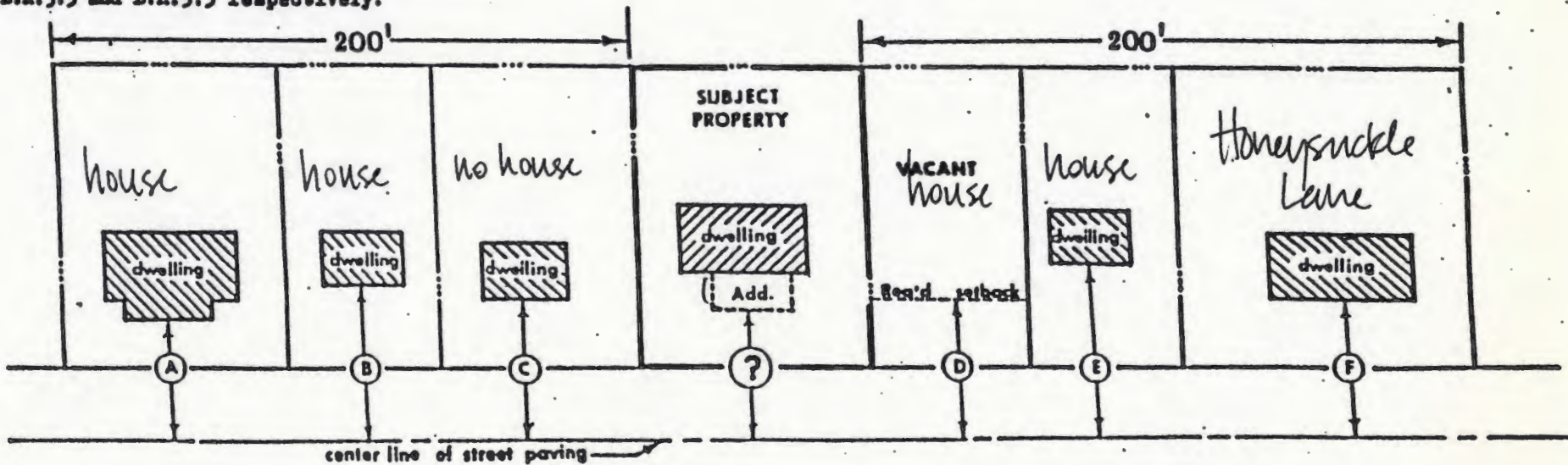
303.1 — In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

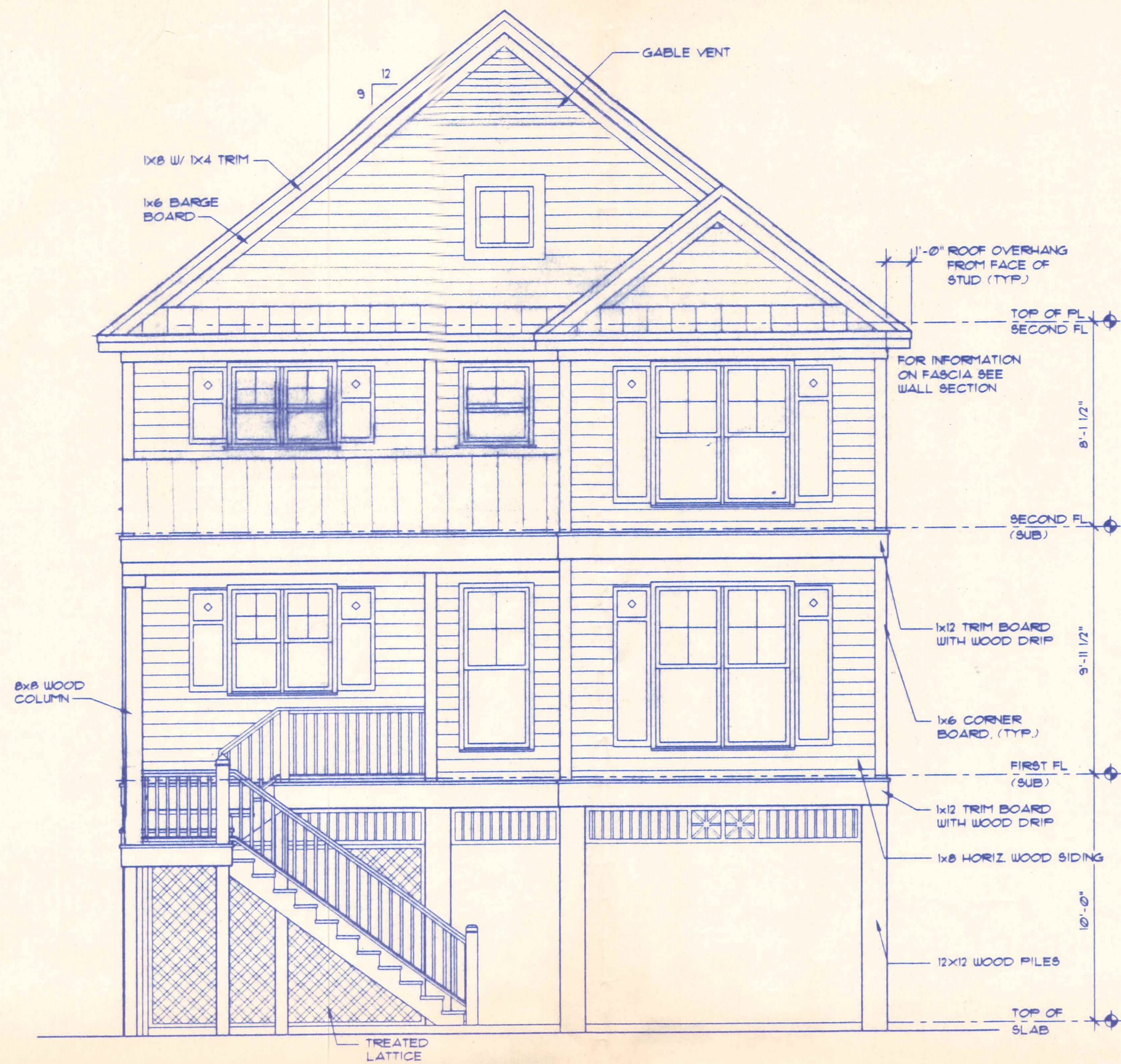
A	<u>69</u>	FT.
B	<u>59</u>	FT.
C	<u>0</u>	FT.
D	<u>67</u>	FT.
E	<u>21</u>	FT.
F	<u>0</u>	FT.

TOTAL (216) ÷ (4) = 54
of dwellings **REQUIRED FRONT SEIBACK (averaged)**

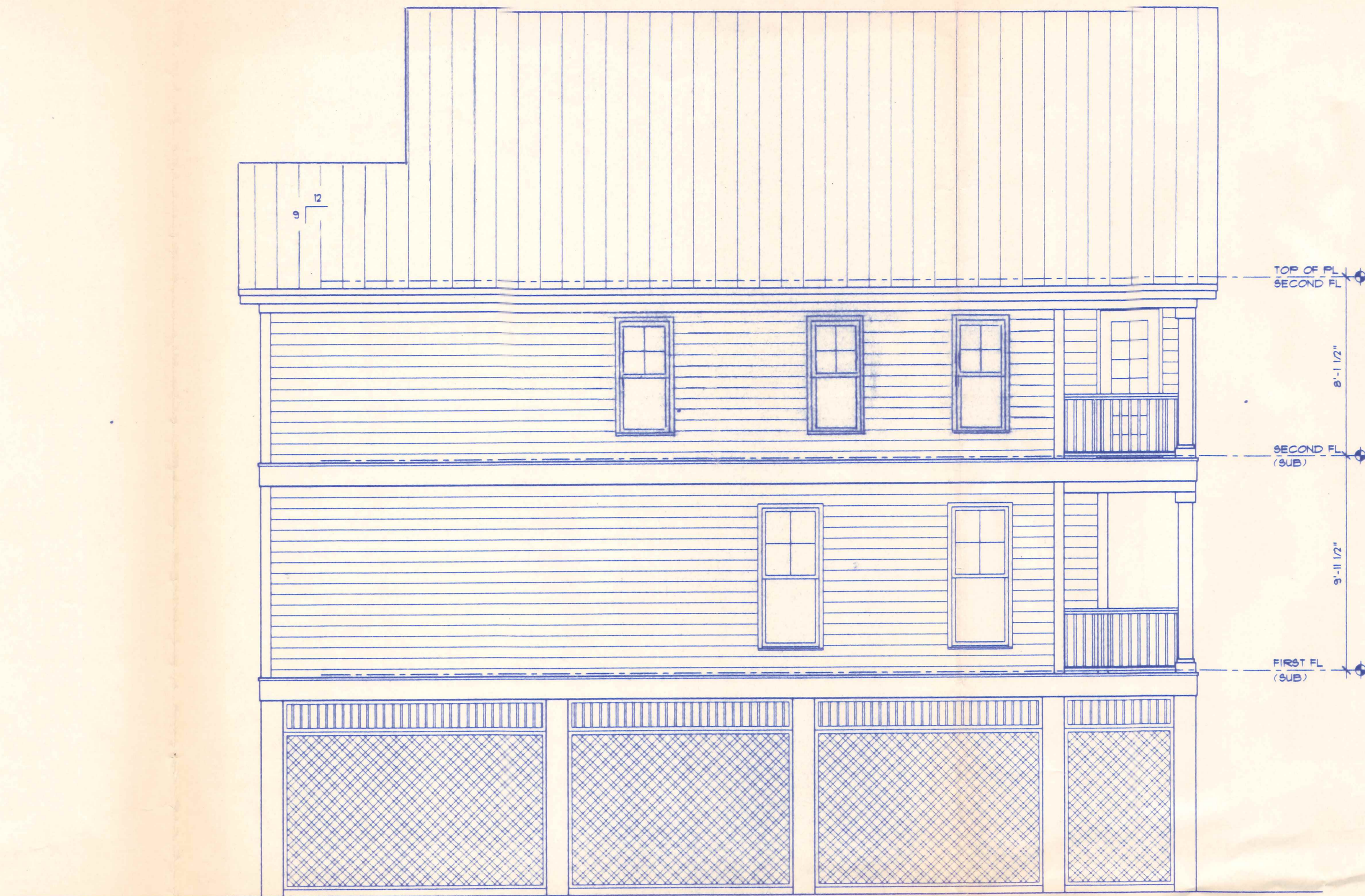
Ramcor Corporation
 applicant's name
2300 Bauernschmidt Drive
 building address
May 8, 2000
 date

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.





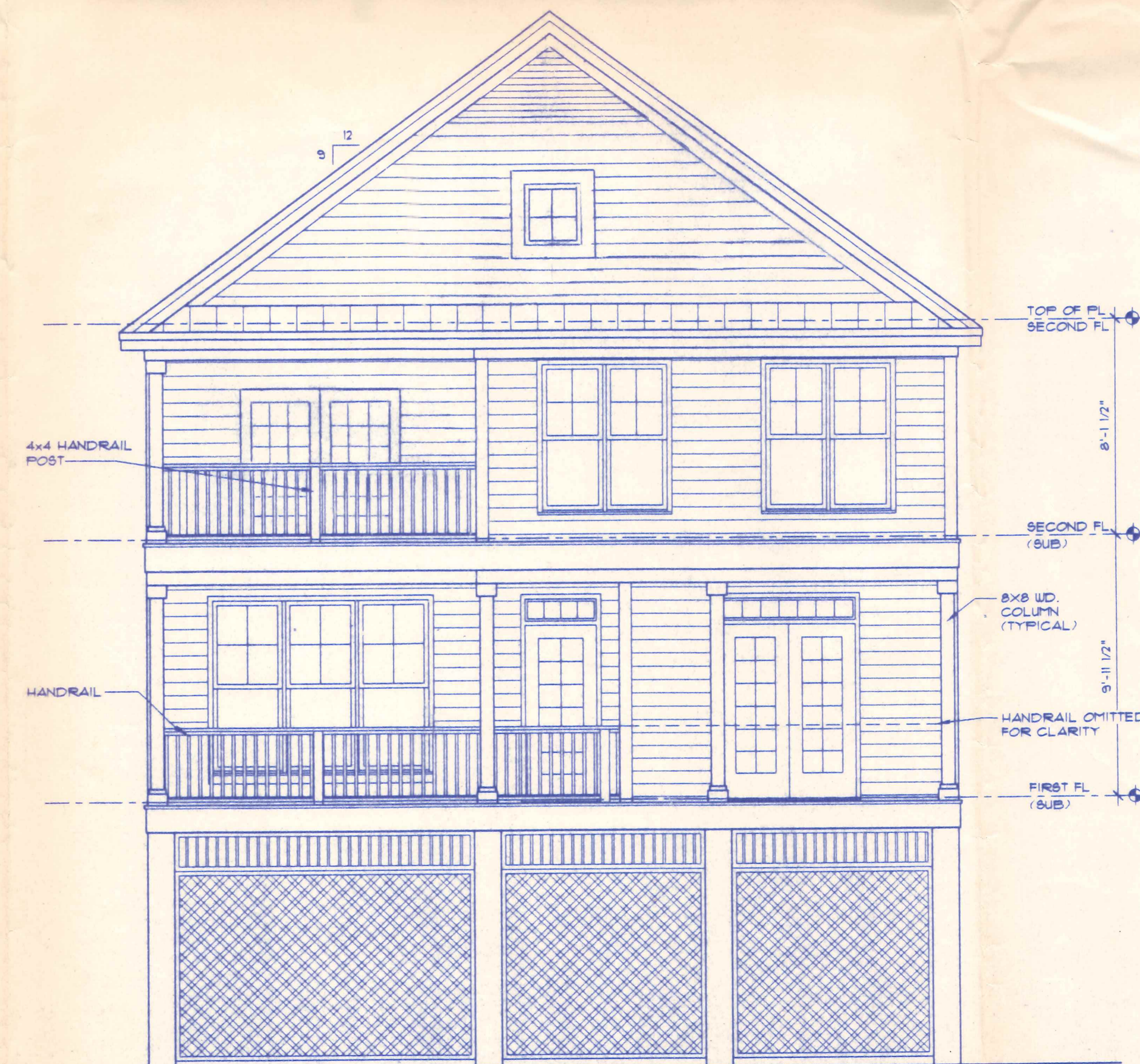
FRONT ELEVATION 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1/4" = 1'-0"



LEFT SIDE ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"

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DESIGN NO. 150
 SHEET OF 4 CLTY
 ELEVATIONS

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C:\DWG\10\06\98\0601

#2314
KINNEAR, KEVIN & DEBRA
1511470020
6703/347

#2316
BIMESTEFER, LAWRENCE
& EMILY
1502370090

#2318
EIBEN, JOYCE & JOSEPH
1506570241
13991/138

#2320
SERDENES, CHRISTOS
CARLO, DARLENE
1504000040
13271/80

#2322
HAPPER, DEANNA
1511000262
12902/692



128

129

130

131

132

MARTIN

DRIVE

HONEYSUCKLE

LANE

VICINITY MAP SCALE: 1"=200'

#2226
WHITTAKER, MARY &
CHARLES
1502001900
10709/448

EX.
DWLG.

BIMESTEFER, LAWRENCE
& EMILY
1502370091

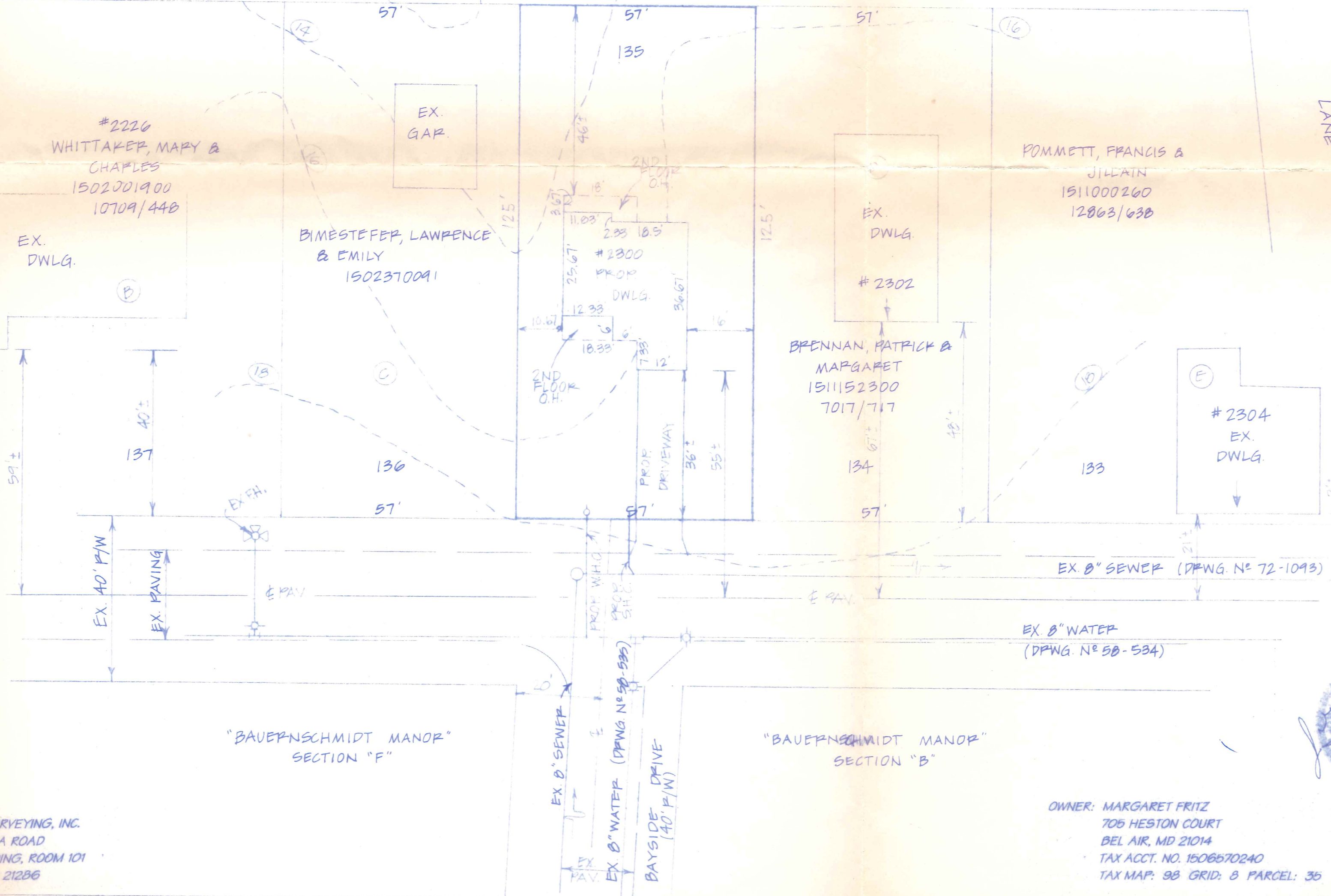
POMMETT, FRANCIS &
JILLAIN
1511000260
12863/638

BRENNAN, PATRICK &
MARGARET
151152300
7017/717

#2304
EX.
DWLG.

- GENERAL NOTES:
1. ZONING: D.R. 3.5
 2. LOT SIZE: 7125 SQUARE FEET
 3. ZONING MAP N.E. I-J
 4. NO PRIOR ZONING HISTORY
 5. PUBLIC WATER AND SEWER
 6. PROPOSED USE: SINGLE FAMILY DWELLING
EXISTING USE: VACANT
 7. FLOOD HAZARD MAP
COMMUNITY PANEL NO. 240010 0445B
ZONE: "C"
 8. LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
LIMITED DEVELOPMENT AREA
- ALLOWABLE IMPERVIOUS SURFACE: 25%
- 15% TREE COVER IS REQUIRED.

No ADJACENT SHARED LOT OWNERSHIP
FOR PAST 6 YEARS



"BAUERNSCHMIDT MANOR"
SECTION "F"

"BAUERNSCHMIDT MANOR"
SECTION "B"

OWNER: MARGARET FRITZ
705 HESTON COURT
BEL AIR, MD 21014
TAX ACCT. NO. 1506570240
TAX MAP: 98 GRID: 8 PARCEL: 35



PLAT TO ACCOMPANY AN
UNDERSIZED LOT APPLICATION
#2300 BAUERNSCHMIDT DRIVE
LOT 135 SECTION "H"
BAUERNSCHMIDT MANOR 12881
ELECTION DISTRICT NO. 15
COUNCILMANIC DISTRICT NO. 5
SCALE: 1"= 20'
MAY 8, 2000
00-8370
REV. MAY 12, 2000

SITE RITE SURVEYING, INC.
200 E. JOFFA ROAD
SHELL BUILDING, ROOM 101
TOWSON, MD 21286

7,125 #