

IN RE: PETITION FOR SPECIAL HEARING
NE/S Bass Road, approximately 215' SE
centerline of Edwards Lane
15th Election District
5th Councilmanic District
(Bass Road)

Sandra and Edward Schafer, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-447-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Sandra and Edward Schafer, Jr. The Petitioners are requesting a special hearing to approve the construction of a detached garage on a lot which adjoins the property whereupon the Petitioners reside but, however, is unimproved at this time.

Appearing at the hearing on behalf of the special hearing request were Sandra Schafer, owner of the property, Brian Dietz, appearing on behalf of Gerhold, Cross & Etzel and Bill Schafer, the contractor hired to construct the garage. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.389 acres, more or less, zoned DR 3.5. The subject property is located on the north side of Bass Road, near its intersection with Edwards Lane in the Bowleys Quarter area of Baltimore County. The lot in question sits adjacent to the property owned by Mr. & Mrs. Schaefer, consisting of 0.835 acres, which is a waterfront lot whereupon the Petitioners have their single-family residential dwelling. The Schafers constructed their home approximately 6 years ago. Last year they had an opportunity to purchase the lot, which is the subject of this special hearing request, from Mr. Albert Milke who continues to reside adjacent to

ORDER AS REVISED - OR FILING

Date

By

7/5/01

R. G. Joneson

this lot. The newly purchased lot has been used as additional yard space by the Schafers and is unimproved at this time. They now desire to construct a garage on the lot as shown on the site plan submitted into evidence. The testimony offered at the hearing demonstrated that the Schafers intend to utilize the same style of brick and siding as was used on their house when it was constructed 6 years ago. It should be noted that the Schafers' house is meticulously kept and very nice in appearance. They intend to use the same care and detail when constructing this new garage. Their intention is to match the architectural features that currently exist on their home. By doing so, the new garage will be constructed to a height of 20 ft. The garage will contain dormers on the second level, as is the case with the garage attached to their home. The upstairs of the proposed garage will be used for storage, in that the home, given its location on Armstrong Creek, has no basement. Therefore, storage is very limited for Mr. and Mrs. Schafer. The first floor of the proposed garage will be used for storing automobiles. Accordingly, it shall be appropriate and permitted for the Petitioners to construct this garage to a height of 20 ft., which permission shall be granted in conjunction with the special hearing request to allow the garage to be constructed on the adjoining lot.

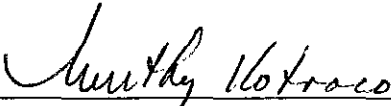
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of July, 2001, that the Petitioners' Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow the garage to be constructed on a vacant lot adjoining the lot whereupon the Schafers reside, shall be GRANTED.

In addition, the garage in question shall be permitted to be built to a height of 20 ft.

IT IS FURTHER ORDERED, that the Petitioners shall utilize the same building materials for the proposed garage as has been used in their single family dwelling.

ORDER RECORDED FOR FILING
Date 7/5/01
By R. Johnson

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 2/5/01
By R. Emerson



Baltimore County
Zoning Commissioner

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

July 5, 2001

Brian Dietz, P.E.
Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Boulevard, #100
Towson, Maryland 21286

Re: Petition for Special Hearing
Case No.: 01-447-SPH
Property: Bass Road

Dear Mr. Dietz:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing 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, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. & Mrs. Sandra Schafer
501 Bass Road
Baltimore, MD 21220





CRITICAL FLOODPLAIN

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Bass Road
which is presently zoned D.R.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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN accessory structure (detached garage) on a vacant lot.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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 _____

Legal Owner(s):

Edward Schafer, Jr.
Name - Type or Print _____
Signature [Signature] _____
Sandra Schafer
Name - Type or Print _____
Signature [Signature] _____
501 Bass Road 410-335-0591
Address Telephone No. _____
Baltimore Co., MD 21220
City State Zip Code _____

Representative to be Contacted:

Brian Dietz/Gerhold, Cross & Etzel, Ltd.
Name _____
320 E. Towsontown Blvd. #100 410 823-4470
Address Telephone No. _____
Towson MD 21286
City State Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING .75 hr.

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 4-24-01

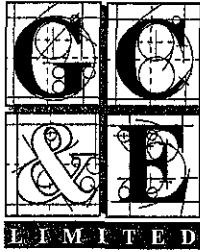
Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Case No. 21-447-SPH

220 9/15/98

ORDER RECEIVED FOR FILING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

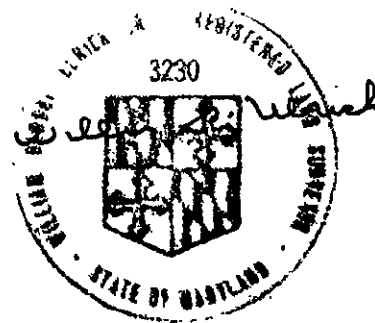
April 5, 2001

**ZONING DESCRIPTION TO ACCOMPANY
A PETITION FOR ON THE SCHAFER
PROPERTY, BEING IN THE
FIFTEENTH ELECTION DISTRICT, FIFTH
COUNCILMANIC DISTRICT OF
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point in the center of Bass Road at the distance of 207.00 feet, more or less, measured southeasterly along the center of Bass Road from the centerline of Edwards Lane, thence leaving the center of Bass Road and binding on the land of the herein Petitioner, the three following courses and distances, viz: (1) North 16 degrees 27 minutes East 130.66 feet, (2) South 70 degrees 54 minutes East 147.28 feet, and (3) South 32 degrees 15 minutes 30 seconds West 135.82 feet to the center of Bass Road and thence binding in the center of Bass Road, (4) North 70 degrees 00 minutes 00 seconds West 110.32 feet to the place of beginning.

Containing 0.389 of an Acre of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the proposes of conveyance.



447

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

92955

Case No. 01-447-SPH

PAID RECEIPT

DATE 4-24-01 ACCOUNT R-001-06-6150
AMOUNT \$ 50.00

RECEIVED FROM: Edw. Schuler, JR.

FOR: Residential Special Hearing Filing Fee
4 Bass Rd, 20715F Edwards, Md.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAYMENT ACTUAL TIME
4/24/2001 4/24/2001 10:19:51
REF: WS05 CASHIER NOTE NLS DRAWER
*RECEIPT # 210402 OFLH
Dep: 5 528 ZONING VERIFICATION
GR NO. 002955
Receipt Tot 50.00
50.00 BK 50.00 EX
Baltimore County, Maryland

CASHIER'S VALIDATION

**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:

Case: #01-447-SPH
Bass Road
NE/S Bass Road, approximately
215' SE centerline Edwards Lane
15th/Election District
5th Councilmanic District
Legal Owner(s): Sandra &
Edward Schafer, Jr.
Special Hearing: to permit
an accessory structure
(detached garage) on a va-
cant lot.

**Hearing: Wednesday, June
27, 2001 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.**

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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/6/690 June12 C474472

CERTIFICATE OF PUBLICATION

6/14, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 6/12, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-447-SPH

Petitioner/Developer: SANDRA L

Edward Schafer JR.

Date of Hearing/Closing: JUNE 27, 2001

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

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 501 Bass Rd

The sign(s) were posted on JUNE 12, 2001
(Month, Day, Year)

Sincerely,

SSG Robert Black 6/12/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

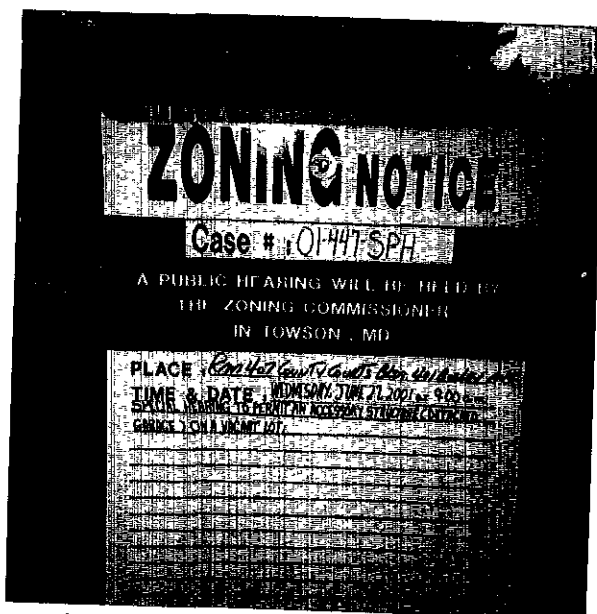
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 01-447-SPH

Petitioner: Edw. A. Schafer Jr.

Site Address or Location: E Bass Rd, 207' SE E Edwards Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: ED SCHAFFER JR.

Address: 501 BASS ROAD

BOWLEYS QUARTERS, MD 21220

Telephone Number: (410) 335-0591



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

May 22, 2001

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:

CASE NUMBER: 01-447-SPH

Bass Road

NE/S Bass Road, approximately 215' SE centerline Edwards Lane

15th Election District – 5th Councilmanic District

Legal Owners: Sandra & Edward Schafer Jr

Special Hearing to permit an accessory structure (detached garage) on a vacant lot.

HEARING: Wednesday, June 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G D Z
Director

C: Sandra & Edward Schafer Jr, 501 Bass Road, Baltimore 21220
Brian Dietz, Gerhold Cross & Etzel Ltd, 320 E Towsontown Blvd, #100,
Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 12, 2001.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 12, 2001 Issue – Jeffersonian

Please forward billing to:
Ed Schafer Jr
501 Bass Road
Baltimore MD 21220

410 335-0591

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:

CASE NUMBER: 01-447-SPH

Bass Road

NE/S Bass Road, approximately 215' SE centerline Edwards Lane

15th Election District – 5th Councilmanic District

Legal Owners: Sandra & Edward Schafer Jr

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HEARING: Wednesday, June 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



Baltimore County
Department of Permits and
Development Management

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

June 22, 2001

Sandra & Edward Schafer Jr
501 Bass Road
Baltimore MD 21220

Dear Mr. & Mrs. Schafer:

RE: Case Number: 01-447-SPH, Bass Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 24, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Brian Dietz, Gerhold Cross & Etzel Ltd, 302 E Towsontown Blvd #100,
Towson 21286
People's Counsel



June
6/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 29, 2001

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

SUBJECT: Bass Road

INFORMATION:

Item Number: 01-447

Petitioner: Sandra Schafer

Zoning: DR 3.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a detached garage on a vacant lot provided the following conditions are being met:

1. The proposed garage should be designed and constructed of building materials that are compatible with the adjacent buildings.
2. Elevation drawings of the proposed garage, along with the building materials to be used, should be submitted to this office prior to the issuance of any building permit.
3. The proposed garage should not be used by anyone other than the petitioner.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK:MAC:

RE: PETITION FOR SPECIAL HEARING
Bass Road, NE/S Bass Rd,
appx. 215' SE of c/l Edwards Ln
15th Election District, 5th Councilmanic

Legal Owner: Edward & Sandra Schafer, Jr.
Petitioner(s)

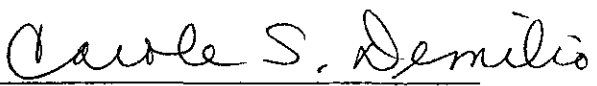
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-447-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of June, 2001 a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, Gerhold, Cross & Etzel, 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRIAN DIETZ

GERHOLD CROSS + ETZEL
320 E. TOWSON TOWN BLVD, TOWSON MD
21286

SANDRA SCHAFER

501 BASS ROAD BALTO, MD
21220

BILL SCHAFER

42011 PINEY PARK RD
PORT HAVEN MD 21128



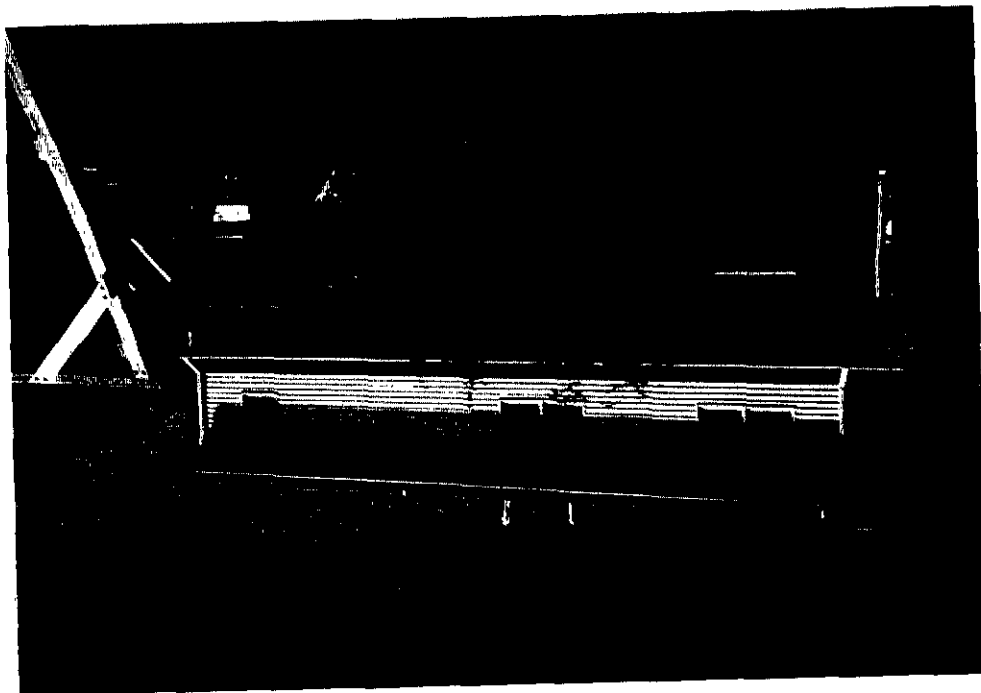


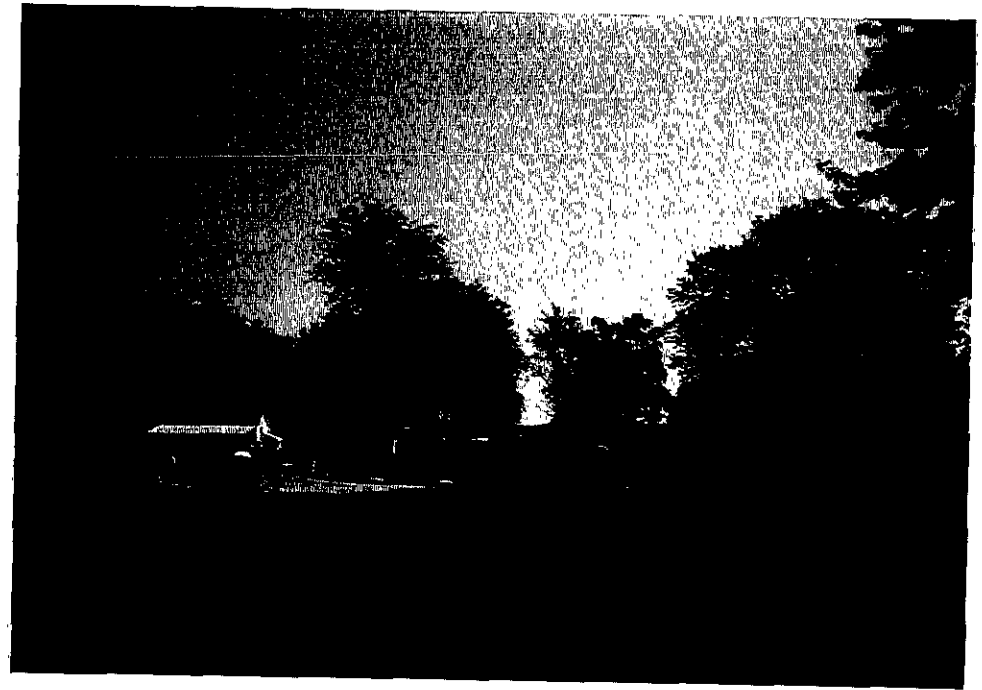
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Photographs
01-447-SPH

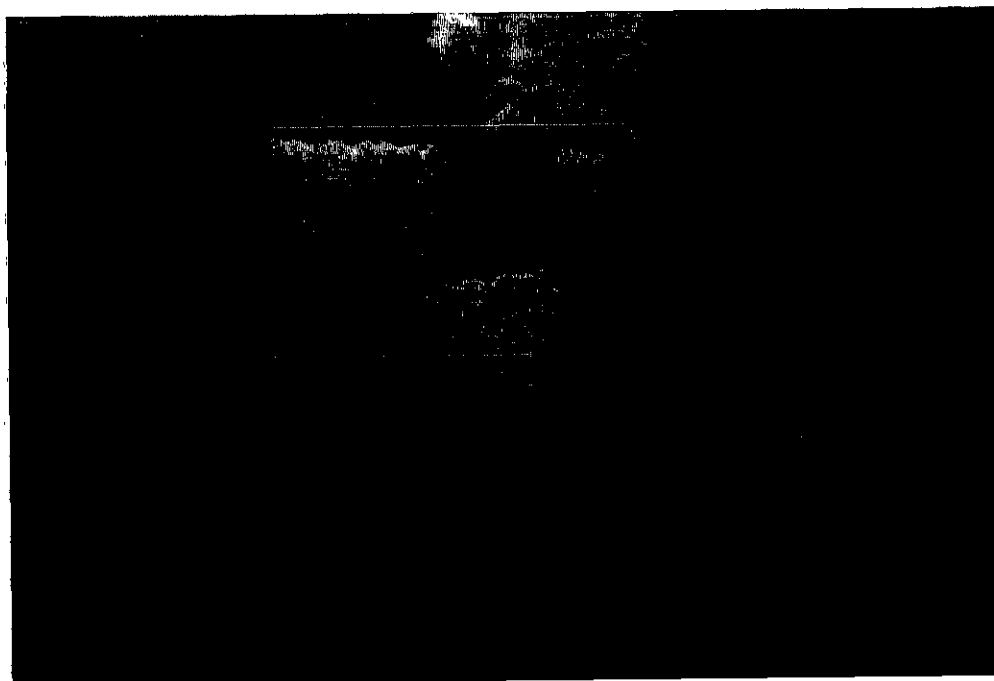












E COUNTY NING AND ZONING ONING MAP

SCALE 1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986
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LOCATION
GLENN L. MARTIN CO. AIRPORT

1 - SE	Z - SW
1 - NE	Z - NW

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2009
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

BALTIMORE
OFFICE OF PLANNING
OFFICIAL Z

