

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Sacred Heart Lane, 25' E		
centerline of Townleigh Road	*	DEPUTY ZONING COMMISSIONER
4th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(217 Sacred Heart Lane)		
	*	CASE NO. 01-417-A
Carol L. and Robert F. Schoennagel, Sr.		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Carol L. and Robert F. Schoennagel, Sr., legal owners of that property known as 217 Sacred Heart Lane in the Reisterstown area of Baltimore County. The Petitioners herein seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a rear yard setback of 24 ft. in lieu of the required setback of 30 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

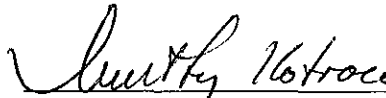
ORIGINAL FILED FOR FILING

Date 5/14/01
By R. J. [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of May, 2001, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a rear yard setback of 24 ft. in lieu of the required setback of 30 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CTC A REQUESTED FOR FILING
Date: 5/14/01
By: [Signature]



Baltimore County
Zoning Commissioner

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

May 14, 2001

Mr. & Mrs. Robert F. Schoennagel, Sr.
217 Sacred Heart Lane
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 01-417-A
Property: 217 Sacred Heart Lane

Dear Mr. & Mrs. Schoennagel:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 217 SACRED HEART LA.
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B BCZR

To permit an addition with a rear yard setback of 24' in lieu of the required setback of 30'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

ROBERT F. SCHOENNAGEL, SR.
Name - Type or Print

Robert F. Schoennagel
Signature

CAROL L. SCHOENNAGEL
Name - Type or Print

Carol L. Schoennagel
Signature

217 SACRED HEART LA 410-833-8746
Address Telephone No.

REISTERSTOWN, MD. 21136
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 01-417-A

Reviewed By JRF Date 4-11-01

Estimated Posting Date 4-22-01

REV 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

217 SACRED HEART LANE
Address
REISTERSTOWN, MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

WE WOULD LIKE TO CONSTRUCT A TWO STORY 12' X 20' ADDITION TO THE BACK OF OUR HOME. THE STRUCTURE WILL BE ON THE SAME LOCATION AND APPROXIMATELY THE SAME SIZE AS OUR EXISTING PATIO. ON THE EAST SIDE OF THE PROPOSED STRUCTURE, THE PROPERTY LINE IS 6'4" SHORT OF THE 30' REQUIRED BY BALTO. Co.. WE ASK FOR THIS VARIANCE TO ACCOMODATE OUR PROPOSED IMPROVEMENTS.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert F. Schoennagel, Sr.
Signature

ROBERT F. SCHOENNAGEL, SR.
Name - Type or Print

Carol L. Schoennagel
Signature

CAROL L. SCHOENNAGEL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Carol L. Schoennagel & Robert F. Schoennagel, Sr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

April 6, 2001
Date

Stephanie Renee Brown
Notary Public

My Commission Expires 10/20/2004

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

217 SACRED HEART LANE
Address
KEISTERSTOWN, MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

WE WOULD LIKE TO CONSTRUCT A TWO STORY 12' X 20' ADDITION TO THE BACK OF OUR HOME. THE STRUCTURE WILL BE ON THE SAME LOCATION AND APPROXIMATELY THE SAME SIZE AS OUR EXISTING PATIO. ON THE EAST SIDE OF THE PROPOSED STRUCTURE, THE PROPERTY LINE IS 6' 4" SHORT OF THE 30' REQUIRED BY BALTO. CO. WE ASK FOR THIS VARIANCE TO ACCOMMODATE OUR PROPOSED IMPROVEMENTS.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Robert F. Schoennagel, Sr.
Signature
ROBERT F. SCHOENNAGEL, SR.
Name - Type or Print

Carol L. Schoennagel
Signature
CAROL L. SCHOENNAGEL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of April, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Carol L. Schoennagel & Robert F. Schoennagel Sr.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

April 6, 2001
Date

Stephanie Renee Brown
Notary Public

My Commission Expires 10/20/2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 217 SACRED HEART LANE
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B BCZR

*TO PERMIT AN ADDITION WITH A REAR YARD SETBACK OF 24'
IN LIEU OF THE REQUIRED SETBACK OF 30'*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

ROBERT F. SCHOENNAGEL, SR.
Name - Type or Print

Carol L. Schoennagel
Signature

CAROL L. SCHOENNAGEL
Name - Type or Print

Carol L. Schoennagel
Signature

217 SACRED HEART LANE 410-833-8740
Address Telephone No.

KEISTERSTOWN, MD. 21136
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-417-A

Reviewed By JRT Date 4-11-01

REV 9/15/98

Estimated Posting Date 4-22-01

ZONING DESCRIPTION FOR 217 Sacred Heart Lane

Beginning at a point on the East side of Sacred Heart Lane which is 60 feet wide at the distance of 25 feet East of the centerline of the nearest improved intersecting street Townleigh Road which is 50 feet wide. Being Lot # 13, Block C, Section #3, in the subdivision of Chartley North as recorded in Land Records of Baltimore County in Liber OTG #32, Folio # 42, containing 10,957 square feet. Also known as 217 Sacred Heart Lane and located in the 4th Election District, Councilmanic District. 3

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 92822

DATE 4-11-01

ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

Carol Schoennagel

217 Sacred Heart Lane

ITEM # 417

FOR:

01 - VARIANCE

TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

4/11/2001 4/11/2001 10:19:03

REG M305 CASHIER MSTE MES DRAWER 5

>> RECEIPT # 2008777

Dep 5 528 ZONING VERIFICATION

CR NO. 092822

Receipt Tot 50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-417-A

Petitioner/Developer O'KEE, ETAL

Date of Hearing/Closing 5/7/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

ADMIN

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #217 SACRED HEART

LA.

The sign(s) were posted on _____

4/19/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/19/01

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

01-417-A

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

Item Number or Case Number: 417

Petitioner: ROBERT AND CAROL SCHOENNAGEL

Address or Location: 217 SACRED HEART LA., REISTERSTOWN, MD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT SCHOENNAGEL

Address: 217 SACRED HEART LA.

REISTERSTOWN, MD. 21136

Telephone Number: 410-833-8740

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
 acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 417 -A Address 217 SACRED HEART LN.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-11-01 Posting Date: 4-22-01 Closing Date: 5-7-01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 417 -A Address 217 SACRED HEART LN.

Petitioner's Name Robert & Carol Schoennagel Telephone 410-833-8740

Posting Date: 4-22-01 Closing Date: 5-7-01

Wording for Sign: To Permit an addition with a rear yard setback of
24' in lieu of the required setback of 30'.



Baltimore County
Department of Permits and
Development Management

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

May 7, 2001

Carol L & Robert F Schoennagel Sr
217 Sacred Heart Lane
Reisterstown MD 21136

Dear Mr. & Mrs. Schoennagel:

RE: Case Number: 01-417-A, 217 Sacred Heart Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 11, 2001.

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,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 672
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: June 4, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2001
Item Nos. 412, 413, 414, 415, 416, 417,
418, 419, 420, 421, 422, 424, and 426

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 24, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-412, 01-415, 01-417, & 01-418**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 25, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 23, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, AND 426

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.25.01

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

RE: Baltimore County
Item No. 417 JRF

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

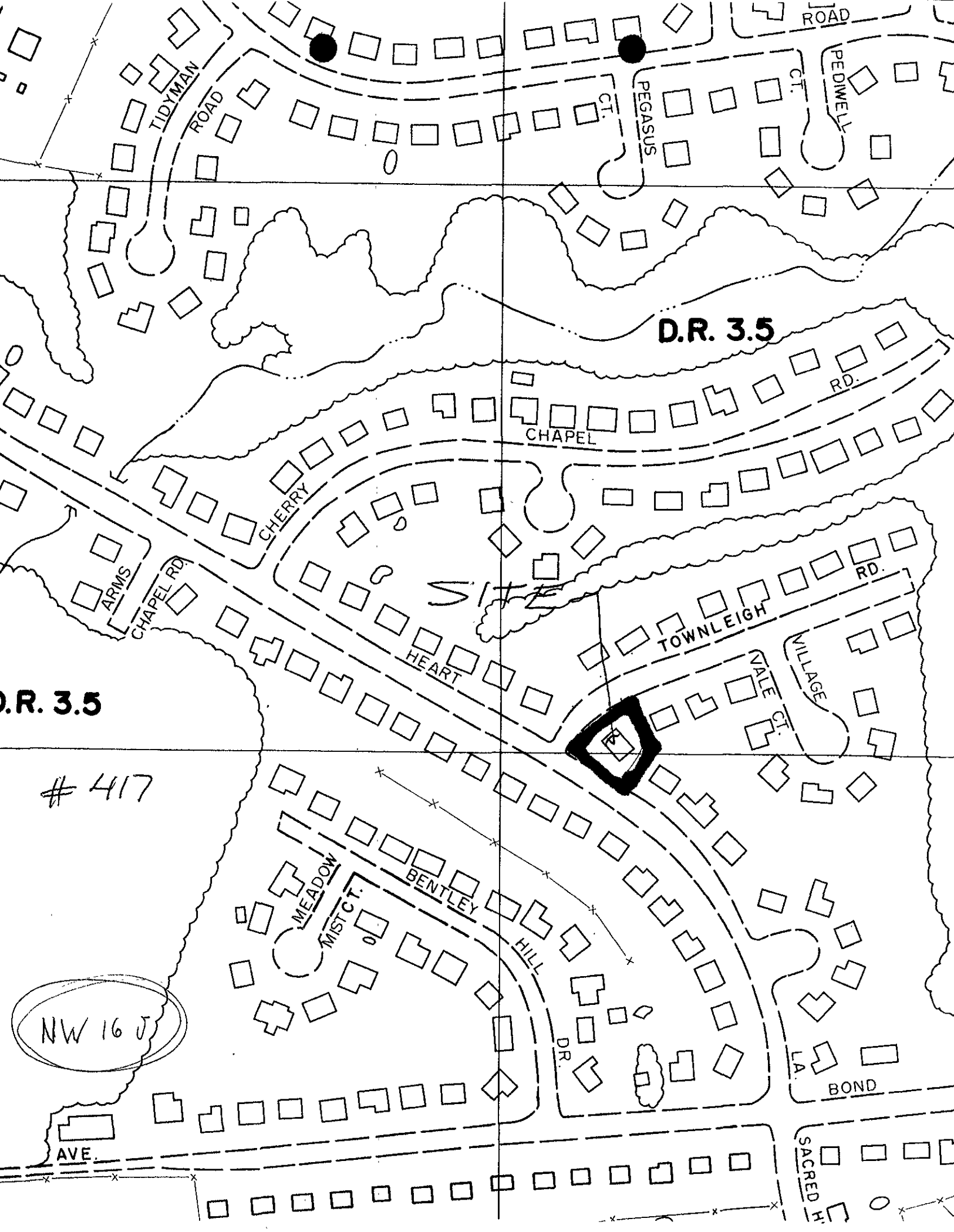
FROM: R. Bruce Seeley *RBS*

DATE: April 30, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 23, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
<u>412</u>	220 Glyndon Watch La.
<u>415</u>	27 Gray Squirrel Ct.
<u>416</u>	1947 Greenspring Dr.
<u>417</u>	217 Sacred Heart La.
<u>418</u>	1905 Broadwy Rd.
<u>419</u>	15233 Jarrettsville Pike
<u>420</u>	3804 Southern Cross Dr.
<u>424</u>	8111 Philadelphia Rd.
<u>426</u>	9301 Seven Courts Dr.



D.R. 3.5

D.R. 3.5

417

NW 16 J

Ave.

SACRED H.

BOND

VILLAGE

NALE CT.

TOWNLEIGH

RD.

CHAPEL

HEART

CHERRY

CHAPEL RD.

ARMS

PEDWELL

CT.

PEGASUS

CT.

TIDYMAN

ROAD

ROAD

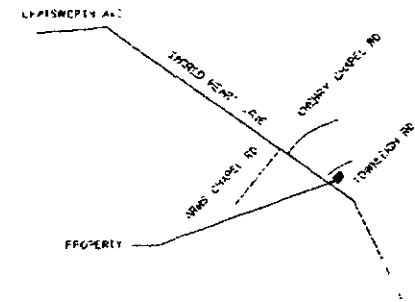
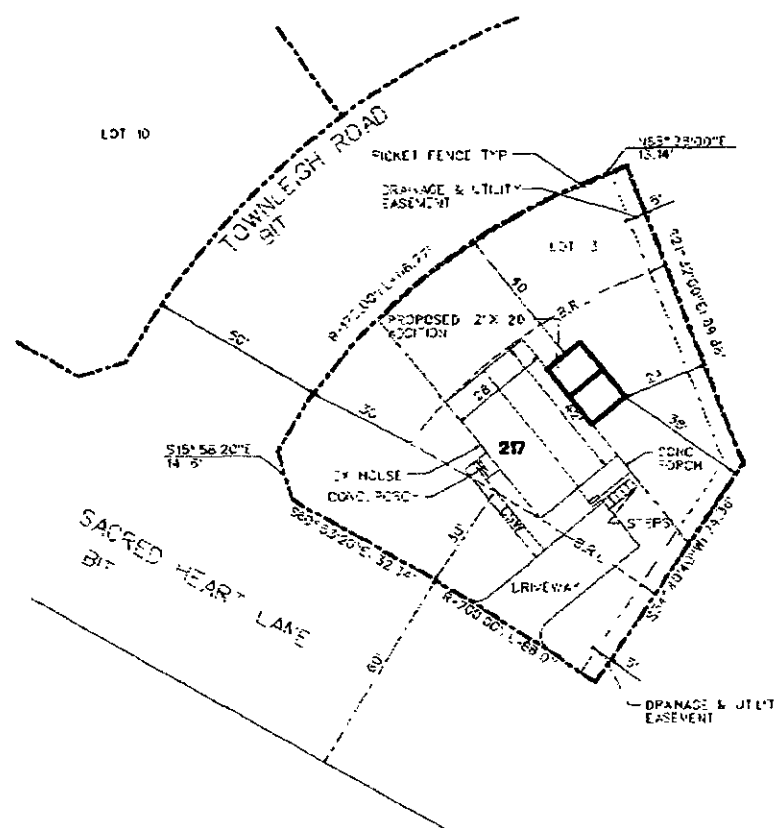
Plat to accompany Petition for Zoning

☒ Variance

☐ Special Hearing

PROPERTY ADDRESS: 217 Sacred Heart Lane

Subdivision name: Section 3, Charles, North
 county map: 32 sec: 42 Block C section: 3 Lot #13
 OWNER: Robert & Carol Schoenagel



Vicinity Map
 scale: 1" = 1000'

LOCATION INFORMATION

Election District: 4
 Councilmanic District: 3
 1:200 scale map: NW16J
 Zoning: DR3.5
 Lot size: 0.25 acreage 10,957 square feet

SEWER: ☒ public ☐ private
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒

For Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE #:
JF	417	

Ret # 1737

date: 4/11/01
 prepared by: CJS

Scale: 1" = 50'



REAR YARD
 &
 PROPOSED LOCATION OF 12' X 20' ADDITION



417



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY # 417
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	REISTERSTOWN GLYNDON	N. W. 16-J
DATE OF PHOTOGRAPHY JANUARY 1986		

WINDOW & DOOR SCHEDULE

SYMBOL	MANUFACTURER	STYLE	MODEL	OPERABLE AREA (SQ. FT.)	REMARKS
(1)		EXTERIOR DOOR	3082		PAINT DOOR & FRAME INSTALL DEEPSOFT
(2)	ANDERSEN	CASEMENT WINDOW	024	4.00	
(3)		INT. FRENCH DOOR	2 - 3090		STAIN GRADE W/ BRASS HARDWARE
(4)	ANDERSEN	CASEMENT WINDOW	CR235	1.5	
(5)		CASEMENT WINDOW			EXISTING TO BE RELOCATED
(6)	ANDERSEN	CASEMENT WINDOW	CR235	2.7	
(7)	ANDERSEN	CASEMENT WINDOW	CR24	2.2	

NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODE.
2. DESIGN IS BASED ON CASO "ONE AND TWO FAMILY DWELLING" 1995
3. PROVIDE SMOKE DETECTORS WIRED TO NEARBY CIRCUIT WITH BATTERY BACKUP. INTERCONNECT DETECTORS FOR SIMULTANEOUS ACTIVATION.
4. SMOKE DETECTORS SHALL BE INSTALLED ON LOWER AND UPPER FLOOR OF NEW ADDITION.
5. LUMBER USED FOR STUDS SHALL BE #2 OR BETTER.
6. LUMBER USED FOR JOIST & RAFTERS SHALL HAVE A MIN. MODULUS OF ELASTICITY "E" OF 1,600,000 PSI AND A MIN. "F" OF 1,380 PSI UNDER NORMAL DURATION OF LOAD.
7. EXPANSION JOINT MATERIAL SHALL BE PLACED WHERE NEW CONCRETE ABUTS EXISTING CONCRETE, OR WHERE INDICATED.
8. TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. ALL OPENINGS PERPENDICULAR TO THE TRUSSES SHALL HAVE THE APPROPRIATE SIZE HEADER INSTALLED FOR THE SPAN CONDITION. MINIMUM SIZE HEADER 2 - 2X8's.
10. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTOR.
11. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO BEGINNING WORK. ANY DISCREPANCIES SHALL BE ADDRESSED AS SOON AS DISCOVERED.
12. VERIFY EXISTING ROOF PITCH IS 4/12 PRIOR TO ORDERING NEW TRUSSES.
13. VINYL SIDING SHALL MATCH EXISTING SIDING PROFILE AND COLOR.
14. ALL CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH F_{CD} OF 3000 PSI.
15. ALL EXTERIOR CONCRETE SHALL HAVE BETWEEN 5-7% AIR ENTRAINMENT.
16. REMOVE THE EXISTING CONCRETE PAD AS REQUIRED FOR INSTALLATION OF NEW ADDITION.
17. RELOCATE HVAC UNIT AND ALL APPURTENANCES TO SIDE OF HOME. COORDINATE LOCATION WITH OWNER.
18. RECONNECT ALL RELOCATED ITEMS ASSOCIATED TO HVAC SYSTEM AT NEW LOCATION.
19. REMOVE EXISTING OUTLET IN EXISTING BREAKFAST NOOK. REMOVE WIRE BACK TO THE SOURCE.
20. EXTEND EXISTING HVAC DUCT IN NOOK TO NEW ADDITION. REPLACE EXISTING GRILLE OR CAP OPENING AS REQUIRED.
21. ALL CONCRETE LINTELS SHALL HAVE 8" MIN. BEARING AT EACH END.
22. INSTALL 2 - #4 BARS IN FULLY GROUTED CELLS ON HINGE SIDE OF NEW EXTERIOR DOOR.

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2857 GOLDEN FLEECE DR.
PASADENA, MD 21122

DRAWN BY:
F. ADCOCK

SCALE:
AS NOTED

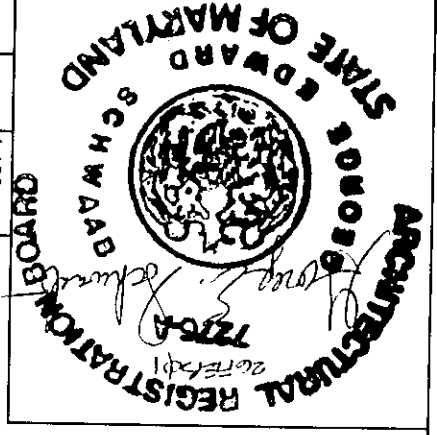
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DINING ROOM ADDITION

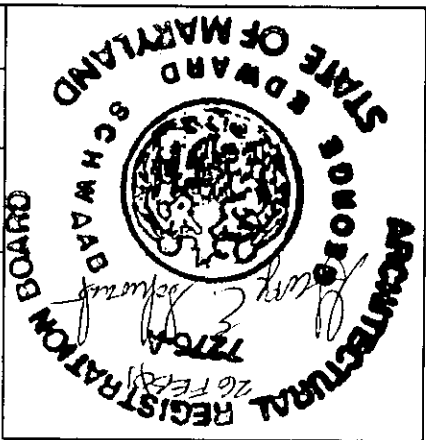
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NOTES & SCHEDULES

DATE: Feb. 23, 2001
SHEET 1 OF 9

OWNER:
ROBERT & CAROL SCHOENNAGEL
217 SACRED HEART LANE
REISTERSTOWN, MD 21136

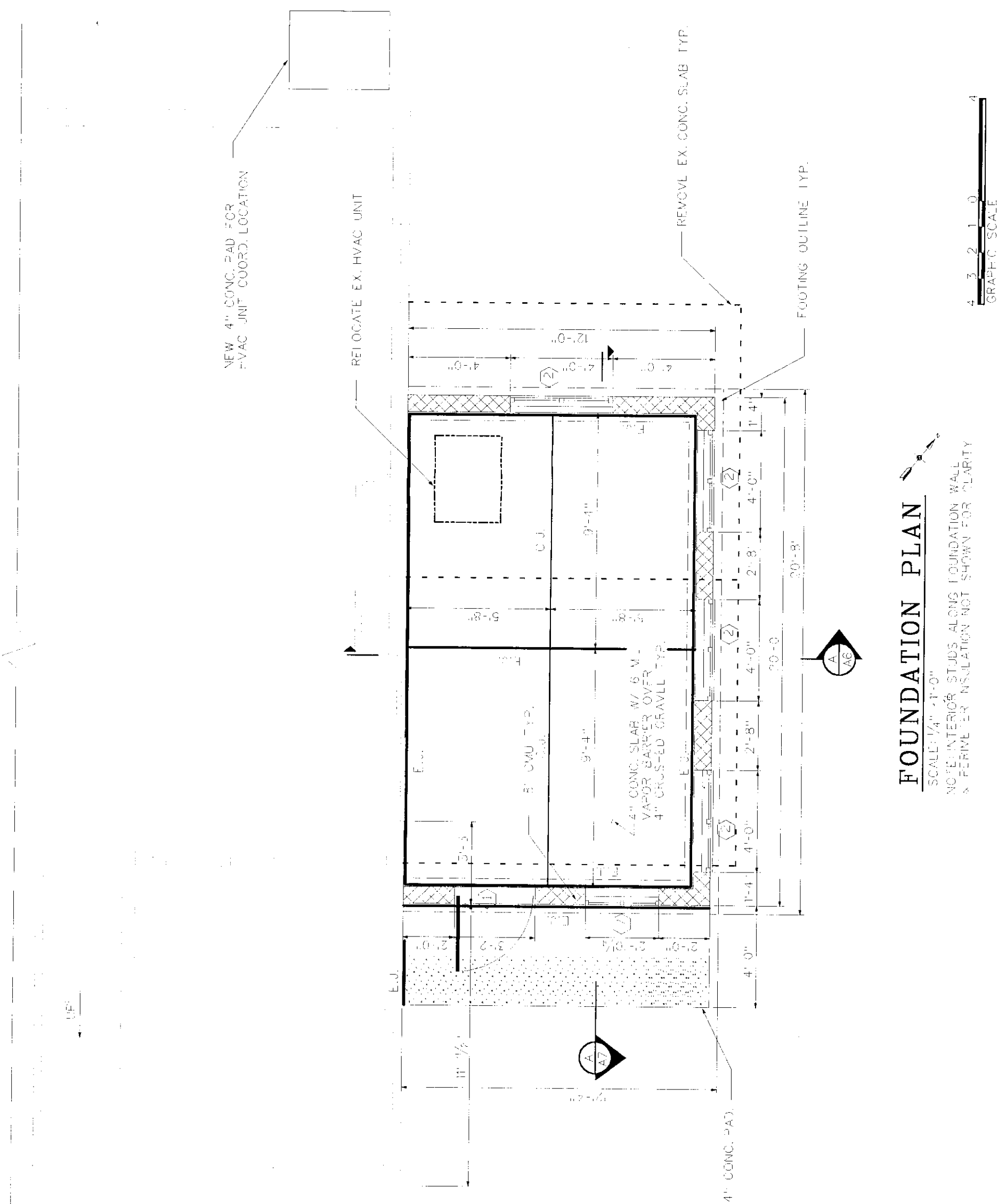
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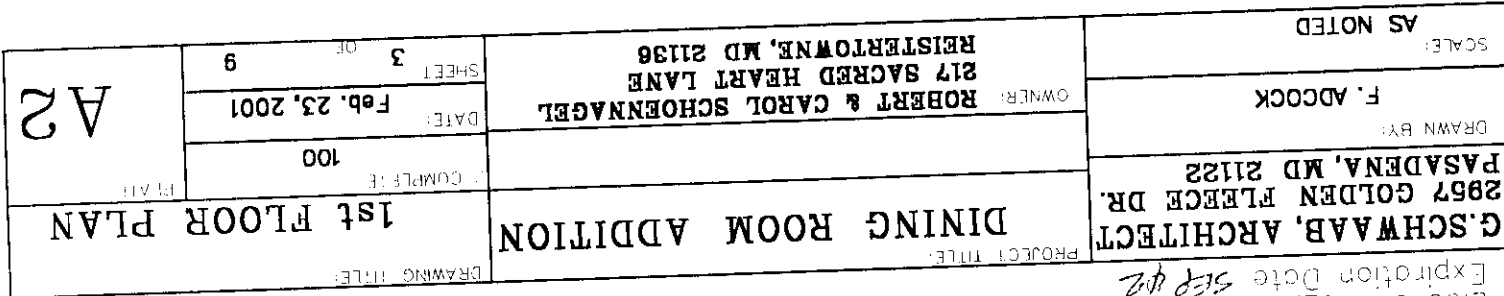




G.SCHWAAB, ARCHITECT 2857 GOLDEN FLEECE DR. PASADENA, MD 21122	DRAWN BY: F. ADCOCK		SCALE: AS NOTED		
	PROJECT TITLE: DINING ROOM ADDITION		OWNER: ROBERT & CAROL SCHOENMAGEL 217 SACRED HEART LANE REISTERSTOWN, MD 21136		
DRAWING TITLE: FOUNDATION PLAN		Z. COMPLETE 100		DATE: Feb. 23, 2001	SHEET 2 OF 9
		PLATE		A1	

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1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

KITCHEN
BREAKFAST NOOK
DINING ROOM

REMOVE EXISTING WINDOW
STUD OUT OPENING
INSTALL 1/2" GYPSUM
BOTH SIDES

REMOVE EXISTING
CASEMENT WINDOW

REMOVE SIDING & INS. ALL
1/2" GYPSUM TYP.

SPAN 2X8 JOIST
@ 12" O.C. TYP.

2X4 STUDS @ 16" O.C. TYP.

ROOF NOOD

CONC. PAD BELOW

ROOF OVERHANG TYP.

GRAPHIC SCALE
4 3 2 1 0

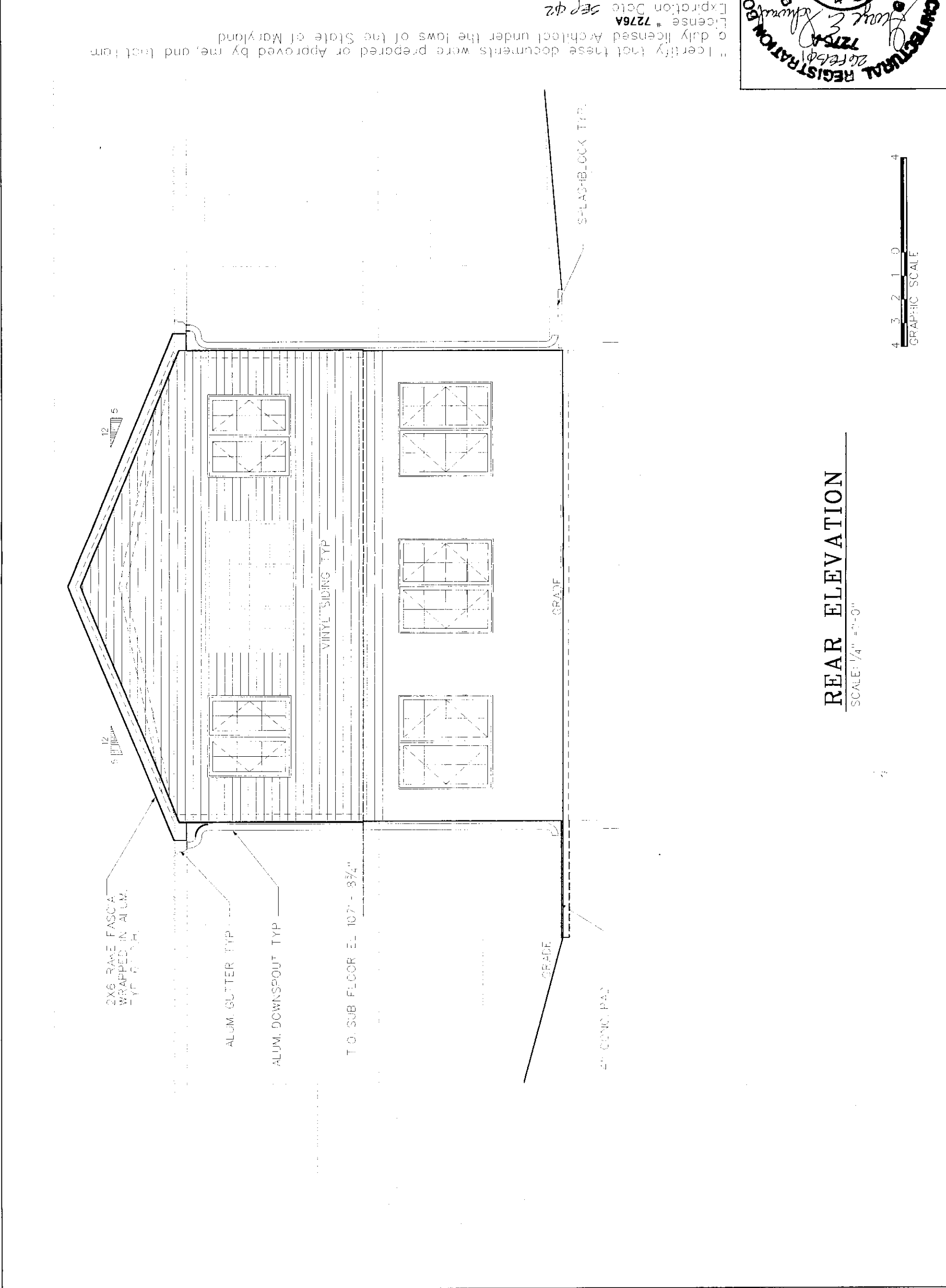
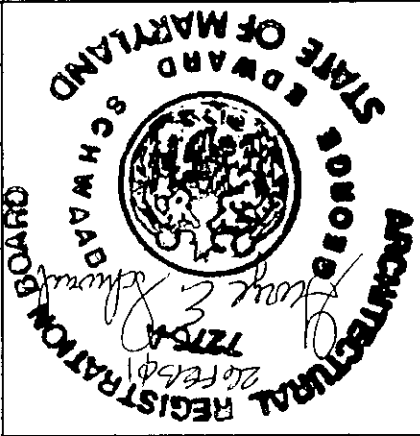
1st FLOOR PLAN

1-0-0

4 5 2 1 0
GRAPHIC SCALE

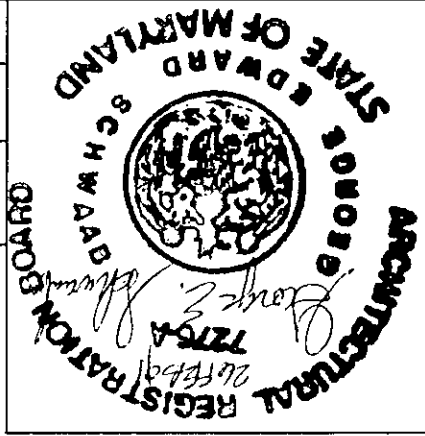
G.SCHWAAB, ARCHITECT 2857 GOLDEN FLEECE DR. PASADENA, MD 21122		DRAWN BY: F. ADCOCK		SCALE: AS NOTED	
PROJECT TITLE: DINING ROOM ADDITION		OWNER: ROBERT & CAROL SCHOENMAGEL 217 SACRED HEART LANE REISTERTOWNE, MD 21136		SHEET 4 OF 9	
DRAWING TITLE: REAR ELEVATION		DATE: Feb. 23, 2001		DATE: Feb. 23, 2001	
		100		100	

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





PROJECT TITLE: DINING ROOM ADDITION	DRAWING TITLE: RIGHT SIDE ELEVATION		100	DATE: Feb. 23, 2001	SHEET 5 OF 9	OWNER: ROBERT & CAROL SCHOENNAGEL 217 SACRED HEART LANE REISTERSTOWN, MD 21136	DRAWN BY: F. ADCOCK	SCALE: AS NOTED

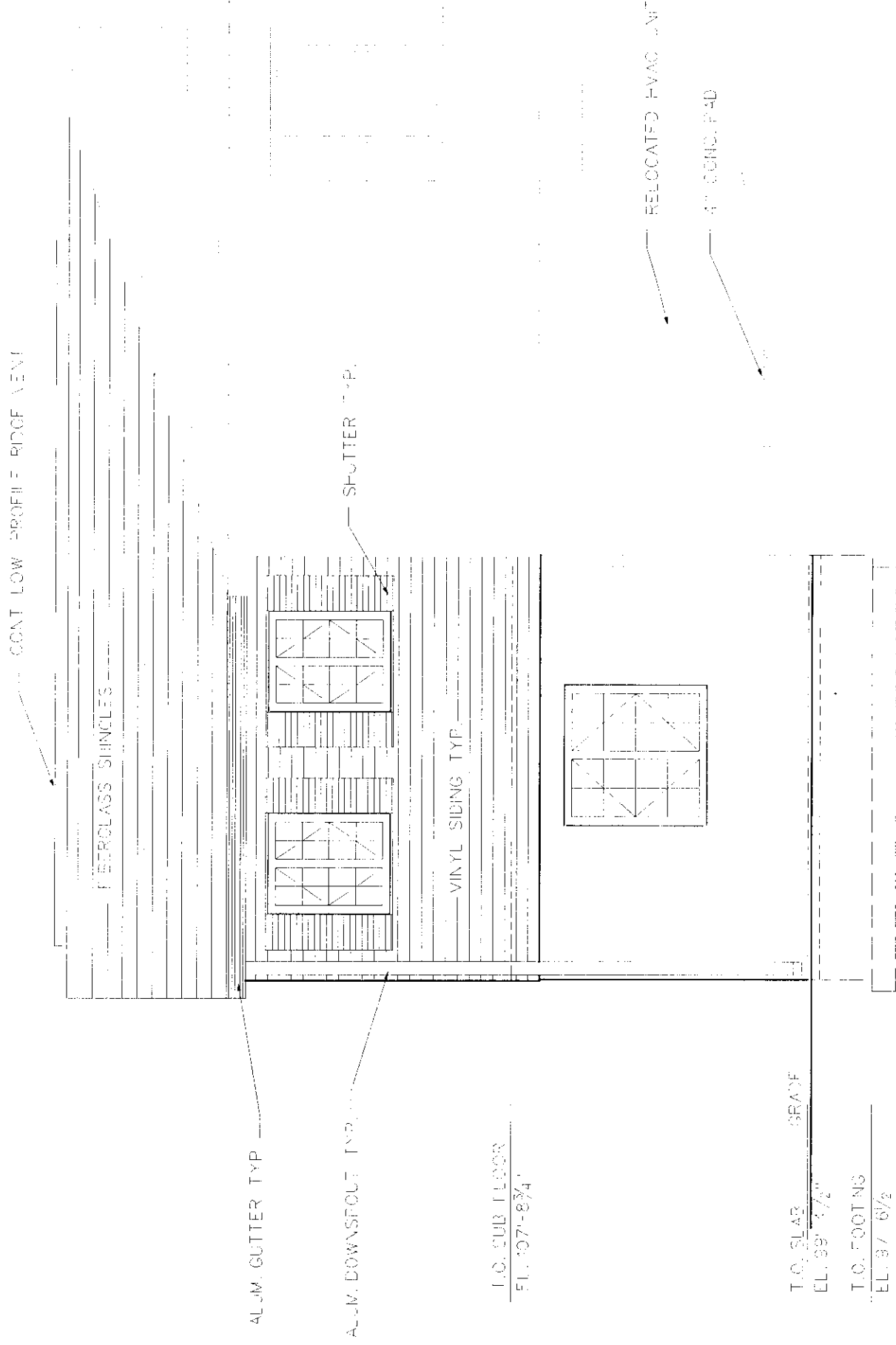
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RIGHT SIDE ELEVATION

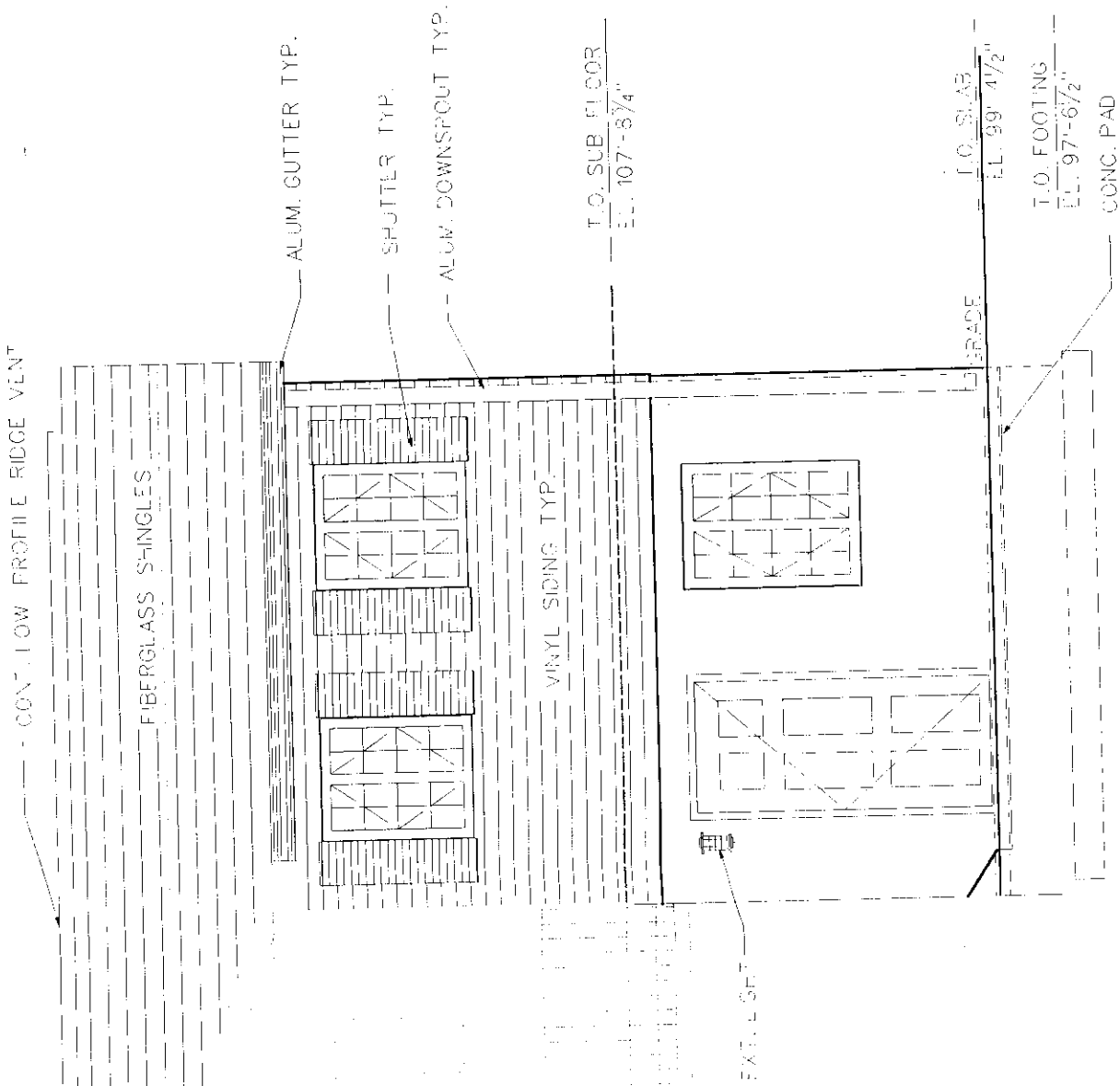
SCALE 1/4" = 1'-0"





G. SCHWAAB, ARCHITECT 2967 GOLDEN FLEECE DR. PASADENA, MD 21122		DRAWN BY: F. ADCOCK		SCALE: AS NOTED
PROJECT TITLE: DINING ROOM ADDITION		OWNER: ROBERT & CAROL SCHOENNAGEL 217 SACRED HEART LANE REISTERSTOWN, MD 21136		SHEET 6 OF 9
DRAWING TITLE: LEFT SIDE ELEVATION		DATE: Feb. 23, 2001		100
PROJECT TITLE: DINING ROOM ADDITION		DATE: Feb. 23, 2001		100

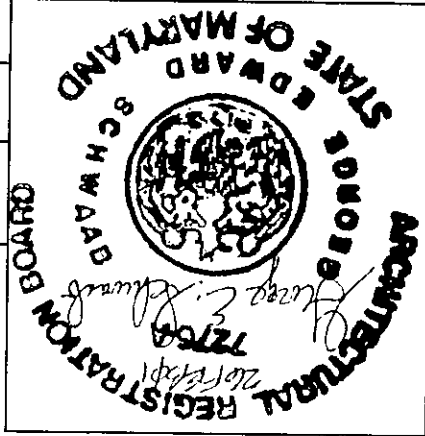
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LEFT SIDE ELEVATION

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





G. SCHWAAB, ARCHITECT
2857 GOLDEN FLEECE DR.
PASADENA, MD 21122

DRAWN BY:

SCALE

OWNER: ROBERT & CAROL SCHOENNAGEL
217 SACRED HEART LANE
REISTERSTOWN, MD 21136

DATE: Feb. 23, 2001

SHEET 8 OF 9

A7

SECTION

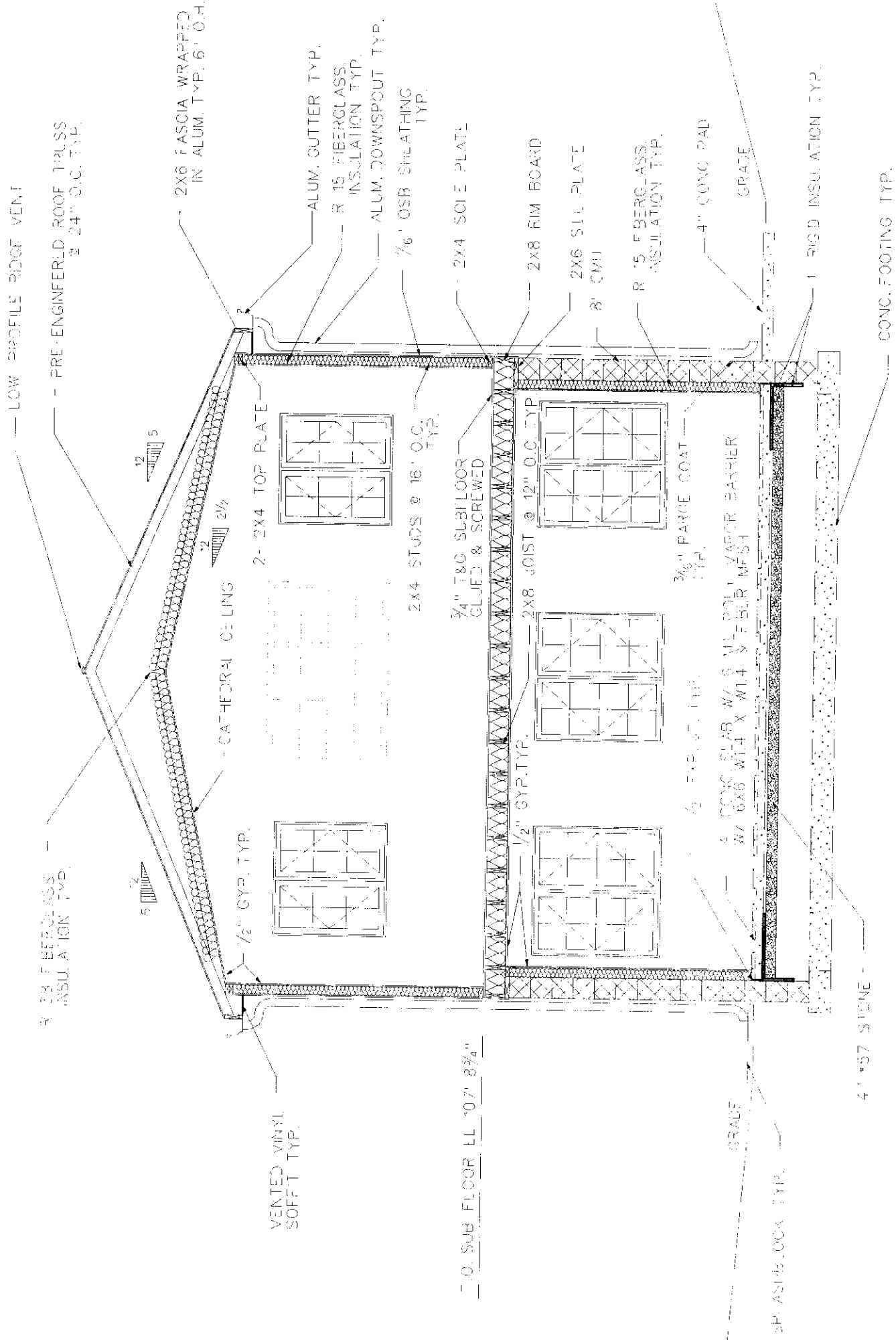
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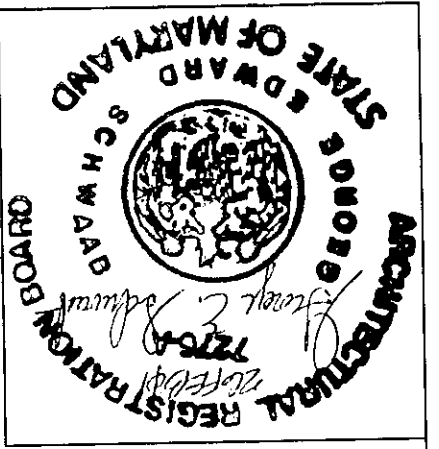
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SECTION A
A7
SCALE: 1/4\"/>





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PASADENA, MD 21122

Expiration Date: 5/20/22
License # 72764
a duly licensed Architect under the laws of the State of Maryland

DINING ROOM ADDITION

TYPICAL WALL SECTION

OWNER: ROBERT & CAROL SCHOENNAGEL
217 SACRED HEART LANE
REISTERSTOWN, MD 21138

DATE: Feb. 23, 2001
SHEET 9 OF 9

A8

SECTION A

SCALE: 1/2" = 1'-0"



GRAPHIC SCALE

