

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S of Oak Drive, 306 ft. S		
corner of Magruder Street	*	ZONING COMMISSIONER
1st Election District		
1st Councilmanic District	*	OF BALTIMORE COUNTY
(106 Oak Drive)		
	*	CASE NO. 04-350-A
Anna & Geoffrey Schoenbaum		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Anna and Geoffrey Schoenbaum. The variance request is for property located at 106 Oak Drive in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling to have a side yard setback of 10 ft. and a sum of side yards of 25 ft. in lieu of the required 15 ft. and 40 ft. respectively for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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 Petitioner has 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 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

ORDER RECEIVED FOR FILING

Date

3/5/04

By

[Signature]

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 Zoning Commissioner for Baltimore County, this 5th day of March, 2004, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling to have a side yard setback of 10 ft. and a sum of side yards of 25 ft. in lieu of the required 15 ft. and 40 ft. respectively for an addition, 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;



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

Date

3/5/04

By

H. Johnson

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

March 5, 2004

Mr. & Mrs. Geoffrey Schoenbaum
106 Oak Drive
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 04-350-A
Property: 106 Oak Drive

Dear Mr. & Mrs. Schoenbaum

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 black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 106 OAK DRIVE
which is presently zoned DR 2

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) 1B02.3.C.1

TO PERMIT AN EXISTING SINGLE FAMILY
DWELLING TO HAVE A SIDEYARD SETBACK OF 10'
AND A SUM OF SIDEYARDS OF ~~25~~ 15' IN LIEU OF
THE REQUIRED 15' AND 40' RESPECTIVELY.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

106 OAK DRIVE 443-722-6746
Address Telephone No.

CATONSVILLE MD 21228
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
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, 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. 04-350-A

Reviewed By CTM Date 2/3/04

Estimated Posting Date 2/15/04

ORDER RECEIVED FOR FILING
Date 3/5/04
By [Signature]

REV 10/25/01

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

106 OAK DRIVE
Address
CATONSVILLE MD 21228
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 are requesting this variance for the purpose of adding several rooms to our small Sears bungalow house located at 106 Oak Drive. Since buying this home, we have had 2 children and what was once spacious is now crowded. The addition will free up 2 bedrooms and also provide a family/playroom for the children.

Our home is situated in the middle of a lot < 1/3 acre. Constructed before the existing zoning regulations went into effect, the neighborhood was apparently zoned for 1/2 acre lots sometime thereafter. As a result, the setbacks applied to our property from this DR2 zoning essentially prevent us from adding on either side of our house without this variance. We could build into the center of the backyard, however that would require removing a beautiful large tree and also destroy the area where our children will play. We have also explored the option of moving to a larger home, however we have been unable to find a suitable property for sale in our price range in the Old Catonsville area in the past 6 months.

For these reasons, we are asking for a variance to build on the south side of our property. We have worked with an architect to design an addition that is both in keeping with our existing home and the surrounding neighborhood. The addition will match the existing house in design and construction materials. We have also worked hard to minimize the impact of this addition on the property to our south, owned by Mr Aldo Lin senbart. This includes keeping a >10 ft setback (consistent with requirements for a DR3.5 zoning appropriate for our size lot) and orienting the addition and windows such that we will not intrude on his privacy (or vice versa). As his letter attests, we have met these goals well. We hope you will approve our request for this variance. Please don't hesitate to contact me if more information is required for your decision.

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.

[Signature]
Signature

GEOFFREY SCHOENBAUM
Name - Type or Print

[Signature]
Signature

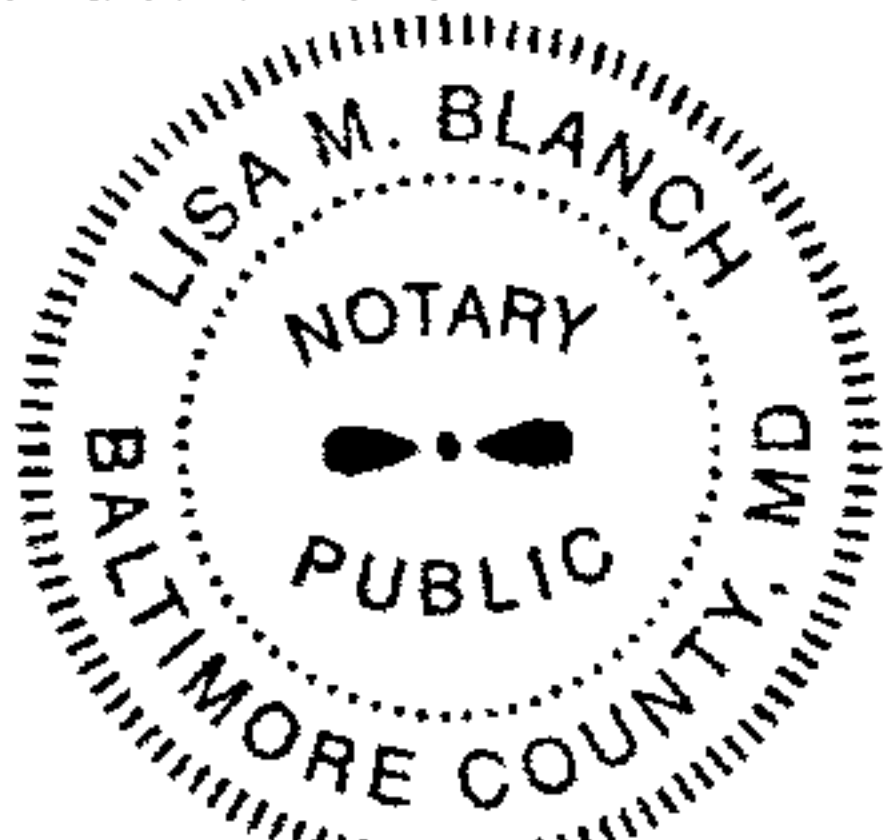
ANNA SCHOENBAUM
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of January, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Geoffrey Schoenbaum and Anna Schoenbaum
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public

My Commission Expires 3-22-06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 106 OAK DRIVE
which is presently zoned DR 2

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) 1302.3.C.1

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING TO HAVE A SIDEYARD SETBACK OF 10' AND A SUM OF SIDEYARDS OF ~~15~~ ²⁵ IN LIEU OF THE REQUIRED 15' AND 40' RESPECTIVELY.

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):

GEOFFREY SCHOENBAUM
Name - Type or Print

[Signature]
Signature

ANNA SCHOENBAUM
Name - Type or Print

[Signature]
Signature

106 OAK DRIVE 443-722-6746
Address Telephone No.

CATONSVILLE MD 21228
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
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. 04-350-A

Reviewed By LTM Date 2/3/04

REV 10/25/01

Estimated Posting Date 2/15/04

#350

ZONING DESCRIPTION FOR: 106 Oak Drive, Catonsville, MD 21228

Beginning at a point on the ^{WEST}~~NORTH~~ side of Oak Drive which is 40' wide at the distance of 306' south of the corner of the nearest improved intersecting street, Magruder Street, which is 25' wide. ~~PAVING~~
*Being Lot # 23, Block "G", Section # in the subdivision of "Summit Park" as recorded in Baltimore County Plat Book # 5, Folio # 71, containing 13760 square feet. Also known as 106 Oak Drive and located in the 1st Election District, 1st Councilmanic District.

#350

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32616

DATE 2/3/4 ACCOUNT 2001006 6150

RECEIVED FROM: COFFREY SCIENCE MBAUM AMOUNT \$ 65.00

FOR: 04-350-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME INH 5

2/03/2004 2/03/2004 09:02:41

REG #805 WALKIN LES

RECEIPT # 350664 2/03/2004 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO: 032616

Receipt Tot \$65.00

\$65.00 CK \$0.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 04-350-A

Petitioner/Developer: GEOFFREY SCHOENBAUM

Date of Hearing/Closing: 3/1/04

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

Attention:

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
at 106 OAK DRIVE

CATONSVILLE 21228

This sign(s) were posted on 2/13/04
(Month, Day, Year)

Sincerely,

Martin Ogle 2/13/04
(Signature of Sign Poster and Date)
MARTIN OGLE

(Printed Name)

5016 CASTLESTONE DR.

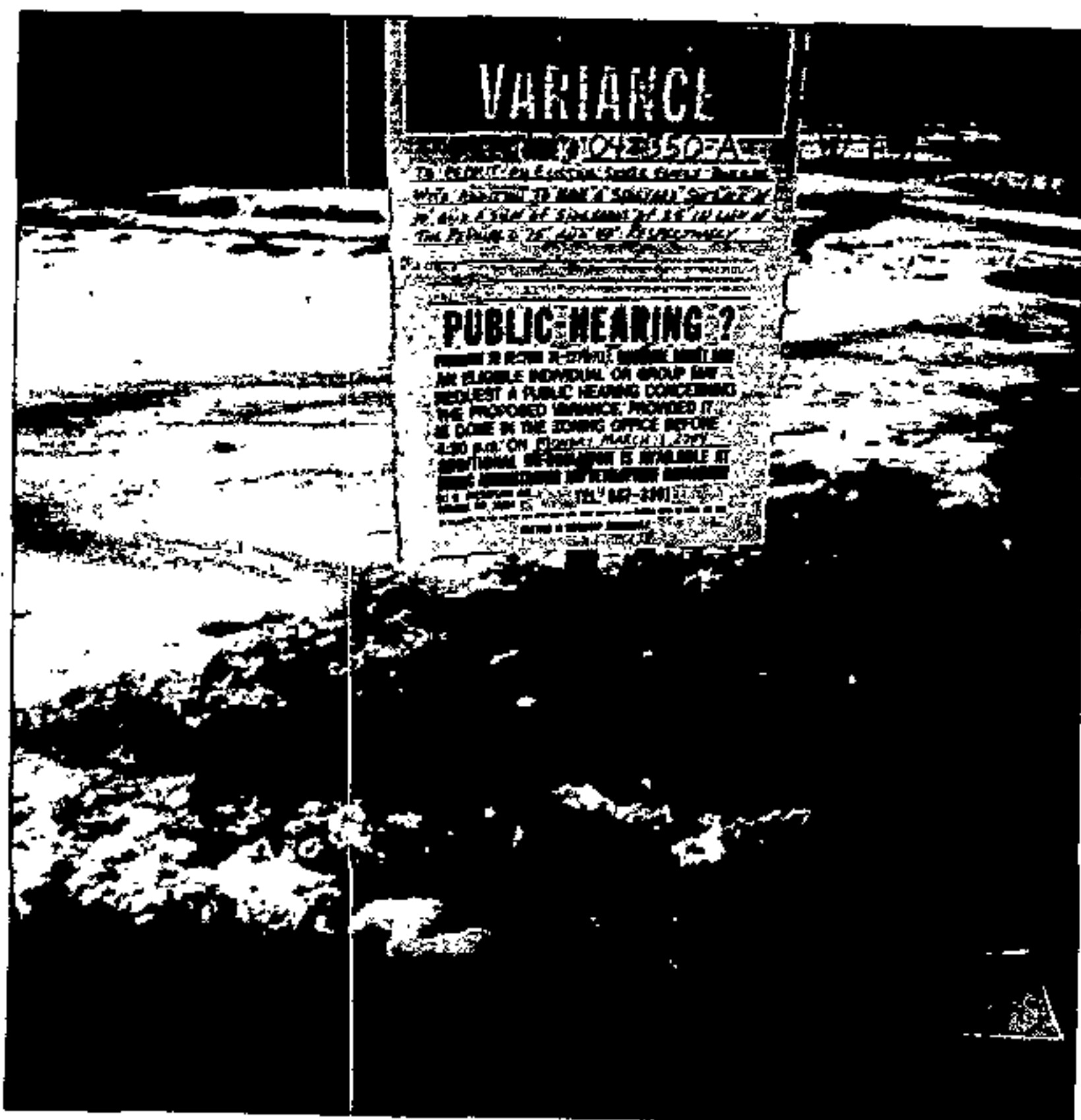
(Address)

BALTO. MD 21237

(City, State, Zip Code)

410-933-9470

(Telephone Number)



Martin Ogle
2/13/04

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰⁴ ~~03~~- 350 -A Address 106 OAK DR.

Contact Person: LYOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/3/04 Posting Date: 2/15/04 Closing Date: 3/1/04

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 ⁰⁴ ~~03~~- 350 -A Address 106 OAK DR.

Petitioner's Name GEOFFREY SCHOENBAUM Telephone (443) 722-6746

Posting Date: 2/15/04 Closing Date: 3/1/04

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY
DWELLING WITH ADDITION TO HAVE A
SIDEYARD SETBACK OF 10' AND A SUM OF SIDEYARDS
OF ~~25~~ 25' IN LIEU OF THE REQUIRED 15' AND 40'
RESPECTIVELY

WCR - Revised 6/28/00

**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: 04-350-A
Petitioner: GEORGEY SCHORNBAUM
Address or Location: 106 OAK DRIVE, CATONSVILLE MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGEY SCHORNBAUM
Address: 106 OAK DR
CATONSVILLE MD 21228

Telephone Number: 410-869-1308

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

March 1, 2004

Geoffrey Schoenbaum
Anna Schoenbaum
106 Oak Drive
Catonsville, Maryland 21228

Dear Mr. and Mrs. Schoenbaum:

RE: Case Number:04-350-A, 106 Oak Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 3, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: February 24, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For February 16, 2004
Item Nos. 342, 343, 344, 345, 346, 347,
348, 350, 352, and 353

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS*

DATE: March 10, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 9, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-342

04-344

04-346

04-350

04-352

04-353

04-354

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: February 23, 2004

RECEIVED

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

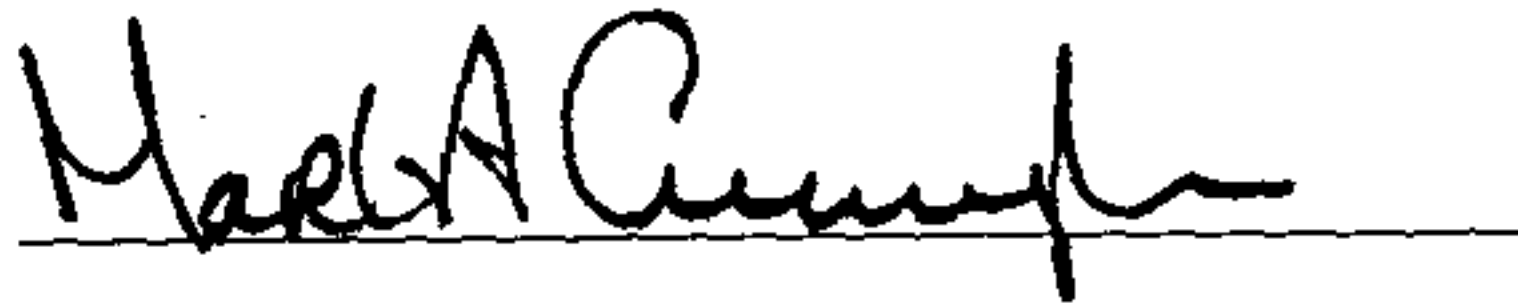
FEB 24 2004

ZONING COMMISSIONER

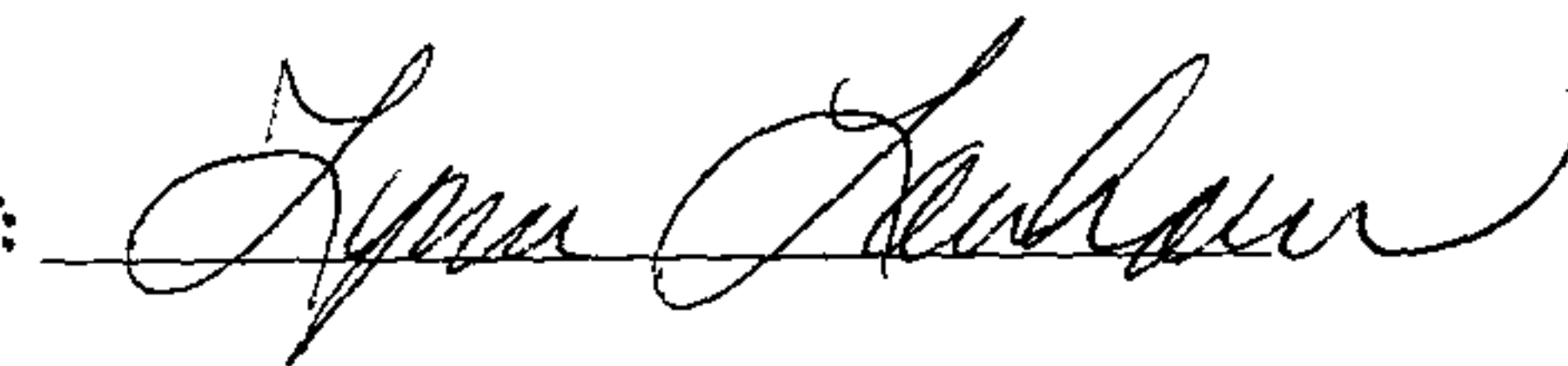
SUBJECT: Zoning Advisory Petition(s): **Case 4-350 – Administrative Variance**

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:



Section Chief:



AFK/LL



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.6.04

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

RE: Baltimore County
Item No. 350 LTM

Dear Ms. Hart:

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,

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

January 8, 2004

Anna and Geoffrey Schoenbaum
106 Oak Drive
Catonsville, MD 21228

Dear Anna and Geoffrey,

I have examined the detailed plans you gave to me of the planned expansion to your home at 106 Oak Drive and do not find any objections on my part. Therefore, I do not object to the variance you need for the construction of the building addition.

The addition is well placed on the South side of your lot and will minimize any impact on the North side of my lot.

This neighborhood has been changing from my generation to the next for some time and I believe it is very important that that generation have the ability to adjust their homes as they like for their comfort.

I am happy to support your request for a variance from Baltimore County for this addition.

If I can be of any further assistance in this matter, please do not hesitate to contact me.

Sincerely,

Aldo Linsenbardt

Aldo Linsenbardt
108 Oak Drive
Catonsville, MD
21228

#350

December 31, 2003

Anna and Geoffrey Schoenbaum
106 Oak Drive
Catonsville, MD 21228

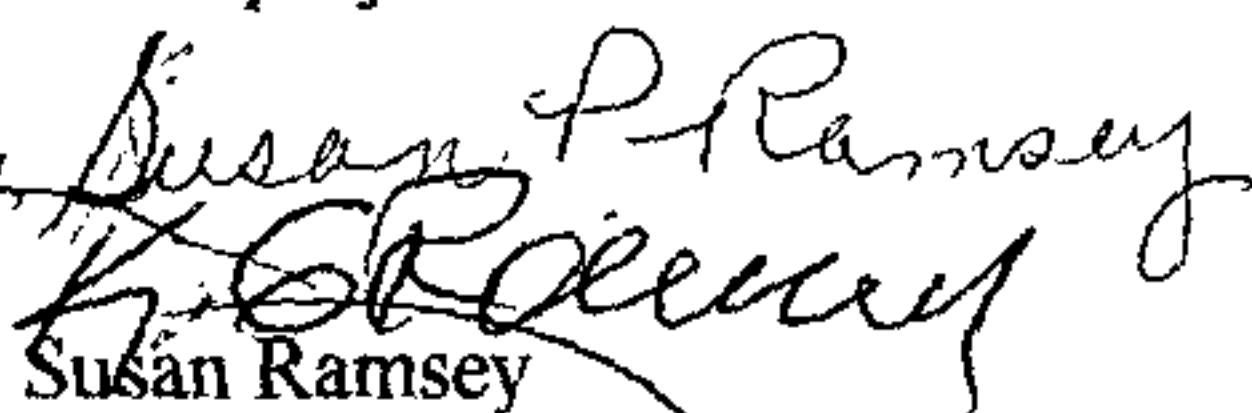
Dear Anna and Geoffrey,

This letter is to confirm that we have examined the house plans for your proposed addition to your house at 106 Oak Drive, and that we do not have any objections to the proposal or to the variance that will be required for the building.

From the drawings presented to us, it appears that the addition will sit nicely on the lot and fit well with the existing structure and with the surrounding houses. We do not believe that the proximity to the edge of your property on the south side (~10 ft) is a problem. Indeed the care you have taken in designing the addition minimizes any impact on the property to the south and is likely to increase the value of the surrounding homes.

As your neighbors directly across the street from your property on the side of the proposed addition, we are happy to support your request for a variance from Baltimore County for this project.

Sincerely,



Kurt and Susan Ramsey
109 Oak Drive
Catonsville, MD 21228

350

December 31, 2003

Anna and Geoffrey Schoenbaum
106 Oak Drive
Catonsville, MD 21228

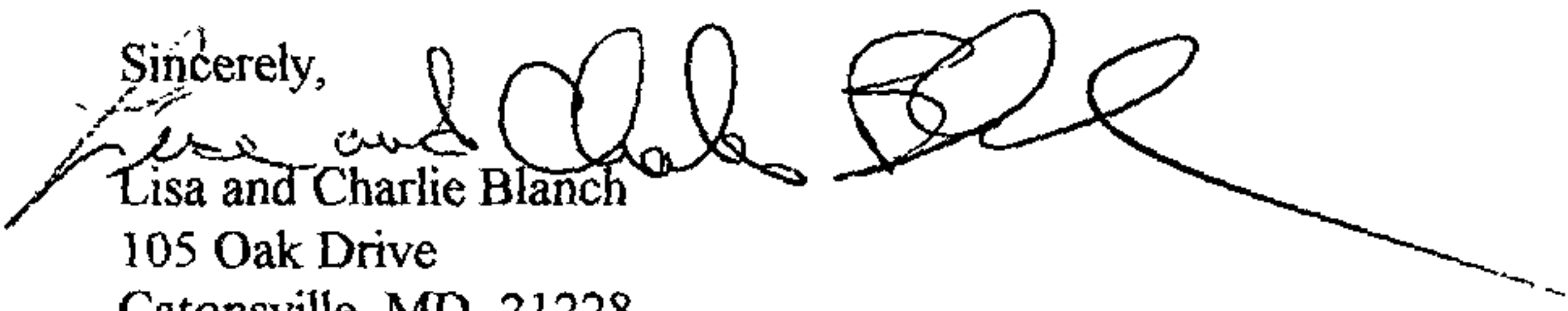
Dear Anna and Geoffrey,

This letter is to confirm that we have examined the house plans for your proposed addition to your house at 106 Oak Drive, and that we do not have any objections to the proposal or to the variance that will be required for the building.

From the drawings presented to us, it appears that the addition will sit nicely on the lot and fit well with the existing structure and with the surrounding houses. We do not believe that the proximity to the edge of your property on the south side (~10 ft) is a problem. Indeed the care you have taken in designing the addition minimizes any impact on the property to the south and is likely to increase the value of the surrounding homes.

As your neighbors across the street from your property, we are happy to support your request for a variance from Baltimore County for this project.

Sincerely,


Lisa and Charlie Blanch
105 Oak Drive
Catonsville, MD 21228

#350

December 31, 2003

Anna and Geoffrey Schoenbaum
106 Oak Drive
Catonsville, MD 21228

Dear Anna and Geoffrey,

This letter is to confirm that I have examined the house plans for your proposed addition to your house at 106 Oak Drive, and that I do not have any objections to the proposal or to the variance that will be required for the building.

From the drawings presented to me, it appears that the addition will sit nicely on the lot and fit well with the existing structure and with the surrounding houses. I do not believe that the proximity to the edge of your property on the south side (~10 ft) is a problem. Indeed the care you have taken in designing the addition minimizes any impact on the property to the south and is likely to increase the value of the surrounding homes.

As your neighbor on the north side of your property, I am happy to support your request for a variance from Baltimore County for this project.

Sincerely,

Clara G. Ellis

Clara Ellis
104 Oak Drive
Catonsville, MD 21228

#350

December 31, 2003

Anna and Geoffrey Schoenbaum
106 Oak Drive
Catonsville, MD 21228

Dear Anna and Geoffrey,

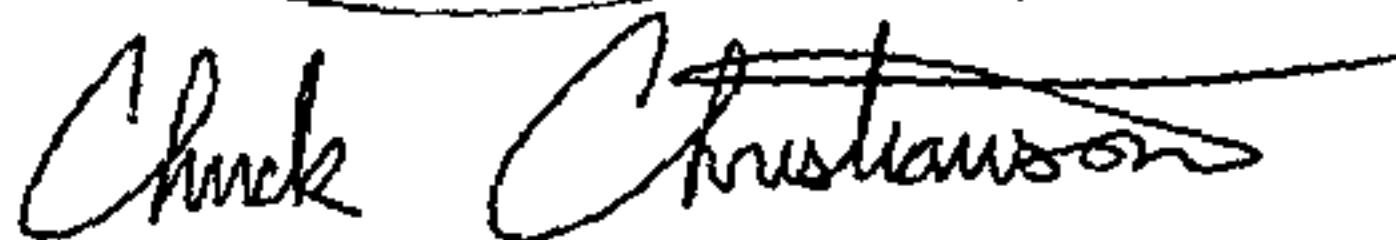
This letter is to confirm that I have examined the house plans for your proposed addition to your house at 106 Oak Drive, and that I do not have any objections to the proposal or to the variance that will be required for the building.

From the drawings presented to me, it appears that the addition will sit nicely on the lot and fit well with the existing structure and with the surrounding houses. I do not believe that the proximity to the edge of your property on the south side (~10 ft) is a problem. Indeed the care you have taken in designing the addition minimizes any impact on the property to the south and is likely to increase the value of the surrounding homes.

As your neighbor directly across the street from your property, I am happy to support your request for a variance from Baltimore County for this project.

Sincerely,

Chuck Christianson
107 Oak Drive
Catonsville, MD 21228



#350

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

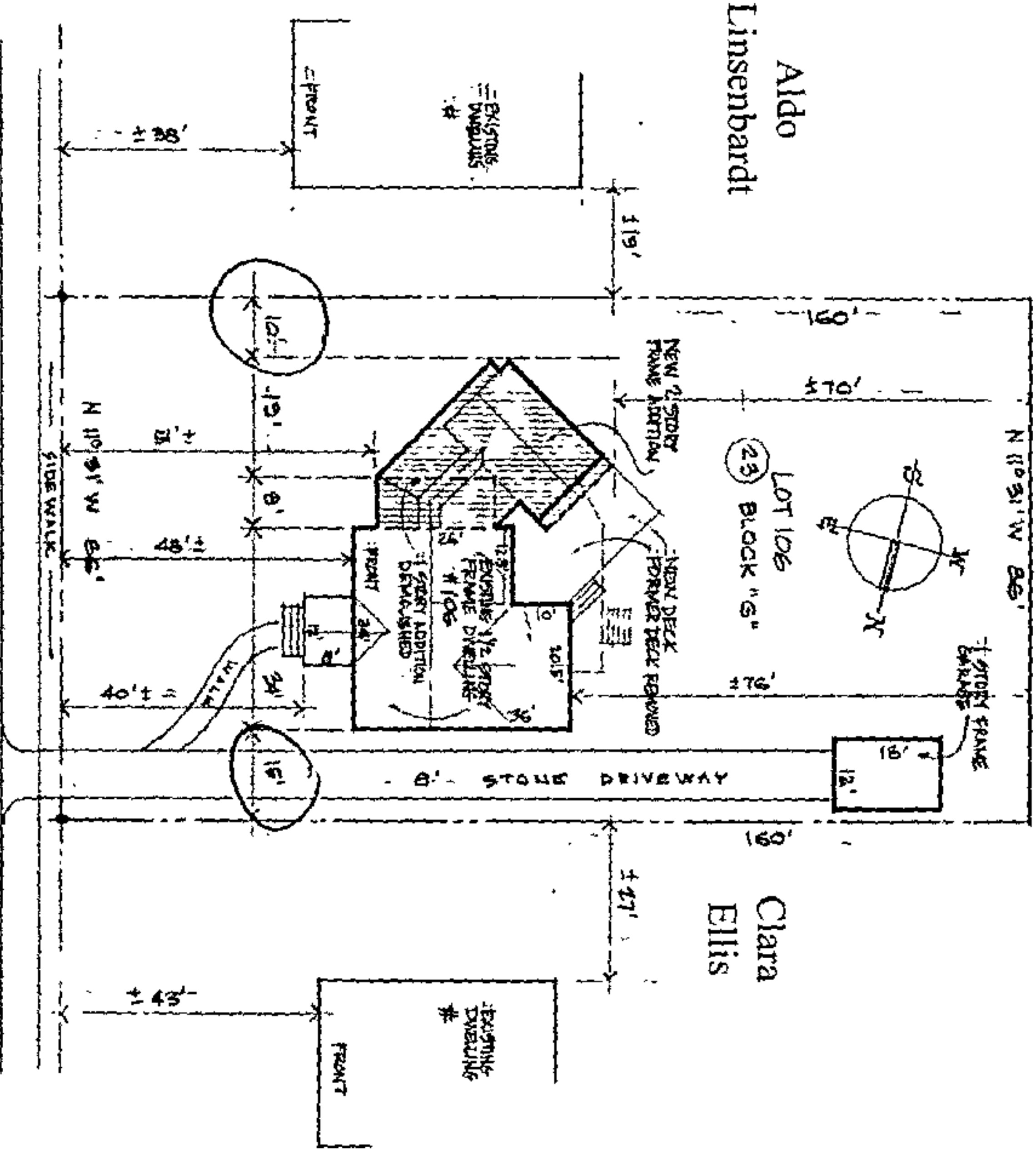
PROPERTY ADDRESS 106 OAK DRIVE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME SUMMIT PARK

PLAT BOOK # 5 FOLIO # 71 LOT # 23 SECTION #

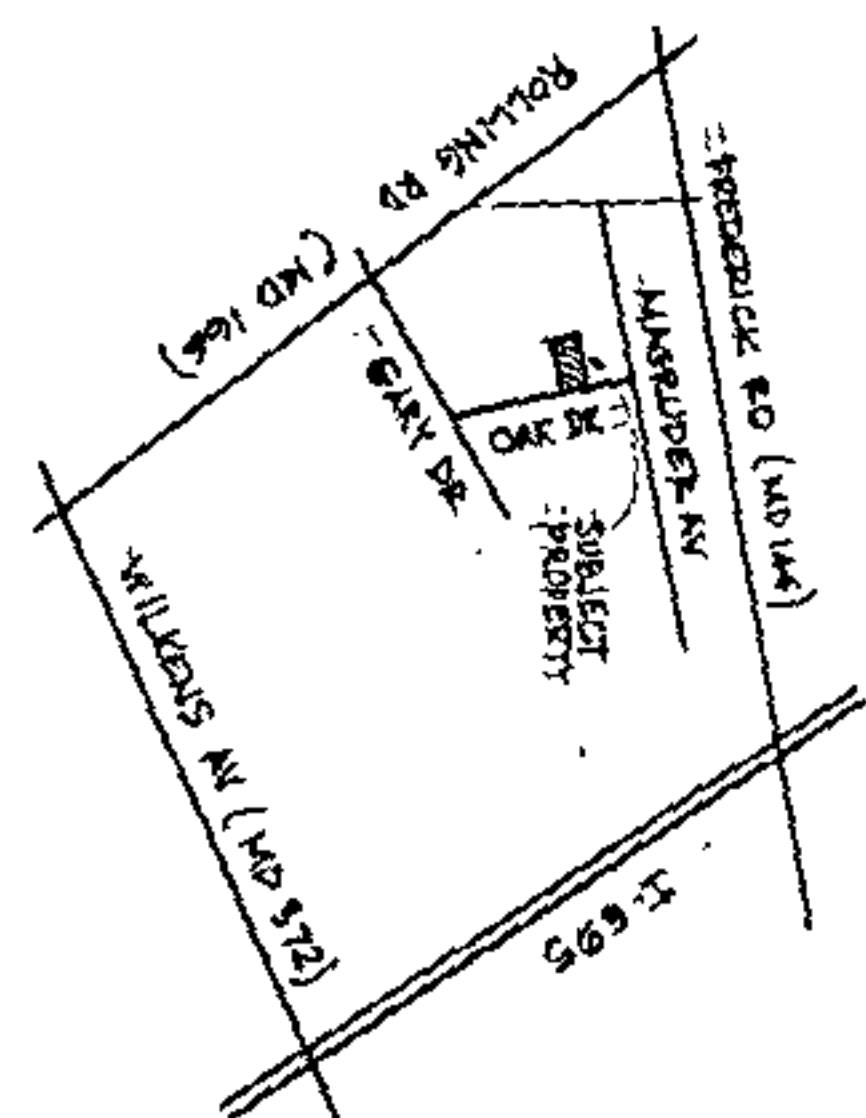
OWNER GEORGEY AND ANNA SCHENGBAUM



Gary Dr Oak Dr (40' R/W, 21' Paving) 306' to corner of Magruder St



PREPARED BY GEORGEY SCHENGBAUM WITH ASSISTANCE OF ROBERT KARAN, DTA SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = ~~1000'~~ 5000'

LOCATION INFORMATION

ELECTION DISTRICT FIRST

COUNCILMANIC DISTRICT FIRST

1" = 200' SCALE MAP # SW3F

ZONING DR 2

LOT SIZE 13760 SQUARE FEET

ACREAGE 13760

PUBLIC PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NO

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

CM 350

Det 24 #1

copy 3

106 Oak Dr (view to south)

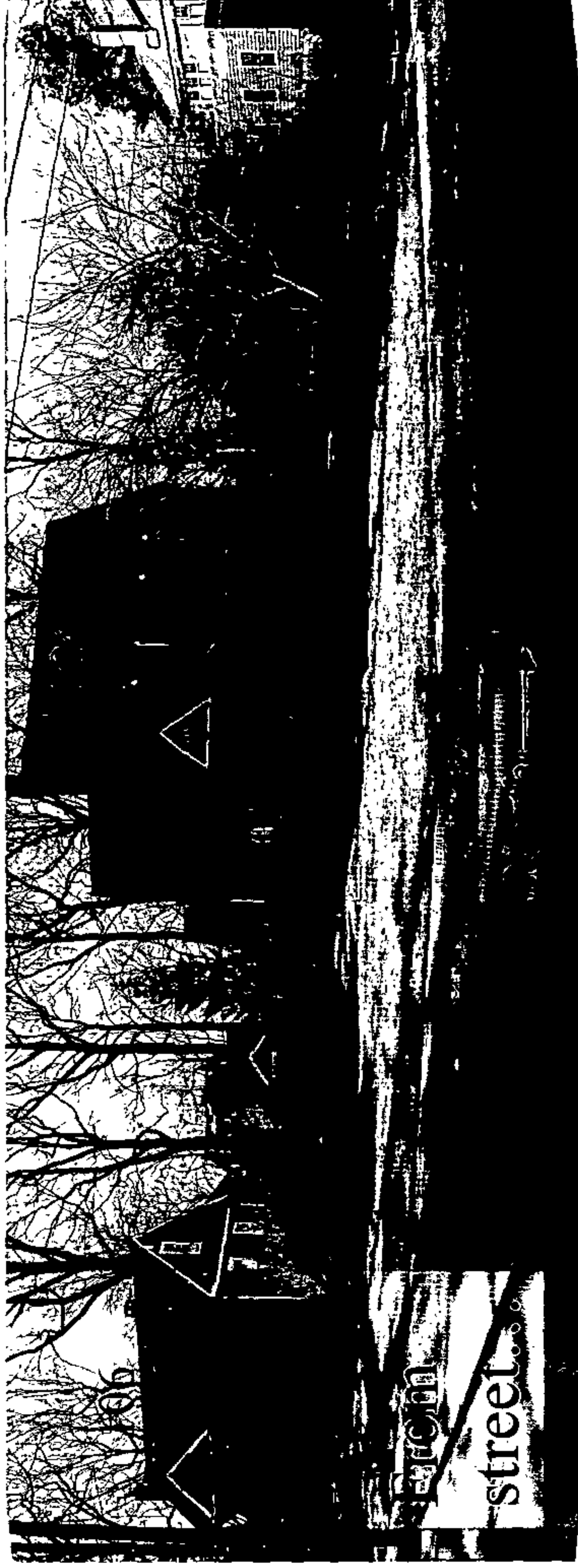


View from front porch of 106 Oak



#350

View of 106 Oak Drive and neighbor to the north.



#350

View of 106 Oak Drive and neighbor to the south, where proposed addition will be located.



Location of
addition



350

February 13, 2004

Geoffrey Schoenbaum
106 Oak Dr
Catonsville, MD 21228

Lloyd Moxley, Planner
Baltimore County Zoning Review
111 West Chesapeake Ave
Towson, MD 21204

Dear Mr Moxley,

This letter is to confirm our conversation of this afternoon regarding my Administrative Zoning Petition, Case Number 04-350-A. As we discussed, I recognized that an error had been made in the language of my Administrative Variance Information Sheet and Dates form and I agreed that it should be changed from:

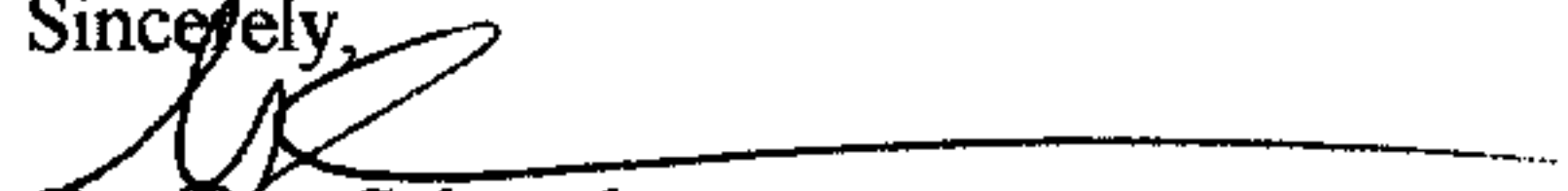
"To Permit: an existing single family dwelling with addition to have a sideyard setback of 10' and a sum of sideyards of 35' in lieu of the required 15' and 40' respectively."

to:

"To Permit: an existing single family dwelling with addition to have a sideyard setback of 10' and a sum of sideyards of 25' in lieu of the required 15' and 40' respectively."

I understand this change reflects what is indicated on the site plan I submitted and will now be reflected on all documents in the file. In addition I have made the required change to the notification sign, which was posted in my front yard today.

Sincerely,



Geoffrey Schoenbaum
443-722-6746