

IN RE: PETITION FOR ADMIN. VARIANCE  
S/S of Linwood Avenue, 380 ft. E  
of Old Harford Road  
9th Election District  
5th Councilmanic District  
(2807 Linwood Avenue)

Gregory H. Schuler, Sr.  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 04-447-A


\* \* \* \* \*

ORDER OF DISMISSAL

WHEREAS, Gregory H. Schuler, the Petitioner herein filed a Petition for Administrative Variance for the property located at 2807 Linwood Avenue in Baltimore County. A variance was requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 1 ft. for a proposed garage addition in lieu of the minimum required 10 ft.

WHEREAS, a facsimile was received from the Petitioner on June 9, 2004 stating that he was withdrawing "my application for an administrative variance" in the above captioned case.

THEREFORE, IT IS ORDERED, this 22 day of June, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for administrative variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 1 ft. for a proposed garage addition in lieu of the minimum required 10 ft., be and it is hereby WITHDRAWN and DISMISSED, without prejudice.

  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING  
Date 6/22/04  
By J.V. Murphy

## 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*

June 22, 2004

Mr. Gregory H. Schuler, Sr.  
2807 Linwood Avenue  
Baltimore, Maryland 21234

Re: Petition for Administrative Variance  
Case No. 04-447-A  
Property: 2807 Linwood Avenue

Dear Mr. Schuler:

Enclosed please find the Order of Dismissal regarding the above-captioned case.

Should you have any questions or require any additional information concerning this matter, please feel free to contact this office at 410-887-3868.

Very truly yours,

  
John V. Murphy  
Deputy Zoning Commissioner

JVM:raj  
Enclosure

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3807 Linwood Ave  
which is presently zoned Residential DR-5.5

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) 1B02.3.C.1.

*To allow a side yard setback of 1 ft. for a proposed garage addition in lieu of the minimum required 10 ft.*

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):

Gregory H. Schuler Sr  
Name Type or Print \_\_\_\_\_  
Gregory H. Schuler Sr  
Signature \_\_\_\_\_  
Gregory H. Schuler Sr  
Name Type or Print \_\_\_\_\_  
Gregory H. Schuler Sr 443-506-6732 w.  
Signature \_\_\_\_\_  
3807 Linwood Ave 410-663-7375 h.  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Balto. Md. 21234  
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

Reviewed By [Signature] Date 3-29-04

Estimated Posting Date 4-10-04

ORDER RECEIVED FOR FILING  
6/22/04  
[Signature]

CASE NO. 04-447

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 2807 Linwood Ave  
Address  
Balto. Md. 21234  
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):

The garage floods out every rain or spring thaw, which makes the garage rot, in turn it makes it an unsafe structure, also the alley (which is not technically an alley) is too small and narrow for my truck to make the turns, if I try my car it bottoms out and ruins the undercarriage, if I park my 2 vehicles on the street there is not enough parking available for the neighbors. Also when I park on the street traffic keeps hitting the mirrors and my vehicles which results in damage.

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.

Gregory H. Schuler Sr  
Signature

Signature

Gregory H. Schuler Sr  
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I HEREBY CERTIFY, this 24 day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

of Maryland  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

(MDL 3460288298572)

AS WITNESS my hand and Notarial Seal

D. Browning  
Notary Public

My Commission Expires NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 1, 2007

# 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

2807 Linwood Ave  
Address  
Baltimore Md. City State 21234 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):

The garage floods out every rain or spring thaw, which makes the garage rot, in turn it makes it an unsafe structure. Also the alley (which is not technically an alley) is too small and narrow for my truck to make the turns. If I try my car it bottoms out and ruins the undercarriage. If I park my 2 vehicles on the street there is not enough parking available for the neighbors and traffic keeps hitting the mirrors on my vehicles and damaging them.

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.

Gregory H. Schuler Sr  
Signature

Signature

Gregory H. Schuler Sr  
Name - Type or Print

Name - Type or Print

-----  
STATE OF MARYLAND, COUNTY OF HARFORD, to wit:

I HEREBY CERTIFY, this 24 day of March, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

of Maryland  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

(MDL 5460288219572)

AS WITNESS my hand and Notarial Seal

D. Browning  
Notary Public  
My Commission Expires \_\_\_\_\_  
D. BROWNING  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 1, 2007



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2807 Linwood Ave  
which is presently zoned Residential DR-5.5

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.C.1. To allow a side yard, setback of 1ft. for a proposed garage addition in lieu of the minimum required 10ft.

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):

Gregory H. Schuler Sr.  
Name - Type or Print \_\_\_\_\_  
Gregory H. Schuler Sr.  
Signature \_\_\_\_\_  
Gregory H. Schuler Sr  
Name - Type or Print \_\_\_\_\_  
Gregory H. Schuler Sr 443-506-6732W  
Signature \_\_\_\_\_  
2807 Linwood Ave 410-663-7375H  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Balto, Md. 21234  
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. 04-247-9

Reviewed By [Signature] Date 3-29-04

Estimated Posting Date 4-11-04

# Zoning Description

The zoning description for 2807 Linwood Ave Baltimore Md. 21234.

Beginning at a point on the southeast side of Linwood Ave at the distance of 380 feet east of the nearest improved intersecting street of Old Harford Rd. Being lot # 41 in the subdivision of Lavender Hill. Thence running n 47 degrees-24'w 70ft thence w 41 degrees-05 E 133.5 feet thence 537 degree-12 feet E 42 feet n 41 degree W 28.5 feet to the point of the beginning w 42 degree - 36 feet E 131 feet. This containing 7616 square feet and located in the 9<sup>th</sup> election district.

44<sup>m</sup>

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

*(Handwritten)* CRK No. 35760  
447

DATE 3-29-04 ACCOUNT R-4001-2006-6150

AMOUNT \$ 657.00

RECEIVED FROM: MD GI Services

FOR: Resident of Veterans Affairs  
3817 Timwood Ave  
Leesville, MS

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

DATE	DESCRIPTION	AMOUNT	CASHIER
3/20/2004	WALKIN JUD. DND		
3/29/2004			
3/29/2004			
Receipt Totl		865.00	
		165.00	CR
		9.00	CR
			CA
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: #04-447-A  
2807 Linwood Avenue  
S/side of Linwood Avenue  
380 feet east of Old Harford Road

9th Election District  
5th Councilmanic District  
Legal Owner(s): Gregory Schuler, Sr.

Administrative Variance: to allow a side yard setback of 1 foot for a proposed garage addition in lieu of the minimum required 10 feet.

Hearing: Monday, June 21, 2004 at 2:00 p.m. in Room 407, County Courts Building, 401 Basley 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) 887-4388.

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

6/007 June 3 7380

## CERTIFICATE OF PUBLICATION

6/31, 2004

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 6/31, 2004.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: APRIL 10, 2004

RE: Case Number: 04-447

Petitioner/Developer: GREGORY SCHULER

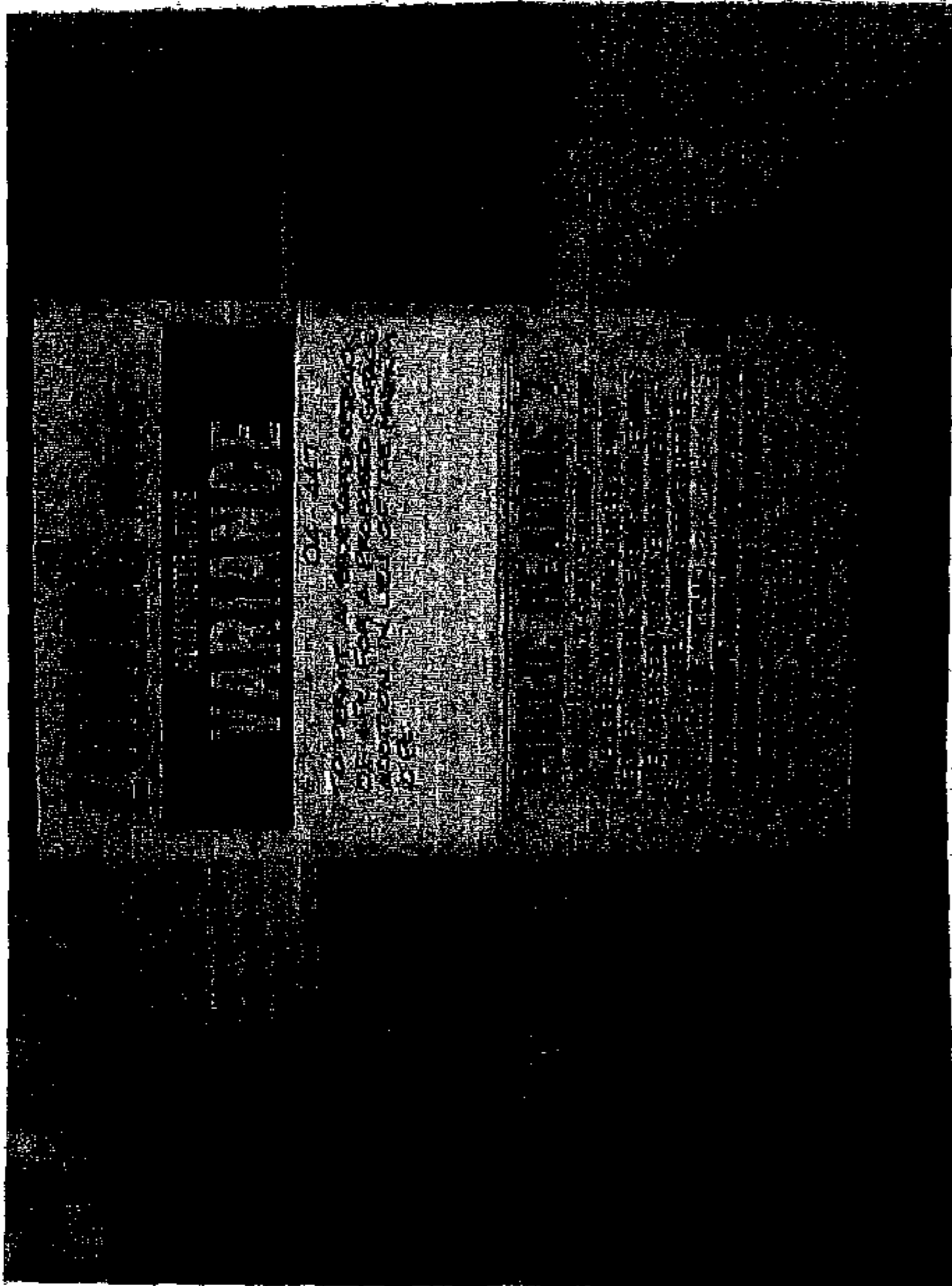
Date of Hearing/Closing: APRIL 26, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2807 LINWOOD AVE

The sign(s) were posted on APRIL 8 2004  
(Month, Day, Year)

  
(Signature of Sign Poster)

Charles E. Merritt  
9831 Magledt Road  
Baltimore, MD 21234  
410-665-5562





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

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

May 11, 2004

**CORRECTED 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: 04-447-A**

2807 Linwood Avenue  
S/side of Linwood Avenue 380 feet east of Old Harford Road  
9<sup>th</sup> Election District -- 5<sup>th</sup> Councilmanic District  
Legal Owner: Gregory Schuler, Sr.

Administrative Variance to allow a side yard setback of 1 foot for a proposed garage addition in lieu of the minimum required 10 feet.

Hearing: Monday, June 21, 2004, at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Gregory Schuler, Sr., 2807 Linwood Avenue, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 5, 2004.**
- (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  
Thursday, June 3, 2004 Issue - Jeffersonian

Please forward billing to:  
Gregory Schuler, Sr.  
2807 Linwood Avenue  
Baltimore, MD 21234

410-663-7375

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## 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: 04-447-A**

2807 Linwood Avenue

S/side of Linwood Avenue 380 feet east of Old Harford Road

9<sup>th</sup> Election District - 5<sup>th</sup> Councilmanic District

Legal Owner: Gregory Schuler, Sr.

Administrative Variance to allow a side yard setback of 1 foot for a proposed garage addition in lieu of the minimum required 10 feet.

Hearing: Monday, June 21, 2004, at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
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.

**Department of Permits and  
Development Management**



**Baltimore County**

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

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

May 11, 2004

Gregory Schuler, Sr.  
2807 Linwood Avenue  
Baltimore, MD 21234

Dear Mr. Schuler:

RE: Case Number: 04-447-A, 2807 Linwood Avenue

The above matter, previously scheduled for Monday, June 14, 2004, has been postponed. The hearing has been rescheduled and the corrected notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)



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

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

May 4, 2004

**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: 04-447-A**

2807 Linwood Avenue  
S/side of Linwood Avenue 380 feet east of Old Harford Road  
9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Gregory Schuler, Sr.

Administrative Variance to allow a side yard setback of 1 foot for a proposed garage addition in lieu of the minimum required 10 feet.

Hearing: Monday, June 14, 2004, at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Gregory Schuler, Sr., 2807 Linwood Avenue, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 29, 2004.**  
(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  
Thursday, May 27, 2004 Issue - Jeffersonian

Please forward billing to:

Gregory Schuler, Sr. *Catherine Burger*  
2807 Linwood Avenue *PDM*  
Baltimore, MD 21234 *111 W. Chesapeake Ave.*  
*Towson up 21204*

~~410-663-7375~~

*410-887-3353*

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## NOTICE OF ZONING HEARING

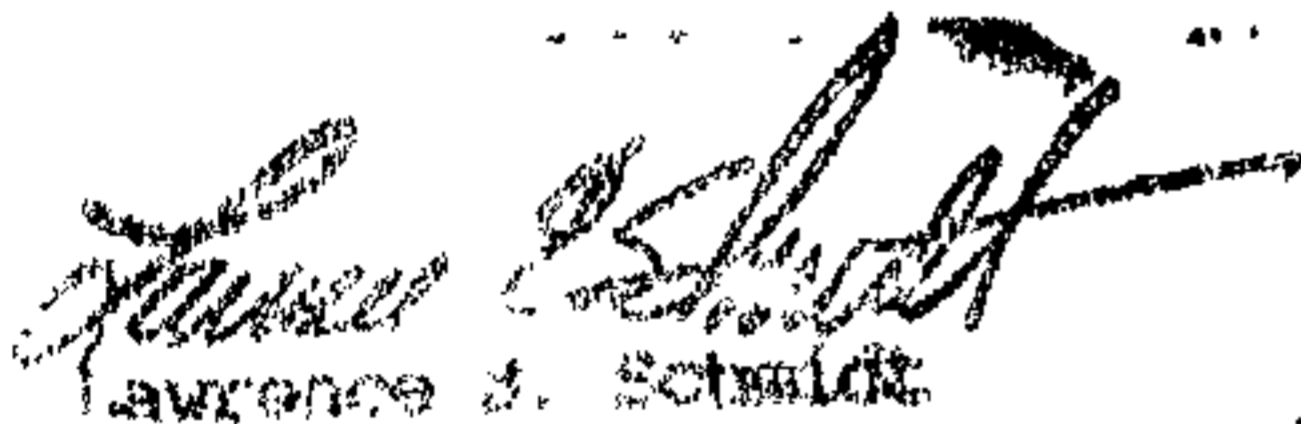
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 04-447-A**

2807 Linwood Avenue  
S/side of Linwood Avenue 380 feet east of Old Harford Road  
9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owner: Gregory Schuler, Sr.

Administrative Variance to allow a side yard setback of 1 foot for a proposed garage addition in lieu of the minimum required 10 feet.

Hearing: Monday, June 14, 2004, at 11:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
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.

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 04-447-A

Petitioner Gregory H. Schuler

Address or Location 2807 Linwood Ave.

PLEASE FORWARD ADVERTISING BILL TO

Name Same

Address Same

Balto, Md, 21234

Telephone Number: 443-506-6732 / 410-663-7375  
WORK / Home



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 04-447 -A Address 2807 Linwood Ave.

Contact Person: John Sullivan Phone Number: 410-887-3391  
Planner Please Print Your Name

Filing Date: 3-29-04 Posting Date: 4-11-04 Closing Date: 4-26-04

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

- 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.
- 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.
- 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.
- 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 04-447 -A Address 2807 Linwood Ave.

Petitioner's Name Gregory H. Schuler Telephone 410-663-7375  
(w) 443-506-6732

Posting Date: 4-11-04 Closing Date: 4-26-04

Wording for Sign: To Permit a sideyard setback of 1ft for a proposed garage addition in lieu of the minimum required 10ft.

**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*

April 26, 2004

Gregory H. Schuler, Sr.  
2807 Linwood Avenue  
Baltimore, Maryland 21234

Dear Mr. Schuler:

RE: Case Number:04-447-A, 2807 Linwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 28, 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 that reads "W. Carl Richards, Jr." 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](http://www.baltimorecountyonline.info)

**Fire Department**

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



**Baltimore County**

*James T. Smith, Jr., County Executive*  
*John J. Hohman, Chief*

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 31, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 31, 2004

Item No.: <sup>447</sup> 436-449

Dear Ms. Hart:

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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

Visit the County's Website at [www.baltimorecountyonline.info](http://www.baltimorecountyonline.info)





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.5.04

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

RE: Baltimore County  
Item No. 447 JJS

Dear Ms. Matthews:

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

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Ketroco  
FROM: R. Bruce Seeley *RS/JPD*  
DATE: April 5, 2004  
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 8, 2004

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

04-436  
04-437  
04-438  
04-439  
04-440  
04-441  
04-445  
04-446  
04-447  
04-448  
04-449

Reviewers: Sue Farinetti, Dave Lykens

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 8, 2004

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

**SUBJECT:** 2807 Linwood Avenue

**INFORMATION:**

**Item Number:** 4-447

**Petitioner:** Gregory H. Schuler, Sr.

**Zoning:** DR 5.5

**Requested Action:** Administrative Variance

RECEIVED  
APR - 8 2004  
ZONING COMMISSIONER

### SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request as presented. However, this office does not oppose a fully attached garage that provides a 3-foot minimum side yard setback. If the petitioner decides to pursue this alternative, then a revised site plan along with building elevations should be submitted to this office for review and approval prior to the issuance of any permits.

For further information concerning the matters stated herein, please contact Karin Brown at 410-887-3480

**Prepared by:**

*Mark A. Cunniff*

**Division Chief:**


*Juan Tabares*

AFK/LL:MAC:

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** May 18, 2004

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 12, 2004  
Item Nos. 436, 437, 438, 439, 440, 441,  
445, 446, 447, 448, and 449

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

RWB:CEN:jrb

cc: File

*jm*  
6/24  
P-1

6-9-04

To whom it may concern and or Carl Richards,

My name is Gregory H. Schuler Sr. I am writing you to withdraw my application for an administrative variance for a garage on the side of my house. My case # is 04-447-A my address is 2807 linwood Ave. My contact phone number is 443-506-6732. There is a hearing date of June 21,2004 at 2pm in room 407, county courts building, 401 Bosley Ave.

Case number 04-447-A  
2807 linwood Ave  
s/side of linwood Ave 380 feet east of Old Harford Rd  
9<sup>th</sup> election district-5<sup>th</sup> concilmanic district  
legal owner: Gregory H Schuler Sr.

*Gregory H. Schuler Sr*  
*6-9-04*

ORDER RECEIVED FOR PLANS  
*6/22/04*  
*M. J. [unclear]*



04-447-1

There are some questions/problems with this case.

The lot's ~~as~~ comments on the reverse side of the lot are unclear. How do you get to the garage? (from the street or alley)

His comments don't support a claim for a 24 foot wide structure.

I can't tell from the photos what I'm looking for. Is the car part his property?

Set for hearing.

Maybe if he reduced the ~~to~~ driveway to 3 feet, from 5 feet, he'd make OP satisfied

JEB

5/3/04

COMPANY PETITION FOR ZONING  VARIANCE  SPECIAL HEARING

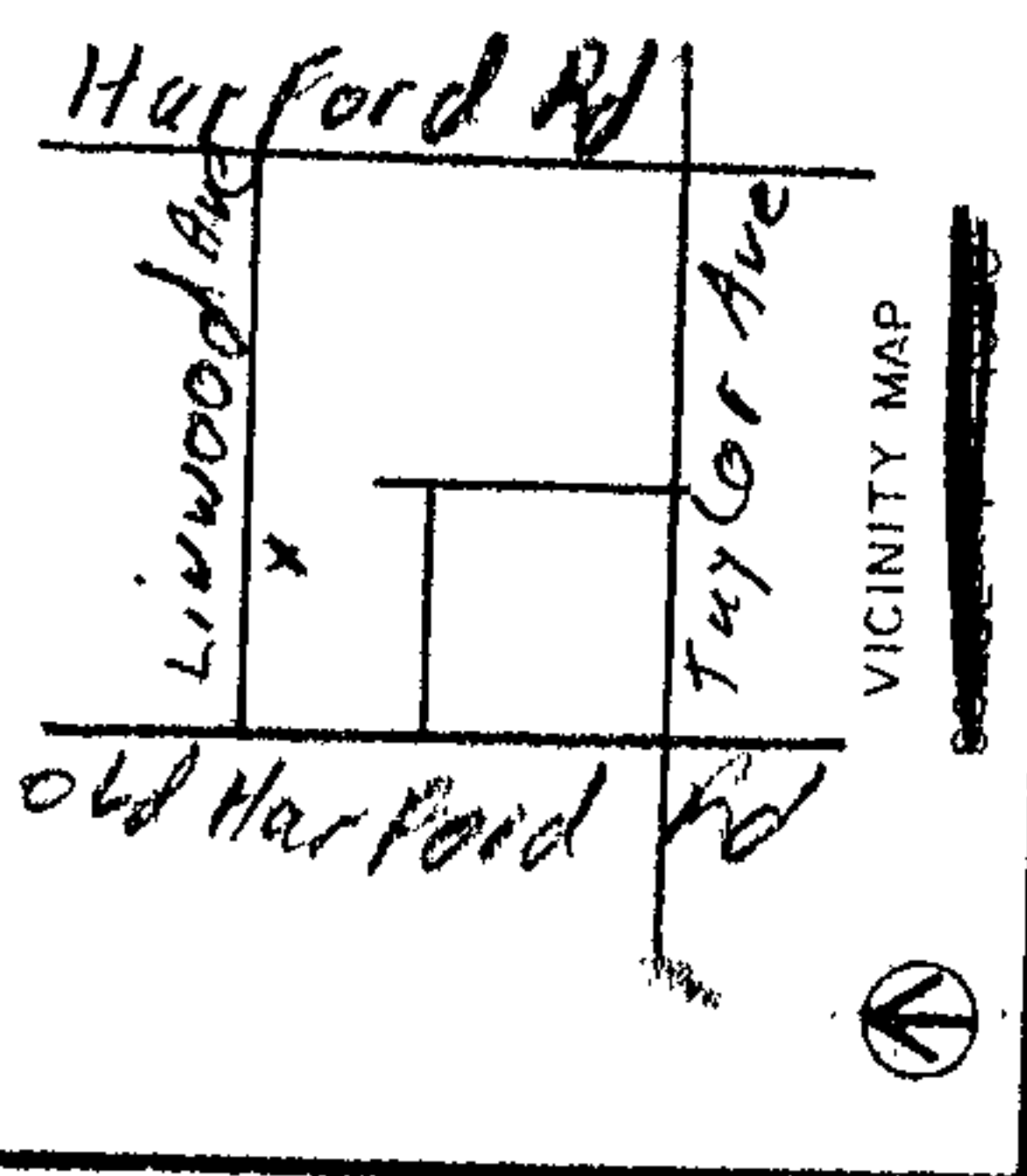
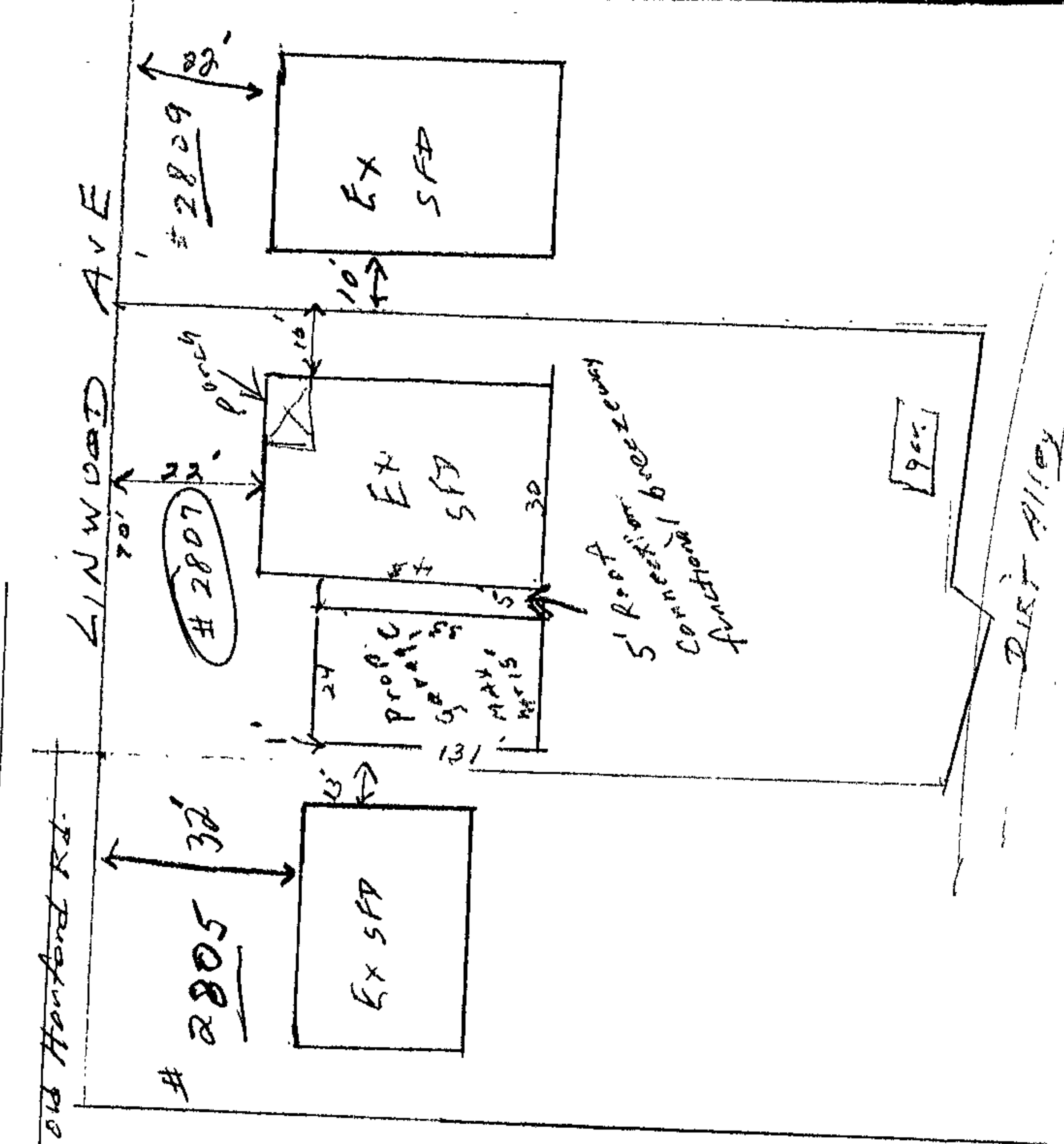
PROPERTY ADDRESS 2807 Linwood Ave

SUBDIVISION NAME LAVERNER HILL

PLAT BOOK # --- FOLIO # --- LOT # 41 SECTION # ---

OWNER Gregory H. Schuler Sr

280' FT. to Old Hartford Rd.



LOCATION INFORMATION

ELECTION DISTRICT 9<sup>th</sup>

COUNCILMANIC DISTRICTS 5<sup>th</sup>

1" = 200' SCALE MAP # NE, 8-D

ZONING DR-5.5

LOT SIZE 0.17 ACRES 7616 SQUARE FEET

SEWER  PUBLIC  PRIVATE

WATER

CHESAPEAKE BAY CRITICAL AREA YES  NO

100 YEAR FLOOD PLAIN YES  NO

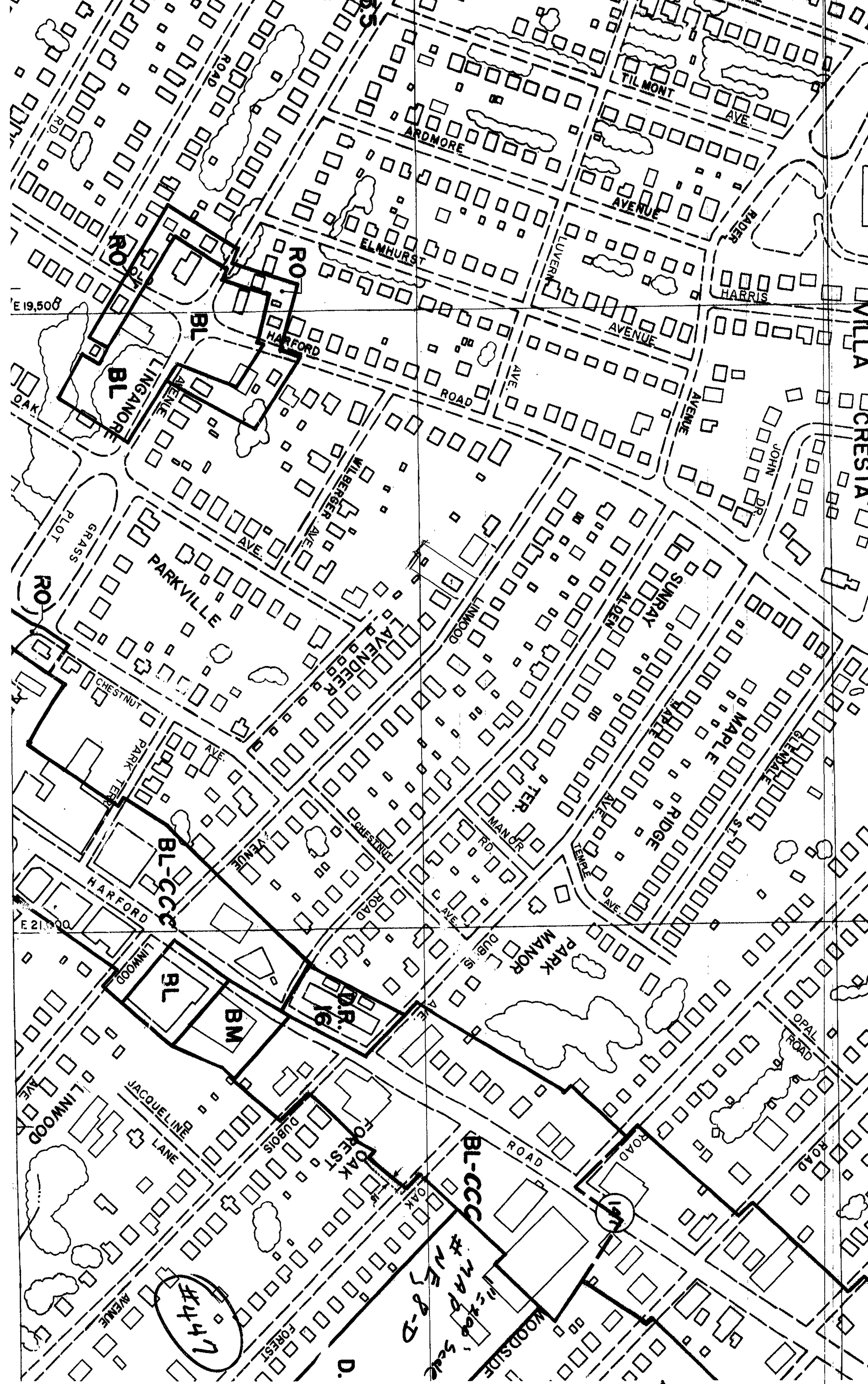
HISTORIC PROPERTY / BUILDING YES  NO

PRIOR ZONING HEARING N/A

ZONING OFFICE USE ONLY  
 REVIEWED BY [Signature] ITEM # 447 CASE # ---

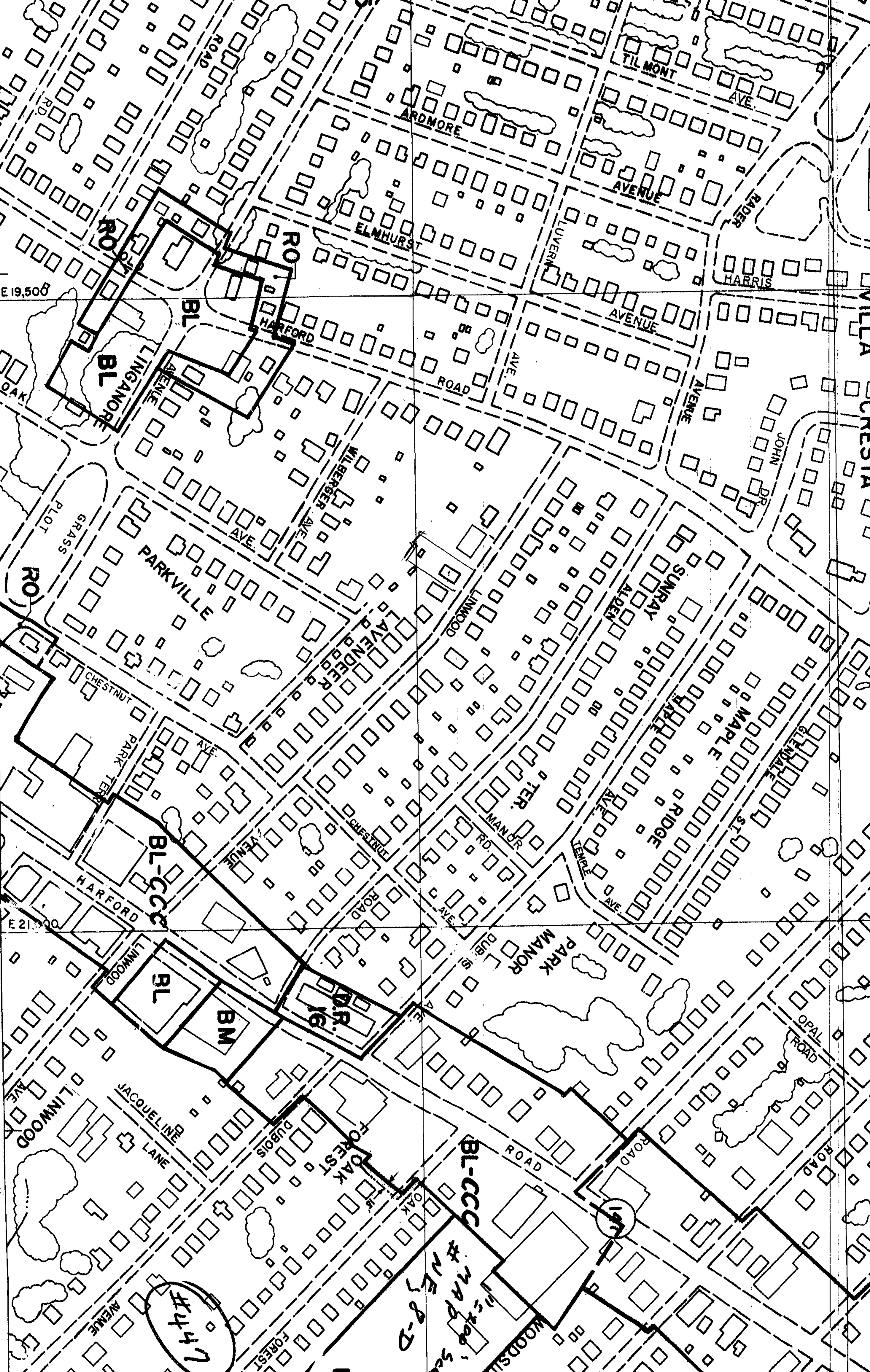
Scale: 1" = 30' Plot #1

47



E 19,500

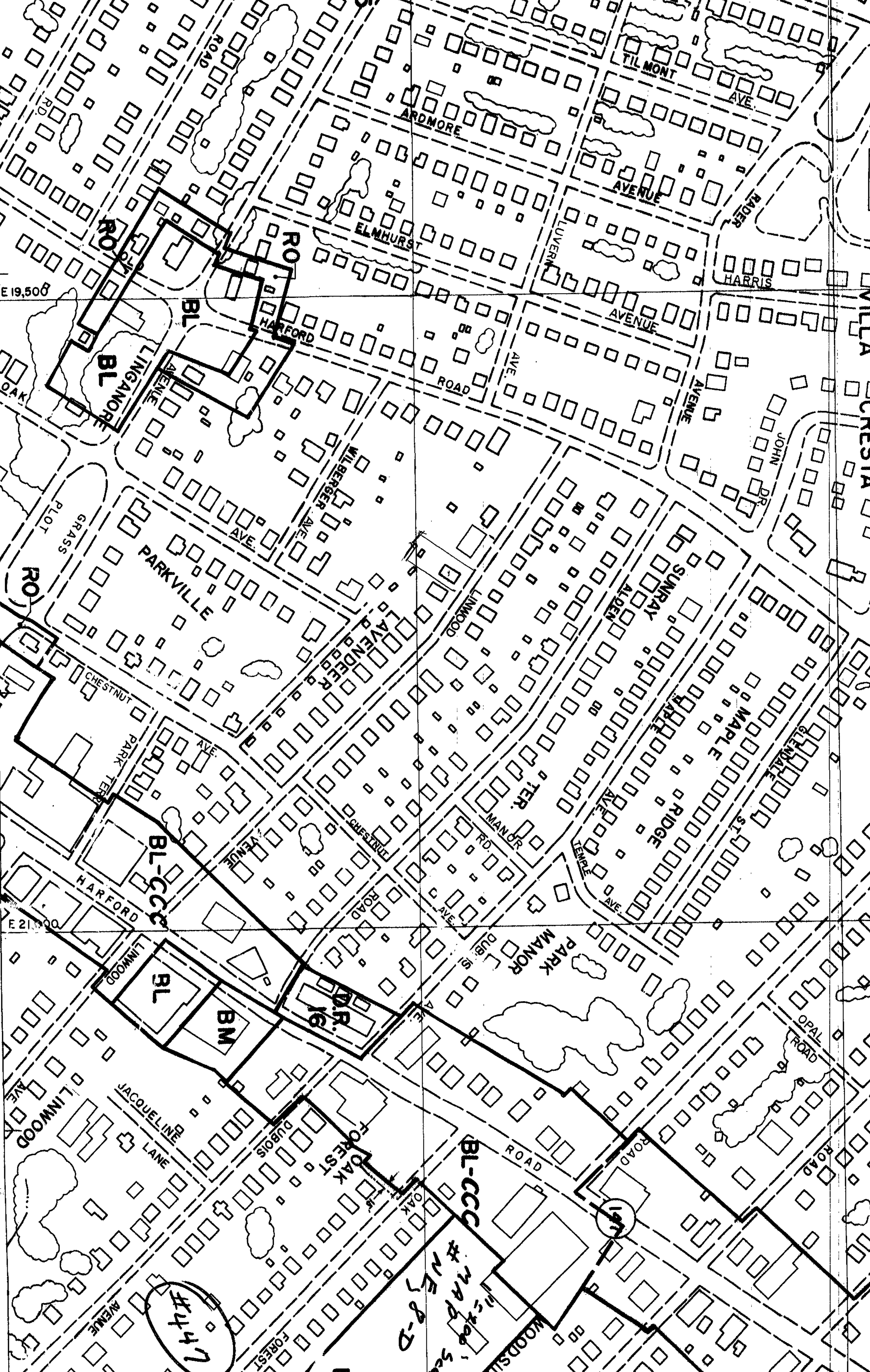
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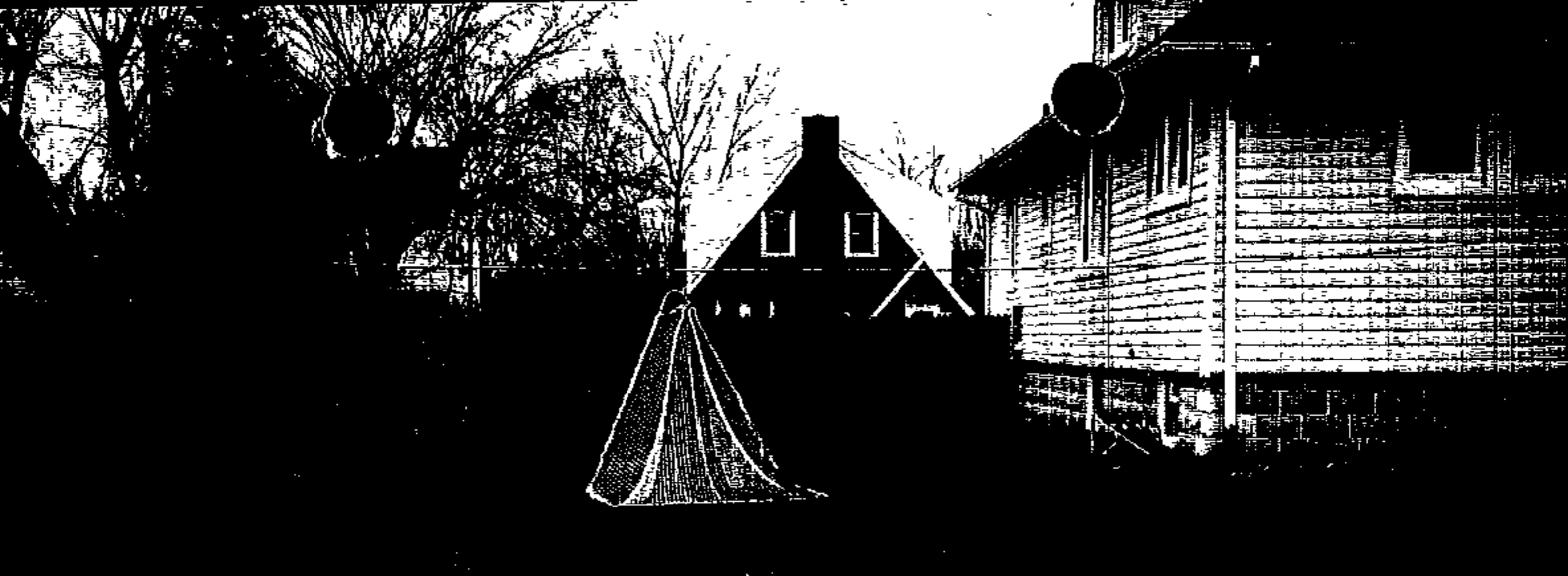


#1447

BL-CCC #1447  
#1447

1975





NR DANBORN NH 03014

(No. 2021)

2803 Linwood Ave  
Case # 04 447

50525



No. 39

NO. 20190001 NNN 0 2014

2803 Linwood Ave

Case # 04.447

50521





2807  
Linwood Ave  
Case # 04 447

50526

NO. 300

NO. 2014



NR 20140801 0014

Mo. 2014

50524

2807 Linwood Ave  
Case # 04 447

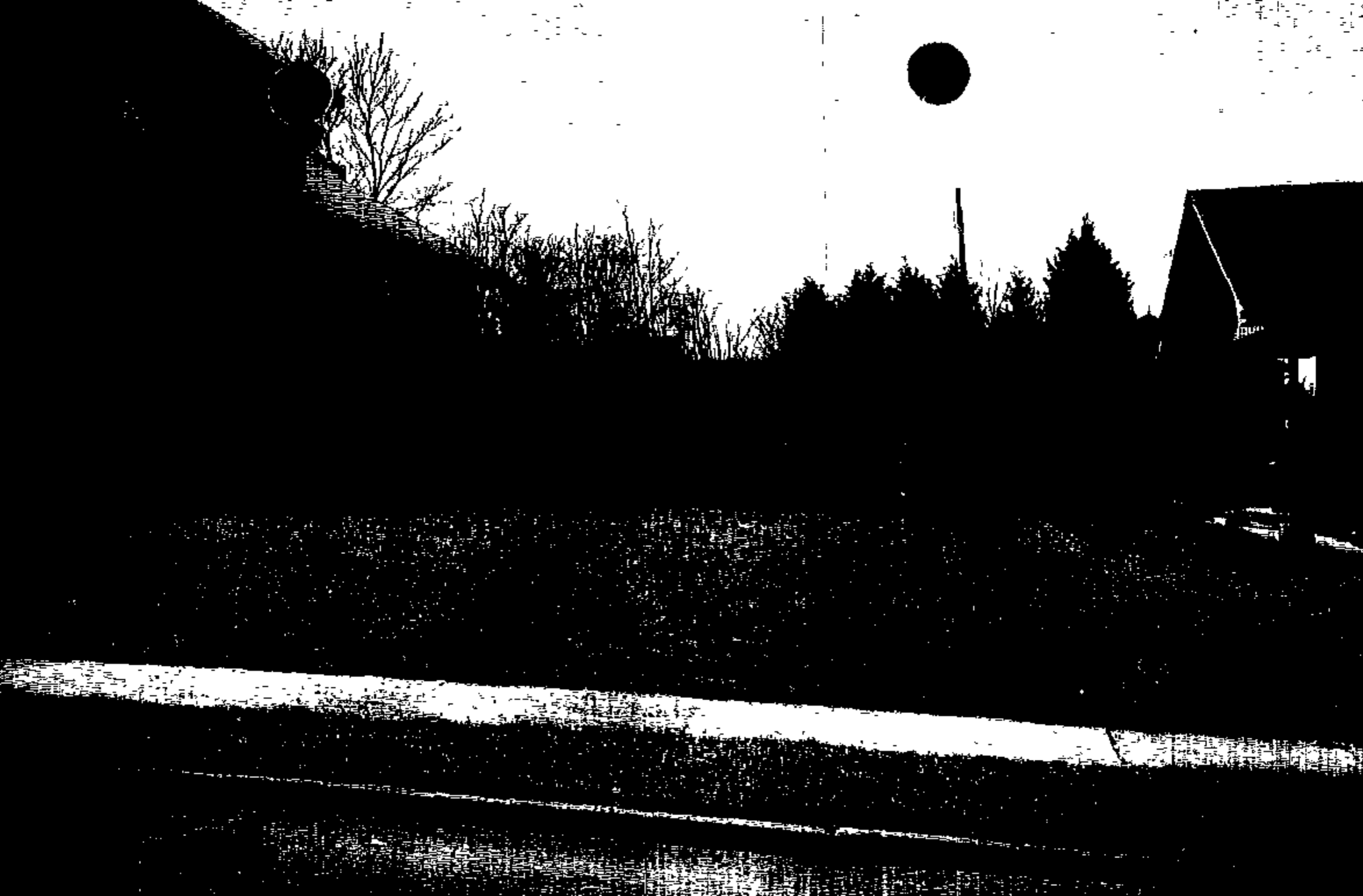


NA SONNEN NIM 5 2014

No. 12)

50323

2807 Linwood Ave  
Case #04 447



2807 Linwood Ave  
Case #09 447